



WAIKIKI, HAWAII

# *Yacht Harbor Towers Professional Center*

ONE OF A KIND STABLE, PASSIVE INVESTMENT OPPORTUNITY  
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## Investment Overview

The Yacht Harbor Towers Professional Center presents a rare opportunity to purchase a 10,231 square foot condominium unit, 61 parking stalls and a solar power installation in the Yacht Harbor Towers, a desirable residential condominium development at the entrance of Waikiki in Honolulu, Hawaii. The Class "A" office space is home to two established professional office tenants, including a law firm and medical office, and includes high-end finishes, desirable location and views, and provides an excellent cash-flowing investment opportunity with no known capital expenditures required.

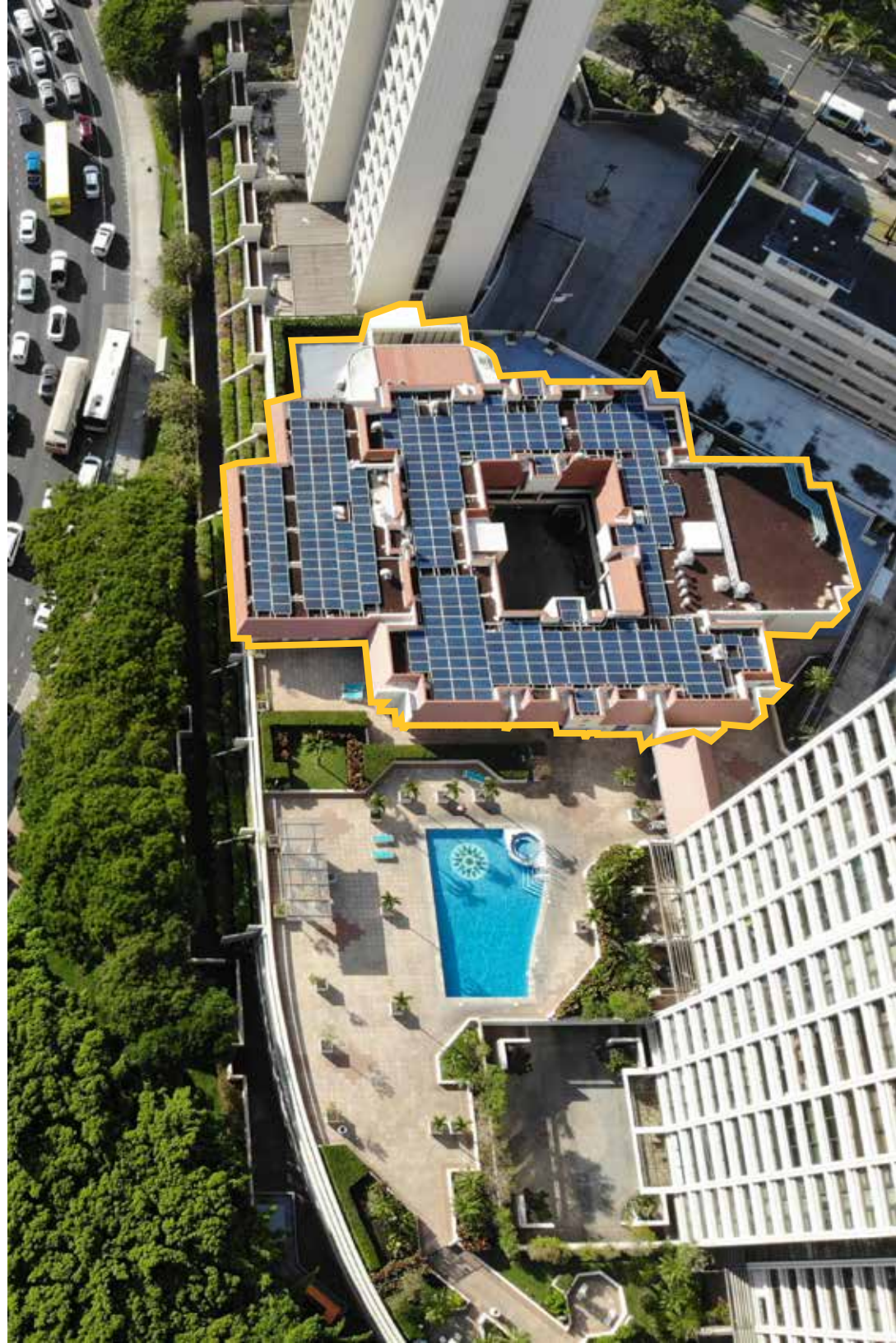
## Investment Summary

|                   |                                |
|-------------------|--------------------------------|
| Asking Price      | \$7,995,000                    |
| 2018 Budgeted NOI | \$386,000                      |
| 2017 Actual NOI   | \$362,245                      |
| CAP Rate          | 4.84%                          |
| Tenure            | Fee Simple                     |
| Size              | 10,231 Rentable SF             |
| Parking Stalls    | 61                             |
| TMK Number        | (1) 2-3-36: 39 CPR 3           |
| Zoning            | A-2 (Medium Density Apartment) |
| Year Built        | 1973                           |

## Property Summary

Long term leases in-place with strong tenants:

- Retina Institute of Hawaii - 6,383 SF
- Yacht Harbor Law Offices - 3,848 SF







View from office space



High-end finishes

## *Investment Highlights*

- Established medical and professional office tenants
- High-end finishes in offices and common areas will keep medical tenants in place at higher rental rates
- Unique protected ocean and harbor views
- One of a kind private elevator and entrance with signage and abundant accessible parking
- Private lanai space can be used as an employee and client amenity
- \$550,000 solar investment installed to reduce current and future utility costs
- 61 fee simple parking stalls added operating net income with strong upside
- Replacement cost of parking alone is in excess of \$3,000,000
- List price well below replacement cost for a one of a kind investment opportunity





## Location Summary

- Strategic central location next to Waikiki/Ala Moana/Kapiolani corridors and expanding Kaka’ako area - easy access for both residents and visitors
- Walking distance to future rail station and less than 2 miles from Federal Courts and Downtown.





## Contact Us

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