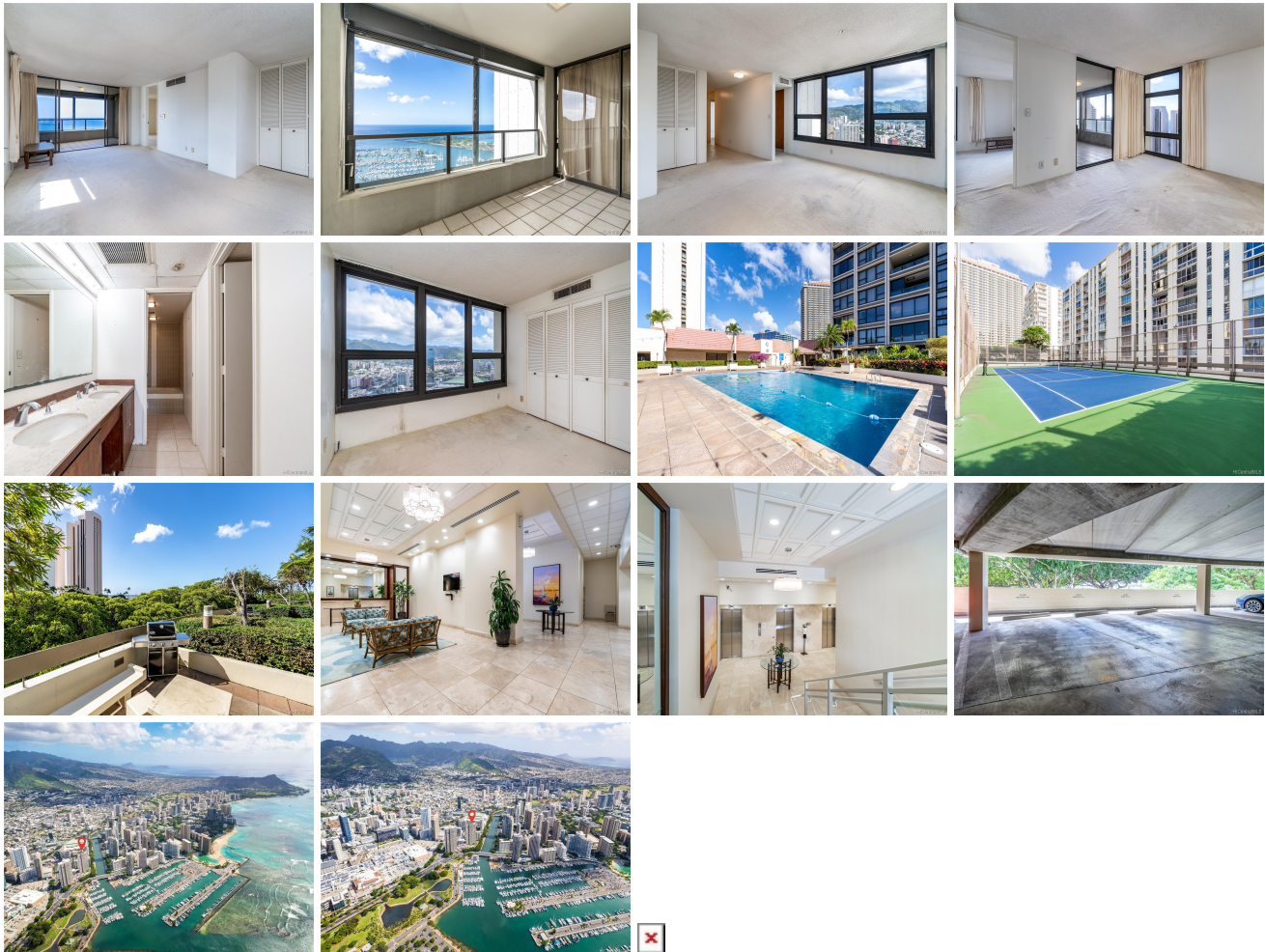


Yacht Harbor Towers 1650 Ala Moana Boulevard Unit 3509, Honolulu 96815 * Yacht Harbor Towers * \$99,000 * Originally \$149,000

Sold Price: \$35,000	Sold Date: 05-02-2023	Sold Ratio: 35%
Beds: 2	MLS#: 202225784 , LH	Year Built: 1973
Bath: 2/0	Status: Sold	Remodeled:
Living Sq. Ft.: 1,288	List Date & DOM: 01-03-2023 & 98	Total Parking: 1
Land Sq. Ft.: 138,216	Condition: Fair	Assessed Value
Lanai Sq. Ft.: 146	Frontage:	Building: \$743,600
Sq. Ft. Other: 0	Tax/Year: \$235/2022	Land: \$61,900
Total Sq. Ft. 1,434	Neighborhood: Ala Moana	Total: \$805,500
Maint./Assoc. \$1,564 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: Covered - 1	Frontage:	
Zoning : 12 - A-2 Medium Density Apartme	View: City, Mountain, Ocean, Sunset	

Public Remarks: The unit is in LEASEHOLD. LEASE RENEGOTIATION is 09/14/2028 and EXPIRATION is 6/30/2037. FEE IS CURRENTLY NOT AVAILABLE. There are currently 3 loans with the AOA for updating and renovating the building and waste pipes etc. Total is approximately \$70,000 and is currently paid monthly. Other fees monthly include the 3 loans/mo. and Reserve Contributions. Please note that current lease rent is \$1553.28 + 73.19(GET) = \$1626.47 High Floor with gorgeous Ocean and Ala Moana Beach views from the open lanai. End unit in the Diamond Head Tower. This is a Lender Sale and to be sold in "As Is" Condition and No Disclosures. Unit needs repairs and renovating to bring it back to its glory and make it your own! Please see attachments for Bank Addendum. **Sale Conditions:** Lender 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
1650 Ala Moana Boulevard 3509	\$99,000 LH	2 & 2/0	1,288 \$77	138,216 \$1	146	54%	35	98

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1650 Ala Moana Boulevard 3509	\$235 \$1,564 \$0	\$61,900	\$743,600	\$805,500	12%	1973 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1650 Ala Moana Boulevard 3509	\$35,000	05-02-2023	35%	23%	Cash

[1650 Ala Moana Boulevard 3509](#) - MLS#: [202225784](#) - Original price was \$149,000 - The unit is in LEASEHOLD. LEASE RENEGOTIATION is 09/14/2028 and EXPIRATION is 6/30/2037. FEE IS CURRENTLY NOT AVAILABLE. There are currently 3 loans with the AOA for updating and renovating the building and waste pipes etc. Total is approximately \$70,000 and is currently paid monthly. Other fees monthly include the 3 loans/mo. and Reserve Contributions. Please note that current lease rent is \$1553.28 + 73.19(GET) = \$1626.47 High Floor with gorgeous Ocean and Ala Moana Beach views from the open lanai. End unit in the Diamond Head Tower. This is a Lender Sale and to be sold in "As Is" Condition and No Disclosures. Unit needs repairs and renovating to bring it back to its glory and make it your own! Please see attachments for Bank Addendum.
Region: Metro **Neighborhood:** Ala Moana **Condition:** Fair **Parking:** Covered - 1 **Total Parking:** 1 **View:** City, Mountain, Ocean, Sunset **Frontage:** **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** Lender Sale **Schools:** [Jefferson](#), [Washington](#), [Kaimuki](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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