

CARLTON K.L. CHANG, Realtor

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AVAILABLE FOR LEASE

ADDRESS :	94-666 Farrington Hwy. Waipahu, HI 96797
ZONING :	B-2
IMPROVEMENTS :	Approx. 375 sq. ft. of ground floor space own toilet & AC within each unit.
OCCUPANCY :	Available July 1, 2022.
PARKING :	Customer parking only. Landlord has sole control and discretion over all onsite parking.
LEASE TERMS :	5-10 yr. lease with annual 5% increases
ESTIMATED OPERATING EXPENSES :	2022 Budget estimated at \$168.39/mo.
REMARKS:	Good exposure & very high traffic count .
PRICE :	\$1,050.00/mo absolute net (base, CAM, & GET= \$1,275.80/month)
FOR FURTHER INFORMATION CONTACT:	Carlton K.L. Chang ® Ofc/Fax: (808)735-3700 carltonchang@yahoo.com

All information, while from sources deemed reliable, is not guaranteed and is subject to error,
omission, and withdrawal.
06/24/22

ESTIMATED 2022 MONTHLY CAM BUDGET:

94-666-680 FARRINGTON HWY. WAIPAHU, HI 96797

	MONTHLY
REAL PROPERTY TAX	\$1,588.67
WATER & SEWER	\$0.00
INSURANCE	\$242.00
MANAGEMENT	\$1,000.00
LEGAL	\$0.00
ACCOUNTING	\$50.00
PARKING LOT MAINTENANCE	\$400.00
REPAIR & MAINTENANCE/RESERVE FOR REPLACEMENT	\$300.00
SUPPLIES	\$0.00
ELECTRICITY	\$225.00
TOTAL	\$3,805.67
TOTAL SQUARE FOOTAGE	8,475
EST. CAM/MONTH/SQFT	\$0.45

TENANT:

UNIT:	SQFT	
666	375	\$168.39