

PROPERTY ADDRESS

1223 Wilder Avenue Honolulu, HI. 96822

6-Unit Multifamily Property

OFFERED AT

$2,650,000

EXCLUSIVELY LISTED BY

Kynan Pang, (B) CCIM

Excel Commercial Realty
Principal | Owner

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

EXCEL COMMERCIAL REALTY

PROPERTY ADDRESS

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PROPERTY DESCRIPTION

An amazing opportunity to own a multifamily property in the heart of the desirable Makiki neighborhood. The 6-unit property consists of a 5-unit apartment building made up of 3 (1bd/1ba) and 2 (2bd/1ba) units, along with a 4bd/2ba single family house. All units are separately metered for electricity. The large house allows an owner the potential to “house hack” the property and offset their housing expenses with the other 5 units’ rental income. The property recently underwent significant renovation, including new flooring, paint, windows, ceiling fans, appliances, and fixtures to all of the units making this a turn-key investment with excellent return metrics yielding a 4.93% cap rate at acquisition. Well positioned within proximity to Makiki Shopping Center, Roosevelt, Punahou School, University of Hawaii, and Ala Moana.

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PROPERTY OUTLINE



SITE OVERVIEW

5,723 SF
LAND AREA

6 Units
5-UNIT BUILDING + HOUSE

A renovated 5-unit apartment building plus a 4bd/2ba single family house on a 5,723 SF A-2 zoned lot in Makiki, with 6 parking stalls.

SCAN TO WATCH PROPERTY VIDEO

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PROPERTY EXTERIOR

APARTMENT BUILDING & HOUSE



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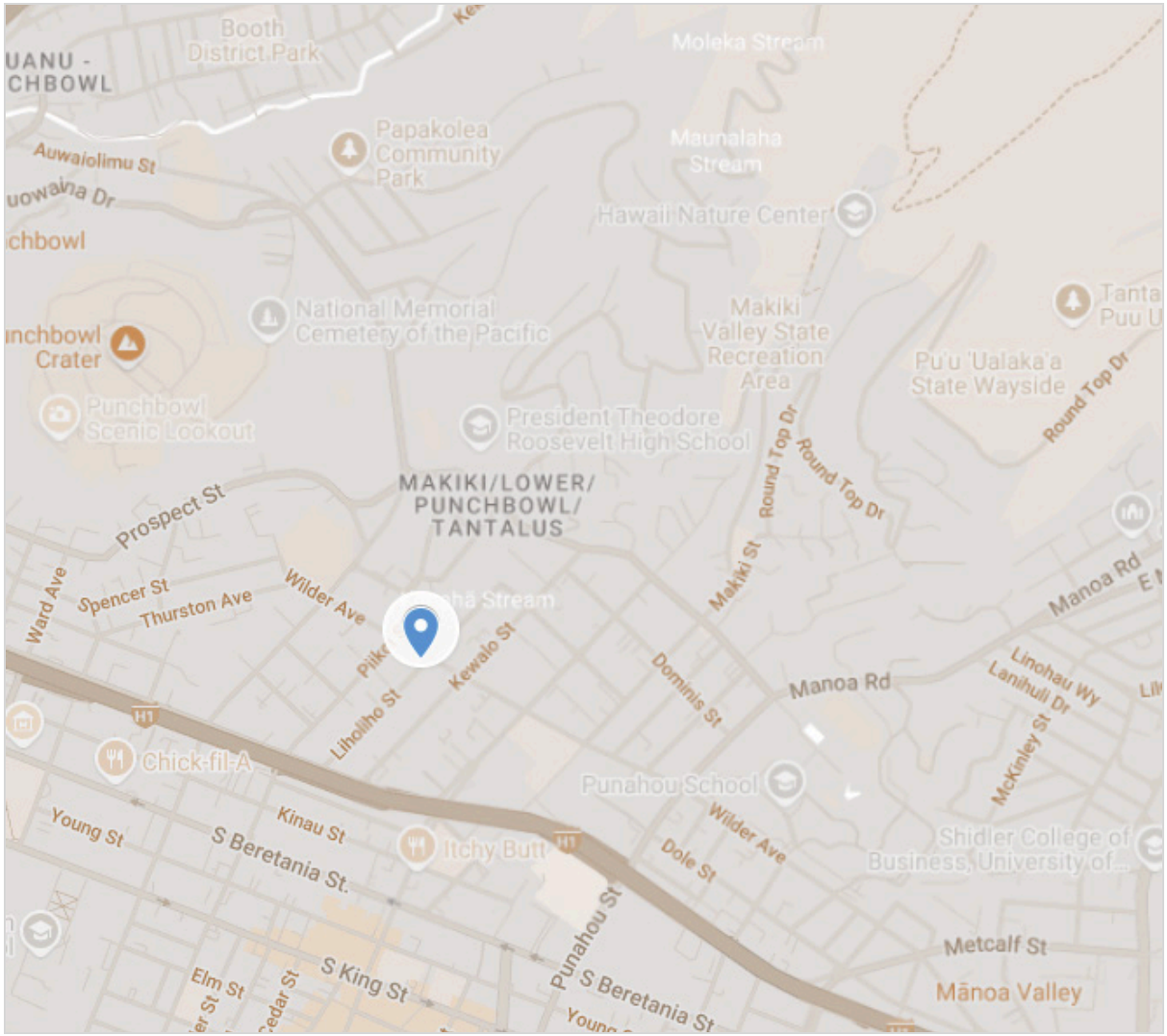
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LOCATION MAP



PROPERTY DETAILS

LIST PRICE	$2,650,000
ADDRESS	1223 Wilder Avenue Honolulu, HI. 96822
TMK	1-2-4-020-035
YEAR BUILT	1955 / 2025 (Renovated)
TYPE	Wood / Stucco
ZONING	A-2
LAND AREA	5,723 SF
BUILDING AREA	Apartment Building: 1,873 SF House: 1,274 SF
FLOOD ZONE	X
TAX ASSESSED VALUE	$1,674,400
UNITS – 6 TOTAL UNITS	3 (1bd/1ba), 2 (2bd/1ba), 4bd/2ba (House)
PARKING	6 Stalls

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FINANCIAL ANALYSIS

ANNUAL OPERATING DATA	ACTUAL
Scheduled Gross Income	$168,726
Less Expenses	$38,161

ESTIMATED EXPENSES	ACTUAL
Property Tax	$5,860
Insurance	$5,097
Water / Sewer	$5,400
Repairs & Maintenance	$2,400
Management	$11,811
General Excise Tax	$7,593
Total Expenses	**$38,161**
Net Operating Income	**$130,565**
CAP RATE	**4.93%**

$2,650,000
OFFERED AT

6
NUMBER OF UNITS

$441,667
PRICE PER UNIT

3,147
BUILDING SF

$842
PRICE PER SF

4.93%
CURRENT CAP RATE

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FOR MORE INFORMATION, PLEASE CONTACT

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SCAN TO VIEW
PROPERTY
WEBSITE

EXCEL
COMMERCIAL REALTY