92-435 Kaiaulu Street, Kapolei 96707 * $795,000

Sold Price: $850,000	Sold Date: 01-29-2021	Sold Ratio: 107%
Beds: **5**	MLS#: **202029680, FS**	Year Built: **1978**
Bath: **3/0**	Status: **Sold**	Remodeled: **2007**
Living Sq. Ft.: **2,374**	List Date & DOM: **11-24-2020** & **9**	Total Parking: **4**
Land Sq. Ft.: **5,005**	Condition: **Excellent**	Assessed Value
Lanai Sq. Ft.: **80**	Frontage:	Building: **$232,300**
Sq. Ft. Other: **148**	Tax/Year: **$219/2020**	Land: **$520,100**
Total Sq. Ft. **2,602**	Neighborhood: **Makakilo-lower**	Total: **$752,400**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone D - Tool**	Stories / CPR: **Split Level / No**
Parking: **3 Car+, Driveway, Garage, Street**	Frontage:	
Zoning: **05 - R-5 Residential District**	View: **City, Diamond Head, Mountain, Ocean, Sunrise**	

Public Remarks: No HOA fee. 22 owned PV panels. Avg elec bill for owners was $20/mth. Permitted studio tenant occupied. $800/mth incl util. One year lease till 9/30/21. Main house vacant. Last tenant in main house $2900/mth + utilities.Ohana unit in back left, storage shed in rear with a stand alone workshop with 220 outlet. Used as a rental property for last few years. See video to understand floor plan as previous owner made additions to this originally single wall constructed house. Workmanship uncompared as it was truly a labor of love. Yard as is, shows effects of previous tenants dog. Unobstructed view of Diamond Head from lanai. Fully fenced in yard. **Sale Conditions:** None **Schools:** Makakilo, Kapolei, Kapolei * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info







Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
92-435 Kaiaulu Street	$795,000	5 & 3/0	2,374 | $335	5,005 | $159	9

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
92-435 Kaiaulu Street	$219 | $0 | $0	$520,100	$232,300	$752,400	106%	1978 & 2007

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
92-435 Kaiaulu Street	$850,000	01-29-2021	107%	107%	Conventional

92-435 Kaiaulu Street - MLS#: 202029680 - No HOA fee. 22 owned PV panels. Avg elec bill for owners was $20/mth. Permitted studio tenant occupied. $800/mth incl util. One year lease till 9/30/21. Main house vacant. Last tenant in main house $2900/mth + utilities.Ohana unit in back left, storage shed in rear with a stand alone workshop with 220 outlet. Used as a rental property for last few years. See video to understand floor plan as previous owner made additions to this originally single wall constructed house. Workmanship uncompared as it was truly a labor of love. Yard as is, shows effects of previous tenants dog. Unobstructed view of Diamond Head from lanai. Fully fenced in yard. **Region:** Makakilo **Neighborhood:** Makakilo-lower **Condition:** Excellent **Parking:** 3 Car+, Driveway, Garage, Street **Total Parking:** 4 **View:** City, Diamond Head, Mountain, Ocean, Sunrise **Frontage: Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Makakilo, Kapolei, Kapolei * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market