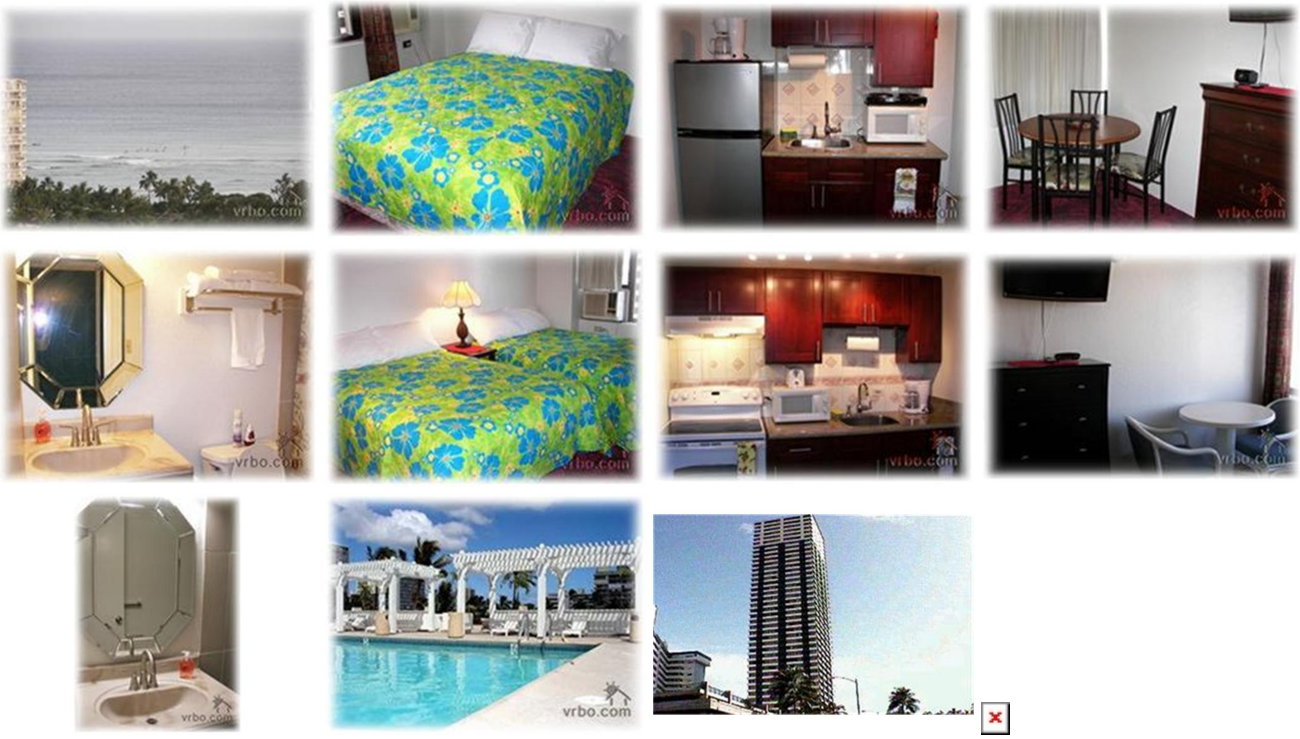
Hawaiian Monarch 444 Niu Street Unit 2604, Honolulu 96815 * Hawaiian Monarch * $285,000

Beds:	**1**	MLS#:	**1207388, FS**	Year Built:	**1979**
Bath:	**2/0**	Status:	**Cancelled**	Remodeled:	**2010**
Living Sq. Ft.:	**476**	List Date & DOM:	**07-01-2012** & **177**	Total Parking:	**0**
Land Sq. Ft.:	**38,463**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:		Building:	**$190,800**
Sq. Ft. Other:	**0**	Tax/Year:	**$70/2011**	Land:	**$47,600**
Total Sq. Ft.	**476**	Neighborhood:	**Waikiki**	Total:	**$238,400**
Maint./Assoc.	**$431 / $0**	Flood Zone:	**Zone A - Tool**	Stories / CPR:	**/ No**
Parking:	**Garage, Unassigned**	Frontage:			
Zoning:		View:	**City, Diamond Head, Golf Course, Marina/Canal, Mountain, Ocean, Sunrise**		

Public Remarks: This unit has 2 rental income producing studios. You could also live in one and rent out the other to pay your expenses. Nice views of Ocean/mountains and Ala Wai plus golf course. This owner manages their units so can supply rental and expense history. Vey good income. **Sale Conditions:** None **Schools:** Ala Wai, Washington, Kaimuki * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info



Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
444 Niu Street 2604	$285,000	1 & 2/0	476 | $599	38,463 | $7	0	0%	26	177

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
444 Niu Street 2604	$70 | $431 | $0	$47,600	$190,800	$238,400	120%	1979 & 2010

444 Niu Street 2604 - MLS#: 1207388 - This unit has 2 rental income producing studios. You could also live in one and rent out the other to pay your expenses. Nice views of Ocean/mountains and Ala Wai plus golf course. This owner manages their units so can supply rental and expense history. Vey good income. **Region:** Metro **Neighborhood:** Waikiki **Condition:** Above Average **Parking:** Garage, Unassigned **Total Parking:** 0 **View:** City, Diamond Head, Golf Course, Marina/Canal, Mountain, Ocean, Sunrise **Frontage: Pool: Zoning: Sale Conditions:** None **Schools:** Ala Wai, Washington, Kaimuki * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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