

Prepared For: Investor Clients



**99-1046 Iwaena St.
Aiea, HI**

County:	Honolulu
Property Type:	Office Office-Warehouse
Building Size:	12,000 SF
Lot Size:	20,800 SF
Occupancy:	100%
Price:	\$1,500,000
Price/SF	\$125.00
Cap Rate:	7.00%
Net Lease Investment:	Yes
Property on Ground Lease:	Yes

- Central Location
- Warehouse Docks
- Clean Secure Building
- Plenty of Parking

Property Description

Two story office/showroom/warehouse facility. Approximately 9,000 sq.ft. of central air conditioned office space plus 3,000 sq.ft. of high cube warehouse space with delivery truck docks. All situated on 20,800 sq.ft. of land area more or less. Leasehold Property. Lease expires 2034. Call for these details!

Location Description

Central location in Halawa Valley with good access to airport, downtown and shipping terminals. Great highway access to Honolulu, Leeward and Windward sides of the island.

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Financial Summary		Debt & Equity Information	
Type:	Actual 2007	Type:	Existing
Schedule Gross Income:	\$106,800	Comment	
Effective Gross Income:	\$106,800	Tenant Occupied. Absolute net lease. Tenant pays real property taxes, ground rent, water & sewer, all maintenance of the exterior and interior of the building.	

Major Tenant Information		
Tenant Name	Lease End Date	SF Occupied
Tenant Occupied till 2009		

No. Stories: 2