

Pearl Ridge Gdns & Twr 98-1032 Moanalua Road Unit 3-302, Aiea 96701 * Pearl Ridge Gdns & Twr * \$300,000

Sold Price: \$292,000	Sold Date: 07-01-2021	Sold Ratio: 97%
Beds: 2	MLS#: 202110625, FS	Year Built: 1976
Bath: 2/0	Status: Sold	Remodeled:
Living Sq. Ft.: 778	List Date & DOM: 05-07-2021 & 6	Total Parking: 1
Land Sq. Ft.: 250,557	Condition: Above Average, Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$164,500
Sq. Ft. Other: 0	Tax/Year: \$88/2020	Land: \$107,500
Total Sq. Ft. 778	Neighborhood: Pearlridge	Total: \$272,000
Maint./Assoc. \$675 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: Assigned, Covered - 1, Guest, Street	Frontage: Other	
Zoning : 13 - A-3 High Density Apartment	View: None	

Public Remarks: Priced to sell! Lowest price 2 bed/2 bath fee simple unit currently available on the market!! This unit features vinyl wood floor throughout, washer/dryer inside unit, 2 full bathrooms and 1 assigned covered parking stall. Conveniently located across the street from Pearlridge Shopping Center, convenient to bus, shopping, dining, schools and more! Sale of unit is subject to month-month Rental Agreement. Per Management Company-Special loan assessment of \$152.45 is for the waste pipe replacement project, spalling, and roofs. They are in the process of lowering the rate at this time but once that is finalized, the rate will be fixed for 10 years and will need a new rate after that. The loan is scheduled to end December 2040. **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
98-1032 Moanalua Road 3-302	\$300,000	2 & 2/0	778 \$386	250,557 \$1	0	52%	3	6

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
98-1032 Moanalua Road 3-302	\$88 \$675 \$0	\$107,500	\$164,500	\$272,000	110%	1976 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
98-1032 Moanalua Road 3-302	\$292,000	07-01-2021	97%	97%	VA

[98-1032 Moanalua Road 3-302](#) - MLS#: [202110625](#) - Priced to sell! Lowest price 2 bed/2 bath fee simple unit currently available on the market!! This unit features vinyl wood floor throughout, washer/dryer inside unit, 2 full bathrooms and 1 assigned covered parking stall. Conveniently located across the street from Pearlridge Shopping Center, convenient to bus, shopping, dining, schools and more! Sale of unit is subject to month-month Rental Agreement. Per Management Company-Special loan assessment of \$152.45 is for the waste pipe replacement project, spalling, and roofs. They are in the process of lowering the rate at this time but once that is finalized, the rate will be fixed for 10 years and will need a new rate after that. The loan is scheduled to end December 2040. **Region:** Pearl City **Neighborhood:** Pearlridge **Condition:** Above Average, Average **Parking:** Assigned, Covered - 1, Guest, Street **Total Parking:** 1 **View:** None **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