## 94-462 Kipou Street, Waipahu 96797 \* \$899,900 \* Originally \$949,900

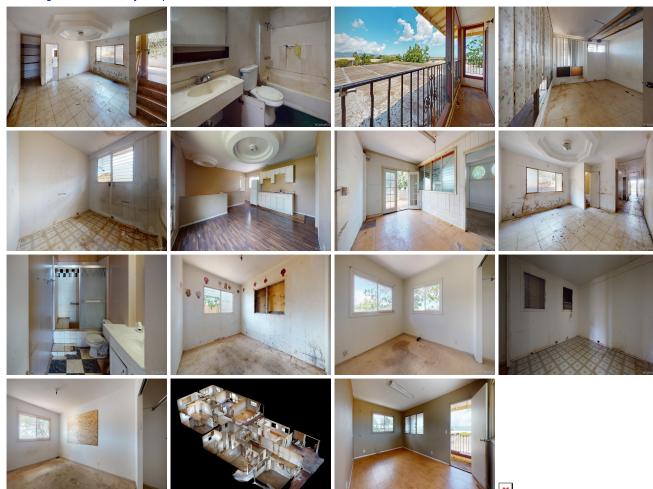
Sold Price: \$875,000 Sold Date: 03-15-2021 Sold Ratio: 97% MLS#: **202021600**, FS Beds: **11** Year Built: 1970 Bath: 4/0 Status: Sold Remodeled: 1996 Living Sq. Ft.: **3,792** List Date & DOM: 08-28-2020 & 138 Total Parking: 2

Condition: Fair, Needs Major Repair Land Sq. Ft.: 9,283 **Assessed Value** 

Lanai Sq. Ft.: 0 Frontage: Building: \$490,100 Sq. Ft. Other: 0 Tax/Year: \$290/2020 Land: \$505,400 Total Sq. Ft. **3,792** Neighborhood: Harbor View Total: \$995,500 Maint./Assoc. **\$0 / \$0** Flood Zone: Zone D - Tool Stories / CPR: Two / No

Parking: 2 Car, Carport, Driveway, Street Frontage: **Zoning: 05 - R-5 Residential District** View: None

Public Remarks: Here's a great opportunity to restore a large home in Waipahu's Harbor Ridge with multiple dwellings/entrances. Two legal dwellings on tax records. Mango tree in the back yard and lots of space for gardening with some vision. Possible cash cow or great multi-family living once restored. Buyer to do their own due diligence. In need of repairs and looking for a cash buyer. Sale Conditions: Lender Sale Schools: Honowai, Waipahu, Waipahu \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info



Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
94-462 Kipou Street	\$899,900	11 & 4/0	3,792   \$237	9,283   \$97	138

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
94-462 Kipou Street	\$290   \$0   \$0	\$505,400	\$490,100	\$995,500	90%	1970 & 1996

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
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94-462 Kipou Street \$875,000	03-15-2021 97%	92%	Cash	7
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94-462 Kipou Street - MLS#: 202021600 - Original price was \$949,900 - Here's a great opportunity to restore a large home in Waipahu's Harbor Ridge with multiple dwellings/entrances. Two legal dwellings on tax records. Mango tree in the back yard and lots of space for gardening with some vision. Possible cash cow or great multi-family living once restored. Buyer to do their own due diligence. In need of repairs and looking for a cash buyer. **Region:** Waipahu **Neighborhood:** Harbor View **Condition:** Fair, Needs Major Repair **Parking:** 2 Car, Carport, Driveway, Street **Total Parking:** 2 **View:** None **Frontage: Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** Lender Sale **Schools:** Honowai, Waipahu, Waipahu \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market