Royal Palm * 94-1411 Kulewa Loop Unit F, Waipahu 96797 * Royal Palm * * $350,000

Sold Price:	$350,000	Sold Date:	04-21-2021	Sold Ratio:	100%
Beds:	**1**	MLS#:	**202104382, FS**	Year Built:	**1987**
Bath:	**1/0**	Status:	**Sold**	Remodeled:	
Living Sq. Ft.:	**480**	List Date & DOM:	**03-01-2021** & **11**	Total Parking:	**1**
Land Sq. Ft.:	**185,871**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**75**	Frontage:		Building:	**$191,300**
Sq. Ft. Other:	**0**	Tax/Year:	**$94/2021**	Land:	**$139,000**
Total Sq. Ft.	**555**	Neighborhood:	**Waipio Gentry**	Total:	**$330,000**
Maint./Assoc.	**$314 / $12**	Flood Zone:	**Zone D - Tool**	Stories / CPR:	**Two / No**
Parking:	**Assigned, Covered - 1, Guest, Street**	Frontage:			
Zoning:	**11 - A-1 Low Density Apartment**	View:	**None**		

Public Remarks: Rarely available, nicely maintained ground floor unit with courtyard at popular Royal Palm. One covered parking steps from the unit. Gas water heater for energy-efficiency. Large pool; site manager. SUBJECT TO EXISTING LEASE AGREEMENT at $1,500/mo through October 31, 2021. Contact listing agent directly for showings by appointment with minimum 48 hours advance notice and prequal letter showing investor financing. Listing agent must be present. No open houses; no lockbox. Photos taken October 2020 prior to tenant moving in. Sold in "as-is condition." Please consider Sherrie Kimata, TG Pearlridge. **Sale Conditions:** None **Schools:** Kanoelani, Highlands, Pearl City * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
94-1411 Kulewa Loop F	$350,000	1 & 1/0	480 | $729	185,871 | $2	75	44%	1	11

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
94-1411 Kulewa Loop F	$94 | $314 | $12	$139,000	$191,300	$330,000	106%	1987 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
94-1411 Kulewa Loop F	$350,000	04-21-2021	100%	100%	Conventional

94-1411 Kulewa Loop F - MLS#: 202104382 - Rarely available, nicely maintained ground floor unit with courtyard at popular Royal Palm. One covered parking steps from the unit. Gas water heater for energy-efficiency. Large pool; site manager. SUBJECT TO EXISTING LEASE AGREEMENT at $1,500/mo through October 31, 2021. Contact listing agent directly for showings by appointment with minimum 48 hours advance notice and prequal letter showing investor financing. Listing agent must be present. No open houses; no lockbox. Photos taken October 2020 prior to tenant moving in. Sold in "as-is condition." Please consider Sherrie Kimata, TG Pearlridge. **Region:** Waipahu **Neighborhood:** Waipio Gentry **Condition:** Above Average **Parking:** Assigned, Covered - 1, Guest, Street **Total Parking:** 1 **View:** None **Frontage: Pool: Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** Kanoelani, Highlands, Pearl City * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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