2322E Kalihi Street, Honolulu 96819 * $900,000 * Originally $1,200,000

Sold Price: $825,000	Sold Date: 10-22-2020	Sold Ratio: 92%
Beds: **15**	MLS#: **201929513, FS**	Year Built: **1945**
Bath: **5/0**	Status: **Sold**	Remodeled: **1955**
Living Sq. Ft.: **4,193**	List Date & DOM: **10-15-2019** & **176**	Total Parking: **14**
Land Sq. Ft.: **12,681**	Condition: **Above Average, Average, Fair, Needs Major Repair**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage: **Other**	Building: **$638,300**
Sq. Ft. Other: **0**	Tax/Year: **$434/2019**	Land: **$969,200**
Total Sq. Ft. **4,193**	Neighborhood: **Kalihi-upper**	Total: **$1,607,500**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone AEF,Z - Tool**	Stories / CPR: **Two / No**
Parking: **3 Car+, Driveway**	Frontage: **Other**	
Zoning: **05 - R-5 Residential District**	View: **Mountain**	

Public Remarks: Back to the Market. Very promising property with a lot of potential. Live in 1 unit and the rest is a good source of rental. The lot has 12,681 sqft. with 2 legal existing house. Building 1 has existing 9 bed/3 full bath, 2,529 sq.ft.: 3/1 upstairs;3/1 down,and back has 3/1. Has 3 separate electric/gas meter. 2nd house address is 2322D, has 1,664 sq.ft. w/ 3/1 down, 3/1 upstairs with separate electric/gas meter. Has lots of parking. No. of house, bed, bath does not match TMK, buyer's to do due diligence. To be sold "As Is". From Kalihi St,turn left on a private road across Nobrega St. Easy to show at short notice. **Sale Conditions:** None **Schools:** Kalihi Uka, Dole, Farrington * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
2322E Kalihi Street	**$900,000**	15 & 5/0	4,193 | $215	12,681 | $71	176

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2322E Kalihi Street	$434 | $0 | $0	$969,200	$638,300	$1,607,500	56%	1945 & 1955

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
2322E Kalihi Street	$825,000	10-22-2020	92%	69%	Other

2322E Kalihi Street - MLS#: 201929513 - Original price was $1,200,000 - Back to the Market. Very promising property with a lot of potential. Live in 1 unit and the rest is a good source of rental. The lot has 12,681 sqft. with 2 legal existing house. Building 1 has existing 9 bed/3 full bath, 2,529 sq.ft.: 3/1 upstairs;3/1 down,and back has 3/1. Has 3 separate electric/gas meter. 2nd house address is 2322D, has 1,664 sq.ft. w/ 3/1 down, 3/1 upstairs with separate electric/gas meter. Has lots of parking. No. of house, bed, bath does not match TMK, buyer's to do due diligence. To be sold "As Is". From Kalihi St,turn left on a private road across Nobrega St. Easy to show at short notice. **Region:** Metro **Neighborhood:** Kalihi-upper **Condition:** Above Average, Average, Fair, Needs Major Repair **Parking:** 3 Car+, Driveway **Total Parking:** 14 **View:** Mountain **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Kalihi Uka, Dole, Farrington * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market