



26-UNIT

APARTMENT INVESTMENT



- Supply Constrained Market
- Strong Tenant Demand
- Great Cash Flow with Significant Growth Upside
- Diversified Unit Mix
- Large Land Parcel
- Long Term Redevelopment Potential for a high density apartment project via Bill 7 or 201H programs



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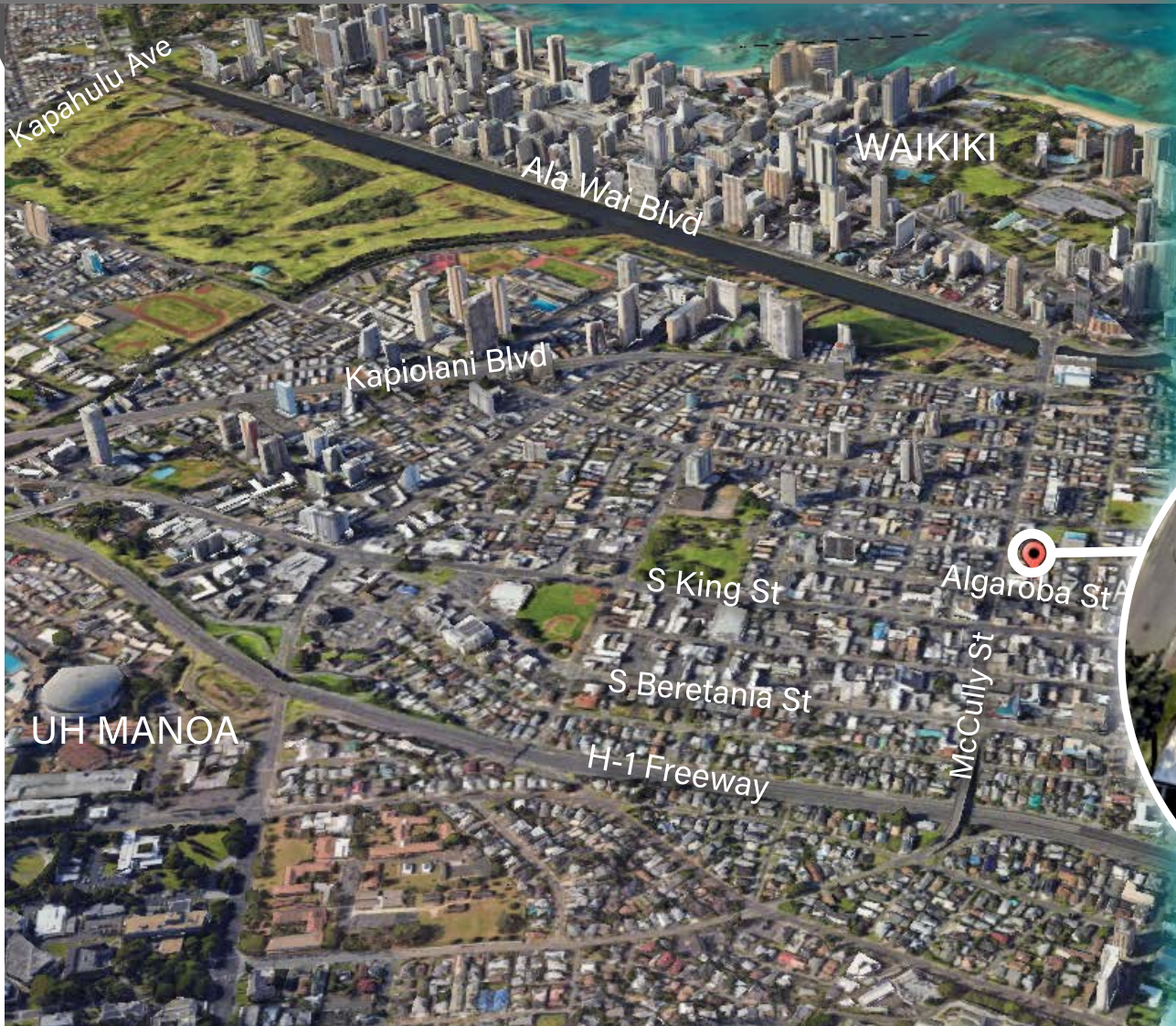


1917 ALGAROPA STREET, HONOLULU, HAWAII



INVESTMENT OVERVIEW

1917 Algaroba



1917 Algaroba Street offers the opportunity to acquire a **well-located, high-density apartment property** featuring a **diverse unit mix** with **multiple income strategies**. The asset provides **stable in-place cash flow** with meaningful **value-add potential** through operational optimization and rental upside.

This is a **rare opportunity** to acquire a **high-density, mixed-unit apartment asset** with durable demand, stable cash flow, and clear upside potential in the supply-constrained Honolulu market.



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1917 ALGAROBA STREET, HONOLULU, HAWAII



PROPERTY DETAILS

Asking Price: \$6,950,000.00

- Address: 1917 Algaroba St
Honolulu, HI
- TMK: #1-2-3-29-41
- Total Units: 26
- Unit Mix:
 - 12 Studios
 - 4 One-Bedrooms
 - 7 Two-Bedrooms
 - 3 Three-Bedrooms
- Parking: 18 stalls
- Zoning: A-2
- Building Area: 13,215 sf
- Land Area: 14,400 sf
- Seller Has An Active Real Estate Salesperson License In The State Of Hawaii



Building A



Building B



Building C



FOCUS+
EXPERIENCE
RESULTS



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FINANCIAL SNAPSHOT

PRO FORMA P&L

INCOME	PRO FORMA ANNUALLY	NOTES/ASSUMPTIONS
Rent	\$571,440.00	See Rent Roll
Other Income (laundry and parking)	\$25,200.00	See Rent Roll
Minus 5% Credit and Vacancy loss	(\$28,572.20)	
TOTAL INCOME	\$565,117.80	
EXPENSES		
Repairs & Maintenance	\$15,000.00	Estimate.
Gas	\$1,126.73	Based on 2026 In Place
Electricity	\$20,895.60	Based on 2026 In Place
Sewer	\$21,313.20	Based on 2026 In Place
Water	\$7,485.84	Based on 2026 In Place
Telephone/Internet	\$1,500.00	Based on 2026 In Place
Security	\$1,824.00	Based on 2026 In Place
Management Fees	\$47,586.83	8% of gross income plus GET
RPT	\$12,579.00	Based on 2026 In Place
GET	\$25,563.06	4.5% of gross revenue
TOTAL EXPENSES	\$155,189.25	
EXPENSE RATIO	27.3%	
NET OPERATING INCOME (NOI)	\$413,878.75	



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DISCLAIMER:
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FINANCIAL SNAPSHOT

PRO FORMA RENT ROLL

UNIT	BEDS	PRO FORMA RENTS	OTHER INCOME	PRO FORMA
101	Studio	\$1,500.00	Parking Stall #1	\$100.00
102	Studio	\$1,500.00	Parking Stall #2	\$100.00
103A	Studio	\$1,500.00	Parking Stall #3	\$100.00
103B	Studio	\$1,500.00	Parking Stall #4	\$100.00
104A	Studio	\$1,600.00	Parking Stall #5	\$100.00
104B	Studio	\$1,500.00	Parking Stall #6	\$100.00
105	Studio	\$1,500.00	Parking Stall #7	\$100.00
106	Studio	\$1,500.00	Parking Stall #8	\$100.00
201	1BR	\$1,700.00	Parking Stall #9	\$100.00
202 A,B,C	3BR (3 dorm rooms)	\$3,000.00	Parking Stall #10	\$100.00
203	2BR	\$2,000.00	Parking Stall #11	\$100.00
204 A,B,C	3BR (3 dorm rooms)	\$3,000.00	Parking Stall #12	\$100.00
205	1BR	\$1,600.00	Parking Stall #13	\$100.00
301	1BR	\$1,700.00	Parking Stall #14	\$100.00
302	2BR	\$2,000.00	Parking Stall #15	\$100.00
303 A,B,C	3BR (3 dorm rooms)	\$3,000.00	Parking Stall #16	\$100.00
304	2BR	\$2,000.00	Parking Stall #17	\$100.00
305	1BR	\$1,600.00	Parking Stall #18	\$100.00
401	Studio	\$1,500.00	Washer/Dryer	\$300.00
402	Studio	\$1,500.00		
403	Studio	\$1,620.00		
404	Studio	\$1,500.00		
405 A,B	2BR (2 dorm rooms)	\$2,000.00		
406 A,B	2BR (2 dorm rooms)	\$1,900.00		
407	2BR	\$1,900.00		
408	2BR	\$1,900.00		
Total Rental Income/Month		\$47,620.00	Total Other Income/Month	\$2,100.00

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EXPERIENCE
= RESULTS



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