85-717 Piliuka Place, Waianae 96792 * $385,000 * Originally $415,000

Sold Price: $325,000	Sold Date: 10-23-2018	Sold Ratio: 84%
Beds: **4**	MLS#: **201812278, FS**	Year Built: **1964**
Bath: **2/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **1,200**	List Date & DOM: **05-07-2018** & **123**	Total Parking: **2**
Land Sq. Ft.: **7,530**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage:	Building: **$93,600**
Sq. Ft. Other: **0**	Tax/Year: **$88/2017**	Land: **$214,000**
Total Sq. Ft. **1,200**	Neighborhood: **Waianae**	Total: **$307,600**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone D - Tool**	Stories / CPR: **One / No**
Parking: **3 Car+**	Frontage:	
Zoning: **56 - Country District**	View: **Mountain**	

Public Remarks: Fully occupied, well maintained and professionally managed cash flow property located off of Waianae Valley Road. Duplex containing (2) two-bedroom, 1 bath units sit on approx. 7,616 sf of country zoned land. Two contiguous parcels on containing on duplex with (2) two-bedroom, one bath units and the other containing (4) duplexes with (2) two-bedroom, 1 bath units each also available for sale. See MLS 201812271 & 201812306 . Purchase together or separate. Annual Income $28,800 - Expenses $11,400 = $17,400 NOI. Financials provided are estimated and Buyer to perform their own due diligence. Scheduled Open Houses Thursday May 10th from 10:00 - 11:30 am Tuesday May 15th from 10:00 - 11:30 am. **Sale Conditions:** None **Schools:** Waianae, Waianae, Waianae * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
85-717 Piliuka Place	**$385,000**	4 & 2/0	1,200 | $321	7,530 | $51	123

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
85-717 Piliuka Place	$88 | $0 | $0	$214,000	$93,600	$307,600	125%	1964 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
85-717 Piliuka Place	$325,000	10-23-2018	84%	78%	Conventional

85-717 Piliuka Place - MLS#: 201812278 - Original price was $415,000 - Fully occupied, well maintained and professionally managed cash flow property located off of Waianae Valley Road. Duplex containing (2) two-bedroom, 1 bath units sit on approx. 7,616 sf of country zoned land. Two contiguous parcels on containing on duplex with (2) two-bedroom, one bath units and the other containing (4) duplexes with (2) two-bedroom, 1 bath units each also available for sale. See MLS 201812271 & 201812306 . Purchase together or separate. Annual Income $28,800 - Expenses $11,400 = $17,400 NOI. Financials provided are estimated and Buyer to perform their own due diligence. Scheduled Open Houses Thursday May 10th from 10:00 - 11:30 am Tuesday May 15th from 10:00 - 11:30 am. **Region:** Leeward **Neighborhood:** Waianae **Condition:** Above Average **Parking:** 3 Car+ **Total Parking:** 2 **View:** Mountain **Frontage: Pool:** None **Zoning:** 56 - Country District **Sale Conditions:** None **Schools:** Waianae, Waianae, Waianae * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market