Poha Kea Point 3 46-055 Meheanu Place Unit 3465, Kaneohe 96744 * Poha Kea Point 3 * $445,000 * Originally $445,000

Sold Price: $440,000	Sold Date: 10-26-2012	Sold Ratio: 99%
Beds: **3**	MLS#: **1201126, FS**	Year Built: **1989**
Bath: **2/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **1,008**	List Date & DOM: **01-28-2012** & **45**	Total Parking: **2**
Land Sq. Ft.: **669,517**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **146**	Frontage:	Building: **$328,500**
Sq. Ft. Other: **0**	Tax/Year: **$102/2011**	Land: **$99,600**
Total Sq. Ft. **1,154**	Neighborhood: **Lilipuna**	Total: **$428,100**
Maint./Assoc. **$277 / $390**	Flood Zone: **Zone X - Tool**	Stories / CPR: **/ No**
Parking: **Assigned, Covered - 1, Guest, Open - 1**	Frontage:	
Zoning:	View: **Coastline, Garden, Mountain, Ocean, Sunset**	

Public Remarks: SHORT SALE - Great 3 bedroom unit with 180 degree VIEWS of Kaneohe Bay. RARELY Availble PENTHOUSE. Executive Luxury living like a Country Club: Multiple Pools, BBQ, Clubhouse, Security. UPGRADED Kitchen & Bathrooms with Granite counter-tops. Rainforest Atmosphere. **Sale Conditions:** Short Sale **Schools:** Heeia, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
46-055 Meheanu Place 3465	**$445,000**	3 & 2/0	1,008 | $441	669,517 | $1	146	56%	7	45

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
46-055 Meheanu Place 3465	$102 | $277 | $390	$99,600	$328,500	$428,100	104%	1989 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
46-055 Meheanu Place 3465	$440,000	10-26-2012	99%	97%	Conventional

46-055 Meheanu Place 3465 - MLS#: 1201126 - Original price was $455,000 - SHORT SALE - Great 3 bedroom unit with 180 degree VIEWS of Kaneohe Bay. RARELY Availble PENTHOUSE. Executive Luxury living like a Country Club: Multiple Pools, BBQ, Clubhouse, Security. UPGRADED Kitchen & Bathrooms with Granite counter-tops. Rainforest Atmosphere. **Region:** Kaneohe **Neighborhood:** Lilipuna **Condition:** Above Average **Parking:** Assigned, Covered - 1, Guest, Open - 1 **Total Parking:** 2 **View:** Coastline, Garden, Mountain, Ocean, Sunset **Frontage: Pool: Zoning: Sale Conditions:** Short Sale **Schools:** Heeia, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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