

**Alexander Towers 1226 Alexander Street Unit 604, Honolulu 96826 \* Alexander Towers \*****\$409,000 \* Originally \$449,000**

|                                                                 |                                                   |                                 |
|-----------------------------------------------------------------|---------------------------------------------------|---------------------------------|
| Sold Price: \$405,000                                           | Sold Date: 12-20-2021                             | Sold Ratio: 99%                 |
| Beds: <b>2</b>                                                  | MLS#: <a href="#">202123763</a> , FS              | Year Built: <b>1979</b>         |
| Bath: <b>1/0</b>                                                | Status: <b>Sold</b>                               | Remodeled:                      |
| Living Sq. Ft.: <b>598</b>                                      | List Date & DOM: <b>09-13-2021 &amp; 76</b>       | Total Parking: <b>1</b>         |
| Land Sq. Ft.: <b>0</b>                                          | Condition: <b>Above Average</b>                   | <a href="#">Assessed Value</a>  |
| Lanai Sq. Ft.: <b>110</b>                                       | Frontage: <b>Other</b>                            | Building: <b>\$282,500</b>      |
| Sq. Ft. Other: <b>0</b>                                         | Tax/Year: <b>\$97/2021</b>                        | Land: <b>\$48,300</b>           |
| Total Sq. Ft. <b>708</b>                                        | Neighborhood: <b>Moiliili</b>                     | Total: <b>\$330,800</b>         |
| Maint./Assoc. <b>\$632 / \$0</b>                                | <a href="#">Flood Zone</a> : <b>Zone X - Tool</b> | Stories / CPR: <b>8-14 / No</b> |
| Parking: <b>Garage, Guest, Open - 1, Secured Entry</b>          | Frontage: <b>Other</b>                            |                                 |
| <a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b> | View: <b>City</b>                                 |                                 |

**Public Remarks:** Conviently located !! Move in Condition. 2 bdrm w/ Lanai. Very central location, minutes to Waikiki, Ala Moana, UH, Downtown, EZ access to freeway. Secured building w/ elevators & sprinkler system. Features include: Gated garage, Pool & Rec area, ample guest parking. Some recent upgrades, W/D in unit. New vinyl plank flooring in main living areas. Located near bus lines and walking distance to Times supermarket, restaurants and Kapiolani Med. Center. **Sale Conditions:** None **Schools:** [Lunalilo](#), [Washington](#), [Roosevelt](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



| Address                                   | Price            | Bd & Bth | Living / Avg. | Land   Avg. | Lanai | Occ. | FL | DOM |
|-------------------------------------------|------------------|----------|---------------|-------------|-------|------|----|-----|
| <a href="#">1226 Alexander Street 604</a> | <b>\$409,000</b> | 2 & 1/0  | 598   \$684   | 0   \$inf   | 110   | 56%  | 6  | 76  |

| Address                                   | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|-------------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">1226 Alexander Street 604</a> | \$97   \$632   \$0  | \$48,300      | \$282,500         | \$330,800      | 124%  | 1979 & NA        |

| Address                                   | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms |
|-------------------------------------------|------------|------------|------------|----------------|------------|
| <a href="#">1226 Alexander Street 604</a> | \$405,000  | 12-20-2021 | 99%        | 90%            | Cash 2000  |

[1226 Alexander Street 604](#) - MLS#: [202123763](#) - Original price was \$449,000 - Conviently located !! Move in Condition. 2 bdrm w/ Lanai. Very central location, minutes to Waikiki, Ala Moana, UH, Downtown, EZ access to freeway. Secured building w/ elevators & sprinkler system. Features include: Gated garage, Pool & Rec area, ample guest parking. Some recent upgrades, W/D in unit. New vinyl plank flooring in main living areas. Located near bus lines and walking distance to Times supermarket, restaurants and Kapiolani Med. Center. **Region:** Metro **Neighborhood:** Moiliili **Condition:** Above Average **Parking:** Garage, Guest, Open - 1, Secured Entry **Total Parking:** 1 **View:** City **Frontage:** Other **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Lunalilo](#), [Washington](#), [Roosevelt](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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