

# Residential Full with Photos

**1-2-1-047-008-0157 876 Curtis St #2403, Honolulu 96813**

MLS#: **202503066**  
Status: **Sold**  
Lnd Tenure: **LH - Leasehold**  
Listing Service: **Full Service**

Region: **Metro** Bldg Nm: **Royal Capitol Plaza**  
Nghbrhd: **KAKAAKO** Fee Options: **Fee Available**

LP: **\$290,000**  
OLP: **\$290,000**  
SP: **\$292,100**



## General Information

Prop Type: **Condo/Townhouse**  
Style: **High-Rise 7+ Stories**  
Prop Cond: **Excellent**

## Sqft Information

Grg/Car Sqft:  
Sqft Liv: **896**  
Lanai Sqft:

Sqft Oth:  
Total Sqft: **896**  
Land Sqft:  
Lot Acres:

## Bldg Information

Beds: **2**  
Baths: **2/0**  
New Dev: **No**  
Ttl Park: **1**  
Addl Park: **0**  
Stories:  
Yr Rmdld: **2022**  
Year Built: **1987**

DOM: **28**  
CDOM: **28**  
Furnished: **Partial**  
Fract Own: **No**

## School Information

Elem:  
Middle:  
High:

## Additional Information

View: **City, Coastline, Mountain, Ocean, Sunrise**  
Zoning: **Kak - Kakaako Community Development Project**  
Flood Zone: **Zone X**  
Land Recorded: **Land Court**

Recent: **05/24/2025 : Sold : C->S**

## Listing/Agent/Office Information

Listing Date: **01/31/25** Cont Acc Date: **03/16/25**  
Possession: **At Closing**  
List Type: **Exclusive Agency**  
Agent: **Ali Ban(R)**  
Ag Email: **aliban1012@gmail.com**  
License #: **RB-21955**  
Office: **20 Degrees North Real Estate**  
Co-List Agent: **Sora Lim(R)**  
Co Ag Email: **sora@20DegreesN.com**  
License #: **RS-87346**  
Co-List Office: **20 Degrees North Real Estate**

Tmp Wth Date:  
Occupant Type: **Owner**  
Listing Svc: **Full Service**  
Agent Mbr #: **43351**  
Corp Office Lic #: **RB-22584**  
Office Mbr #: **DGRS**  
Co-List Ag Mbr #: **54217**  
Corp Office Lic #: **RB-22584**  
Co-List Off Mbr #: **DGRS**

Exp Date:  
Off Mrkt Date: **05/23/25**  
Lock Box: **MLS**  
Lockbox Serial: **1853403**  
Agent Ph: **(808) 227-8030**  
Office Ph: **(808) 388-5555**  
Co-List Agent Ph: **(808) 638-1187**  
Co-List Office Ph: **(808) 388-5555**

## Remarks

Pub Rmks: **Enjoy breathtaking ocean to city to mountain views from this 24th floor corner unit in Royal Capitol Plaza! Very desirable Diamond Head/mountain stack has morning sun and sweeping views to the east. Fully renovated 2 bedroom, 2 full bath, 1 assigned, covered parking, and storage locker. The lease goes through 2053; fee is also available to purchase to make fee simple. Beautifully renovated (2022) kitchen and baths feature sleek white cabinets, quartz counters, and newer appliances including a full size stack washer/dryer in the unit. Primary suite includes a large walk-in closet, linen closet, and separate vanity area. Cats, birds, and fish are allowed. Convenient Kaka'ako / Downtown location in a secure building with lots of amenities: pool, jacuzzi, deck with seating and BBQ area for lounging and parties, sauna, exercise room, even a mini mart! 16 guest parking plus a car washing stall. Enjoy vibrant shops and restaurants within a few blocks, and just a few blocks more to Ala Moana shopping center and beach park. Low monthly lease rent and a very long lease makes this an affordable option in a great building, or buy the fee! A couple photos are enhanced.**

Agent Rmks: **Private showings only with at least overnight notice, listor must be present. Please email Ali for showing requests and questions. First escrow buyer failed to receive final loan approval, wasn't anything to do with the property. Other inclusion is 1 portable AC unit. Low monthly lease rent of \$246.00 through December 2028. Lease expires December 2053 so it is possible to get a 15 or 20 year mortgage loan. Or buy the fee simultaneously - land owner's price is \$350,000. 100% hurricane insurance. Pet policy: no dogs, cats-birds-fish OK. Please consider Jessica Faamai / FAT.**

Show Inst: **One Day Notice Req'd, Appointment Only, Listor Must Be Present**

## Association/Condo Information

Assoc Fees: **\$949.18** Ttl Mon Fees: **\$949.00**  
Maintenance Fee: **\$949.18** Fee Includes: **Cable TV, Hot Water, Other Common Expenses, Sewer, Water**  
Oth Fees Mthy: **\$949.18** Oth Mthy Fees Incl: **Lease Rent**  
Condo Park Unit: **508** Condo Prp Reg: **508** Floor #: **24**  
Unit Features: **Bedroom on 1st Level, Corner/End, Full Bath on 1st Floor, Single Level**  
Owner Occpncy%: **50** # Elevators: **3**  
Mgmt Co: **Hawaiiana** Mgmt Co #: **8085939100**  
Community Assn: **Hawaiiana** Assoc Phone:  
Public Report #:

## Lease Information

Lse Exp Date: **12/29/53** Lse Rg Date: **12/29/28** Lse Until Year: **2053**  
Fee Price: **\$350,000** Fee Purchase: **\$350,000** Lessor Name: **KCF**  
Cur Mn Lse/Rnt: **246.00** Nxt St-Up Rent:

## Features

Story Type: **21+** Road Frontage:  
Parking: **Assigned, Covered - 1, Garage, Guest**  
Roofing: **Ceramic Tile, Laminate, Vinyl**  
Topography: **Concrete, Double Wall**  
Security Feat: **Card, Key, Security Patrol, Video**  
Amenities: **BBQ, Car Wash, Condo Association Pool, Exercise Room, Fire Sprinkler, Other, Patio/Deck, Pool on Property, Recreation Area, Resident Manager, Sauna, Security Guard, Storage, Trash Chute, Whirlpool**  
Inclusions: **Cable TV, Dryer, Microwave Hood, Other, Range/Oven, Washer**  
Disclosures: **Pets Allowed (Verify), Property Disclosure Stmt**

## Tax & Financial Information

TMK:	<b>1-2-1-047-008-0157</b>		
Taxes/Mnthly:	<b>\$152</b>	Tax Assess Imp:	<b>\$581,800</b>
Tax Year:	<b>2024</b>	Tax Assess Lnd:	<b>\$59,600</b>
Home Exempt:	<b>120000</b>	Tax Assess Tot:	<b>\$641,400</b>

### Sold Information

Sold Date:	<b>05/23/25</b>	Cont Acc Date:	<b>03/16/25</b>	Sold Price:	<b>\$292,100</b>	DOM:	<b>28</b>
Buy Agent:	<b><u>Daniel J Pacheco Jr.(R)</u></b>			Agent Ph:	<b>(808) 226-6510</b>	CDOM:	<b>28</b>
Buy Off:	<b><u>Island Heritage Realty, Inc.</u></b>						
Co Buy Agent:				Agent Ph:			
Co Buy Off:				Office Ph:			
Concessions:				Buyer Financing:	<b>Conventional</b>		
Sell Ag Remarks:	<b>Thank you, Danny and Allison for a blessed transaction!</b>						



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