<u>The Ritz-Carlton Residences - 383 Kalaim 383 Kalaimoku Street Unit E1116, Honolulu 96815</u> * The Ritz-Carlton Residences - 383 Kalaim * \$1,600,000 * Originally \$1,650,000

 Beds: 2
 MLS#: 202322095, FS
 Year Built: 2014

 Bath: 2/0
 Status: Active
 Remodeled:

 Living Sq. Ft.: 1,142
 List Date & DOM: 10-16-2023 & 210
 Total Parking: 0

Land Sq. Ft.: 0 Condition: Excellent, Above Assessed Value

 Lanai Sq. Ft.: 93
 Frontage:
 Building: \$1,452,500

 Sq. Ft. Other: 0
 Tax/Year: \$2,596/2024
 Land: \$141,000

 Total Sq. Ft. 1,235
 Neighborhood: Waikki
 Total: \$1,593,500

 Maint./Assoc. \$2,431 / \$0
 Flood Zone: Zone AO - Tool
 Stories / CPR: One / No

Parking: **None** Frontage:

Zoning: X6 - Resort Mixed Use Precinct View: City, Mountain, Ocean, Sunset

Public Remarks: With spectacular Ocean views, this 2-bed, 2-bath corner-unit with lanai presently participates in the Hotel Rental Program. Occupancy has averaged 15 sold nights per month with positive cash flow (Mar, 2023 to Mar, 2024.) The Ritz-Carlton is within close proximity to many of Waikiki's acclaimed beaches, attractions, shops, & restaurants. There is a long list of luxurious amenities which are synonymous with the Ritz-Carlton brand. The building is impeccably maintained and managed by the full-time, and very attentive, Ritz-Carlton Residences staff. **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
383 Kalaimoku Street E1116	\$1,600,000	2 & 2/0	1,142 \$1,401	0 \$inf	93	20%	11	210

Address	I I ax I Maint. I Ass. I	I I	Assessed Building	Assessed Total	Ratio	Year & Remodeled
383 Kalaimoku Street E1116	\$2,596 \$2,431 \$0	\$141,000	\$1,452,500	\$1,593,500	100%	2014 & NA

383 Kalaimoku Street E1116 - MLS#: 202322095 - Original price was \$1,650,000 - With spectacular Ocean views, this 2-bed, 2-bath corner-unit with lanai presently participates in the Hotel Rental Program. Occupancy has averaged 15 sold nights per month with positive cash flow (Mar, 2023 to Mar, 2024.) The Ritz-Carlton is within close proximity to many of Waikiki's acclaimed beaches, attractions, shops, & restaurants. There is a long list of luxurious amenities which are synonymous with the Ritz-Carlton brand. The building is impeccably maintained and managed by the full-time, and very attentive, Ritz-Carlton Residences staff. Region: Metro Neighborhood: Waikiki Condition: Excellent, Above Average Parking: None Total Parking: 0 View: City, Mountain, Ocean, Sunset Frontage: Pool: Zoning: X6 - Resort Mixed Use Precinct Sale Conditions: None Schools: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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