

**FOR
SALE**



2021 WILCOX LANE

9 Unit Apartment Building



INVESTMENT SUMMARY

Asking Price:	\$2,388,000
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



Scott C. Eden (B)
RB-22768
808-722-1168
seden@cbi-hawaii.com

The information contained herein has been obtained from sources reliable but has not been verified and no guarantee, Warranty or representation, either express or implied, is made with respect to such information. Terms or sale or lease and availability are subject to change or withdrawal without notice.



**GROUND FLOOR
BACKYARD**

NEWLY RENOVATED APARTMENT UNITS



**UPDATED
BATHROOM**



**UPDATED
KITCHEN**



**UPDATED
BEDROOM**



Scott C. Eden (B)
RB-22768
808-722-1168
seden@cbi-hawaii.com

The information contained herein has been obtained from sources reliable but has not been verified and no guarantee, Warranty or representation, either express or implied, is made with respect to such information. Terms or sale or lease and availability are subject to change or withdrawal without notice.

**FOR
SALE**



2021 WILCOX LANE

9 Unit Apartment Building



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)



Scott C. Eden (B)
RB-22768
808-722-1168
seden@cbi-hawaii.com

The information contained herein has been obtained from sources reliable but has not been verified and no guarantee, Warranty or representation, either express or implied, is made with respect to such information. Terms or sale or lease and availability are subject to change or withdrawal without notice.

**FOR
SALE**



2021 WILCOX LANE

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

Monthly **\$16,311**

Yearly Total **\$195,732**

Current Income & Expenses

Income	Current
Rent	\$195,732

Recurring Expenses	Current
RPT	\$6,956
Water/Sewer	\$13,598
Property Management (Self)	\$0
Common Electric	\$1,200
Garbage	\$5,744
GET	\$9,223
Insurance	\$9,593

Total Expenses **\$46,314**

Net Operating Income **\$149,418**



Scott C. Eden (B)
RB-22768
808-722-1168
seden@cbi-hawaii.com

The information contained herein has been obtained from sources reliable but has not been verified and no guarantee, Warranty or representation, either express or implied, is made with respect to such information. Terms or sale or lease and availability are subject to change or withdrawal without notice.