

## **Hawaiian Monarch 444 Niu Street Unit 2304, Honolulu 96815 \* Hawaiian Monarch \***

**\$275,000 \* Originally \$320,000**

|                                                         |                                                    |                                |
|---------------------------------------------------------|----------------------------------------------------|--------------------------------|
| Sold Price: \$280,000                                   | Sold Date: 05-16-2024                              | Sold Ratio: 102%               |
| Beds: <b>0</b>                                          | MLS#: <b>202403878, FS</b>                         | Year Built: <b>1979</b>        |
| Bath: <b>1/0</b>                                        | Status: <b>Sold</b>                                | Remodeled:                     |
| Living Sq. Ft.: <b>236</b>                              | List Date & DOM: <b>03-19-2024 &amp; 42</b>        | Total Parking: <b>0</b>        |
| Land Sq. Ft.: <b>38,463</b>                             | Condition: <b>Average</b>                          | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>0</b>                                 | Frontage: <b>Other</b>                             | Building: <b>\$187,100</b>     |
| Sq. Ft. Other: <b>0</b>                                 | Tax/Year: <b>\$311/2024</b>                        | Land: <b>\$89,800</b>          |
| Total Sq. Ft. <b>236</b>                                | Neighborhood: <b>Waikiki</b>                       | Total: <b>\$276,900</b>        |
| Maint./Assoc. <b>\$379 / \$0</b>                        | <a href="#">Flood Zone</a> : <b>Zone AO - Tool</b> | Stories / CPR: <b>21+ / No</b> |
| Parking: <b>None, Street</b>                            | Frontage: <b>Other</b>                             |                                |
| <a href="#">Zoning</a> : <b>X2 - Apartment Precinct</b> | View: <b>City, Marina/Canal, Ocean, Sunset</b>     |                                |

**Public Remarks:** Legal short-term rental! Desirable high floor unit at the Hawaiian Monarch in the heart of Waikiki for use as an investment property, Airbnb, and/or your own vacation home. You must see the beautiful ocean and park views with your own eyes. The perfect size for two beds to accommodate four. Low maintenance fees make this the preferred building for investors. Close to Waikiki Beach, Fort DeRussy Beach Park, and the Ala Wai Golf Course. Long term rental tenant has moved out and it is now available to see anytime. Don't miss this golden opportunity !!! **Sale Conditions:** None **Schools:** [Jefferson](#), [Washington](#), [Kaimuki](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



| Address                             | Price            | Bd & Bth | Living / Avg. | Land   Avg.  | Lanai | Occ. | FL | DOM |
|-------------------------------------|------------------|----------|---------------|--------------|-------|------|----|-----|
| <a href="#">444 Niu Street 2304</a> | <b>\$275,000</b> | 0 & 1/0  | 236   \$1,165 | 38,463   \$7 | 0     | 8%   | 23 | 42  |

| Address                             | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|-------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">444 Niu Street 2304</a> | \$311   \$379   \$0 | \$89,800      | \$187,100         | \$276,900      | 99%   | 1979 & NA        |

| Address                             | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms |
|-------------------------------------|------------|------------|------------|----------------|------------|
| <a href="#">444 Niu Street 2304</a> | \$280,000  | 05-16-2024 | 102%       | 88%            | Cash       |

[444 Niu Street 2304](#) - MLS#: [202403878](#) - Original price was \$320,000 - Legal short-term rental! Desirable high floor unit at the Hawaiian Monarch in the heart of Waikiki for use as an investment property, Airbnb, and/or your own vacation home. You must see the beautiful ocean and park views with your own eyes. The perfect size for two beds to accommodate four. Low maintenance fees make this the preferred building for investors. Close to Waikiki Beach, Fort DeRussy Beach Park, and the Ala Wai Golf Course. Long term rental tenant has moved out and it is now available to see anytime. Don't miss this golden opportunity !!! **Region:** Metro **Neighborhood:** Waikiki **Condition:** Average **Parking:** None, Street **Total Parking:** 0 **View:** City, Marina/Canal, Ocean, Sunset **Frontage:** Other **Pool:** **Zoning:** X2 - Apartment Precinct **Sale Conditions:** None **Schools:** [Jefferson](#), [Washington](#), [Kaimuki](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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