

LANIAKEA *Apartments*



RARE WAIKIKI FEE SIMPLE OFFERING 🌿 VALUE-ADD MULTIFAMILY OPPORTUNITY 🌿 ASKING PRICE: \$7,000,000 (\$250,000/UNIT)



CBRE

Investment Highlights

OFFERING:

A net leased fee-simple interest in a 28-unit multifamily apartment building

PROXIMITY TO MAJOR EMPLOYERS:

Hospitality within Waikiki, State of Hawaii offices, retailers in Waikiki and at the Ala Moana Center, the Hawaii Convention Center, Hawaii Pacific Health, Kapiolani Hospital & Queens Hospital

PROXIMITY TO MAJOR HOTELS:

The Modern, Ilikai Hotel, Aqua Palms, Hilton Hawaiian Village, Prince Waikiki, Hale Koa Hotel, Wailana at Waikiki

PREFERRED TRANSIT OPTIONS:

Rated with a walk score of 92, Walker's Paradise and a Transit Score of 75, Excellent Transit

SURROUNDED BY LIFESTYLE AMENITIES:

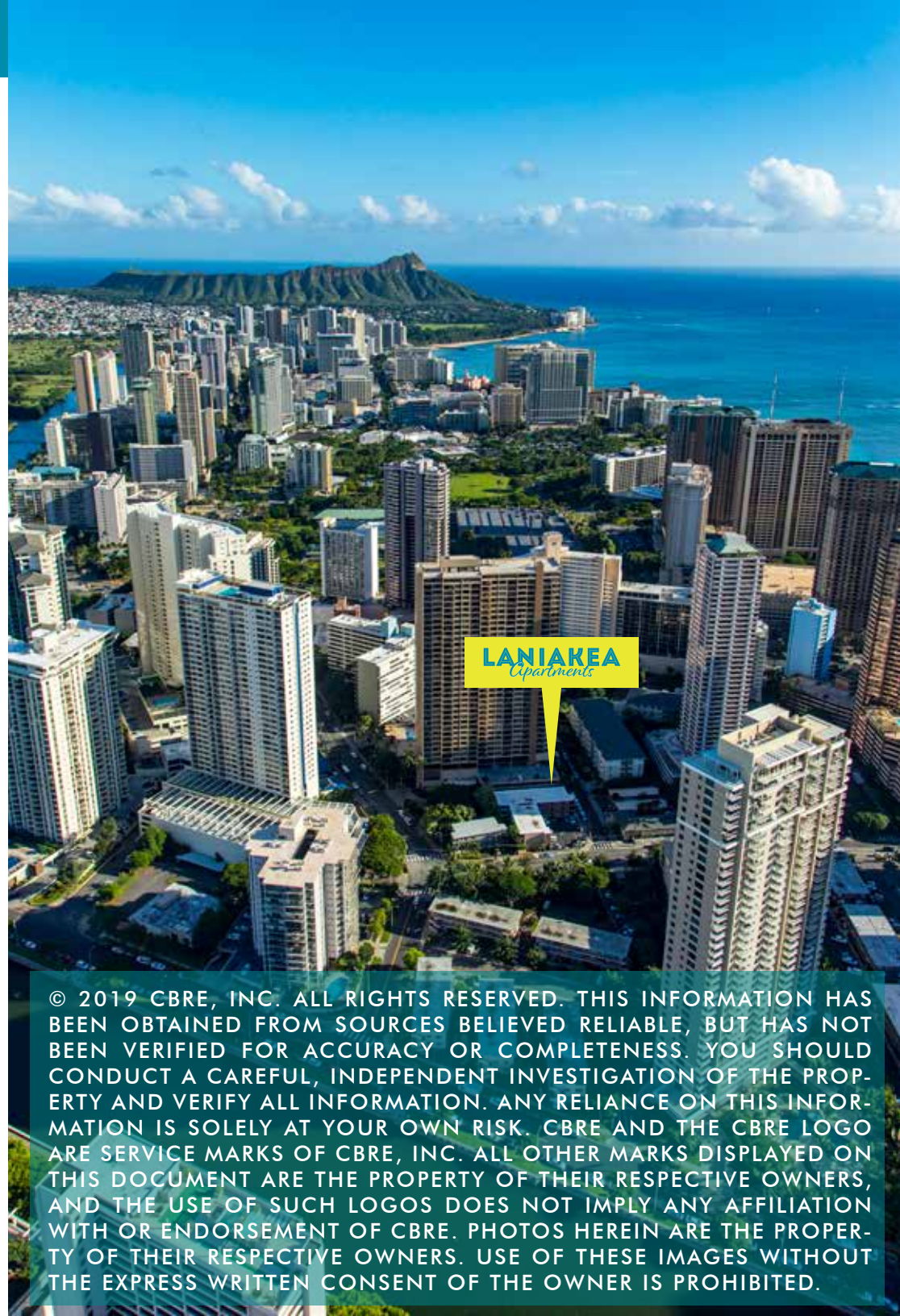
Abundant outdoor recreation and numerous retail destinations, Waikiki, Hawaii Convention Center, Ala Wai Boat Harbor, Waikiki Yacht Club, Ala Moana Shopping Center with close proximity to Our Kaka'ako and SALT

PREFERABLE MARKET DYNAMICS:

High barrier to entry market, no new creates significant rental demand

OFFERING ON AN OPEN-MARKET BASIS:

Asking Price:	\$7,000,000
Price/Unit:	\$250,000
All Cash IRR:	13.36%
LIRR:	27.78%
Year-3 CAP:	6.37%



LANIAKEA
Apartments

© 2019 CBRE, INC. ALL RIGHTS RESERVED. THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE, BUT HAS NOT BEEN VERIFIED FOR ACCURACY OR COMPLETENESS. YOU SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY AND VERIFY ALL INFORMATION. ANY RELIANCE ON THIS INFORMATION IS SOLELY AT YOUR OWN RISK. CBRE AND THE CBRE LOGO ARE SERVICE MARKS OF CBRE, INC. ALL OTHER MARKS DISPLAYED ON THIS DOCUMENT ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS, AND THE USE OF SUCH LOGOS DOES NOT IMPLY ANY AFFILIATION WITH OR ENDORSEMENT OF CBRE. PHOTOS HEREIN ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS. USE OF THESE IMAGES WITHOUT THE EXPRESS WRITTEN CONSENT OF THE OWNER IS PROHIBITED.





Trump Hotel

Hilton Hawaiian Village

Ilikai Hotel

The Modern

Hobron Lane

Eaton Square

Waikiki Allure

Waikiki Landmark

Ritz-Carlton Waikiki

Kalakaua Avenue

LANIAKEA
Apartments





LANIAKEA *Apartments*

CONTACT:

CAPITAL MARKETS ADVISOR

Matt Bittick (B) SIOR CCIM
Senior Vice President
Lic. RB-19143
+1 808 541 5182
matt.bittick@cbre.com

Scott A Crockford (B) CSM
First Vice President
Lic. RB-13508
+1 808 357 3369
scott.crockford@cbre.com

DEBT & STRUCTURED FINANCE

Doug Birrell
First Vice President
+1 801 869 8041
Doug.Birrell@cbre.com



CBRE

