1709 Pensacola Street, Honolulu 96822 * $725,000 * Originally $750,000

Sold Price: $710,000	Sold Date: 02-12-2020	Sold Ratio: 98%
Beds: **4**	MLS#: **201928615, FS**	Year Built: **1942**
Bath: **3/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **1,058**	List Date & DOM: **10-03-2019** & **64**	Total Parking: **1**
Land Sq. Ft.: **4,717**	Condition: **Fair**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage: **Other**	Building: **$289,300**
Sq. Ft. Other: **0**	Tax/Year: **$278/2019**	Land: **$769,800**
Total Sq. Ft. **1,058**	Neighborhood: **Makiki**	Total: **$1,086,100**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **Three+ / No**
Parking: **1 Car, Carport, Street**	Frontage: **Other**	
Zoning: **05 - R-5 Residential District**	View: **None**	

Public Remarks: Great opportunity to renovate this prime location in Makiki! Lots of possibilities for this home. Don't be fooled by the street frontage because the spacious yard below leaves room for expansion. Units include 2/1/1 parking, 1/1 & a large unfinished basement with substandard heights, making possibilities endless with this space. Live in the street level unit & rent out below or use for stable rental income with well-qualified tenants already in place. 4 separate elec. and 2 gas meters show that this is a legal non-conforming multi-family home. This desirable central location is just minutes away from schools including UH Manoa, freeway entrance, downtown & bus line. Sale price is well below the "Tax Assessed Land Value"! **Sale Conditions:** None **Schools:** Lincoln, Stevenson, Roosevelt * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
1709 Pensacola Street	**$725,000**	4 & 3/0	1,058 | $685	4,717 | $154	64

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1709 Pensacola Street	$278 | $0 | $0	$769,800	$289,300	$1,086,100	67%	1942 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1709 Pensacola Street	$710,000	02-12-2020	98%	95%	Conventional 5000

1709 Pensacola Street - MLS#: 201928615 - Original price was $750,000 - Great opportunity to renovate this prime location in Makiki! Lots of possibilities for this home. Don't be fooled by the street frontage because the spacious yard below leaves room for expansion. Units include 2/1/1 parking, 1/1 & a large unfinished basement with substandard heights, making possibilities endless with this space. Live in the street level unit & rent out below or use for stable rental income with well-qualified tenants already in place. 4 separate elec. and 2 gas meters show that this is a legal non-conforming multi-family home. This desirable central location is just minutes away from schools including UH Manoa, freeway entrance, downtown & bus line. Sale price is well below the "Tax Assessed Land Value"! **Region:** Metro **Neighborhood:** Makiki **Condition:** Fair **Parking:** 1 Car, Carport, Street **Total Parking:** 1 **View:** None **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Lincoln, Stevenson, Roosevelt * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market