



# 2121 Ala Wai Boulevard 1702

Condo for Sale in **Metro**, Oahu | MLS **202604932**

**682** sqft living    **2** bedrooms    **1** bathrooms    **\$505,000** listing price

**\*\*UNBEATABLE WAIKIKI VALUE!** Price reduced to \$505,000. This high-floor 2BD/1BA condo offers a rare financial opportunity, Seller covers ALL BUYER CLOSING COSTS! **\*\*FINANCIAL SUPERPOWER:** Incredible 3.125% VA ASSUMABLE LOAN (approx. \$445,704 balance), saving buyers nearly \$1,000/month vs. current rates. That's a 23% annual ROI on the cash gap & \$152,000 boost in purchasing power! **\*\*HOA MYTH BUSTED:** \$1,159 HOA is ALL-INCLUSIVE (electricity, internet, cable, hot water, water, sewer, trash). Net cost for building

Listed by **Talk Realty LLC**



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