



**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:** \$0.58 per square foot per month (Budget for 2011)  
Pro-rata share of water/refuse

**Real Property Tax:** \$721.87 every 6 months (actual for FY 2010/2011)

**Current Merchants Include:**

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

**FOR FURTHER INFORMATION CONTACT:**

Aron Chock  
Phone: (808) 254-1234 ext.104  
Fax: (808) 254-8899  
Email: [aron.intco@gmail.com](mailto:aron.intco@gmail.com)  
Website: [www.puainakocenter.com](http://www.puainakocenter.com)

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## **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:       | 1,030.19          |
| Promotional Dues:                          | <u>128.46*</u>    |
| Total Estimated Monthly Charges:           | <u>\$5,384.87</u> |
| Real Property Taxes (every 6-months):      | \$ 721.87**       |

\* Promotion fund shall be adjusted annually as provided for in the lease document based on CPI index. This is based on CPI index for 6/30/10.

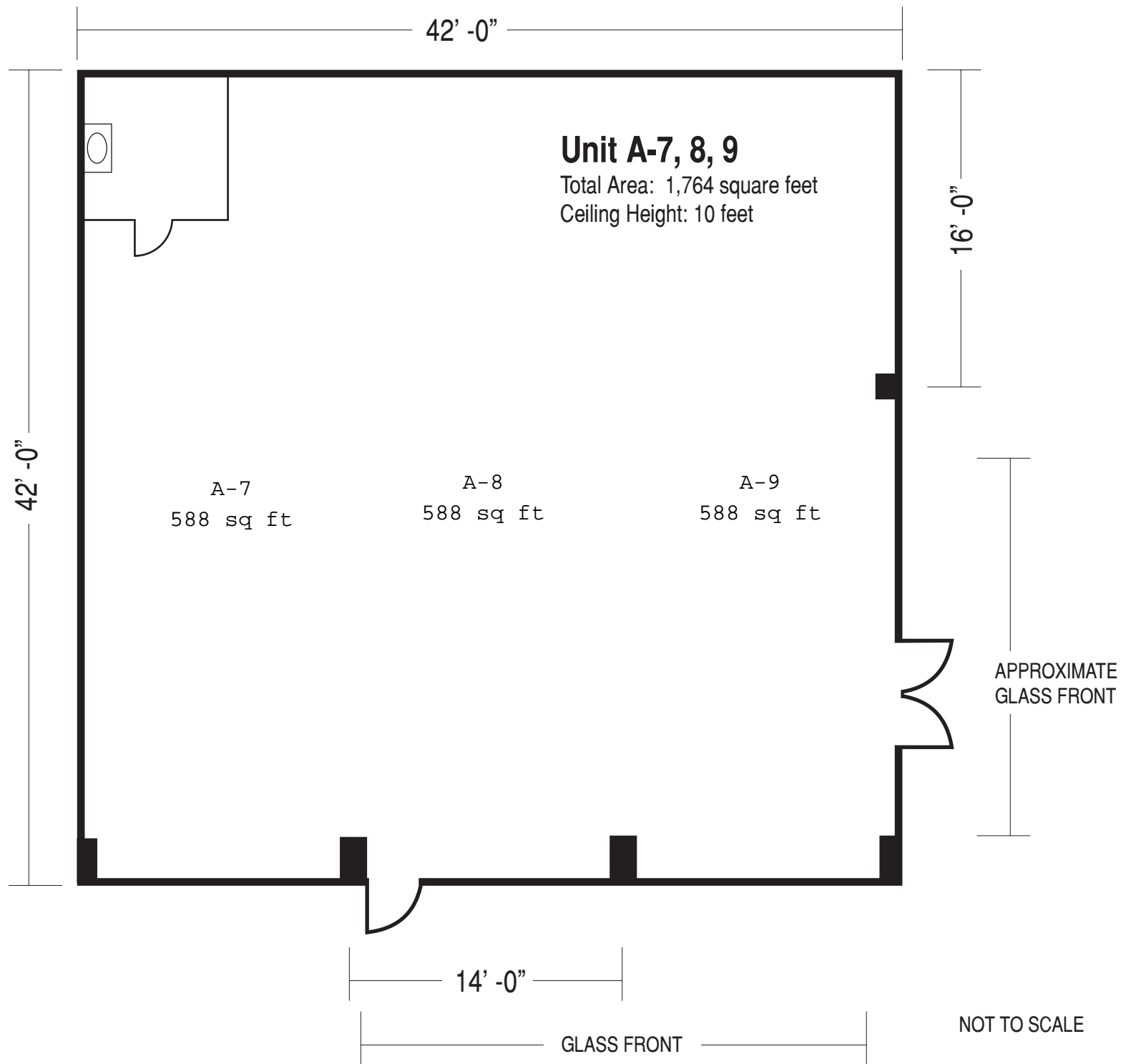
\*\* Real property taxes are paid semi-annually. The above number is the actual for fiscal year 2010-11 (inclusive of General Excise Taxes).

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