Valleyview Melemanu 95-2051 Waikalani Place Unit E403, Mililani 96789 * Valleyview Melemanu * $159,000

Sold Price: $175,000	Sold Date: 05-16-2018	Sold Ratio: 110%
Beds: **1**	MLS#: **201809194, FS**	Year Built: **1973**
Bath: **1/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **607**	List Date & DOM: **04-10-2018** & **9**	Total Parking: **1**
Land Sq. Ft.: **175,024**	Condition: **Average**	Assessed Value
Lanai Sq. Ft.: **97**	Frontage:	Building: **$109,600**
Sq. Ft. Other: **0**	Tax/Year: **$48/2018**	Land: **$66,000**
Total Sq. Ft. **704**	Neighborhood: **Waipio Acres-waikalani Woodlands**	Total: **$157,600**
Maint./Assoc. **$512 / $0**	Flood Zone: **Zone D - Tool**	Stories / CPR: **One / No**
Parking: **Assigned, Guest, Open - 1**	Frontage:	
Zoning: **11 - A-1 Low Density Apartment**	View: **Garden, Mountain**	

Public Remarks: Rarely available & best value for an investor or 1st time homebuyer! 1 bedrm 1 bath with 1 parking, large lanai, walk-in closet! A spacious, bright unit with serene views overlooking treetops. Located at the end corner of building which feels private. Panoramic garden views! Enjoy walking around this Lush environment in a cool area of Mililani. Community consists of Valley Recreational Center with large pool, volleyball courts, etc. Next to outdoor playground and basketball courts. Short drive to Mililani Shopping Center and golf courses! At this price, this will go fast! Turnkey or move right in or renovate to your specs! Must see! **Sale Conditions:** Subject To Replacement Property **Schools:** Kipapa, Mililani, Mililani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
95-2051 Waikalani Place E403	$159,000	1 & 1/0	607 | $262	175,024 | $1	97	50%	4	9

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
95-2051 Waikalani Place E403	$48 | $512 | $0	$66,000	$109,600	$157,600	101%	1973 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
95-2051 Waikalani Place E403	$175,000	05-16-2018	110%	110%	Conventional

95-2051 Waikalani Place E403 - MLS#: 201809194 - Rarely available & best value for an investor or 1st time homebuyer! 1 bedrm 1 bath with 1 parking, large lanai, walk-in closet! A spacious, bright unit with serene views overlooking treetops. Located at the end corner of building which feels private. Panoramic garden views! Enjoy walking around this Lush environment in a cool area of Mililani. Community consists of Valley Recreational Center with large pool, volleyball courts, etc. Next to outdoor playground and basketball courts. Short drive to Mililani Shopping Center and golf courses! At this price, this will go fast! Turnkey or move right in or renovate to your specs! Must see! **Region:** Central **Neighborhood:** Waipio Acres-waikalani Woodlands **Condition:** Average **Parking:** Assigned, Guest, Open - 1 **Total Parking:** 1 **View:** Garden, Mountain **Frontage: Pool: Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** Subject To Replacement Property **Schools:** Kipapa, Mililani, Mililani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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