Pearl Ridge Gdns & Twr 98-1038 Moanalua Road Unit 7-2102, Aiea 96701 * Pearl Ridge Gdns & Twr * $238,000

Sold Price: $251,000	Sold Date: 10-20-2021	Sold Ratio: 105%
Beds: **1**	MLS#: **202121703, FS**	Year Built: **1976**
Bath: **1/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **523**	List Date & DOM: **08-27-2021** & **6**	Total Parking: **1**
Land Sq. Ft.: **250,557**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **60**	Frontage: **Other**	Building: **$118,000**
Sq. Ft. Other: **0**	Tax/Year: **$58/2020**	Land: **$80,600**
Total Sq. Ft. **583**	Neighborhood: **Pearlridge**	Total: **$198,600**
Maint./Assoc. **$506 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **21+ / No**
Parking: **Assigned**	Frontage: **Other**	
Zoning: **13 - A-3 High Density Apartment**	View: **City, Coastline, Ocean, Sunset**	

Public Remarks: View! View! View! Excellent Ocean and Sunset view from this high floor 1bd/1bath and 1 covered parking unit across Pearlridge Shopping Center. Close to Pearl Harbor, Arizona memorial, Airport, Post office and Stadium. Price to sell for first time Home Buyer or Investor. Renting $1,600. Tenant is moving out at the end of Sept. There is an Assessment fee of $114.25/month until 12/2040. All information is deemed reliable, Buyer and Buyer's agent must verify before closing of escrow. **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 7-2102	$238,000	1 & 1/0	523 | $455	250,557 | $1	60	52%	1	6

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
98-1038 Moanalua Road 7-2102	$58 | $506 | $0	$80,600	$118,000	$198,600	120%	1976 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
98-1038 Moanalua Road 7-2102	$251,000	10-20-2021	105%	105%	Conventional

98-1038 Moanalua Road 7-2102 - MLS#: 202121703 - View! View! View! Excellent Ocean and Sunset view from this high floor 1bd/1bath and 1 covered parking unit across Pearlridge Shopping Center. Close to Pearl Harbor, Arizona memorial, Airport, Post office and Stadium. Price to sell for first time Home Buyer or Investor. Renting $1,600. Tenant is moving out at the end of Sept. There is an Assessment fee of $114.25/month until 12/2040. All information is deemed reliable, Buyer and Buyer's agent must verify before closing of escrow. **Region:** Pearl City **Neighborhood:** Pearlridge **Condition:** Above Average **Parking:** Assigned **Total Parking:** 1 **View:** City, Coastline, 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