Woodwinds 1600 Wilikina Drive Unit A706, Wahiawa 96786 * Woodwinds * $165,000 * Originally $155,000

Sold Price: $145,000	Sold Date: 03-22-2013	Sold Ratio: 88%
Beds: **2**	MLS#: **1201253, FS**	Year Built: **1974**
Bath: **1/0**	Status: **Sold**	Remodeled: **2011**
Living Sq. Ft.: **765**	List Date & DOM: **02-02-2012** & **348**	Total Parking: **1**
Land Sq. Ft.: **110,599**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **144**	Frontage: **Other**	Building: **$123,000**
Sq. Ft. Other: **0**	Tax/Year: **$49/2011**	Land: **$43,400**
Total Sq. Ft. **909**	Neighborhood: **Wilikina**	Total: **$166,400**
Maint./Assoc. **$492 / $0**	Flood Zone: **Zone D - Tool**	Stories / CPR: **/ No**
Parking: **Assigned, Covered - 1, Garage, Guest**	Frontage: **Other**	
Zoning:	View: **Mountain**	

Public Remarks: Excellent Investment near to Scholfield & Wheeler! Easy to Rent! Wonderful breezy unit on high floor. Beautiful open view of park (field). 2011 Renovated Kitchen cabinets and counters. All appliances changed to new within the last 3 yrs. Property is Rented at $1400 + $75 for electric. Ideal purchase for investor. Incl. community laundry (same floor), BBQ Area and swimming pool. NOT A SHORT-SALE **Sale Conditions:** None **Schools:** Hale Kula, Wahiawa, Leilehua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
1600 Wilikina Drive A706	**$165,000**	2 & 1/0	765 | $216	110,599 | $1	144	24%	7	348

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1600 Wilikina Drive A706	$49 | $492 | $0	$43,400	$123,000	$166,400	99%	1974 & 2011

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1600 Wilikina Drive A706	$145,000	03-22-2013	88%	94%	VA

1600 Wilikina Drive A706 - MLS#: 1201253 - Original price was $155,000 - Excellent Investment near to Scholfield & Wheeler! Easy to Rent! Wonderful breezy unit on high floor. Beautiful open view of park (field). 2011 Renovated Kitchen cabinets and counters. All appliances changed to new within the last 3 yrs. Property is Rented at $1400 + $75 for electric. Ideal purchase for investor. Incl. community laundry (same floor), BBQ Area and swimming pool. NOT A SHORT-SALE **Region:** Central **Neighborhood:** Wilikina **Condition:** Above Average **Parking:** Assigned, Covered - 1, Garage, Guest **Total Parking:** 1 **View:** Mountain **Frontage:** Other **Pool: Zoning: Sale Conditions:** None **Schools:** Hale Kula, Wahiawa, Leilehua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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