



# 26-UNIT

# APARTMENT INVESTMENT



- Supply Constrained Market
- Strong Tenant Demand
- Great Cash Flow with Significant Growth Upside
- Diversified Unit Mix
- Large Land Parcel
- Long Term Redevelopment Potential for a high density apartment project via Bill 7 or 201H programs



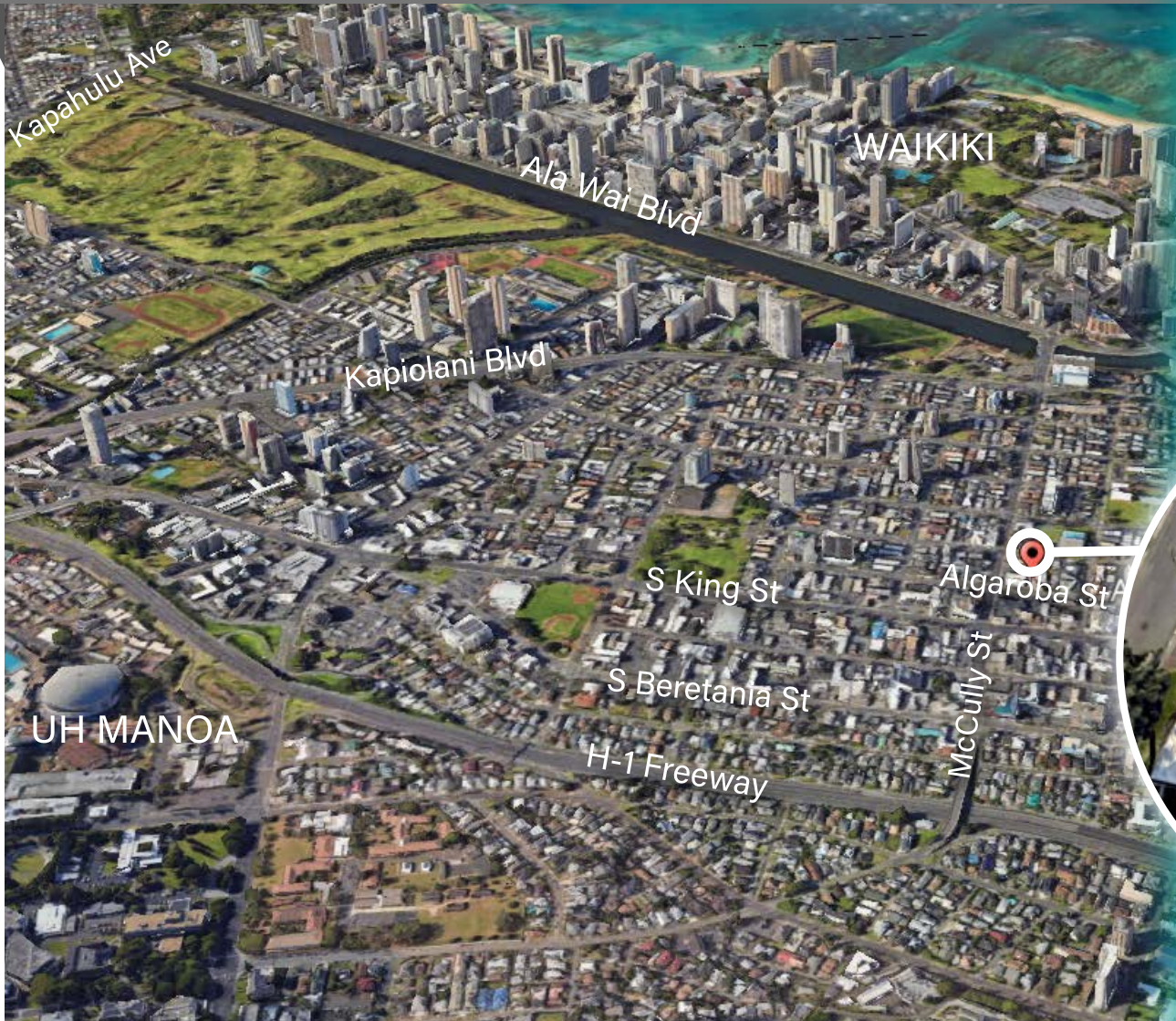
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1917 ALGAROBA STREET, HONOLULU, HAWAII



# INVESTMENT OVERVIEW



1917 Algaroba Street offers the opportunity to acquire a **well-located, high-density apartment property** featuring a **diverse unit mix** with **multiple income strategies**. The asset provides **stable in-place cash flow** with meaningful **value-add potential** through operational optimization and rental upside.

This is a **rare opportunity** to acquire a **high-density, mixed-unit apartment asset** with durable demand, stable cash flow, and clear upside potential in the supply-constrained Honolulu market.



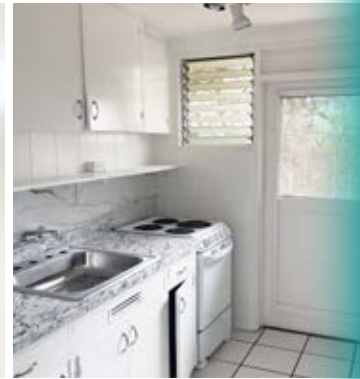
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# PROPERTY DETAILS



Asking Price: \$6,950,000.00

- Address: 1917 Algaroba St  
Honolulu, HI
- TMK: #1-2-3-29-41
- Total Units: 26
- Unit Mix:
  - 12 Studios
  - 4 One-Bedrooms
  - 7 Two-Bedrooms
  - 3 Three-Bedrooms
- Parking: 18 stalls
- Zoning: A-2
- Building Area: 13,215 sf
- Land Area: 14,400 sf
- Seller Has An Active Real Estate Salesperson License In The State Of Hawaii



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EXPERIENCE  
RESULTS



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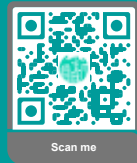
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# FINANCIAL SNAPSHOT

## PRO FORMA P&L

INCOME	PRO FORMA ANNUALLY	NOTES/ASSUMPTIONS
Rent	\$571,440.00	See Rent Roll
Other Income (laundry and parking)	\$25,200.00	See Rent Roll
Minus 5% Credit and Vacancy loss	(\$28,572.20)	
<b>TOTAL INCOME</b>	<b>\$565,117.80</b>	
<b>EXPENSES</b>		
Repairs & Maintenance	\$15,000.00	Estimate.
Gas	\$1,126.73	Based on 2026 In Place
Electricity	\$20,895.60	Based on 2026 In Place
Sewer	\$21,313.20	Based on 2026 In Place
Water	\$7,485.84	Based on 2026 In Place
Telephone/Internet	\$1,500.00	Based on 2026 In Place
Security	\$1,824.00	Based on 2026 In Place
Management Fees	\$47,586.83	8% of gross income plus GET
RPT	\$12,579.00	Based on 2026 In Place
GET	\$25,563.06	4.5% of gross revenue
<b>TOTAL EXPENSES</b>	<b>\$155,189.25</b>	
<b>EXPENSE RATIO</b>	<b>27.3%</b>	
<b>NET OPERATING INCOME (NOI)</b>	<b>\$413,878.75</b>	



**DISCLAIMER:**  
 This information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.



**1917 ALGAROBA STREET, HONOLULU, HAWAII**



# FINANCIAL SNAPSHOT

## PRO FORMA RENT ROLL

UNIT	BEDS	PRO FORMA RENTS	OTHER INCOME	PRO FORMA
101	Studio	\$1,500.00	Parking Stall #1	\$100.00
102	Studio	\$1,500.00	Parking Stall #2	\$100.00
103A	Studio	\$1,500.00	Parking Stall #3	\$100.00
103B	Studio	\$1,500.00	Parking Stall #4	\$100.00
104A	Studio	\$1,600.00	Parking Stall #5	\$100.00
104B	Studio	\$1,500.00	Parking Stall #6	\$100.00
105	Studio	\$1,500.00	Parking Stall #7	\$100.00
106	Studio	\$1,500.00	Parking Stall #8	\$100.00
201	1BR	\$1,700.00	Parking Stall #9	\$100.00
202 A,B,C	3BR (3 dorm rooms)	\$3,000.00	Parking Stall #10	\$100.00
203	2BR	\$2,000.00	Parking Stall #11	\$100.00
204 A,B,C	3BR (3 dorm rooms)	\$3,000.00	Parking Stall #12	\$100.00
205	1BR	\$1,600.00	Parking Stall #13	\$100.00
301	1BR	\$1,700.00	Parking Stall #14	\$100.00
302	2BR	\$2,000.00	Parking Stall #15	\$100.00
303 A,B,C	3BR (3 dorm rooms)	\$3,000.00	Parking Stall #16	\$100.00
304	2BR	\$2,000.00	Parking Stall #17	\$100.00
305	1BR	\$1,600.00	Parking Stall #18	\$100.00
401	Studio	\$1,500.00	Washer/Dryer	\$300.00
402	Studio	\$1,500.00		
403	Studio	\$1,620.00		
404	Studio	\$1,500.00		
405 A,B	2BR (2 dorm rooms)	\$2,000.00		
406 A,B	2BR (2 dorm rooms)	\$1,900.00		
407	2BR	\$1,900.00		
408	2BR	\$1,900.00		
<b>Total Rental Income/Month</b>		<b>\$47,620.00</b>	<b>Total Other Income/Month</b>	<b>\$2,100.00</b>

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HONOLULU, HAWAII

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**= RESULTS**



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