

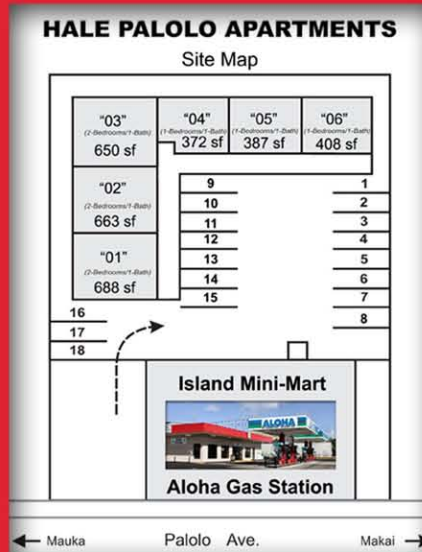


EM INTERNATIONAL REALTY CORP.
 1542 Young Street, Suite 207
 Honolulu, Hawaii 96826 USA

Tel. (808) 941-3046
 Fax. (808) 942-3475

FOR SALE - HALE PALOLO APARTMENTS

3 Story - 18 Units - Fee Simple



\$3,495,000

MLS: 2906020

1841 A Palolo Avenue
 Honolulu, HI 96816
 TMK: 133-039-007

Land Area: 12,480 sq. ft. - Fee Simple - R-5 Zoned

2010 Assessed Value

Land: \$1,647,400
 Improvements: 918,500
 Total: \$2,565,900

Improvements: 10,125 sq. ft. Living Area
 Building - 3 Story, Built 1969, Hollow Tile/Masonry

18 Total Units
 9 - 1 bd./ 1 bath units
 9 - 2 bd./ 1 bath units
 18 Open Parking Stalls

2009 Property Tax: \$7,860/yr.

Pro-Forma Income: \$19,800/mo.
 1 Bd. @ \$950/mo., 2 Bd. @ \$1,250/mo.

Tenant Occupied. Do not disturb tenants. Make offers subject to inspection. To be sold in "As Is" condition. Subject to Seller effecting an IRC 1031 Exchange.

SOLID 3 story concrete building! Convenient location. Great investment opportunity. Recently paved parking area. Video monitored by security cameras with remote access. Custom installed security screen doors.

Complete details at: www.777.byGuy.com

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The information contained herein is deemed reliable, however it is Not guaranteed.