

Hale Pohaku

Scot Voronaeff · (808) 263-4334 · scot@premierproperties.com

PREMIERE PROPERTIES

Prepared For: Investor Clients



2231 Pane Rd
Koloa, HI 96756

County:	Kauai
Property Type:	Multifamily Duplex/Triplex/Fourplex
No. Units	4
Building Size:	4,867 SF
Price:	\$5,995,000
Price/Unit:	\$1,498,750.00
Cap Rate:	8.00%

Property Description

Incredible Income Opportunity: Netted \$489,500 in 2006- with room to grow. CAP rate at current price 8%. Included in the sale is TMK4-2-8-18-14 and TMK4-2-8-18-15, totaling four (4) separate dwelling structures with five (5) units to rent. This beautifully manicured property includes: A house with 4 bedrooms, 2 baths; a studio; Cottage A: 2br/1ba; Cottage B 2br/1b; Cottage C 2br/1ba; and Pool. All details available. Website and reservation software sold with real estate. Property in VDA.

Location Description

Poipu is the premier Vacation destination on Kauai. Tourists flock here to enjoy the beautiful white sand beaches, snorkeling and the ever present sunshine Hale Pohaku is a 2 minute walk from the famous Poipu Beach. Also located within walking distance are multiple shops, restaurants, golf, tennis and other activities such as atv tours, horseback riding, surfing, boating, fishing or diving.

Hale Pohaku

Scot Voronaeff · (808) 263-4334 · scot@premiereproperties.com

PREMIERE PROPERTIES

Prepared For: Investor Clients

Financial Summary		Debt & Equity Information
Type:	Actual	No Debt & Equity Information provided.
Net Operating Income:	\$479,600	