

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:
 View: **None**
Zoning: 05 - R-5 Residential District

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
2727 Booth Road	\$795,000	7 & 2/0	1,478 \$538	9,366 \$85	140

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2727 Booth Road	\$266 \$0 \$0	\$832,600	\$85,900	\$918,500	87%	1941 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
2727 Booth Road	\$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