

Poinciana Manor 1015 Aoloo Place Unit 258, Kailua 96734 * Poinciana Manor * \$314,700 *

Originally \$350,000

Sold Price: \$320,000	Sold Date: 10-21-2012	Sold Ratio: 102%
Beds: 2	MLS#: 1205754, FS	Year Built: 1975
Bath: 2/0	Status: Sold	Remodeled:
Living Sq. Ft.: 944	List Date & DOM: 05-21-2012 & 29	Total Parking: 2
Land Sq. Ft.: 220,762	Condition: Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$298,900
Sq. Ft. Other: 0	Tax/Year: \$111/2011	Land: \$88,500
Total Sq. Ft. 944	Neighborhood: Kailua Town	Total: \$387,400
Maint./Assoc. \$615 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: / No
Parking: Assigned, Covered - 2	Frontage:	
Zoning :	View: City	

Public Remarks: This is a cooperative shortsale. Price, terms & conditions of any accepted offer shall be subject to lender/bank approval. Needs TLC but great buy in Poiciana! **Sale Conditions:** Short Sale **Schools:** [Kailua](#), [Kailua](#), [Kailua](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
1015 Aoloo Place 258	\$314,700	2 & 2/0	944 \$333	220,762 \$1	0	50%	2	29

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1015 Aoloo Place 258	\$111 \$615 \$0	\$88,500	\$298,900	\$387,400	81%	1975 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1015 Aoloo Place 258	\$320,000	10-21-2012	102%	91%	Hula Mae

[1015 Aoloo Place 258](#) - MLS#: [1205754](#) - Original price was \$350,000 - This is a cooperative shortsale. Price, terms & conditions of any accepted offer shall be subject to lender/bank approval. Needs TLC but great buy in Poiciana! **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Average **Parking:** Assigned, Covered - 2 **Total Parking:** 2 **View:** City **Frontage:** Pool: **Zoning:** **Sale Conditions:** Short Sale **Schools:** [Kailua](#), [Kailua](#), [Kailua](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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