

**813 Maluniu Avenue, Kailua 96734 \* \* \$1,449,000**

Beds: <b>0</b>	MLS#: <b>202414475, FS</b>	Year Built: <b>1955</b>
Bath: <b>0/0</b>	Status: <b>Active</b>	Remodeled: <b>1970</b>
Living Sq. Ft.: <b>0</b>	List Date & DOM: <b>06-25-2024 &amp; 5</b>	Total Parking: <b>2</b>
Land Sq. Ft.: <b>8,150</b>	Condition: <b>Fair</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>0</b>	Frontage:	Building: <b>\$132,900</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$409/2023</b>	Land: <b>\$1,369,400</b>
Total Sq. Ft. <b>0</b>	Neighborhood: <b>Koolaupoko</b>	Total: <b>\$1,502,300</b>
Maint./Assoc. <b>\$0 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone XS - Tool</b>	Stories / CPR: <b>Two / No</b>
Parking: <b>Street</b>	Frontage:	
<a href="#">Zoning</a> : <b>04 - R-7.5 Residential District</b>	View: <b>None</b>	

**Public Remarks:** THIS SALE IS FOR THE LAND ONLY. DO NOT DISTURB THE TENANTS! DRIVE BY ONLY! You are buying the remaining leased fee interest in the land which will make you the lessor. The purchase includes all of the rights of a lessor and income. One very important lessor right is contained in paragraph 20 of the original lease. Ask your agent for a copy of the lease posted in the MLS supplements. Please discuss the ramifications of paragraph 20 in relation to the house on the land with your agent or attorney. This lease expires on 12/31/28. Rent is \$400/year + property taxes. The fixed rent period ended December 31, 2003 and the annual rental payable for the period January 1, 2004 thru December 31, 2028 has not been determined. Make all offers. CASH ONLY! Possession is subject to tenant lease. **Sale Conditions:** None **Schools:** [Kainalu, Kailua, Kalaheo](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	Lanai	Occ.	FL	DOM
<a href="#">813 Maluniu Avenue</a>	<b>\$1,449,000</b>	0 & 0/0	0   \$inf	8,150   \$178	0	0%	0	5

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">813 Maluniu Avenue</a>	\$409   \$0   \$0	\$1,369,400	\$132,900	\$1,502,300	96%	1955 & 1970

[813 Maluniu Avenue](#) - MLS#: [202414475](#) - THIS SALE IS FOR THE LAND ONLY. DO NOT DISTURB THE TENANTS! DRIVE BY ONLY! You are buying the remaining leased fee interest in the land which will make you the lessor. The purchase includes all of the rights of a lessor and income. One very important lessor right is contained in paragraph 20 of the original lease. Ask your agent for a copy of the lease posted in the MLS supplements. Please discuss the ramifications of paragraph 20 in relation to the house on the land with your agent or attorney. This lease expires on 12/31/28. Rent is \$400/year + property taxes. The fixed rent period ended December 31, 2003 and the annual rental payable for the period January 1, 2004 thru December 31, 2028 has not been determined. Make all offers. CASH ONLY! Possession is subject to tenant lease. **Region:** Kailua **Neighborhood:** Koolaupoko **Condition:** Fair **Parking:** Street **Total Parking:** 2 **View:** None **Frontage:** **Pool:** None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** [Kainalu, Kailua, Kalaheo](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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