

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	City, Diamond Head, Golf Course,	
	View: 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