## Kahala Beach 4999 Kahala Avenue Unit 272, Honolulu 96816 * Kahala Beach * $324,000 * Originally $325,000

| | | |
|---|---|---|
| Sold Price: $315,000 | Sold Date: 11-09-2020 | Sold Ratio: 97% |
| Beds: **3** | MLS#: **202024874, LH** | Year Built: **1966** |
| Bath: **2/1** | Status: **Sold** | Remodeled: **1995** |
| Living Sq. Ft.: **3,440** | List Date & DOM: **09-28-2020** & **6** | Total Parking: **2** |
| Land Sq. Ft.: **291,024** | Condition: **Above Average** | Assessed Value |
| Lanai Sq. Ft.: **0** | Frontage: **Ocean, Sandy Beach** | Building: **$3,685,500** |
| Sq. Ft. Other: **0** | Tax/Year: **$1,321/2019** | Land: **$964,800** |
| Total Sq. Ft. **3,440** | Neighborhood: **Waialae G-c** | Total: **$4,650,300** |
| Maint./Assoc. **$3,042 / $0** | Flood Zone: **Zone AE - Tool** | Stories / CPR: **4-7 / No** |
| Parking: **Assigned, Covered - 2** | Frontage: **Ocean, Sandy Beach** | |
| Zoning: **12 - A-2 Medium Density Apartme** | View: **Ocean** | |

**Public Remarks:** This property is being sold AS IS , no repairs or replacemnts of any kind will be done. I know it sounds too good to be true but here's the catch. This is a leasehold property and in JUly 2027 you must surrender the property, the lease will not be extended and you must move out. The land is owned by Kamehameha Schools Bishop Estate and the buildings will revert back to the landowner. **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 |
|---|---|---|---|---|---|---|---|---|
| 4999 Kahala Avenue 272 | **$324,000 LH** | 3 & 2/1 | 3,440 \| $94 | 291,024 \| $1 | 0 | 37% | 2 | 6 |

| Address | Tax \| Maint. \| Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|---|---|---|---|---|---|
| 4999 Kahala Avenue 272 | $1,321 \| $3,042 \| $0 | $964,800 | $3,685,500 | $4,650,300 | 7% | 1966 & 1995 |

| Address | Sold Price | Sold Date | Sold Ratio | Original Ratio | Sold Terms |
|---|---|---|---|---|---|
| 4999 Kahala Avenue 272 | $315,000 | 11-09-2020 | 97% | 97% | Cash |

4999 Kahala Avenue 272 - MLS#: 202024874 - Original price was $325,000 - This property is being sold AS IS , no repairs or replacemnts of any kind will be done. I know it sounds too good to be true but here's the catch. This is a leasehold property and in JUly 2027 you must surrender the property, the lease will not be extended and you must move out. The land is owned by Kamehameha Schools Bishop Estate and the buildings will revert back to the landowner. **Region:** Diamond Head **Neighborhood:** Waialae G-c **Condition:** Above Average **Parking:** Assigned, Covered - 2 **Total Parking:** 2 **View:** Ocean **Frontage:** Ocean,Sandy Beach **Pool: Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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