2028 Oswald Street, Honolulu 96816 * $820,000

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

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
2028 Oswald Street	$820,000	3 & 2/0	1,500 | $547	5,928 | $138	23

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2028 Oswald Street	$255 | $0 | $0	$839,000	$59,400	$898,400	91%	1961 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
2028 Oswald Street	$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