



Unit Location: Unit B-12
 2100 Kanoelehua Avenue
 Hilo, Hawaii 96720

Size/Area: Approximately 1,064 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: \$2.00 per square foot per month

Percentage Rent: Determined by use

Operating Expense: \$0.45 per square foot per month (Budget for 2009)
plus pro-rata share of water and refuse usage

Real Property Tax: \$440.67 every 6 months (actual for FY 2008-9)

<u>Current Merchants Include:</u>	McDonalds	Subway	Hawaii National Bank
	Taco Bell	Sack-N-Save	Baskin Robbins
	Fantastic Sams	H&R Block	Windward Pharmacy
	Rent-A-Center	Checker Auto	Beltone Hearing
	Pizza Hawaii	Alpha Video	County of Hawaii offices

FOR FURTHER INFORMATION CONTACT:

Aron Chock
 Phone: (808) 254-1234
 Fax: (808) 254-8899
 Email: aron.intco@gmail.com
 Website: www.puainakocenter.com

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.

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 www.puainakocenter.com



Breakdown of Monthly Charges

Gross Leasable Area:	1,064 square feet
Space:	Suite B-12
Minimum Rent (\$2.00 x 1,064 square feet):	\$2,128.00
General Excise Tax:	88.65
Common Area Maintenance Estimate (2009):	478.58
Promotional Dues (2009):	106.73*
Total Estimated Monthly Charges (2009):	<u>\$2,801.96</u>
Real Property Taxes (every 6-months):	\$ 440.67**

* Promotion fund shall be adjusted annually as provided for in the lease document based on CPI index. This is based on CPI index for 6/30/08.

** Real property taxes are paid semi-annually. The above number is the actual for fiscal year 2008-9 (inclusive of General Excise Taxes).

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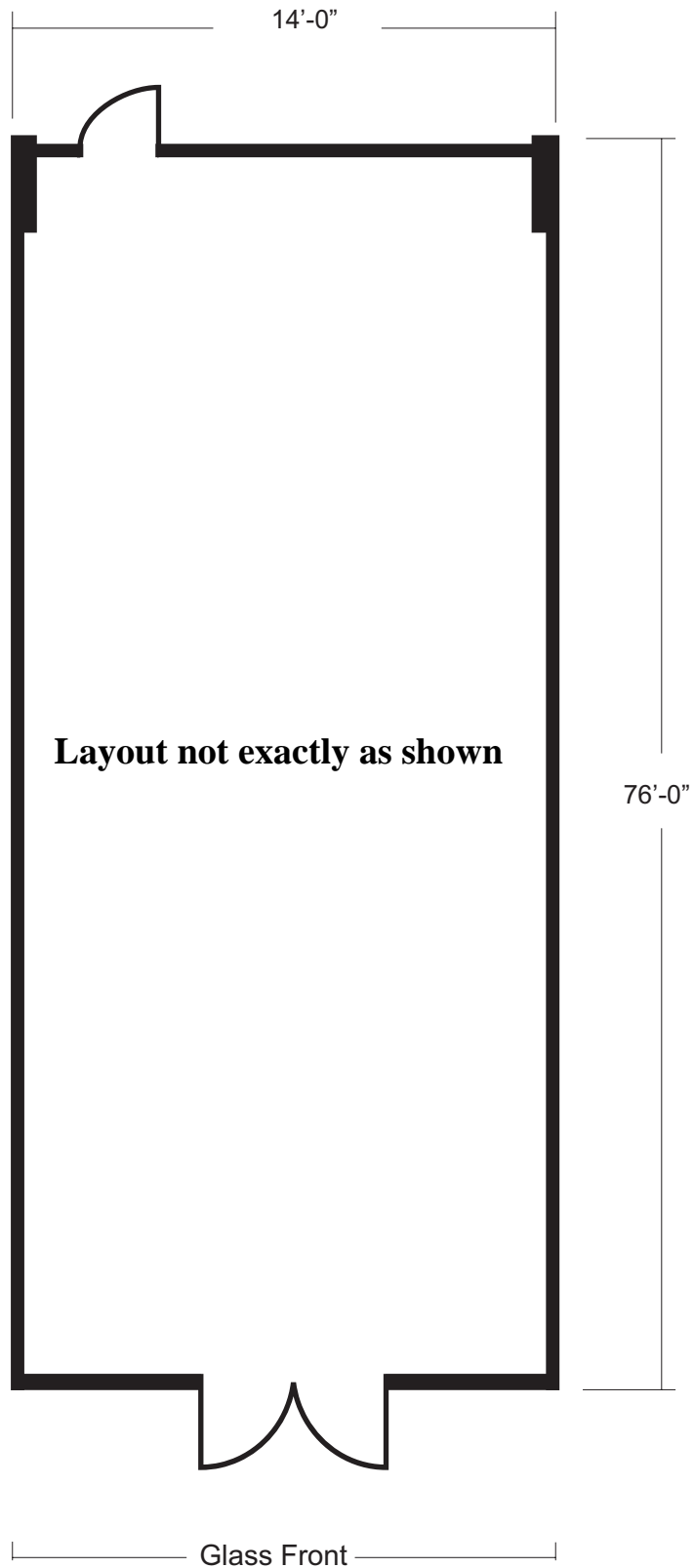
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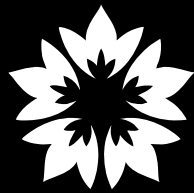
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Unit B-12
1,064 sq ft.
Ceiling Height: 10 ft.

Puainako Center
2100 Kanoelehua Avenue
Hilo, Hawaii 96720

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SITE PLAN

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|-------------------------------|---------------------------------|----------------------------|----------------------------|
| Unit | Unit | Unit | Unit |
| C-5 BUILD TO SUIT | B-5 Beltone Hearing Ctr. | B-14 Rent-A-Center | A-4 Ling's Chopsuey |
| C-4 Checker Auto Parts | B-6 Nail Tech | B-15 Rent-A-Center | A-5 Ling's Chopsuey |
| C-3 Checker Auto Parts | B-7 H&R Block | B-16 Encore | A-6 5-Spice |
| C-2 Checker Auto Parts | B-8 Fantastic Sam's | B-17 Encore | A-7 Alpha Video |
| C-1 Checker Auto Parts | B-9 C | B-18 Encore | A-8 Alpha Video |
| B-1 Hawaii Nat. Bank | B-10 | B-19 Encore | A-9 Alpha Video |
| B-2 Hawaii Nat. Bank | B-11 Pizza Hawaii & Deli | A-1 Sack-N-Save | |
| B-3 Windward Pharmacy | B-12 AVAILABLE | A-2 Sack-N-Save | |
| B-4 Hilo Chiropractor | B-13 Rent-A-Center | A-3 Ling's Chopsuey | |

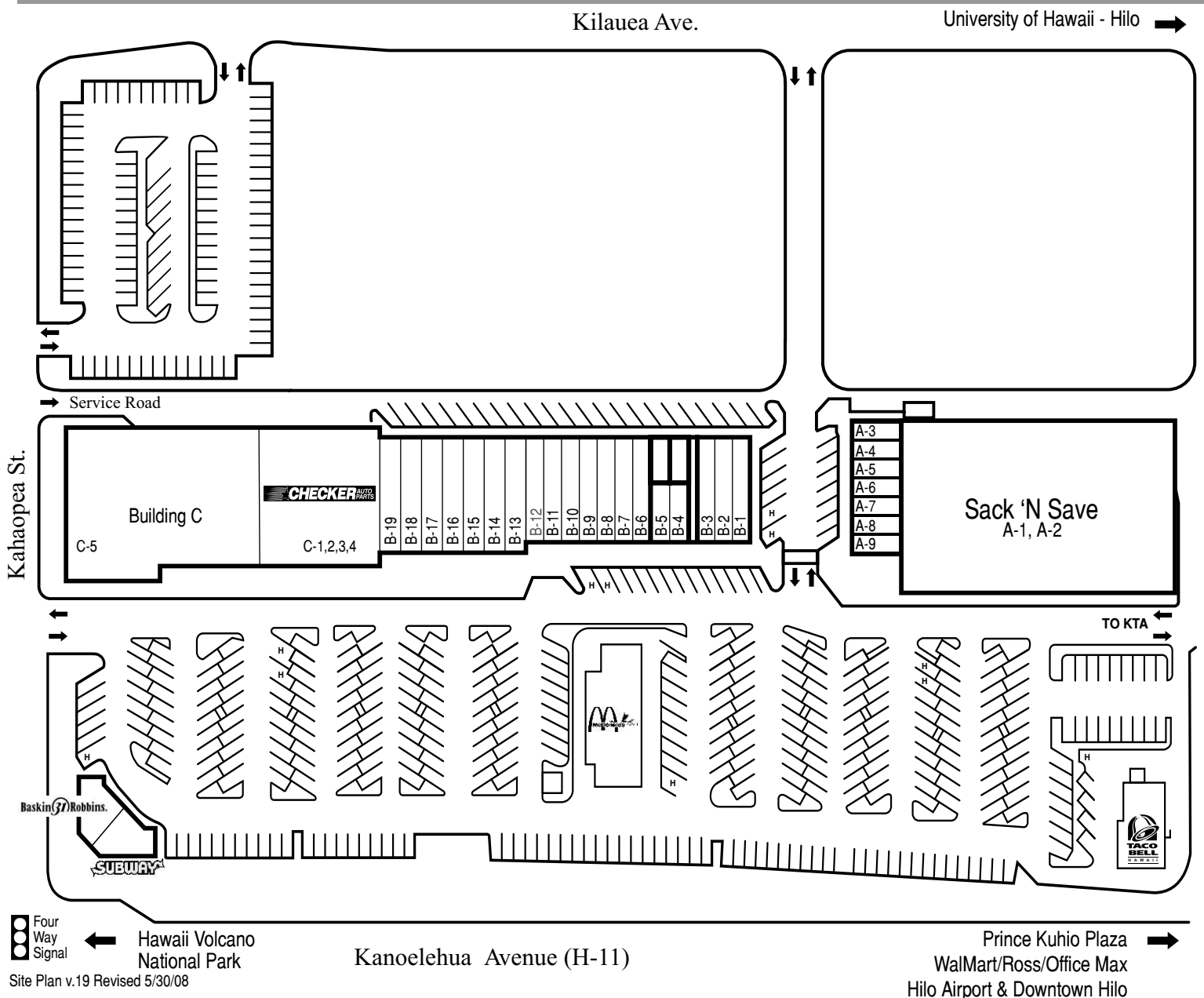


EXHIBIT "A" Site Plan