Waipiolani 95-023 Waihau Street Unit A/202, Mililani 96795 * Waipiolani * $125,000 * Originally $150,000

Sold Price: $114,000	Sold Date: 04-08-2011	Sold Ratio: 91%
Beds: **2**	MLS#: **1014857, FS**	Year Built: **1962**
Bath: **1/0**	Status: **Sold**	Remodeled: **2008**
Living Sq. Ft.: **620**	List Date & DOM: **11-13-2010** & **103**	Total Parking: **1**
Land Sq. Ft.: **57,500**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage:	Building: **$128,000**
Sq. Ft. Other: **0**	Tax/Year: **$46/2010**	Land: **$26,500**
Total Sq. Ft. **620**	Neighborhood: **Waipio Acres-waikalani Woodlands**	Total: **$154,500**
Maint./Assoc. **$238 / $0**	Flood Zone: **Zone D - Tool**	Stories / CPR: **/ No**
Parking: **Assigned**	Frontage:	
Zoning:	View: **None**	

Public Remarks: Cool and quiet 2-bdrm. Excellent opportunity for investors or first-time home buyers. Right off Kam Hwy, close to Wheeler Base, Schofield Barracks, and Mililani Shopping Center. Steps away from parking and bus stop with lots of street parking available. Seller will credit up to $5,000 for closing costs. **Sale Conditions: Schools:** Kipapa, Mililani, Mililani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
95-023 Waihau Street A/202	**$125,000**	2 & 1/0	620 | $202	57,500 | $2	0	0%	2	103

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
95-023 Waihau Street A/202	$46 | $238 | $0	$26,500	$128,000	$154,500	81%	1962 & 2008

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
95-023 Waihau Street A/202	$114,000	04-08-2011	91%	76%	Conventional

95-023 Waihau Street A/202 - MLS#: 1014857 - Original price was $150,000 - Cool and quiet 2-bdrm. Excellent opportunity for investors or first-time home buyers. Right off Kam Hwy, close to Wheeler Base, Schofield Barracks, and Mililani Shopping Center. Steps away from parking and bus stop with lots of street parking available. Seller will credit up to $5,000 for closing costs. **Region:** Central **Neighborhood:** Waipio Acres-waikalani Woodlands **Condition:** Above Average **Parking:** Assigned **Total Parking:** 1 **View:** None **Frontage: Pool: Zoning: Sale Conditions: Schools:** Kipapa, Mililani, Mililani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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