## Leolua Gardens 94-054 Leolua Street Unit A104, Waipahu 96797 * Leolua Gardens * $275,000

| | | |
|---|---|---|
| Sold Price: $267,000 | Sold Date: 07-26-2019 | Sold Ratio: 97% |
| Beds: **2** | MLS#: **201828800, FS** | Year Built: **1968** |
| Bath: **1/0** | Status: **Sold** | Remodeled: |
| Living Sq. Ft.: **702** | List Date & DOM: **11-04-2018** & **210** | Total Parking: **1** |
| Land Sq. Ft.: **38,986** | Condition: **Above Average, Average** | Assessed Value |
| Lanai Sq. Ft.: **0** | Frontage: | Building: **$137,300** |
| Sq. Ft. Other: **0** | Tax/Year: **$65/2019** | Land: **$110,700** |
| Total Sq. Ft. **702** | Neighborhood: **Waipahu-lower** | Total: **$248,000** |
| Maint./Assoc. **$355 / $0** | Flood Zone: **Zone D - Tool** | Stories / CPR: **Three / No** |
| Parking: **Assigned, Open - 1** | Frontage: | |
| Zoning: **12 - A-2 Medium Density Apartme** | View: **None** | |

**Public Remarks:** Ground floor 2 bedroom, 1 bath, 1 parking in well maintained building. Excellent location within walking distance of shopping center, restaurants, Seafood City, Longs, McDonald's, Don Quijote, Starbucks, banks, Zippy's, bus stops, future rail station and easy access to freeway. Great value for a homeowner or cash flow for an investor with potential for appreciation. Good tenant on month-to-month at $1450/month, showings by appointment only. **Sale Conditions:** None
**Schools:** Waipahu, Waipahu, Waipahu * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info




| Address | Price | Bd & Bth | Living / Avg. | Land \| Avg. | Lanai | Occ. | FL | DOM |
|---|---|---|---|---|---|---|---|---|
| 94-054 Leolua Street A104 | $275,000 | 2 & 1/0 | 702 \| $392 | 38,986 \| $7 | 0 | 43% | 1 | 210 |

| Address | Tax \| Maint. \| Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|---|---|---|---|---|---|
| 94-054 Leolua Street A104 | $65 \| $355 \| $0 | $110,700 | $137,300 | $248,000 | 111% | 1968 & NA |

| Address | Sold Price | Sold Date | Sold Ratio | Original Ratio | Sold Terms |
|---|---|---|---|---|---|
| 94-054 Leolua Street A104 | $267,000 | 07-26-2019 | 97% | 97% | Conventional |

94-054 Leolua Street A104 - MLS#: 201828800 - Ground floor 2 bedroom, 1 bath, 1 parking in well maintained building. Excellent location within walking distance of shopping center, restaurants, Seafood City, Longs, McDonald's, Don Quijote, Starbucks, banks, Zippy's, bus stops, future rail station and easy access to freeway. Great value for a homeowner or cash flow for an investor with potential for appreciation. Good tenant on month-to-month at $1450/month, showings by appointment only. **Region:** Waipahu **Neighborhood:** Waipahu-lower **Condition:** Above Average, Average **Parking:** Assigned, Open - 1 **Total Parking:** 1 **View:** None **Frontage: Pool: Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** Waipahu, Waipahu, Waipahu * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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