3037B Kahaloa Drive, Honolulu 96822 * $725,000 * Originally $729,000

Sold Price: $686,000	Sold Date: 10-26-2007	Sold Ratio: 95%
Beds: **6**	MLS#: **2715543, FS**	Year Built: **1958**
Bath: **2/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **1,040**	List Date & DOM: **08-21-2007** & **22**	Total Parking: **0**
Land Sq. Ft.: **9,406**	Condition: **Average**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage:	Building: **$295,600**
Sq. Ft. Other: **0**	Tax/Year: **$201/2007**	Land: **$437,200**
Total Sq. Ft. **1,040**	Neighborhood: **Manoa Area**	Total: **$732,800**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **One / No**
Parking: **Driveway**	Frontage:	
Zoning: **04 - R-7.5 Residential District**	View: **Mountain**	

Public Remarks: PRICE FOR QUICK SALE. REO ''AS-IS SALE''. HOME CONVERTED TO 6 ROOMS. 2ND BATHROOM ADDED. CARPORT CONVERTED TO 3 SEPARATE ROOMS WITH BATHROOM. PROPERTY TO BE CLEANED-UP. USE REO ADDENDUMS.
Sale Conditions: Lender Sale **Schools:** Manoa, Stevenson, Roosevelt * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
3037B Kahaloa Drive	**$725,000**	6 & 2/0	1,040 | $697	9,406 | $77	22

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
3037B Kahaloa Drive	$201 | $0 | $0	$437,200	$295,600	$732,800	99%	1958 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
3037B Kahaloa Drive	$686,000	10-26-2007	95%	94%	Conventional

3037B Kahaloa Drive - MLS#: 2715543 - Original price was $729,000 - PRICE FOR QUICK SALE. REO ''AS-IS SALE''. HOME CONVERTED TO 6 ROOMS. 2ND BATHROOM ADDED. CARPORT CONVERTED TO 3 SEPARATE ROOMS WITH BATHROOM. PROPERTY TO BE CLEANED-UP. USE REO ADDENDUMS. **Region:** Metro **Neighborhood:** Manoa Area **Condition:** Average **Parking:** Driveway **Total Parking:** 0 **View:** Mountain **Frontage: Pool:** None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** Lender Sale **Schools:** Manoa, Stevenson, Roosevelt * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market