

EXPECT BETTERSM



**VOTED HAWAII'S BEST REALTOR
1ST PLACE IN 2020**

By Honolulu Star-Advertiser Readers

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IN THE NATION - PAST 5 YEARS**

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AMBUR KIM KIRIU

Owner, VP Public Relations
Realtor, Advantage Realty, LLC, RB-20499

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Marketing Specialist
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Buyers Specialist
RS-78895



TRISHA
KAGAWA, RA
Listing Specialist
RS-80452



GRACE HWANG
MIRZA, RA
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Escrow Specialist
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Bilingual
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MIKI NAKANO, RA
Digital Marketing
Specialist
Bilingual
English/Japanese
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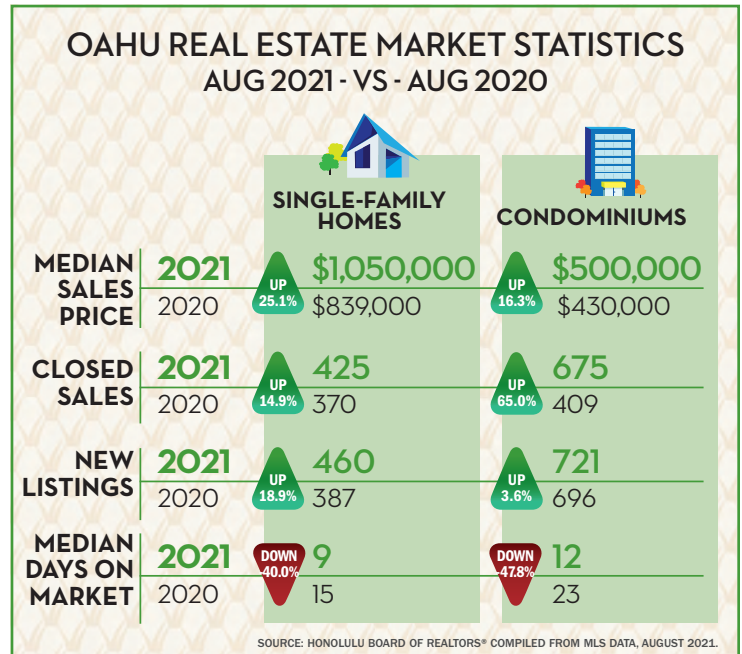
The key to our success is our team approach to real estate. Our team members provide us support so that you will have our individual attention to focus on your specific needs.

IT'S STILL A SELLERS' MARKET

The real estate market in Hawaii has maintained a frenzied pace, as evidenced by record high prices and record low inventory levels. The historically low interest rates combined with the federal aid that has been pumped into the economy to offset the expected negative impact of the COVID-19 virus has resulted in unprecedented buying power. Additionally, the fact that Hawaii has been looked upon as the ideal place to work in today's remote environment has increased the demand for Hawaii properties from offshore buyers.

It is definitely still a seller's market. How long will it last is the billion-dollar question. There appear to be plans for the new administration to implement fiscal and monetary policies to stem inflation and pay back the borrowed money that has been infused into the economy. If higher interest rates, increased taxes, and reduced tax benefits are part of our future, it should have a settling effect on the real estate market both on national and local levels. So, if you intend to sell your property within the next few years, now would not be a bad time to consider selling. Real estate prices cannot go up indefinitely.

For buyers, it has been a very difficult market. Multiple offers, often with sales prices well in excess of the list price, has been the norm in many Oahu neighborhoods. Take heart and do not give up. Just know that you may have to make several offers before one of your offers is accepted. There are some signs of the real estate market leveling out a bit, as the multiple offer situations do not appear to include quite as many offers. Once your offer is accepted, you will be able to take advantage of the historically low interest rates.



Of course, uncertainty lies with the reemergence of the COVID-19 virus in the form of the Delta variant and any other future variants and the impact it will have on national and local economies. I love the people of Hawaii and have full confidence that we will work together to do what is necessary to beat this virus. I can't wait until we can get together again without having to worry about social distancing. The real strength of Hawaii is in its people and how we care for each other. This virus certainly will not overcome the people of Hawaii. Aloha, Myron

"Myron and his team are amazing! They will take time to ensure every step towards selling your home is completed and every detail is addressed. I would definitely recommend his team to anyone selling or buying on Oahu..." — Greg L, Ohio (Seller) July 2021 ★★★★★

**YOUR NEIGHBORHOOD
MAP INSIDE!**
ACTIVE & SOLD PROPERTY MAP

AINA HAINA / HAWAII LOA / NIU VALLEY

ACTIVE & SOLD PROPERTIES

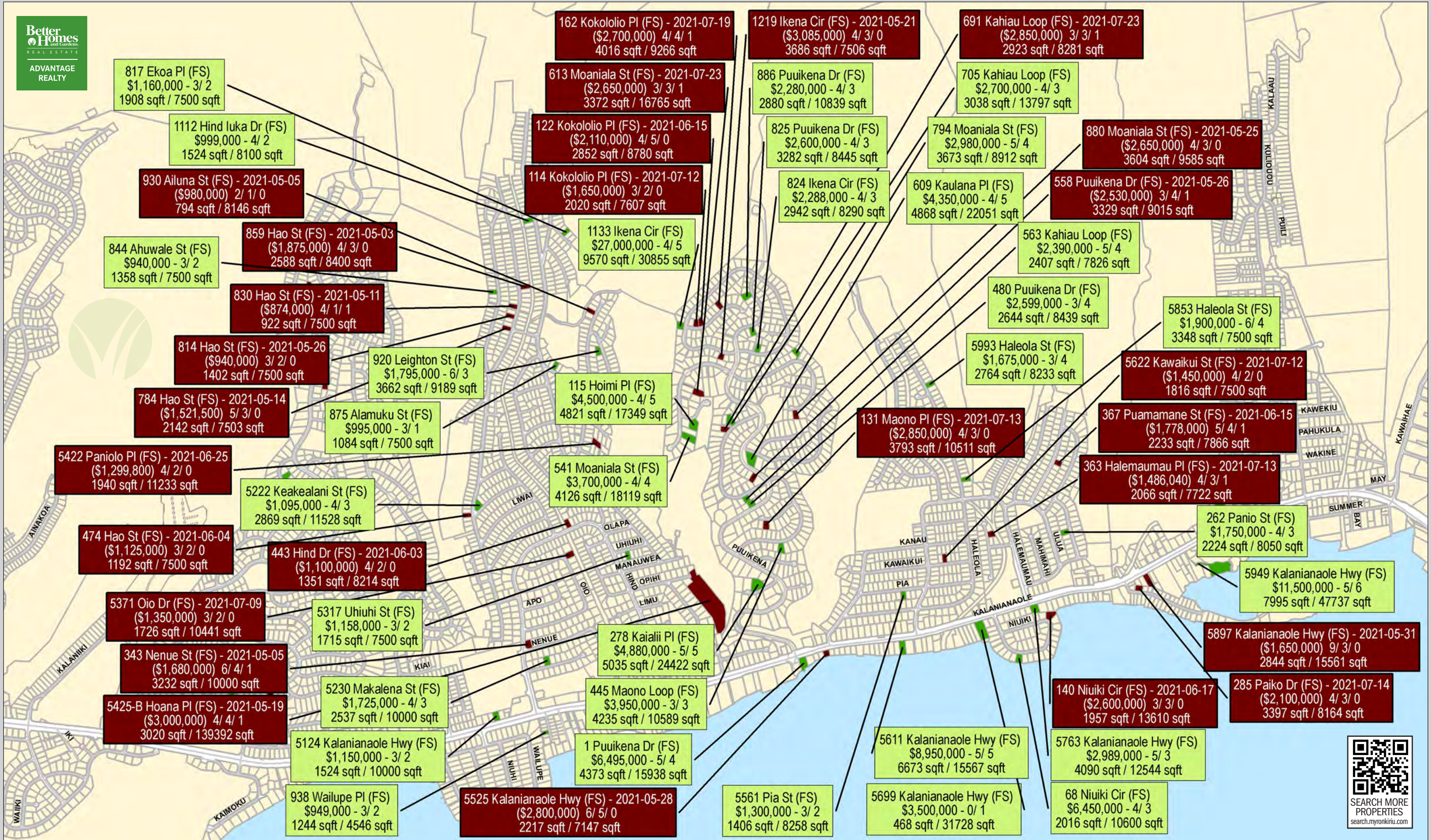
Looking for a different neighborhood map? Contact 808-927-3811 for more information.



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ACTIVE PROPERTIES LEGEND:
 Property Address (Tenure)
 List Price - Beds/Full Baths/Half Baths
 Roofed Living Area / Land Area

SOLD PROPERTIES LEGEND:
 Property Address (Tenure) - Sold Date
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 Roofed Living Area / Land Area



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KAHALA / DIAMOND HEAD

ACTIVE & SOLD PROPERTIES

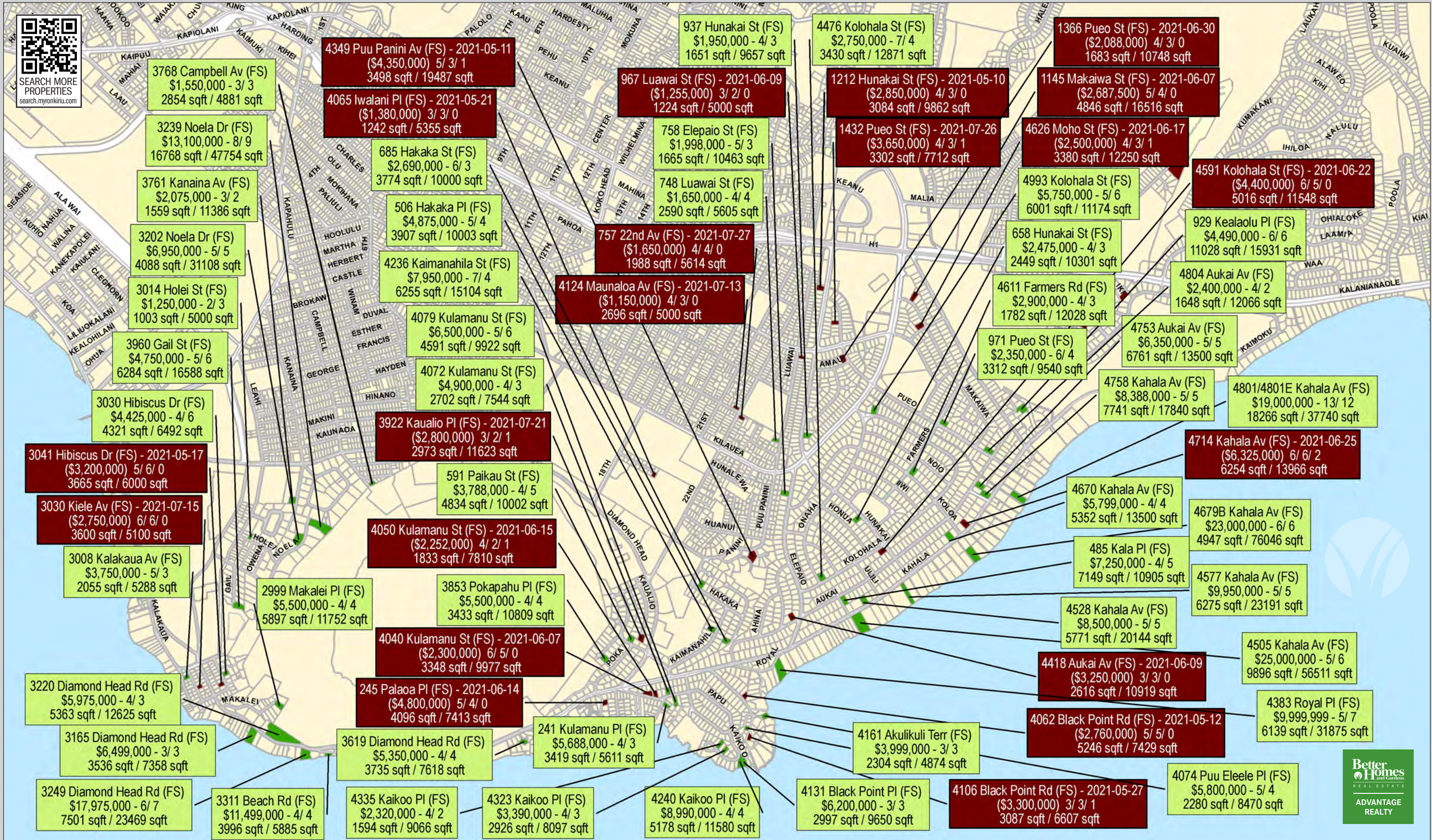
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KAIMUKI

ACTIVE & SOLD PROPERTIES

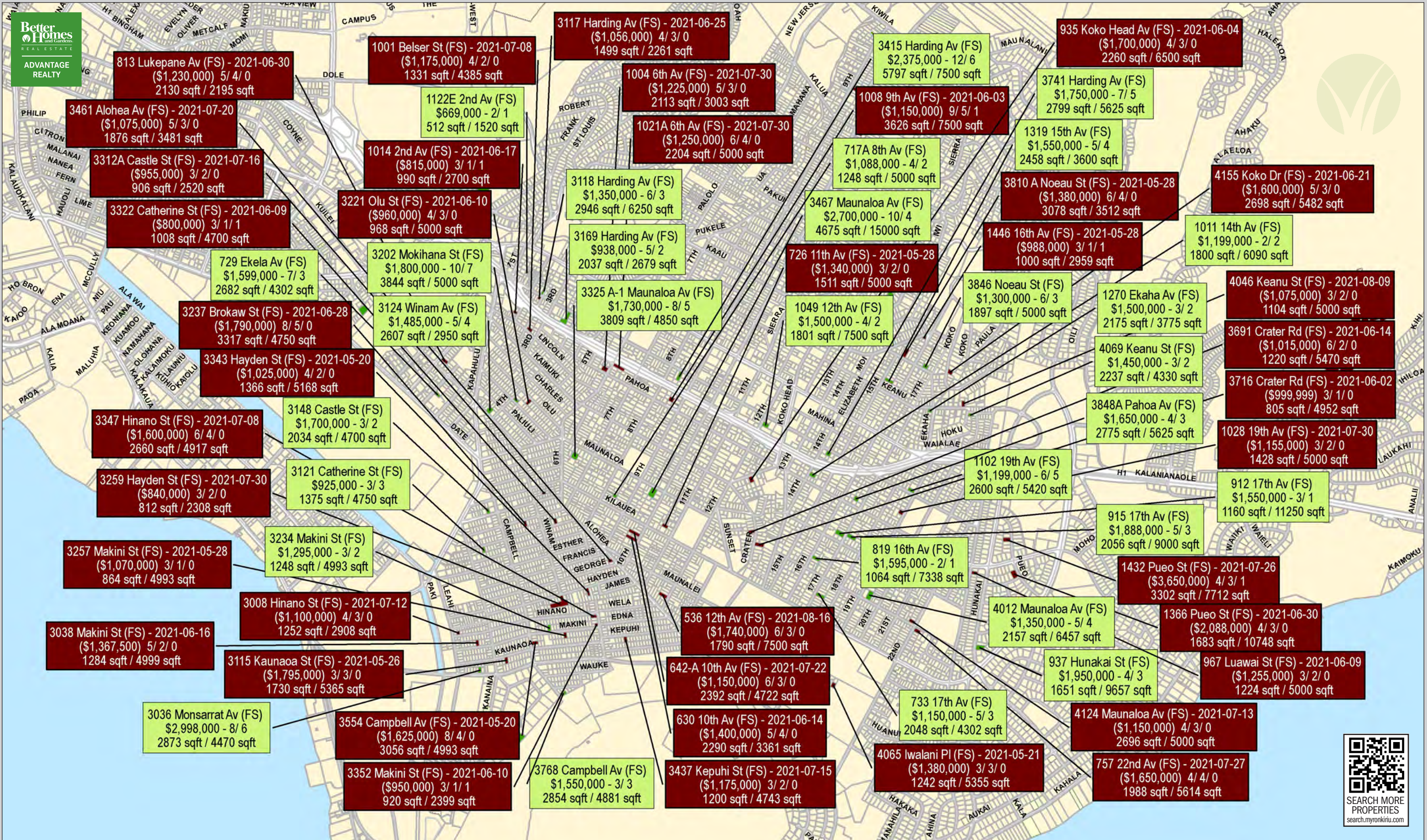
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KAPAHULU / PALOLO

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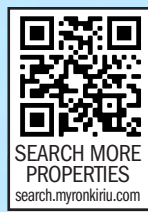
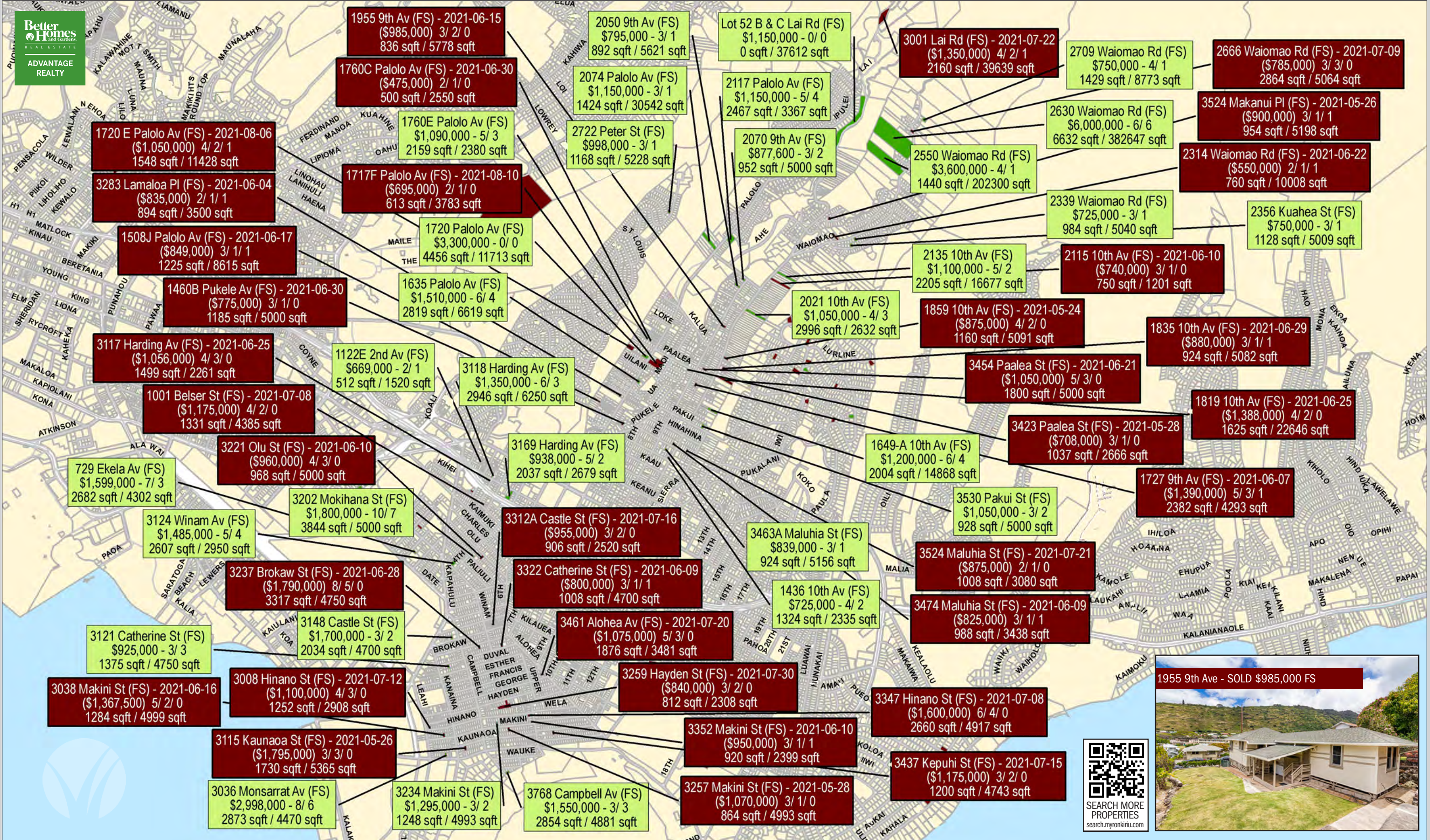
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KOKO HEAD TERRACE / KOKO KAI/PORTLOCK

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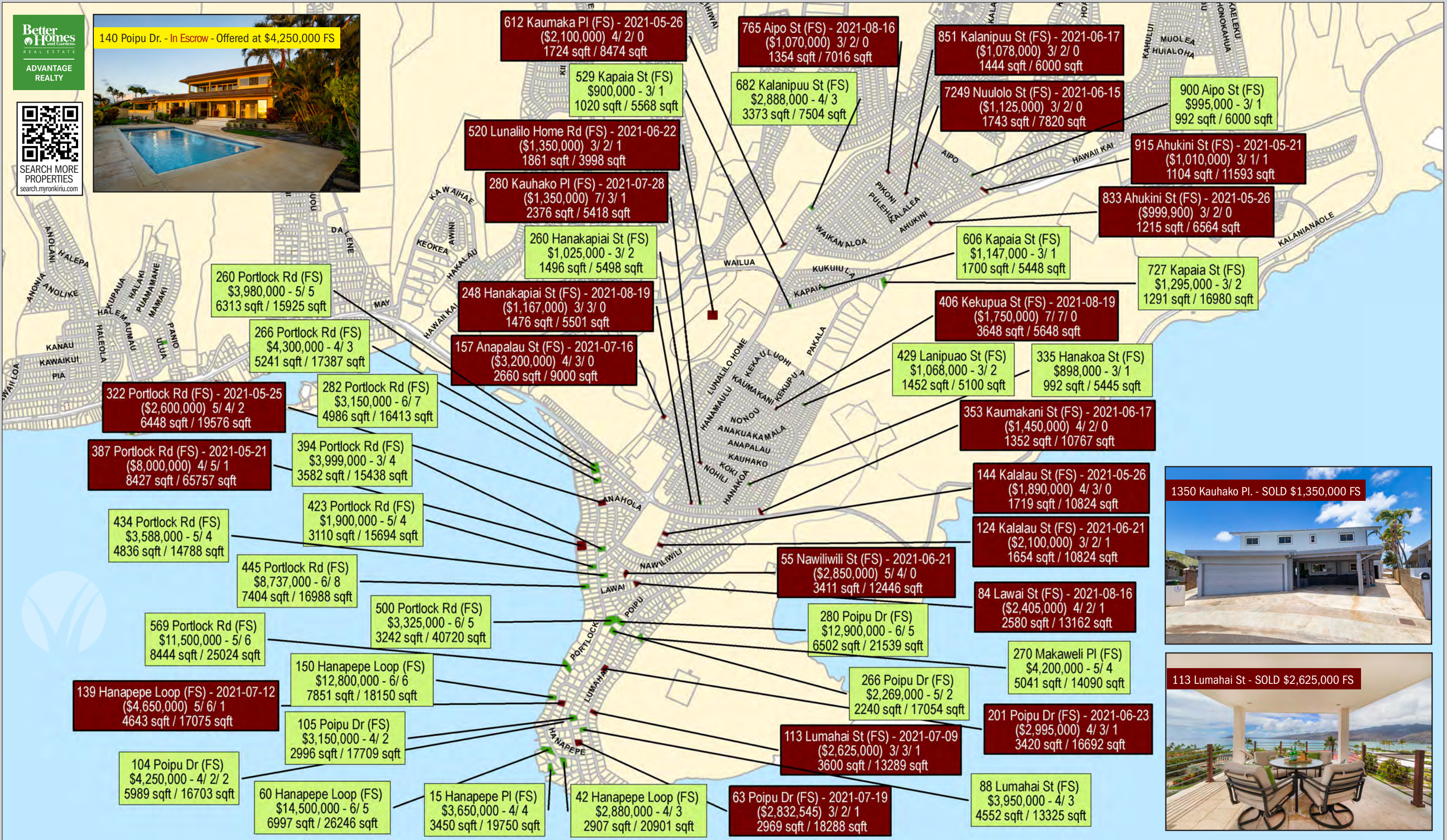
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MAKIKI HEIGHTS / NUUANU

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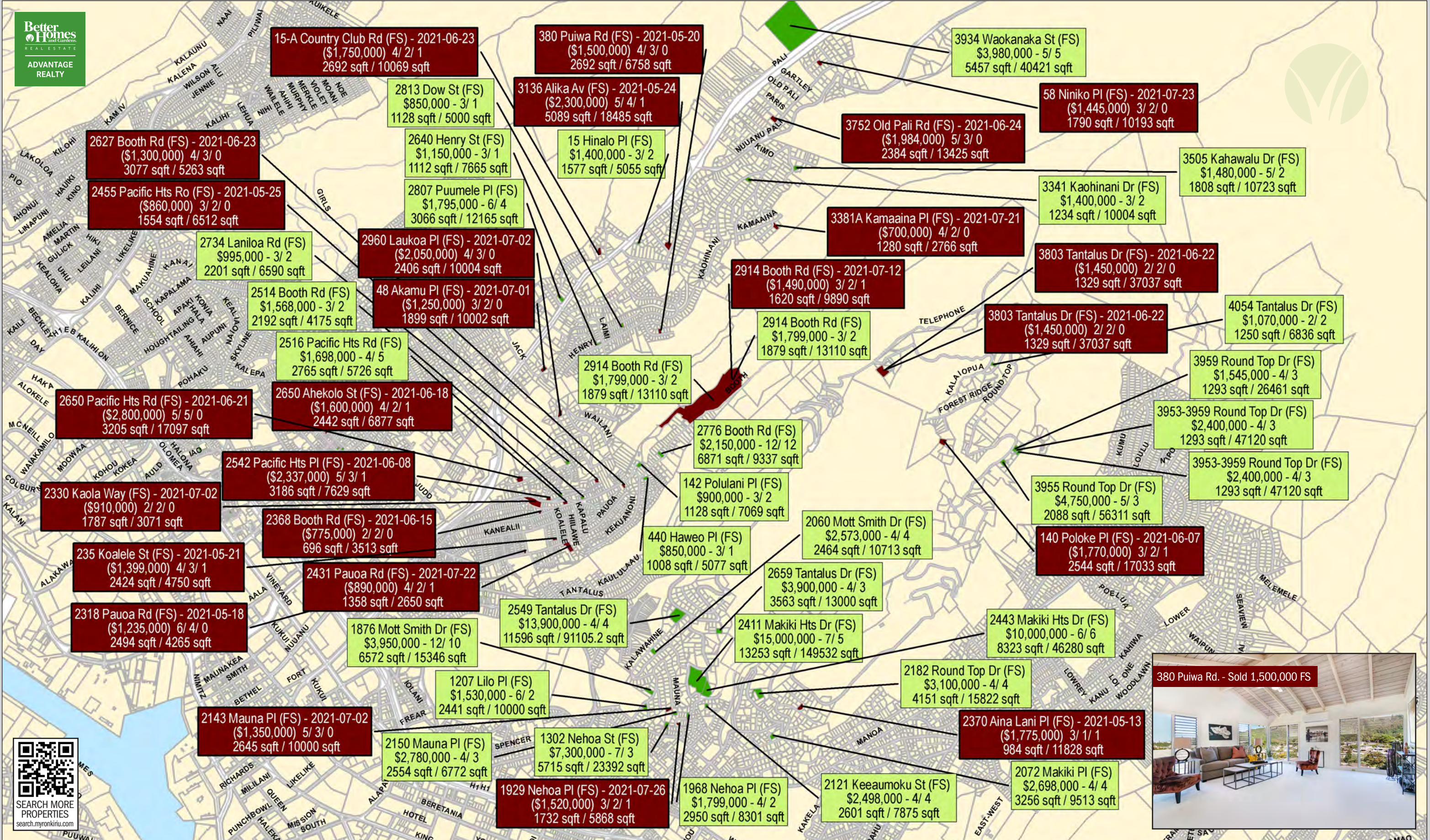
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380 Puiwa Rd. - Sold 1,500,000 FS

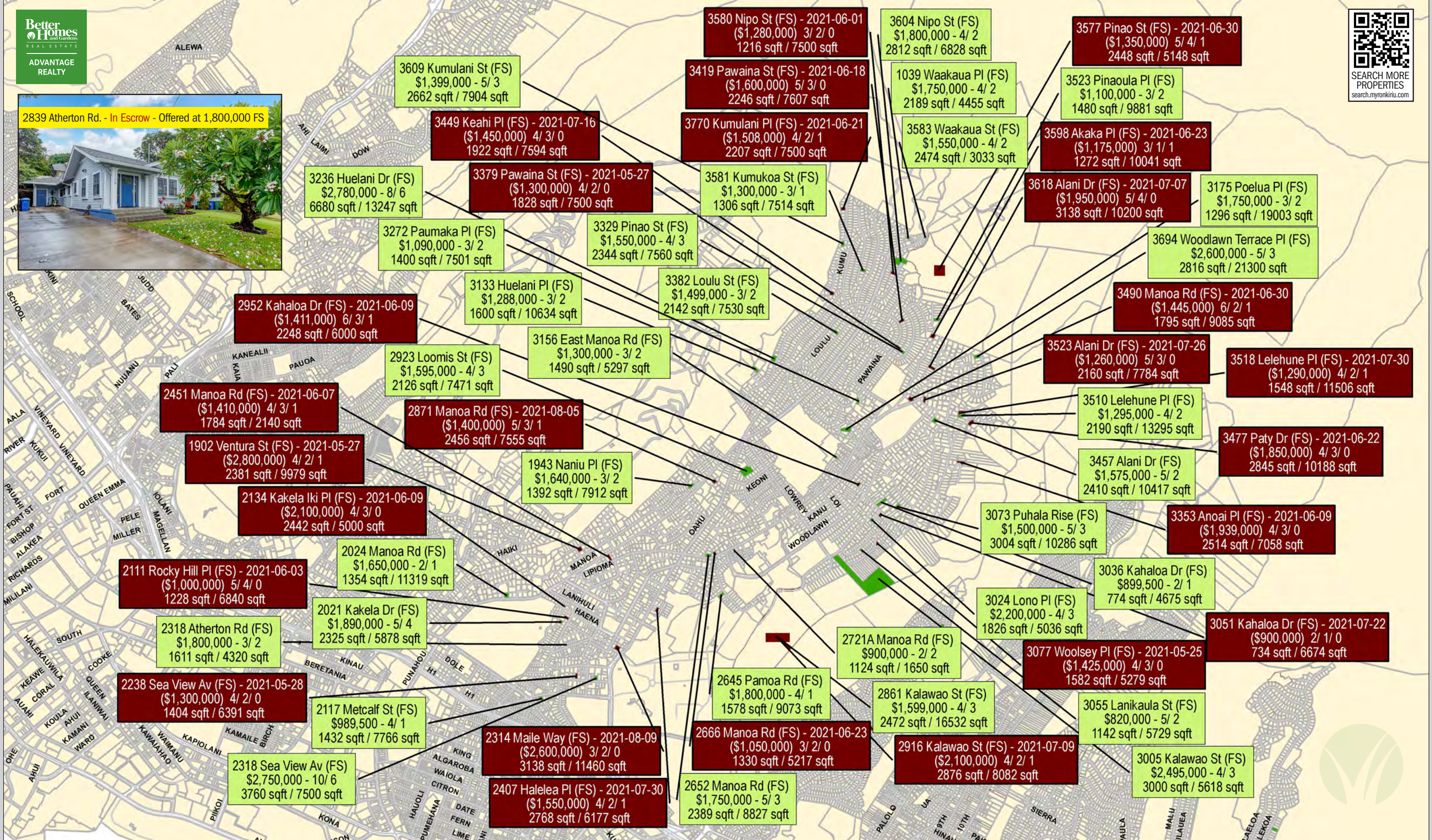
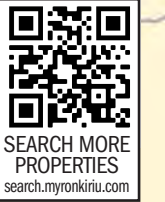
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MARINER'S RIDGE / WEST MARINA / HAHAIONE

ACTIVE & SOLD PROPERTIES

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MARINER'S COVE / KALAMA VALLEY

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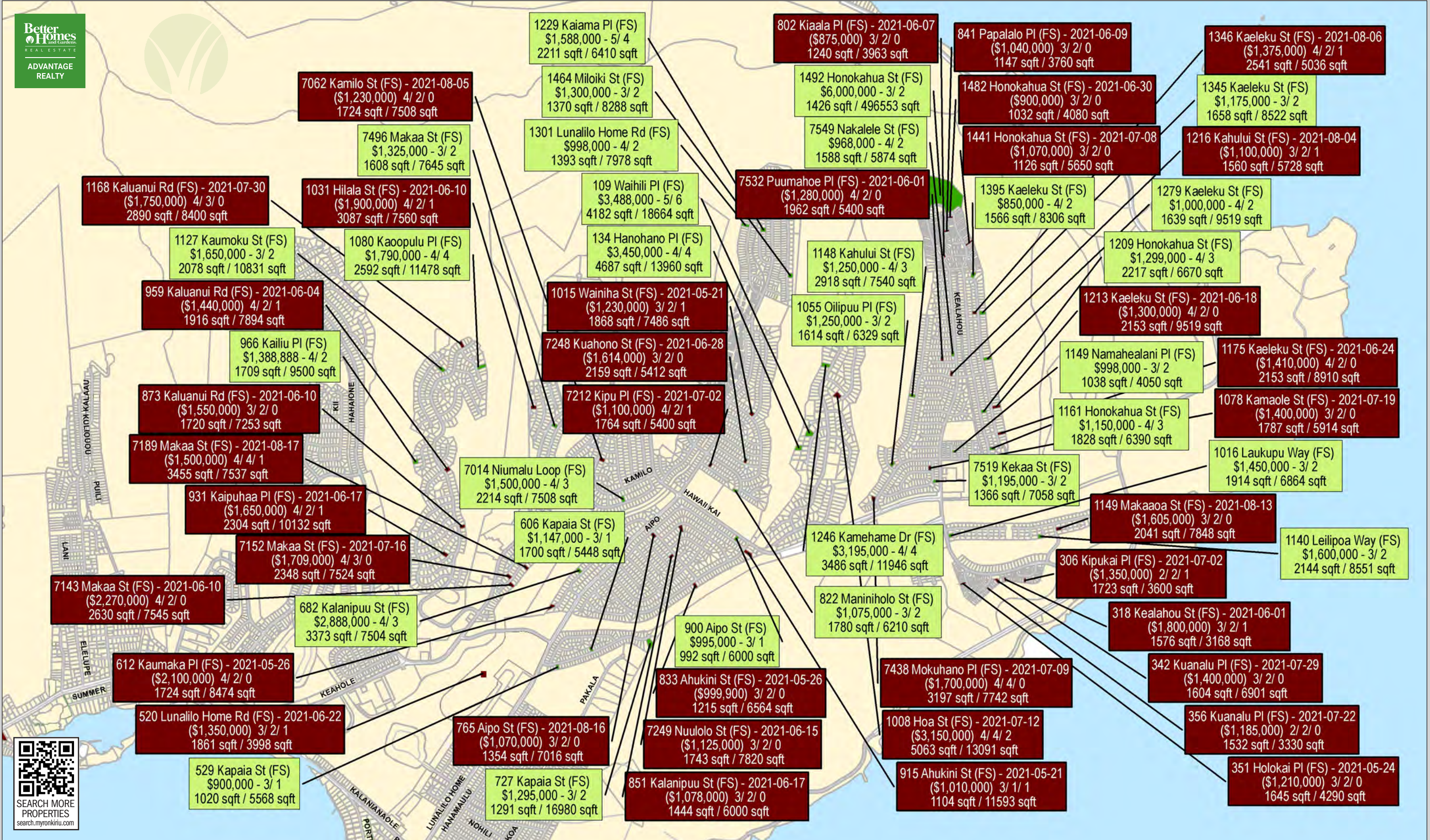
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WAIALAE IKI / WAIALAE NUI

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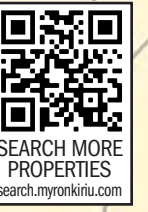
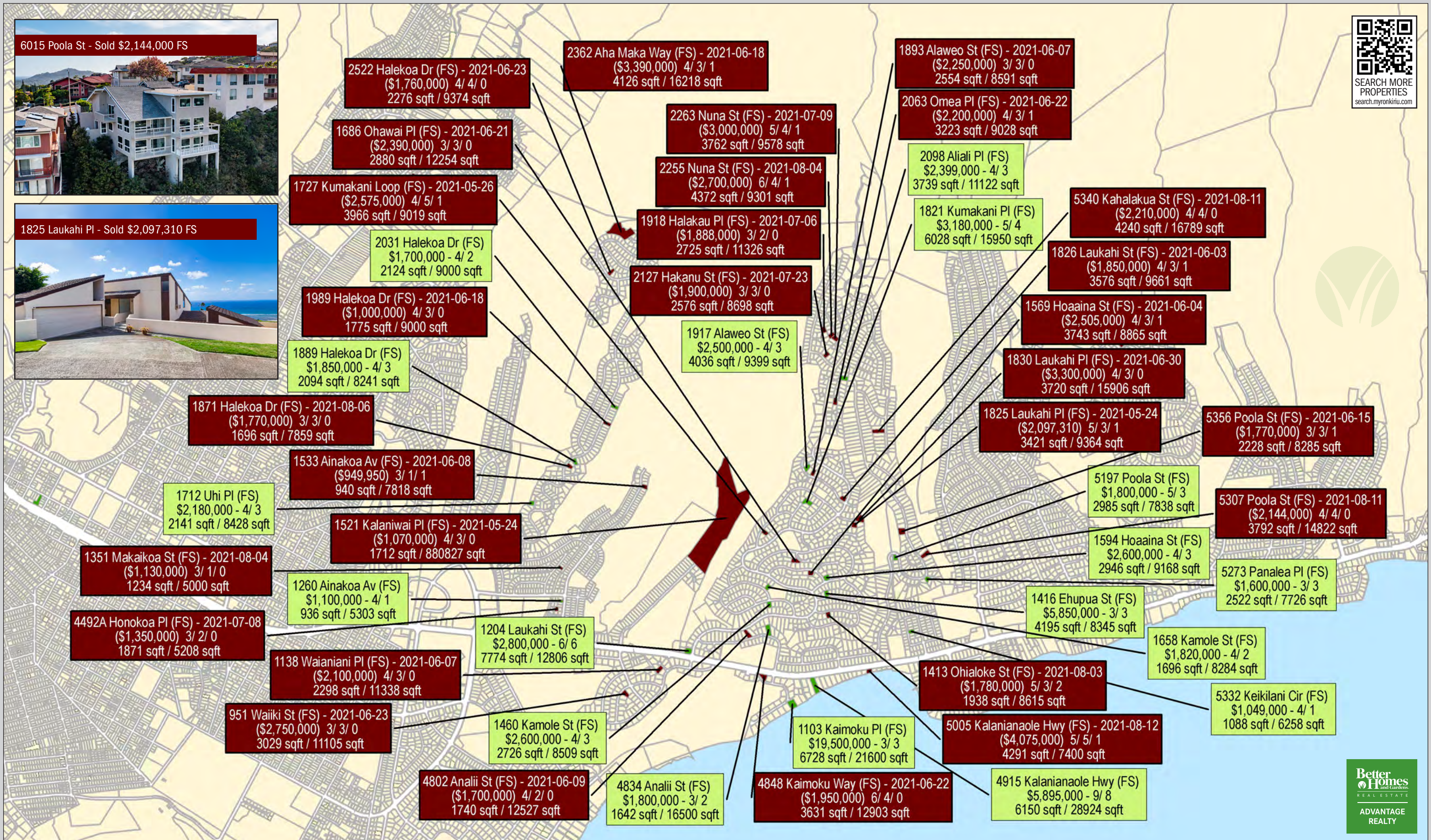
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6015 Poola St - Sold \$2,144,000 FS



1825 Laukahi Pl - Sold \$2,097,310 FS



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WAILUPE / KULIOUOU / KALANIANAOLE HWY

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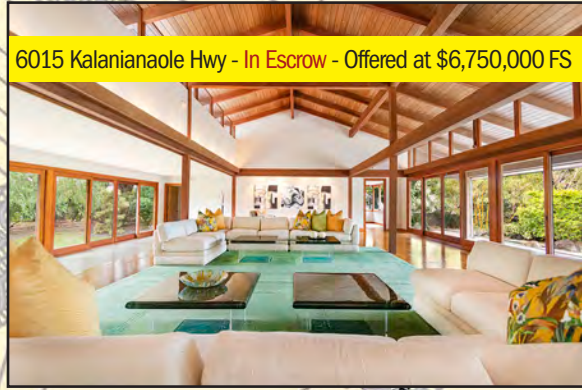
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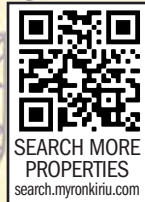
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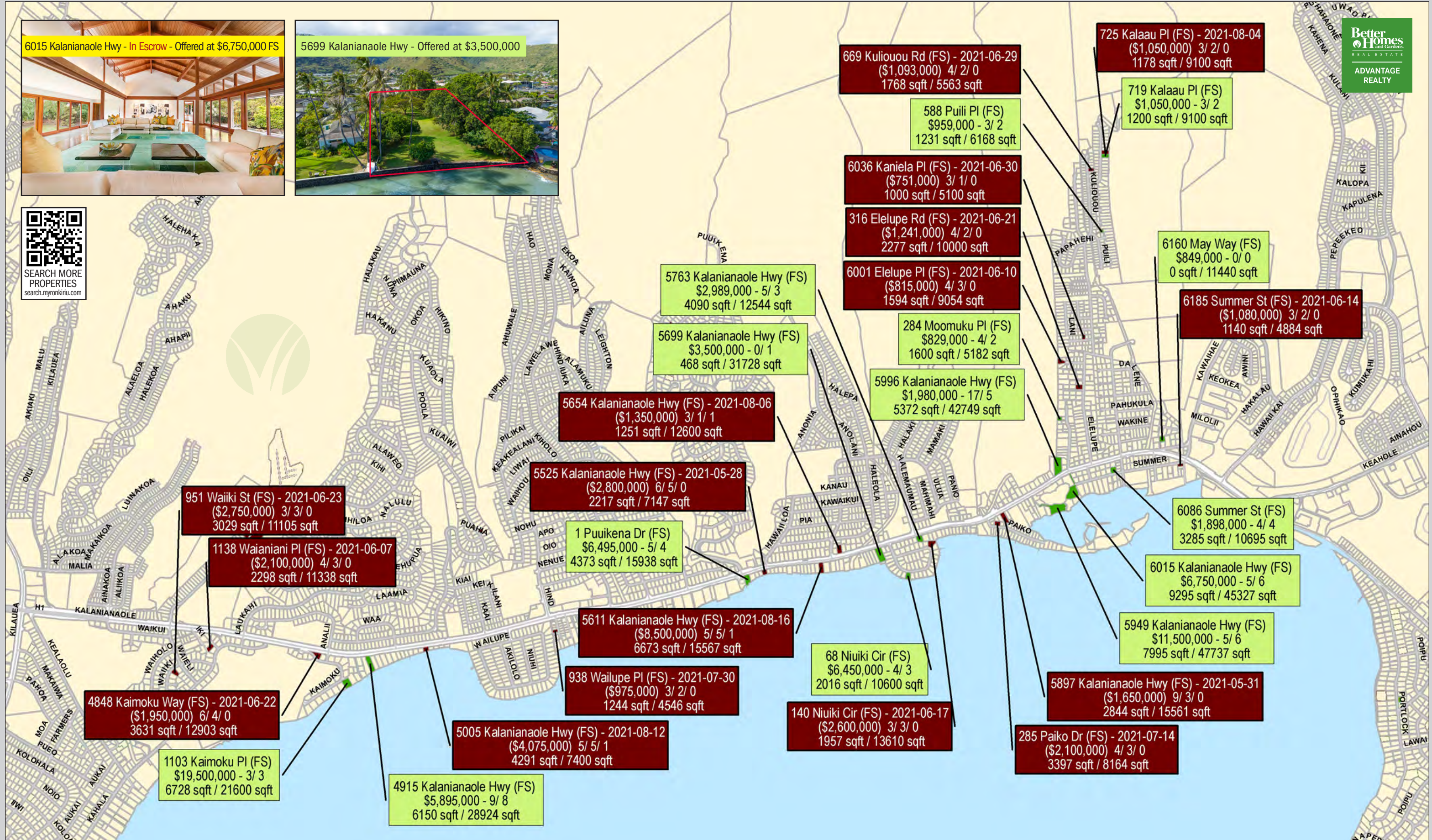
6015 Kalaniana'ole Hwy - In Escrow - Offered at \$6,750,000 FS



5699 Kalaniana'ole Hwy - Offered at \$3,500,000



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WILHELMINA / ST. LOUIS HEIGHTS

ACTIVE & SOLD PROPERTIES

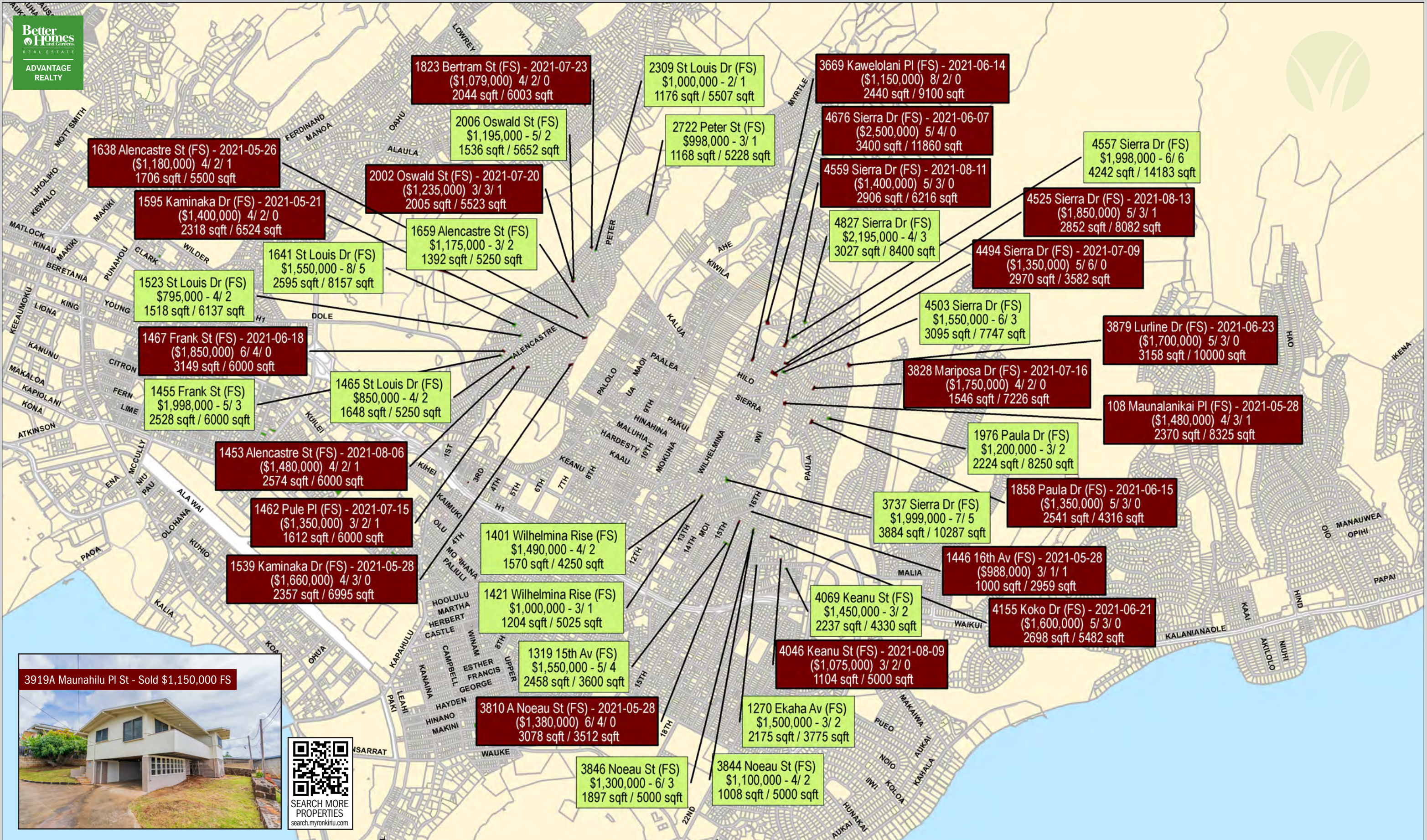
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- #1 Broker-Led Team amongst all Better Homes and Gardens Real Estate Broker Teams.
- #1 Real Estate Agent & Top 100 Hall of Fame Realtor, Hawaii Business Magazine
- Voted "Hawaii's Best" Realtor—1st Place, 4 years by Honolulu Star-Advertiser Readers

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Hours may be subject to change so please call ahead.

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Waipahu Town Center | Ka Makana Ali'i | Kapolei Marketplace | Wahiawa



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Dine in or take out orders

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Must show proof of residency for discount to apply.

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FREE One order of Crispy Spring Rolls with purchase of \$50 on take-out orders only.



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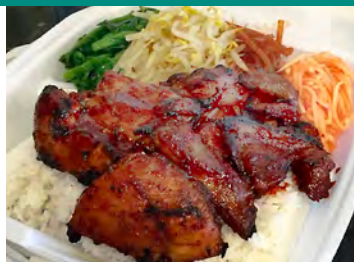


Must present coupon at purchase. One coupon per customer.
Other restrictions may apply. Offer expires 10/31/21

Gina's BAR-B-Q

Buy 1 Take Out Plate Lunch and receive 1 FREE medium soft drink.

Must present this coupon at purchase.
Only one coupon per customer per visit.
Other restrictions may apply.



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