2123 Kanealii Avenue, Honolulu 96813 * $650,000

Sold Price: $650,000	Sold Date: 12-04-2020	Sold Ratio: 100%
Beds: **3**	MLS#: **202024628, FS**	Year Built: **1929**
Bath: **1/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **786**	List Date & DOM: **09-23-2020** & **14**	Total Parking: **1**
Land Sq. Ft.: **3,711**	Condition: **Needs Major Repair, Tear Down**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage:	Building: **$70,300**
Sq. Ft. Other: **0**	Tax/Year: **$186/2020**	Land: **$667,000**
Total Sq. Ft. **786**	Neighborhood: **Pauoa Valley**	Total: **$737,300**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **One / No**
Parking: **1 Car, Carport, Street**	Frontage:	
Zoning: **07 - R-3.5 Residential District**	View: **None**	

Public Remarks: Great opportunity, perfect for CASH investors/contractors, lots of possibilities and potential! PRICED TO SELL BELOW C&C ASSESSED LAND VALUE. Tear-down or major repair. TO BE SOLD IN "AS IS" "WHERE IS" CONDITION, no warranties, repairs, credits, or any other. Convenient and central location, close to schools, restaurants, shopping, parks, hospitals, bus lines, and Pali on/off. May not match tax records, bed/bath count or layout may differ from tax/permit records, buyers to do their own due diligence. No warranties expressed or implied. Seller Disclosure will be limited, 2nd generation heirs may not know many details. Not connected to water/sewer, electricity, or any other. Vacant, any/all appliances, furnishings, abandoned items AS-IS, will not be removed; no cleaning; no concessions. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
2123 Kanealii Avenue	$650,000	3 & 1/0	786 | $827	3,711 | $175	14

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2123 Kanealii Avenue	$186 | $0 | $0	$667,000	$70,300	$737,300	88%	1929 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
2123 Kanealii Avenue	$650,000	12-04-2020	100%	100%	Cash

2123 Kanealii Avenue - MLS#: 202024628 - Great opportunity, perfect for CASH investors/contractors, lots of possibilities and potential! PRICED TO SELL BELOW C&C ASSESSED LAND VALUE. Tear-down or major repair. TO BE SOLD IN "AS IS" "WHERE IS" CONDITION, no warranties, repairs, credits, or any other. Convenient and central location, close to schools, restaurants, shopping, parks, hospitals, bus lines, and Pali on/off. May not match tax records, bed/bath count or layout may differ from tax/permit records, buyers to do their own due diligence. No warranties expressed or implied. Seller Disclosure will be limited, 2nd generation heirs may not know many details. Not connected to water/sewer, electricity, or any other. Vacant, any/all appliances, furnishings, abandoned items AS-IS, will not be removed; no cleaning; no concessions. **Region:** Metro **Neighborhood:** Pauoa Valley **Condition:** Needs Major Repair, Tear Down **Parking:** 1 Car, Carport, Street **Total Parking:** 1 **View:** None **Frontage: Pool:** None **Zoning:** 07 - R-3.5 Residential District **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market