

Owner User/ Investment Property FOR SALE (FS)



2 & 10 Kilakila Place
Pukalani, Maui, Hawaii

Exclusively offered For Sale by

BEN WALIN, CCIM R(B) and SCOTT KENAR, R(S)



COMMERCIAL PROPERTIES
OF MAUI

2145 Wells Street #105 Wailuku, HI 96793

(808)244-2200 OFFICE | (808)442-1195 FAX

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Individual
Member

2 & 10 Kilakila Place



Pukalani, Maui, Hawaii

PRICE	\$729,000 FS
2015 NOI (approximate)	\$45,657
CAP RATE (projected)	6.2%
BUILDING AREA	
OFFICE BUILDING 1	1,664 SQ FT
STORAGE	400 SQ FT
BUILDING 2	941 SQ FT
LAND AREA	16,894 SQ FT
TMK	(2) 2-3-010-041
ZONING	B-CT Country Town Business
YEAR BUILT	
BUILDING 1	1976
BUILDING 2	1951

Property Description
 2 buildings on a B-CT zoned lot with excess gravel parking. Next to Minit Stop and McDonalds. 2 water meters & 2 cess pools

3% Commission to Cooperating Brokers.
 The information contained herein comes from sources deemed reliable, but no warranties or guarantees as to the accuracy of the information should be construed.



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NNN Expense Summary

2014 BUDGET RECOVERABLE ANNUAL EXPENSES		
Real Property Tax (Annual)	\$	5,130.99

TENANT DIRECT EXPENSES
Electricity (Separately Metered)
A/C Maintenance
Trash

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Rental Income Summary

BLDG 1, UNIT 1—STATE FARM—RENT AND TERM (974 SQ.FT)			
Term		Monthly Base Rent	Annual Rent
October 1, 2013—September 30, 2014	\$	1,461.00	\$ 17,532.00
October 1, 2014—September 30, 2015	\$	1,504.83	\$ 18,057.96
October 1, 2015—September 30, 2016	\$	1,549.97	\$ 18,599.64
BLDG 1 UNIT 2—VACANT (690 SQ.FT.)			
Rent projected at \$1.50/sf, NNN	\$	1,050.00	\$ 12,600.00
BLDG 2—VACANT (932 SQ.FT.)			
Rent projected at \$0.80/sf, NNN	\$	750.00	\$ 9,000.00
STORAGE UNIT—VACANT			
Rent projected at \$1.00/sf, NNN	\$	400.00	\$ 4,800.00

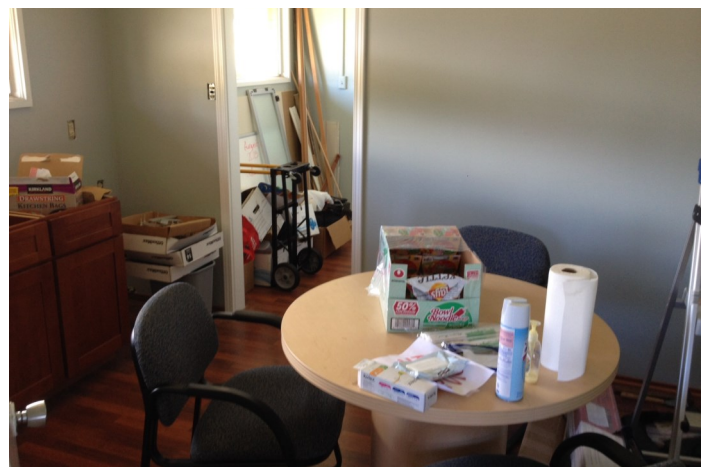
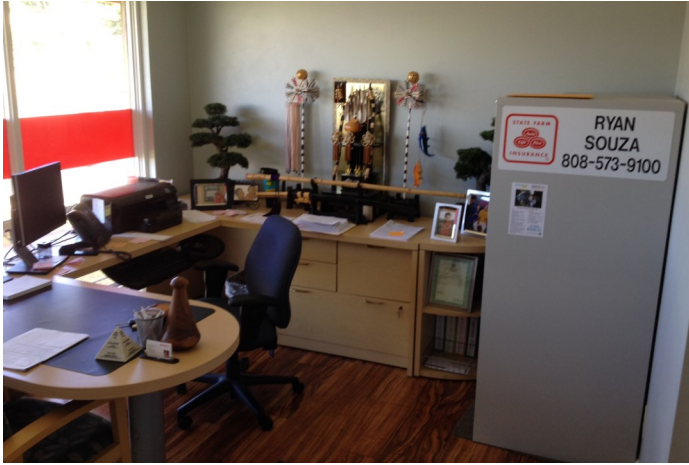
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Property Photos



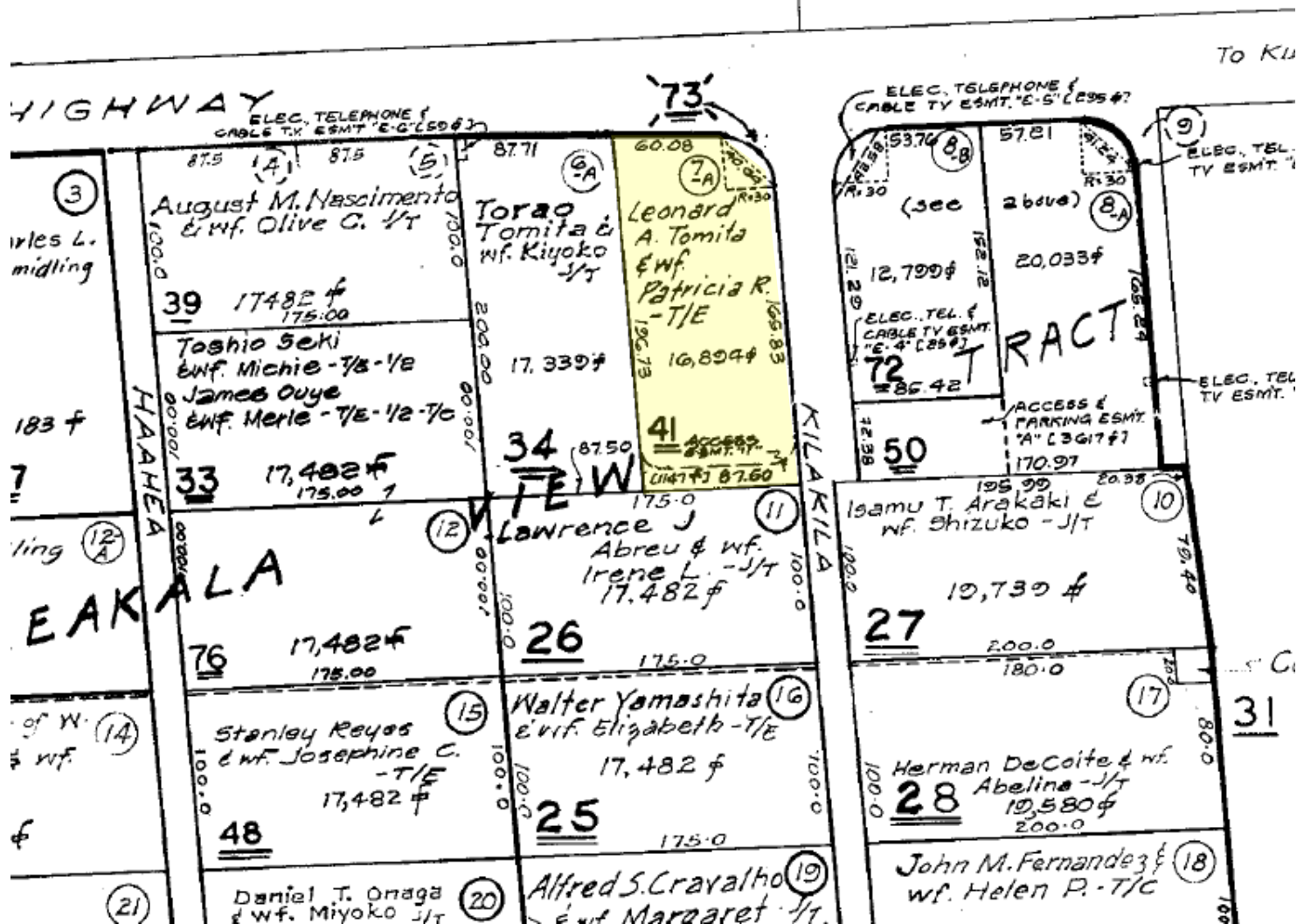
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Tax Map



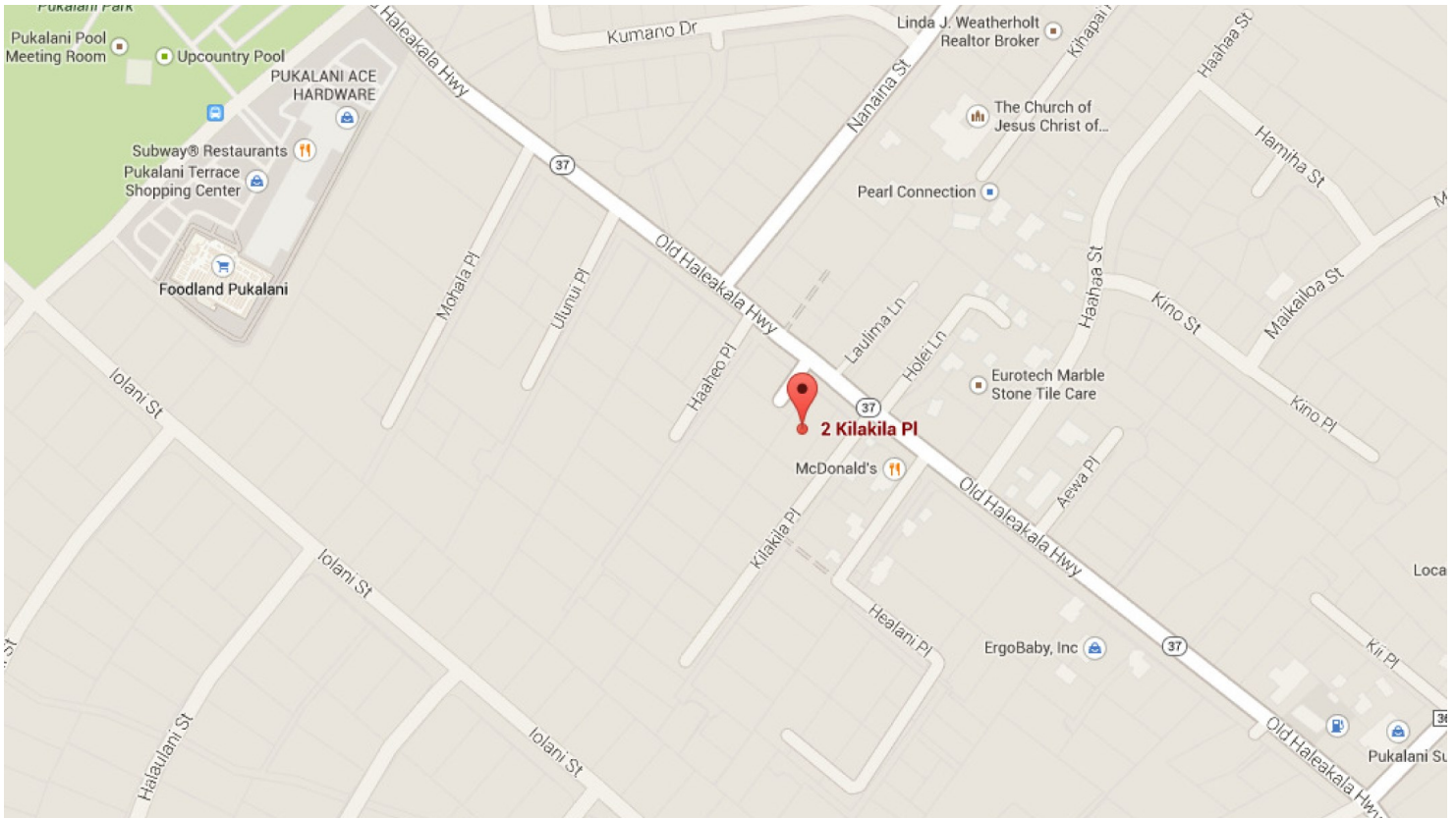
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Street Map



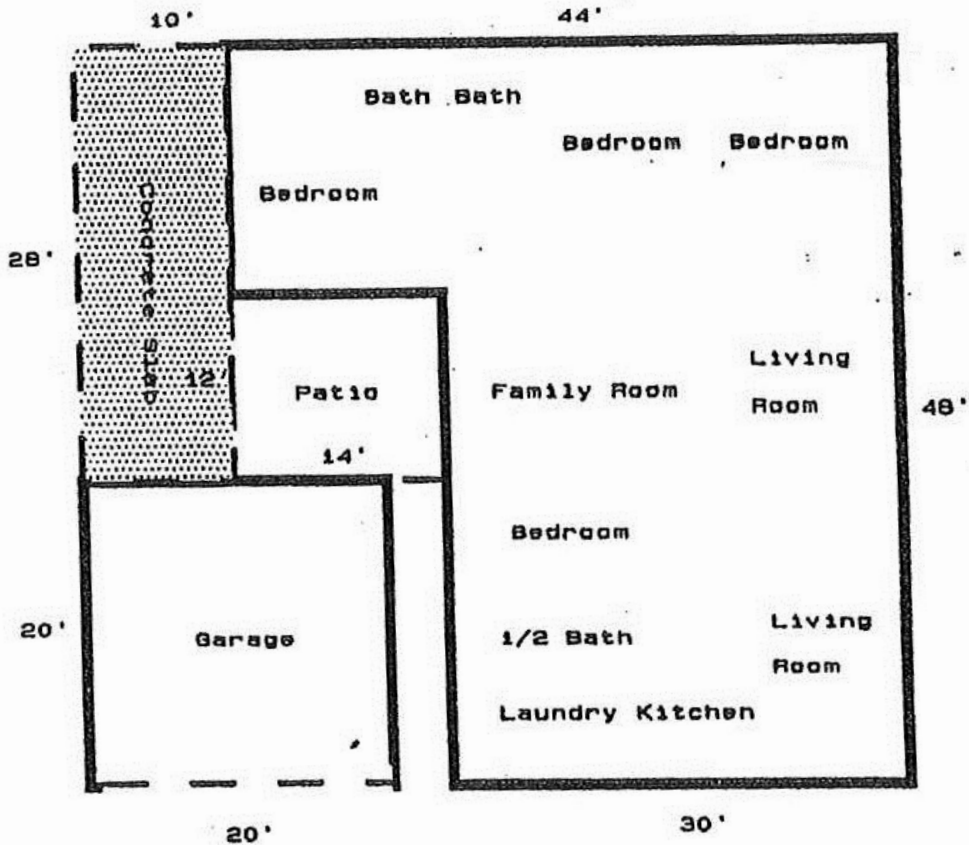
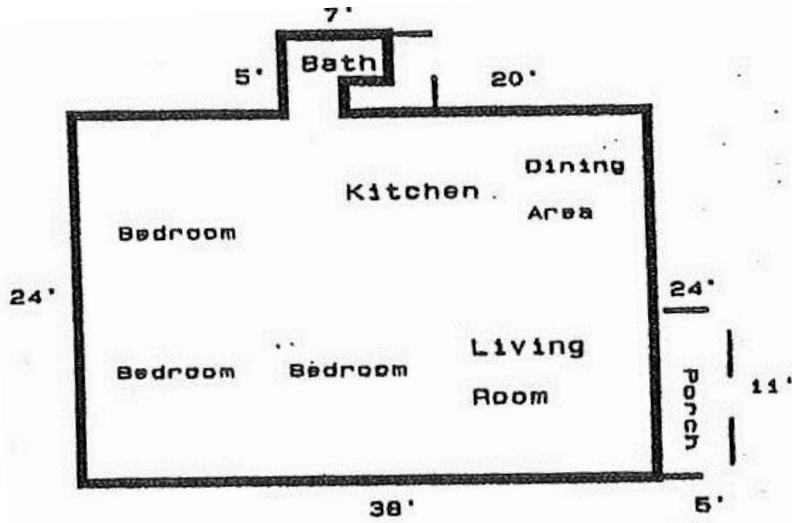
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Site Plan



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