

PROPOSAL

Kona Center

75-5722 HANAMA PLACE

Kailua Kona, HI 96740

PRESENTED BY:

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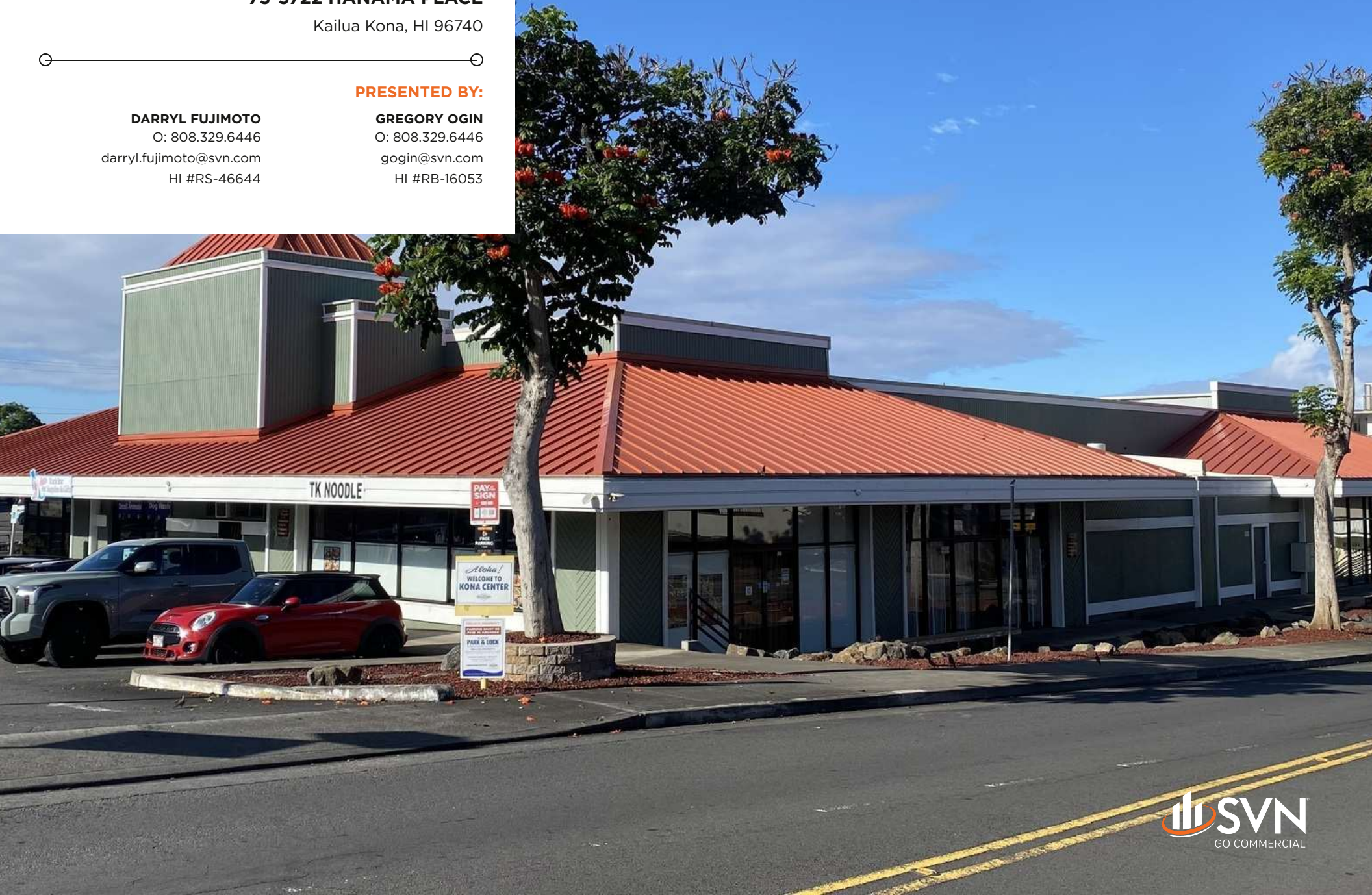
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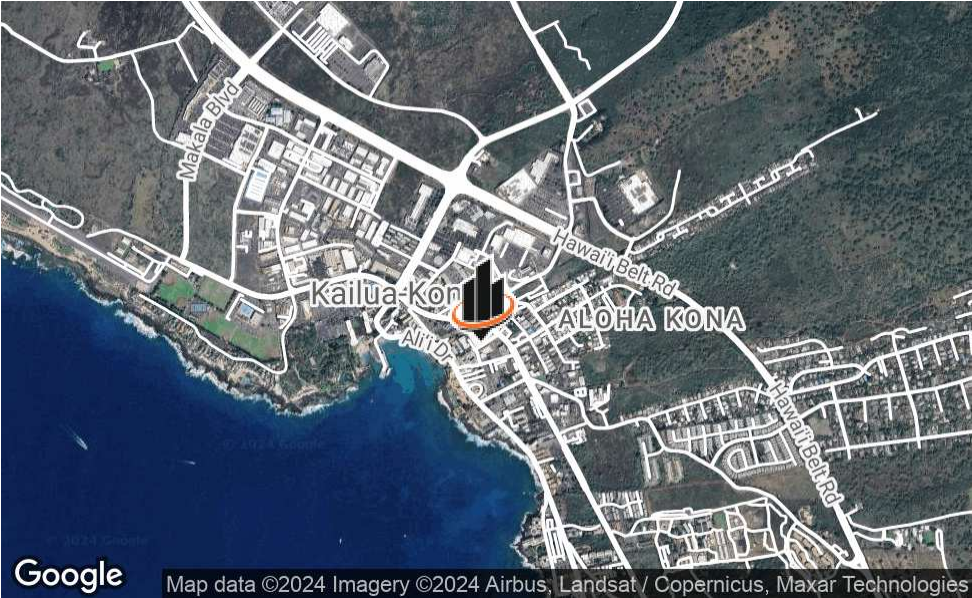
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$11,000,000
NUMBER OF UNITS:	9
LOT SIZE:	1.47 Acres
BUILDING SIZE:	16,811 SF



PROPERTY DESCRIPTION

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Kona Center is a standout, one-of-a-kind property located in the heart of Kona Village. Consisting of approximately 1.47 acres of fee simple, V.-75 resort zoned land with an approximately 17,000 square foot concrete and steel frame building, this property will not disappoint.

As of this writing, there is nothing advertised for sale in Hawaii that has the potential upside Kona Center has with a minimum investment. Massive future potential earning upside as well as location, location, location are what justify the listing price.

While Kona Center currently has an excellent existing income, this is only the tip of the iceberg regarding its money generating potential. With a minimum investment, the current base rental income has the potential to double. With maximum investment, the sky's the limit! Because Kona Center is located in the highest density resort zoning possible, unique money-making opportunities are available to position the property to generate maximum profits.

STVR conversions on some or eventually all the units are just one idea to possibly double Kona Center's current income.

More aggressive moneymaking options requiring larger capital investments could include maximizing the build out potential of up to an 85-room hotel or smaller boutique hotel, according to Kona Center's current highest density resort zoning.

Kona Center could be a great long-term hold for institutional investors due to her large upside potential.

If you are looking for a trophy property with tons of upside potential only limited by your pocketbook, then Kona Center is the property for you!

Please call me to discuss! I'd be happy to explain all the tremendous opportunities this property has to offer!

*Please note, opportunities mentioned above are not guaranteed by seller and are only projections. Actual results could vary depending upon other factors which are unforeseen or beyond the seller's control. The seller does not guarantee or will be held liable for any potential upsides described in this letter if the buyer does not realize those gains.

Owner is the listing agent and has an active real estate license in the State of Hawaii.
Darryl K. Fujimoto |RS-46644| Phone: 808-499-0000 Email: ferrari32@hawaii.rr.com.

LOCATION DESCRIPTION

Located in Kailua-Kona at the intersection of Hanama Place and busy Kuakini Highway just a block from Kailua Pier and Alii Drive. In easy walking distance of both the visitor area located on Alii Drive, and many offices, restaurants and retail centers in the Kailua-Kona business district.

SITE DESCRIPTION

The site is at the intersection of Hanama Place and Kuakini Highway with high visibility from Kuakini Highway. There is onsite parking for 87 cars.

EXTERIOR DESCRIPTION

Single story building with plenty of on-site parking. Loading dock and high traffic area. Opex at this property is estimated at \$1.21/SF/month.

CONSTRUCTION DESCRIPTION

Masonry

COMPLETE HIGHLIGHTS



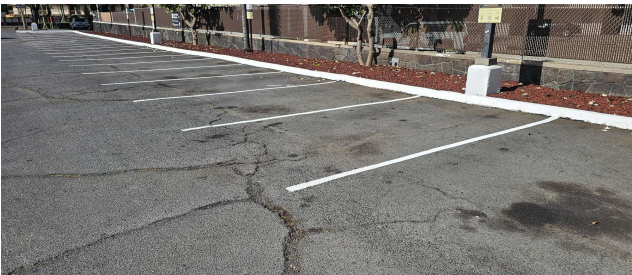
PROPERTY HIGHLIGHTS

- Location, Location, Location
- Nearly 1.5 acres of prime, Kailua-Kona property
- Located in historical, quaint Kailua-Kona Village steps from waterfront; famous Ali'i drive, Kona Inn, Kailua Pier, shops, restaurants, former vacation home of Hawaiian royalty - Hulihe'e Palace and Mokuaikaia Church, Hawaii's oldest Christian church
- STVR approved
- Possibility for 85 room hotel expansion
- Located along busy, four lane portions of Kuakini Hwy
- Three driveway accesses, 87 parking stalls
- Directly across from Holiday Inn, MacDonald's, and Starbucks
- Other nearby national commercial chains include Safeway, Walmart, Dennys, Lowes, Planet Fitness and Target
- Highest density hotel resort zoning
- Currently in the process of first STVR unit conversion
- Brand new State Lease Renewal
- Five new tenant lease extensions
- Substantial Parking Income
- Newly painted, landscaped
- New roof
- Permit for new building signage has been approved
- Beautiful Men's and Women's restroom remodel
- many more improvements too numerous to mention

ADDITIONAL PHOTOS



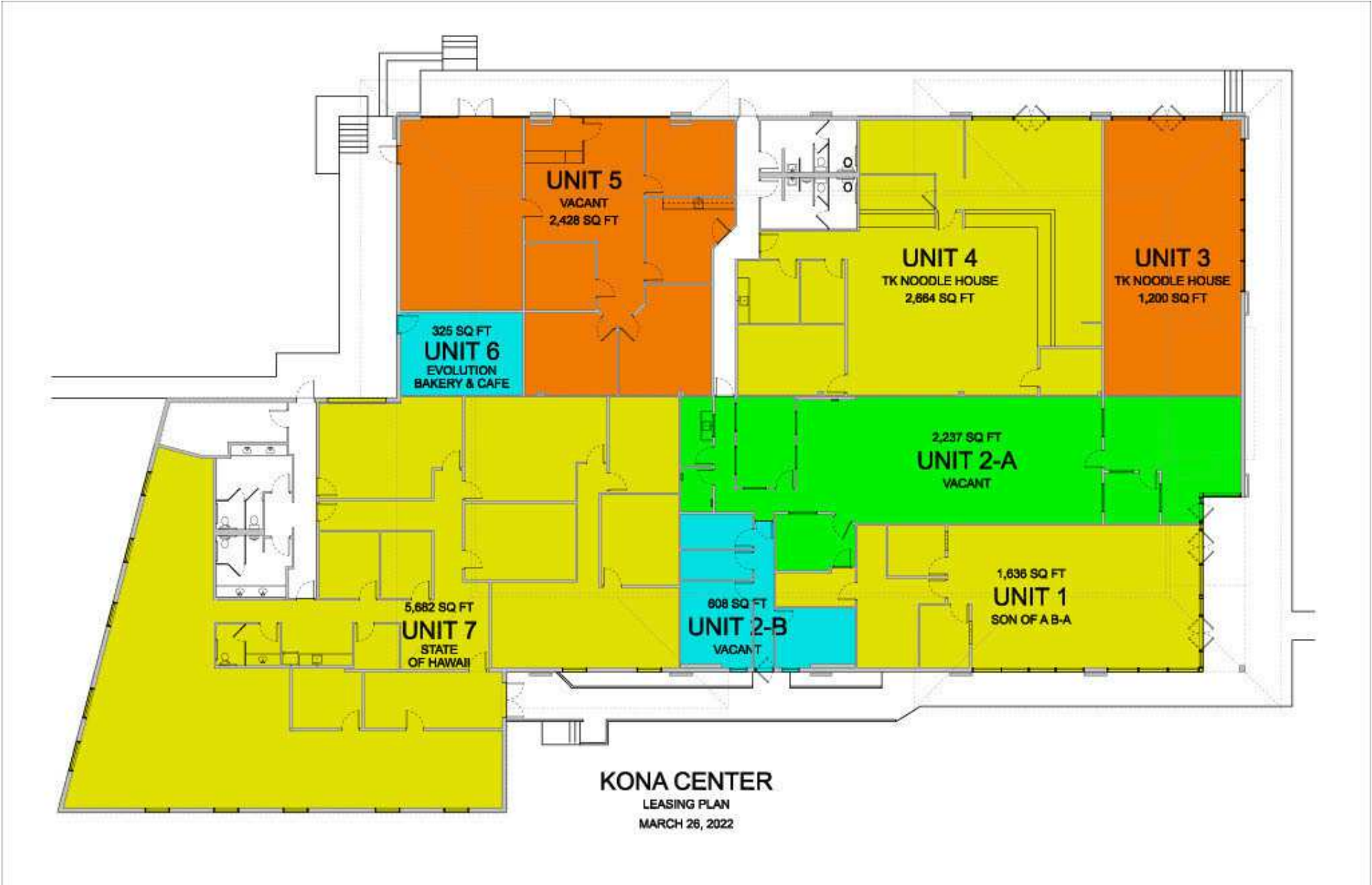
ADDITIONAL PHOTOS



REGIONAL MAP



SITE PLANS



DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES0.5 MILES1 MILE

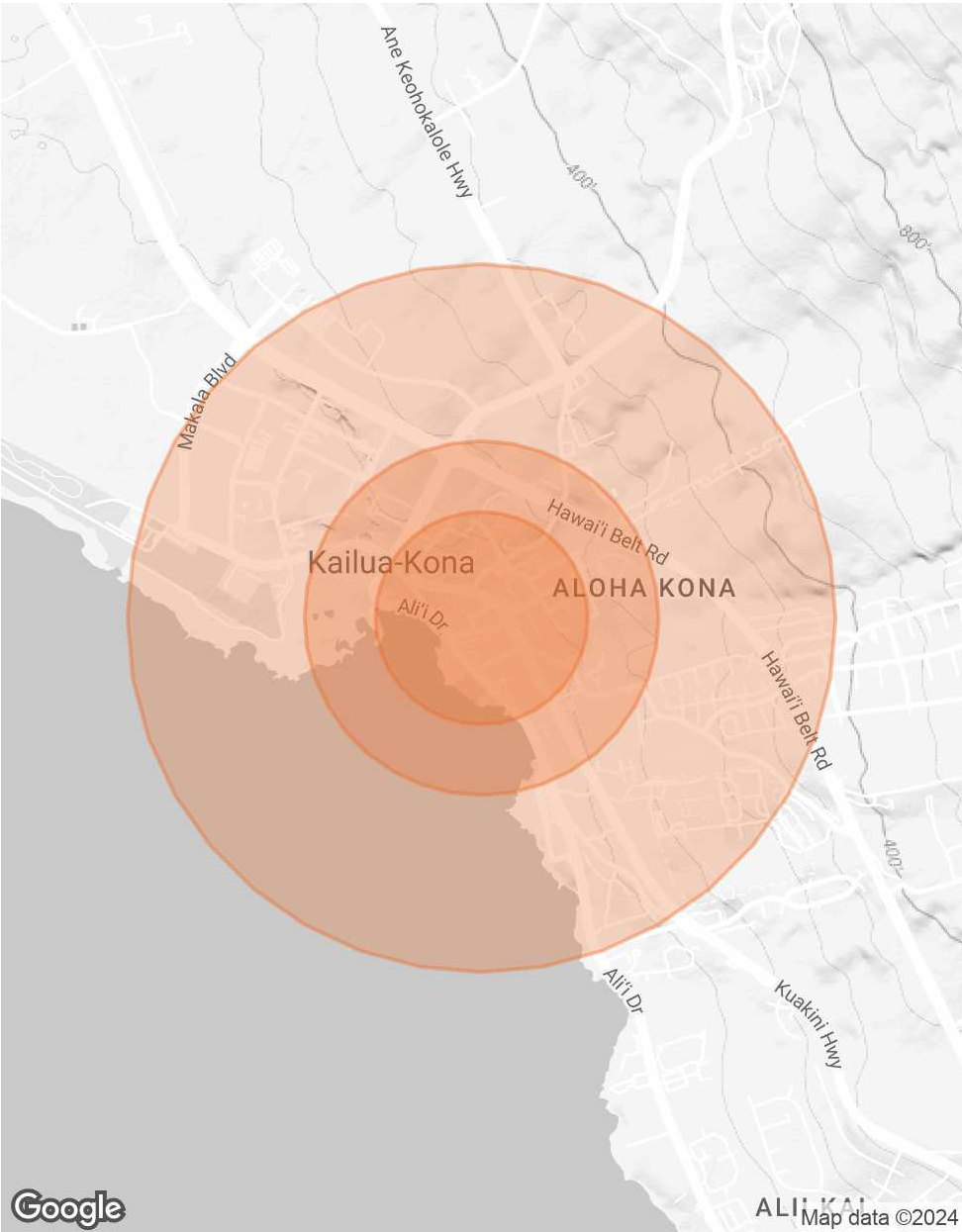
TOTAL POPULATION	1,088	2,452	4,835
AVERAGE AGE	43	44	45
AVERAGE AGE (MALE)	44	44	44
AVERAGE AGE (FEMALE)	43	44	45

HOUSEHOLDS & INCOME

0.3 MILES0.5 MILES1 MILE

TOTAL HOUSEHOLDS	435	980	1,930
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$108,134	\$95,471	\$93,607
AVERAGE HOUSE VALUE	\$800,286	\$779,844	\$788,013

Demographics data derived from AlphaMap



ADVISOR BIO 1

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