

# 59 La'a Street, Unit 61B

KAHULUI, MAUI

## WAREHOUSE FULLY LEASED INVESTMENT OFFERING



Price	\$1,309,612 *
Unit Area	4,208 SF
Price/SF (Bldg)	\$308.35
Income 2020	\$69,553
Zoning	VMX
Year Built	2016
Parking	9 stalls
2020 CAP Rate	5.3%

*\*Purchase price shall be adjusted based on the actual amount spent by Seller towards tenant improvements at closing. Tenant improvement allowance is up to \$100,000 towards building improvements, amortized at 8% over term of lease.*

Newly constructed warehouse condominium in the Maui Lani Village Center with on-site parking. Constructed with steel framing, fire sprinklers, King-span insulated panels and dense glass with EFS exterior coating. Includes 5/8" water meter.

### Tenant - Fusion Electrical Supply LLC

Base Rent	\$5,680.80/mo. \$1.35/psf/mo NNN 3% annual escalations
Term	Expires 4/30/2022
Annual RPT	\$6,990.46 (2018/2019)
Association Fee	\$0.11/PSF

*Tenant will be installing office, restrooms and required lighting.*



**Commercial Properties  
of Maui LLC**

**Ben Walin, CCIM R(B)**

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**Commercial Properties of Maui LLC**  
444 Hana Highway, Unit C, Kahului, Maui, HI 96732  
(808) 244-2200

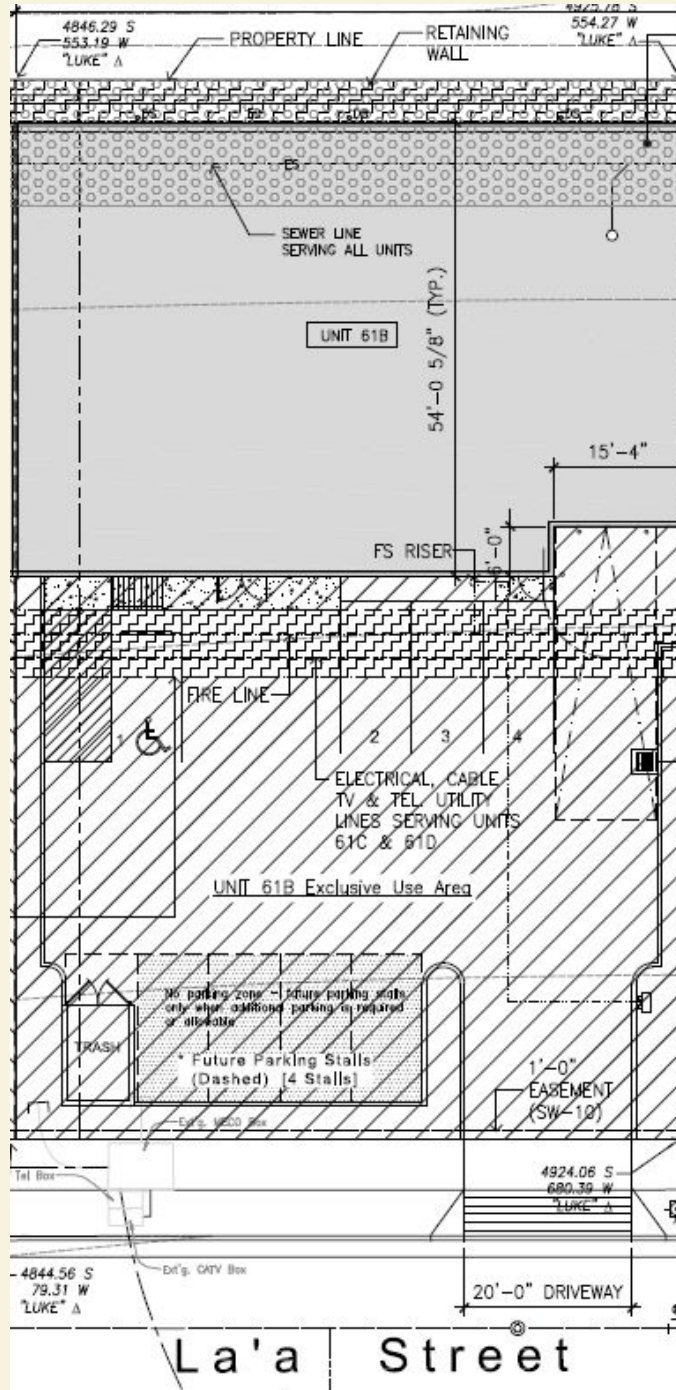
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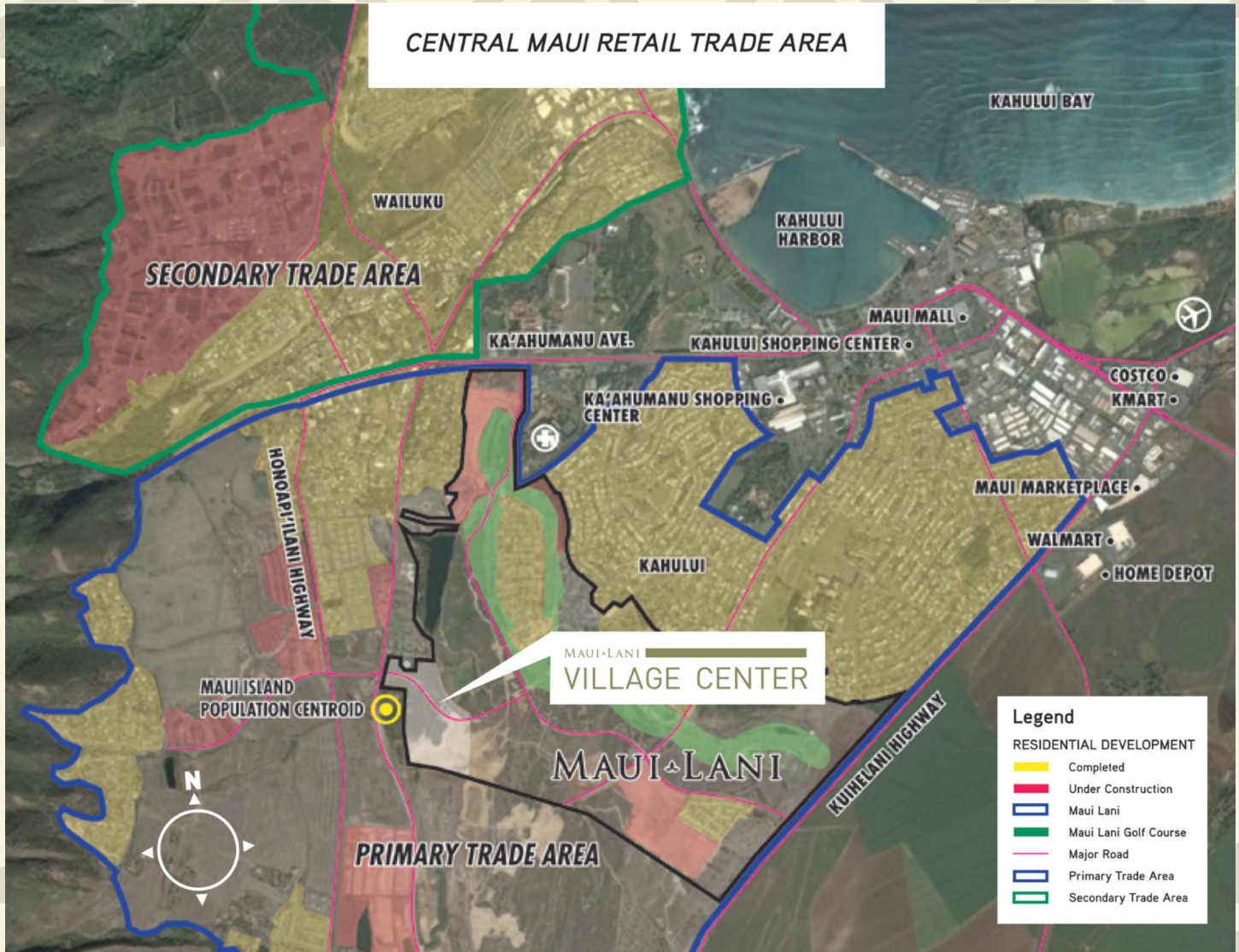
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