

FOR SALE

94-109 PUPUKAHI STREET

Waipahu, HI 96797



SALE PRICE

\$1,300,000

Darrin Araki (RA, CCIM)
(808) 348-1613

Jordan P. Chow (PB, CCIM, CNE)
(808) 392-1906

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SUMMARY

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PROPERTY DESCRIPTION

Don't miss this opportunity to acquire a great income producing property. All units were renovated and roof replaced in 2022. All units separately metered for electricity. Hollow tile, two story walk up. In close proximity to rail station, shopping and dining options.

PROPERTY HIGHLIGHTS

- Strong Cash Flow Opportunity
- Turn Key Investment
- 100% occupancy

OFFERING SUMMARY

Sale Price:	\$1,300,000
Number of Units:	6
Lot Size:	5,040 SF
Building Size:	3,960 SF
NOI:	\$84,554.76
Cap Rate:	6.5%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	877	2,264	6,092
Total Population	3,759	9,550	25,350
Average HH Income	\$90,489	\$97,662	\$119,721

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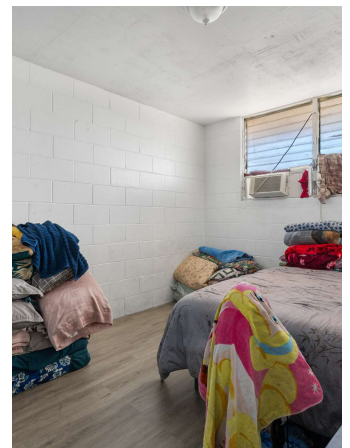
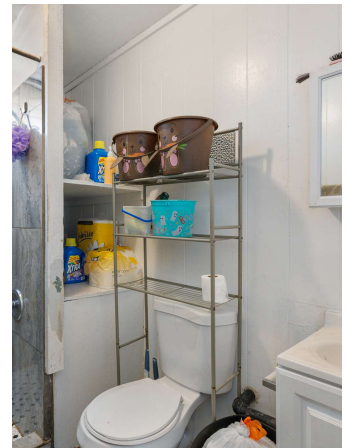
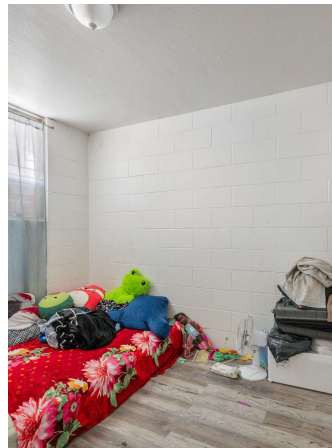
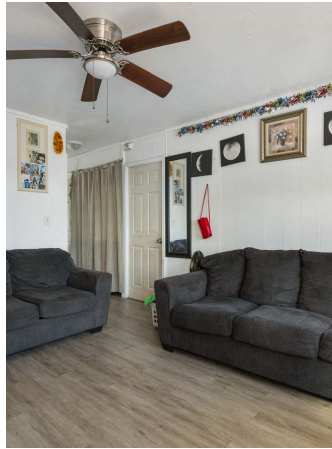
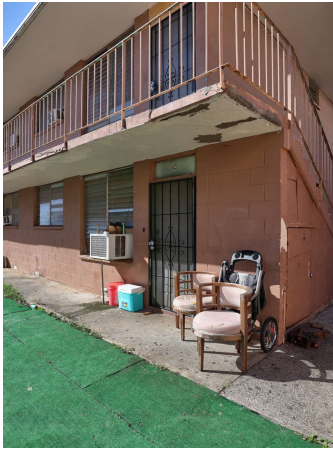


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PHOTOS

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INCOME & EXPENSES

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INCOME SUMMARY

Vacancy Cost \$0

GROSS INCOME \$108,000

EXPENSES SUMMARY

Water/Sewer \$10,372

Insurance \$3,777

Real Property Taxes \$4,207

General Excise Tax \$5,089

OPERATING EXPENSES \$23,445

NET OPERATING INCOME \$84,555

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RENT ROLL

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SUITE	BEDROOMS	BATHROOMS	RENT	LEASE START	LEASE END
A	2	1	\$1,500	2/2021	MTM
B	2	1	\$1,500	2/2021	MTM
C	2	1	\$1,500	2/2021	MTM
D	2	1	\$1,500	9/2022	MTM
E	2	1	\$1,500	2/2021	MTM
F	2	1	\$1,500	4/2023	MTM
TOTALS			\$9,000		
AVERAGES			\$1,500		

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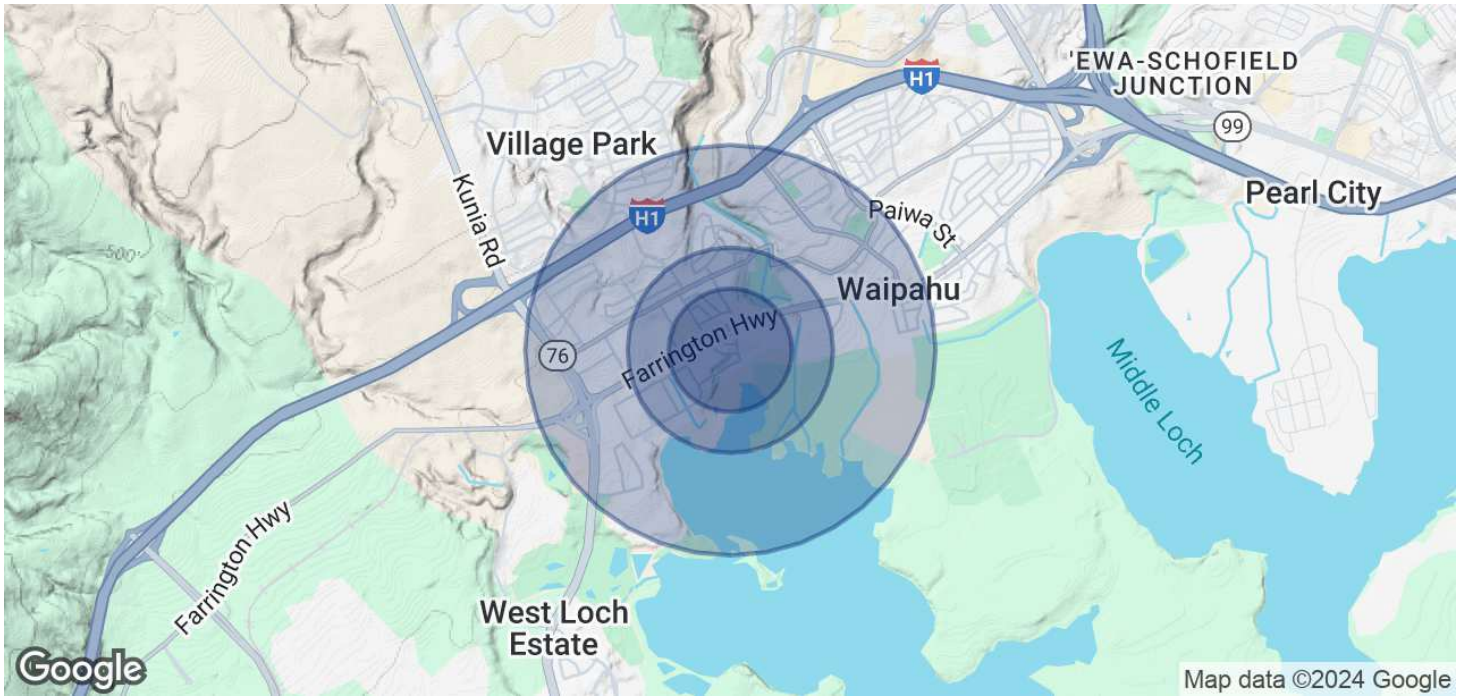


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DEMOGRAPHICS

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,759	9,550	25,350
Average Age	34	36	40
Average Age (Male)	33	35	39
Average Age (Female)	35	37	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	877	2,264	6,092
# of Persons per HH	4.3	4.2	4.2
Average HH Income	\$90,489	\$97,662	\$119,721
Average House Value	\$717,375	\$699,444	\$788,284

Demographics data derived from AlphaMap

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