1963 Naio Street,	Honolulu 96817 *	* \$1,013,000 * Or	iginally \$1,20	0,000
Beds: <b>5</b>	MLS#:	<u>202406196</u> , FS	Year Built:	1945
Bath: <b>3/0</b>	Status:	Active	Remodeled:	1974
Living Sq. Ft.: <b>2,598</b>	List Date & DOM:	03-30-2024 & 109	Total Parking:	0
Land Sq. Ft.: <b>5,250</b>	Condition:	Average	Assesse	ed Value
Lanai Sq. Ft.: <b>0</b>	Frontage:		Building:	\$303,300
Sq. Ft. Other: <b>0</b>	Tax/Year:	\$403/2024	Land:	\$783,700
Total Sq. Ft. <b>2,598</b>	Neighborhood:	Kamehameha Heights	Total:	\$1,087,000
Maint./Assoc. <b>\$0 / \$0</b>	Flood Zone:	Zone X - <u>Tool</u>	Stories / CPR:	Basement, Two / No
Parking: Street		Frontage:		
	utial District	\/:	•••• ••• ••• ••• •••	

Zoning: 05 - R-5 Residential District

View: City, Mountain

**Public Remarks:** SELLER IS OPEN TO OFFERS! ACCEPTABLE TERMS CASH OR CONVENTIONAL WALK UP STAIRS TO THIS GREAT INVESTMENT PROPERTY OR MULITIPLE LIVING POSSIBLITIES! THREE SEPARATE LIVING UNITS! Total 6 Bedrooms 4 Full Bathrooms. Clean but needs some TLC - Units are in livable condition. All Attached - Front House 3 bedroom, 2 bath / Back House - 2 bedroom, 1 bath / Basement Middle - 1 bedroom, 1 bath. Comes with a Mango Tree & 18 Solar Panels is "Leased" with Sun Run. Current Solar Lease Payment is \$149.00 per month. Property does not have a garage. Parking is street parking only. (in front of house) Note: Square Footage may not match tax records. Priced to Sell! Being Sold "As-Is" **Sale Conditions:** None **Schools:** Kapalama, Kalakaua, Farrington \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	Lanai	Occ.	FL	DOM
1963 Naio Street	<u>\$1,013,000</u>	5 & 3/0	2,598   \$390	5,250   \$193	0	0%	0	109

Address	Tax   Maint,   Ass.	Assessed Land	Assessed Building		Ratio	Year & Remodeled
1963 Naio Street	\$403   \$0   \$0	\$783,700	\$303,300	\$1,087,000	93%	1945 & 1974

<u>1963 Naio Street</u> - MLS#: <u>202406196</u> - Original price was \$1,200,000 - SELLER IS OPEN TO OFFERS! ACCEPTABLE TERMS CASH OR CONVENTIONAL WALK UP STAIRS TO THIS GREAT INVESTMENT PROPERTY OR MULITIPLE LIVING POSSIBLITIES! THREE SEPARATE LIVING UNITS! Total 6 Bedrooms 4 Full Bathrooms. Clean but needs some TLC - Units are in livable condition. All Attached - Front House 3 bedroom, 2 bath / Back House - 2 bedroom, 1 bath / Basement Middle - 1 bedroom, 1 bath. Comes with a Mango Tree & 18 Solar Panels is "Leased" with Sun Run. Current Solar Lease Payment is \$149.00 per month. Property does not have a garage. Parking is street parking only. (in front of house) Note: Square Footage may not match tax records. Priced to Sell! Being Sold "As-Is" **Region:** Metro **Neighborhood:** Kamehameha Heights **Condition:** Average **Parking:** Street **Total Parking:** 0 **View:** City, Mountain **Frontage: Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Kapalama, Kalakaua, Farrington \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number