

## 2028 Oswald Street, Honolulu 96816 \* \$820,000

|   |   |                                |
|---|---|--------------------------------|
| Sold Price: \$720,000   | Sold Date: 10-30-2020                             | Sold Ratio: 88%                |
| Beds: <b>3</b>  | MLS#: <a href="#">202017590</a> , FS              | Year Built: <b>1961</b>        |
| Bath: <b>2/0</b>  | Status: <b>Sold</b>                               | Remodeled:                     |
| Living Sq. Ft.: <b>1,500</b>                                  | List Date & DOM: <b>08-01-2020 &amp; 23</b>       | Total Parking: <b>1</b>        |
| Land Sq. Ft.: <b>5,928</b>                                    | Condition: <b>Needs Major Repair, Tear Down</b>   | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>0</b>                                       | Frontage: <b>Other</b>                            | Building: <b>\$59,400</b>      |
| Sq. Ft. Other: <b>0</b>                                       | Tax/Year: <b>\$255/2019</b>                       | Land: <b>\$839,000</b>         |
| Total Sq. Ft. <b>1,500</b>                                    | Neighborhood: <b>St. Louis</b>                    | Total: <b>\$898,400</b>        |
| Maint./Assoc. <b>\$0 / \$0</b>                                | <a href="#">Flood Zone</a> : <b>Zone X - Tool</b> | Stories / CPR: <b>Two / No</b> |
| Parking: <b>1 Car, Driveway, Street</b>                       | Frontage: <b>Other</b>                            |                                |
| <a href="#">Zoning</a> : <b>05 - R-5 Residential District</b> | View: <b>City, Diamond Head, Ocean</b>            |                                |

**Public Remarks:** PRICED BELOW C&C ASSESSED LAND VALUE. PROPERTY SOLD IN "AS IS" "WHERE IS" CONDITION. Tear-down or major fixer-upper. Views of Diamond Head, Kahala, Waikiki, Ala Moana and Ocean. Convenient town location, close to schools, restaurants, shopping and parks. Improvements do not match tax records. Lychee and mango fruit trees on property. No interior showings. Make offer subject to inspection. Buyer to do own due diligence. No warranties expressed or implied.

**Sale Conditions:** None **Schools:** [Hokulani](#), [Jarrett](#), [Kaimuki](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

| Address                            | Price                     | Bd & Bth | Living / Avg. | Land   Avg.   | DOM |
|------------------------------------|---------------------------|----------|---------------|---------------|-----|
| <a href="#">2028 Oswald Street</a> | <a href="#">\$820,000</a> | 3 & 2/0  | 1,500   \$547 | 5,928   \$138 | 23  |

| Address                            | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">2028 Oswald Street</a> | \$255   \$0   \$0   | \$839,000     | \$59,400          | \$898,400      | 91%   | 1961 & NA        |

| Address                            | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms |
|------------------------------------|------------|------------|------------|----------------|------------|
| <a href="#">2028 Oswald Street</a> | \$720,000  | 10-30-2020 | 88%        | 88%            | Other      |

[2028 Oswald Street](#) - MLS#: [202017590](#) - PRICED BELOW C&C ASSESSED LAND VALUE. PROPERTY SOLD IN "AS IS" "WHERE IS" CONDITION. Tear-down or major fixer-upper. Views of Diamond Head, Kahala, Waikiki, Ala Moana and Ocean. Convenient town location, close to schools, restaurants, shopping and parks. Improvements do not match tax records. Lychee and mango fruit trees on property. No interior showings. Make offer subject to inspection. Buyer to do own due diligence. No warranties expressed or implied. **Region:** Diamond Head **Neighborhood:** St. Louis **Condition:** Needs Major Repair, Tear Down **Parking:** 1 Car, Driveway, Street **Total Parking:** 1 **View:** City, Diamond Head, Ocean **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** [Hokulani](#), [Jarrett](#), [Kaimuki](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market