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 AOAO 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 AOAO 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