



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: \$0.58 per square foot per month (Budget for 2011)
plus pro-rata share of water and refuse usage

Real Property Tax: \$419.86 every 6 months (actual for FY 2010-11)

Current Merchants Include:

McDonalds	Subway	Hawaii National Bank
Taco Bell	Sack-N-Save	Baskin Robbins
Fantastic Sams	H&R Block	Pizza Hawaii
Rent-A-Center	O'Reilly Auto	Beltone Hearing
Lings Chopsuey	Kauka Urgent Care	Hilo Chiropractic

FOR FURTHER INFORMATION CONTACT:

Aron Chock
Phone: (808) 254-1234 ext.104
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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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 (2011):	621.38
Promotional Dues (2011):	107.36*
Total Estimated Monthly Charges (2011):	<u>\$2,945.39</u>
Real Property Taxes (every 6-months):	\$ 419.86**

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

Puainako Center
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