Residential Full

94-1047 Oli Pl #F7, Waipahu 96797 1-9-4-115-015-0046

IP٠ \$379,000 202109839 Waipahu MLS#: Region: Bldg Nm: Kuola 1 - Rainbow Sei OLP: \$379,000

Nghbrhd: WAIPIO GENTRY Status: Active Lnd Tenure: Fee Options:

FS - Fee Simple Listing Service: **Full Service**

General Information Condo/Townhouse Prop Type: Low-Rise 6 or Less Stories Style:

DOM:

CDOM:

Flem:

High:

Middle:

Agent Ph:

Office Ph:

Co-List Agent Ph:

2

Furnished: Partial

School Information

Kanoelani

Highlands

Pearl City

(808) 672-6201

(808) 672-6201

(808) 672-6201

(808) 672-6201

(808) 672-6479

Fract Own: No

Prop Cond: **Above Average** Sqft Information **Bldg Information** Grg/Car Sqft: Beds:

750 1/0 Sqft Liv: Baths: Lanai Sqft: **50** New Dev: No Saft Oth: Ttl Park: 1 Total Sqft: 800 Stories:

Land Sqft: 249,163 Yr Rmdled: Lot Acres: 5.720 Year Built: 1983

Additional Information None

View: Zoning: 11 - A-1 Low Density Apartment

LEGL

Flood Zone: Zone D Land Recorded: **Land Court**

Recent: 04/23/2021: NEW

Listing/Agent/Office Information

Tmp Wth Date: Listing Date: 04/23/21 Cont Acc Date: Exp Date: 04/23/22 Possession: At Closing Off Mrkt Date: List Type: **Exclusive Rights** Occupant Type: Lock Box: **OTHER**

Agent: Jack M Legal(R) Listing Svc: **Full Service** Ag Email: legalrealty@earthlink.net Agent Mbr #: 20108 RB-17473 Corp Office Lic #: License #: RB-17473

Office Mbr #: Office: **Legal Realty** Co-List Agent: Shoko Ballesteros(RA) Co-List Ag Mbr #: 00473 Co Ag Email: shokob@earthlink.net

License #: RS-29690 Corp Office Lic #: RB-17473

Co-List Office: **Legal Realty** Co-List Off Mbr #: LEGL

Co-List Office Ph: Comp Sub To: Method: Off Fax Ph:

GE Tax Paid-Seller: No **2500** Dual Var Rate: No Comp:

Remarks

Fresh interior paint, new carpet, unit is ready for you to move in. Lovely unit. See it. Love it. Own it. Seller intends to Pub Rmks: keep the property in the affordable pool. Buyer qualifications: owner occupant, first-time homebuyer, and completed

the HHOC homebuyer class. Income qualification: up to 120% of AMI household income. Seller will review offer if buyer meets the qualifications.

To show, please use Showing time to schedule showing or call Jack at 670-8402 for more info. Buyer's agents: ask Agent Rmks:

Jack for copy of the HHOC Housing & Land Trust Sale Addendum to review the deed terms and restrictions. Buyer's agent compensation is \$2500.00. Seller requests to use Old Republic Escrow- Quentin Chun and Seller attorney to

draft the deed.

Show Inst: **Call Listor**

Association/Condo Information

\$12.00 Ttl Mon Fees: \$449.00 Assoc Fees:

Maintenance Fee: Fee Includes: Other Common Expenses, Sewer, Water \$437.00

Oth Fees Mthy: Oth Mthy Fees Incl: Association

Condo Prp Reg: Condo Park Unit: Floor #:2

Unit Features: Single Level

Owner Occpncy%: 53 # Elevators: Mgmt Co: Hawaiiana Mgmt Co #:

808-593-9100 Community Assn: **Waipio Gentry** Assoc Phone: 808-671-2272 Public Report #:

Features

Story Type: Road Frontage: Parking: Assigned, Guest, Open - 1

Flooring: Roofing: Vinyl, W/W Carpet

Topography: Construction:

Double Wall, Wood Frame Amenities: Patio/Deck, Resident Manager

Inclusions: AC Window Unit, Ceiling Fan, Dishwasher, Disposal, Microwave Hood, Range/Oven, Refrigerator, Smoke Detector,

Washer, Water Heater Disclosures: **Property Disclosure Stmt**

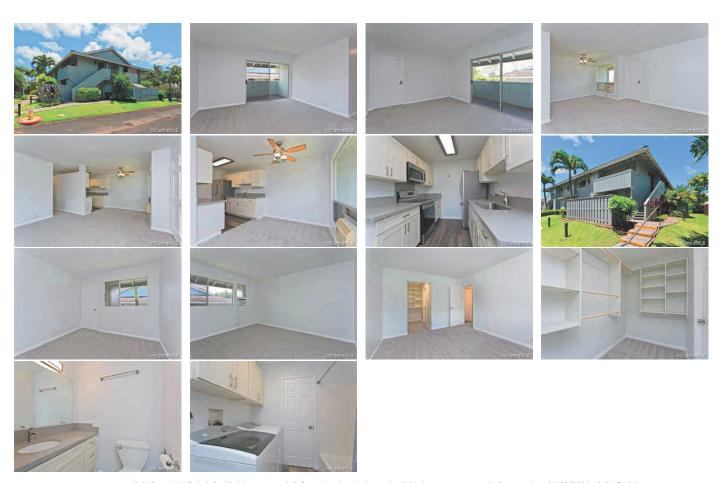
Tax & Financial Information

TMK: 1-9-4-115-015-0046

Taxes/Mnthly: Tax Assess Imp: \$75 Terms Acceptable: Cash, Conventional, USDA Financing \$214,400 Tax Year: 2020 Tax Assess Lnd: \$141,000 Rent Inc Mthy:

Home Exempt: Tax Assess Tot: \$355,400 Spcl Sales Cond:

Click on the arrow to view Additional Photos



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