## Gregg Apts The 3006 Pualei Circle Unit B108, Honolulu 96815 * Gregg Apts The * $539,000

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|---|---|---|---|---|---|
| Sold Price: | $530,000 | Sold Date: | 08-05-2019 | Sold Ratio: | 98% |
| Beds: | **2** | MLS#: | **201913873, FS** | Year Built: | **1964** |
| Bath: | **1/0** | Status: | **Sold** | Remodeled: | |
| Living Sq. Ft.: | **650** | List Date & DOM: | **05-13-2019** & **23** | Total Parking: | **1** |
| Land Sq. Ft.: | **0** | Condition: | **Above Average** | Assessed Value | |
| Lanai Sq. Ft.: | **30** | Frontage: | | Building: | **$332,300** |
| Sq. Ft. Other: | **0** | Tax/Year: | **$140/2018** | Land: | **$150,600** |
| Total Sq. Ft. | **680** | Neighborhood: | **Diamond Head** | Total: | **$482,900** |
| Maint./Assoc. | **$323 / $0** | Flood Zone: | **Zone X - Tool** | Stories / CPR: | **One / No** |
| Parking: | **Open - 1** | | | Frontage: | |
| Zoning: | **12 - A-2 Medium Density Apartme** | | | View: | **City, Garden, Sunset** |

**Public Remarks:** Prime ground floor unit with attached patio. Adjoining Kapiolani Park & a short walk to Waikiki Beac & Diamond Head rec areas. Upgrade bathroom, kitchen counters and cabinets. New W/D. Shows well. Parking stall in front of unit. Apt located in the desirable Waikiki Elem. Sch. district. Month to month tenant wants to stay. Seller intends to convey title via a 1031 exchange. **Sale Conditions:** Subject To Replacement Property **Schools:** Waikiki, , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info









| Address | Price | Bd & Bth | Living / Avg. | Land \| Avg. | Lanai | Occ. | FL | DOM |
|---|---|---|---|---|---|---|---|---|
| 3006 Pualei Circle B108 | $539,000 | 2 & 1/0 | 650 \| $829 | 0 \| $inf | 30 | 40% | 1 | 23 |

| Address | Tax \| Maint. \| Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|---|---|---|---|---|---|
| 3006 Pualei Circle B108 | $140 \| $323 \| $0 | $150,600 | $332,300 | $482,900 | 112% | 1964 & NA |

| Address | Sold Price | Sold Date | Sold Ratio | Original Ratio | Sold Terms |
|---|---|---|---|---|---|
| 3006 Pualei Circle B108 | $530,000 | 08-05-2019 | 98% | 98% | Conventional |

3006 Pualei Circle B108 - MLS#: 201913873 - Prime ground floor unit with attached patio. Adjoining Kapiolani Park & a short walk to Waikiki Beac & Diamond Head rec areas. Upgrade bathroom, kitchen counters and cabinets. New W/D. Shows well. Parking stall in front of unit. Apt located in the desirable Waikiki Elem. Sch. district. Month to month tenant wants to stay. Seller intends to convey title via a 1031 exchange. **Region:** Diamond Head **Neighborhood:** Diamond Head **Condition:** Above Average **Parking:** Open - 1 **Total Parking:** 1 **View:** City, Garden, Sunset **Frontage: Pool: Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** Subject To Replacement Property **Schools:** Waikiki, , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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