Kaimuki Jade 1139 9th Avenue Unit 402, Honolulu 96816 * Kaimuki Jade * $459,000 * Originally $479,000

Sold Price: $445,000	Sold Date: 11-29-2021	Sold Ratio: 97%
Beds: **2**	MLS#: **202125620, FS**	Year Built: **1967**
Bath: **1/1**	Status: **Sold**	Remodeled: **2021**
Living Sq. Ft.: **906**	List Date & DOM: **10-08-2021** & **20**	Total Parking: **1**
Land Sq. Ft.: **30,013**	Condition: **Excellent**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage:	Building: **$276,500**
Sq. Ft. Other: **0**	Tax/Year: **$113/2021**	Land: **$105,600**
Total Sq. Ft. **906**	Neighborhood: **Kaimuki**	Total: **$382,100**
Maint./Assoc. **$578 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **15-20 / No**
Parking: **Open - 1, Street, Unassigned**	Frontage:	
Zoning: **11 - A-1 Low Density Apartment**	View: **City, Diamond Head**	

Public Remarks: Almost 100% remodeled in 2021, this "GEM" of a unit sits in the 16 floor round high rise in the heart of Kaimuki; the Kaimuki Jade! Concrete building w/ only 4 units per floor, community laundry w/ dedicated storage locker per unit, trash chute & exit stairs right outside the front door. A bonus is the view of Diamond Head through windows, graced by beautiful new drapes. Right off of Waialae Ave, on bus line, close proximity to banks, restaurants, shops, easy access to freeway, minutes to UH, Chaminade, KCC, and Kahala Mall. The special assessment has been paid off by the Seller, wrapped in the price of the unit. The assessment ($366.62) monthly for each unit is for spalling & painting of the building. **Sale Conditions:** None **Schools:** Aliiolani, Jarrett, Kaimuki * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info




Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
1139 9th Avenue 402	**$459,000**	2 & 1/1	906 | $507	30,013 | $15	0	62%	4	20

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1139 9th Avenue 402	$113 | $578 | $0	$105,600	$276,500	$382,100	120%	1967 & 2021

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1139 9th Avenue 402	$445,000	11-29-2021	97%	93%	VA

1139 9th Avenue 402 - MLS#: 202125620 - Original price was $479,000 - Almost 100% remodeled in 2021, this "GEM" of a unit sits in the 16 floor round high rise in the heart of Kaimuki; the Kaimuki Jade! Concrete building w/ only 4 units per floor, community laundry w/ dedicated storage locker per unit, trash chute & exit stairs right outside the front door. A bonus is the view of Diamond Head through windows, graced by beautiful new drapes. Right off of Waialae Ave, on bus line, close proximity to banks, restaurants, shops, easy access to freeway, minutes to UH, Chaminade, KCC, and Kahala Mall. The special assessment has been paid off by the Seller, wrapped in the price of the unit. The assessment ($366.62) monthly for each unit is for spalling & painting of the building. **Region:** Diamond Head **Neighborhood:** Kaimuki **Condition:** Excellent **Parking:** Open - 1, Street, Unassigned **Total Parking:** 1 **View:** City, Diamond Head **Frontage: Pool: Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** Aliiolani, Jarrett, Kaimuki * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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