

**Pearl Kai Terrace 834 Lehua Avenue Unit 104, Pearl City 96782 \* Pearl Kai Terrace \*****\$245,000**

Sold Price: \$230,000	Sold Date: 06-28-2021	Sold Ratio: 94%
Beds: <b>2</b>	MLS#: <b>202109857, FS</b>	Year Built: <b>1974</b>
Bath: <b>1/0</b>	Status: <b>Sold</b>	Remodeled:
Living Sq. Ft.: <b>600</b>	List Date & DOM: <b>04-24-2021 &amp; 20</b>	Total Parking: <b>1</b>
Land Sq. Ft.: <b>13,068</b>	Condition: <b>Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>0</b>	Frontage:	Building: <b>\$191,400</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$66/2020</b>	Land: <b>\$91,800</b>
Total Sq. Ft. <b>600</b>	Neighborhood: <b>Pearl City-upper</b>	Total: <b>\$283,200</b>
Maint./Assoc. <b>\$409 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>Three / No</b>
Parking: <b>Assigned, Street</b>	Frontage:	
<a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b>	View: <b>None</b>	

**Public Remarks:** Investor Haven! Price below assessed value. 2/1/1 Pearl Kai Terrace Condo unit in Pearl City has a month to month tenant in place and want to stay. Rental income between \$1,500 - \$1,600. Unit has vinyl plank waterproof flooring. AC in every room. Community Laundry. Elementary is a few walk away. Close to Pearl City Shopping Mall, Sam's Club, Home Depot, Post Office. Secured key building. Community laundry. Pictures were taken before the tenant move-in. Information herein may contain inaccuracies and is provided without warranty or guaranty, given or implied. Agents, their clients and prospective buyers must verify any information that a prospective buyer would deem material or otherwise important the buyers decision whether or not to submit an offer and/or the buyers total amount offered. **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
<a href="#">834 Lehua Avenue 104</a>	<a href="#">\$245,000</a>	2 & 1/0	600   \$408	13,068   \$19	0	42%	1	20

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">834 Lehua Avenue 104</a>	\$66   \$409   \$0	\$91,800	\$191,400	\$283,200	87%	1974 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">834 Lehua Avenue 104</a>	\$230,000	06-28-2021	94%	94%	Conventional

[834 Lehua Avenue 104](#) - MLS#: [202109857](#) - Investor Haven! Price below assessed value. 2/1/1 Pearl Kai Terrace Condo unit in Pearl City has a month to month tenant in place and want to stay. Rental income between \$1,500 - \$1,600. Unit has vinyl plank waterproof flooring. AC in every room. Community Laundry. Elementary is a few walk away. Close to Pearl City Shopping Mall, Sam's Club, Home Depot, Post Office. Secured key building. Community laundry. Pictures were taken before the tenant move-in. Information herein may contain inaccuracies and is provided without warranty or guaranty, given or implied. Agents, their clients and prospective buyers must verify any information that a prospective buyer would deem material or otherwise important the buyers decision whether or not to submit an offer and/or the buyers total amount offered. **Region:** Pearl City **Neighborhood:** Pearl City-upper **Condition:** Average **Parking:** Assigned, Street **Total Parking:** 1 **View:** None **Frontage:** **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