Moana Kai 7012 Hawaii Kai Drive Unit 105, Honolulu 96825 * Moana Kai * $565,000 * Originally $599,000

Sold Price: $550,000	Sold Date: 11-03-2008	Sold Ratio: 97%
Beds: **2**	MLS#: **2801708, FS**	Year Built: **2005**
Bath: **2/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **1,241**	List Date & DOM: **01-27-2008** & **257**	Total Parking: **2**
Land Sq. Ft.: **5,729**	Condition: **Excellent**	Assessed Value
Lanai Sq. Ft.: **600**	Frontage:	Building: **$384,600**
Sq. Ft. Other: **0**	Tax/Year: **$106/2008**	Land: **$204,200**
Total Sq. Ft. **1,841**	Neighborhood: **West Marina**	Total: **$588,800**
Maint./Assoc. **$303 / $0**	Flood Zone: **Zone D - Tool**	Stories / CPR: **/ No**
Parking: **Covered - 1, Open - 1**	Frontage:	
Zoning:	View: **Mountain**	

Public Remarks: Desireable ground floor one-level townhome (no stairs) with a large patio area (approx 665 sq.ft.) Over $40,000 in upgades, built in 2005, central A/C, low maint fee. Interior just repainted..... OPEN 9/14/08 (SUN 2-5). **Sale Conditions: Schools:** Hahaione, Niu Valley, Kaiser * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
7012 Hawaii Kai Drive 105	**$565,000**	2 & 2/0	1,241 | $455	5,729 | $99	600	0%	1	257

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
7012 Hawaii Kai Drive 105	$106 | $303 | $0	$204,200	$384,600	$588,800	96%	2005 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
7012 Hawaii Kai Drive 105	$550,000	11-03-2008	97%	92%	Conventional

7012 Hawaii Kai Drive 105 - MLS#: 2801708 - Original price was $599,000 - Desireable ground floor one-level townhome (no stairs) with a large patio area (approx 665 sq.ft.) Over $40,000 in upgades, built in 2005, central A/C, low maint fee. Interior just repainted..... OPEN 9/14/08 (SUN 2-5). **Region:** Hawaii Kai **Neighborhood:** West Marina **Condition:** Excellent **Parking:** Covered - 1, Open - 1 **Total Parking:** 2 **View:** Mountain **Frontage: Pool: Zoning: Sale Conditions: Schools:** Hahaione, Niu Valley, Kaiser * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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