



KIHEI COMMERCIAL PLAZA UNIT 315 Improved Office/Retail Condominium

An exceptional opportunity for a small business to own their own unit in North Kihei, a convenient location situated within 15 minutes of Wailea and Kahului. This fee simple condominium is currently occupied by Pole Shack, a business offering retail and fitness classes on Maui for over a decade, demonstrating this unit's suitability for a wide range of businesses.

- \$585,000
- 1,136 sq. ft.
- Adjacent to elevator
- Unit has great visibility from the street and property's entrance
- Private restroom
- Improved with laminate wood flooring, built in reception desk, private office, storage rooms, and a breakroom with a sink.
- Easily restorable to original building permitted configuration of up to 4 additional private offices.
- Unit is currently occupied. Please do not disturb the tenant.
- TMK (2) 3-9-045-023-0015, 310 Ohukai Rd., Kihei



The information contained herein comes from sources deemed reliable, but no warranties and guarantees as to the accuracy of the information should be construed. This information may be changed or this property withdrawn at any time without prior notice. No subagency is offered to cooperating Brokers.

September 2025

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For Information Please Call:

PEAKE // LEVOY

COMMERCIAL REAL ESTATE SERVICES

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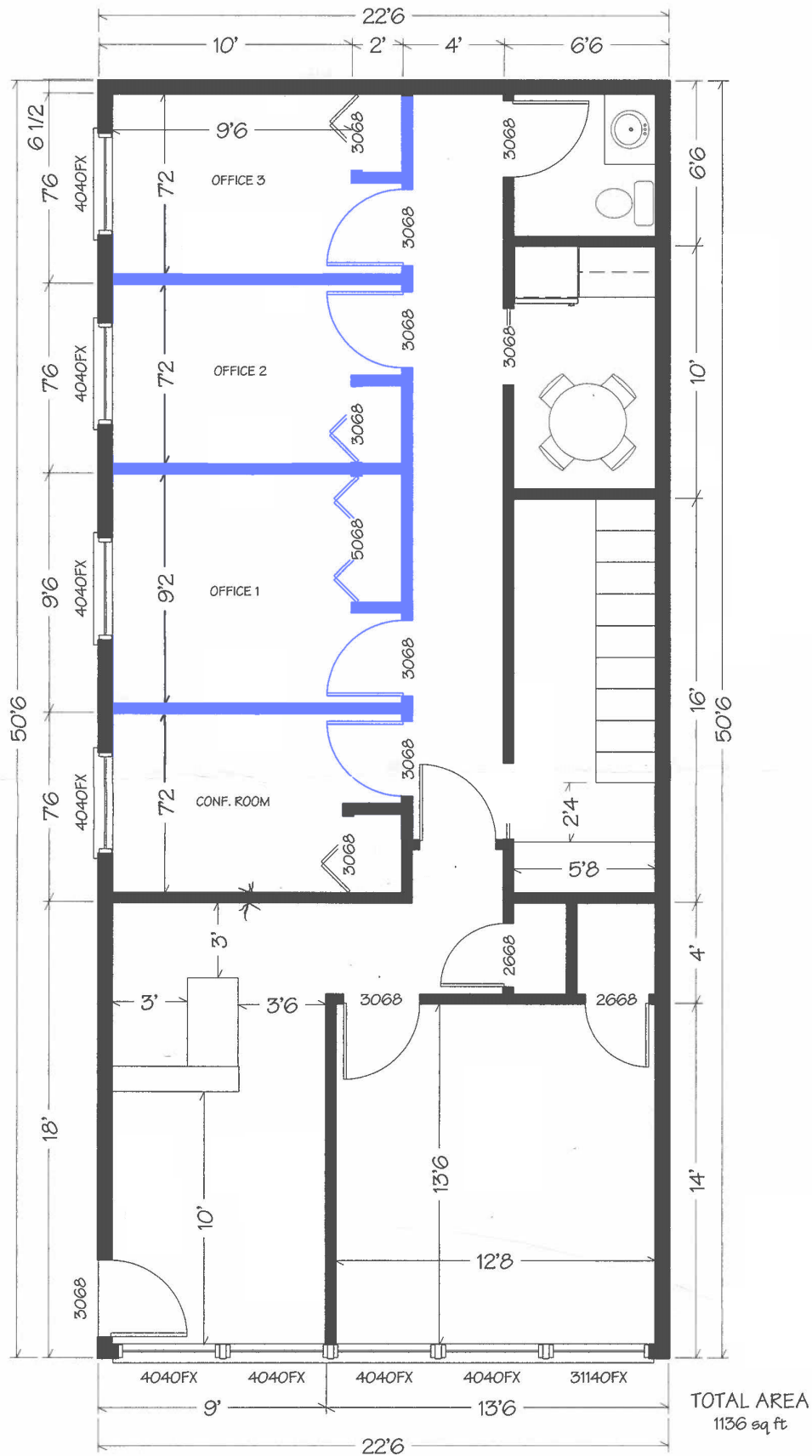
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- All dimensions approximations
- Improvements removed but permitted and dropped ceiling framing, lighting, sprinklers, etc. still accommodates this configuration.

Kihei Commercial Plaza Unit 315

NET COST OF BUYING (Cost/Benefits Analysis)

Net Cost BEFORE APPRECIATION of \$1.82 per sq. ft. per month*

Floor Area	1,136 sq.ft.	Gross Leaseable Area
Purchase Price	\$ 585,000.00	\$515 Per Sq. Ft.
Interior Improvements @ \$0 per sq. ft.	\$ 0.00	THE VALUE OF THE IMPROVEMENTS
Total	\$ 585,000.00	IS YOURS AND NOT THE LANDLORD'S
First Mortgage (50%)	\$ 292,500.00	Bank Loan
Second Mortgage (40%)	\$ 234,000.00	SBA Loan
Cash Down Payment (10%)	\$ 58,500.00	Plus closing costs
First Mortgage Payment	\$ 1,974.98	Assuming 6.50%, 25 yr. amortization
Second Mortgage Payment	\$ 1,542.18	Assuming 6.24%, 25 yr. amortization
Total Monthly Payment	\$ 3,517.16	Plus Maint. Fee, RE Tax & Insurance
Per Sq. Ft. Per Month	\$ 3.10	Interest of \$2.45 & Principal of \$0.65
Savings of Future Rent Increases	\$ 0.20	Assuming a rent of \$2.15, 3% annual increases,
Savings of General Excise Tax (1 st year)	\$ 0.10	10-year term, and a 6.50% discount rate
Savings from Depreciation	\$ 0.33	General Excise Tax is only paid on rent.
Net Cost after Cash Savings	\$ 2.47	85% on Unit, 100% on Interior Improvements,
Principal Payment Per Sq. Ft. (1 st 12 mos.)	\$ 0.65	39 yrs., 35% Tax Bracket
(Compare interest of \$2.45 with rent)		This is your money - Building Your Equity
		\$120,000 Principal paid over 10 years
Net Cost of Buying Before Appreciation	\$ 1.82	Compare with rent for a new space
Appreciation Assuming a 25% increase in 10 years (Doubling in 32 years), Discounted at the First Mortgage Rate (6.50%)	\$ 0.76	Over the long run your equity will build.
		This analysis assumes \$146,000 in 10 yrs.
Estimated Net Cost of Buying	\$ 1.06	

Build Equity with the Rent that Your Business would otherwise Pay!

(Approximately \$266,000 in Equity in 10 Years - a Return on Equity of 4.5x)

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Mario Cardone

PB, CardOneRealty Corp., Exclusive Subagent

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www.MauiCommercialProperties.com

September 20, 2025

*Brokers' Disclaimer. Peake & Levoy, LLC, CardOneRealty Corp. and Mario Cardone ("Brokers") make no representations or warranties, expressed or implied with respect to the property or this analysis, including estimates, assumptions or future appreciation, short or long term. This analysis is based on owner occupancy with a minimum 10-year holding period, under certain estimates and assumptions, and may not include all expenses of ownership. In particular, this analysis omits maintenance fee, property tax and insurance, as these expenses apply to both a purchase and a lease. The prospective buyer ("Buyer") is encouraged to consult with Buyer's legal and tax advisors, as Brokers give no tax or legal advice.

Peake & Levoy, LLC

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