

1225 Rycroft Street, Honolulu 96814 * \$1,300,000

Sold Price: \$1,700,000	Sold Date: 06-24-2022	Sold Ratio: 131%
Beds: 12	MLS#: 202209485, FS	Year Built: 1956
Bath: 6/0	Status: Sold	Remodeled:
Living Sq. Ft.: 3,456	List Date & DOM: 05-18-2022 & 10	Total Parking: 2
Land Sq. Ft.: 3,917	Condition: Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$130,600
Sq. Ft. Other: 0	Tax/Year: \$312/2022	Land: \$940,100
Total Sq. Ft. 3,456	Neighborhood: Ala Moana	Total: \$1,070,700
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Two / No
Parking: 2 Car, Street	Frontage:	
Zoning : 12 - A-2 Medium Density Apartme	View: None	

Public Remarks: Prime metro central location near Piikoi Street and Wal-Mart and across the street from Sheridan Community Park. This six-unit building is situated on a fenced corner lot and close to shops, schools, restaurants, businesses, banks, bus lines, major thoroughfares and freeway entrance. All six units have the same nice 2-bedroom/1-bath layout and each is separately metered for water and electricity. Three top-floor units with balcony and three ground-floor units with backyard. Five units are currently tenant-occupied - the sixth one was previously occupied by family but is now vacant and ready for upgrade. Shown by appointment only - please do not disturb tenants. (Also listed as Multi-Family, see MLS #202209484) Check out attached 3D virtual tour for Unit #1. **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
1225 Rycroft Street	\$1,300,000	12 & 6/0	3,456 \$376	3,917 \$332	10

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1225 Rycroft Street	\$312 \$0 \$0	\$940,100	\$130,600	\$1,070,700	121%	1956 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1225 Rycroft Street	\$1,700,000	06-24-2022	131%	131%	Cash

[1225 Rycroft Street](#) - MLS#: [202209485](#) - Prime metro central location near Piikoi Street and Wal-Mart and across the street from Sheridan Community Park. This six-unit building is situated on a fenced corner lot and close to shops, schools, restaurants, businesses, banks, bus lines, major thoroughfares and freeway entrance. All six units have the same nice 2-bedroom/1-bath layout and each is separately metered for water and electricity. Three top-floor units with balcony and three ground-floor units with backyard. Five units are currently tenant-occupied - the sixth one was previously occupied by family but is now vacant and ready for upgrade. Shown by appointment only - please do not disturb tenants. (Also listed as Multi-Family, see MLS #202209484) Check out attached 3D virtual tour for Unit #1. **Region:** Metro **Neighborhood:** Ala Moana **Condition:** Average **Parking:** 2 Car, Street **Total Parking:** 2 **View:** None **Frontage:** Pool: None **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market