Woodwinds 1600 Wilikina Drive Unit C/507, Wahiawa 96786 * Woodwinds * $139,000 * Originally $170,000

Sold Price: $145,000	Sold Date: 01-11-2007	Sold Ratio: 104%
Beds: **1**	MLS#: **2616203, FS**	Year Built: **1974**
Bath: **1/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **506**	List Date & DOM: **08-29-2006** & **85**	Total Parking: **1**
Land Sq. Ft.: **110,599**	Condition: **Average**	Assessed Value
Lanai Sq. Ft.: **75**	Frontage: **Lake/Pond**	Building: **$99,800**
Sq. Ft. Other: **0**	Tax/Year: **$35/2006**	Land: **$13,200**
Total Sq. Ft. **581**	Neighborhood: **Wilikina**	Total: **$113,000**
Maint./Assoc. **$240 / $0**	Flood Zone: **Zone D - Tool**	Stories / CPR: **/ No**
Parking: **Assigned, Covered - 1, Guest**	Frontage: **Lake/Pond**	
Zoning:	View: **Mountain**	

Public Remarks: Well managed secured building with onsite manager next to serene Lake Wilson, near Schofield on busline, jogging trail, night security, walking paths, BBQ & picnic area & pool. Tenant lease expires 3/1/07. **Sale Conditions:** **Schools:** Hale Kula, Wahiawa, Leilehua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
1600 Wilikina Drive C/507	**$139,000**	1 & 1/0	506 | $275	110,599 | $1	75	0%	7	85

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1600 Wilikina Drive C/507	$35 | $240 | $0	$13,200	$99,800	$113,000	123%	1974 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1600 Wilikina Drive C/507	$145,000	01-11-2007	104%	85%	Conventional

1600 Wilikina Drive C/507 - MLS#: 2616203 - Original price was $170,000 - Well managed secured building with onsite manager next to serene Lake Wilson, near Schofield on busline, jogging trail, night security, walking paths, BBQ & picnic area & pool. Tenant lease expires 3/1/07. **Region:** Central **Neighborhood:** Wilikina **Condition:** Average **Parking:** Assigned, Covered - 1, Guest **Total Parking:** 1 **View:** Mountain **Frontage:** Lake/Pond **Pool: Zoning: Sale Conditions: Schools:** Hale Kula, Wahiawa, Leilehua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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