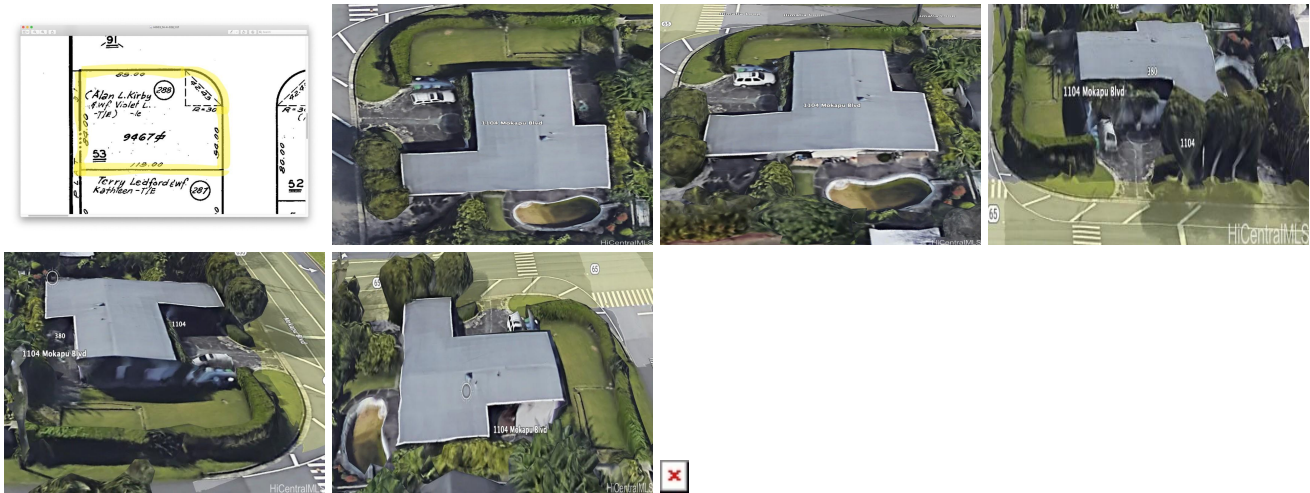


1104 Mokapu Boulevard, Kailua 96734 * \$1,099,000

Beds: 0	MLS#: 202413947, FS	Year Built: 1960
Bath: 0/0	Status: Active	Remodeled:
Living Sq. Ft.: 0	List Date & DOM: 06-24-2024 & 6	Total Parking: 2
Land Sq. Ft.: 9,467	Condition: Fair	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$168,300
Sq. Ft. Other: 0	Tax/Year: \$370/2023	Land: \$1,238,700
Total Sq. Ft. 0	Neighborhood: Kalaheo Hillside	Total: \$1,407,000
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: Driveway, Street	Frontage: Other	
Zoning : 04 - R-7.5 Residential District	View: None	

Public Remarks: THIS SALE IS FOR THE LAND ONLY. DO NOT DISTURB THE TENANTS! DRIVE BY ONLY! You are buying the remaining leased fee interest in the land which will make you the lessor. The purchase includes all of the rights of a lessor and income. One very important lessor right is contained in paragraph 20 of the original lease. Ask your agent for a copy of the lease posted in the MLS supplements. Please discuss the ramifications of paragraph 20 in relation to the house with your agent or attorney. The lease has expired and is on a month to month basis. Annual rent is \$18000/year + Property Taxes. Possession is subject to tenant lease. Make all offers. CASH ONLY! **Sale Conditions:** None **Schools:** [Aikahi](#), [Kailua](#), [Kalaheo](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
1104 Mokapu Boulevard	\$1,099,000	0 & 0/0	0 \$inf	9,467 \$116	6

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1104 Mokapu Boulevard	\$370 \$0 \$0	\$1,238,700	\$168,300	\$1,407,000	78%	1960 & NA

[1104 Mokapu Boulevard](#) - MLS#: [202413947](#) - THIS SALE IS FOR THE LAND ONLY. DO NOT DISTURB THE TENANTS! DRIVE BY ONLY! You are buying the remaining leased fee interest in the land which will make you the lessor. The purchase includes all of the rights of a lessor and income. One very important lessor right is contained in paragraph 20 of the original lease. Ask your agent for a copy of the lease posted in the MLS supplements. Please discuss the ramifications of paragraph 20 in relation to the house with your agent or attorney. The lease has expired and is on a month to month basis. Annual rent is \$18000/year + Property Taxes. Possession is subject to tenant lease. Make all offers. CASH ONLY! **Region:** Kailua **Neighborhood:** Kalaheo Hillside **Condition:** Fair **Parking:** Driveway, Street **Total Parking:** 2 **View:** None **Frontage:** Other **Pool:** None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** [Aikahi](#), [Kailua](#), [Kalaheo](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market