## <u>Ulu Wehi 85-153A Ala Akau Street, Waianae 96792</u> \* \$235,000

Beds: 4 MLS#: 202404171, LH Year Built: 1974

Bath: 1/1 Status: Active Under Contract Remodeled:

Living Sq. Ft.: **1,158** List Date & DOM: **02-25-2024** & **14** Total Parking: **2** 

 Land Sq. Ft.: 1,746
 Condition: Average
 Assessed Value

 Lanai Sq. Ft.: 0
 Frontage:
 Building: \$88,000

 Sq. Ft. Other: 0
 Tax/Year: \$73/2024
 Land: \$162,300

 Total Sq. Ft. 1,158
 Neighborhood: Waianae
 Total: \$250,300

 Maint./Assoc. \$260 / \$0
 Flood Zone: Zone X - Tool
 Stories / CPR: Two / No

Parking: **2 Car** Frontage:

**Zoning: 05 - R-5 Residential District** View: **Mountain** 

**Public Remarks:** Welcome to your new beginning! This 4-bedroom, 1.5-bathroom townhouse is the ideal place to plant roots and start your homeownership journey. Boasting 1,158 sq. ft. of living space, it's perfect for first-time homebuyers looking for affordability without sacrificing comfort. As you step inside, you're greeted by a freshly painted interior, the layout is ideal for family living with an enclosed back yard with enough room to let the kids and pets play! The property presents a great opportunity for a rental investment as well. The current lease is set to expire in 2030, with the potential for extension to 2055. Enjoy incredibly low lease payments of \$58.46 per month until June 30, 2025, with a minor step up to \$82.25 per month from July 1, 2025, through April 1, 2030, providing an exceptional value for the area. For those seeking financing options, both FHA spot loans and conventional financing may be available to accommodate short-term financing needs. Don't miss out on the chance to make it your own slice of Hawaiian paradise. Welcome home! **Sale Conditions:** None **Schools:** Kamaile, Waianae, Waianae \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
85-153A Ala Akau Street	\$235,000 <b>LH</b>	4 & 1/1	1,158   \$203	1,746   \$135	14

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
85-153A Ala Akau Street	\$73   \$260   \$0	\$162,300	\$88,000	\$250,300	94%	1974 & NA

85-153A Ala Akau Street - MLS#: 202404171 - Welcome to your new beginning! This 4-bedroom, 1.5-bathroom townhouse is the ideal place to plant roots and start your homeownership journey. Boasting 1,158 sq. ft. of living space, it's perfect for first-time homebuyers looking for affordability without sacrificing comfort. As you step inside, you're greeted by a freshly painted interior, the layout is ideal for family living with an enclosed back yard with enough room to let the kids and pets play! The property presents a great opportunity for a rental investment as well. The current lease is set to expire in 2030, with the potential for extension to 2055. Enjoy incredibly low lease payments of \$58.46 per month until June 30, 2025, with a minor step up to \$82.25 per month from July 1, 2025, through April 1, 2030, providing an exceptional value for the area. For those seeking financing options, both FHA spot loans and conventional financing may be available to accommodate short-term financing needs. Don't miss out on the chance to make it your own slice of Hawaiian paradise. Welcome home!

Region: Leeward Neighborhood: Waianae Condition: Average Parking: 2 Car Total Parking: 2 View: Mountain Frontage: Pool: None Zoning: 05 - R-5 Residential District Sale Conditions: None Schools: Kamaile, Waianae, Waianae \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info