

## **Ulu Wehi 85-153A Ala Akau Street, Waianae 96792 \* Ulu Wehi \* \$235,000**

|   |   |                                |
|---|---|--------------------------------|
| Sold Price: \$227,000   | Sold Date: 05-23-2024                             | Sold Ratio: 97%                |
| Beds: <b>4</b>  | MLS#: <b>202404171, LH</b>                        | Year Built: <b>1974</b>        |
| Bath: <b>1/1</b>  | Status: <b>Sold</b>                               | Remodeled:                     |
| Living Sq. Ft.: <b>1,158</b>                                  | List Date & DOM: <b>02-25-2024 &amp; 15</b>       | Total Parking: <b>2</b>        |
| Land Sq. Ft.: <b>1,746</b>                                    | Condition: <b>Average</b>                         | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>0</b>                                       | Frontage:   | Building: <b>\$88,000</b>      |
| Sq. Ft. Other: <b>0</b>                                       | Tax/Year: <b>\$73/2024</b>                        | Land: <b>\$162,300</b>         |
| Total Sq. Ft. <b>1,158</b>                                    | Neighborhood: <b>Waianae</b>                      | Total: <b>\$250,300</b>        |
| Maint./Assoc. <b>\$260 / \$0</b>                              | <a href="#">Flood Zone</a> : <b>Zone X - Tool</b> | Stories / CPR: <b>Two / No</b> |
| Parking: <b>2 Car</b>   | Frontage:   |                                |
| <a href="#">Zoning</a> : <b>05 - R-5 Residential District</b> | View: <b>Mountain</b>                             |                                |

**Public Remarks:** Welcome to your new beginning! This 4-bedroom, 1.5-bathroom townhouse is the ideal place to plant roots and start your homeownership journey. Boasting 1,158 sq. ft. of living space, it's perfect for first-time homebuyers looking for affordability without sacrificing comfort. As you step inside, you're greeted by a freshly painted interior, the layout is ideal for family living with an enclosed back yard with enough room to let the kids and pets play! The property presents a great opportunity for a rental investment as well. The current lease is set to expire in 2030, with the potential for extension to 2055. Enjoy incredibly low lease payments of \$58.46 per month until June 30, 2025, with a minor step up to \$82.25 per month from July 1, 2025, through April 1, 2030, providing an exceptional value for the area. For those seeking financing options, both FHA spot loans and conventional financing may be available to accommodate short-term financing needs. Don't miss out on the chance to make it your own slice of Hawaiian paradise. Welcome home! **Sale Conditions:** None **Schools:** [Kamaile](#), [Waianae](#), [Waianae](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



| Address                                 | Price               | Bd & Bth | Living / Avg. | Land   Avg.   | Lanai | Occ. | FL | DOM |
|---|---------------------|----------|---------------|---------------|-------|------|----|-----|
| <a href="#">85-153A Ala Akau Street</a> | <b>\$235,000 LH</b> | 4 & 1/1  | 1,158   \$203 | 1,746   \$135 | 0     | 0%   | 0  | 15  |

| Address                                 | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">85-153A Ala Akau Street</a> | \$73   \$260   \$0  | \$162,300     | \$88,000          | \$250,300      | 94%   | 1974 & NA        |

| Address                                 | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms   |
|---|------------|------------|------------|----------------|--------------|
| <a href="#">85-153A Ala Akau Street</a> | \$227,000  | 05-23-2024 | 97%        | 97%            | Conventional |

[85-153A Ala Akau Street](#) - MLS#: [202404171](#) - Welcome to your new beginning! This 4-bedroom, 1.5-bathroom townhouse is the ideal place to plant roots and start your homeownership journey. Boasting 1,158 sq. ft. of living space, it's perfect for first-time homebuyers looking for affordability without sacrificing comfort. As you step inside, you're greeted by a freshly painted interior, the layout is ideal for family living with an enclosed back yard with enough room to let the kids and pets play! The property presents a great opportunity for a rental investment as well. The current lease is set to expire in 2030, with the potential for extension to 2055. Enjoy incredibly low lease payments of \$58.46 per month until June 30, 2025, with a minor step up to \$82.25 per month from July 1, 2025, through April 1, 2030, providing an exceptional value for the area. For those seeking financing options, both FHA spot loans and conventional financing may be available to accommodate short-term financing needs. Don't miss out on the chance to make it your own slice of Hawaiian paradise. Welcome home!  
**Region:** Leeward **Neighborhood:** Waianae **Condition:** Average **Parking:** 2 Car **Total Parking:** 2 **View:** Mountain  
**Frontage:** Pool: None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** [Kamaile](#), [Waianae](#), [Waianae](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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