

Ainamalu at Waikoloa

Sales Since 1 January 2021

Address	Sold Date	Sold Price	BR	BA	Area SF	Nominal \$/SF	Inflation Adj. Price	Adj. \$/SF
69-1519 ANAOLE ST	8/24/2021	\$2,550,000	5	5	3,012	\$847	\$2,983,184	\$990
69-1525 ANAOLE ST	9/3/2021	\$2,850,000	4	4	2,754	\$1,035	\$3,319,663	\$1,205
69-1537 ANAOLE ST	10/27/2021	\$2,600,000	4	4	2,660	\$977	\$3,000,143	\$1,128
69-1531 ANAOLE ST	12/30/2021	\$3,000,000	4	4	2,727	\$1,100	\$3,408,966	\$1,250
69-9222 AINAMALU ST	4/27/2022	\$2,700,000	3	3	2,040	\$1,324	\$2,985,398	\$1,463
69-9200 AINAMALU ST	10/11/2022	\$2,000,000	3	2	1,661	\$1,204	\$2,141,668	\$1,289
69-9212 AINAMALU ST	4/10/2023	\$2,650,000	4	3	2,091	\$1,267	\$2,791,995	\$1,335
Average:						\$1,108	Average:	\$1,237

Row Labels	Sum of Area SF	Sum of Inflation Adj. Price	Average \$/SF
3	3,701	\$5,127,066	\$1,385
4	10,232	\$12,520,766	\$1,224
5	3,012	\$2,983,184	\$990
Grand Total	16,945	\$20,631,016	



Prepared By Joel LaPinta (Data from Hawaii Information Service & County of Hawaii Tax Office)

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Wai‘ula‘ula at Mauna Kea Beach Resort

Sales Since 1 January 2022

Unit No.	Sold Date	Sold Price	BR	BA	Area SF	Nominal Price/SF	Inflation Adj. Price	Adj. \$/SF
Apt 322	3/14/2022	\$2,950,000	3	3.5	2,650	\$1,113	\$3,274,476	\$1,236
Apt J201	3/28/2022	\$2,400,000	3	3	2,111	\$1,137	\$2,663,980	\$1,262
Apt F202	4/8/2022	\$2,550,000	3	3	2,111	\$1,208	\$2,819,543	\$1,336
Apt K201	4/11/2022	\$2,400,000	3	3	2,111	\$1,137	\$2,653,687	\$1,257
Apt L201	6/14/2022	\$2,610,000	3	3	2,111	\$1,236	\$2,822,411	\$1,337
Apt I201	6/16/2022	\$2,630,000	3	3	2,111	\$1,246	\$2,844,039	\$1,347
pt C102	7/8/2022	\$2,931,300	3	3	2,082	\$1,408	\$3,171,278	\$1,523
Apt 330	7/13/2023	\$3,665,000	3	3.5	2,517	\$1,456	\$3,839,109	\$1,525
Apt 350	8/7/2023	\$3,800,000	3	3.5	2,517	\$1,510	\$3,960,720	\$1,574
Apt E201	8/25/2023	\$2,550,000	3	3	2,111	\$1,208	\$2,657,851	\$1,259
Apt 413	12/27/2023	\$3,527,000	4	4.5	3,389	\$1,041	\$3,645,250	\$1,076
Apt G201	3/8/2024	\$2,700,000	3	3	2,111	\$1,279	\$2,760,374	\$1,308
Apt 411	4/26/2024	\$5,100,000	3	3.5	2,926	\$1,743	\$5,198,899	\$1,777
Apt 309	4/30/2024	\$3,700,000	3	3.5	2,517	\$1,470	\$3,771,750	\$1,499
Apt F201	8/9/2024	\$2,600,000	3	3	2,111	\$1,232	\$2,641,012	\$1,251
Apt 415	10/22/2024	\$3,993,100	4	4.5	3,389	\$1,178	\$4,037,667	\$1,191
Apt C101	2/5/2025	\$2,850,000	3	3	2,082	\$1,369	\$2,850,000	\$1,369
Average:						\$1,292	Average:	\$1,360

Row Labels	The sum of Area SF	The sum of Inflation Adj. Price	Average \$/SF
3	34,179	\$47,929,129	\$1,402
4	6,778	\$7,682,917	\$1,134
Grand Total	40,957	\$55,612,046	



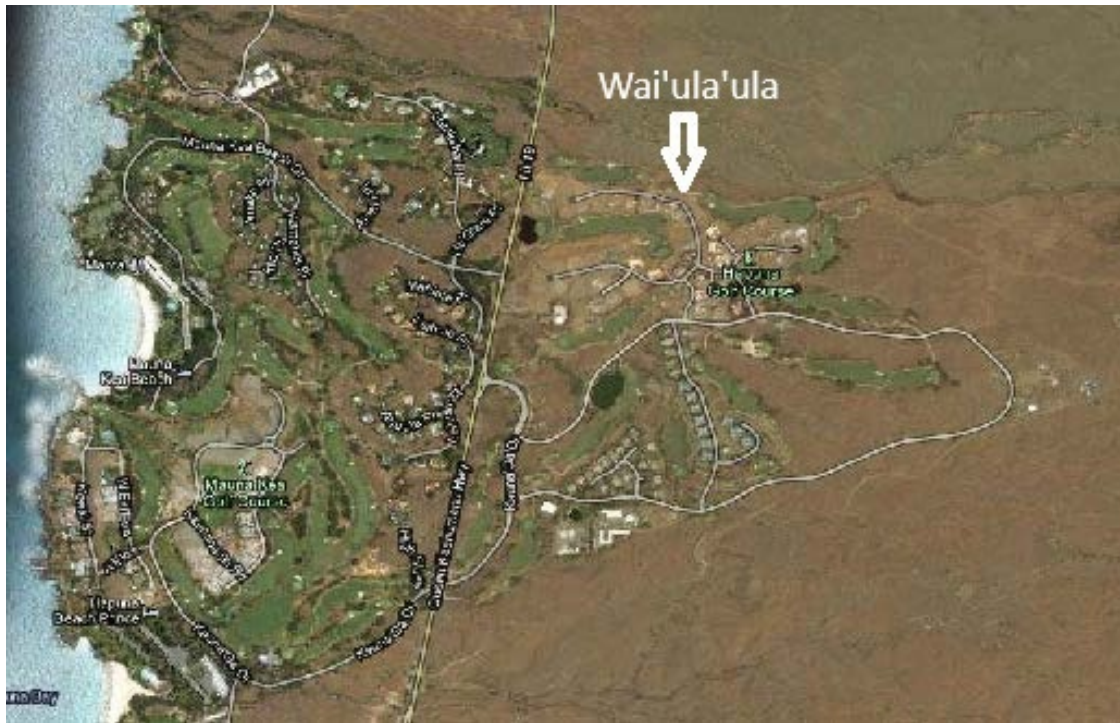
Wai‘ula‘ula at Mauna Kea Beach Resort

Developer: D. R. Horton, Inc. acquired the project from lender AEW Capital in 2012 and sold the units under its Emerald Homes brand.

Number of Units: 102

Type Ownership: Fee Simple CPR

The project has a mix of 3BR & 4BR in villas and detached residential.



Ka Milo at Mauna Lani Beach Resort

Sales Since 1 January 2023

Unit No.	Sold Date	Sold Price	BR	BA	Area SF	Nominal Price /SF	Inflation Adj. Price	Adj. \$/SF
Apt 30721	2/24/2023	\$2,910,000	4	3	2,491	\$1,168	\$3,079,981	\$1,236
Apt 408861	3/14/2023	\$1,998,000	3	3	1,608	\$1,243	\$2,113,538	\$1,314
Apt 33937	4/26/2023	\$3,300,000	4	4.5	2,474	\$1,334	\$3,476,823	\$1,405
Apt 430802	5/8/2023	\$1,750,000	3	2.5	1,653	\$1,059	\$1,840,986	\$1,114
Apt 228511	7/24/2023	\$2,500,000	4	3.5	2,489	\$1,004	\$2,618,765	\$1,052
Apt 401581	7/27/2023	\$2,495,000	4	3.5	2,489	\$1,002	\$2,613,527	\$1,050
Apt 520661	8/1/2023	\$2,700,000	4	3.5	2,489	\$1,085	\$2,814,196	\$1,131
Apt 524651	9/15/2023	\$2,725,000	4	3.5	2,489	\$1,095	\$2,828,832	\$1,137
Apt 102452	9/26/2023	\$1,800,000	3	2.5	1,653	\$1,089	\$1,868,586	\$1,130
Apt 120491	10/3/2023	\$1,725,000	3	2.5	1,653	\$1,044	\$1,789,104	\$1,082
Apt 521641	10/9/2023	\$2,650,000	4	3.5	2,489	\$1,065	\$2,748,479	\$1,104
Apt 31726	11/13/2023	\$3,250,000	4	3	2,491	\$1,305	\$3,366,028	\$1,351
Apt 34339	12/18/2023	\$3,200,000	3	3.5	2,174	\$1,472	\$3,307,287	\$1,521
Apt 220531	2/22/2024	\$2,495,000	3	3.5	2,489	\$1,002	\$2,559,689	\$1,028
Apt 411722	3/6/2024	\$1,750,000	3	2.5	1,653	\$1,059	\$1,789,132	\$1,082
Apt 518662	4/5/2024	\$2,719,000	4	3.5	2,489	\$1,092	\$2,771,727	\$1,114
Apt 421751	5/9/2024	\$2,750,000	4	3.5	2,489	\$1,105	\$2,802,218	\$1,126
Apt 21917	7/5/2024	\$3,295,000	4	3	2,491	\$1,323	\$3,353,005	\$1,346
Apt 12772	9/23/2024	\$2,399,000	4	3.5	2,489	\$964	\$2,431,268	\$977
Average:						\$1,132	Average:	\$1,174

	Sum of Area SF	Sum of Inflation Adj. Price	Average \$/SF
3	12,883	\$15,268,322	\$1,185
4	29,859	\$34,904,849	\$1,169
Grand Total	42,742	\$50,173,170	



Kamilo at Mauna Lani Beach Resort
Developer: MLR Golf Partners LLC
Number of Units: 137
Type Ownership: Fee Simple CPR

A mix of duplex and detached residential units with a mix of 3 BR/3B & 4BR/3 to 4.5B. The developer did pre-construction sales, allowing buyers some flexibility in the design of their units. Developer sales ended in 2020.



Kolea Condo Villas – Waikoloa Beach Resort

Sales Since 1 January 2022

Unit No.	Sold Date	Sold Price	BR	BA	Area SF	Nominal Price/SF	Inflation Adj. Price	Adj. \$/SF
Apt 9K	1/14/2022	\$1,895,000	3	2	1,554	\$1,219	\$2,140,099	\$1,377
Apt 13C	1/19/2022	\$2,995,000	3	3.5	2,147	\$1,395	\$3,382,373	\$1,575
Apt 16B	1/19/2022	\$1,600,000	2	2	1,554	\$1,030	\$1,806,944	\$1,163
Apt 3D	2/1/2022	\$2,199,000	3	3	1,716	\$1,281	\$2,466,111	\$1,437
6Apt 1E	3/11/2022	\$3,050,000	3	3.5	2,147	\$1,421	\$3,385,475	\$1,577
Apt 11C	4/22/2022	\$2,200,000	2	2	1,554	\$1,416	\$2,432,547	\$1,565
Apt 3A	4/27/2022	\$2,272,500	3	3	1,716	\$1,324	\$2,512,710	\$1,464
Apt 8F	4/29/2022	\$3,625,000	3	3.5	2,147	\$1,688	\$4,008,174	\$1,867
Apt 13E	4/29/2022	\$2,800,000	3	3.5	2,147	\$1,304	\$3,095,969	\$1,442
Apt 15J	5/17/2022	\$1,855,000	2	2	1,270	\$1,461	\$2,031,948	\$1,600
Apt 1C	5/26/2022	\$3,795,000	3	3.5	2,147	\$1,768	\$4,157,005	\$1,936
Apt 16M	7/20/2022	\$1,890,000	2	2	1,554	\$1,216	\$2,044,730	\$1,316
Apt 14H	9/16/2022	\$1,825,000	2	2	1,270	\$1,437	\$1,964,544	\$1,547
Apt 11G	6/2/2023	\$1,350,000	2	2	1,270	\$1,063	\$1,416,532	\$1,115
Apt 15A	6/28/2023	\$1,430,000	3	2	1,554	\$920	\$1,500,475	\$966
Apt 12A	6/30/2023	\$2,270,000	3	3	1,716	\$1,323	\$2,381,873	\$1,388
Apt 9E	7/7/2023	\$1,450,000	2	2	1,270	\$1,142	\$1,518,884	\$1,196
Apt 11L	1/5/2024	\$1,875,000	2	2	1,554	\$1,207	\$1,931,239	\$1,243
Apt 9A	2/22/2024	\$1,674,469	3	2	1,554	\$1,078	\$1,717,884	\$1,105
Apt 9H	4/24/2024	\$1,700,000	2	2	1,270	\$1,339	\$1,732,966	\$1,365
Apt 7E	5/1/2024	\$3,100,000	3	3.5	2,147	\$1,444	\$3,158,864	\$1,471
Apt 2E	6/27/2024	\$2,500,000	3	3.5	2,147	\$1,164	\$2,547,544	\$1,187
Average:						\$1,302	Average:	\$1,405

Row Labels	Sum of Area SF	Sum of Inflation Adj. Price	Average \$/SF
2	12,566	\$16,880,334	\$1,343
3	24,839	\$36,454,556	\$1,468
Grand Total	37,405	\$53,334,890	



Koloa Condo Villas

Developer: Centex Homes

Number of Units: 112

Type Ownership: Fee Simple CPR

Two-story flats with a mix of 2 BR/2B & 3BR/3 to 3.5B. The project was sold out in the mid-2000s. All recent sales are resales.



Hale Hinahina Condo at Kohanaiki Private Club Community

Sales Since 1 January 2022

Address, Unit No.	Sold Date	Sold Price	BR	BA	Area SF	Nominal \$/SF	Inflation Adj. Price	Adj. \$/SF
73-4830 HINAHINA RD, Apt 1	1/29/2021	\$4,950,000	5	5 1/2	3,402	\$1,455	\$6,013,866	\$1,768
73-4816 HINAHINA RD, Apt 8	6/17/2022	\$4,250,000	3	3 1/2	2,252	\$1,887	\$4,595,880	\$2,041
73-4826 HINAHINA RD, Apt 3	2/10/2023	\$5,100,000	3	3 1/2	2,634	\$1,936	\$5,397,904	\$2,049
73-4818 HINAHINA RD, Apt 7	5/8/2023	\$4,500,000	3	3 1/2	2,252	\$1,998	\$4,733,964	\$2,102
73-4796 HINAHINA RD, Apt 17	2/29/2024	\$4,650,000	3	3 1/2	2,252	\$2,065	\$4,770,563	\$2,118
73-4800 HINAHINA RD, Apt 15	3/1/2024	\$4,795,000	3	3 1/2	2,252	\$2,129	\$4,902,221	\$2,177
73-4802 HINAHINA RD, Apt 14	3/14/2024	\$5,350,000	3	3 1/2	2,252	\$2,376	\$5,469,631	\$2,429
73-4822 HINAHINA RD, Apt 5	3/15/2024	\$4,600,000	3	3 1/2	2,252	\$2,043	\$4,702,860	\$2,088
73-4804 HINAHINA RD, Apt 13	3/21/2024	\$4,850,000	3	3 1/2	2,252	\$2,154	\$4,958,450	\$2,202
73-4794 HINAHINA RD, Apt 18	3/27/2024	\$4,650,000	3	3 1/2	2,252	\$2,065	\$4,753,978	\$2,111
73-4810 HINAHINA RD, Apt 10	5/31/2024	\$4,750,000	3	3 1/2	2,252	\$2,109	\$4,840,194	\$2,149
73-4790 HINAHINA RD, Apt 19	5/31/2024	\$4,595,000	3	3 1/2	2,252	\$2,040	\$4,682,251	\$2,079
73-4786 HINAHINA RD, Apt 21	5/31/2024	\$4,450,000	3	3 1/2	2,252	\$1,976	\$4,534,498	\$2,014
73-4784 HINAHINA RD, Apt 22	5/31/2024	\$4,450,000	3	3 1/2	2,252	\$1,976	\$4,534,498	\$2,014
73-4780 HINAHINA RD, Apt 24	5/31/2024	\$4,250,000	3	3 1/2	2,335	\$1,820	\$4,330,700	\$1,855
73-4782 HINAHINA RD, Apt 23	1/27/2025	\$4,664,063	3	3 1/2	2,335	\$1,997	\$4,664,063	\$1,997
Average:						\$2,002	Average:	\$2,075

Row Labels	Sum of Area SF	Sum of Inflation Adj. Price	Average \$/SF
3	34,328	\$71,871,655	\$2,094
5	3,402	\$6,013,866	\$1,768
Grand Total	37,730	\$77,885,521	



Hale Hinahina Residences in Kohanaiki

Developer: Kohanaiki Shores LLC

Number of Units: 24

Type of Ownership: Fee Simple CPR

Units are 3BR/3.5B with one unit having 5BR/5.5B. Vertical construction cost based on building permits are in the \$1K to \$1.2K per SF range. Higher margins are due to the enhanced amenities of the community.

