

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

**\$430,000**

Sold Price: \$416,500	Sold Date: 04-18-2018	Sold Ratio: 97%
Beds: <b>1</b>	MLS#: <b>201801671, FS</b>	Year Built: <b>1979</b>
Bath: <b>2/0</b>	Status: <b>Sold</b>	Remodeled: <b>2017</b>
Living Sq. Ft.: <b>476</b>	List Date & DOM: <b>01-23-2018 &amp; 36</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>\$218,200</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$341/2017</b>	Land: <b>\$95,200</b>
Total Sq. Ft. <b>476</b>	Neighborhood: <b>Waikiki</b>	Total: <b>\$313,400</b>
Maint./Assoc. <b>\$630 / \$0</b>	<a href="#">Flood Zone: Zone AO - Tool</a>	Stories / CPR: <b>One / No</b>
Parking: <b>None, Unassigned</b>	Frontage:	
<a href="#">Zoning: X2 - Apartment Precinct</a>	View: <b>City, Diamond Head, Marina/Canal, Mountain, Ocean, Sunrise</b>	

**Public Remarks:** Showing for both units available Friday 3/9 1:00-3:00pm. Fully Inclusive Vacation Rental comes with furniture, extra supplies and reservations booked solid for months in advance. Updated frequently with modern touches for your turn key income. Unit has 2 separate bedrooms. Each room ranging from \$80-\$120 a night at around an 80% occupancy rate. Bookings may be transferred, but must be honored. Financing is available through certain lenders. **Sale Conditions:** None **Schools:** , , \* [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="#">\$430,000</a>	1 & 2/0	476   \$903	38,463   \$11	0	37%	26	36

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">444 Niu Street 2604</a>	\$341   \$630   \$0	\$95,200	\$218,200	\$313,400	137%	1979 & 2017

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">444 Niu Street 2604</a>	\$416,500	04-18-2018	97%	97%	Conventional

[444 Niu Street 2604](#) - MLS#: [201801671](#) - Showing for both units available Friday 3/9 1:00-3:00pm. Fully Inclusive Vacation Rental comes with furniture, extra supplies and reservations booked solid for months in advance. Updated frequently with modern touches for your turn key income. Unit has 2 separate bedrooms. Each room ranging from \$80-\$120 a night at around an 80% occupancy rate. Bookings may be transferred, but must be honored. Financing is available through certain lenders. **Region:** Metro **Neighborhood:** Waikiki **Condition:** Above Average **Parking:** None, Unassigned **Total Parking:** 0 **View:** City, Diamond Head, Marina/Canal, Mountain, Ocean, Sunrise **Frontage:** **Pool:** **Zoning:** X2 - Apartment Precinct **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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