2883 Oahu Avenue, Honolulu 96822 * $1,150,000

Beds:	**4**	MLS#:	**202003438, FS**	Year Built:	**1934**
Bath:	**3/0**	Status:	**In Escrow Showing**	Remodeled:	**1960**
Living Sq. Ft.:	**1,673**	List Date & DOM:	**02-17-2020** & **5**	Total Parking:	**4**
Land Sq. Ft.:	**8,181**	Condition:	**Average**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:	**Other**	Building:	**$148,500**
Sq. Ft. Other:	**252**	Tax/Year:	**$632/2020**	Land:	**$1,164,300**
Total Sq. Ft.	**1,925**	Neighborhood:	**Manoa Area**	Total:	**$1,312,800**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**Basement, One / No**

Parking: **3 Car+, Driveway** Frontage: **Other**

Zoning: **04 - R-7.5 Residential District** View: **None, Mountain**

Public Remarks: Large Manoa lot in great neighborhood w/ good schools. Listed for land value only at below land assessment. Subject to Seller purchasing an identified replacement property by an exchange via IRC 1031 rules at no additional cost to Buyer. Property is tenant occupied shown by appointment only. Sold in "AS-IS" condition. Seller will not entertain offers that require repairs. **Sale Conditions:** Subject To Replacement Property **Schools:** Manoa, Washington, Roosevelt * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
2883 Oahu Avenue	$1,150,000	4 & 3/0	1,673 | $687	8,181 | $141	5

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2883 Oahu Avenue	$632 | $0 | $0	$1,164,300	$148,500	$1,312,800	88%	1934 & 1960

2883 Oahu Avenue - MLS#: 202003438 - Large Manoa lot in great neighborhood w/ good schools. Listed for land value only at below land assessment. Subject to Seller purchasing an identified replacement property by an exchange via IRC 1031 rules at no additional cost to Buyer. Property is tenant occupied shown by appointment only. Sold in "AS-IS" condition. Seller will not entertain offers that require repairs. **Region:** Metro **Neighborhood:** Manoa Area **Condition:** Average **Parking:** 3 Car+, Driveway **Total Parking:** 4 **View:** None, Mountain **Frontage:** Other **Pool:** None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** Subject To Replacement Property **Schools:** Manoa, Washington, Roosevelt * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market