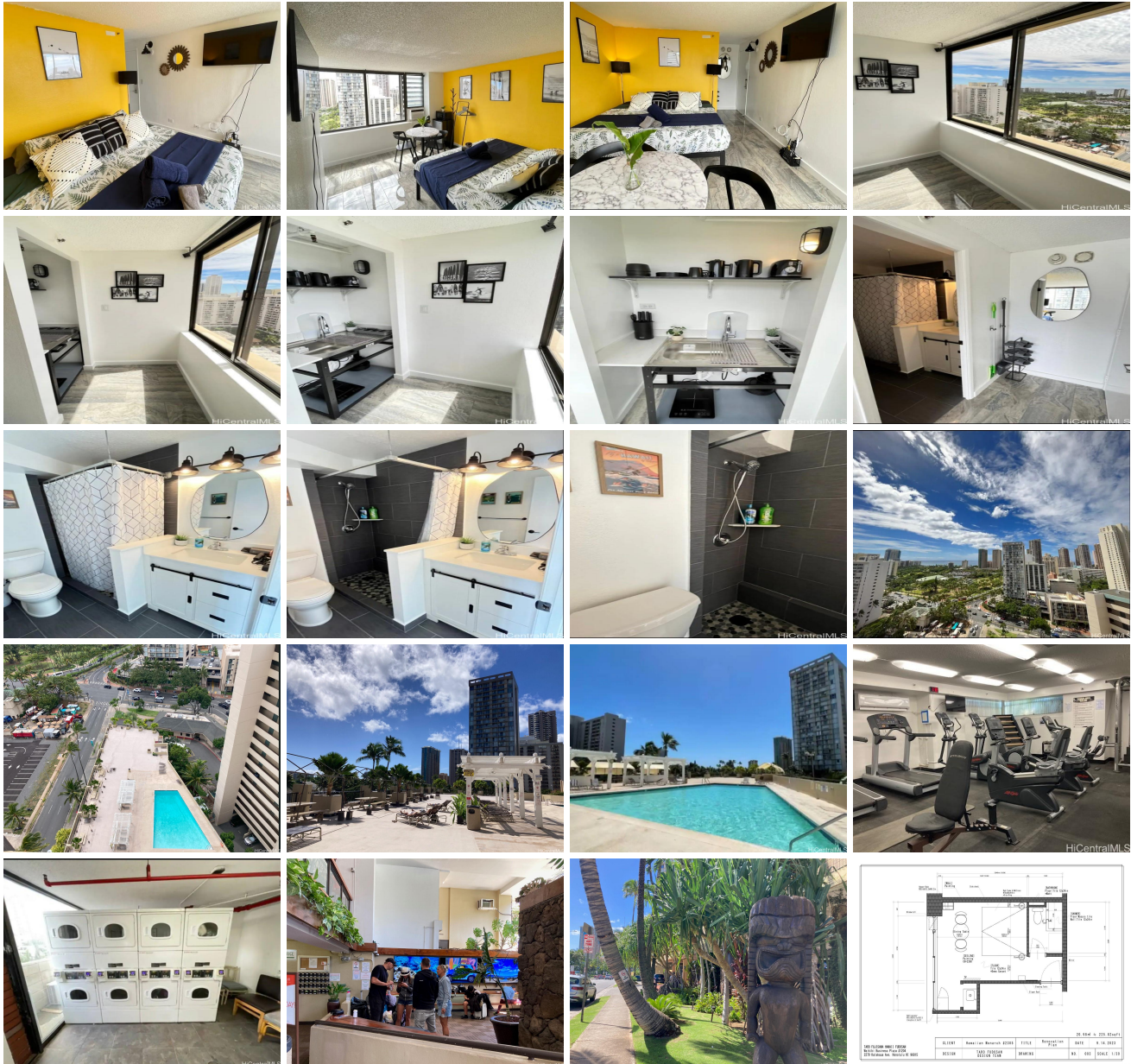


Hawaiian Monarch 444 Niu Street Unit 2305, Honolulu 96815 * Hawaiian Monarch *

\$299,000 * Originally \$325,000

Beds: 0	MLS#: <u>202407704</u>, FS	Year Built: 1979
Bath: 1/0	Status: Active Under Contract	Remodeled: 2023
Living Sq. Ft.: 236	List Date & DOM: 04-11-2024 & 12	Total Parking: 0
Land Sq. Ft.: 38,463	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$187,100
Sq. Ft. Other: 0	Tax/Year: \$311/2024	Land: \$89,800
Total Sq. Ft. 236	Neighborhood: Waikiki	Total: \$276,900
Maint./Assoc. \$379 / \$0	Flood Zone : Zone AO - Tool	Stories / CPR: 21+ / No
Parking: None	Frontage: Other	
Zoning : X2 - Apartment Precinct	View: City, Ocean	

Public Remarks: Beautifully renovated ongoing short-term rental use property in highly desired Hawaiian Monarch Condo located in the heart of Waikiki !! Ready to begin renting or living in from DAY 1 !! Unit was meticulously renovated in August of 2023, less than a year ago by our designer, with all new furnishings and fixtures. You will feel the quality of the renovation once you step into the unit ! You must see the wonderful views of the ocean, park and Waikiki with your own eyes. Close to Waikiki Beach, Fort DeRussy Beach Park, and the Ala Wai Golf Course. Don't miss this super 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
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444 Niu Street 2305	\$299,000	0 & 1/0	236 \$1,267	38,463 \$8	0	8%	23	12
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Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
444 Niu Street 2305	\$311 \$379 \$0	\$89,800	\$187,100	\$276,900	108%	1979 & 2023

[444 Niu Street 2305](#) - MLS#: [202407704](#) - Original price was \$325,000 - Beautifully renovated ongoing short-term rental use property in highly desired Hawaiian Monarch Condo located in the heart of Waikiki !! Ready to begin renting or living in from DAY 1 !! Unit was meticulously renovated in August of 2023, less than a year ago by our designer, with all new furnishings and fixtures. You will feel the quality of the renovation once you step into the unit ! You must see the wonderful views of the ocean, park and Waikiki with your own eyes. Close to Waikiki Beach, Fort DeRussy Beach Park, and the Ala Wai Golf Course. Don't miss this super opportunity !! **Region:** Metro **Neighborhood:** Waikiki **Condition:** Excellent **Parking:** None **Total Parking:** 0 **View:** City, Ocean **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