

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#: <u>202104382, FS</u>	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