



LEHUA COURT

OCEANVIEW, HAWAII

Kaū's Place To Go



William Stockton | Stephen Sahines
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Problem



Within the beautiful rural district of **Kau** on the Big Island of Hawaii, the **unserviced local community** experiences...

FEW
commercial
services

LIMITED
employment
opportunities

LONG COMMUTES
for basic services,
jobs and supplies



Solution



Build a **GATHERING PLACE**



...for community



... for business



...for travelers

enjoy a refreshment **shop** refuel rest
eat meet up with friends enjoy a performance
connect **experience aloha**
conduct business, banking or fill prescriptions

Ho`onā

Product



A **modern, professional center** with a fresh, upscale look, offering a **variety** of services, with **opportunities** for local residents and travelers alike.

Restaurants

Highlight local cuisine and culinary talent while helping the local economy

Amphitheatre

Provides an opportunity for community gathering

Leaseable Space

- Accommodates personal services & retail businesses (e.g. bank, pharmacy)
- Serves community needs
- Creates jobs and eliminates the need for long commutes
- Green & sustainable

Hotel

Offers a safe and secure option for the tourism & travel industry.

Cultural Integration

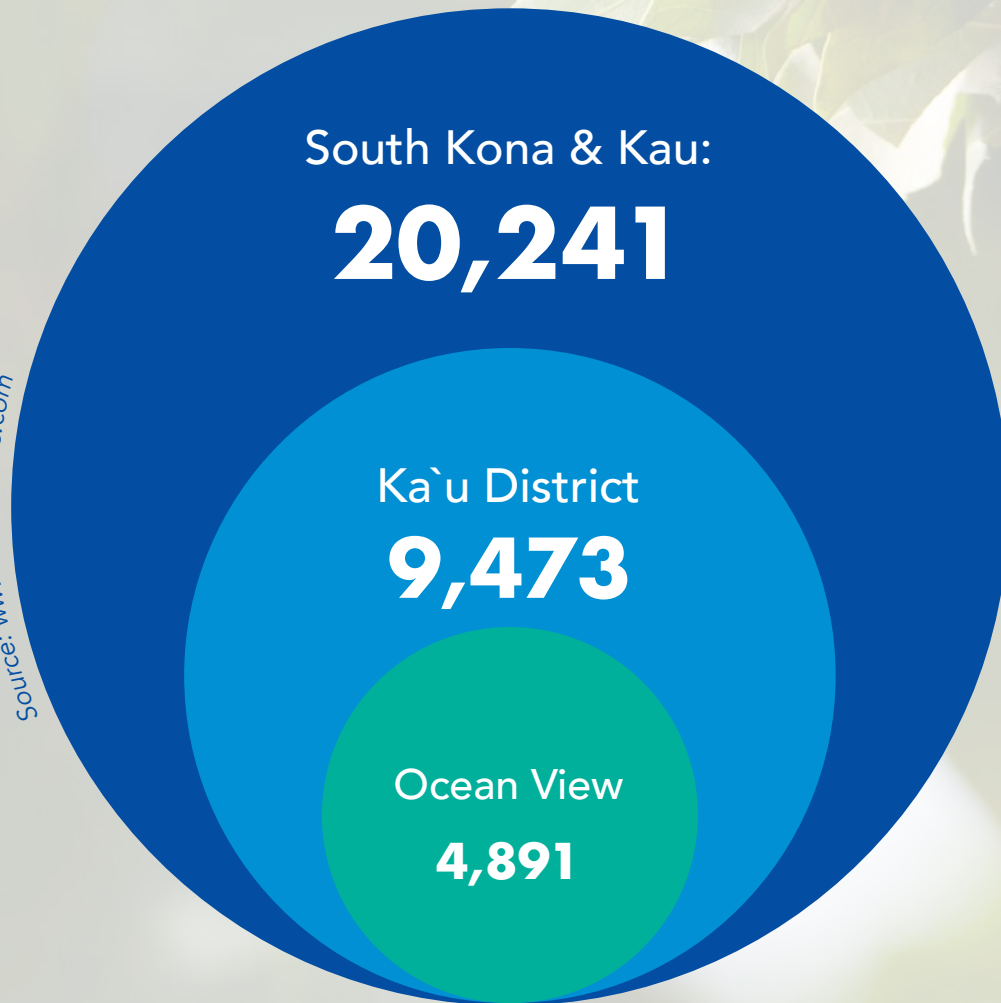
Significant art & building features create interest as a destination.

Huahana

Market Size



Source: www.towncharts.com



Local Population
(2018)

Hawai'i Island Visitors
1.76 million (2019)

Source: Department of Business, Economic Development & Tourism - Visitor Statistics at www.hawaii.gov

Hawai'i Volcanoes National Park (37.4 mi)
1.1 million (2019)

Source: www.nps.gov

Punalu'u Bake Shop
(13.1 mi away)
200,000

Source: www.towncharts.com

Tourists Annually
(2019)

Market Validation



\$94.1 Millions of dollars spent in nearby communities by tourists visiting Hawaii Volcanoes National Park (37 miles away)

Source: www.nps.gov

78 Minutes to drive to nearest major hub of Kailua Kona.

106 Minutes to drive to county seat of Hilo, Hawaii.

Source: Google Maps

87 % of local population commutes out of area for employment

Source: U.S. Census Bureau

75 % of Big Island visitors preferring hotels vs. rental houses / B&B's

Source: Department of Business, Economic Development & Tourism - Visitor Statistics at www.hawaii.gov


0 Number of hotel rooms between Kailua Kona & Volcano

0 Quality business rental space available.

Hō`oia o ka mākeke

Competition



	Retail Space	Ample Parking	Community Gathering	Leaseable Space	Updated Facilities	Secure Premises	Green & Sustainable
Ocean View Market	✓						
Pohue Plaza	✓	✓					
Ocean View Town Center	✓						
 LEHUA COURT OCEANVIEW, HAWAII <i>Kaui's Place To Go</i>	✓	✓	✓	✓	✓	✓	✓

Competitive Advantage



Range of services in one location

Offering a "one-stop shop" with a full range of professional and retail units

New, up-to-date facilities that are green & sustainable

*Including solar elements and reclaimed water.
Will include the southernmost elevator in the U.S. as well as exhibits and water features*

Secure and safe venue

Security system with 24/7 operation

Easy access

Ample parking and a well-planned traffic flow.

Designated community space

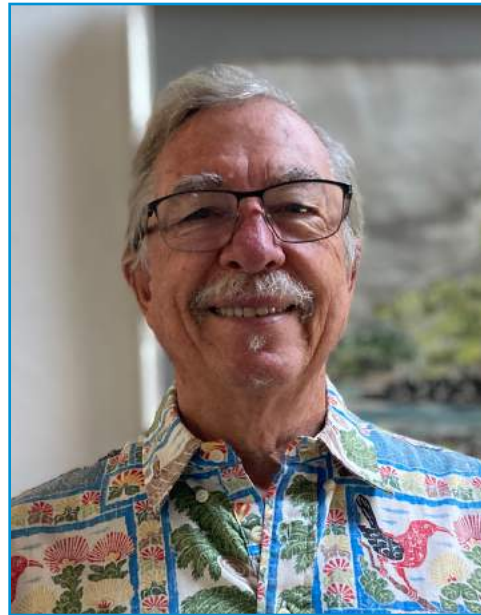
Open deck seating areas & environmentally focused. Community events and farmers' markets can be easily accommodated.

Respectful to the local community

Includes architectural features and visual elements that are characteristic to the local culture, providing educational opportunity.

No ke aha mākou e lanakila ai

Team



William Stockton
General Contractor

With **over 50 years in the construction industry**, Bill Stockton has been a licensed contractor in Hawaii since 1989.

A commercial construction prime contractor for the last 15 years, in the last 5 years he has completed 3 projects with a total of \$10 M and 70,000sf. As the prime contractor, Bill was under contract to develop these projects, from concept to completion and occupancy.

A resident of the island for 40 years, Bill is a 32-year volunteer Aikido instructor for the YMCA and County Parks and Rec, a retired 15-year AYSO referee instructor, and an avid ocean swimmer.



Steve Sahines
*Public Relations, Market Research,
Financing, Budget and Lease Procurements.*

A 36-year resident of Hawaii, Steve Sahines has an **extensive service industry record**, working in the hotel and restaurant business.

As well as dealing directly with the public, Steve has worked in management capacity and has set up and participated in the training of both employee and management groups. This will allow for the assembly of a professional team geared for the success of the project.

Civic and environmentally minded, Steve will be the perfect complement to partner, William Stockton.

Testimonials



“

*(Lehua Court)
will be economically beneficial
to the community.
I am confident that it will
be thoroughly utilized and
enhance the lives of the
residents and visitors
tremendously.”*

Patti Barry
Active Community Resident

“

*Ocean View is booming
again with lots being cleared
and new homes going up in
all areas of our town. We
have the majority of the
population and can use
these services now.*

*Lehua Court offers the
potential space for these
needs in the center of our
town.*

Bob Zeller
Ocean View Resident

“

*We have only three small
operating commercial centers
and all are full.*

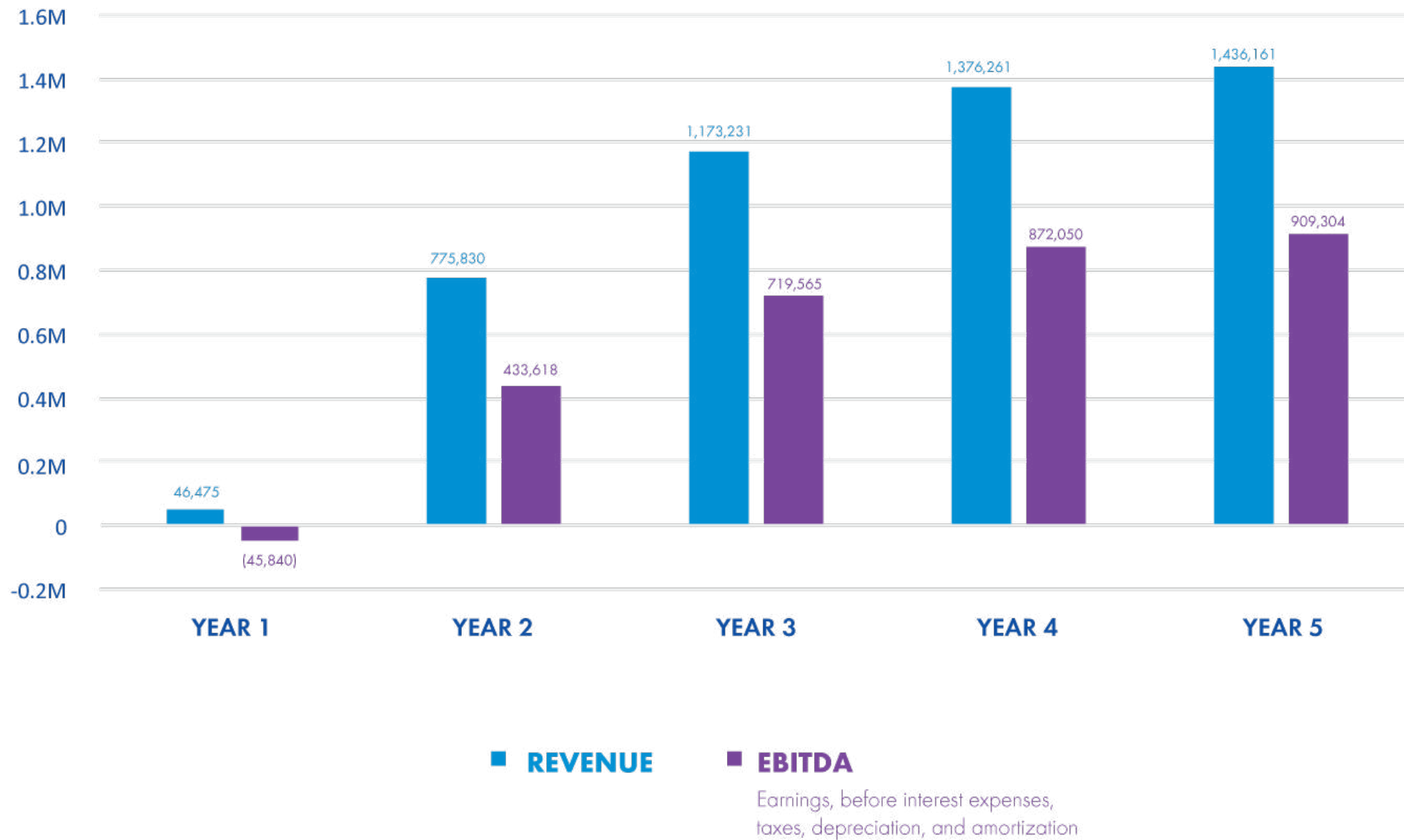
*Many businesses as my own
depend on home offices but
would prefer a commercial
space with adequate parking
and restroom facilities to
welcome the public.*

Meghan E. Shively
Real Estate Broker,
South Island Realty

Financials



Projections AFTER Construction - Lehua Court



**Note: The above figures are an estimate based on data researched at time of documentation. Actual results may vary.*

Use of Funds

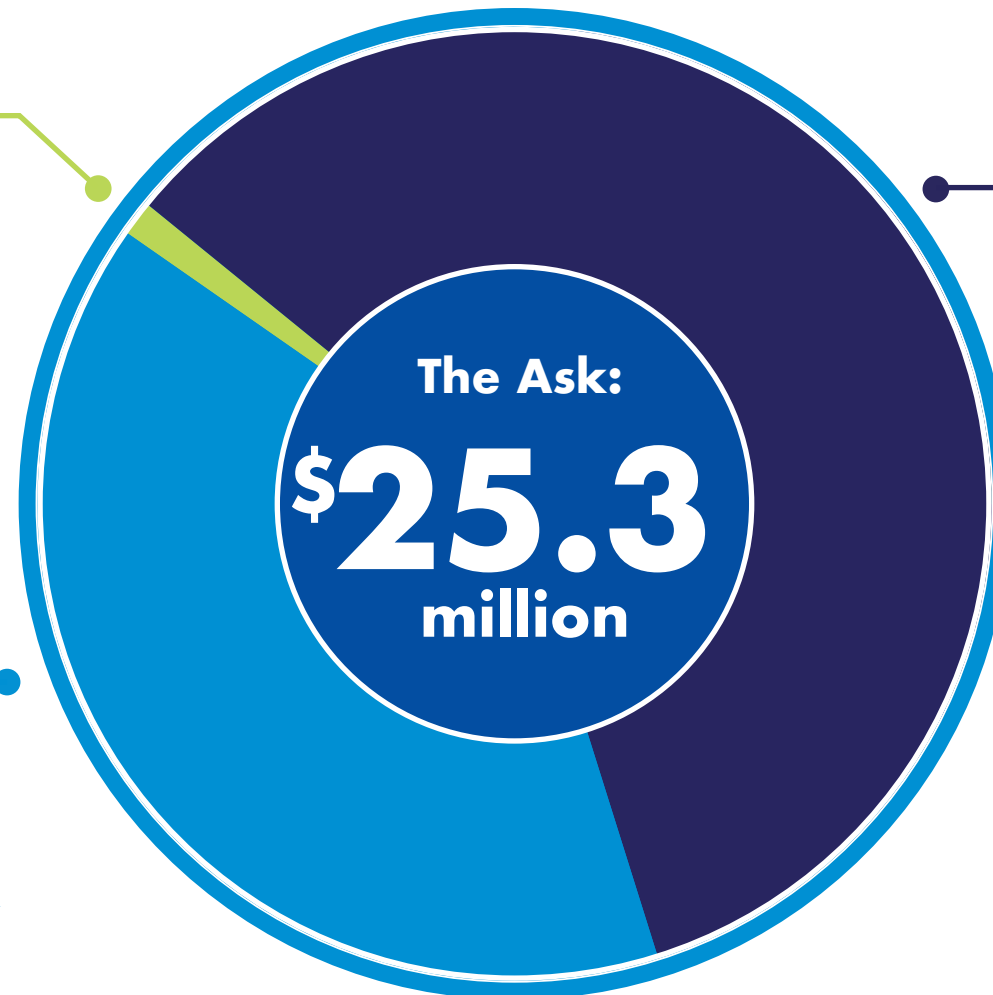


Phase 1 - \$300k

Architectural Permit Plans

Phase 2 - \$10m

Construction Documents - 1m
Mass Grading - 300k
Well Installation - 8m
Adjacent Land Purchase - 400k
Salaries - 300k



Phase III - \$15m

Building Purchase - 2m
Erection - 2m
Completion of sitework: 6m
Paving, Landscaping, Final Infrastructure
Administrative - 5m

**Note: The above percentages are an estimate based on figures researched at time of documentation. Actual percentages may vary.*

Pehea e ho'olilo ai i ke kālā

Contact Us.



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Invest now.
(click here)

Kāheg iā mā ou