VALLEYVIEW MELEMANU 952043 Waikalani Place Unit E 306, MILILANI TOWN 96789 *

VALLEYVIEW MELEMANU * $95,000

Sold Price: $92,000	Sold Date: 01-30-2004	Sold Ratio: 97%
Beds: **2**	MLS#: **2310071, FS**	Year Built: **1973**
Bath: **1/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **896**	List Date & DOM: **08-01-2003** & **116**	Total Parking: **1**
Land Sq. Ft.: **0**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **97**	Frontage:	Building: **$31,200**
Sq. Ft. Other: **0**	Tax/Year: **$18/2002**	Land: **$14,000**
Total Sq. Ft. **993**	Neighborhood: **Waipio Acres-waikalani Woodlands**	Total: **$45,200**
Maint./Assoc. **$260 / $0**	Flood Zone: **Zone D - Tool**	Stories / CPR: **/ No**
Parking: **Covered - 1**	Frontage:	
Zoning:	View: **None**	

Public Remarks: SPACIOUS 2 BDRM W/ LANAI ACROSS ELEVATOR. RENTED TILL 12/30/03, GOOD CONDI- TION BUT SOLD 'AS IS'. 48 HRS NOTICE PLEASE. CALL PATTY 598-7643=VOICEMAIL OWNER OCCUPANCY 23%. NEED PREQUAL LETTER WITH OFFERS. **Sale Conditions: Schools:** Kipapa, Wheeler, Mililani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
952043 Waikalani Place E 306	$95,000	2 & 1/0	896 | $106	0 | $inf	97	0%	3	116

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
952043 Waikalani Place E 306	$18 | $260 | $0	$14,000	$31,200	$45,200	210%	1973 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
952043 Waikalani Place E 306	$92,000	01-30-2004	97%	97%	Conventional 0

952043 Waikalani Place E 306 - MLS#: 2310071 - SPACIOUS 2 BDRM W/ LANAI ACROSS ELEVATOR. RENTED TILL 12/30/03, GOOD CONDI- TION BUT SOLD 'AS IS'. 48 HRS NOTICE PLEASE. CALL PATTY 598-7643=VOICEMAIL OWNER OCCUPANCY 23%. NEED PREQUAL LETTER WITH OFFERS. **Region:** Central **Neighborhood:** Waipio Acres-waikalani Woodlands **Condition:** Above Average **Parking:** Covered - 1 **Total Parking:** 1 **View:** None **Frontage: Pool: Zoning: Sale Conditions: Schools:** Kipapa, Wheeler, Mililani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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