Koolau Vista 350 Aoloa Street Unit C112, Kailua 96734 * Koolau Vista * $415,000

Sold Price: $400,000	Sold Date: 05-27-2021	Sold Ratio: 96%
Beds: **1**	MLS#: **202103847, FS**	Year Built: **1985**
Bath: **1/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **587**	List Date & DOM: **02-15-2021** & **33**	Total Parking: **1**
Land Sq. Ft.: **151,763**	Condition: **Average**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage:	Building: **$288,900**
Sq. Ft. Other: **0**	Tax/Year: **$111/2021**	Land: **$93,100**
Total Sq. Ft. **587**	Neighborhood: **Kailua Town**	Total: **$382,000**
Maint./Assoc. **$384 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **Three / No**
Parking: **Covered - 1, Guest, Street**	Frontage:	
Zoning: **12 - A-2 Medium Density Apartme**	View: **Mountain**	

Public Remarks: OPEN TO BACKUPS! The only 1-bedroom currently for sale in Koolau Vista. Single level 1-bed, 1-bath with 1 covered parking stall and a storage unit. Washer and dryer in unit. Breakfast bar. AC window unit. Ample guest parking. Pulling in $1875/mo rent with approx 4% cap rate. Current lease ends June 30, 2021. Excellent tenant prefers to stay. Playground, BBQ, and Resident Manager on site. VA approved building. Maintenance fee: $384.16/mo. No pets (except birds and fish). In the heart of Kailua: 5-minute walk to Target/Safeway/restaurants/shops, 1 mile to Kailua Beach, 4 miles to Marine Corp Base. **Sale Conditions:** None **Schools:** Kailua, Kailua, Kalaheo * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info



Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
350 Aoloa Street C112	$415,000	1 & 1/0	587 | $707	151,763 | $3	0	30%	1	33

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
350 Aoloa Street C112	$111 | $384 | $0	$93,100	$288,900	$382,000	109%	1985 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
350 Aoloa Street C112	$400,000	05-27-2021	96%	96%	Cash

350 Aoloa Street C112 - MLS#: 202103847 - OPEN TO BACKUPS! The only 1-bedroom currently for sale in Koolau Vista. Single level 1-bed, 1-bath with 1 covered parking stall and a storage unit. Washer and dryer in unit. Breakfast bar. AC window unit. Ample guest parking. Pulling in $1875/mo rent with approx 4% cap rate. Current lease ends June 30, 2021. Excellent tenant prefers to stay. Playground, BBQ, and Resident Manager on site. VA approved building. Maintenance fee: $384.16/mo. No pets (except birds and fish). In the heart of Kailua: 5-minute walk to Target/Safeway/restaurants/shops, 1 mile to Kailua Beach, 4 miles to Marine Corp Base. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Average **Parking:** Covered - 1, Guest, Street **Total Parking:** 1 **View:** Mountain **Frontage: Pool: Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** Kailua, Kailua, Kalaheo * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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