

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

Sold Price: \$227,000	Sold Date: 05-23-2024	Sold Ratio: 97%
Beds: 4	MLS#: 202404170 , LH	Year Built: 1974
Bath: 1/1	Status: Sold	Remodeled:
Living Sq. Ft.: 1,158	List Date & DOM: 02-25-2024 & 15	Total Parking: 2
Land Sq. Ft.: 1,746	Condition: Average	Assessed Value
Lanai Sq. Ft.: 48	Frontage:	Building: \$88,000
Sq. Ft. Other: 0	Tax/Year: \$73/2024	Land: \$162,300
Total Sq. Ft. 1,206	Neighborhood: Waianae	Total: \$250,300
Maint./Assoc. \$260 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Two / No
Parking: Assigned, Open - 2	Frontage:	
Zoning : 05 - R-5 Residential District	View: Mountain	

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 for the kids and pets to 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
85-153A Ala Akau Street A	\$235,000 LH	4 & 1/1	1,158 \$203	1,746 \$135	48	55%	2	15

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
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
85-153A Ala Akau Street A	\$227,000	05-23-2024	97%	97%	Conventional

[85-153A Ala Akau Street A](#) - MLS#: [202404170](#) - 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 for the kids and pets to 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:** Assigned, Open - 2 **Total Parking:** 2 **View:** Mountain **Frontage:** **Pool:** **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