Hawaiian Monarch 444 Niu Street Unit 2604, Honolulu 96815 * Hawaiian Monarch * $295,000 * Originally $293,000

Sold Price: $295,000	Sold Date: 10-21-2013	Sold Ratio: 100%
Beds: **1**	MLS#: **201330681, FS**	Year Built: **1979**
Bath: **2/0**	Status: **Sold**	Remodeled: **2011**
Living Sq. Ft.: **476**	List Date & DOM: **08-06-2013** & **76**	Total Parking: **0**
Land Sq. Ft.: **38,463**	Condition: **Excellent**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage: **None**	Building: **$210,200**
Sq. Ft. Other: **0**	Tax/Year: **$75/2012**	Land: **$50,000**
Total Sq. Ft. **476**	Neighborhood: **Waikiki**	Total: **$260,200**
Maint./Assoc. **$465 / $0**	Flood Zone: **Zone AO - Tool**	Stories / CPR: **21+ / No**
Parking: **Pay Public**	Frontage: **None**	
Zoning: **X2 - Apartment Precinct**	View: **City, Diamond Head, Golf Course, Marina/Canal, Mountain, Ocean, Sunrise**	

Public Remarks: Great views of Diamond head, mountains, golf course, Ala Wai canal and OCEAN. Great investment property with good rental income. Both units fully renovated. One condo has full kitchen, other side has a nice kitchenette. Option great to reside in one side and rent the other side. Turnkey units with rentals in place if buyer chooses. **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	**$295,000**	1 & 2/0	476 | $620	38,463 | $8	0	11%	26	76

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
444 Niu Street 2604	$75 | $465 | $0	$50,000	$210,200	$260,200	113%	1979 & 2011

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
444 Niu Street 2604	$295,000	10-21-2013	100%	101%	Conventional

444 Niu Street 2604 - MLS#: 201330681 - Original price was $293,000 - Great views of Diamond head, mountains, golf course, Ala Wai canal and OCEAN. Great investment property with good rental income. Both units fully renovated. One condo has full kitchen, other side has a nice kitchenette. Option great to reside in one side and rent the other side. Turnkey units with rentals in place if buyer chooses. **Region:** Metro **Neighborhood:** Waikiki **Condition:** Excellent **Parking:** Pay Public **Total Parking:** 0 **View:** City, Diamond Head, Golf Course, Marina/Canal, Mountain, Ocean, Sunrise **Frontage:** None **Pool:** **Zoning:** X2 - Apartment Precinct **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