

## **Trump Tower Waikiki 223 Saratoga Road Unit 812, Honolulu 96815 \* Trump Tower Waikiki**

**\* \$435,000 \* Originally \$480,000**

Beds: <b>0</b>	MLS#: <b>202400739, FS</b>	Year Built: <b>2009</b>
Bath: <b>1/0</b>	Status: <b>Active</b>	Remodeled:
Living Sq. Ft.: <b>557</b>	List Date & DOM: <b>02-11-2024 &amp; 93</b>	Total Parking: <b>0</b>
Land Sq. Ft.: <b>0</b>	Condition: <b>Excellent</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>0</b>	Frontage:	Building: <b>\$201,000</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$170/2024</b>	Land: <b>\$319,400</b>
Total Sq. Ft. <b>557</b>	Neighborhood: <b>Waikiki</b>	Total: <b>\$520,400</b>
Maint./Assoc. <b>\$1,012 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone AE - Tool</b>	Stories / CPR: <b>21+ / No</b>
Parking: <b>None</b>	Frontage:	
<a href="#">Zoning</a> : <b>X6 - Resort Mixed Use Precinct</b>	View: <b>City</b>	

**Public Remarks:** This is a lovely fully furnished large studio close to Waikiki Beach and has been used only barely as a second/vacation home. It has not been rented for years. Formerly known as the Trump Tower Waikiki, the property has been newly rebranded as "Ka Lai Waikiki Beach," and is part of the LXR Hotels & Resorts, a Hilton Luxury brand, who is upgrading this Five Star property to the next level. The exceptionally low property tax rate is due to the current 'Dedication for Residential Use,' which allows for rental terms of 30+ days. If you rent as a short-term rental (less than 30-day rental terms) then the property tax rate will revert to the higher Hotel/Resort property tax rate. If the Buyer intends to rejoin the hotel rental program, then this unit's complete renovation package is estimated to cost \$120-140K. The \$1,020.07/mo 'other fees' is the special assessment that ends in December 2025 and pays for the common-area renovation upgrades. ~ Make this your perfect second home, principal residence in paradise, or vacation getaway. **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="#">223 Saratoga Road 812</a>	<b>\$435,000</b>	0 & 1/0	557   \$781	0   \$inf	0	2%	8	93

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">223 Saratoga Road 812</a>	\$170   \$1,012   \$0	\$319,400	\$201,000	\$520,400	84%	2009 & NA

[223 Saratoga Road 812](#) - MLS#: [202400739](#) - Original price was \$480,000 - This is a lovely fully furnished large studio close to Waikiki Beach and has been used only barely as a second/vacation home. It has not been rented for years. Formerly known as the Trump Tower Waikiki, the property has been newly rebranded as "Ka Lai Waikiki Beach," and is part of the LXR Hotels & Resorts, a Hilton Luxury brand, who is upgrading this Five Star property to the next level. The exceptionally low property tax rate is due to the current 'Dedication for Residential Use,' which allows for rental terms of 30+ days. If you rent as a short-term rental (less than 30-day rental terms) then the property tax rate will revert to the higher Hotel/Resort property tax rate. If the Buyer intends to rejoin the hotel rental program, then this unit's complete renovation package is estimated to cost \$120-140K. The \$1,020.07/mo 'other fees' is the special assessment that ends in December 2025 and pays for the common-area renovation upgrades. ~ Make this your perfect second home, principal residence in paradise, or vacation getaway. **Region:** Metro **Neighborhood:** Waikiki **Condition:** Excellent **Parking:** None **Total Parking:** 0 **View:** City **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