

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

|                                    |                                                   |                                |
|------------------------------------|---------------------------------------------------|--------------------------------|
| Beds: <b>1</b>                     | MLS#: <b>1207388, FS</b>                          | Year Built: <b>1979</b>        |
| Bath: <b>2/0</b>                   | Status: <b>Cancelled</b>                          | Remodeled: <b>2010</b>         |
| Living Sq. Ft.: <b>476</b>         | List Date & DOM: <b>07-01-2012 &amp; 177</b>      | Total Parking: <b>0</b>        |
| Land Sq. Ft.: <b>38,463</b>        | Condition: <b>Above Average</b>                   | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>0</b>            | Frontage:                                         | Building: <b>\$190,800</b>     |
| Sq. Ft. Other: <b>0</b>            | Tax/Year: <b>\$70/2011</b>                        | Land: <b>\$47,600</b>          |
| Total Sq. Ft. <b>476</b>           | Neighborhood: <b>Waikiki</b>                      | Total: <b>\$238,400</b>        |
| Maint./Assoc. <b>\$431 / \$0</b>   | <a href="#">Flood Zone</a> : <b>Zone A - Tool</b> | Stories / CPR: / <b>No</b>     |
| Parking: <b>Garage, Unassigned</b> | 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 |
|-------------------------------------|---------------------------|----------|---------------|--------------|-------|------|----|-----|
| <a href="#">444 Niu Street 2604</a> | <a href="#">\$285,000</a> | 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 |
|-------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">444 Niu Street 2604</a> | \$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