



COCONUT BEACH RESORT

FEDERAL BANKRUPTCY SALE PURSUANT TO
SECTION 363 OF THE BANKRUPTCY CODE

OCEANFRONT ENTITLED
RESORT DEVELOPMENT
SITE

**FEE SIMPLE
OPPORTUNITY**

Aleka Loop | Waipouli, Kauai, Hawaii

The Coconut Beach Resort development site is offered for sale in connection with the chapter 7 bankruptcy case of SPD II Makaiwa Resort Development, LLC ("SPD") currently pending as Case No. 23-07153 in the U. S. Bankruptcy Court for the Northern District of Illinois ("Bankruptcy Court") by the duly appointed and acting trustee ("Trustee") of the SPD bankruptcy estate. The Trustee is selling the property pursuant to certain bidding procedures to be approved by the Bankruptcy Court ("Bidding Procedures"). The property will be sold pursuant to order of the Bankruptcy Court under Section 363 of the United States Bankruptcy Code free and clear of all liens, claims and encumbrances to the greatest extent authorized under applicable law. Parties interested in purchasing the property may contact The Bratton Team for additional information, including to request a copy of any Bidding Procedures approved by the Bankruptcy Court.

The Coconut Beach Resort (the "Property") development site consists of nearly 21 acres of prime entitled, oceanfront, resort zoned land on the beautiful Hawaiian Island of Kauai. Located along the Royal Coconut Coast of Kauai, the Property is fronted by pristine white sand beaches, backed by majestic mountains, and surrounded by great hiking,

dining, shopping and historical sites. The Property is entitled to 343 condominium units and 6 hotel units. The entitlement process on Kauai is known to be challenging; however, building permits have already been submitted to the County of Kauai (2018), which will provide a developer substantial time and cost savings during the pre-development stage.

INVESTMENT SUMMARY



INVESTMENT HIGHLIGHTS



Asking Price:	BEST OFFER
Address:	Aleka Loop, Kapaa, Kauai, Hawaii
Tenure:	Fee Simple
Land Area:	20.97 acres
Lots Divided:	Parcel 15: 10.004 Acres Parcel 16: 10.806 Acres Parcel 20: 0.161 Acres (Narrow strip between main parcels)
TMK No:	(4) 4-3-2:15, 16, & 20
Zoning:	RR-20
Entitled Units:	343 Condos & 6 Hotel Units

- Fee simple offering
- Property is ideal for a resort developer
- Desirable oceanfront location in Kapaa, a central location for visitors wishing to travel to all corners of Kauai
- Desirable entitlements in place with 343 condominium and 6 hotel units
- Parcels are vacant or under-utilized, providing the opportunity for assemblage and larger-scale redevelopment
- Ideally located oceanfront land in resort-zoned area
- 21 acres allow for sizable development project
- Kauai has experienced a resurgence in interest from adventure travelers in recent years as an experiential vacation spot
- Limited resort development, in particular oceanfront opportunities throughout the state of Hawaii
- Property is flat with infrastructure delivered to site, including water and sewer.

PROPERTY OVERVIEW





The Property is located on Kauai's east side, which is affectionately known as the Royal Coconut Coast. Located near the bustling and unique communities of Kapaa and Wailua, the Royal Coconut Coast attracts adventure and experiential travelers seeking outdoors exploration and that perfect "Wish You Were Here" postcard picturesque moment. Whether it is in drifting along the a former irrigation canal on an inner tube at Kauai's infamous Mountain Tubing adventure, kayaking or stand-up paddle (SUP) boarding to find the secret waterfall, gliding over tropical forests and lush green valleys on a zipline tour, or mountain biking the Ke Ala Hele Makalae Kapaa bike path. It is no wonder Kauai's nickname is "The Garden Isle."

While surrounded by lush greenery from mauka to makai (mountain to sea), the Property is surrounded by restaurants, shops, historic sites and other tourist must-sees. Fronting over 1,450 linear feet of pristine white sand beach along the Pacific Ocean, the Property's centralized Kauai location has made the Royal Coconut Coast a popular visitor destination from all over the world.

The Property is situated between Sheraton Kauai Coconut Resort, which boasts 314 rooms and Kauai Coast Resort at the Beachboy, which is comprised of 108 timeshare units.

PROPERTY HIGHLIGHTS

- Ground Up Development Opportunity
- Level and flat topography

LOCATION HIGHLIGHTS

- 6 miles from Lihue Airport (15 minute drive)
- Walking distance to well-known Coconut Marketplace
- Within close proximity of 18-hole championship golf course and other top courses on Kauai
- Centralized location on Kauai
- Hosts Kauai's week-long annual Mokihana Festival
- Oceanfront location along more than 1,450 linear feet of white sand beach



Coconut Marketplace Shopping Center

Kauai Coast Resort at the Beachboy

Sheraton Kauai Coconut Beach Resort

LOTS DIVIDED

PARCEL 15

10.004 acres

PARCEL 20

0.161 acres

PARCEL 16

10.806 acres

ENTITLEMENTS

- 343 resort condominium units (may develop any mixture of 1, 2, & 3 bedroom condos)
- 6 hotel units
- 565 parking stalls
- 2 paved shoreline access walkways, one on each side of the land with public parking to service one of the walkways
- 12 designated public parking spaces

PROPOSED RENDERING OF DEVELOPMENT



Rendering is for illustrative purposes only,
May not be accurately depicted and may be
changed at any time.



KAUAI VISITOR DEMOGRAPHICS

AVERAGE DAILY SPENDING - May 2025P

Category	Amount Spent
Food	\$59.2
Entertainment	\$25.9
Transportation	\$26.3
Shopping	\$27.5
Lodging	\$115.0
Misc	\$4.3
Total	\$258.1

ARRIVALS BY AIR - YTD May 2025P

MMA	Visitor Arrivals	% Share
US West	411,318	1.8%
US East	207,445	-1.1%
Japan	45,895	-0.5%
Canada	18,672	-8.0%
Other Asia	83,047	6.8%
Europe	64,362	37.5%
Total	830,739	

ARRIVALS AND EXPENDITURES

Year	Visitor Arrivals	% Change	Spending (\$Mil)	% Change
2010	955,112	-	\$1,124.25	-
2011	1,011,500	5.9 %	\$1,174.80	4.5%
2012	1,084,681	7.2%	\$1,290.30	9.8%
2013	1,114,354	2.7%	\$1,390.56	7.8%
2014	1,119,973	0.5%	\$1,422.15	2.3%
2015	1,173,752	4.8%	\$1,548.01	8.8%
2016	1,187,476	1.1%	\$1,671.37	8.0%
2017	1,279,968	9.0%	\$1,812.81	8.5%
2018	1,377,777	6.0%	\$1,998.30	10.2%
2019	1,370,029	-0.5%	\$1,908.98	-4.4%
2020	2,708,258	-75.9%	n/a	n/a
2021	813,647	-	\$1,404.70	n/a
2022	1,345,564	65.4%	\$2,225.30	58.4%
2023	1,418,688	5.4%	\$2,792.80	25.5%
2024	393,101	-1.8%	\$2,864.60	2.6%

Source: Hawaii Tourism Authority



Kauai Village Shopping Center

Waipouli Town Center

Waipouli Beach R
(183 rooms)

ISO (Former Mok
(79 rooms)

Coconut Marketplace

Coconut Plantation Villag
(Planned - 198 rooms)

Kinipopo
Shopping
Village

SITE

Sheraton Kauai Coconut Beach
(311 rooms)

Kauai Coast Resort
(108 rooms)

Aston Islander on the Beach
(197 rooms)

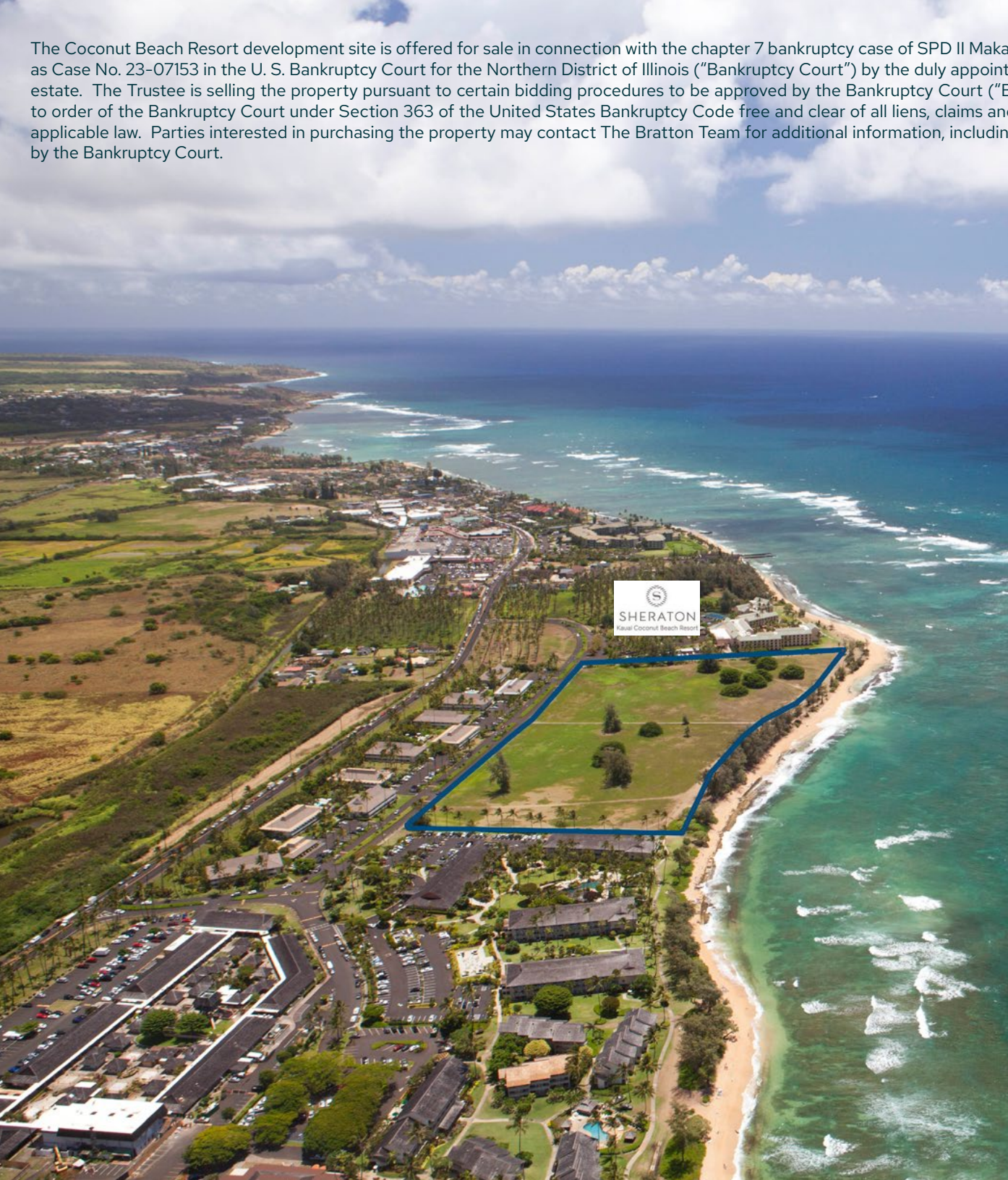
Kauai Shores Hotel
(199 rooms)

Coco Palms Resort
(350rooms)

Wailua River

Hilton Garden Inn
Kauai Wailua Bay
(220 rooms)

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