

PROPERTY  
ADDRESS

1223 Wilder Avenue Honolulu, HI. 96822



## 6-Unit Multifamily Property

EXCLUSIVELY LISTED BY

**Kynan Pang, (B) CCIM**

Excel Commercial Realty  
*Principal | Owner*

808-225-8776  
kpang@excelcommercialrealty.com  
excelcommercialrealty.com

ASKING PRICE

**\$2,800,000**

**EXCEL**  
COMMERCIAL REALTY

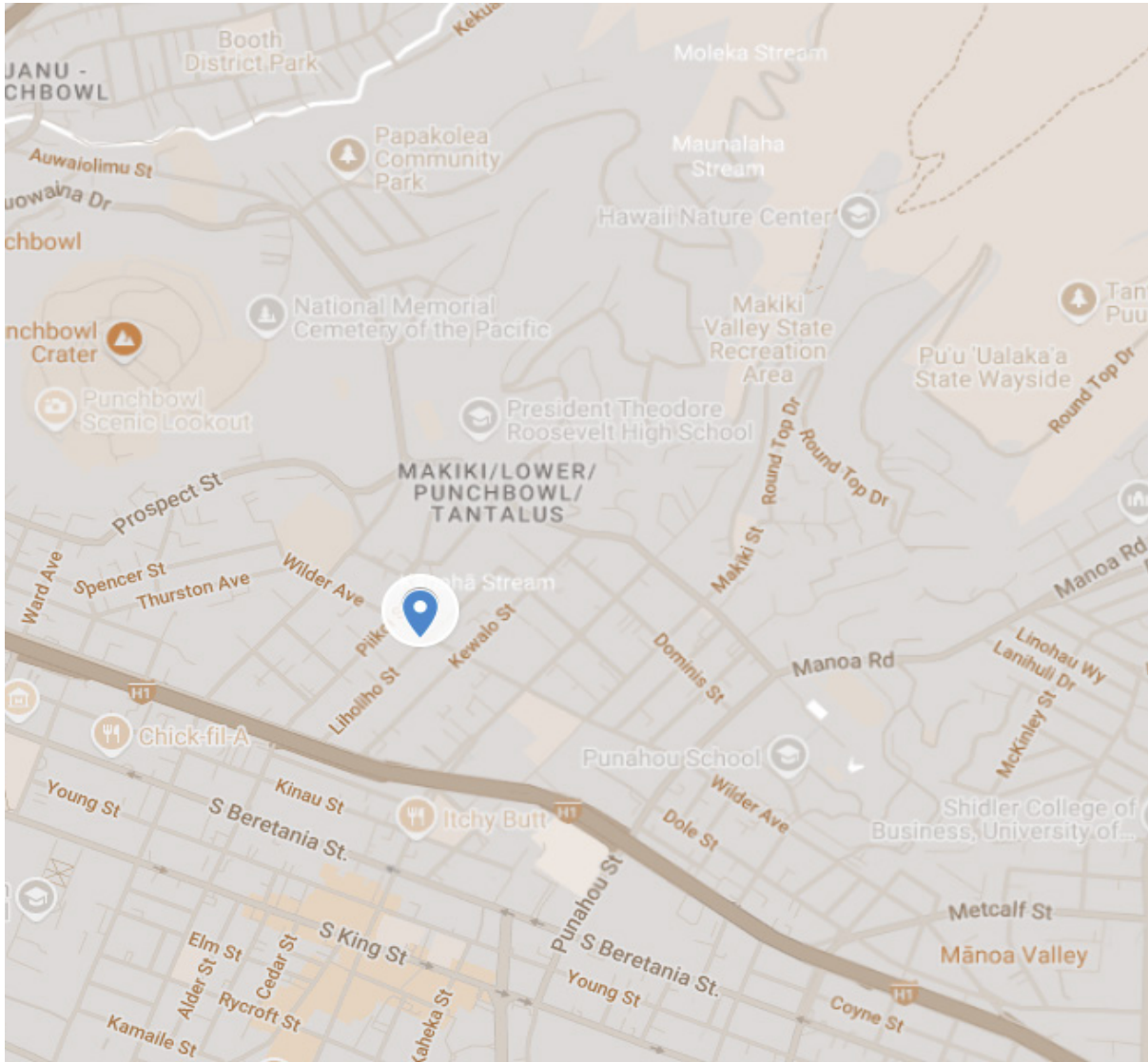


## PROPERTY DESCRIPTION

An amazing opportunity to own a multifamily property in the heart of the desirable Makiki neighborhood. The 6-unit property consists of a 5-unit apartment building made up of 3 (1bd/1ba) and 2 (2bd/1ba) units, along with a 4bd/2ba single family house. All units are separately metered for electricity. The large house allows an owner the potential to “house hack” the property and offset their housing expenses with the other 5 units’ rental income. The property recently underwent significant renovation, including new flooring, paint, windows, ceiling fans, appliances, and fixtures to all of the units making this a turn-key investment with excellent return metrics yielding a 4.6% cap rate at acquisition. Well positioned within proximity to Makiki Shopping Center, Roosevelt, Punahou School, University of Hawaii, and Ala Moana.

# 1223 Wilder Avenue Honolulu, HI. 96822

## LOCATION MAP



## PROPERTY DETAILS

LIST PRICE	\$2,800,000
ADDRESS	1223 Wilder Avenue Honolulu, HI. 96822
TMK	1-2-4-020-035
YEAR BUILT	1920 / 2025 (Renovated)
TYPE	Wood / Stucco
ZONING	A-2
LAND AREA	5,723 SF
BUILDING AREA	Apartment Building: 1,873 SF / House: 1,274 SF
FLOOD ZONE	X
TAX ASSESSED VALUE	1,576,000
UNITS - 13 TOTAL UNITS	3 (1bd/1ba), 2 (2bd/1ba), 4bd/2ba (House)
PARKING	5 Stalls

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## FINANCIAL ANALYSIS

ANNUAL OPERATING DATA	ACTUAL
Scheduled Gross Income	\$165,600
Less Expenses	\$37,352
ESTIMATED EXPENSES	ACTUAL
Property Tax	\$5,516
Insurance	\$5,097
Water / Sewer	\$6,000
Gas	0
Repairs & Maintenance	\$3,000
Management	\$9,936
General Excise Tax	\$7,803
Total Expenses	\$37,352
Net Operating Income	\$128,248

**\$2,800,000**  
ASKING PRICE

**6**  
NUMBER OF UNITS

**\$466,666**  
PRICE PER UNIT

**3,147**  
BUILDING SF

**\$889**  
PRICE PER SF

**4.6%**  
CURRENT CAP RATE

FOR MORE INFORMATION, PLEASE CONTACT

## Kynan Pang, (B) CCIM

Excel Commercial Realty  
Principal | Owner

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SCAN TO VIEW  
PROPERTY  
WEBSITE

