



331 & 333 HOBRON LANE | WAIKIKI

18 UNITS / 18 PARKING STALLS | 40-YEAR GROUND LEASE TERM
5 YEARS OF KNOWN RENT | 8.1% CAP RATE IN WAIKIKI

ASKING PRICE \$2,700,000

STANDARD  COMMERCIAL

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Investment Highlights

18 all-concrete units with 18 parking stalls

New roof in 2023 with warranty

Renovated units feature granite counters, AC, dishwashers and vinyl hardwood flooring

Secured building with lush landscaping, courtyards, management office and coin op laundry room

In-place net cashflow after ground lease: \$220,600!

8.1% cap rate with in-place rents

12,914 SF of land zoned APART

2 separate TMKs, both eligible for Bill 7 development. The parking lot could be developed. 350' height limit.

Ground Lease Term 40 years (expires 12/31/2064)

Ground Rent is Known for the next 5 years (thru 12/31/2029)

Ground Rent is fixed for next 5 years (thru 12/31/29)

Unbeatable Waikiki location, within minutes of the beach and hundreds of shops and restaurants

Unit Mix: (13) one beds | 428 SF

(3) two beds | 850-1,000 SF | one has 2 bathrooms, one has a lanai

(2) studios | 311 SF



Investment Description

Incredible cashflow opportunity priced at only \$150,000 per unit in an amazing Waikiki location. The property has no trouble staying rented, and Waikiki typically has higher rent appreciation than other neighborhoods due to the year-round global demand. This property is leasehold with 40 years remaining on the ground lease and 5 years of known rent. Ideal for a buyer looking to achieve a great return on their money for at least the next 40 years. 18 solid concrete renovated units with 18 parking stalls on a total of 12,914 SF of land in world-famous Waikiki. Separately metered for electricity and tenants are billed back for water.

Property Info

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|---------------------------|--|
| TMKS | 1-2-6-12-46 (BUILDING) + 1-2-6-12-45 (PARKING LOT) |
| LAND SIZE | 12,914 SF (6,500 BUILDING LOT + 6,414 SF PARKING LOT) |
| BUILDING SIZE | 10,000 SF |
| ZONING | APART |
| YEAR BUILT | 1949 |
| FLOOD ZONE | AE |
| 2023 PROPERTY TAX | \$13,305 |
| TAX ASSESSED VALUE | \$3,851,700 |



Ground Lease Summary

| TERM | START DATE | END DATE | RENT ADJUSTMENT | GROUND RENT |
|------------|------------|------------|-------------------|-------------|
| ~5.5 years | 1/1/2020 | 12/31/2029 | N/A | \$132,103 |
| 10 years | 1/1/2030 | 12/31/2039 | 7% of FMV of land | TBD |
| 10 years | 1/1/2040 | 12/31/2049 | 7% of FMV of land | TBD |
| 10 years | 1/1/2050 | 12/31/2059 | 7% of FMV of land | TBD |
| 5 years | 1/1/2060 | 12/31/2064 | 7% of FMV of land | TBD |

Proforma Income Statement

INCOME

| | |
|-------------------------------|------------------|
| Rental Income | \$438,960 |
| Pet Rent/other | \$9,886 |
| Utility Income | \$20,771 |
| Laundry Income | \$3,261 |
| Parking | \$26,471 |
| Gross Income | \$499,350 |
| Vacancy (4%) | (\$19,974) |
| Effective Gross Income | \$479,376 |

EXPENSES

| | |
|--------------------------|------------------|
| Hawaii GET | \$21,572 |
| Insurance | \$10,800 |
| Sewer/water | \$19,427 |
| Trash | \$4,503 |
| Gas | \$6,025 |
| Electricity | \$3,146 |
| Repairs & Maintenance | \$4,200 |
| Landscaping/Pest Control | \$5,864 |
| Property Tax | \$20,983 |
| Management - 6% + GET | \$30,118 |
| Total Expenses | \$126,637 |

| | |
|-----------------------------|------------------|
| NET OPERATING INCOME | \$352,739 |
| Ground Rent | \$132,103 |
| Cashflow | \$220,636 |



PRESENTED BY

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