

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

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

**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
<a href="#">85-717 Piliuka Place</a>	<b>\$385,000</b>	4 & 2/0	1,200   \$321	7,530   \$51	123

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">85-717 Piliuka Place</a>	\$88   \$0   \$0	\$214,000	\$93,600	\$307,600	125%	1964 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">85-717 Piliuka Place</a>	\$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