

Retail/Owner-User Investment Offering



Corner of Lahainaluna Road
And Waivee Street
193 Lahainaluna Road
Lahaina, Maui

Exclusively offered For Sale by

BEN WALIN, CCIM R (B)



COMMERCIAL PROPERTIES
OF MAUI

2145 Wells Street, Suite 105, Wailuku, HI 96793

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

www.mauibiz.com | bwalin@ccim.net E-MAIL



Corner of Lahainaluna Road & Wainee Street

193 Lahainaluna Road



Lahaina, Maui, Hawaii

PRICE	\$2,350,000 FS
CAP RATE	5.6%
BUILDING AREA	4,788 SQ FT
LAND AREA	9,813 SQ FT
PRICE /SQ FT (BLDG)	\$490 /SQ FT
2015 PROFORMA NOI	\$137,000 *
ADDRESS	193 LAHAINALUNA ROAD
TMK	(2) 4-5-1-38
ZONING	B-2 –Business
YEAR BUILT	1985
PARKING (Regular/ADA/Loading)	12 regular stalls 1 ADA Stall 1 Loading

* Tenant Summary Available
Upon Receipt of Confidentiality
Agreement

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.

TENANTS

- Lahaina Open Market, retail apparel, jewelry & souvenirs (currently operated by property owner—to be vacated at closing)
- FOR SHEAR, a locally owned beauty salon
- SPF, LLC (South Pacific Fashion)
- Water Vendor
- Food Vendor
- Parking Lot Vendor



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TENANT SUMMARY

Lahaina Open Market: The property is currently owned, managed and operated by the same principals that own Lahaina Open Market. This space was recently renovated and will be vacated upon the completion of the sale.

Area: 2,600 sq. ft.

Base Rent: \$5,200.00/mo., NNN

Term: Month-to-Month

For Shear: Full service salon

Area: 750 sq. ft.

Base Rent: \$2,028.75/mo., NNN

Term: Until May 31, 2016

SPF, LLC: South Pacific Fashion; This new tenant will sell apparel and accessories.

Area: 1,350 ground floor, 200 sq. ft. mezzanine

Gross Rent: October 2015 \$3,090.00/mo.

October 2016 \$3,182.70/mo.

October 2017 \$3,278.19/mo.

808 Plates Maui: Food Vendor 11:00 am to 5:30 pm M-F

Gross Rent: \$1,000.00/mo. + Electricity

Term: Month-to-Month

Water Vendor: 8 sq.ft. on sidewalk

Gross Rent: \$300.00/mo.

Term: Month-to-Month

Diamond Parking: Parking lot rental from 6:00 pm to 10:00 pm Daily

Average Rent: \$375.00 (50% of net)

Term: Month-to-Month

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CURRENT ANNUAL EXPENSES	
Real Property Tax	\$ 8,618.00
Building Insurance	\$ 4,800.00
Landscaping/Grounds Maintenance	\$ 1,200.00
Trash Removal	\$ 3,000.00
Water/Sewer	\$ 1,500.00
Total annual expenses	\$19,118.00

2015 FINANCIAL BUDGET	
Income	\$157,500.00
Expenses	\$ 19,118.00
General Excise Tax	\$ 6,300.00
Net Operating Income	\$132,082.00

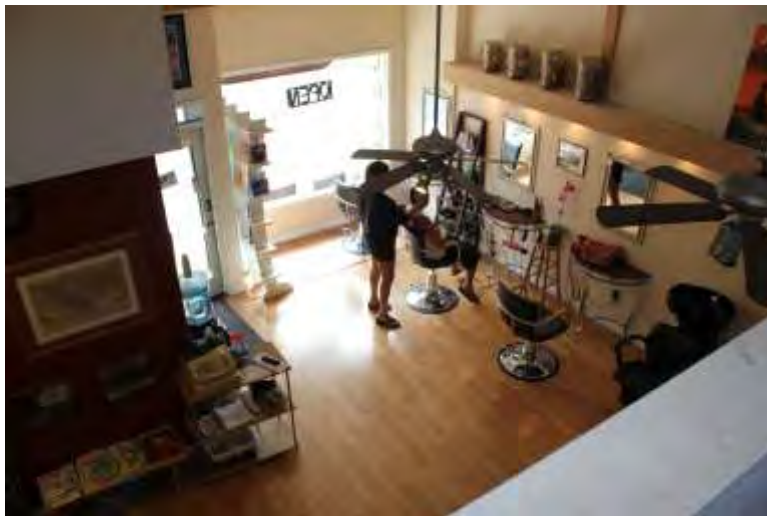
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Property Photos



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Aerial View



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Map



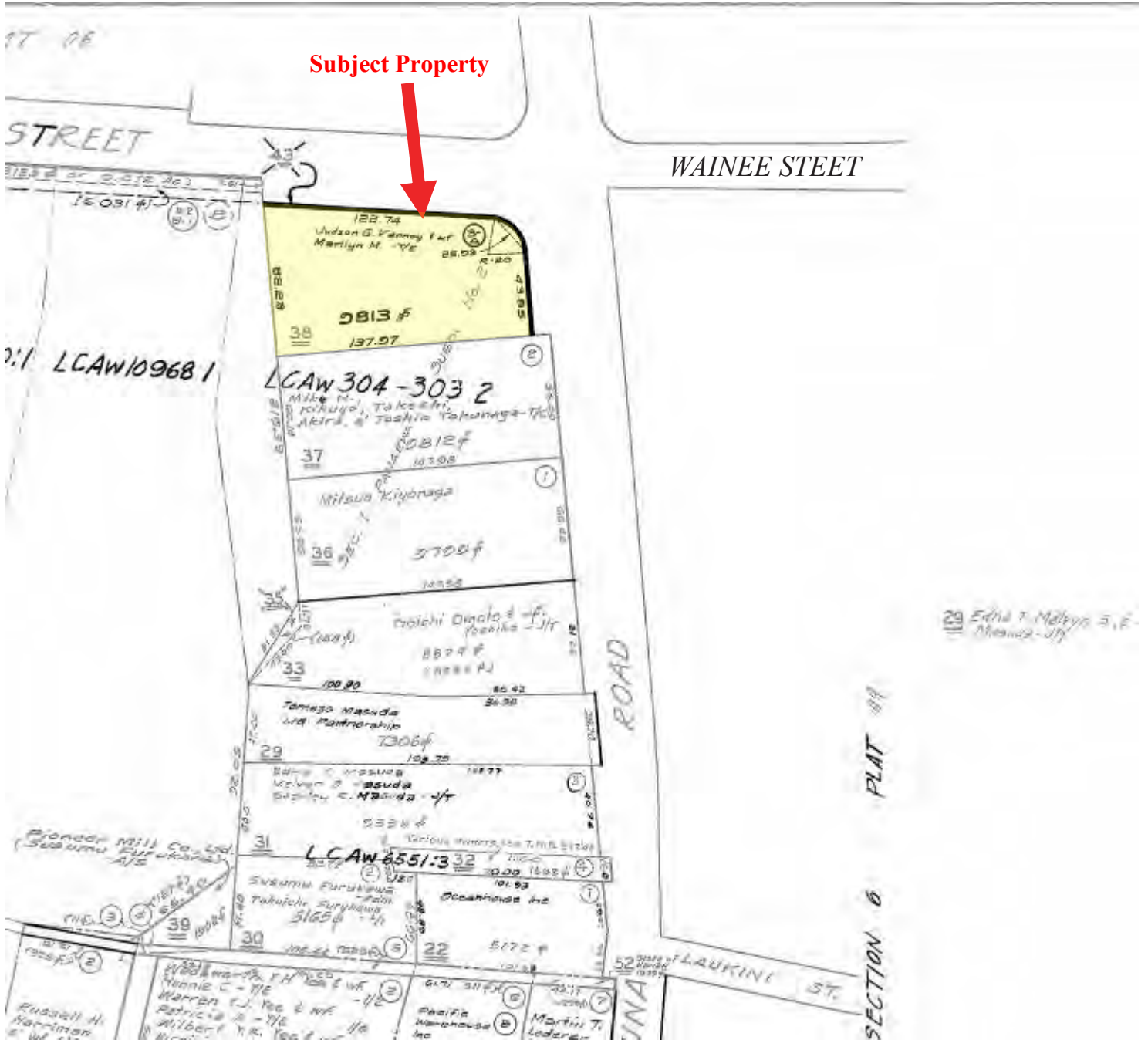
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Tax Map



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