

**2727 Booth Road, Honolulu 96813 \* \$795,000 \* Originally \$825,000**

Sold Price: \$775,000      Sold Date: 03-24-2020      Sold Ratio: 97%  
 Beds: **7**      MLS#: **201926031, FS**      Year Built: **1941**  
 Bath: **2/0**      Status: **Sold**      Remodeled:  
 Living Sq. Ft.: **1,478**      List Date & DOM: **09-11-2019 & 140**      Total Parking: **2**  
                                          **Needs Major**  
 Land Sq. Ft.: **9,366**      Condition: **Repair, Tear Down**      [Assessed Value](#)  
 Lanai Sq. Ft.: **0**      Frontage:  
 Sq. Ft. Other: **0**      Tax/Year: **\$266/2018**      Building: **\$85,900**  
 Total Sq. Ft. **1,478**      Neighborhood: **Pauoa Valley**      Land: **\$832,600**  
 Maint./Assoc. **\$0 / \$0**      [Flood Zone](#): **Zone X - Tool**      Total: **\$918,500**  
 Parking: **2 Car**      Frontage:  
                                          **Zoning: 05 - R-5 Residential District**      View: **None**

**Public Remarks:** Tremendous opportunity for possible duplex (please verify) new construction or remodel on this 9,366 sf lot zoned R-5 with wide (approx 89') street frontage on Booth Road. Seller open to Agreement of Sale to allow your client time to build/improve and refinance or draw equity from another property to pay off the A/S. Either option provides greater cash flow and Return On Investment with leveraged financing versus all cash. Quick closing possible for your client's 1031 exchange.

**Sale Conditions:** None **Schools:** [Pauoa](#), [Kawananakoa](#), [Roosevelt](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



| Address                         | Price            | Bd & Bth | Living / Avg. | Land   Avg.  | DOM |
|---------------------------------|------------------|----------|---------------|--------------|-----|
| <a href="#">2727 Booth Road</a> | <b>\$795,000</b> | 7 & 2/0  | 1,478   \$538 | 9,366   \$85 | 140 |

| Address                         | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">2727 Booth Road</a> | \$266   \$0   \$0   | \$832,600     | \$85,900          | \$918,500      | 87%   | 1941 & NA        |

| Address                         | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms |
|---------------------------------|------------|------------|------------|----------------|------------|
| <a href="#">2727 Booth Road</a> | \$775,000  | 03-24-2020 | 97%        | 94%            | Cash       |

[2727 Booth Road](#) - MLS#: [201926031](#) - Original price was \$825,000 - Tremendous opportunity for possible duplex (please verify) new construction or remodel on this 9,366 sf lot zoned R-5 with wide (approx 89') street frontage on Booth Road. Seller open to Agreement of Sale to allow your client time to build/improve and refinance or draw equity from another property to pay off the A/S. Either option provides greater cash flow and Return On Investment with leveraged financing versus all cash. Quick closing possible for your client's 1031 exchange. **Region:** Metro **Neighborhood:** Pauoa Valley **Condition:** Needs Major Repair, Tear Down **Parking:** 2 Car **Total Parking:** 2 **View:** None **Frontage:** **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** [Pauoa](#), [Kawananakoa](#), [Roosevelt](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market