

Kahuku Sugar Mill

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

PREMIERE PROPERTIES

Prepared For: Investor Clients



56-565 Kamehameha Hwy
Kahuku, HI 96731

County:	Honolulu
Property Type:	Shopping Center Community Center
GLA:	21,568 SF
Occupancy:	100%
Price:	\$8,500,000
Price/SF	\$394.10
Cap Rate:	2.50%

- Development potential
- Rents below market rent
- Vacant land for sale separate from shopping center
- Rarely available business zoned shopping center
- Need creative owner to maximize potential

Property Description

Rare opportunity to own business zoned land in Kahuku. Property is underutilized, lots of parking. Rents are below market. Cap rate is based on actual rents of shopping center only. Vacant land ready for expansion for a creative developer Call listor for details. Subject to 1031 exchange. Sold "as is". Call or email listor for map and rent roll. Land is in flood area. Buyer must do own due diligence.

Location Description

Kahuku Sugar Mill on the north shore.

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Financial Summary		Debt & Equity Information
Type:	Actual 2004	No Debt & Equity Information provided.
Schedule Gross Income:	\$414,624	
Effective Gross Income:	\$414,624	
Net Operating Income:	\$238,500	

Major Tenant Information		
Tenant Name	Lease End Date	SF Occupied
First Hawaiian Bank		
Kaiser Permanente		
US Post Office		

No. Stories: 1 TaxID/APN: 1-5-6-2-17