89-436 Keaulana Avenue, Waianae 96792 * $350,000

Sold Price: $350,000	Sold Date: 11-30-2022	Sold Ratio: 100%
Beds: **4**	MLS#: **202208990, LH**	Year Built: **1947**
Bath: **2/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **1,112**	List Date & DOM: **05-11-2022** & **13**	Total Parking: **4**
Land Sq. Ft.: **22,000**	Condition: **Needs Major Repair, Tear Down**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage: **Other**	Building: **$752,700**
Sq. Ft. Other: **0**	Tax/Year: **$25/2022**	Land: **$703,000**
Total Sq. Ft. **1,112**	Neighborhood: **Nanakuli**	Total: **$752,700**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **One / No**
Parking: **3 Car+, Driveway, Street**	Frontage: **Other**	
Zoning: **05 - R-5 Residential District**	View: **Mountain, Ocean, Sunset**	

Public Remarks: PRIME LOCATION! Great opportunity to purchase a Department of Hawaiian Homelands LEASEHOLD property near the ocean! So much potential is waiting here; convenient location in Nanakuli with a short drive time of 10 minutes to Kapolei, a long lease through 2132 and the great benefit of rebuilding multiple dwellings on this large 22,000 square ft. lot. The current home on the property is in tear down/ need major repair condition. Financing will not work, CASH OFFERS ONLY. Don't let this great generational property pass you by! BUYER MUST BE 50% Hawaiian or eligible for inheritance according to the guidelines of the Department of Hawaiian Homelands and on the current waitlist. The information within is deemed reliable but not a warranty. Buyer and agents to conduct due diligence. **Sale Conditions:** None **Schools:** Nanaikapono, Nanakuli, Nanakuli * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info



Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
89-436 Keaulana Avenue	$350,000 LH	4 & 2/0	1,112 | $315	22,000 | $16	13

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
89-436 Keaulana Avenue	$25 | $0 | $0	$703,000	$752,700	$752,700	46%	1947 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
89-436 Keaulana Avenue	$350,000	11-30-2022	100%	100%	Cash 1672

89-436 Keaulana Avenue - MLS#: 202208990 - PRIME LOCATION! Great opportunity to purchase a Department of Hawaiian Homelands LEASEHOLD property near the ocean! So much potential is waiting here; convenient location in Nanakuli with a short drive time of 10 minutes to Kapolei, a long lease through 2132 and the great benefit of rebuilding multiple dwellings on this large 22,000 square ft. lot. The current home on the property is in tear down/ need major repair condition. Financing will not work, CASH OFFERS ONLY. Don't let this great generational property pass you by! BUYER MUST BE 50% Hawaiian or eligible for inheritance according to the guidelines of the Department of Hawaiian Homelands and on the current waitlist. The information within is deemed reliable but not a warranty. Buyer and agents to conduct due diligence. **Region:** Leeward **Neighborhood:** Nanakuli **Condition:** Needs Major Repair, Tear Down **Parking:** 3 Car+, Driveway, Street **Total Parking:** 4 **View:** Mountain, Ocean, Sunset **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Nanaikapono, Nanakuli, Nanakuli * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market