

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

Sold Price: \$1,065,150	Sold Date: 07-06-2020	Sold Ratio: 93%
Beds: 4	MLS#: 202003438, FS	Year Built: 1934
Bath: 3/0	Status: Sold	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

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
2883 Oahu Avenue	\$1,065,150	07-06-2020	93%	93%	Conventional

[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