

MOTIVATED SELLER

KAI ALOHA HOTEL

235 Saratoga Road
Waikiki, Hawaii

Boutique Hotel with
Tremendous Upside Potential



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Property Website: www.WaikikiHotelForSale.com



Property Description

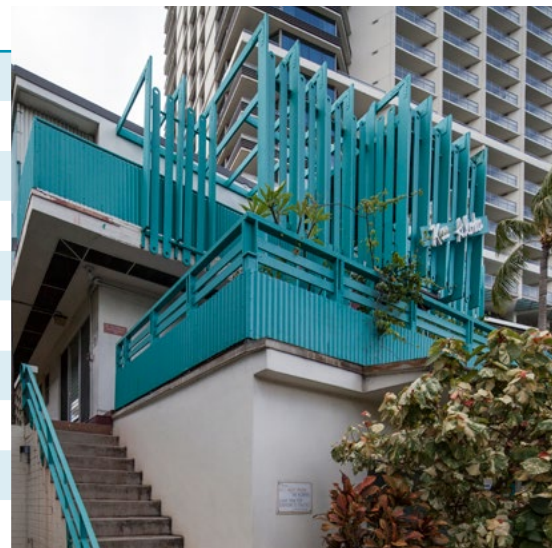
The Kai Aloha Hotel is a fee simple boutique hotel in world-famous Waikiki, on the island of Oahu, Hawaii. The 18-room hotel is made up of eight (8) studios and ten (10) 1-bedroom units. Each studio is furnished with a kitchenette and the 1-bedrooms have a full kitchen. Coined-laundry facilities are located on-site. The property is located just off the highly coveted Kalakaua Avenue with world-class dining, shopping and activities and 1-block from the beach. The hotel does not offer any on-site parking, which has been grandfathered as an acceptable non-conforming requirement within the Waikiki Special District Precinct*. A majority of the guests do not have a need for parking and prefer to use public and private transportation. For those in need, public parking is available nearby.

*Buyer should conduct their own due diligence and verify with the Honolulu Department of Planning & Permitting.



Property Summary

| | |
|-----------------|------------------------------------|
| ASKING PRICE | \$12,000,000 |
| ADDRESS | 235 Saratoga Road Waikiki, Hawaii |
| TAX MAP KEY NO. | (1) 2-6-3:41 |
| TENURE | Fee Simple |
| # OF UNITS | 18 |
| BUILDING SIZE | 8,385 SF |
| LAND AREA | 5,547 SF |
| PARKING | None (Approved Non-Conforming*) |
| YEAR BUILT | 1948, Effective Year 1963 |
| ZONING | RESMIX - Resort Mixed Use Precinct |



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Investment Highlights



TREMENDOUS UPSIDE POTENTIAL

There are numerous value-add opportunities for the asset which would complement the transformation of Waikiki, currently underway.



WELL-LOCATED ASSET IN PREMIER TOURIST DESTINATION

Located in Waikiki, the State's biggest tourist attraction, benefiting from 4.65 Million visitors annually and \$15.6 Billion in total visitor expenditures. The Property is within walking distance of world-class dining, recreational activities, shopping and nightlife.



RARE FEE SIMPLE BOUTIQUE HOTEL OPPORTUNITY

There are a select number of fee simple boutique hotels in Waikiki, and seldomly do they become available for purchase.



CONVENIENT ACCESS WITH GREAT STREET VISIBILITY & VEHICLE TRAFFIC

The Property is located near the entrance to Waikiki and enjoys over 55 feet of street frontage along Saratoga Road. Additionally, over 12,600 vehicles pass by the Property daily.



EXCELLENT PUBLIC & PRIVATE TRANSPORTATION

The Property does not offer any on-site parking however popular public and private transportation are available as well as nearby off-site parking.



PRIME WAIKIKI LOCATION

The Property is centrally located half a block from Waikiki's major thoroughfare, Kalakaua Avenue, on the quieter side street, Saratoga Road, adjacent to the prestigious Trump International Hotel Waikiki.



NOSTALGIC HAWAIIAN CHARM

The design and layout of the hotel showcases classic Hawaii. The hotel's Hawaiian hospitality is complete with rooms furnished in rattan and complemented by colorful island prints.



UNOBSTRUCTED VIEWS

The hotel is located steps from the world-famous Waikiki Beach with unobstructed views of Fort DeRussy Beach Park, Waikiki's Central Park. In addition, a stunning weekly fireworks display can be seen from the Property every Friday night.

Value Enhancement Opportunities



UPGRADE AESTHETIC APPEAL

By modernizing the exterior of the Property as well as renovating the rooms, the hotel would benefit by attracting more customers as well as achieving higher room rates.



MIXED USE PROJECT

Retail space can be added to the ground floor to increase awareness and traffic to the Property.



ADVERTISING & MARKETING

Target a more diversified consumer base by implementing a marketing plan. Advertising of the Property in Asia and other tourist publications and websites will generate additional business and increase occupancy. Updating the existing property website will entice more customers.



HOTEL BRANDING

By upgrading the exterior, rooms, features and amenities of the Property, the opportunity exists to explore branding strategies from both large and boutique hotel operators.



LOWER OPERATING EXPENSES BY INCREASING ENERGY EFFICIENCY

Hawaii is rank #1 as having the most expensive residential electricity rates. Cost savings can be realized by utilizing LED light bulbs and converting to energy efficient appliances.

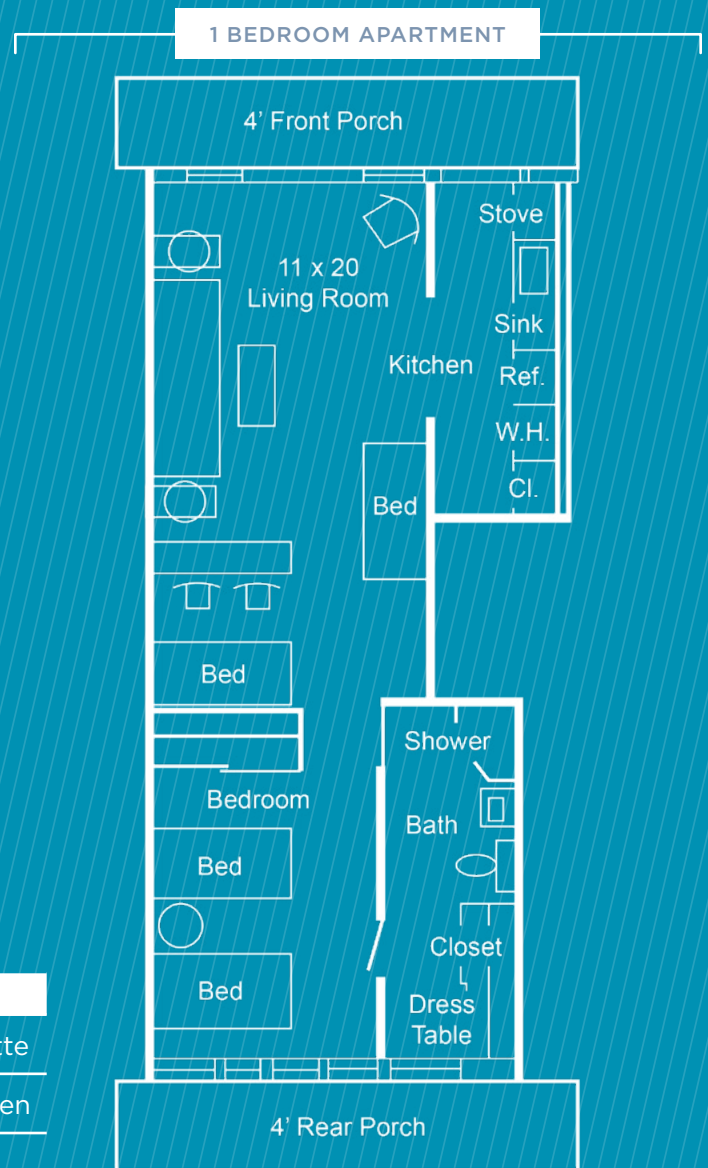
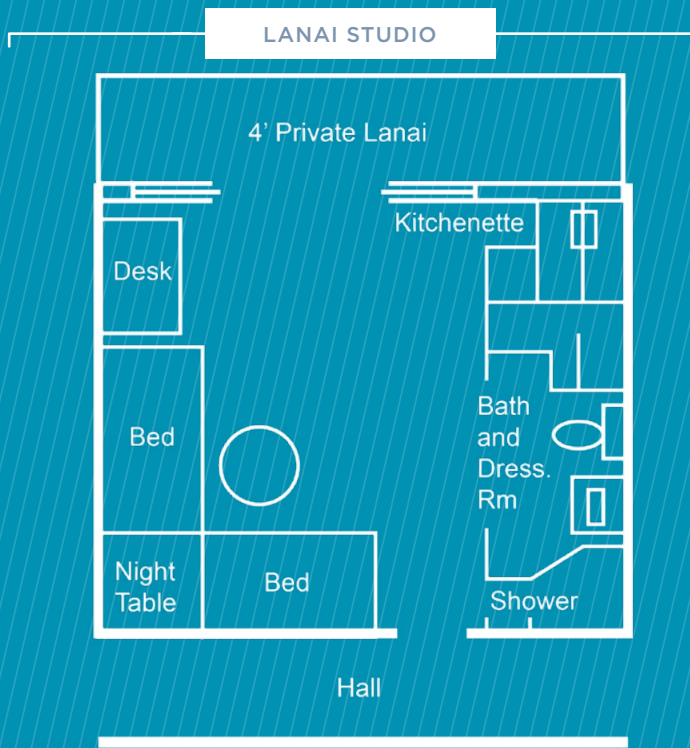


CONDO CONVERSION

There may be potential to reposition to the Property as residential condominium units by establishing a new condominium property regime for the building and converting it to for-sale condominiums.



Typical Floor Plan



Unit Mix

| # of Units | Type | Rent | Kitchen |
|------------|-----------|-------------|--------------|
| 8 | Studios | \$110 | Kitchenette |
| 10 | 1-Bedroom | \$130-\$180 | Full Kitchen |

Drawings not to scale





Sheraton Waikiki

Outrigger Waikiki Beach Resort

T Galleria

The Royal Hawaiian

Waikiki Beach

Royal Hawaiian Center

Luxury Row

KALAKAUA AVENUE



Trump International Hotel

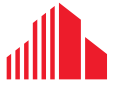
**Outrigger Reef
Waikiki Beach Resort**

SUBJECT PROPERTY

**Fort Derussy
Beach Park**

Post Office

SARATOGA ROAD



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