

# SALE

## 2606 NAHAKU PL

Honolulu, HI 96826



### PROPERTY DESCRIPTION

Three separate structures comprised of two 2bed/1ba dwellings (approx. 682 SF and 627 SF) and one 3 bed/1.5ba dwelling (approx. 1024 SF). Each structure has its own electrical and water meters. In close proximity to the University of Hawaii, Manoa campus, Waikiki, shopping and dining options. Buyer to do own due diligence.

### PROPERTY HIGHLIGHTS

- Zoning: A-2
- Flood Zones: AE, XS, X
- Prime Honolulu location
- 100% Occupancy

### OFFERING SUMMARY

Sale Price:	\$1,600,000
Number of Units:	3
Lot Size:	7,556 SF
Building Size:	2,333 SF
NOI:	\$42,484.00
Cap Rate:	2.66%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,852	7,402	26,055
Total Population	5,992	16,109	55,265
Average HH Income	\$89,687	\$85,730	\$90,926

Jordan P. Chow (PB, CCIM, CNE)  
(808) 392-1906

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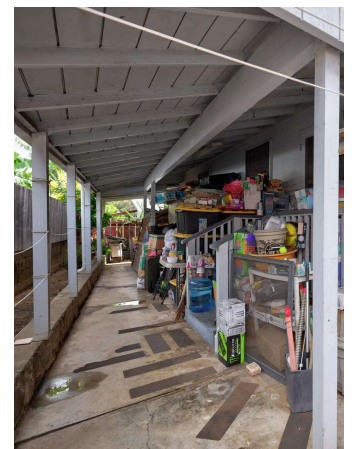
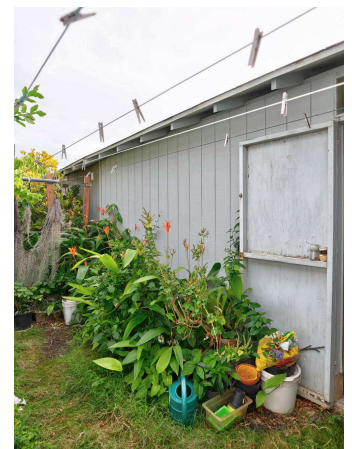
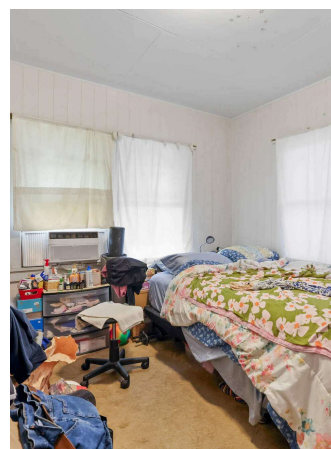
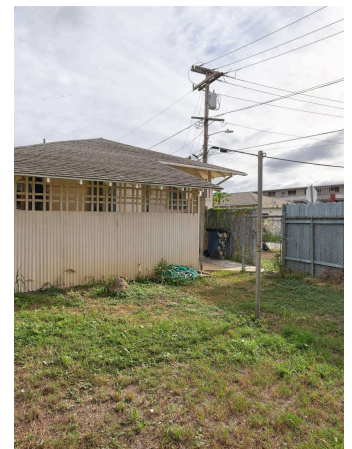
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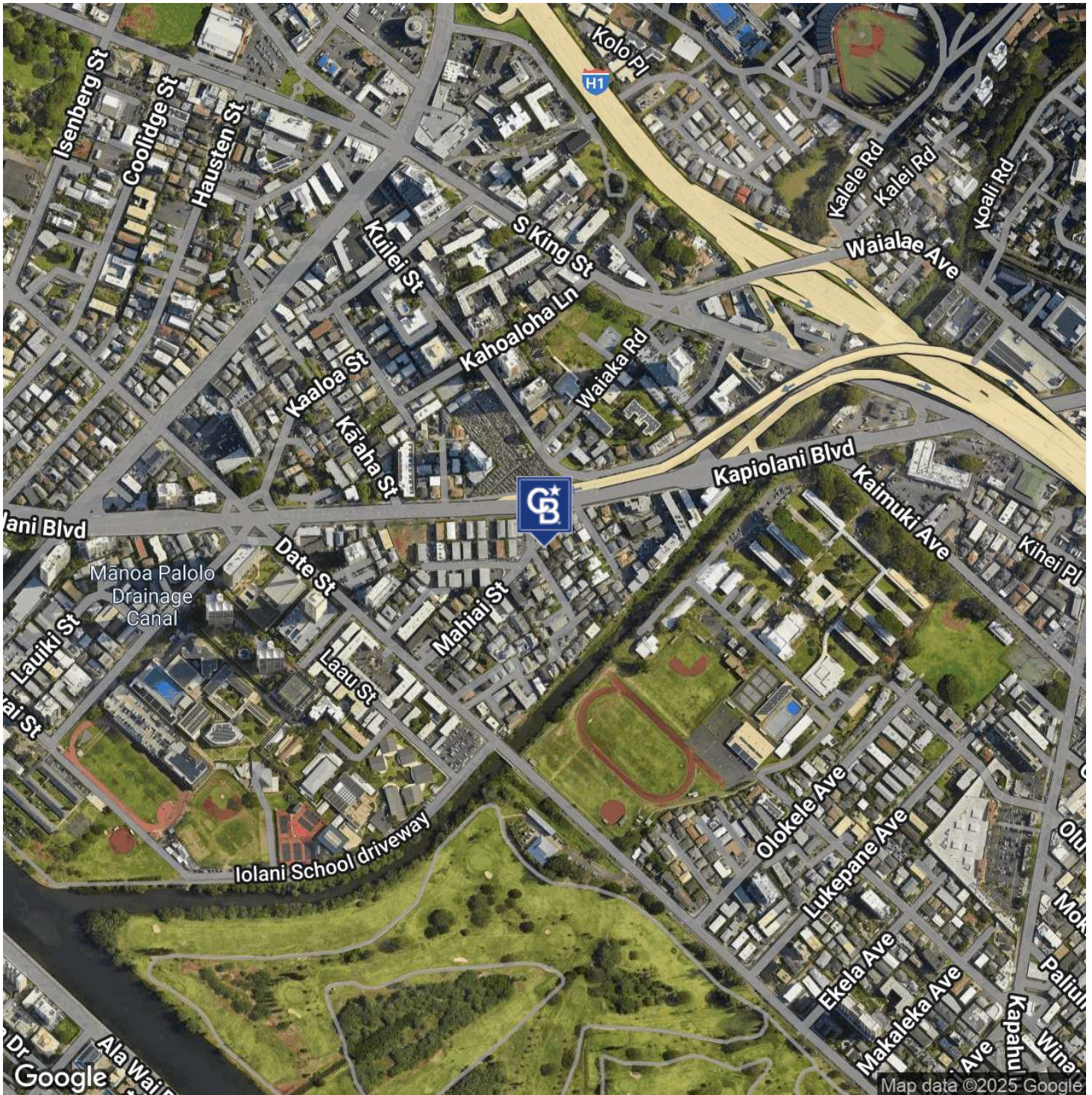
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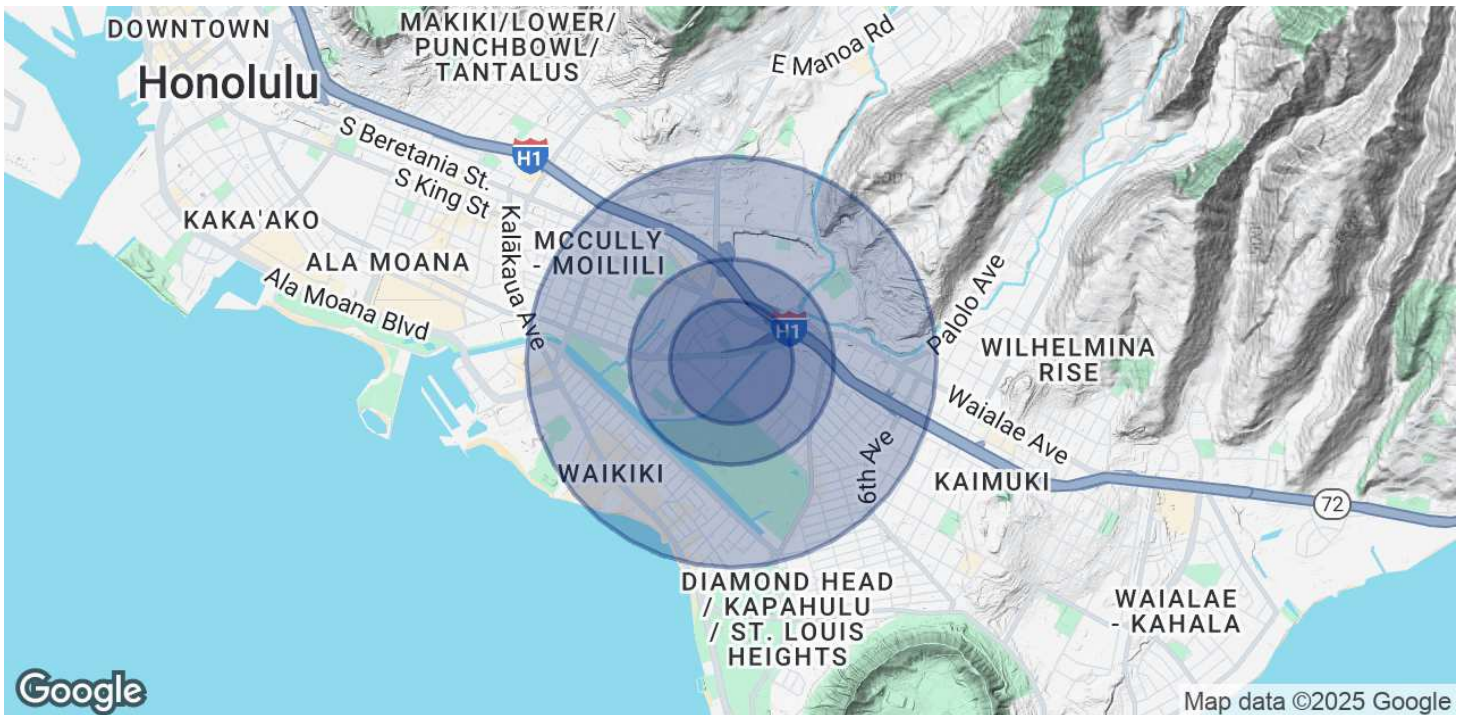
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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	5,992	16,109	55,265
Average Age	43	43	45
Average Age (Male)	43	42	44
Average Age (Female)	44	43	45

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,852	7,402	26,055
# of Persons per HH	2.1	2.2	2.1
Average HH Income	\$89,687	\$85,730	\$90,926
Average House Value	\$704,827	\$794,444	\$846,897

Demographics data derived from AlphaMap

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