


1909 Ala Wai Blvd #201, Honolulu, HI 96815-1801, Honolulu County

	MLS Beds	MLS Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
	2	1	N/A	\$140,000	11/10/2003
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	674	30,928	1971	CONDO	

OWNER INFORMATION			
Lessor-Owner	Aloha Securities & Inv Co	Tax Billing Zip+4	3508
Lessee-Owner	Aoao Of Royal Aloha	Ownership Right Vesting	Corporation
Tax Billing Address	1323 Kamehame Dr	Land Tenure	Leasehold
Tax Billing City & State	Honolulu, HI	Owner Occupied	No
Tax Billing Zip	96825	Condo Interest Pct	0.67%

LOCATION INFORMATION			
Zip Code	96815	DPC	U/X6/20 - RESORT MIXED USE PR ECINCT
Carrier Route	C096	Zoning	U/X6/20
Census Tract	20.05	LC Condo Map	0284
Region	METRO	Neighborhood	Waikiki-A59
Subdivision	Royal Aloha	Flood Zone Panel	15003C0366G
Building Name	Royal Aloha	Flood Zone Date	01/19/2011
Condo Unit Level	2	Flood Zone Code	AO

TAX INFORMATION			
TMK	1-2-6-014-026-0003	Lot Number	2
Legal Description	APT 201 ROYAL ALOHA CONDO M AP 284 TOG/PKG ST 39 UND 0.666 5% LEASEHOLD INT IN LAND		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$432,300	\$404,700	\$397,400
Assessed Value - Land	\$195,800	\$189,600	\$278,200
Assessed Value - Improved	\$236,500	\$215,100	\$119,200
YOY Assessed Change (\$)	\$27,600	\$7,300	
YOY Assessed Change (%)	6.82%	1.84%	
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$1,295		
2022	\$1,391	\$96	7.38%
2023	\$5,690	\$4,299	309.06%

CHARACTERISTICS			
Lot Sq Ft	30,928	Exterior Wall Frame	Concrete
Lot Acres	0.71	Foundation	Concrete
Building Type	High-Rise	Roof Frame	Concrete
# of Buildings	1	Roof Material	Built-Up
Style	Condominium	Roof Shape	Flat
Condo Amenities	Pool	Quality	Fair
Location Type	Interior Unit	Condition	Good
Stories	1	Additional Fixtures	1
Year Built	1971	Interior Code	Type Unknown
Building Sq Ft	674	Ceiling Code	Drywall/Sheetrock
1st Floor Sq Ft	674	Condo Style	A-Frame
Total Rooms	4	Cost Design Factor	1.07
Bedrooms	2	Attic Type	None
Full.Half Bath	1.0	Building Shape	Irregular Shaped
Full Baths	1	Bath Fixtures	4
No. Parking Spaces	1	Building Percent Complete	100
Porch Type	Open Porch	Total Dwellings	1
Porch 1 Area	70	Property Use Code	100
Floor Cover	Resilient	County Land Use	Improved Residential
Floor Construction	Concrete	Universal Land Use	Condominium
Interior Wall Material	Wall Board		

FEATURES	
Building Description	Building Size
Main Area	674
St1 Porch Ceiled Recessed Open	70

SELL SCORE			
Rating	Very High	Value As Of	2024-06-23 04:35:27
Sell Score	921		

ESTIMATED VALUE			
RealAVM™	\$310,800	Confidence Score	88
RealAVM™ Range	\$286,500 - \$335,200	Forecast Standard Deviation	8
Value As Of	06/17/2024		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	2311240	MLS Sold Date	11/10/2003
MLS Listing Date	08/22/2003	MLS Sold Price	\$140,000
MLS Region	METRO	MLS Status Change Date	11/10/2003
MLS Status	Sold	MLS Listing Agent	02470-Jeannie M Fogarty
MLS Days on Mkt	20	MLS Listing Broker	FOGARTY REALTY, INC.
MLS Current List Price	\$145,000	MLS Selling Agent	25460-Henrietta Correa
MLS Orig. List Price	\$145,000	MLS Selling Broker	DYNAMIC PROPERTY MGMT. INC.
MLS Pending Date	09/10/2003		

LAST MARKET SALE & SALES HISTORY			
Recording Date	02/07/2014	Sale Type	Official
Sale Price	\$70,000	Lessor-Owner	Aloha Securities & Inv Co
Price Per Square Feet	\$103.86	Lessee-Owner	Aoao Of Royal Aloha
Document Number	T8803216	Seller	Association Of Apartment Owners/R
Deed Type	Quit Claim Deed		

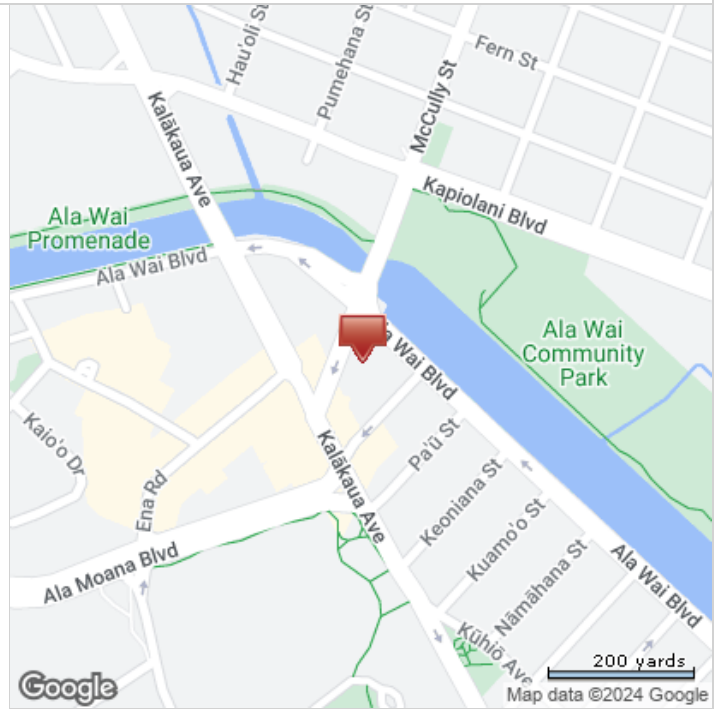
Recording Date	02/07/2014	11/07/2003	03/13/1989	02/17/1988	08/1980
Sale Price	\$70,000	\$140,000			\$75,000
Nominal			Y		
Buyer Name	Association Of Apartm ent Owners/R	Prosch Donna M	Aloha Securities & Inv Co	Sugimoto Seiji & Yuko	Ikezawa Hiroshi & Chihiro
Seller Name	Association Of Apartm ent Owners/R	Sugimoto Seiji & Yuko	First Hawaiian Bank	Ikezawa Hiroshi & Chihiro	Soule David W & Lucill e
Document Type	Quit Claim Deed	Assignment Deed	Conveyance Deed	Assumption Of Lease	Agreement Of Sale
Abstract Doc # or Torrens Doc #	T8803216	3023386	1619167	1530698	1028892
Torrens Doc #	T8803216	3023386	1619167	1530698	
Multi/Split Sale Type			Multiple		
TCT #	327096	327096	305128		

MORTGAGE HISTORY			
Mortgage Date		11/07/2003	02/17/1988
Mortgage Amount		\$133,000	\$48,000
Mortgage Lender		Hawaii Homeloans Inc	American Svgs Bk
Mortgage Doc #		3023387	
Mortgage Code		Conventional	Conventional
Mortgage Type		Resale	Resale

FORECLOSURE HISTORY					
Document Type	Lis Pendens	Notice Of Trustee's Sale	Notice Of Trustee's Sale	Release Of Lis Pendens/ Notice	Notice Of Trustee's Sale
Foreclosure Filing Date	11/18/2017	01/31/2014	07/16/2013		03/31/2011
Recording Date	11/30/2017	02/03/2014	07/17/2013	09/20/2011	03/31/2011
Document Number	T10195355	T8799166	T8598301	152382	52991

Original Doc Date	11/07/2003	05/15/2012	05/15/2012	03/31/2011	11/07/2003
Original Document Number	3023387	T8170270	T8170270	52991	3023387
Lien Type	Mtg				

PROPERTY MAP



*Lot Dimensions are Estimated