

1347

NINAU ST

KIHEI, HI 96753

LUANA LIVING
MEMORY CARE FACILITY



**COLDWELL BANKER
COMMERCIAL**

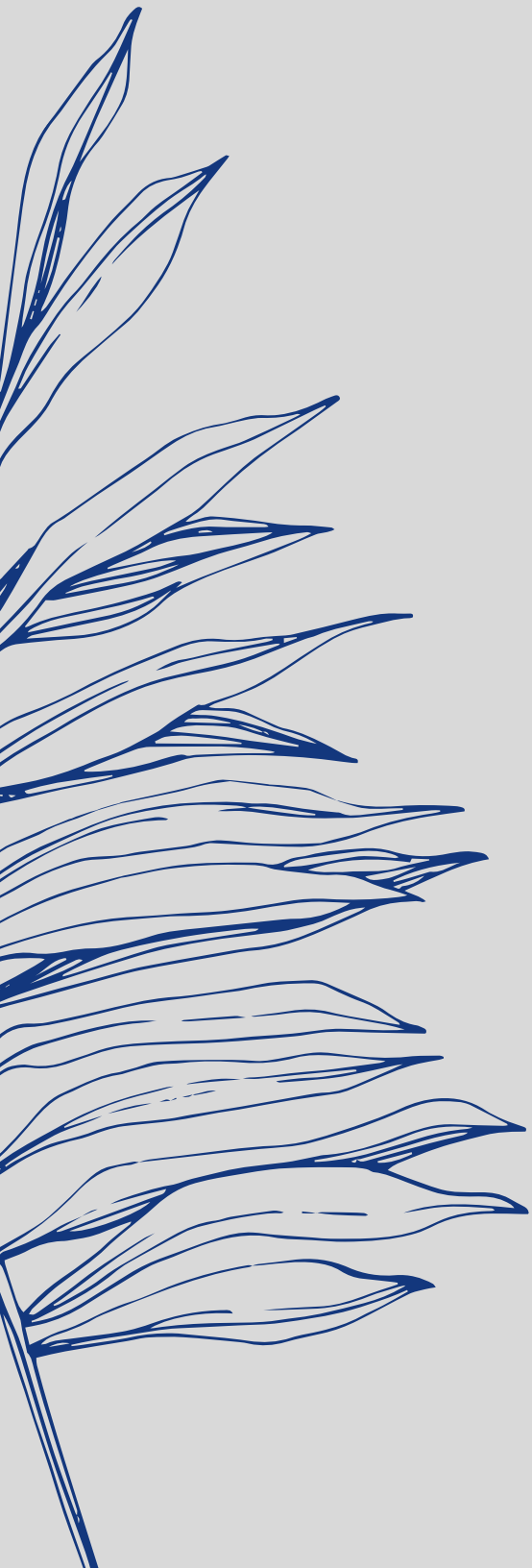


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EXECUTIVE SUMMARY



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PROJECT OVERVIEW

Kihei's local demographic, where 25% of the population is over 55 and the median age of Maui County residents is 42— above the U.S. median of 38.9—highlights a critical need for senior healthcare services. This unique property offers a compelling opportunity to address this demand, particularly for *kūpuna* (elderly) care. Purpose-built for memory care, the facility provides 40 beds, expandable to 50, aligning perfectly with Maui's growing need for specialized services. Recent disasters have further underscored the importance of resilient healthcare infrastructure, making this property exceptionally well-positioned to support the well-being of the Kihei community.

This state-of-the-art property is located within the LĪPOA Maui subdivision formerly Maui Research and Tech Park (MRTP), a mixed use community comprised of schools, restaurants, professional office space, housing, and recreational amenities. The proximity to established businesses and amenities enhances its appeal, making it not just a facility but a cornerstone for community-driven healthcare solutions.

INVESTMENT HIGHLIGHTS



PREMIUM FACILITY FOR MEMORY CARE

- Purpose-built for upscale private-pay memory care services.
- Designed for 40 beds with potential expansion to 50 beds through room conversions.



STRONG FINANCIAL UPSIDE

- Price Valuation Guidance: \$25M
 - Estimated replacement cost: \$29.29M
 - 2020 Appraised Value: \$26.9M



ZONING AND APPROVALS IN PLACE

- Zoned under the KRTP District, suitable for a Skilled Nursing & Long-Term Care Facility.
- Accessory permits secured for healthcare use.



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PROPERTY DESCRIPTION



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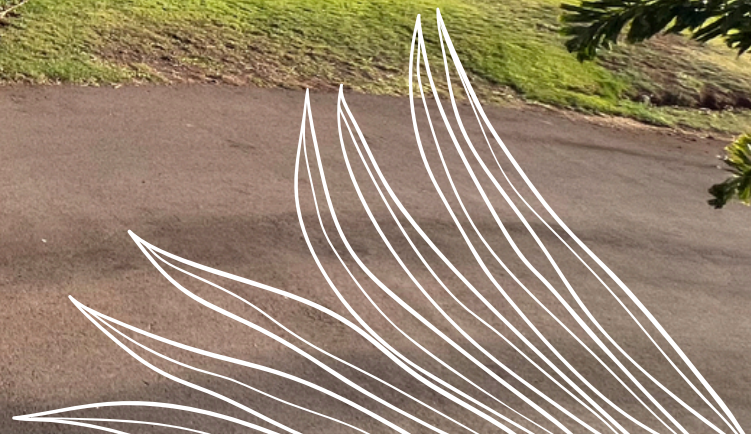




PROPERTY DESCRIPTION

Situated in LIPOA MAUI (formerly Maui Research and Technology Park), a premier hub of innovation in Kihei, this property combines modern design with strategic positioning to meet the community's growing needs. Investors will benefit from the area's robust infrastructure, strong community support, and the chance to contribute to Maui's long-term resilience and healthcare capacity.

ADDRESS	1347 North Ninau Street, Kihei, HI 96753
TAX MAP KEY	Division 2, Zone 2, Section 2, plat 024, parcel 040
LAND AREA	2.293 Acres (99,883 sq. ft.)
STATE LAND USE	Urban District
ZONING	KRTP - Kihei Research and Technology Park District
ACCESSORY PERMIT	2009, for a Skilled Nursing & Long-Term Care Facility





FACILITY HIGHLIGHTS

MAIN BUILDING: 18,800 square feet

SERVICE BUILDING: 6,500 square feet

TOTAL BEDS: 40 memory care beds, expandable to 50
with room conversions

ROOM DETAILS:

- 29 private sleeping rooms with ensuite facilities (toilet, sink, shower)
- 1 accessible shower room
- 10 convertible double-occupancy rooms

STATUS:

Substantially complete, pending regulatory approvals and staffing requirements for operational readiness



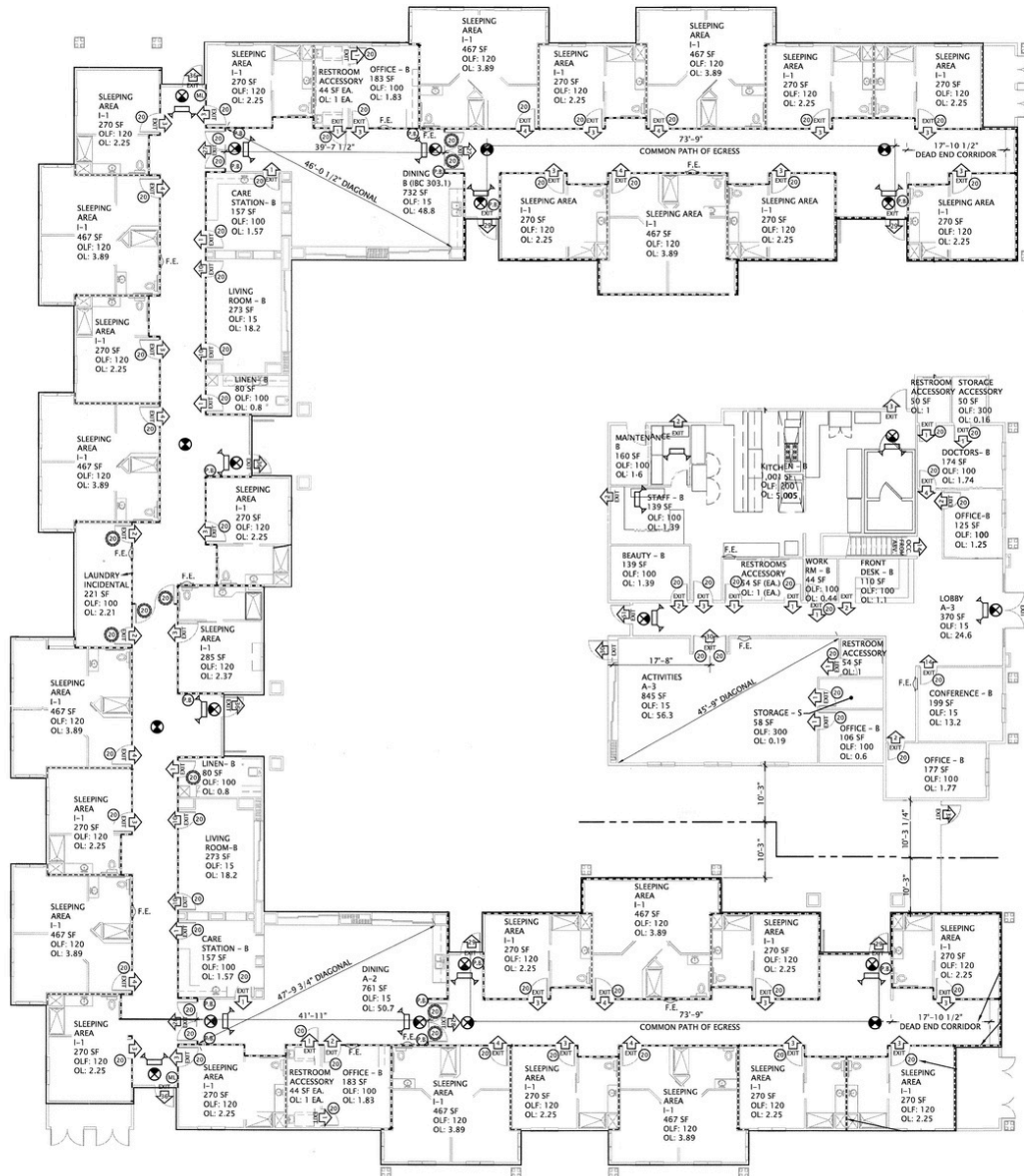
FACILITY HIGHLIGHTS

This recently constructed facility seamlessly integrates functionality and comfort, offering a purpose-built environment designed to support memory care with both compassion and innovation at its core.



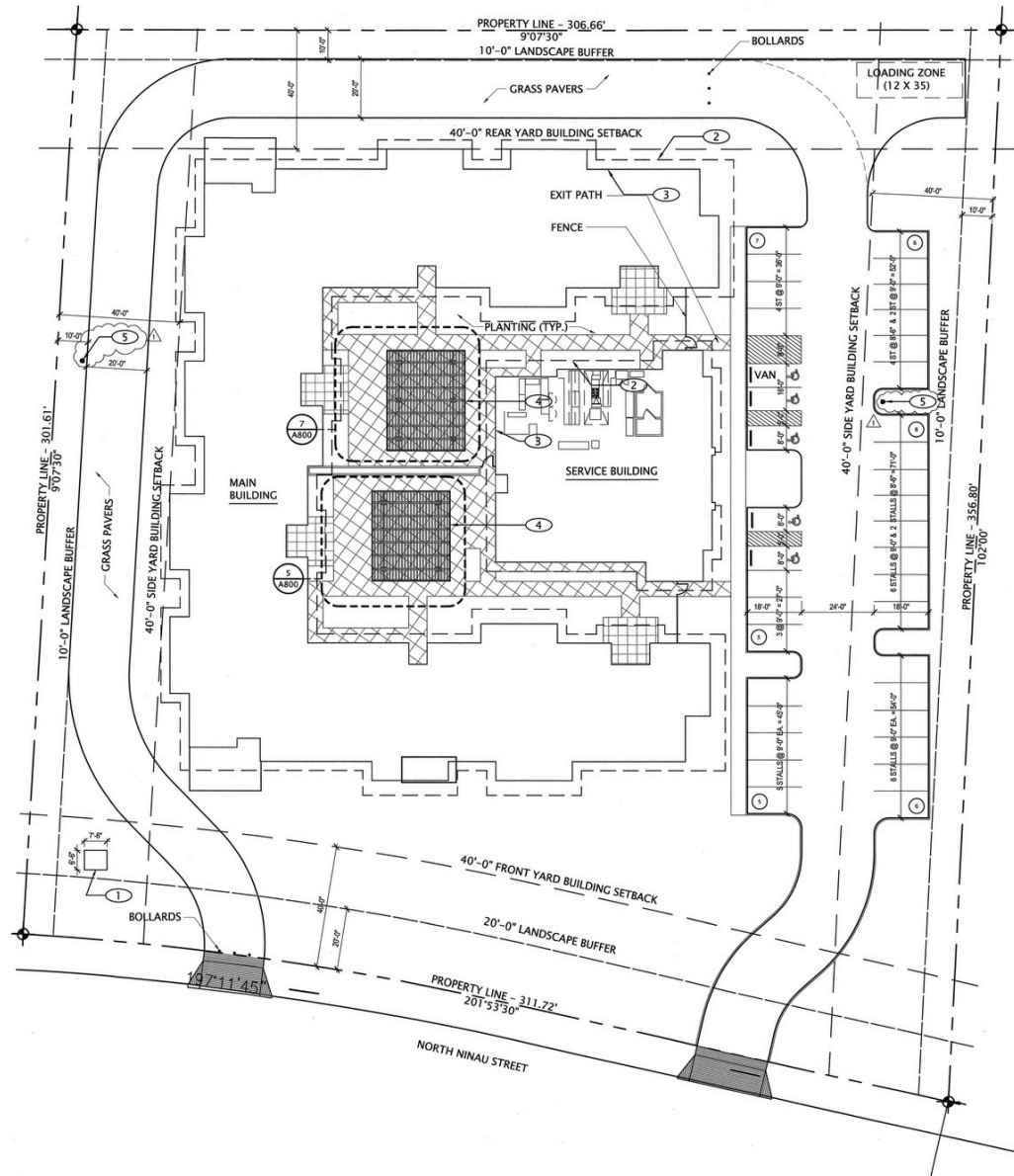
BUILDING SPECS

This operationally-ready property circumvents the potential 3-5 year development process, enabling immediate support for the community's critical senior healthcare needs.



BUILDING SPECS

The thoughtful layout of the property features an enclosed design to help maintain security throughout, with ample parking and a wrap around service driveway for added convenience.



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OFFERING OVERVIEW



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FINANCIAL ANALYSIS

The Luana Living property presents a compelling investment opportunity with significant potential for financial upside, given its competitive purchase price relative to its appraised value. Its strategic location in Kihei, a rapidly growing community, enhances long-term value while addressing a critical market need for memory care services. The facility's design, readiness for operation, and alignment with demographic trends avoids lofty carrying and development costs. This provides a foundation for rapid profitability and community impact.

ESTIMATED REPLACEMENT COST: \$29,290,000

2020 APPRAISED VALUE: \$26,900,000

LIST PRICE: \$25,000,000



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AREA
OVERVIEW



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LĪPOA AREA OVERVIEW

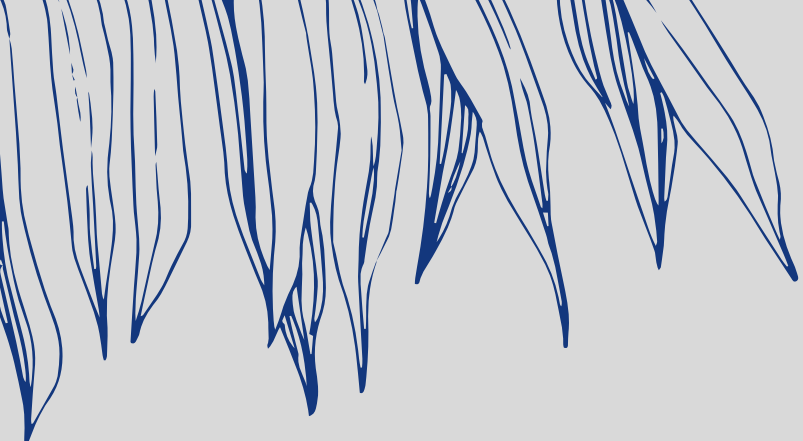
Maui's prominence in Hawaii's high-tech industry underscores its role as a leader in economic diversification within the state. LĪPOA MAUI in Kihei serves as a hub for innovation, offering 180,000 square feet of lab, office, and data center space across five buildings. The park is home to one of the nation's most powerful supercomputers, funded by the U.S. Air Force, and supports over 20 companies, including restaurants, professional office space, housing, and recreational amenities with approximately 400 employees across its 415 acres.

The park's extensive infrastructure, including a robust fiber-optic network connecting to the U.S. Mainland, positions it as one of the most fiber-rich environments globally, surpassing many mainland facilities. While initially envisioned for research and technology purposes, the park has adapted its zoning to welcome a broader spectrum of knowledge-based and emerging industries, including the Maui Brewing Company's production facility and the Kihei Charter School. This evolution reflects the park's commitment to fostering a diversified economy and maintaining its strategic relevance as a center of innovation in the Pacific Basin. For more on the master-planned community, visit www.LipoaMaui.com



LĪPOA LOCATION OVERVIEW





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