1122 Alohi Way, Honolulu 96814 * * $2,380,000 * Originally $2,688,000

Beds:	**11**	MLS#:	**202310920, FS**	Year Built:	**1942**
Bath:	**3/1**	Status:	**Active**	Remodeled:	**1975**
Living Sq. Ft.:	**3,537**	List Date & DOM:	**05-16-2023** & **411**	Total Parking:	**3**
Land Sq. Ft.:	**6,000**	Condition:	**Average**	Assessed Value	
Lanai Sq. Ft.:	**60**	Frontage:	**Other**	Building:	**$311,100**
Sq. Ft. Other:	**110**	Tax/Year:	**$507/2023**	Land:	**$1,620,000**
Total Sq. Ft.	**3,707**	Neighborhood:	**Kakaako**	Total:	**$1,931,100**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**Two / No**
Parking:	**3 Car+, Carport, Driveway**	Frontage:	**Other**		
Zoning:	**Kak – Kakaako Community Development Project**	View:	**None**		

Public Remarks: Two detached legal single family homes with lots of driveway parking. Homes are in good shape with new paint, new carpet, new appliances. Front house has 7 bedrooms, back house has 4 bedrooms. Centrally located, walking distance to Ala Moana Shopping Center and more. OR redevelop under Bill 7 passed by the City to promote multi-family units. Architectural renderings available to include a 3 story building - 18 units to include 8 studios, 6 two bedrooms, 2 three bedrooms plus lobby, gym, rec area. It's all about the location! Bill 7 offers numerous incentives - property tax abatement, less parking stall requirements, shorter setbacks (buyer to do their own due diligence regarding Bill 7). **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
1122 Alohi Way	**$2,380,000**	11 & 3/1	3,537 | $673	6,000 | $397	60	0%	0	411

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1122 Alohi Way	$507 | $0 | $0	$1,620,000	$311,100	$1,931,100	123%	1942 & 1975

1122 Alohi Way - MLS#: 202310920 - Original price was $2,688,000 - Two detached legal single family homes with lots of driveway parking. Homes are in good shape with new paint, new carpet, new appliances. Front house has 7 bedrooms, back house has 4 bedrooms. Centrally located, walking distance to Ala Moana Shopping Center and more. OR redevelop under Bill 7 passed by the City to promote multi-family units. Architectural renderings available to include a 3 story building - 18 units to include 8 studios, 6 two bedrooms, 2 three bedrooms plus lobby, gym, rec area. It's all about the location! Bill 7 offers numerous incentives - property tax abatement, less parking stall requirements, shorter setbacks (buyer to do their own due diligence regarding Bill 7). **Region:** Metro **Neighborhood:** Kakaako **Condition:** Average **Parking:** 3 Car+, Carport, Driveway **Total Parking:** 3 **View:** None **Frontage:** Other **Pool:** None **Zoning:** Kak – Kakaako Community Development Project **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number