

PROPERTY ADDRESS

1559 Magazine Street Honolulu, HI. 96822

5-Unit Multifamily Property

ASKING PRICE

$2,680,000

EXCLUSIVELY LISTED BY

Kynan Pang, (B) CCIM

Excel Commercial Realty
Principal | Owner

808-225-8776
kpang@excelcommercialrealty.com
excelcommercialrealty.com

EXCEL COMMERCIAL REALTY

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PROPERTY DESCRIPTION

An exceptional investment opportunity to acquire a well-maintained 5-unit multifamily property in the desirable Punchbowl neighborhood of Honolulu. The property features a diverse unit mix consisting of one studio, one 1-bedroom/1-bathroom, one 2-bedroom/1-bathroom, one 3-bedroom/2bathroom, and one 4-bedroom/2-bathroom unit, along with five covered garage parking stalls.

Designed for operational efficiency, all units except the Studio & 1bd/1ba units are separately metered for electricity, making the property easy to self-manage while helping minimize operating expenses. The asset generates strong in-place cash flow with an annual Net Operating Income (NOI) of approximately $110,243.

Ideally located just minutes from Downtown Honolulu, Queen's Medical Center, Kaka'ako, Ala Moana, the University of Hawai'i at Manoa, Roosevelt High School, and Punahou School, the property offers convenient access to major employment centers, shopping, dining, healthcare, and education. This is a rare opportunity for investors seeking a stable, income-producing asset in one of Honolulu's most centrally located neighborhoods.

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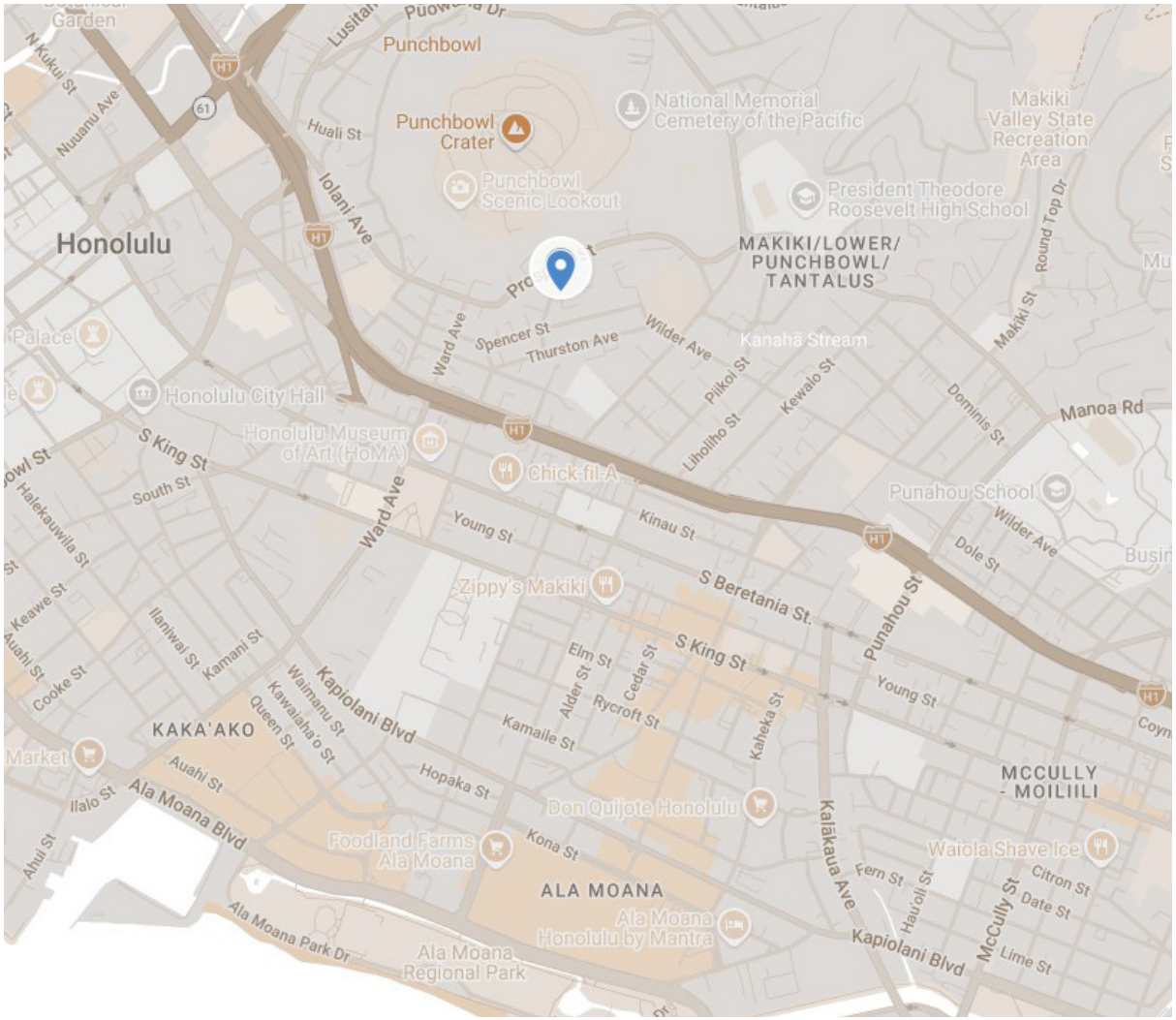
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LOCATION MAP



PROPERTY DETAILS

LIST PRICE	$2,680,000
ADDRESS	1559 Magazine Street Honolulu, HI. 96822
TMK	1-2-4-016-056-0000
YEAR BUILT	1980 / 2010
TYPE	Double Wall
ZONING	A-2
LAND AREA	4,964 SF
BUILDING AREA	3,509 SF
FLOOD ZONE	X
TAX ASSESSED VALUE	1,607,500
UNITS - 6 TOTAL UNITS	1 (Studio) / 1 (1bd / 1ba) / 1 (2bd/1ba) / 1 (3bd/2ba) / 1 (4bd/2ba)
PARKING	5 Covered Garage Stalls

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FINANCIAL ANALYSIS

ANNUAL OPERATING DATA	ACTUAL
Scheduled Gross Income	$136,080
Less Expenses	$25,837

ESTIMATED EXPENSES	ACTUAL
Property Tax	$5,684
Insurance	$3,990
Water / Sewer	$5,040
Repairs & Maintenance	$5,000
Management (Self Managed)	$0
General Excise Tax	$6,123
Total Expenses	$25,837
Net Operating Income	$110,243
CAP RATE	4.11%

$2,680,000
ASKING PRICE

5
NUMBER OF UNITS

$536,000
PRICE PER UNIT

3,509
BUILDING SF

$764
PRICE PER SF

4.11%
CURRENT CAP RATE

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FOR MORE INFORMATION, PLEASE CONTACT

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SCAN TO VIEW
PROPERTY
WEBSITE

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