

Pacific Manor 785 Kinau Street Unit 406, Honolulu 96813 * Pacific Manor * \$368,000

Beds: **1** MLS#: **202409016, FS** Year Built: **1975**
 Bath: **1/0** Status: **Cancelled** Remodeled: **2022**
 Living Sq. Ft.: **536** List Date & DOM: **04-26-2024 & 19** Total Parking: **1**
 Land Sq. Ft.: **13,242** Condition: **Above Average** [Assessed Value](#)
 Lanai Sq. Ft.: **72** Frontage: **Other** Building: **\$204,900**
 Sq. Ft. Other: **0** Tax/Year: **\$75/2023** Land: **\$51,300**
 Total Sq. Ft. **608** Neighborhood: **Kapio-kinau-ward** Total: **\$256,200**
 Maint./Assoc. **\$599 / \$0** [Flood Zone](#): **Zone X - Tool** Stories / CPR: / **No**
 Parking: **Covered - 1** Frontage: **Other**
[Zoning](#): **12 - A-2 Medium Density Apartme** View: **City**

Public Remarks: Recently renovated vinyl plank, kitchen and bathroom cabinets, new paint, etc Close to Ward, Queen's and Straub hospitals, Honolulu Museum of Arts, Neal Blaisdel Center, Freeway on- and off-ramps... Special assessment of over 50K was paid in full, which is not reflected in tax records. Seller-financed minimum with 10% down payment at 5% p.a. interest for 3 years, monthly payment of \$1500. First showing Sunday 4/28/24 2:30-4:30 p.m. Agent will be waiting in the lobby. Unit is still tenant-occupied, moving out on 5/15/24. After that, Seller will post the unit for rent for \$1980/mo, month-to-month. **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
785 Kinau Street 406	\$368,000	1 & 1/0	536 \$687	13,242 \$28	72	48%	4	19

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
785 Kinau Street 406	\$75 \$599 \$0	\$51,300	\$204,900	\$256,200	144%	1975 & 2022

[785 Kinau Street 406](#) - MLS#: [202409016](#) - Recently renovated vinyl plank, kitchen and bathroom cabinets, new paint, etc Close to Ward, Queen's and Straub hospitals, Honolulu Museum of Arts, Neal Blaisdel Center, Freeway on- and off-ramps... Special assessment of over 50K was paid in full, which is not reflected in tax records. Seller-financed minimum with 10% down payment at 5% p.a. interest for 3 years, monthly payment of \$1500. First showing Sunday 4/28/24 2:30-4:30 p.m. Agent will be waiting in the lobby. Unit is still tenant-occupied, moving out on 5/15/24. After that, Seller will post the unit for rent for \$1980/mo, month-to-month. **Region:** Metro **Neighborhood:** Kapio-kinau-ward **Condition:** Above Average **Parking:** Covered - 1 **Total Parking:** 1 **View:** City **Frontage:** Other **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number