



Kaua'i Coffee Lands

CBRE

EXECUTIVE SUMMARY

CBRE Capital Markets, as exclusive advisor, is pleased to present the Kaua'i Coffee Lands (the "Property") located on the South Shore of Kaua'i bordered by 'Ele'ele (the commercial and industrial hub of Port Allen), Kalaheo, Po'ipū and the Pacific Ocean.

The offering includes 18 contiguous parcels totaling approximately 4,713 acres of fee simple gentle sloping land with incredible views of the Pacific Ocean. The Property consists of prime agricultural land and is the home of Kauai Coffee, one of Hawaii's premier coffee brands and the largest coffee operator in North America. Approximately 695 acres located adjacent 'Ele'ele is within the West Kaua'i Community Plan for urban and commercial expansion.



18

Contiguous
Parcels

4,713

Acres of
Fee Simple Land

695

Acres Adjacent
Eleele

INVESTMENT

Highlights

- + Generational investment opportunity with 4,713 acres of FEE SIMPLE land on the South Shore of Kaua'i that include nearly five miles of ocean-front real estate extending from 'Ele'ele to Kukui'ula and Po'ipū



- + The West Kaua'i Community Plan designates approximately 695 acres for urban development
 - + This area has the greatest potential for transformative change due to its urban designation to meet the growing demand of the West Kaua'i Community
 - + Adjacent to the subject Property is the County's largest affordable housing project, West Kaua'i's major industrial center, and Port Allen, the second largest port on Kaua'i

INVESTMENT

Highlights

continued

- + The Property is currently leased to Massimo Zanetti Beverage USA, owner of Kauai Coffee with optionality to renew their lease or modify it to accommodate agricultural diversification



- + Exceptional water distribution and access from 9 reservoirs and thousands of miles of irrigation
- + Electricity is exclusively provided by Hydro Electric and currently operates at less than 20% of its capacity

INVESTMENT

Highlights

continued

- + Access to retain the Kauai Coffee brand intellectual property rights as they run with the land
- + The Property is home to the largest coffee farm in North America

**KAUAI
COFFEE®**



LEASE

Opportunity

4,654.60

Net Acres

2,700

Net Tree Acres

18

Contiguous
Parcels

9

Reservoirs for
Water Distribution



- + Infrastructure, including a **production plant** and related **agricultural production facilities** are included
- + **Water distribution infrastructure** is in place and connected to **thousands of miles of irrigation**
- + A **hydroelectric facility** services power to the Property exclusively and is currently operating at less than 20% of its potential capacity

Lease Terms

- + **Term:** A minimum term of 5 to 10 years is preferred
- + **Net Rent:** \$6,500,000 per year (\$2,200 per net farmable acre)
- + **Utilities:** Tenant shall pay a Service Fee which shall be calculated based on its electrical needs
- + **Net Lease:** The Tenant shall be responsible for all repairs maintenance and replacement costs associated with water distribution, irrigation, physical structures, access and any other expenses related to the Property
- + **Brand Identity:** The Kauai Coffee intellectual property rights are available during the Lease Term



PROPERTY DESCRIPTION

The Property is known as the Kauai Coffee Lands located in Hawai'i on the South Shore of Kaua'i adjacent to 'Ele'ele, Kalaheo, Kukui'ula and Po'ipū.

It consists of 18 parcels totaling 4,713 acres of fee simple land and extends for approximately 5-miles along the oceanfront between 'Ele'ele and Kukui'ula. The Property has excellent access to distribution and tourism channels including the Lihue International Airport and being adjacent Port Allen in 'Ele'ele.

PARCEL

Descriptions



Map ID	TMK	Gross Acres	Net Acres	West Kaua'i Community Plan	IAL Y/N
1	18002001	4.5	4.5	N	N
2	21001002	0.8	0.8	N	N
3	21001003	233.5	202.5	N	N
4	21001015	3.8	3.8	N	N
5	21001027	461.7	461.7	Y	Y
6	21001035	108.6	108.6	N	Y
7	21001036	10.1	10.1	N	Y
8	21001037	33.6	33.6	N	N
9	21001038	8.9	8.9	N	Y
10	22001001	1,465.0	1,437.6	Y (portion)	Y
11	22001004	6.2	6.2	N	N
12	22001007	738.5	738.5	Y	Y
13	22001010	4.7	4.7	N	N
14	23004007	12.8	12.8	N	Y
15*	23010001	1,504.9	1,504.9	N	Y
16*	23010010	57.0	57.0	N	Y
17	23010011	25.8	25.8	N	Y
18	23010012	32.6	32.6	N	Y
		4,713.00	4,654.60		

* Kauai Coffee Plant located on these parcels

Kaua'i Coffee Lands

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