

Investment Opportunity | Halekuai Center

563-565 FARRINGTON HIGHWAY, KAPOLEI, HI 96707

- Competitive assumable financing
- 2023 Projected Cap Rate - 7.91%
- 2023 Projected Cash on Cash - 8.74%

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FOR SALE



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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

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563-565 Farrington Highway, Kapolei, HI 96707

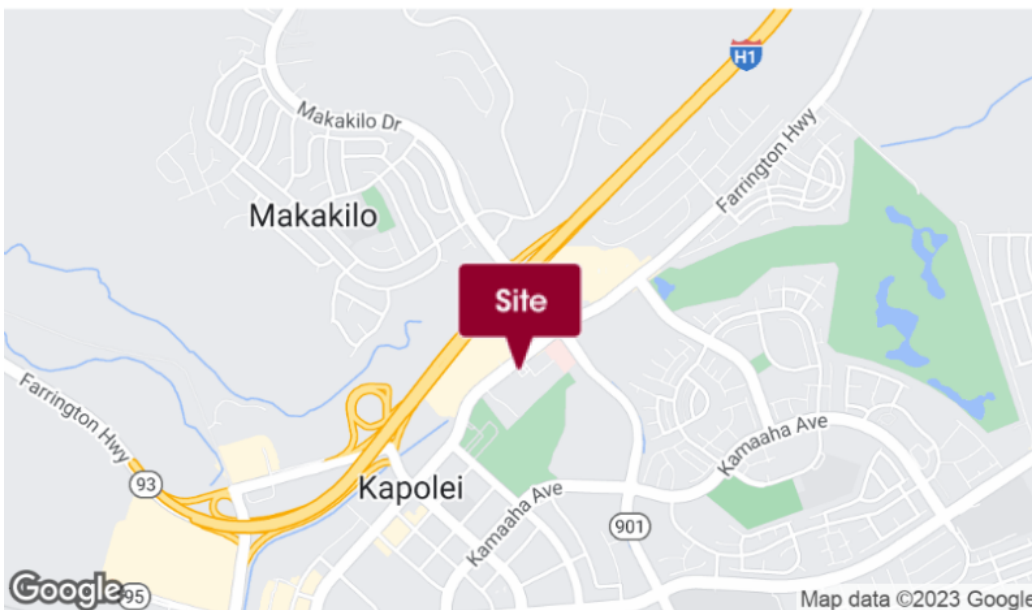


PROPERTY DESCRIPTION

Halekuai Center is located at 563-565 Farrington Highway in the city of Kapolei, Hawaii. Built in the year 2001, Halekuai Center is based in an affluent retail trade area with high-income residents and is in close proximity to national tenants such as Walmart, Costco, Home Depot, and Target. Halekuai Center is a two-story, 4-star retail center sprawling over 28,885 square feet just opposite of the Kapolei Shopping Center and Kapolei Marketplace anchored by Safeway Supermarket, all creating strong co-tenant synergy.

PROPERTY HIGHLIGHTS

- 2023 Projected Net Operating Income: \$1,244,997
- 2023 Projected Cash on Cash Return: 8.74%
- 2023 Projected Cap Rate: 7.91%
- \$9+MM in competitive assumable financing
- Interest Rate at 4.82%
- 3 years remaining on term
- 1% assumption fee
- High quality, well-maintained construction
- Excellent "First and Main" location
- Located on major bus line with frequent stops
- Close proximity to national tenants



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OFFERING SUMMARY

Sale Price:	\$16,000,000
Number of Units:	20
Lot Size:	87,000 SF
Building Size:	28,885 SF
NOI:	\$1,039,732.00
Cap Rate:	6.5%



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LOCATION DESCRIPTION

Kapolei is located on Oahu's south shore, about 25 miles (40 km) west of downtown Honolulu. In the past, the land where Kapolei is now located was agricultural land, used for sugarcane and pineapple production. Today, Kapolei is rapidly growing and already has a population of 15,186 and a median age of 34. Jobs are expected to double in the next 20 years. The town is being developed as an urban center, second to Honolulu. The population is projected to increase by nearly 64% over the next two decades. In fact, much of the island's growth is occurring in the Ewa Plain and the area around Kapolei.

LOCATION DETAILS

Market	Honolulu
Sub Market	West Oahu
County	Honolulu
Road Type	Paved
Market Type	Large
Nearest Highway	Farrington
Nearest Airport	Honolulu International



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