26-UNIT APARTMENT INVESTMENT

1917 Algaroba

- 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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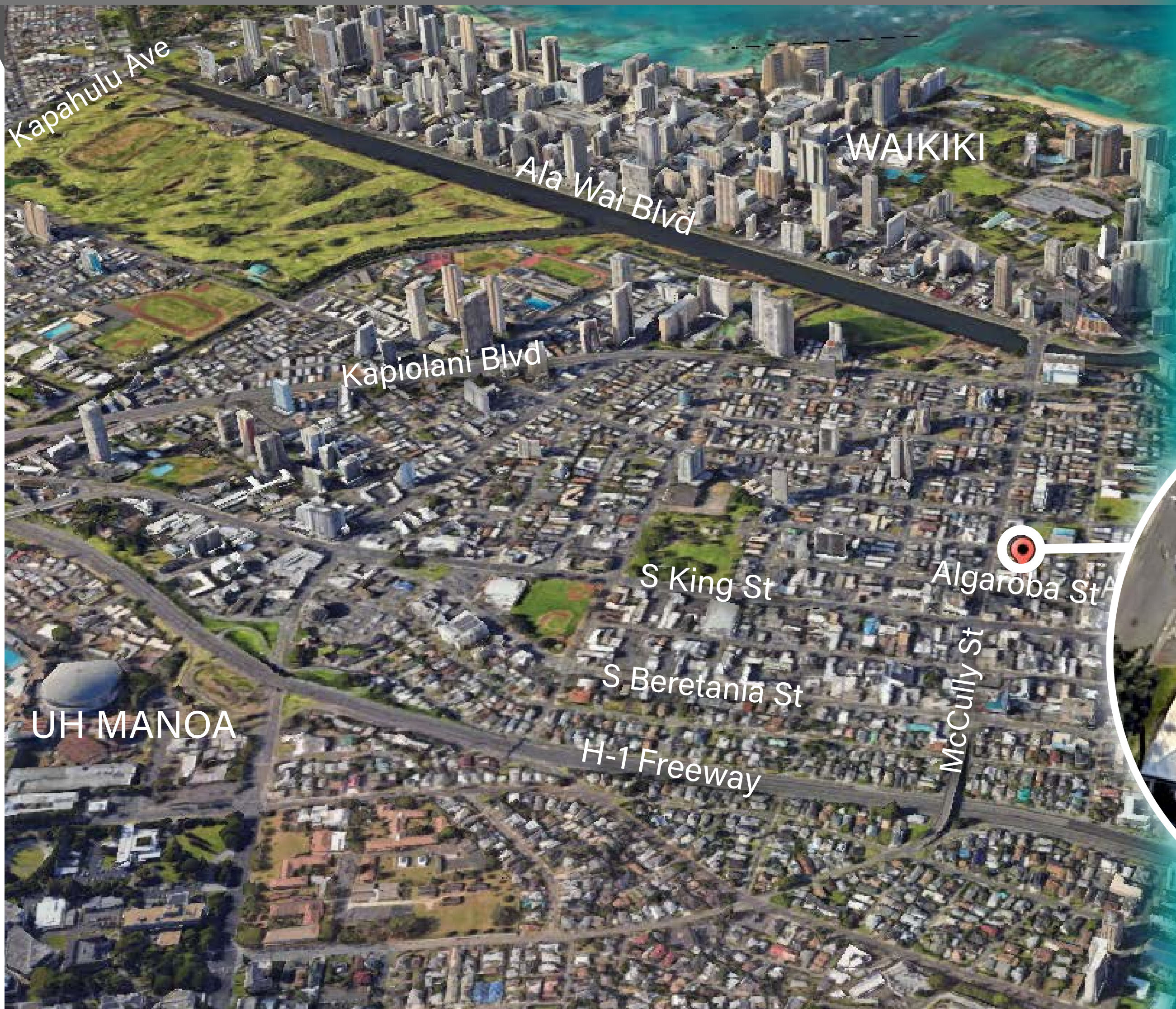
Hawaii Commercial Real Estate

1917 ALGAROBA STREET, HONOLULU, HAWAII

INVESTMENT OVERVIEW

1917 Algaroba



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

1917 Algaroba


Building C


Building B


Building A

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

FOCUS + EXPERIENCE = RESULTS

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FINANCIAL SNAPSHOT

1917 Algaroba

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)	
TOTAL INCOME		**$565,117.80**	
EXPENSES	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
TOTAL EXPENSES		**$155,189.25**	
	EXPENSE RATIO	**27.3%**	
NET OPERATING INCOME (NOI)		**$413,878.75**	

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FINANCIAL SNAPSHOT

PRO FORMA RENT ROLL

UNIT	BEDS	PRO FORMA RENTS
101	Studio	$1,500.00
102	Studio	$1,500.00
103A	Studio	$1,500.00
103B	Studio	$1,500.00
104A	Studio	$1,600.00
104B	Studio	$1,500.00
105	Studio	$1,500.00
106	Studio	$1,500.00
201	1BR	$1,700.00
202 A,B,C	3BR (3 dorm rooms)	$3,000.00
203	2BR	$2,000.00
204 A,B,C	3BR (3 dorm rooms)	$3,000.00
205	1BR	$1,600.00
301	1BR	$1,700.00
302	2BR	$2,000.00
303 A,B,C	3BR (3 dorm rooms)	$3,000.00
304	2BR	$2,000.00
305	1BR	$1,600.00
401	Studio	$1,500.00
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
Total Rental Income/Month		**$47,620.00**

OTHER INCOME	PRO FORMA
Parking Stall #1	$100.00
Parking Stall #2	$100.00
Parking Stall #3	$100.00
Parking Stall #4	$100.00
Parking Stall #5	$100.00
Parking Stall #6	$100.00
Parking Stall #7	$100.00
Parking Stall #8	$100.00
Parking Stall #9	$100.00
Parking Stall #10	$100.00
Parking Stall #11	$100.00
Parking Stall #12	$100.00
Parking Stall #13	$100.00
Parking Stall #14	$100.00
Parking Stall #15	$100.00
Parking Stall #16	$100.00
Parking Stall #17	$100.00
Parking Stall #18	$100.00
Washer/Dryer	$300.00
Total Other Income/Month	**$2,100.00**

1917 ALGAROBA STREET
HONOLULU, HAWAII

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CONTACT US
FOR MORE INFORMATION

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