

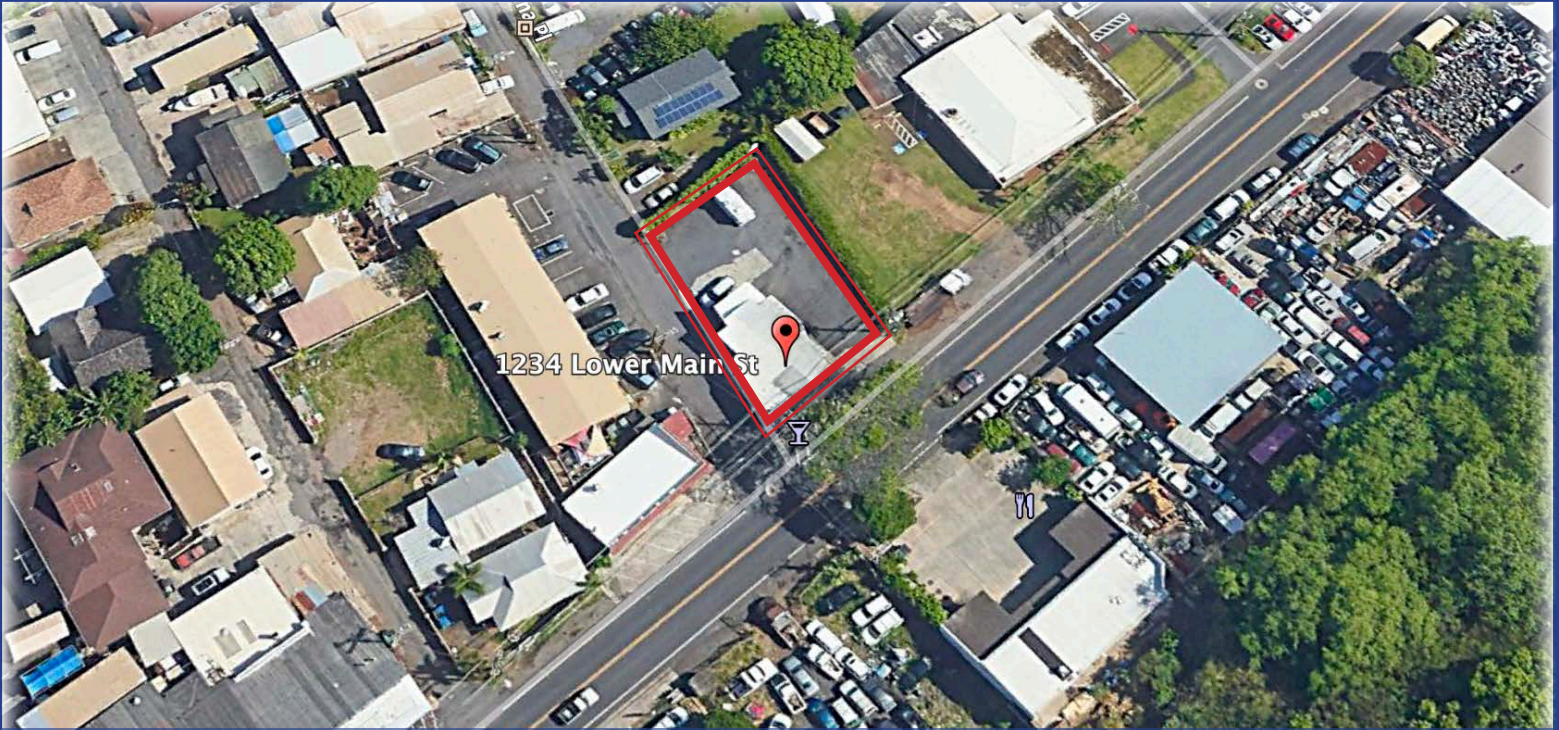


COMMERCIAL PROPERTIES
OF MAUI

INVESTMENT PROPERTY FOR SALE

Retail Building Wailuku, Maui

1234 LOWER MAIN ST



\$849,000 FEE SIMPLE **6%** CAP RATE

INVESTMENT HIGHLIGHTS

- Free standing building & lot
- Bar/Lounge opening soon
- Experienced operator with new 5 year lease
- Central Wailuku Lower Main location
- On site parking
- Triple Net Lease- Tenant pays additional costs

PROPERTY INFORMATION

- Land Area: 6,574 sqft
- Building Size: 1,300 sqft with cellar
- Year Built/Remodeled: 1936/1975/2015
- TMK: 2-3-4-023-024-0000
- Address: 1234 Lower Main St. Wailuku, HI
- Zoning: M-1 Light Industrial
- Owner: LLB Enterprise LLC



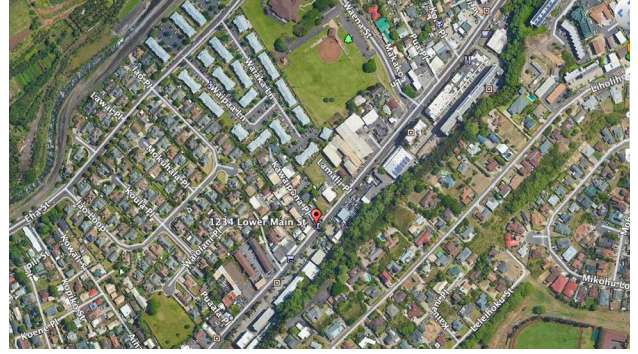
Commercial Properties of Maui LLC
 Greg Sheehan R, Principal Broker
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1234 LOWER MAIN ST

LEASE SUMMARY

Lessee: Ohia Curi LLC
Lease Term: 5 years, ending 7/31/2023
Option: One option to extend for 5 years at mutual rate
Use: Bar & Restaurant
Rent: \$4,244.16 per month w/3% annual increases
Additional Expenses: Tenant to pay all utility charges, including electricity, water, cable, telephone, all repairs, cleaning & maintenance, real property tax, security, landscape maintenance, and general excise tax.

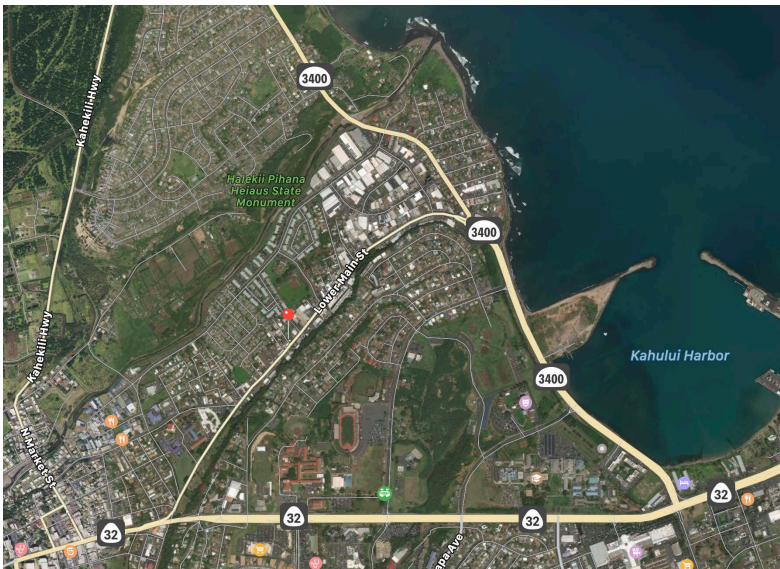


FINANCIAL SUMMARY

Net Operating Income Year 1: \$50,300 (annual)

Asking Price: \$849,000

Cap Rate: 6%



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