

**The Ritz-Carlton Residences - 383 Kalaim 383 Kalaimoku Street Unit E1116, Honolulu**  
**96815 \* \$1,600,000 \* Originally \$1,650,000**

Beds: <b>2</b>	MLS#: <b>202322095, FS</b>	Year Built: <b>2014</b>
Bath: <b>2/0</b>	Status: <b>Active</b>	Remodeled:
Living Sq. Ft.: <b>1,142</b>	List Date & DOM: <b>10-16-2023 &amp; 275</b>	Total Parking: <b>0</b>
Land Sq. Ft.: <b>0</b>	Condition: <b>Excellent, Above Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>93</b>	Frontage:	Building: <b>\$1,452,500</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$2,596/2024</b>	Land: <b>\$141,000</b>
Total Sq. Ft. <b>1,235</b>	Neighborhood: <b>Waikiki</b>	Total: <b>\$1,593,500</b>
Maint./Assoc. <b>\$2,431 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone AO - Tool</b>	Stories / CPR: <b>One / No</b>
Parking: <b>None</b>	Frontage:	
<a href="#">Zoning</a> : <b>X6 - Resort Mixed Use Precinct</b>	View: <b>City, Mountain, Ocean, Sunset</b>	

**Public Remarks:** With spectacular Ocean views, this 2-bed, 2-bath corner-unit with lanai presently participates in the Hotel Rental Program. Occupancy has averaged 15 sold nights per month with positive cash flow (Mar, 2023 to Mar, 2024.) The Ritz-Carlton is within close proximity to many of Waikiki’s acclaimed beaches, attractions, shops, & restaurants. There is a long list of luxurious amenities which are synonymous with the Ritz-Carlton brand. The building is impeccably maintained and managed by the full-time, and very attentive, Ritz-Carlton Residences staff. **Sale Conditions:** None **Schools:** , , \* [Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
<a href="#">383 Kalaimoku Street E1116</a>	<b>\$1,600,000</b>	2 & 2/0	1,142   \$1,401	0   \$inf	275

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">383 Kalaimoku Street E1116</a>	\$2,596   \$2,431   \$0	\$141,000	\$1,452,500	\$1,593,500	100%	2014 & NA

**[383 Kalaimoku Street E1116](#)** - MLS#: **202322095** - Original price was \$1,650,000 - With spectacular Ocean views, this 2-bed, 2-bath corner-unit with lanai presently participates in the Hotel Rental Program. Occupancy has averaged 15 sold nights per month with positive cash flow (Mar, 2023 to Mar, 2024.) The Ritz-Carlton is within close proximity to many of Waikiki’s acclaimed beaches, attractions, shops, & restaurants. There is a long list of luxurious amenities which are synonymous with the Ritz-Carlton brand. The building is impeccably maintained and managed by the full-time, and very attentive, Ritz-Carlton Residences staff. **Region:** Metro **Neighborhood:** Waikiki **Condition:** Excellent, Above Average **Parking:** None **Total Parking:** 0 **View:** City, Mountain, Ocean, Sunset **Frontage:** **Pool:** **Zoning:** X6 - Resort Mixed Use Precinct **Sale Conditions:** None **Schools:** , , \* [Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info](#)

DOM = Days on Market