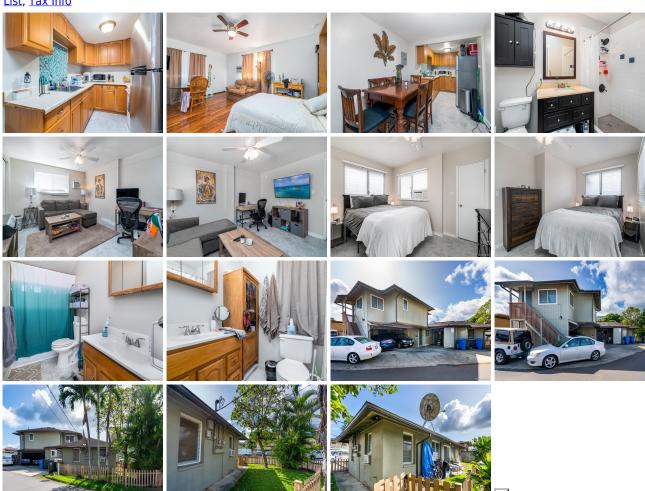
45-067 Waikalua Road, Kaneohe 96744 * \$860,000 * Originally \$825,000

Sold Price: \$865,000 Sold Date: 04-15-2021 Sold Ratio: 101% Beds: 5 MLS#: 202028470, FS Year Built: 1952 Bath: 4/0 Status: Sold Remodeled: 1982 Living Sq. Ft.: **1,742** List Date & DOM: 11-02-2020 & 22 Total Parking: 4 Land Sq. Ft.: **3,452** Condition: Above Average **Assessed Value** Lanai Sq. Ft.: 0 Frontage: Other Building: \$198,700 Sq. Ft. Other: 0 Land: \$599,700 Tax/Year: \$233/2020 Total Sq. Ft. **1,742** Neighborhood: Waikalua Total: \$798,400 Maint./Assoc. **\$0 / \$0** Stories / CPR: Two / No Flood Zone: Zone X - Tool

Parking: 3 Car+, Carport Frontage: Other

Zoning: 05 - R-5 Residential District View: Mountain

Public Remarks: ATTENTION ALL INVESTORS! Back on Market. This 3 unit investment property (Legal non-conforming). There are renewed leases til 2021 with tenants currently occupying the units so you don't have to go find new tenants. Upstairs Studio Unit w/ Full Bath (Unit A), Ground floor 2 bedroom/1 bath (Unit B) and ground floor 2 bedroom/2 bath (Unit C). Highly desirable area located near Windward Mall, restaurants, ocean and Likelike Hwy for fast access to Town. Property has A/C, Solar water heaters, shared laundry space with washer/dryer, fenced yard, plenty of storage and parking. Buyer to do due diligence on rental figures. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
45-067 Waikalua Road	\$860,000	5 & 4/0	1,742 \$494	3,452 \$249	22

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-067 Waikalua Road	\$233 \$0 \$0	\$599,700	\$198,700	\$798,400	108%	1952 & 1982

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
45-067 Waikalua Road	\$865,000	04-15-2021	101%	105%	VA

45-067 Waikalua Road - MLS#: 202028470 - Original price was \$825,000 - ATTENTION ALL INVESTORS! Back on Market. This 3 unit investment property (Legal non-conforming). There are renewed leases til 2021 with tenants currently occupying the units so you don't have to go find new tenants. Upstairs Studio Unit w/ Full Bath (Unit A), Ground floor 2 bedroom/1 bath (Unit B) and ground floor 2 bedroom/2 bath (Unit C). Highly desirable area located near Windward Mall, restaurants, ocean and Likelike Hwy for fast access to Town. Property has A/C, Solar water heaters, shared laundry space with washer/dryer, fenced yard, plenty of storage and parking. Buyer to do due diligence on rental figures. Region: Kaneohe Neighborhood: Waikalua Condition: Above Average Parking: 3 Car+, Carport Total Parking: 4 View: Mountain Frontage: Other Pool: None Zoning: 05 - R-5 Residential District Sale Conditions: None Schools: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info