

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**

444 Hana Highway, Suite C, Kahului, HI 96732

(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	\$2,150,000 FS
CAP RATE	5.8%
BUILDING AREA	4,788 SQ FT
LAND AREA	9,813 SQ FT
PRICE /SQ FT (BLDG)	\$490 /SQ FT
2017 PROFORMA NOI	\$124,952
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

Seller financing may be available

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— 1-year leaseback)
- Business with liquor license also available
- FOR SHEAR, a locally owned beauty salon
- SPF, LLC (South Pacific Fashion)
- Water 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 owner is willing to leaseback for 1 year.

Area: 2,600 sq. ft.

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

Term: Subject to Negotiation

For Shear: Full service salon

Area: 750 sq. ft.

Gross Rent: \$2,600.00/mo.

Term: Month-to-Month

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

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

Gross Rent: \$3,278.19/mo.

Term: Until 10/31/2017

Water Vendor: 8 sq.ft. on sidewalk

Gross Rent: \$100.00/mo.

Term: Month-to-Month

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

Average Rent: \$125.00 (50% of net)

Term: Month-to-Month

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CURRENT ANNUAL EXPENSES	
Real Property Tax	\$ 8,950.00
Building Insurance	\$ 4,800.00
Landscaping/Grounds Maintenance	\$ 1,200.00
Trash Removal	\$ 3,000.00
Water/Sewer	\$ 1,500.00
Total annual expenses	\$19,450.00

2017 FINANCIAL BUDGET	
Income	\$150,419.00,
Expenses	\$ 19,450.00
General Excise Tax	\$ 6,017.00
Net Operating Income	\$124,952.00

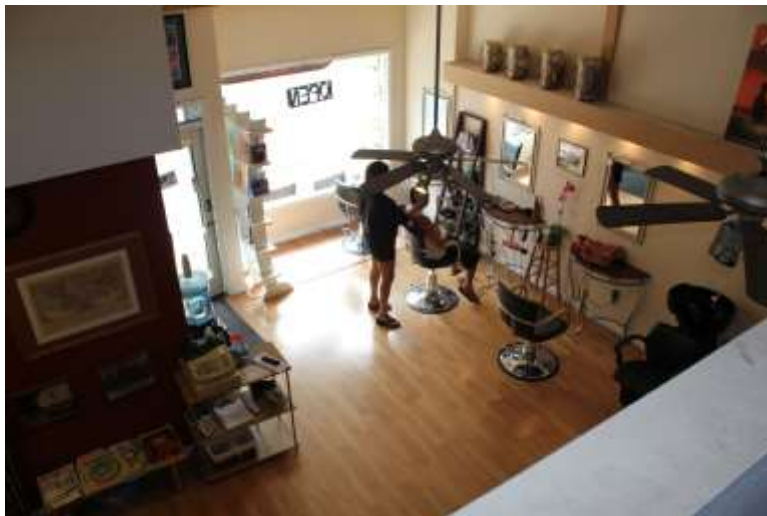
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Property Photos



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Aerial View



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Map



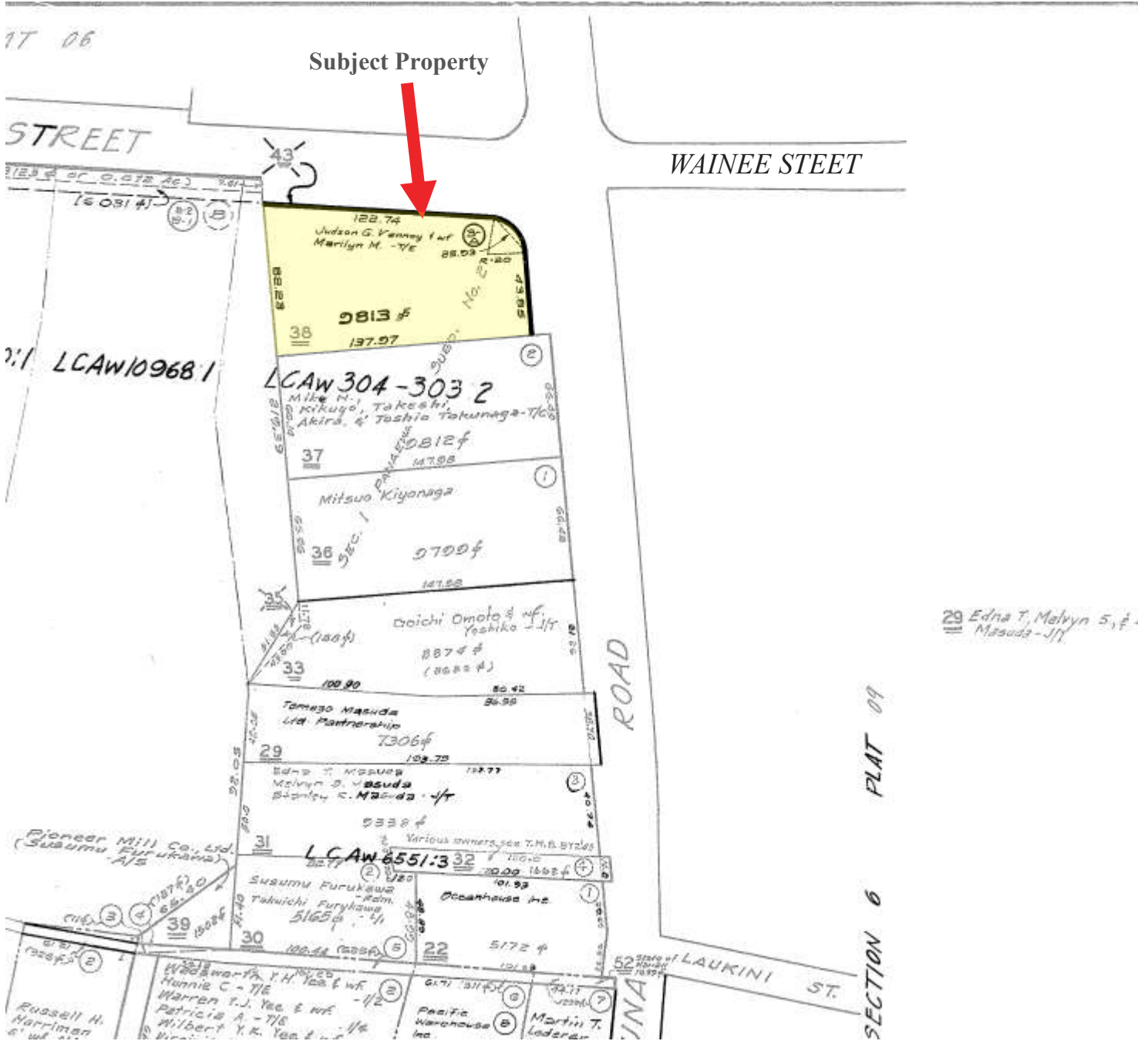
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Tax Map



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