

2848 DATE ST

HONOLULU, HI 96816

AVAILABLE FOR SALE



Fully Stabilized 12-Unit Apartment Building | Honolulu's Kapahulu Corridor

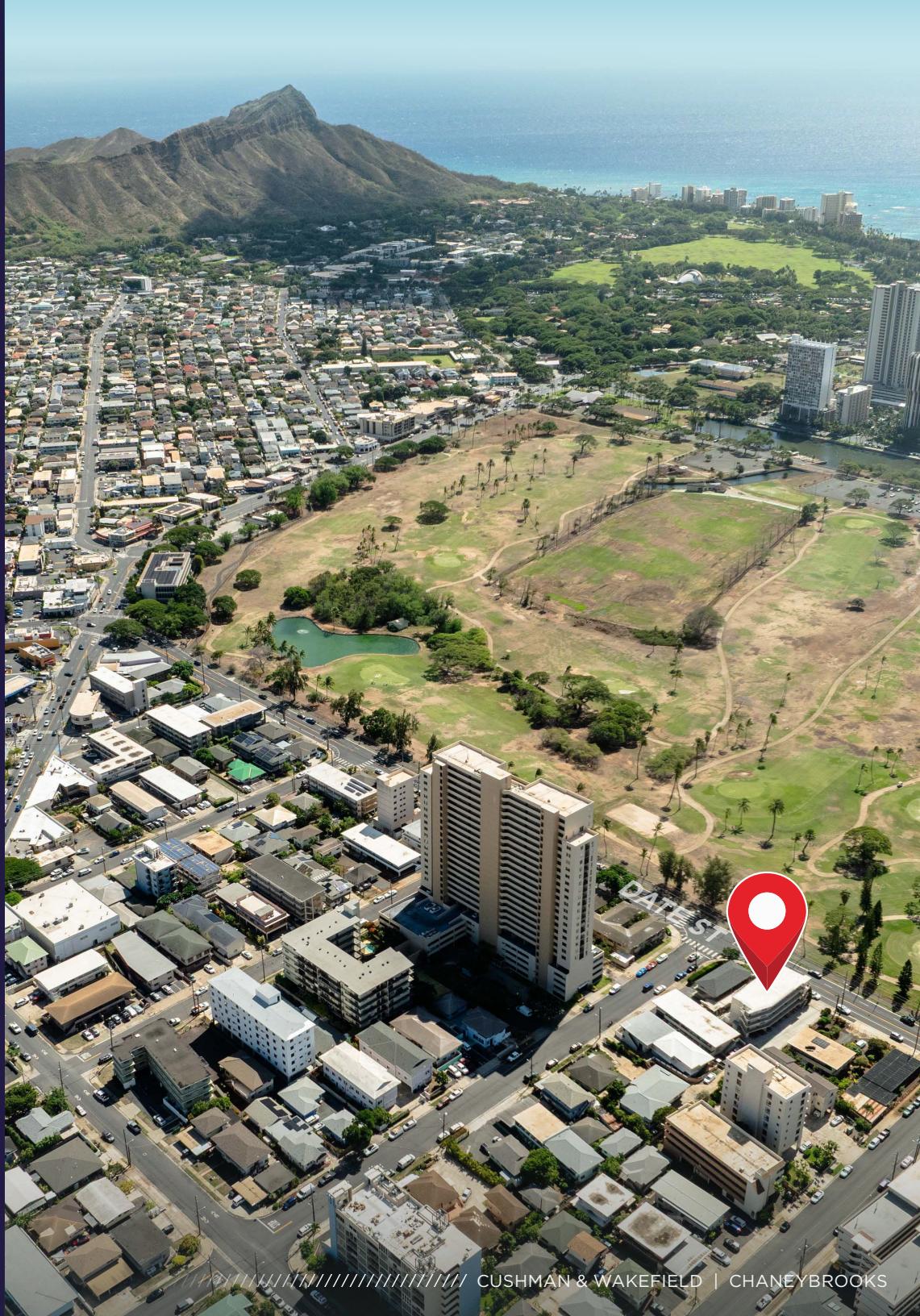


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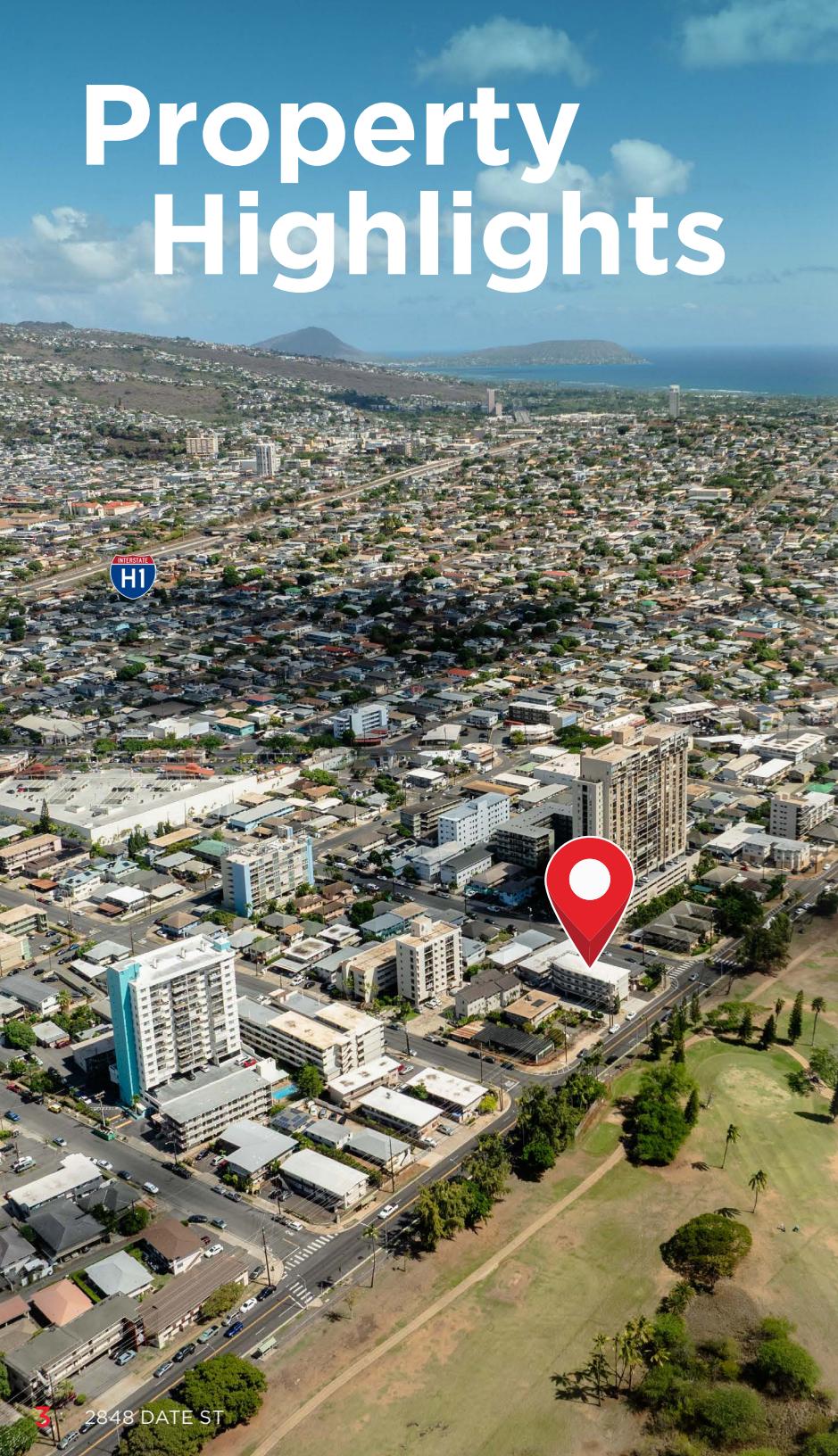
Property Summary

ASKING PRICE	\$5,100,000
NOI ACTUAL	\$225,398*
ADDRESS	2848 Date St Honolulu, HI 96816
TAX MAP KEY	(1) 2-7-35:83
TENURE	Fee Simple
REAL PROPERTY TAX (2025)	\$11,663.75
# OF UNITS	12
BUILDING SIZE	8,388 SF
LAND AREA	5,000 SF
OCCUPANCY	100%
YEAR BUILT	1979; 2020-2025 renovated
HEIGHT LIMIT	150 Feet
ZONING	A-2
CONSTRUCTION TYPE	Masonry
PARKING	12 Stalls

*Trailing 12 Months (Aug 2024 - Aug 2025)



Property Highlights



Recently Renovated Assets

The Owner has invested approximately **\$452,881 in capital improvements since 2020**, averaging **\$37,740 per unit**. Recent upgrades enhance both **curb appeal and operational efficiency**, allowing investors to acquire a **turnkey, low-maintenance property** with minimal near-term capital requirements.

Proven Rental Demand

Honolulu's urban apartment market continues to demonstrate **strong occupancy and limited supply**, particularly for smaller multifamily assets. The Property's full occupancy underscores **stable tenant demand and dependable cash flow**.

Attractive Parking Ratio

One parking stall per unit—a significant advantage in this dense submarket—supports consistent tenant retention and long-term rent stability.

Prime Central Location

Strategically situated minutes from **Waikiki, Ala Moana Center, and the University of Hawaii at Manoa**, tenants benefit from proximity to major employment, retail, and entertainment hubs. The neighborhood is anchored by **Safeway** and surrounded by popular local eateries including **Zippy's, Rainbow Drive-In, Popeyes, and Starbucks**, ensuring a vibrant and convenient living environment.

Excellent Accessibility

Located along **Date Street**, the Property enjoys seamless connectivity to **Kapiolani Boulevard, Kapahulu Avenue**, and both east- and west-bound **H-1 freeway** onramps—providing easy island-wide access.

Additional Income Stream

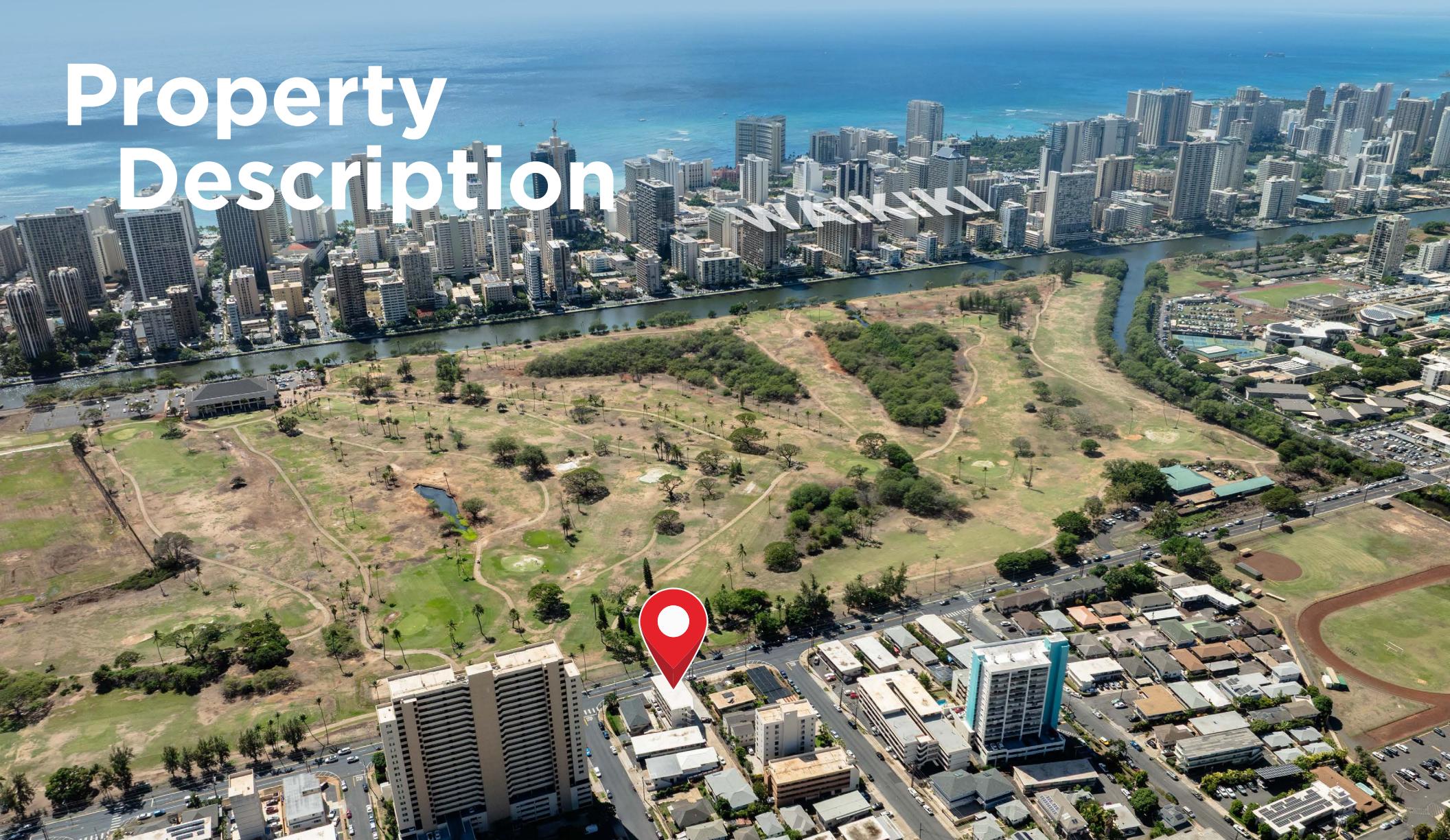
On-site **coin-operated laundry** facilities offer an immediate and reliable source of **ancillary revenue**.

Efficient Utility Structure

Each apartment is **separately metered for electricity**, with a single house meter, ensuring **operational efficiency** and **predictable expense control**.



Property Description



2848 Date Street presents a **rare opportunity to acquire a fully stabilized, renovated multifamily asset** in one of Honolulu's most supply-constrained submarkets. With over **\$450,000 of recent capital improvements**, investors can benefit from **modernized units, reduced maintenance exposure, and strong in-place income**.

The Property's combination of **prime location, consistent occupancy, and upgraded condition** positions it as a **turnkey investment** offering immediate cash flow and long-term value appreciation potential. For investors seeking durable performance and exposure to Hawaii's **resilient, high-barrier-to-entry multifamily market**, 2848 Date Street stands out as a **compelling opportunity**.

Stacking Plan



Unit Mix

THREE
1 BEDROOM
1 BATHROOM

EIGHT

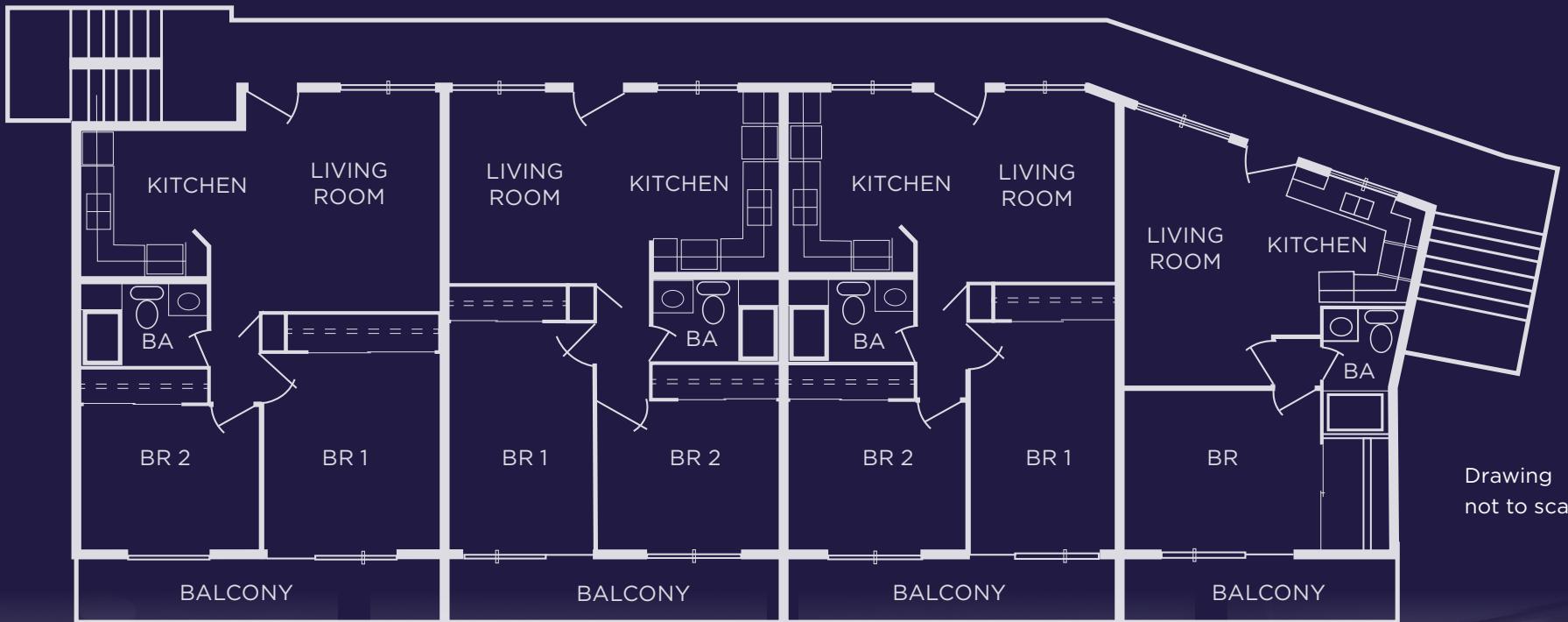
2 BEDROOMS
1 BATHROOM

1 **ONE**

3 BEDROOMS
2 BATHROOMS

Unit #	Type	SF
B101	1 Bed/1 Bath	550
101	2 Beds/1 Bath	650
102	2 Beds/1 Bath	555
103	3 Beds/2 Baths	1,028
201	2 Beds/1 Bath	650
202	2 Beds/1 Bath	555
203	2 Beds/1 Bath	555
204	1 Bed/1 Bath	476
301	2 Beds/1 Bath	650
302	2 Bed/1 Bath	555
303	2 Bed/1 Bath	555
304	1 Bed/1 Bath	476
12 Units		7,255

Typical Floor Plan



Drawing
not to scale



Area Overview

The Kapahulu submarket sits strategically between Waikiki and the University of Hawaii at Manoa, two of Honolulu's strongest and most stable demand drivers. Despite its compact size, Kapahulu is home to many of Oahu's most iconic eateries and retail destinations — including Leonard's Bakery, Rainbow Drive-In, Safeway, Waiola Bakery and Shave Ice, Uncle Bo's, and Tonkatsu Tamafuji, — all within walking distance of the Property.



Over the past several years, the Kapahulu corridor has undergone revitalization, with upgraded retail spaces and renovated residential units attracting a diverse mix of residents, students, and visitors. The area on both sides of Kapahulu Avenue is emerging as one of Honolulu's most desirable urban neighborhoods, offering a blend of convenience, walkability, and local charm. The presence of one of the largest Safeway supermarkets in the State anchors the community and reinforces Kapahulu's reputation as a vibrant, amenity-rich, and increasingly sought-after enclave for renters.



Location Highlights

Prime Urban Honolulu Location

Ideally positioned in the **University/Kapahulu area**, one of Honolulu's most in-demand residential corridors, with a **high concentration of long-term renters** and consistent housing demand.

Proximity to Key Demand Drivers

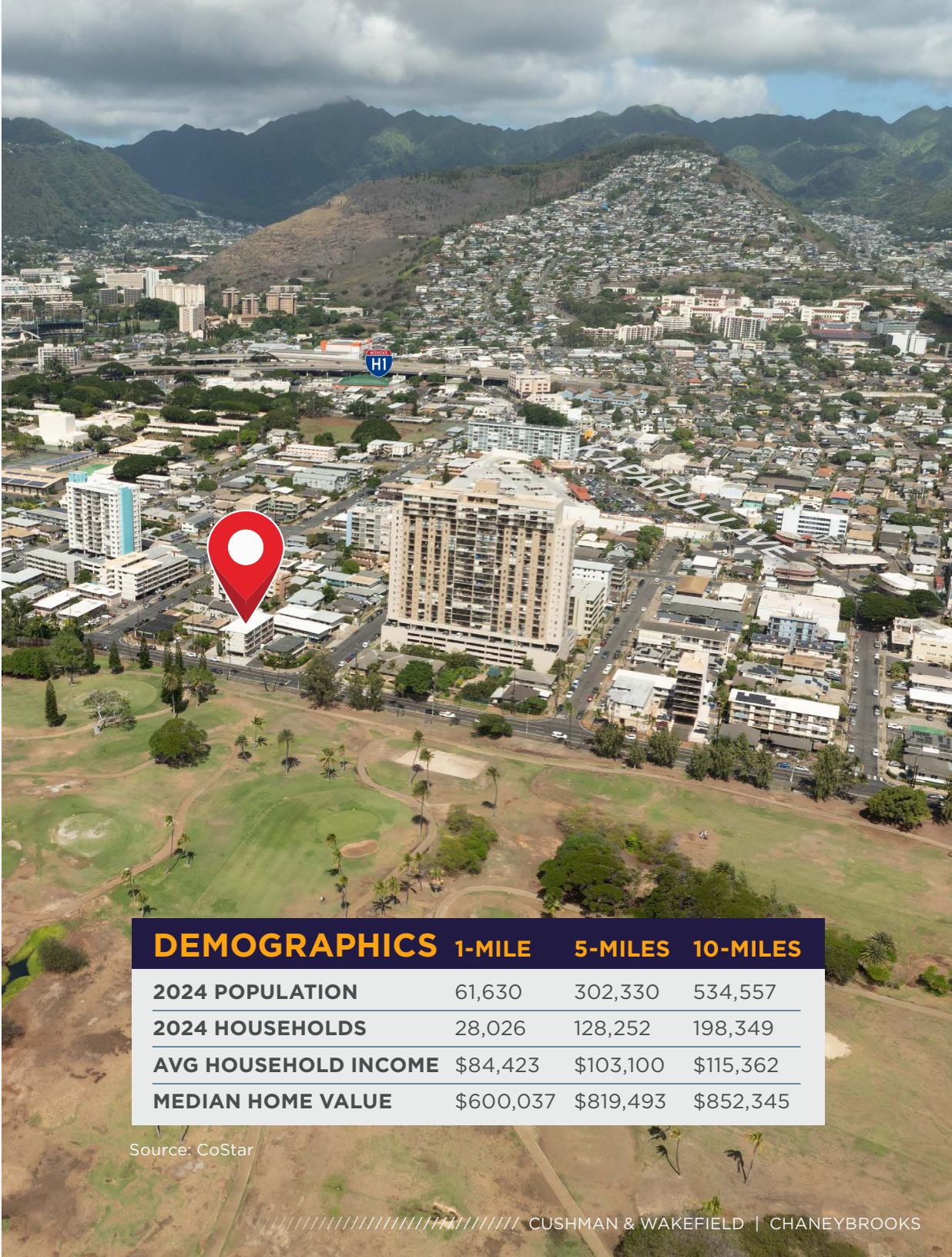
Minutes from **Waikiki, Ala Moana Center** (Hawai'i's largest and busiest shopping destination), **Ward Village, Kaka'ako's** dining and nightlife scene, and **Honolulu's Central Business District**—all major employment and lifestyle hubs supporting stable occupancy and rent growth.

Strong Accessibility

Located less than **one mile from H-1 freeway access**, providing convenient connectivity to East and West Oahu, and served by **multiple nearby bus lines**, enhancing mobility for tenants and visitors.

Established Urban Infrastructure

Surrounded by walkable amenities including grocery stores, restaurants, and essential retail services that enhance tenant convenience and long-term retention.



DEMOGRAPHICS	1-MILE	5-MILES	10-MILES
2024 POPULATION	61,630	302,330	534,557
2024 HOUSEHOLDS	28,026	128,252	198,349
AVG HOUSEHOLD INCOME	\$84,423	\$103,100	\$115,362
MEDIAN HOME VALUE	\$600,037	\$819,493	\$852,345

Source: CoStar



CONTACT US FOR MORE INFORMATION

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