

Royal Aloha 1909 Ala Wai Boulevard Unit 1005, Honolulu 96815 * Royal Aloha * \$162,000

Sold Price: \$150,000 Sold Date: 08-29-2022 Sold Ratio: 93%
 Beds: **2** MLS#: **202125442, LH** Year Built: **1971**
 Bath: **1/0** Status: **Sold** Remodeled:
 Living Sq. Ft.: **674** List Date & DOM: **10-06-2021 & 14** Total Parking: **1**
 Land Sq. Ft.: **0** Condition: **Average** [Assessed Value](#)
 Lanai Sq. Ft.: **50** Frontage:
 Sq. Ft. Other: **0** Tax/Year: **\$329/2021** Building: **\$101,900**
 Total Sq. Ft. **724** Neighborhood: **Waikiki** Land: **\$278,200**
 Maint./Assoc. **\$643 / \$0** [Flood Zone](#): **Zone AO - Tool** Total: **\$380,100**
 Parking: **Assigned, Covered - 1, Garage, Secured Entry** Frontage:
 Zoning: **X6 - Resort Mixed Use Precinct** View: **City, Marina/Canal, Mountain**

Public Remarks: SHORT SALE ~ LEASEHOLD ~ Zoned U/X6/20 RESORT HOTEL!! Mountain and the Ala Wai Canal views, Relaxing Open Lanai from the large living room. Fully Furnished. Cool & Clean with vinyl flooring. Wonderful Waikiki location and option to have short term rental income! Fully furnished 2 bedroom, 1 bath. Secure Covered Garage Parking Stall included!! Close to Waikiki Beach, Entertainment, Waikiki Shopping & Specialty shops, Ala Moana Shopping Center, Huge Variety of Restaurants & Eateries, Grocery Stores, The Bus, Kapiolani CC, HCC University of Manoa, Kapiolani Park, Hospitals. The Royal Aloha features a swimming pool, resident manager, pet friendly, and community laundry is on the same floor! . Pets allowed (verify) **Sale Conditions:** Short Sale **Schools:** [Jefferson](#), [Washington](#), [Kaimuki](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
1909 Ala Wai Boulevard 1005	\$162,000 LH	2 & 1/0	674 \$240	0 \$inf	50	32%	10	14

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1909 Ala Wai Boulevard 1005	\$329 \$643 \$0	\$278,200	\$101,900	\$380,100	43%	1971 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1909 Ala Wai Boulevard 1005	\$150,000	08-29-2022	93%	93%	Cash

1909 Ala Wai Boulevard 1005 - MLS#: **202125442** - SHORT SALE ~ LEASEHOLD ~ Zoned U/X6/20 RESORT HOTEL!! Mountain and the Ala Wai Canal views, Relaxing Open Lanai from the large living room. Fully Furnished. Cool & Clean with vinyl flooring. Wonderful Waikiki location and option to have short term rental income! Fully furnished 2 bedroom, 1 bath. Secure Covered Garage Parking Stall included!! Close to Waikiki Beach, Entertainment, Waikiki Shopping & Specialty shops, Ala Moana Shopping Center, Huge Variety of Restaurants & Eateries, Grocery Stores, The Bus, Kapiolani CC, HCC University of Manoa, Kapiolani Park, Hospitals. The Royal Aloha features a swimming pool, resident manager, pet friendly, and community laundry is on the same floor! . Pets allowed (verify) **Region:** Metro **Neighborhood:** Waikiki **Condition:** Average **Parking:** Assigned, Covered - 1, Garage, Secured Entry **Total Parking:** 1 **View:** City, Marina/Canal, Mountain **Frontage:** Pool: **Zoning:** X6 - Resort Mixed Use Precinct **Sale Conditions:** Short Sale **Schools:** [Jefferson](#), [Washington](#), [Kaimuki](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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