

# DREW'S NEWS

Volume 2, Number 5

A Real Estate Newsletter

September - October 1989

## Bypass... or Traffic Jam?

Recently the Kauai Mayor's office, the County Council and the Koloa Community Association have all forwarded their ideas on a proposed bypass road for Poipu. And nobody seemed to agree.

The bypass controversy is bound to drag on. Sometimes it seems to me we will never get any traffic relief.

Five years ago I first visited Kauai and found it to be paradise. Within 120 days I had packed my bags and left the hustle and bustle of Southern California for Kauai.

During these five years I have seen the traffic grow from a very manageable level to what it is now -- a mini Los Angeles crawl.

There are pros and cons to each of the proposed bypass routes. My own opinion is that Poipu needs a bypass road and a series of feeder roads. That's what we'll need to accomodate growth on the South Shore.

I'd like to hear from you: the land owners, visitors and residents of Kauai. What do you think is the best solution?

Jot down your views and send them to me. Next issue I'll print the results of the survey here in *Drew's News*. Send your views on the bypass controversy to: *Drew's News*, PO Box 1379, Koloa, Kauai, HI 96756.

-Drew



**Andrew "Drew" Vento**  
Realtor, G.R.I.  
Makai Properties

## Koloa Plantation Marketplace Due Next Summer

Construction is scheduled to start again in September on the Koloa Plantation Marketplace. The Marketplace anticipates completion by June or July, 1990.

The Marketplace will add some 50,000 square feet of prime retail, commercial and office space to the Koloa area. Location of the project is the mauka(mountain) side of Koloa Road, across from the Old Koloa Town shopping area.

Any entrepreneur looking for a good South Shore location should look it over. Space is still available. There's a range of sizes, from 400 to 1000 square feet.

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## Kauai Real Estate Market: Hot, Hot, Hot!

Up! Up! Up!

That's the trend on Kauai for real estate. It doesn't matter what you have: land . . . condo . . . home . . . the prices just keep rising. And buyers are out there with pockets deep enough to pay the price.

To many mainland buyers, Kauai appears to still be under-priced, compared with the prices they have to pay in their home towns.

Kauai is also getting many buyers who have sold investment properties elsewhere and are looking to save taxes through an exchange investment, using the 1031 Exchange.

These 1031 Exchange buyers are paying cash and would rather pay a premium price for a piece of paradise than give the money to Uncle Sam.

Now we are fast approaching Kauai's busiest buying season -- December through March.

How high can prices go? Have we reached the top? Time to buy? Or time to sell?

Only time will tell!

## And You Thought a "Steak" on Kauai was Expensive!

The most expensive steakhouse in the world recently opened in Tokyo.

A steak at "Steak of Steak Holyan" Restaurant costs a mere \$715.00.

Too rich for your taste? Then try the luncheon special: a t-bone for only \$150.

Good thing tips are included!

## More than One Owner? Write to Let Us Know

*Drew's News* is mailed all over the world to South Shore property owners. The address we use is the one posted with the Kauai County Real Property Tax Office.

If there is more than one owner of a property, we may be missing those not listed with the County.

If you would like to have your co-owners receive *Drew's News*, simply fill out the Property Information Form on page 7 and mail it in. We'll rush out the latest issue!

## Hawaii Haven for Small Business

Data from the State Department of Labor and Industrial Relations shows 24,680 private employers with taxable payrolls in Hawaii (December, 1987).

The data indicates we are a small business state: 99.7 percent of the employers had fewer than 500 employees; 97.5 percent had fewer than 100.

No. of Employees	No. of Firms	% of Total
0 - 4	13,868	56.2
5 - 9	4,581	18.6
10-19	2,980	12.1
20-49	1,953	7.9
50-99	691	2.8
100-249	428	1.7
250-499	96	0.4
500-999	50	0.2
1000+	33	0.1

Source: Hawaii State Dept. of Labor & Industrial Relations, 12/87

### WANT TO BUY? WANT TO SELL?

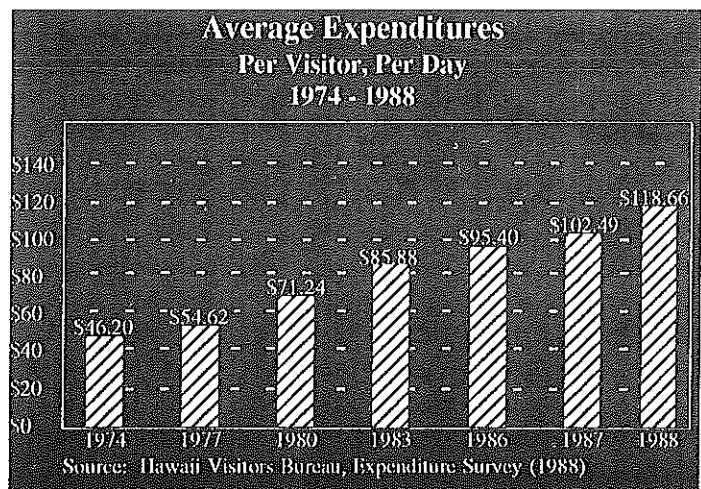
Let a professional do the job for you.

CALL DREW!

332-7414

## Visitors Spending Climbing each Year

There's more to do each year in Hawaii, and the prices don't get any cheaper. Those are two reasons why visitors are spending more each year.



## Island Residential Update

Total Residential Properties Available: 227

Price Range	West Shore	South Shore	Lihue Area	Wailua/Kapaa	North Shore
Under \$150,000	4	1	0	5	2
\$151,000 - \$200,000	1	4	3	14	8
\$201,000 - \$250,000	1	6	9	8	9
\$251,000 - \$300,000	0	10	0	12	10
\$301,000 - \$400,000	1	15	1	15	18
Over \$401,000	11	22	0	20	27
<b>TOTALS</b>	<b>9</b>	<b>58</b>	<b>13</b>	<b>74</b>	<b>74</b>

Source: Multiple Listings Service (MLS) as of 8/30/89

## Available Houses on the South Shore

All properties listed are fee simple

PROPERTY LOCATION	LOT SIZE SQ. FT.	INTERIOR SQ. FT.	BED	BATH	ASKING PRICE
Eleele	6,100	1,108	3	2.0	\$169,000
Eleele	7,120	1,500	3	2.0	225,000
Kalaheo	3,202	579	2	1.0	129,000
Kalaheo	4,612	1,104	3	2.0	159,000
Kalaheo	22,039	1,104	3	2.0	209,000
Kalaheo	11,655	1,632	3	2.0	210,000
Kalaheo	7,700	1,162	3	2.0	225,000
Kalaheo	7,995	1,248	3	2.0	240,000
Kalaheo	8,250	1,662	3	2.5	249,000
Kalaheo	9,116	880	3	1.0	252,000
Kalaheo	7,991	1,830	4	2.5	279,000
Kalaheo	8,388	1,760	3	3.0	285,000
Kalaheo	22,855	2,400	6	2.0	285,000
Kalaheo	7,678	1,312	3	2.0	289,000
Kalaheo	24,733	2,560	3	2.5	289,000
Kalaheo	10,315	1,824	4	2.5	299,000
Kalaheo	8,100	2,080	3	3.0	310,000
Kalaheo	11,924	1,888	3	3.0	310,000
Kalaheo	9,000	2,033	3	2.0	310,000
Kalaheo	12,429	2,000	3	2.5	325,000
Kalaheo	10,002	1,760	4	3.0	325,000
Kalaheo	9,000	2,400	3	3.0	339,000
Kalaheo	2.5 acres	3,000	4	3.0	349,000
Kalaheo	10,728	2,576	5	3.0	350,000
Kalaheo	27,977	2,438	4	3.5	415,000
Kalaheo	10,590	2,333	2	2.5	425,000
Kalaheo	72,844	3,012	3	3.5	530,000
Kalaheo	7.79 acres	2,000	4	3.0	850,000
Kalaheo	14.42 acres	1,400	2	3.0	975,000

continued on page 7

## Home inventory remains constant

In the last issue of *Drew's News*, we listed 227 homes for sale. This issue we're up to 228. That's a residential properties inventory increase of only 1/2 of one percent.

area	issue this/last	% change
West side	9 14	-35
South Shore	58 47	+23
Lihue area	13 7	+86
Wailua/Kapaa	74 75	-1
North Shore	74 84	-12

## Lots of Docs in the Islands

The latest statistics indicate that the islands have a healthy population of doctors and medical care centers.

### HEALTH CARE DATA (1988)

COUNTY	BEDS	DOCTORS
Honolulu	5120	1917
Hawaii	667	183
Maui	556	177
Kauai	328	95
	6671	2372

In addition to the nearly 2400 doctors listed, there are 1616 mainland and 29 foreign doctors who are licensed to practice in Hawaii.

"Beds" statistics include civilian, as well as military hospitals; acute, long-term, specialty, psychiatric and home care facilities.

Source: Hawaii State Department of Commerce and Consumer Affairs

**TO BUY OR SELL  
HOMES ON KAUAI**

**> CALL DREW <  
332-7414**

## Sales Shrink Condo Inventory

In the last issue of *Drew's News*, we listed 273 condos available. This issue we're down to 251, a condo inventory reduction of 8%.

area	issue	this/last	% change
South Shore	77	104	-26
Lihue area	46	46	0
Wailua/Kapaa	43	34	+26
North Shore	85	89	-5

## New Address? Notify - or pay!

Any property owner who changes address must notify the appropriate agencies -- or face penalties.

*Drew's News*, to the rescue: contact these agencies in case of a change of address.

- County of Kauai  
PROPERTY TAX DIVISION  
4280-A Rice St, Bldg B, Lihue, HI 96766  
(include tax map key numbers)
- County of Kauai  
DEPARTMENT OF WATER  
PO Box 1706, Lihue, HI 96766
- HAWAIIAN TELEPHONE  
PO Box 2200, Honolulu, HI 96841
- KAUAI ELECTRIC  
PO Box 278, Eleele, HI 96705
- **DREW'S NEWS**  
PO Box 1379, Koloa, HI 96756

Others you may need to contact:  
• property management and mortgage firms; condominium association; gas, credit card and cable tv companies; gardener.

**TO BUY  
OR SELL  
A CONDO ON KAUAI**  
Call Drew Vento  
**332-7414**

## Island Condo Update

Total Condominiums for Sale: 251  
Fee Simple (FS) - 150 Leasehold (LH) - 101

Price Range	South Shore		Lihue Area		Wailua/Kapaa		North Shore	
	FS	LH	FS	LH	FS	LH	FS	LH
Under \$100,000	0	0	17	10	3	13	3	1
\$100,000 - \$150,000	25	29	13	6	7	14	33	17
\$151,000 - \$200,000	8	3	0	0	2	0	11	4
\$201,000 - \$250,000	1	2	0	0	3	0	13	0
Over \$250,000	7	2	0	0	1	0	2	0
<b>TOTALS</b>	<b>41</b>	<b>36</b>	<b>30</b>	<b>16</b>	<b>16</b>	<b>27</b>	<b>63</b>	<b>22</b>

Source: Multiple Listings Service (MLS) as of 8/30/89

## Available Condominiums on the South Shore

PROJECT NAME	BED	BATH	UNITS AVAIL	LAND TENURE	ASKING PRICE	
					LOW	HIGH
Hale Kahamalu	1	1.0	1	FS	\$115,000	-----
Kalaheo Pali Kai	3	2.0	3	FS	139,000	169,500
Kahala I at Poipu Kai	1	1.0	8	FS	144,500	225,000
	2	2.0	1	FS	170,000	-----
Kiahuna Plantation	1	1.0	19	LH	110,000	200,000
	2	2.0	1	LH	315,000	-----
Kuhio Shores	1	1.0	2	FS	189,000	189,000
	2	2.0	1	FS	245,000	-----
Makahuena	2	2.0	10	LH	135,000	475,000
	2	2.5	3	LH	145,000	295,500
	3	2.0	1	LH	225,000	-----
Makanui Poipu Kai	2	2.0	3	FS	235,000	275,000
Manualoha Poipu Kai	1	2.0	1	FS	199,500	-----
	2	2.5	1	FS	425,000	-----
Nihi Kai Villas	2	2.0	2	FS	190,000	255,000
Poipu Estates	3	2.5	1	FS	525,000	-----
Poipu Kapili	2	3.0	2	FS	425,000	425,000
Poipu Sands	1	1.5	1	FS	190,000	-----
	1	1.0	1	FS	245,000	-----
Poipu Shores	1	1.5	1	LH/FS	190,000	-----
	2	2.0	2	LH/FS	250,000	265,000
	3	2.0	1	LH/FS	375,000	-----
Waikomo Streams	1	1.0	4	FS	135,000	165,000
	2	2.0	1	FS	170,000	-----
Whaler's Cove	2	2.5	2	FS	625,000	749,000
	2	2.0	1	FS	675,000	-----

Source: Multiple Listings Service (MLS) as of 8/30/89

## World Time . . . Hawaii Time

As Kauai grows more cosmopolitan, we spend more time talking to the rest of the world. And it helps to know what time it is! Here's *Drew's News* list of world cities and time differences(based on Standard Time).

<u>CITY</u>	<u>TIME DIFFERENCE</u>
Agana, Guam .....	20 hrs
Anchorage, Alaska .....	1 hr
Auckland, New Zealand .....	22 hrs
Atlanta, Georgia .....	5 hrs
Bangkok, Thailand .....	17 hrs
Beijing, China .....	18 hrs
Boston, Massachusetts .....	5 hrs
Chicago, Illinois .....	4 hrs
Denver, Colorado .....	3 hrs
Hong Kong .....	18 hrs
Houston, Texas .....	4 hrs
Jakarta, Indonesia .....	17 hrs
London, England .....	10 hrs
Los Angeles, California .....	2 hrs
Manila, Philippines .....	18 hrs
Mexico City, Mexico .....	4 hrs
Miami, Florida .....	5 hrs
Moscow, USSR .....	13 hrs
Rio de Janeiro .....	7 hrs
Suvam, Fuji .....	22 hrs
New York, New York .....	5 hrs
Pago Pago, Am. Samoa .....	-1 hr
Papeete, Tahiti .....	0 hrs
San Francisco, California .....	2 hrs
Seoul, Korea .....	19 hrs
Singapore .....	18 hrs
Sydney, Australia .....	20 hrs
Taipei, Taiwan .....	18 hrs
Tel Aviv, Israel .....	12 hrs
Tokyo, Japan .....	19 hrs
Toronto, Canada .....	5 hrs
Vancouver, Canada .....	2 hrs
Zurich, Switzerland .....	11 hrs

## Hot Properties

### At Poipu Kai REALLY REASONABLE RESORT RESIDENCE

Asking Price \$395,000 Fee Simple

The most reasonably-priced home listed in Poipu. Lovely three bedroom, two bath home, 1700 sq.ft. of living area, 250 sq.ft. lanai on a large (9292 sq.ft.) Lanai Villas lot. Plus all resort privileges: pools, jacuzzi, tennis. Call today for an appointment.

### Outrageous sunrises! KUHIO SHORES CONDO

Asking price \$189,000 Fee Simple

Kuhio Shores #307 has it all: dramatic ocean and mountain views and cool trade winds from a third-floor, eastern exposure. Great beach and restaurant next door. And two elevators to help you after a rough day at the beach! Easy to show at a moment's notice--call right away!

### Check the market first READY TO SELL YOUR KAUAI PROPERTY?

If you've got property on Kauai, this could be your time to sell. But first, get the facts. Call or drop me a card(Property Information Form, page 7). I'll fill you in on the competition, on how to maximize your value. . . and get you the buyer you need!

**For the best results,  
go with a pro!**

**Real Estate  
Personalized Service**

**Condos . . . Land . . . Residential**

**Andrew Vento, Realtor, G.R.I.**

**(808) 332-7414**

**742-7685 fax**



**Real Estate Sales & Development**



## Land Inventory, Prices Climb

In the last issue of *Drew's News*, we listed 159 land parcels available. This issue we're up to 178, a land inventory increase of 15%.

area	issue this/last	% change
West side	6 4	+50
South Shore	36 32	+13
Lihue area	2 2	--
Wailua/Kapaa	46 37	+24
North Shore	93 84	+11

## Update on Interest Rates

A Freddie Mac survey of 125 primary mortgage-market lenders indicates the national average commitment rate for 30-year fixed mortgages for the week ended August 4 was 9.68 percent.

The survey results showed one-year Treasury-indexed ARMs (Adjustable Rate Mortgages) with a national average commitment rate of 8.6 percent.

Among the rates used to adjust ARMs are the 11th District cost-of-funds rate, 8.92 percent as of July 31; and the one-year Treasury bill rate, 7.73 percent average for the week ended August 4.

As of August 10, VA-guaranteed single-family home loans had a maximum interest rate of 9.5 percent.

**TO BUY OR SELL  
LAND ON KAUAI**

Call Drew Vento  
332-7414

## Island Land Update

Total Parcels Available: 178

Price Range	West Shore	South Shore	Lihue Area	Wailua/ Kapaa	North Shore
Under \$100,000	1	0	1	8	1
\$100,000 - \$150,000	2	3	0	7	7
\$151,000 - \$200,000	1	7	0	7	22
\$201,000 - \$300,000	1	4	0	11	17
Over \$301,000	1	17	1	13	46
<b>TOTALS</b>	<b>6</b>	<b>31</b>	<b>2</b>	<b>46</b>	<b>93</b>

Source: Multiple Listings Service (MLS) as of 8/30/89

## Available Land on the South Shore

All properties are fee simple

AREA	SQUARE FEET	ASKING PRICE
Kalaheo	10,214	\$124,500
Kalaheo	8,015	125,000
Kalaheo	10,130	127,000
Kalaheo	10,560	130,000
Kalaheo	10,130	130,000
Kalaheo	10,382	130,000
Kalaheo	21,780	150,000
Kalaheo	12,688	152,000
Kalaheo	10,479	169,000
Kalaheo	12,950	170,000
Kalaheo	10,650	175,000
Kalaheo	2.75 acres	175,000
Kalaheo	1.03 acres	179,000
Kalaheo	2.9 acres	325,000
Kalaheo	3 acres	395,000
Kalaheo	3 acres	395,000
Kalaheo	3 acres	435,000
Kalaheo	12.25 acres	625,000
Kalaheo	14.52 acres	975,000
Kalaheo	22.85 acres	1,390,000
Lawai	2.25 acres	425,000
Lawai	4.76 acres	600,000
Omao	.58 acre	135,000
Poipu	10,586	225,000
Poipu	10,858	275,000
Poipu	8,656	275,000
Poipu	11,564	280,000
Poipu	11,761	305,000
Poipu	9,593	309,000
Poipu	12,866	325,000
Poipu	10,819	325,000
Poipu	8,353	350,000
Poipu	10,316	367,000
Poipu	11,432	400,000
Poipu	20,392	400,000
Poipu	11,484	400,000
Poipu	10,000	425,000
Poipu	11,397	425,000
Poipu	17,660	450,000
Poipu	19,015	1,500,000

Source: Kauai Board of Realtors, 8/30/89

## Property Information Request

As a real estate professional, I will be happy to answer any real estate questions you may have, and to provide additional information on real estate activity in our area or other areas of Kauai.

Simply fill out and return this information request form. For immediate assistance, send via fax (808) 742-7685, or call me at (808) 332-7414.

To: *Drew's News*

PO Box 1379

Koloa, Kauai, HI 96756

I am interested in the following:

☐ Price information on my property

☐ I want to sell my property

Location of property: \_\_\_\_\_

Please send information on:

☐ Condos

☐ Land

☐ Residential property

Other \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Phone \_\_\_\_\_

## Available Houses on the South Shore

All properties listed are fee simple

(Continued from page 3)

PROPERTY LOCATION	LOT SIZE SQ. FT.	INTERIOR SQ. FT.	BED	BATH	ASKING PRICE
Lawai	7,749	1,008	3	2.0	\$164,900
Lawai	7,968	1,853	4	3.0	189,900
Lawai	15,461	1,652	3	2.0	269,000
Lawai	2.98 acres	948	4	1.0	360,000
Lawai	2.25 acres	2,628	3	2.0	475,000
Omao	21,854	2,116	3	2.5	325,000
Omao	.51 acre	1,500	3	2.0	325,000
Omao	.65 acre	1,395	2	2.0	340,000
Omao	21,780	1,844	3	3.0	397,000
Omao	32,670	2,800	3	2.5	425,000
Omao	21,788	2,000	3	2.0	595,000
Poipu	7,219	1,305	2	2.0	295,000
Poipu	9,292	1,640	3	2.0	395,000
Poipu	11,502	2,112	3	2.0	397,500
Poipu	9,920	2,222	3	4.5	399,000
Poipu	11,484	1,988	4	2.0	450,000
Poipu	6,065	3,166	5	3.5	495,000
Poipu	9,583	2,247	3	3.5	595,000
Poipu	10,313	2,453	4	3.5	635,000
Poipu	10,104	2,190	3	3.5	648,000
Poipu	11,361	685	2	1.0	725,000
Poipu	11,350	2,500	3	3.5	750,000
Poipu	12,010	3,100	3	3.5	775,000
Poipu	9,760	4,020	5	3.0	785,000
Poipu	11,007	2,768	3	2.5	935,000
Poipu	11,250	4,120	8	6.0	950,000
Poipu	11,175	2,848	4	3.5	975,000
Poipu	15,724	1,894	3	2.5	1,295,000
Poipu	21,102	3,419	4	4.0	1,500,000

Source: Kauai Board of Realtors, 8/30/89

## About Drew's News

*Drew's News* is an independent real estate newsletter produced here on Kauai by Andrew Vento, Realtor. Drew works for Makai Properties in Poipu, Kauai.

Approximately 5,000 copies of *Drew's News* are printed, six times a year. *Drew's News* is mailed to property owners from Poipu to Elele, at no cost to the owners.

The purpose of *Drew's News* is to advertise my real estate listings and to give property owners of the south shore important information on what's happening in the real estate market that may affect their investments.

If this is your first copy of *Drew's News*, please feel free to write me about the contents of this newsletter--good or bad!

--Drew Vento

Property owner: If you have your property listed for sale with another Realtor, please consult him/her for your real estate needs. It is not my intention to solicit clients from other Realtors with this newsletter.

## *Drew's News*

PO Box 1379

Koloa, Kauai, HI 96756

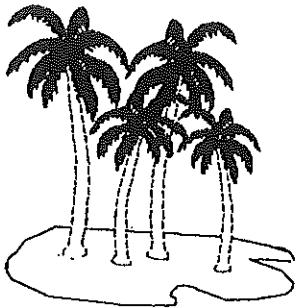
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## Real Estate Newsletter from Kauai's South Shore!

### HAWAII'S GROWING POPULATION

Hawaii has grown from a population of 641,500 in 1960  
to 1,082,500 in 1987, a 69 percent increase.

The County of Kauai grew 71.2 percent during these 27 years.

	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1987</u>	<u>% CHANGE</u>		
					<u>60/70</u>	<u>70/80</u>	<u>80/87</u>
STATE TOTAL	641,500	771,600	968,900	1,082,500	20.3	25.6	11.7
BY CATEGORY							
Civilian	522,100	660,100	846,900	959,500	26.4	28.3	13.3
Military	59,200	53,800	57,900	58,100	-9.1	7.6	0.3
Mil. Dependents	60,300	57,800	64,100	64,800	-4.1	10.9	1.1
BY COUNTY							
Honolulu	505,200	631,600	764,800	830,600	25.0	21.1	8.6
Big Island(Hawaii)	60,300	63,800	93,000	114,400	5.8	45.8	23.0
Maui	42,400	46,500	71,600	89,900	9.7	54.0	25.6
Kauai	27,800	29,800	39,400	47,600	7.2	32.2	20.1

Source: Hawaii State Department of Business and Economic Development. Totals as of July 1, 1989; rounded off to the nearest hundred.