

APARTMENT BUILDING FOR SALE

434 Kuamo'o St.

Honolulu HI 96815

Charming two-story apartment building in Waikiki with **8 spacious 1-bedroom/1-bathroom units** and **12 parking stalls**. Units are fully rented with opportunity to increase rents to market rates.

Located at the beginning of Waikiki on a quiet road with easy access to and from. On-site washer/dryer, separately metered electricity and trash dumpster makes this property a breeze to manage.



8 1-Bedroom/
1-Bathroom Units

12 Parking Stalls

\$2,688,000

TMK
1-2-6-15-41

ZONING
Apartment

AVERAGE UNIT SIZE
550 sq.ft.

BUILDING SIZE
6,954 sq ft

LAND AREA
4,500 sq ft

UNITS
8 - One Bedroom/
One Bathroom

PARKING
12

Discover this exceptional investment opportunity in the heart of Waikiki! The building is in excellent condition, investors will appreciate the potential for enhancements to further increase income and cash flow. Don't miss your chance to own residential units in supply constrained Waikiki!

HIGHLIGHTS

PRIME LOCATION in a desirable and quiet area with easy access to and from Waikiki

INVESTOR OPPORTUNITY to increase rents to market rate

UNIT AMENITIES - each with dedicated water heater and separately metered electricity as well as individual A/C unit

ON-SITE PARKING with 12 parking stalls on-site, a rarity in Waikiki

SPACIOUS UNITS - (8) 1-bedroom/1-bathroom units with full kitchens

WELL-MAINTAINED BUILDING with recent capital improvements

Contact Info

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434 Kuamoo Pro Forma P&L

INCOME	PRO FORMA MONTHLY	PRO FORMA ANNUALLY
Rent	\$12,800.00	\$153,600.00
Other Income (laundry and parking)	\$500.00	\$6,000.00
TOTAL INCOME	\$13,300.00	\$159,600.00
EXPENSES		
Insurance	\$172.42	\$2,069.00
Electricity	\$120.00	\$1,440.00
Water/Sewer	\$722.18	\$8,666.20
Cleaning/Landscaping	\$200.00	\$2,400.00
Refuse	\$298.93	\$3,587.13
RPT	\$653.25	\$7,839.00
Repairs & Maintenance	\$382.08	\$4,584.95
Property Management	\$931.00	\$11,172.00
GET	\$598.50	\$7,182.00
TOTAL EXPENSES	\$4,078.36	\$48,940.28
NET OPERATING INCOME	\$9,221.64	\$110,659.72



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