

100 MAHALANI STREET
TMK: (2) 3-8-046:011
SUMMARY SHEET

LAND AREA	6.276 ACRES
ZONING	B-2 Community Business District
BUILDINGS AREA	TOTAL AREA – 44,129 SF Maui Publishing Building (14,978 SF – Built 1987) Maui News Print Room (25,697 SF – Built 1994) Vitec Building (3,454 SF – Built 1969)
PARKING STALLS	175 Marked Stalls
FLOOD ZONE	Outside of Flood Zone
EXISTING LEASE	55 year Ground Lease for Radio Tower (8/1/1980 – 7/31/2035) \$100.00 per year
LEASEBACK TO MAUI NEWS	23,151 SF – 36 month lease Early Termination with 90 days prior written notice RENT: Months 1- 24 (\$0.00), Months 25-36 (\$10,000/mo)
APPRAISAL VALUES	Cost Approach - \$9,390,000 Income Approach- \$10,210,000
ASSESSED VALUES (2020)	Land - \$3,592,200 Building - \$5,760,700 Total - \$9,352,900