

Pearl Kai Terrace 834 Lehua Avenue Unit 301, Pearl City 96782 * Pearl Kai Terrace *

\$245,000

Sold Price: \$245,000	Sold Date: 07-09-2021	Sold Ratio: 100%
Beds: 2	MLS#: 202109859, FS	Year Built: 1974
Bath: 1/0	Status: Sold	Remodeled:
Living Sq. Ft.: 600	List Date & DOM: 04-24-2021 & 16	Total Parking: 1
Land Sq. Ft.: 13,068	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$187,500
Sq. Ft. Other: 0	Tax/Year: \$66/2020	Land: \$91,800
Total Sq. Ft. 600	Neighborhood: Pearl City-upper	Total: \$279,300
Maint./Assoc. \$409 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Three / No
Parking: Assigned, Street	Frontage:	
Zoning : 12 - A-2 Medium Density Apartme	View: None	

Public Remarks: Investor haven! Price below assessed value. 2/1/1 Condo unit in Pearl Kai Terrace is looking for investor only, excellent tenant has a year lease. Rental \$1,500-1,600. Unit is on the top floor and no neighbor on either side. Cool Breeze. AC window unit. Vinyl Flank waterproof flooring. Kitchen and bathroom updated. Community Laundry and Pet verify. Good location near Shopping Malls and easy freeway access. 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. Pictures taken before the tenant moves in. **Sale Conditions:** None **Schools:** [Lehua, 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
834 Lehua Avenue 301	\$245,000	2 & 1/0	600 \$408	13,068 \$19	0	42%	3	16

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
834 Lehua Avenue 301	\$66 \$409 \$0	\$91,800	\$187,500	\$279,300	88%	1974 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
834 Lehua Avenue 301	\$245,000	07-09-2021	100%	100%	Conventional

[834 Lehua Avenue 301](#) - MLS#: [202109859](#) - Investor haven! Price below assessed value. 2/1/1 Condo unit in Pearl Kai Terrace is looking for investor only, excellent tenant has a year lease. Rental \$1,500-1,600. Unit is on the top floor and no neighbor on either side. Cool Breeze. AC window unit. Vinyl Flank waterproof flooring. Kitchen and bathroom updated. Community Laundry and Pet verify. Good location near Shopping Malls and easy freeway access. 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. Pictures taken before the tenant moves in. **Region:** Pearl City **Neighborhood:** Pearl City-upper **Condition:** Above Average **Parking:** Assigned, Street **Total Parking:** 1 **View:** None **Frontage:** **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Lehua, Highlands, Pearl City](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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