



**Unit Location:** Unit A-7,8,9  
2100 Kanoelehua Avenue  
Hilo, Hawaii 96720

**Size/Area:** Approximately 1,764 square feet

**Property Description:** Over 80,000 square foot neighborhood shopping center on Kanoelehua Avenue, Hilo's most heavily traveled highway. Situated in an area that has developed into the primary retail location of Hilo, 1.5 miles from Hilo International Airport, one block from Prince Kuhio Mall, the island's only regional mall and Waiakea Pavilion Center, which is currently home to WalMart, OfficeMax, Ross and other popular businesses.

**Base Rent:** \$2.30 per square foot per month

**Percentage Rent:** Determined by use

**Operating Expense:** \$0.56 per square foot per month (Budget for 2010)  
Pro-rata share of water/refuse

**Real Property Tax:** \$713.93 every 6 months (actual for FY 2009/2010)

**Current Merchants Include:**

McDonalds	Subway	Hawaii National Bank
Taco Bell	Sack-N-Save	Baskin Robbins
Fantastic Sams	H&R Block	Longs Express
Beltone Hearing	Checker Auto	

**FOR FURTHER INFORMATION CONTACT:**

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The information contained herein comes from sources deemed reliable, but no warranties or guarantees as to the accuracy of the information should be construed. All information is subject to change at any time without notice. All tenants are subject to Landlord's approval.



## **Breakdown of Monthly Charges**

Gross Leasable Area:	1,764 square feet
Space:	Suite A-7,8,9
Minimum Rent (\$2.30 x 1,764 square feet):	\$4,057.20
General Excise Tax:	169.02
Approximate Common Area Maintenance:	990.15
Promotional Dues:	<u>128.07*</u>
Total Estimated Monthly Charges:	<u>\$5,344.44</u>
Real Property Taxes (every 6-months):	\$ 713.93**

\* Promotion fund shall be adjusted annually as provided for in the lease document based on CPI index. This is based on CPI index for 6/30/09.

\*\* Real property taxes are paid semi-annually. The above number is the actual for fiscal year 2009-10 (inclusive of General Excise Taxes).

### **For Further Information Contact:**

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