

**FOR  
SALE**



# 2021 WILCOX LANE

9 Unit Apartment Building



## INVESTMENT SUMMARY

Asking Price:	\$2,488,000
Gross Schedule Rent:	\$195,732
Tenure:	Fee Simple
TMK:	1-1-2-12-41
Land Size:	5,021 SF
Building Size:	5,772 SF
Units:	9 (Large 2-Bedrooms)
Parking Stalls:	5

## PROPERTY DETAILS

- \$16,311/mo. Gross Schedule Rent
- 6.0% CAP
- 6+ Units Fully Renovated
- Gated/Secured Multifamily Property
- Newly Painted Building (2019)/(2026)
- Small repairs completed in (2022)/(2026)
- New \$70,000 Roof/Roof Hatch (2023)
- New 4-Camera Security System
- All units have washer hookups on lanai with sink. Ground floor units have fenced backyard lanais.
- Hawaiian Tel Fiber in all units! Owner gets 10% share of subscriber income



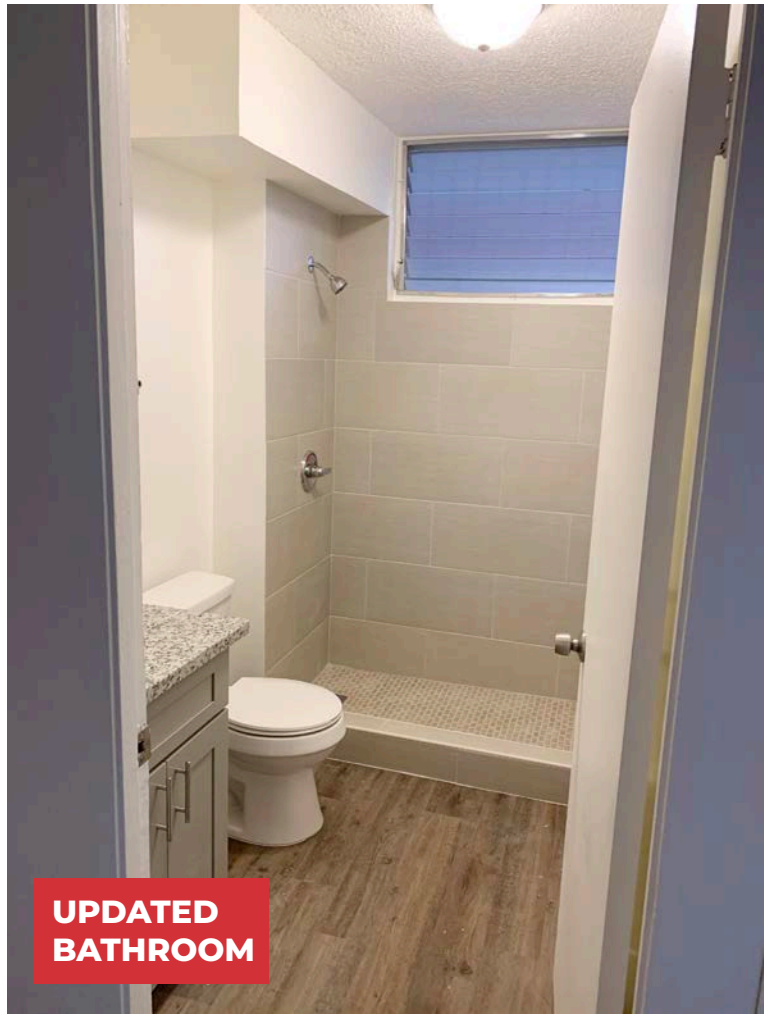
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**GROUND FLOOR  
BACKYARD**

## **NEWLY RENOVATED APARTMENT UNITS**



**UPDATED  
BATHROOM**



**UPDATED  
KITCHEN**



**UPDATED  
BEDROOM**



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## PROPERTY LOCATION

Centrally located in the heart of Kalihi, this property is situated between North King Street and Dillingham. This property is located on Wilcox Lane, just a few blocks from Dillingham Boulevard where the Oahu rail transit system is under development with a projected launch date of 2025.



New Roof  
(Nov. 2022)



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## RENT ROLL

Unit	Type	Monthly
1a	2 BR	\$1,675
1b	2 BR	\$1,688
1c	2 BR	\$2,300
2a	2 BR	\$2,354
2b	2 BR	\$1,893
2c	2 BR	\$1,608
3a	2 BR	\$1,568
3b	2 BR	\$1,475
3c	2 BR	\$1,750
<b>Monthly</b>		<b>\$16,311</b>

**Yearly Total**

**\$195,732**

## Current Income & Expenses

Income	Current
Rent	\$195,732
<b>Recurring Expenses</b>	<b>Current</b>
RPT	\$6,956
Water/Sewer	\$13,598
Property Management	(Self) \$0
Common Electric	\$1,200
Garbage	\$5,744
GET	\$9,223
Insurance	\$9,593
<b>Total Expenses</b>	<b>\$46,314</b>

**Net Operating Income**

**\$149,418**



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