



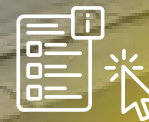
Hawaii  
Commercial  
Real Estate

# 1303 RYCROFT ST

HONOLULU, HI 96814

## OFFERING MEMORANDUM | MAY 2026

• THE INFORMATION PRESENTED WAS OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT.



ONLINE  
LISTING



VIRTUAL  
TOUR

# INVESTMENT HIGHLIGHTS

## PRIME LOCATION

RARE OPPORTUNITY TO OWN  
IN HONOLULU'S HIGHEST  
POPULATION DENSITY

2,300+

CONDO UNITS DELIVERED WITHIN  
THE PAST 5 YEARS IN NEARBY  
THRIVING DEVELOPMENT AREA

## TOD ZONE

TRANSIT ORIENTED  
DEVELOPMENT ZONE WITH  
INCREASED FAR (DENSITY)

## CASH FLOW

IMMEDIATE STABILISED INCOME WITH  
RENT GROWTH POTENTIAL

5.75% CAP

GREAT IN-PLACE INVESTMENT  
WITH VALUE ADD OPPORTUNITY  
AND POTENTIAL REPOSITIONING

## VALUE-ADD UPSIDE

MARK-TO-MARKET WITH CLEAR  
PATH TO NOI GROWTH



# PROPERTY INFORMATION

**SALE PRICE:** \$6,995,000.00

**ADDRESS:** 1303 RYCROFT ST,  
HONOLULU, HI 96814

**TAX MAP KEY:** 1-2-3-14-6

**YEAR BUILT:** 1965

**ZONING:** BMX-3

**TENURE:** Fee Simple

**LAND SIZE:** 12,767 SF

**BUILDING SIZE:** 6,211 SF

**PARKING:** 21 stalls

# LOCATION HIGHLIGHTS



# PROPERTY LAYOUT





# CONTACT INFORMATION

Please feel free to contact us to schedule a private tour or to discuss this rare investment opportunity!



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