

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

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|---|---|--------------------------------|
| 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