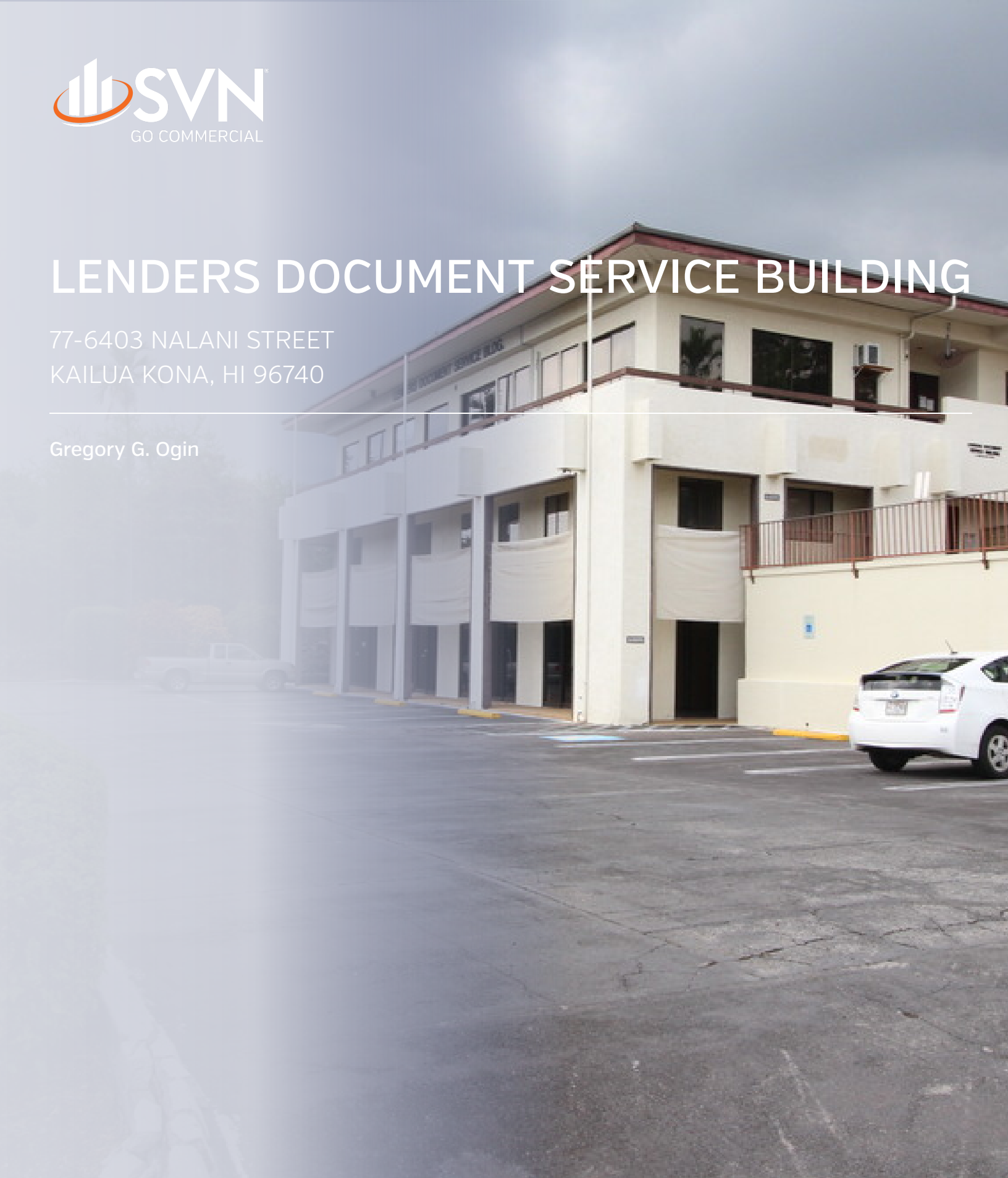




LENDERS DOCUMENT SERVICE BUILDING

77-6403 NALANI STREET
KAILUA KONA, HI 96740

Gregory G. Ogin





DISCLAIMER

LENDER'S DOCUMENT SERVICE BUILDING | 12,822 SF | KAILUA KONA, HI

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



HI #RB-16614

All Sperry Van Ness® Offices Independently Owned & Operated.

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



PROPERTY INFORMATION

1

- Executive Summary
- Complete Highlights
- Property Overview
- Additional Photos

LOCATION INFORMATION

2

- Location Maps
- Satellite Map
- Retailer Map
- First Floor Plan
- Second Floor Leasing Plan
- Third Floor Leasing Plan

SALE COMPARABLES

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- Sale Comps Summary
- Sale Comps
- Sale Comps Map
- Demographics Map
- SVN_CoreCovenants_Sheet2018.pdf
- Advisor Bio & Contact



1 PROPERTY INFORMATION

77-6403 Nalani Street
Kailua Kona, HI 96740

FOR SALE -- Executive Summary



SALE OVERVIEW

SALE PRICE: \$1,750,000

CAP RATE: 6.0%

NOI: \$112,186

LOT SIZE: 30,787 SF

BUILDING SIZE: 12,822 SF

BUILDING CLASS: B

YEAR BUILT: 1962

RENOVATED: 1990

ZONING: CN-10

MARKET: Hawaii Island

SUB MARKET: West Hawaii

CROSS STREETS: Kuakini Highway And
Nalani Street

PROPERTY DESCRIPTION

This 12,882 square foot wood frame office building is located on 30,787 square feet of fee simple land. The Property is 84% occupied and houses a number of strong tenants including the State of Hawaii Attorney General's office and the State of Hawaii Children's Justice Center. Plenty of onsite parking is available -- with over 50 parking stalls. There are fourteen rental units in total, contained in two well-maintained boutique Office Buildings.

Located just five minutes from the heart of Kailua-Kona, on Nalani Street off of Kuakini Highway. Ease of access and minutes away from the business, retail and visitor centers of Kailua-Kona. The Lender's Document Service Building is conveniently located about halfway between Kailua-Kona and the Keauhou resort area. The Property is situated in a residential/commercial area, immediately adjacent to popular French restaurant La Bourgogne, just fifteen minutes away from Kona International Airport, NELHA and the Kaloko Light Industrial district.

Complete Highlights

PROPERTY HIGHLIGHTS

- Fantastic Location
- Two Well-Constructed Wood Frame Office Buildings
- Plenty of On-site Parking
- Fee Simple
- Cap Rate: 6%
- NOI: \$112,186 / year
- Ease of Access off of Kuakini Highway



Property Overview

Physical Description

Property Name:	Lender's Document Service Building
Type of Ownership:	Fee Simple
Property Type:	Office
APN:	3-7-7-9-56
Lot Size:	.71 acres
Building Size:	12,822 SF
Rentable SF:	12,822 SF
Building Class:	B
Zoning:	CN-10
Parking Spaces:	50
Parking Ratio:	3.9 / 1,000 SF
Building Frontage:	Kuakini Highway
Cross Streets:	Kuakini Highway and Nalani Street

Construction

Year Built:	1976
Construction Type:	Wood Frame
Number of Stories:	3
Average Floor Size:	3,000 SF
Foundation:	Concrete
Parking Type:	Exterior Concrete Lot
Number of Units:	12
Roof:	Corrugated Iron

Additional Property Photos

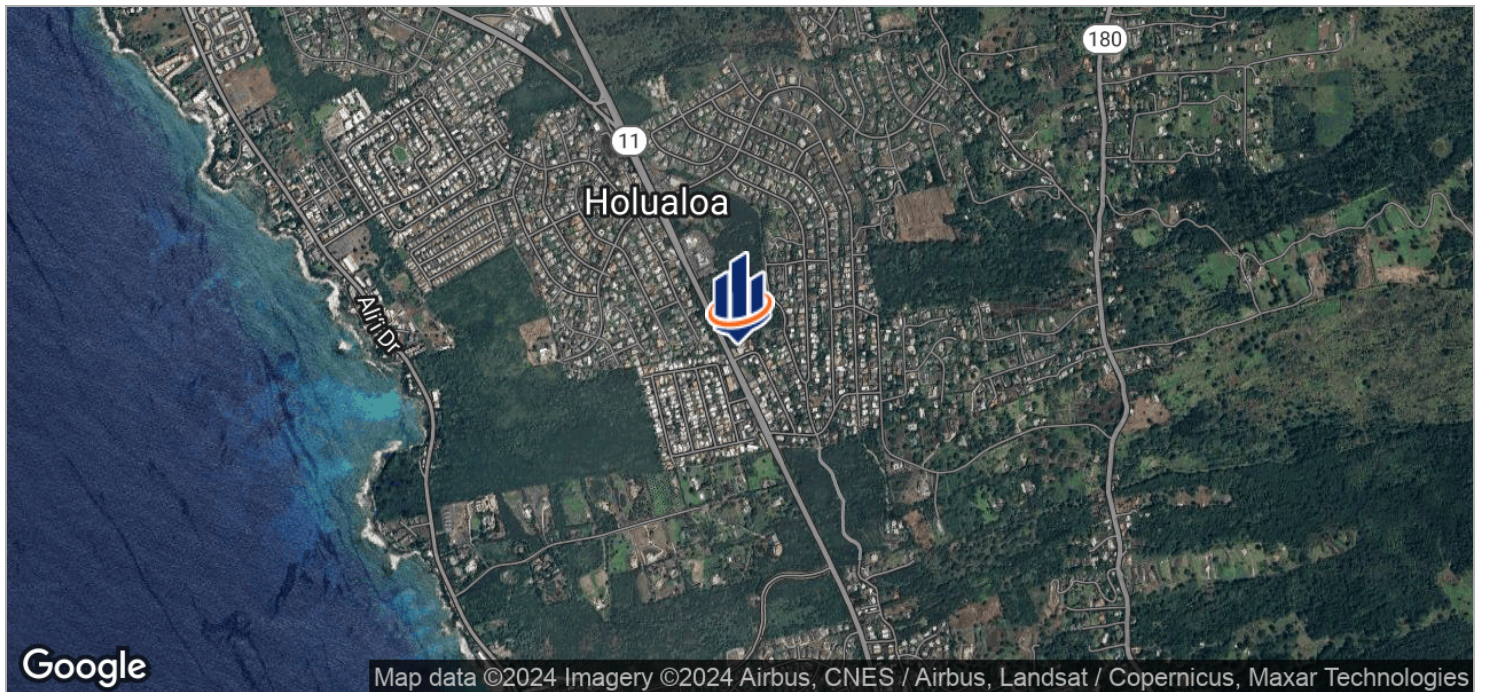
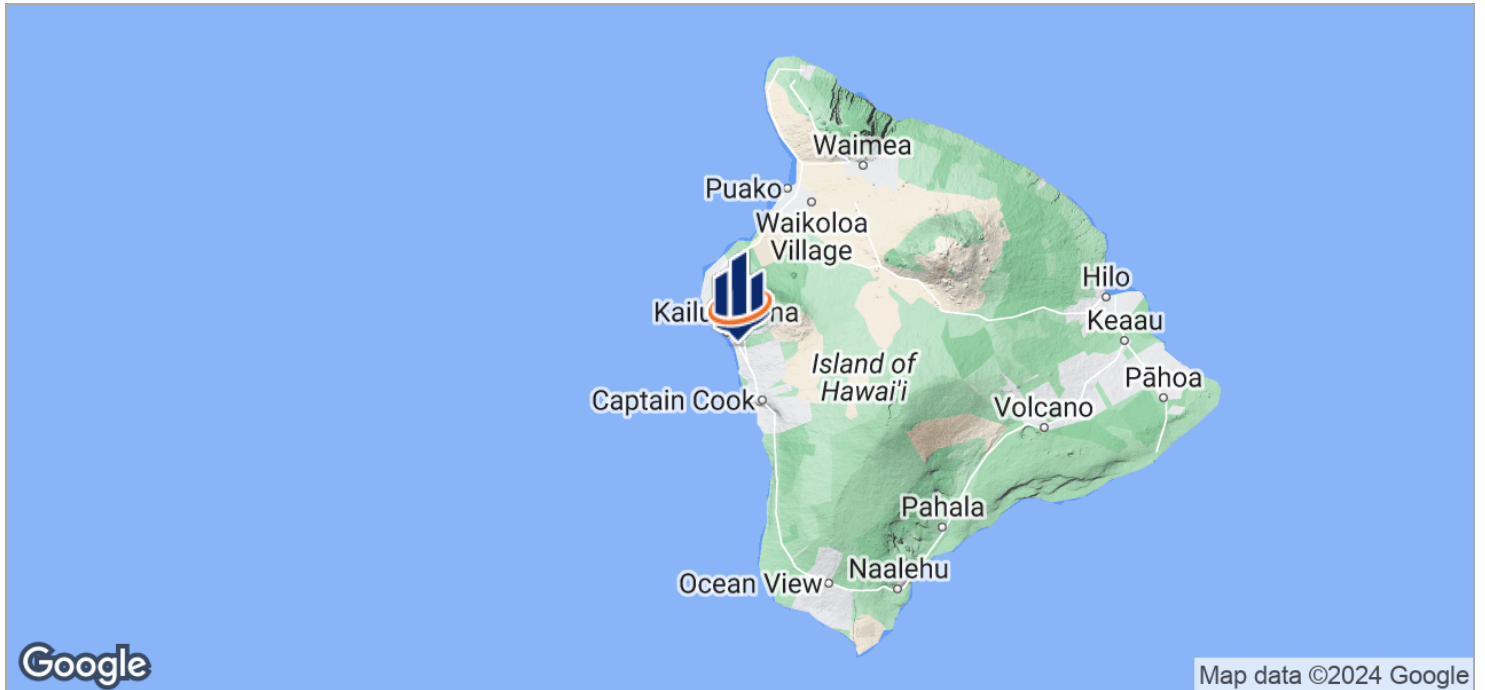




2 LOCATION INFORMATION

77-6403 Nalani Street
Kailua Kona, HI 96740

Located In The Heart Of Kailua-Kona



Immediately Off Of Hawaii Belt Road/Kuakini Highway



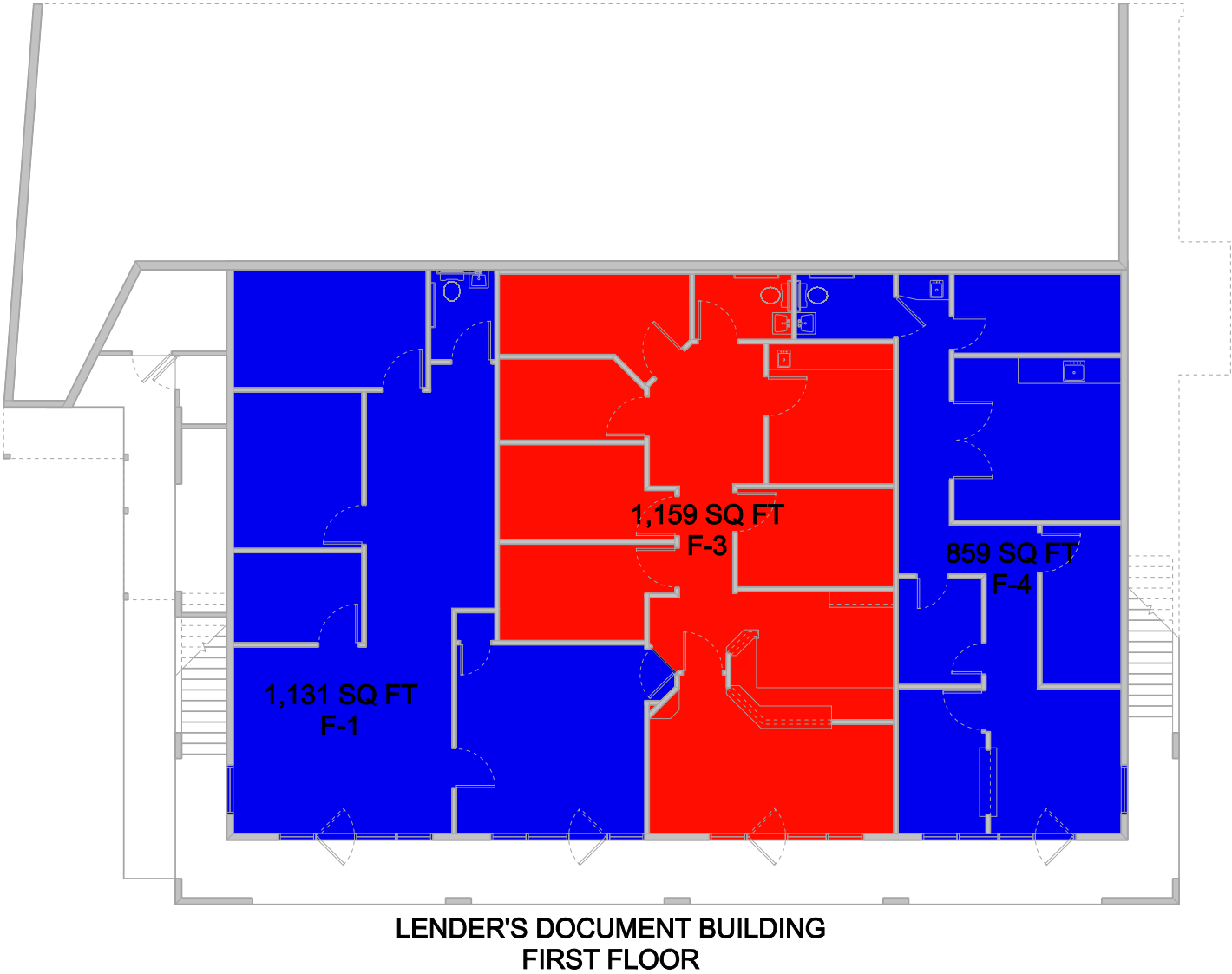
The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and cor.

The Lender's Document Service Building

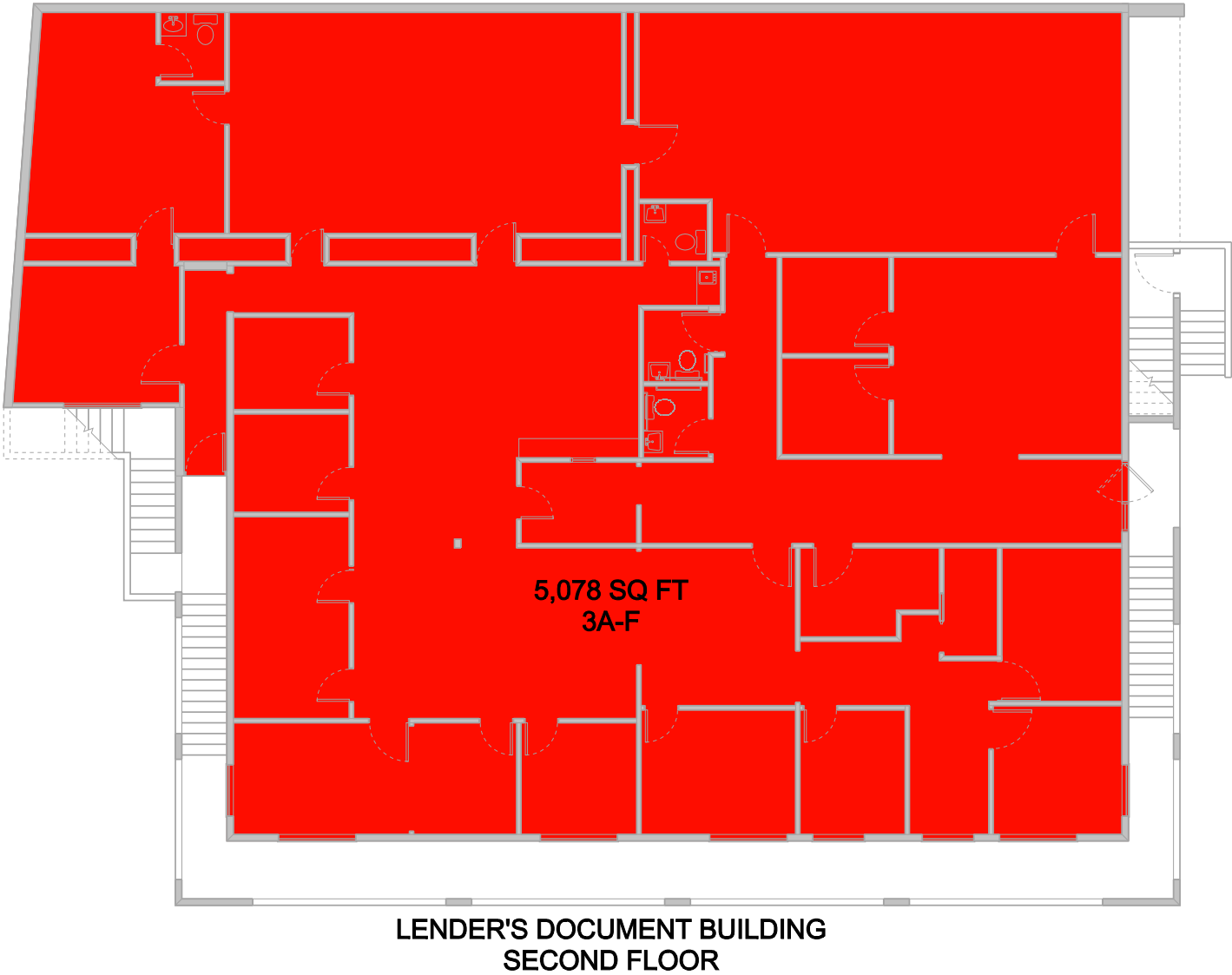


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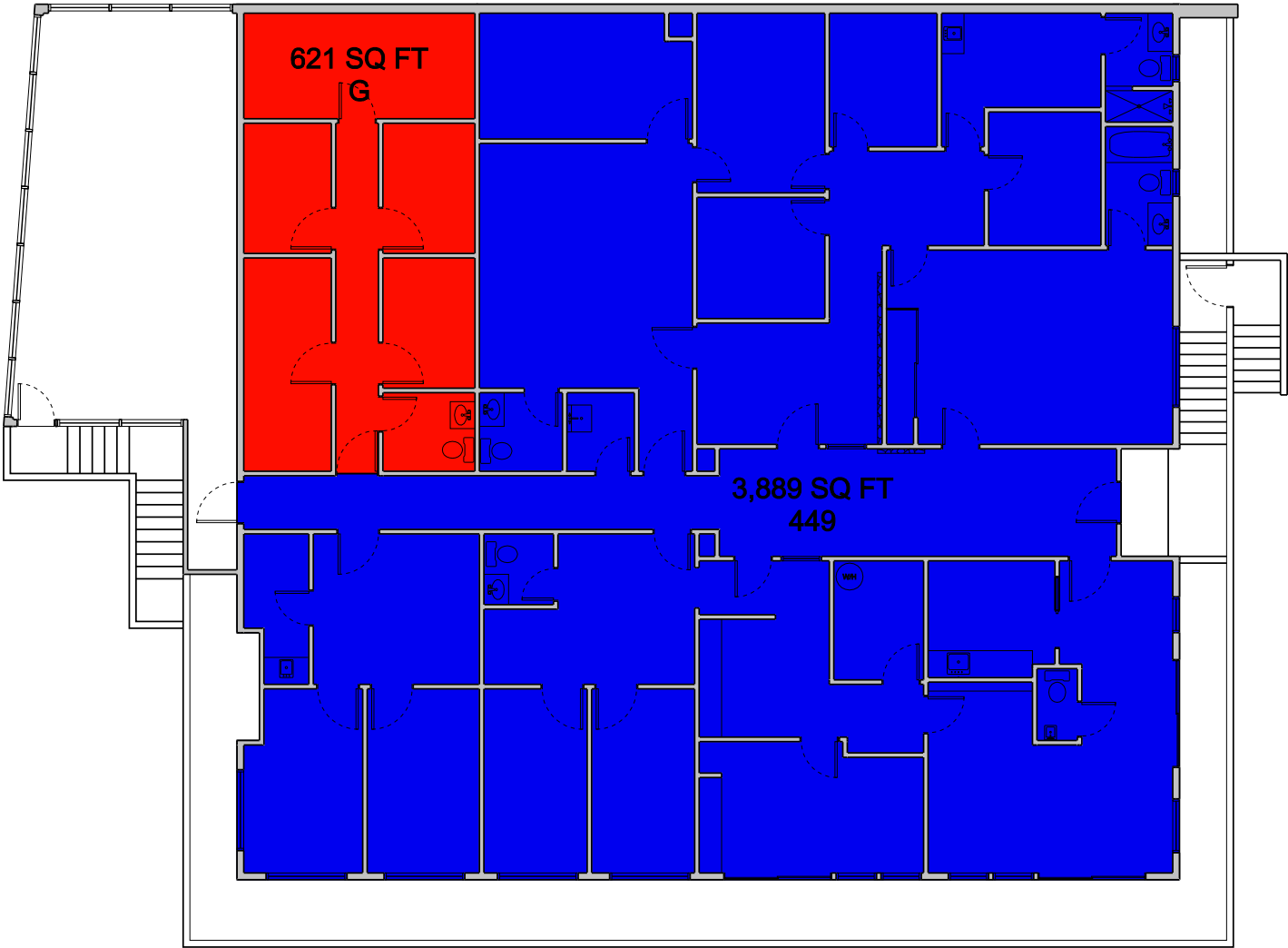
First Floor Leasing Plan



Second Floor Leasing Plan



Third Floor Leasing Plan



LENDER'S DOCUMENT BUILDING
THIRD FLOOR



3 SALE COMPARABLES

77-6403 Nalani Street
Kailua Kona, HI 96740

Sale Comps Summary

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	CAP	
	 Lenders Document Service Building 77-6403 Nalani Street Kailua Kona, HI 96740	\$1,750,000	12,822 SF	\$136.48	6.0%	
	SALE COMPS	PRICE	BLDG SF	PRICE/SF	CAP	CLOSE
1	HRA Sunset Drive - SOLD 77-311 Sunset Drive Kailua-Kona, HI 96740	\$1,150,000	4,481 SF	\$256.64	N/A	10/22/2013
2	Kona Professional Building - SOLD 75-169 Hualalai Road Kailua-Kona, HI 96740	\$2,300,000	14,752 SF	\$155.91	8.4%	06/03/2016
3	Crossroads Professional Center - SOLD 75-1029 Henry Street Kailua-Kona, HI 96740	\$4,545,233	17,744 SF	\$256.16	6.0%	08/25/2016
4	Selwyn Plaza - SOLD 86-8627 Mamalahoa Highway Kealahou, HI 96750	\$970,000	4,000 SF	\$242.50	6.5%	11/13/2015
5	1000 Henry Street Building - SOLD 75-1000 Henry Street Kailua-Kona, HI 96740	\$3,100,000	30,505 SF	\$101.62	3.0%	03/09/2018
6	Lunapule Plaza - FOR SALE 75-127 Lunapule Road Kailua-Kona, HI 96740	\$2,995,000	15,600 SF	\$191.99	N/A	On Market
7	Territorial Centre - FOR SALE 75-5753 Kuakini Highway Kailua Kona, HI 96740	\$4,500,000	15,888 SF	\$283.23	5.8%	On Market
		PRICE	BLDG SF	PRICE/SF	CAP	
	TOTALS/AVERAGES	\$2,794,319	14,710 SF	\$189.96	5.94%	

Sale Comps



SUBJECT PROPERTY

77-6403 Nalani Street | Kailua Kona, HI 96740

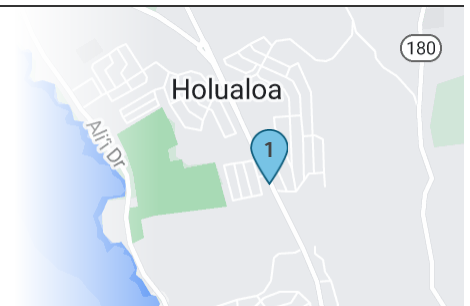
Sale Price:	\$1,750,000	Lot Size:	0.71 AC
Year Built:	1976	Building SF:	12,822 SF
Price PSF:	\$136.48	Cap:	6.0%
NOI:	\$112,186		



HRA SUNSET DRIVE - SOLD

77-311 Sunset Drive | Kailua-Kona, HI 96740

Sale Price:	\$1,150,000	Lot Size:	0.37 AC
Year Built:	1990	Building SF:	4,481 SF
Price PSF	\$256.64	Closed:	10/22/2013



Office Medical Building, conveniently located in Kailua-Kona, off of Queen Kaahumanu Highway. Well-maintained, plenty of onsite parking. Well-known building. 330 days on the market.



KONA PROFESSIONAL BUILDING - SOLD

75-169 Hualalai Road | Kailua-Kona, HI 96740

Sale Price:	\$2,300,000	Lot Size:	0.34 AC
Year Built:	2007	Building SF:	14,752 SF
Price PSF	\$155.91	CAP:	8.4%
Closed:	06/03/2016	Occupancy:	100%



Full Occupancy. \$169.13 per Square foot. Conveniently located in walking distance to retail/visitors/business centers. Newer construction, well-maintained with amenities. This property remained on the market for 193 days.



CROSSROADS PROFESSIONAL CENTER - SOLD

75-1029 Henry Street | Kailua-Kona, HI 96740

Sale Price:	\$4,545,233	Lot Size:	0.956 AC
Building SF:	17,744 SF	Price PSF	\$256.16
CAP:	6%	Closed:	08/25/2016
Occupancy:	98%		



Class A Office Building located in the heart of Kailua-Kona with easy street access. Centrally located on a main corridor with proximity to businesses/shopping/residences. This Property remained on the market for 119 days.

Sale Comps

4



SELWYN PLAZA - SOLD

86-8627 Mamalahoa Highway | Kealahou, HI 96750

Sale Price:	\$970,000	Lot Size:	0 AC
Year Built:	1989	Building SF:	4,000 SF
Price PSF	\$242.50	CAP:	6.5%
Closed:	11/13/2015		



Office Building, well-located off of Mamalahoa Highway. Good visibility, landmark building. 13 surface parking spaces, wood frame construction. Multi-tenancy. 156 days on the market.

5



1000 HENRY STREET BUILDING - SOLD

75-1000 Henry Street | Kailua-Kona, HI 96740

Sale Price:	\$3,100,000	Lot Size:	1.49 AC
Year Built:	1997	Building SF:	30,505 SF
Price PSF	\$101.62	CAP:	3%
Closed:	03/09/2018	Occupancy:	50%



Office/Retail Building located on the highest trafficked intersection in Kailua-Kona. Retail Storefront unit formerly occupied by Border's Books. Located adjacent to WalMart, Lowes and Safeway. Leasehold. Property remained on the market for 732 days.

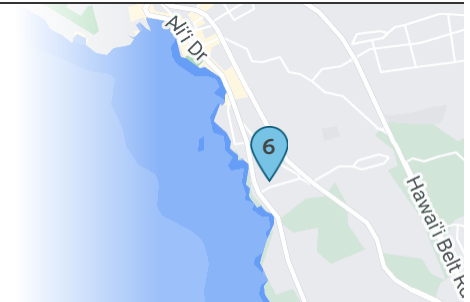
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LUNAPULE PLAZA - FOR SALE

75-127 Lunapule Road | Kailua-Kona, HI 96740

Sale Price:	\$2,995,000	Lot Size:	0.73 AC
Year Built:	1991	Building SF:	15,600 SF
Price PSF	\$191.99	Occupancy:	100%



Well-designed office building with ample parking. In very close proximity and walking distance to the retail/visitor/business centers of Kailua-Kona. Huge price reduction! 2 story building, approved 24 condo units, building is in great shape, landscaped throughout, great tenants. High street recognition. As of 2/28/19, property has been on the market for 4,276 days.

7



TERRITORIAL CENTRE - FOR SALE

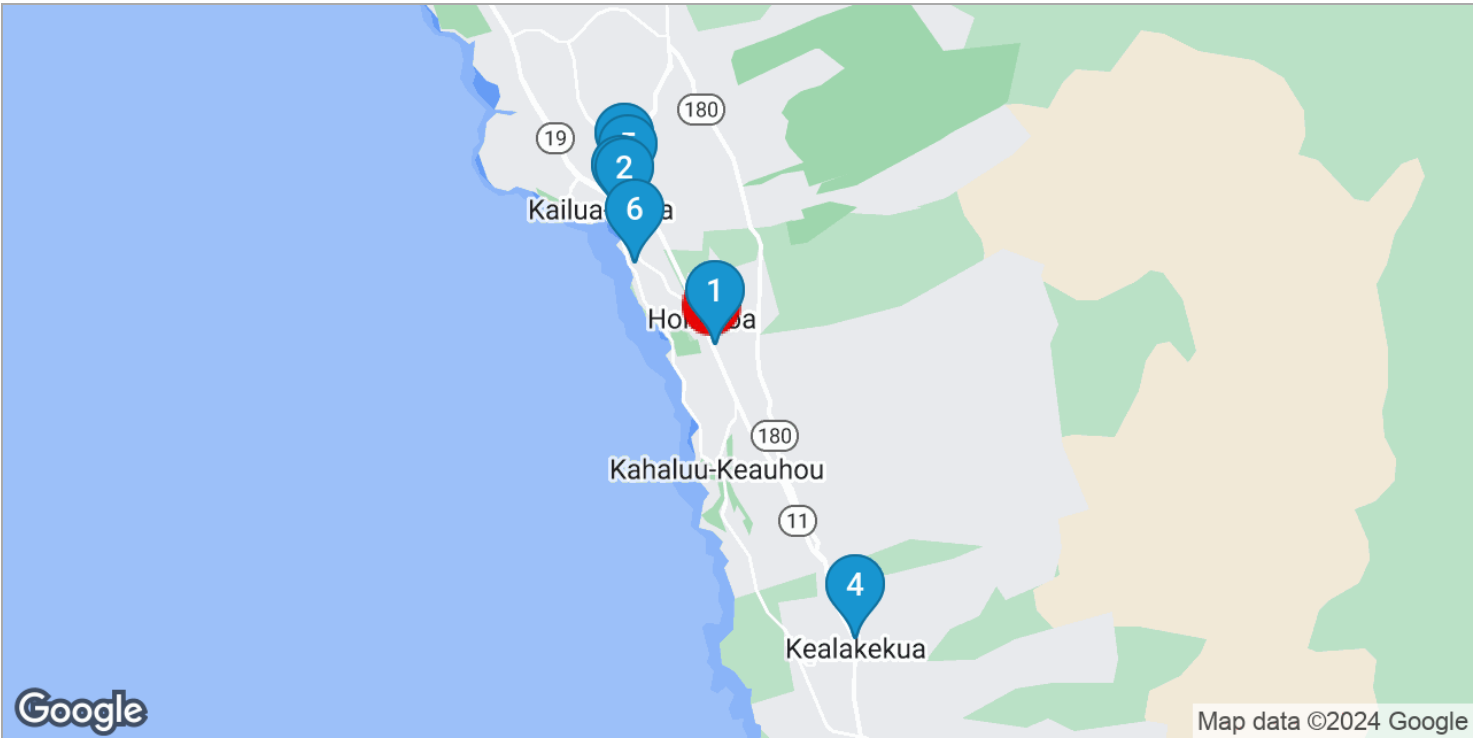
75-5753 Kuakini Highway | Kailua Kona, HI 96740

Sale Price:	\$4,500,000	Lot Size:	0.756427915!
Year Built:	1984	Building SF:	15,888 SF
Price PSF	\$283.23	CAP:	5.8%



An attractive prime office building, well located at the intersection of Kuakini Highway and Hualalai Road in the center of Kailua-Kona, Hawaii. The subject property offers stable tenants and healthy cash flows with the leases currently in place. In easy walking distance to the retail, visitor and business centers of Kailua-Kona, State Public Library and Kailua Village Open Market. As of April 2019, on market for about 300 days.

Sale Comps Map

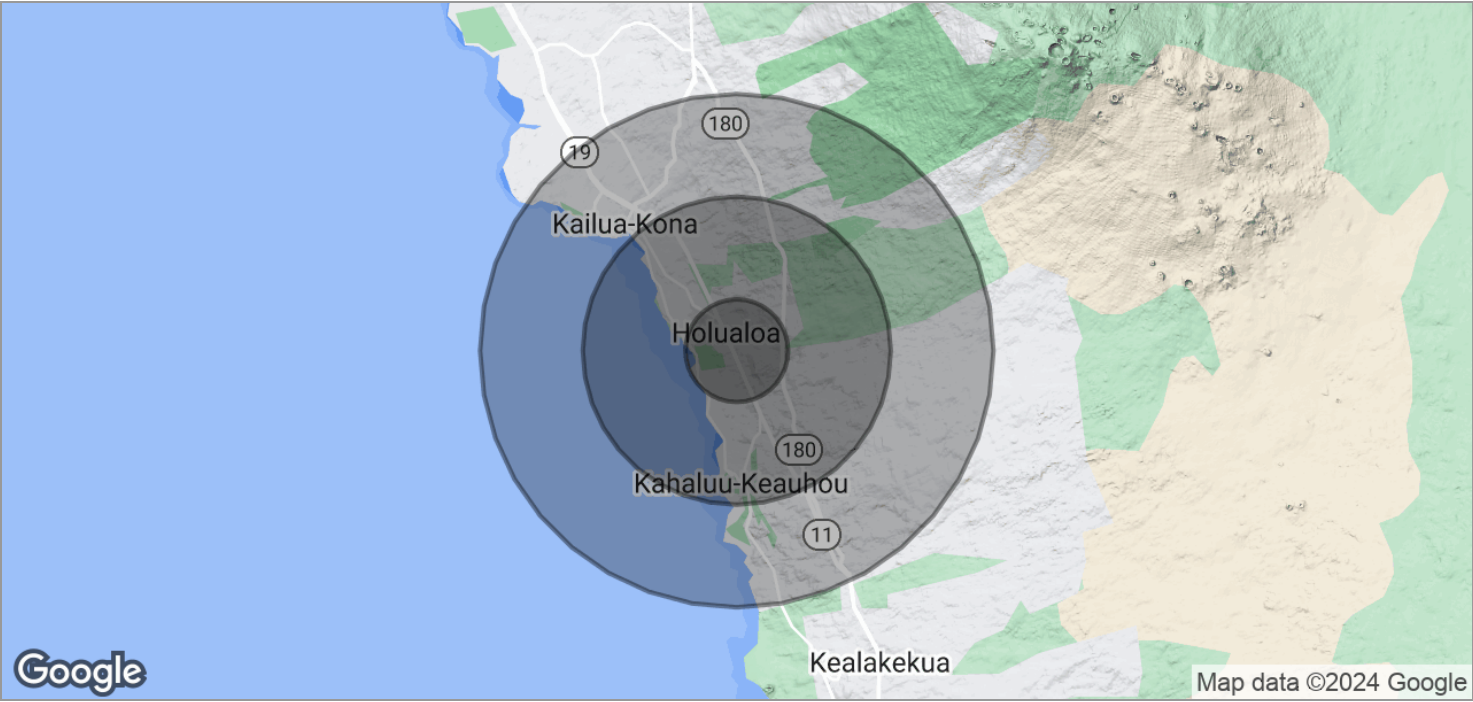


SUBJECT PROPERTY

77-6403 Nalani Street | Kailua Kona, HI 96740

- 1 HRA SUNSET DRIVE - SOLD**
77-311 Sunset Drive
Kailua-Kona, HI 96740
- 2 KONA PROFESSIONAL BUILDING - SOLD**
75-169 Hualalai Road
Kailua-Kona, HI 96740
- 3 CROSSROADS PROFESSIONAL CENTER - SOLD**
75-1029 Henry Street
Kailua-Kona, HI 96740
- 4 SELWYN PLAZA - SOLD**
86-8627 Mamalahoa Highway
Kealahou, HI 96750
- 5 1000 HENRY STREET BUILDING - SOLD**
75-1000 Henry Street
Kailua-Kona, HI 96740
- 6 LUNAPULE PLAZA - FOR SALE**
75-127 Lunapule Road
Kailua-Kona, HI 96740
- 7 TERRITORIAL CENTRE - FOR SALE**
75-5753 Kuakini Highway
Kailua Kona, HI 96740

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,644	11,770	17,681
MEDIAN AGE	43.8	45.2	45.2
MEDIAN AGE (MALE)	43.3	44.5	44.4
MEDIAN AGE (FEMALE)	44.9	46.1	45.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,736	4,519	6,785
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$80,138	\$76,392	\$75,635
AVERAGE HOUSE VALUE	\$618,181	\$590,094	\$575,783

CORE COVENANTS

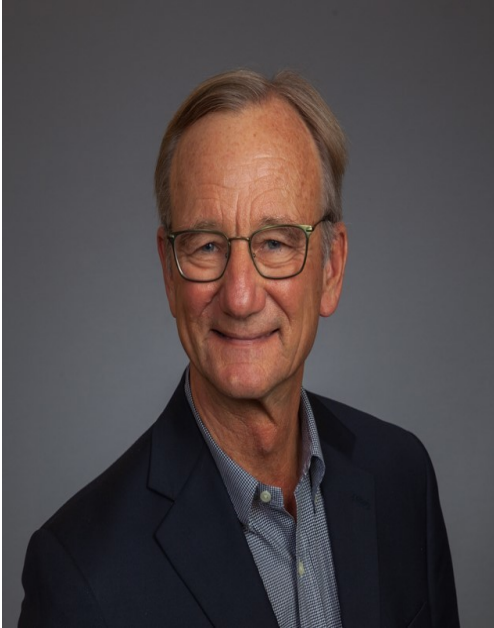


A company's core values provide clarity on what is truly important for organizational success, personal and professional conduct and what to expect from each other. At SVN® our Core Covenants personify our values and culture and differentiate us from the competition.

As members of the SVN Shared Value Network®, we each commit to do the following:

- 1 Create amazing value with my clients, colleagues and communities.
- 2 Cooperate proactively and place my clients' best interests above my own.
- 3 Include, respect and support all members of commercial real estate industry.
- 4 Honor my commitments.
- 5 Personify and uphold the SVN® brand.
- 6 Resolve conflicts quickly, positively and effectively.
- 7 Take personal responsibility for achieving my own potential.
- 8 Excel in my market area and specialty.
- 9 Focus on the positive and the possible.
- 10 Nurture my career while valuing the importance of family health and community.

Advisor Bio & Contact



Gregory G. Ogin

Principal & Managing Director
SVN | GO Commercial

Gregory G. Ogin, CCIM, CPM, serves as Principal and Managing Director of SVN | GO Commercial, a division of GO Commercial, LLC. Since 1996, he has brought the commercial division of the former Clark Realty Corporation from three buildings in Kailua-Kona to over 700,000 square feet on the island of Hawaii.

Greg has managed properties since 1981, when he supervised and managed five resort stores and a 10,000 square foot resort department store for Liberty House of Hawaii Island. He was then appointed by the Mayor as Deputy Managing Director of the County of Hawaii, where he was in charge of County Operations in West Hawaii. Greg later owned a small, independent, commercial real estate firm which started as a division of Gerry Rott and Associates.

Greg's numerous activities include serving on the Board of Hawaii Island United Way, Lai Opua 2020, Kona Family YMCA and Hawaii Disciplinary Board [Hawaii BAR]. He serves as President of Amfac Community Council, Rotary Club - Kailua-Kona, Kona Kohala Chamber of Commerce, past-President of Kauai Road Runners, and founding President of Children's Advocacy Center. Greg also chairs the Hokulia Parks and Cultural Services Association, Kona Community Development Plan, and Kailua Village Improvement Plan.

Memberships & Affiliations

CCIM, CPM

HI #RB-16053

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PRESENTED BY:

GREGORY G. OGIN

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