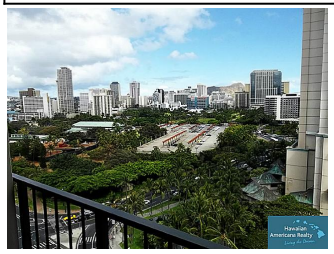
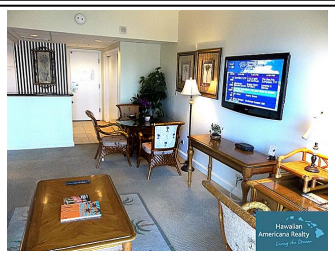
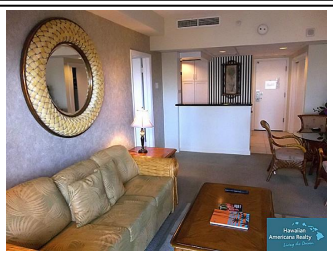
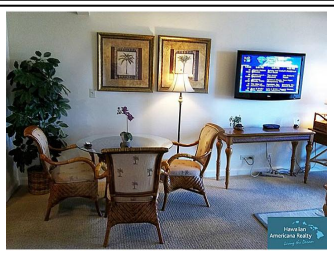
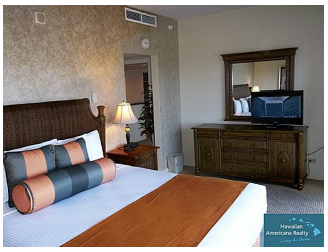
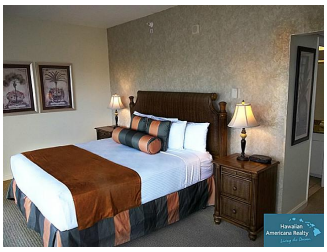
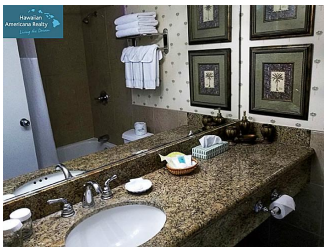
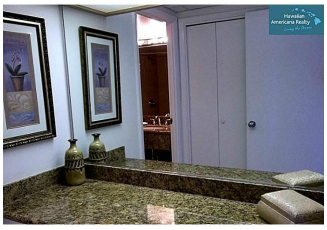
Palms At Waikiki 1850 Ala Moana Boulevard Unit 1201, Honolulu 96815 Palms At Waikiki

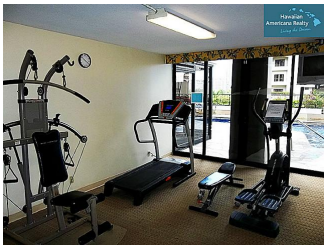
Status: Sold	MLS#: 1206638	Parcel#: 1-2-6-012-003-0260
List Price: $320,000	Original Price: $380,000	Price Change: $-60,000
Beds: 1 | Baths: 1/0	Year Built: 1970	Remodeled:
Region: Metro	Neighborhood: Waikiki	Building: Palms At Waikiki
Living Sq Ft: 751	Other Sq Ft: 0	Total Sq Ft: 852
Land Sq Ft: 0	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 101
Total Parking: 0	Date Listed: 06-12-2012	Days on Market: 162
View: City, Diamond Head, Mountain, Ocean, Sunset	Frontage:	Type: Condo/Townhouse
Assessed Building: $285,600	Assessed Land: $43,500	Assessed Value: $329,100
Taxes: $338 | Year: 2011	Maintenence Fee: $1,094	Association Fee: $0
Flood Zone: Zone A	Stories:	CPR: No
Condition: Excellent	Parking: Assigned, Covered - 1, Garage, Guest, Secured Entry	Zoning:
Close Price: $307,000	Close Date: 04-12-2013	Financing: Cash | Concessions:
Elementary: Ala Wai	Middle School: Washington	High School: Kaimuki

Public Remarks: TOP FLOOR PENTHOUSE LEVEL and 2ND LARGEST UNIT IN THE POPULAR AQUA PALMS. GREAT INVESTMENT OR OWN VACATION USE. DIAMOND HEAD and OCEAN VIEWS - WALK TO BEACH, ALA MOANA SHOPPING CENTER, RESTAURANTS. ** INCLUDES DEEDED PARKING SPACE ** INCOME STATEMENTS AVALIABLE - PAST THREE MONTHS AVERAGE INCOME FOR OWNER APX. $3700.00 PER MONTH AFTER HOTEL DEDUCTIONS **Sale Conditions:** Short Sale * Photos, History

Inclusions: AC Central, Cable TV, Dishwasher, Drapes, Kitchenware, Linens, Microwave, Range/Oven, Refrigerator, Smoke Detector **Amenities:** BBQ, Community Laundry, Concierge, Exercise Room, Patio/Deck, Pool on Property, Restaurant **Utilities: Construction:** Concrete **Lot Features: Floor:** Ceramic Tile, W/W Carpet **Disclosures:** Lender Approval Required, Property Disclosure Stmt, See Remarks **Land Recorded:** Land Court **Furnished: Architectural Style:** Condotel **Construction Materials:** Concrete **Roof: Flooring:** Ceramic Tile,W/W Carpet **SecurityFeatures:** Card **Easements: Set Backs: Special Listing Conditions:** Short Sale **Management Company:** AQUA MANAGEMENT **Management Company Phone:** (808) 947-7256



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