



Coconut

PLANTATION VILLAGE



**FEE SIMPLE | IN-PLACE VALUABLE
ENTITLEMENTS
RESORT DEVELOPMENT LAND PARCEL
INFRASTRUCTURE IN-PLACE**

11.78 ACRES OF BEACHFRONT PROPERTY
391 HOTEL ROOMS OR 192 MULTI-FAMILY
DWELLING UNITS AND 6 HOTEL ROOMS

Colliers



Aston Aloha Beach

Wailua Bay View

Kauai Sands Hotel

Aston Islander on the Beach

Sheraton Kauai at
Coconut Beach



Sheraton

Coconut
PLANTATION VILLAGE

The ISO



The Numbers

Purchase Price:	\$13,500,000
Address:	Kuhio Highway and Aleka Loop Kapaa, Kauai, HI 96746
Land Area:	11.78 Acres
TMK No.:	(4) 4-3-7:27
Zoning:	RR-20 - Resort District

The Virtues

- › One of the few remaining beachfront parcels in the State
- › The property is entitled for 391 hotel rooms or 192 condotel plus 6 hotel rooms
- › Whole ownership luxury resort condominiums
- › Project is scalable and can be built in phases
- › Resort style amenities
- › High barriers to entry
- › Infrastructure is constructed to site

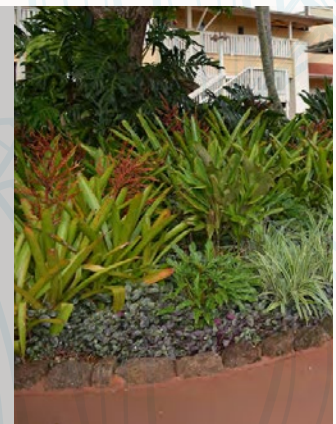
Property Information

- › Large beachfront acreage located in the resort district on Kauai
- › One ingress/egress driveway off of Kuhio Highway on Aleka Loop
- › Year round beautiful weather with average lows in the high 60's and the average high in the mid to high 70's
- › Level site
- › Service amenities, including grocery, drug stores and restaurants within walking distance



Entitlements

- › Apartment hotel complex with 192 condotel rooms and 6 hotel rooms
- › Shoreline management agreement (SMA) in place
- › 399 parking spaces planned
- › A cultural preserve area with 12 allocated parking stalls for visitors
- › Timeshare or condotel operations permitted
- › Water is in-place and available
- › Sewer is in-place and available
- › Archaeological report has been completed



Conceptual

SITE PLAN



- | | | | |
|---------------------------------------|--------------------------------------|-----------------------------|---------------------|
| 1 Entry | 7 Hale Type IV (4 levels / 36 units) | 13 Beach amenities pavilion | 19 Playground |
| 2 Parking | 8 Elevated lawn | 14 Comfort station parking | 20 Jacuzzi |
| 3 Main Building (4 levels / 32 units) | 9 Family pool | 15 Comfort station | 21 Jacuzzi pavilion |
| 4 Hale Type I (4 levels / 20 units) | 10 Outdoor BBQ pavilion | 16 Bike path | 22 Cabanas |
| 5 Hale type II (4 levels / 20 units) | 11 BBQ and grille | 17 Trash storage | 23 porte cochere |
| 6 Hale type III (3 levels / 15 units) | 12 Lagoon pool | 18 Fire pit | |

Property LOCATION

Resort Areas



PRINCEVILLE
2,400 visitor units

ROYAL COCONUT
COAST
2,800 visitor units

POIPU
4,200 visitor units

Coconut
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- › Situated between Courtyard Marriott Hotel and Waipouli Beach Resort
- › Approximately 10 minutes from Kauai Airport
- › Near the bustling and unique communities of Kapa'a and Wailua and includes a wide variety of restaurants, shops and tourist attractions
- › Walking distance to the well-known Coconut Marketplace
- › Within close proximity of 18-hole championship golf course and other courses
- › Longs Drugs located across Aleka Loop
- › Safeway - full service grocery store across the street



Market Overview

- › TripAdvisor has named Kapaa, Kauai the #1 travel destination in the United States.
- › As expected, Hawaii's economy had a positive growth of 6.8%. Visitors spent \$19.80 billion in state tax revenue which was an increase of \$6.65 billion from 2021.
- › In 2022, visitor spending and arrivals in all counties increased versus 2021. In Kauai, visitor arrivals by air increased 1.65% while visitor expenditures increased 1.58%.

Kauai Visitor Demographics

	2022	2021	2019
Expenditures (\$1,000s)	2,225.3	\$1,404.7	\$1,909.0
Arrivals	1,345,564	813,647	1,370,029
PPPD Spending	\$213.10	\$200.50	\$189.00
Hotel ADR	\$398.08	\$324.19	\$282.00
Hotel Occupancy	77.70%	58.50%	72.5%
Hotel Revpar	\$309.13	\$189.64	\$204.00

Source: Hawaii Tourism Authority



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