Pearl Ridge Gdns & Twr 98-1038 Moanalua Road Unit 7-601, Aiea 96701 * Pearl Ridge Gdns & Twr * $305,000

Sold Price: $285,000	Sold Date: 01-29-2020	Sold Ratio: 93%
Beds: **2**	MLS#: **201919844, FS**	Year Built: **1976**
Bath: **2/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **731**	List Date & DOM: **07-27-2019** & **45**	Total Parking: **1**
Land Sq. Ft.: **250,557**	Condition: **Average**	Assessed Value
Lanai Sq. Ft.: **60**	Frontage: **Other**	Building: **$162,400**
Sq. Ft. Other: **0**	Tax/Year: **$80/2018**	Land: **$125,800**
Total Sq. Ft. **791**	Neighborhood: **Pearlridge**	Total: **$288,200**
Maint./Assoc. **$950 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **One / No**
Parking: **Assigned, Guest, Open - 1**	Frontage: **Other**	
Zoning: **13 - A-3 High Density Apartment**	View: **Coastline, Garden, Marina/Canal, Mountain, Ocean, Sunset**	

Public Remarks: Pearlridge Gardens & Towers, a "diamond in the rough", Large 2/2/1 Assigned Parking in Heart of Aiea! SPECIAL & UNIQUE layout helps maximize rental investment potential: option to configure as (1) Studio/1 Bath w/ Closet and (1) 1 Bed/1 Bath w/ Walk-In Closet & Lanai, and totally Separate Entry, each having Pearl Harbor, Ocean, and green Garden views. Live in 1/1, and get extra income from Studio, or vice versa; or use as 2/2/1. Walking distance across street to Pearlridge Mall, Pali Momi Medical Center, NEW Down to Earth, Big City Diner, Pearl Kai, Bus Stops (so much more!) and short drive to Base, Stadium, Airport, on-ramps. Resident Manager, Pool, BBQ area, Laundry Room, Keyed Lobby and Security Cameras in elevators. Easy to See. *** Open House Sunday, 8/11, from 2-5 PM ** Aloha! **Sale Conditions:** None **Schools:** Pearl Ridge, Aiea, Aiea * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
98-1038 Moanalua Road 7-601	$305,000	2 & 2/0	731 | $417	250,557 | $1	60	40%	6	45

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
98-1038 Moanalua Road 7-601	$80 | $950 | $0	$125,800	$162,400	$288,200	106%	1976 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
98-1038 Moanalua Road 7-601	$285,000	01-29-2020	93%	93%	Conventional

98-1038 Moanalua Road 7-601 - MLS#: 201919844 - Pearlridge Gardens & Towers, a "diamond in the rough", Large 2/2/1 Assigned Parking in Heart of Aiea! SPECIAL & UNIQUE layout helps maximize rental investment potential: option to configure as (1) Studio/1 Bath w/ Closet and (1) 1 Bed/1 Bath w/ Walk-In Closet & Lanai, and totally Separate Entry, each having Pearl Harbor, Ocean, and green Garden views. Live in 1/1, and get extra income from Studio, or vice versa; or use as 2/2/1. Walking distance across street to Pearlridge Mall, Pali Momi Medical Center, NEW Down to Earth, Big City Diner, Pearl Kai, Bus Stops (so much more!) and short drive to Base, Stadium, Airport, on-ramps. Resident Manager, Pool, BBQ area, Laundry Room, Keyed Lobby and Security Cameras in elevators. Easy to See. *** Open House Sunday, 8/11, from 2-5 PM ** Aloha! **Region:** Pearl City **Neighborhood:** Pearlridge **Condition:** Average **Parking:** Assigned, Guest, Open - 1 **Total Parking:** 1 **View:** Coastline, Garden, Marina/Canal, Mountain, Ocean, Sunset **Frontage:** Other **Pool: Zoning:** 13 - A-3 High Density Apartment **Sale Conditions:** None **Schools:** Pearl Ridge, Aiea, Aiea * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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