Moana Kai 7012 Hawaii Kai Drive Unit 1004, Honolulu 96825 * Moana Kai * $610,000 * Originally $675,000

Sold Price: $613,000	Sold Date: 06-26-2009	Sold Ratio: 100%
Beds: **3**	MLS#: **2814316, FS**	Year Built: **2005**
Bath: **2/1**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **1,725**	List Date & DOM: **09-02-2008** & **254**	Total Parking: **2**
Land Sq. Ft.: **5,729**	Condition: **Excellent**	Assessed Value
Lanai Sq. Ft.: **42**	Frontage:	Building: **$443,700**
Sq. Ft. Other: **0**	Tax/Year: **$164/2008**	Land: **$263,300**
Total Sq. Ft. **1,767**	Neighborhood: **West Marina**	Total: **$707,000**
Maint./Assoc. **$390 / $0**	Flood Zone: **Zone D - Tool**	Stories / CPR: **/ No**
Parking: **Garage, Open - 2**	Frontage:	
Zoning:	View: **Mountain**	

Public Remarks: Price Reduction Ready To Sell!! Great upgraded Model Unit! 3 bedrooms, 2/1 baths, spacious master bedroom with deep walk-in closet, 1725s.f. unit, Central air, but very breezy. 'AS-IS' Near everything-shopping/dining/beaches. Garage plus rooms for 2 more car parking,family room and pet frendly near Koko marina with Koko Head views. **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 1004	**$610,000**	3 & 2/1	1,725 | $354	5,729 | $106	42	0%	2	254

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
7012 Hawaii Kai Drive 1004	$164 | $390 | $0	$263,300	$443,700	$707,000	86%	2005 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
7012 Hawaii Kai Drive 1004	$613,000	06-26-2009	100%	91%	Conventional

7012 Hawaii Kai Drive 1004 - MLS#: 2814316 - Original price was $675,000 - Price Reduction Ready To Sell!! Great upgraded Model Unit! 3 bedrooms, 2/1 baths, spacious master bedroom with deep walk-in closet, 1725s.f. unit, Central air, but very breezy. 'AS-IS' Near everything-shopping/dining/beaches. Garage plus rooms for 2 more car parking,family room and pet frendly near Koko marina with Koko Head views. **Region:** Hawaii Kai **Neighborhood:** West Marina **Condition:** Excellent **Parking:** Garage, Open - 2 **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