

**2805 Waialae Avenue, Honolulu 96826**

|                              |                                                                                                                                                                                                                |                                                                                                                                                                                                           |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Status: Active               | MLS#: <a href="#">202614335</a>                                                                                                                                                                                | Parcel#: <a href="#">1-2-7-028-039-0000</a>                                                                                                                                                               |
| List Price: \$1,135,000      | Original Price: \$1,200,000                                                                                                                                                                                    | Price Change: \$-65,000                                                                                                                                                                                   |
| Beds: 5   Baths: 2/0         | Year Built: 1947                                                                                                                                                                                               | Remodeled:                                                                                                                                                                                                |
| Region: Metro                | Neighborhood: Moiliili                                                                                                                                                                                         | Building:<br><b>Deprecated:</b> str_replace(): Passing null to parameter #3 (\$subject) of type array string is deprecated in <a href="#">/home/oahure/public_html/PDF_Summary.php</a> on line <b>122</b> |
| Living Sq Ft: 1,880          | Other Sq Ft:<br><b>Deprecated:</b> number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in <a href="#">/home/oahure/public_html/PDF_Summary.php</a> on line <b>126</b><br>0       | Total Sq Ft: 1,880                                                                                                                                                                                        |
| Land Sq Ft: 5,222            | Land Tenure: FS - Fee Simple                                                                                                                                                                                   | Lanai Sq Ft:<br><b>Deprecated:</b> number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in <a href="#">/home/oahure/public_html/PDF_Summary.php</a> on line <b>132</b><br>0  |
| Total Parking: 2             | Date Listed: 07-27-2026                                                                                                                                                                                        | Days on Market: 74                                                                                                                                                                                        |
| View: None                   | Frontage:<br><b>Deprecated:</b> str_replace(): Passing null to parameter #3 (\$subject) of type array string is deprecated in <a href="#">/home/oahure/public_html/PDF_Summary.php</a> on line <b>141</b>      | Type: Single Family                                                                                                                                                                                       |
| Assessed Building: \$104,400 | Assessed Land: \$1,202,500                                                                                                                                                                                     | Assessed Value: \$1,306,900                                                                                                                                                                               |
| Taxes: \$346   Year: 2026    | Maintenance Fee:<br><b>Deprecated:</b> number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in <a href="#">/home/oahure/public_html/PDF_Summary.php</a> on line <b>151</b><br>\$0 | Association Fee: \$0                                                                                                                                                                                      |
| Flood Zone: Zone X           | Stories: Basement, One, Two                                                                                                                                                                                    | CPR: No                                                                                                                                                                                                   |
| Condition: Average           | Parking: 3 Car+, Carport, Driveway                                                                                                                                                                             | <a href="#">Zoning:</a> 12 - A-2 Medium Density Apartme                                                                                                                                                   |
| Elementary:                  | Middle School:                                                                                                                                                                                                 | High School:                                                                                                                                                                                              |

**Public Remarks:** Apartment (A-2 Medium Density) zoned property across the street from UH Manoa. Multi-family or development opportunity with strong upside. Existing SFH divided into a 3bd/1bth upstairs unit and a 1bd/1bth downstairs unit. Downstairs unit is in good condition with updated windows, double framing and drywall. Large 5,222 sqft lot with ample parking including 3+ car, carport and driveway. Keep as-is for rental income, or build new to maximize density. Close to freeway access, bus lines and universities for strong rental demand. **Sale Conditions:** None \* [Photos](#), [History](#)

**Inclusions:** Disposal, Dryer, Other, Range/Oven, Refrigerator, Washer, Water Heater **Amenities:**  
**Deprecated:** str\_replace(): Passing null to parameter #3 (\$subject) of type array|string is deprecated in  
/home/oahure/public\_html/PDF\_Summary.php on line 201  
**Utilities:** Connected, Overhead Electricity, Public Water **Construction:** Other, Single Wall **Lot**  
**Features:** Clear **Floor:** Vinyl, W/W Carpet **Disclosures:** Property Disclosure Stmt **Land Recorded:**  
Land Court **Furnished:** Unknown **Architectural Style:** Detach Single Family **Construction Materials:**  
Other,Single Wall **Roof:** Asphalt Shingle,Other **Flooring:** Vinyl,W/W Carpet **SecurityFeatures:** Key  
**Easements:** None **Set Backs:** Of Record **Special Listing Conditions:** None **Management Company:**  
**Management Company Phone:**