5838 Haleola Street, Honolulu 96821 * \$1,395,000 * Originally \$1,495,000

 Sold Price: \$1,325,000
 Sold Date: 10-15-2020
 Sold Ratio: 95%

 Beds: 6
 MLS#: 202020170, FS
 Year Built: 1964

 Bath: 6/1
 Status: Sold
 Remodeled: 1984

 Living Sq. Ft.: 4,291
 List Date & DOM: 08-09-2020 & 26
 Total Parking: 2

 Land Sq. Ft.: 9,686
 Condition: Average
 Assessed Value

 Lanai Sq. Ft.: 0
 Frontage:
 Building: \$451,800

 Sq. Ft. Other: 176
 Tax/Year: \$358/2020
 Land: \$940,200

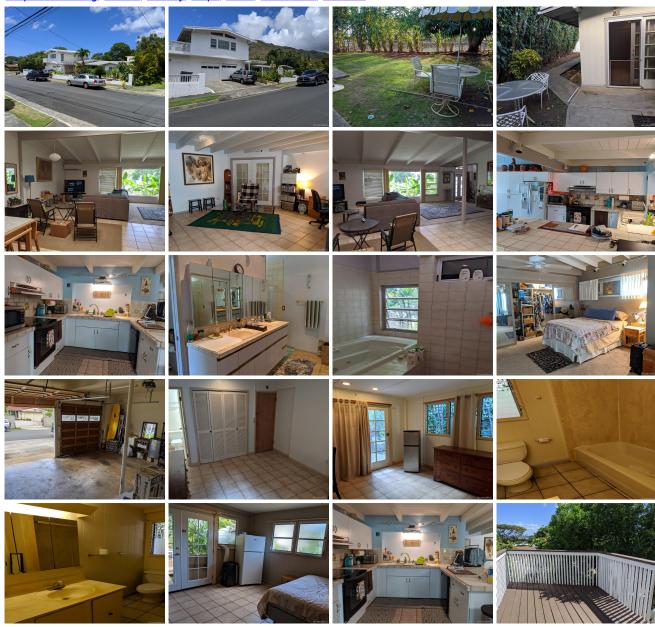
 Total Sq. Ft. 4,467
 Neighborhood: Niu Valley
 Total: \$1,392,000

 Maint./Assoc. \$0 / \$0
 Flood Zone: Zone D - Tool
 Stories / CPR: Two / No

Parking: **2 Car, Garage, Street** Frontage:

Zoning: 04 - R-7.5 Residential District View: **Mountain, Sunrise**

Public Remarks: Check out this large Niu Valley home out! Close to 4300 sf of house. It is on a large, flat 9686 sf irregular shaped corner lot. No neighbors on the one side and in the back. The house has been separated into six rental units. The units can bring in approximately \$9350 a month in rent (\$7775 net). Each unit has it's own private entrance and full bathroom. The main house unit has high ceilings, full kitchen, 1.5 bathrooms, huge master bed and bath w/two car garage. The house floor plan can be opened up and closed, to include many different floor plans and rental income options. Versatile. The above the garage studio apt is an ohana unit. It was built before 1992 and is exempt from the relative rule. You need to check this place out. Tax records may not match existing improvements. **Sale Conditions:** None **Schools:** Aina Haina, Niu Valley, Kalani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info









Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
5838 Haleola Street	<u>\$1,395,000</u>	6 & 6/1	4,291 \$325	9,686 \$144	26

Address	Tax Maint. Ass.			Assessed Total	Ratio	Year & Remodeled
5838 Haleola Street	\$358 \$0 \$0	\$940,200	\$451,800	\$1,392,000	100%	1964 & 1984

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
5838 Haleola Street	\$1,325,000	10-15-2020	95%	89%	Cash

5838 Haleola Street - MLS#: 202020170 - Original price was \$1,495,000 - Check out this large Niu Valley home out! Close to 4300 sf of house. It is on a large, flat 9686 sf irregular shaped corner lot. No neighbors on the one side and in the back. The house has been separated into six rental units. The units can bring in approximately \$9350 a month in rent (\$7775 net). Each unit has it's own private entrance and full bathroom. The main house unit has high ceilings, full kitchen, 1.5 bathrooms, huge master bed and bath w/two car garage. The house floor plan can be opened up and closed, to include many different floor plans and rental income options. Versatile. The above the garage studio apt is an ohana unit. It was built before 1992 and is exempt from the relative rule. You need to check this place out. Tax records may not match existing improvements. Region: Diamond Head Neighborhood: Niu Valley Condition: Average Parking: 2 Car, Garage, Street Total Parking: 2 View: Mountain, Sunrise Frontage: Pool: None Zoning: 04 - R-7.5 Residential District Sale Conditions: None Schools: Aina Haina, Niu Valley, Kalani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market