

Northbrook-Melemanu 95-2031 Waikalani Place Unit D306, Mililani 96789 * Northbrook-

Melemanu * \$345,000

Beds: 2	MLS#: 202414872, FS	Year Built: 1973
Bath: 1/0	Status: Active	Remodeled:
Living Sq. Ft.: 799	List Date & DOM: 06-23-2024 & 7	Total Parking: 2
Land Sq. Ft.: 170,145	Condition: Fair	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$287,500
Sq. Ft. Other: 0	Tax/Year: \$119/2024	Land: \$126,700
Total Sq. Ft. 799	Neighborhood: Waipio Acres-waikalani Woodlands	Total: \$414,200
Maint./Assoc. \$782 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: 4-7 / No
Parking: Assigned, Covered - 2, Guest, Tandem	Frontage: Other	
Zoning : 11 - A-1 Low Density Apartment	View: None	

Public Remarks: Priced for the savvy investor! Seller wants to buy bigger home & is motivated to sell. Priced well below all other units in this building with a lot of equity to start! Two bedroom, 1 bath with TWO covered parking close by. Unit is in fair condition & needs some updating and needs some repairs but it is an incredible buy. The existing tenant is excellent has been there for 18 years. Just signed a lease expiring in May of 2025. Two day notice required for all showings **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
95-2031 Waikalani Place D306	\$345,000	2 & 1/0	799 \$432	170,145 \$2	0	54%	3	7

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
95-2031 Waikalani Place D306	\$119 \$782 \$0	\$126,700	\$287,500	\$414,200	83%	1973 & NA

[95-2031 Waikalani Place D306](#) - MLS#: [202414872](#) - Priced for the savvy investor! Seller wants to buy bigger home & is motivated to sell. Priced well below all other units in this building with a lot of equity to start! Two bedroom, 1 bath with TWO covered parking close by. Unit is in fair condition & needs some updating and needs some repairs but it is an incredible buy. The existing tenant is excellent has been there for 18 years. Just signed a lease expiring in May of 2025. Two day notice required for all showings **Region:** Central **Neighborhood:** Waipio Acres-waikalani Woodlands **Condition:** Fair **Parking:** Assigned, Covered - 2, Guest, Tandem **Total Parking:** 2 **View:** None **Frontage:** Other **Pool:** **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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