Kunia Palms 94-011 Waipahu Street Unit D-315, Waipahu 96797 * Kunia Palms * $265,000

Sold Price: $265,000	Sold Date: 10-30-2020	Sold Ratio: 100%
Beds: **2**	MLS#: **202023869, FS**	Year Built: **1969**
Bath: **1/0**	Status: **Sold**	Remodeled: **2014**
Living Sq. Ft.: **705**	List Date & DOM: **09-14-2020** & **7**	Total Parking: **1**
Land Sq. Ft.: **0**	Condition: **Average**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage: **Other**	Building: **$172,900**
Sq. Ft. Other: **0**	Tax/Year: **$78/2020**	Land: **$93,600**
Total Sq. Ft. **705**	Neighborhood: **Waipahu-lower**	Total: **$266,500**
Maint./Assoc. **$280 / $0**	Flood Zone: **Zone D - Tool**	Stories / CPR: **Three / No**
Parking: **Assigned**	Frontage: **Other**	
Zoning: **02 - R-20 Residential District**	View: **None**	

Public Remarks: **BRING YOUR INVESTOR BUYERS WHO WANT A STABLE, GOOD TENANT WITH JOB SECURITY THAT HAS RENTED 5 YEARS AND ALWAYS PAYS ON TIME. Tenant really wants to stay. Low $280 Maintenance fees was only increased $80 in the last 19 years. Water/sewer are separate. Building "D" faces the mountain and has cool breezes going throughout. Easy access to freeway, close to shopping, restaurants and rail. Buyer agrees to participate in Seller's 1031 Exchange at no cost to Buyer. ***This has been a great investment...low expenses, positive cash flow and great location. Tub reglazed 9/7/20 and renovated in 2014, but sold "AS IS". Drapes, portable AC belongs to tenant! Virtual tour attached. **Sale Conditions:** None **Schools:** Honowai, Waipahu, Waipahu * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info





Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
94-011 Waipahu Street D-315	$265,000	2 & 1/0	705 | $376	0 | $inf	0	49%	3	7

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
94-011 Waipahu Street D-315	$78 | $280 | $0	$93,600	$172,900	$266,500	99%	1969 & 2014

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
94-011 Waipahu Street D-315	$265,000	10-30-2020	100%	100%	Conventional

94-011 Waipahu Street D-315 - MLS#: 202023869 - **BRING YOUR INVESTOR BUYERS WHO WANT A STABLE, GOOD TENANT WITH JOB SECURITY THAT HAS RENTED 5 YEARS AND ALWAYS PAYS ON TIME. Tenant really wants to stay. Low $280 Maintenance fees was only increased $80 in the last 19 years. Water/sewer are separate. Building "D" faces the mountain and has cool breezes going throughout. Easy access to freeway, close to shopping, restaurants and rail. Buyer agrees to participate in Seller's 1031 Exchange at no cost to Buyer. ***This has been a great investment...low expenses, positive cash flow and great location. Tub reglazed 9/7/20 and renovated in 2014, but sold "AS IS". Drapes, portable AC belongs to tenant! Virtual tour attached. **Region:** Waipahu **Neighborhood:** Waipahu-lower **Condition:** Average **Parking:** Assigned **Total Parking:** 1 **View:** None **Frontage:** Other **Pool: Zoning:** 02 - R-20 Residential District **Sale Conditions:** None **Schools:** Honowai, Waipahu, Waipahu * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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