1649-A 10th Avenue, Honolulu 96816 * $1,200,000 * Originally $1,300,000

Sold Price: $1,115,000	Sold Date: 08-12-2022	Sold Ratio: 93%
Beds: **6**	MLS#: **202114811, FS**	Year Built: **1952**
Bath: **4/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **2,004**	List Date & DOM: **06-05-2021** & **335**	Total Parking: **4**
Land Sq. Ft.: **14,868**	Condition: **Above Average, Average**	Assessed Value
Lanai Sq. Ft.: **84**	Frontage:	Building: **$175,900**
Sq. Ft. Other: **0**	Tax/Year: **$258/2021**	Land: **$707,300**
Total Sq. Ft. **2,088**	Neighborhood: **Palolo**	Total: **$883,200**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **Two / No**
Parking: **3 Car+, Carport, Driveway, Street**	Frontage:	
Zoning: **05 - R-5 Residential District**	View: **City, Ocean**	

Public Remarks: Investors delight, this property features 2 dwellings on one lot! The 2 dwellings are split into 3 separate units and consists of a 2/1 cottage, 1/1 & 3/2. The three units were receiving $6050 per month in rent. Enjoy Waikiki and Palolo Valley views from the main house and terraced backyard. Conveniently located near Kaimuki, grocery stores, and freeway access. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info




Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
1649-A 10th Avenue	**$1,200,000**	6 & 4/0	2,004 | $599	14,868 | $81	335

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1649-A 10th Avenue	$258 | $0 | $0	$707,300	$175,900	$883,200	136%	1952 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1649-A 10th Avenue	$1,115,000	08-12-2022	93%	86%	Conventional

1649-A 10th Avenue - MLS#: 202114811 - Original price was $1,300,000 - Investors delight, this property features 2 dwellings on one lot! The 2 dwellings are split into 3 separate units and consists of a 2/1 cottage, 1/1 & 3/2. The three units were receiving $6050 per month in rent. Enjoy Waikiki and Palolo Valley views from the main house and terraced backyard. Conveniently located near Kaimuki, grocery stores, and freeway access. **Region:** Diamond Head **Neighborhood:** Palolo **Condition:** Above Average, Average **Parking:** 3 Car+, Carport, Driveway, Street **Total Parking:** 4 **View:** City, Ocean **Frontage: Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market