

KAUAI'S

Real Aloha Team

Volume 2 Number 3

A Real Estate Newsletter

Fall 2015

Can't Say That Anymore!

Together, Chris and I have been in real estate sales on Kauai for over 45 years. In that time we have had the opportunity to see lots of properties and meet all types of buyers and sellers from all around the U.S. and world.

No matter how diligent you are, you can miss a new listing, price drop or recent sale, that may benefit one of your buyer or seller clients.

We have all heard in a real estate conversation, "If I knew that house was for sale, I would have bought that house in a New York minute," or "if I knew prices were that high, I would of sold my property".

Well..... YOU CAN'T SAY THAT ANYMORE! At our website, www.realalohateam.com, you can direct the real estate information you deem important to your email address. By setting up your own account, you can control the type of property, price, bedrooms, baths, size of the land and much more. All this information will be sent to your email address as it happens.

Setting up an account is easy, however, we all don't have the computer skills of an eight year old. If you need help, just give us a call or email and we will get you all set up.

When you need the services of a Realtor for your next purchase or sale, we would like the opportunity to help in the sale's process.

Mahalo,
Drew & Chris



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Let's Be Friends!

The Real Aloha Team's Facebook page is now up and running. On our Facebook page you will find current information on Kauai's real estate market, Buyer & Seller comments and other information that will benefit buyers and sellers of Kauai real estate. Check us out, and send in your friend request.
[Facebook.com/RealAlohaTeam](https://www.facebook.com/RealAlohaTeam)

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Contact the Real Aloha Team: Drew & Chris
email: info@realalohateam.com phone: 808-742-2244 www.realalohateam.com



MLS# 274576

Listing Price: \$639,000

**3311 Uwila Place, Lawai
4 Bedrooms, 2.5 Baths**

Vintage 1,610 sq/ft classic Hawaiian plantation-style home. Large 20,000 sq/ft corner lot with a 2,400 sq/ft garage/workshop. Additional dwelling may be possible with county approval.



MLS# 286109

Listing Price: \$760,000

**3938 Ulu Alii Street, Kalaheo
3 Bedrooms, 2.5 Baths**

THE GRAND HOUSE OF KALAHEO!
If you are into entertaining this is the house for you. The living room, dining area, two lanai's and kitchen blend into the ultimate floor plan. Workshop, two full car garage, along with a third storage garage, give you plenty of space for your cars and storage of your personal items.

Kauai Real Property Tax Rates (Fiscal Year July 1, 2015 to June 30, 2016)

Property Class	Tax Rate Per \$1,000
Homestead	\$ 3.05
Residential	\$ 6.05
Vacation Rental	\$ 8.85
Commercial	\$ 8.10
Industrial	\$ 8.10
Agricultural	\$ 6.75
Conservation	\$ 6.75
Hotel & Resort	\$ 10.85
Residential Investor	\$ 7.05
Commercialize Home use	\$ 5.05

Two New Tax Classes for 2015,
Residential Investor & Commercial Home Use

Information from Title Guaranty information Flyer.
A complete list of tax rates and Title Guaranty's
disclaimer go
www.RealAlohaTeam.com/RealPropertyTaxRates.



With more branches in Hawai'i than any other title and escrow company, we are ready to help at a location near you.

KOLOA BRANCH: 3417 E Poipu Road, #106
Koloa, HI 96756
Phone: 808.742.8485 | koloa@tghawaii.com



MLS# 280371

Listing Price: \$519,000

**Lawai Beach Resort #A206
1 Bedroom, 1 Bath**

Rare, fee simple unit with great ocean views and exceptional landscaping. Enjoy the ocean breezes and watch the surf from your lanai. Property has 3 pools, jacuzzi & BBQ.

Kauai Homes for Sale

<u>Price Range</u>	West Shore	South Shore	Lihue Area	Wailua Kapaa	North Shore
Under - \$350,000	8	1	1	2	0
\$351,000 - \$500,000	10	8	3	15	2
\$501,000 - \$750,000	11	13	7	28	17
\$751,000 - \$999,000	2	22	10	11	27
\$1,000,000 and up	2	59	7	32	79

Data gathered from MLS on 9/16/2015

Kauai Land for Sale

<u>Price Range</u>	West Shore	South Shore	Lihue Area	Wailua Kapaa	North Shore
Under - \$350,000	5	15	3	22	9
\$351,000 - \$500,000	0	24	1	19	15
\$501,000 - \$750,000	2	9	1	9	11
\$751,000 - \$999,000	4	9	1	3	5
\$1,000,000 and up	1	14	1	6	34

Data gathered from MLS on 9/16/2015

About Kauai & Hawaii

Official Flowers for Each Hawaiian Island:

Island	Flower
Kaua'i	Mokihana (Green Berry)
O'ahu	Ilima
Hawai'i	Red Lehua (Ohia)
Maui	Lokelani (Pink Cottage Rose)
Ni'i'hau	White Pupu Shell
Moloka'i	White Kukui Blossom
Lana'i	Kaunaoa
Kaho'olawe	Hinahina (Beach Heliotrope)

Iolani Palace is the only Royal Residence in the United States of America.

Hawaii is the only state with its own time zone!

For detailed information on all Real Aloha Team listings, go to www.realalohateam.com & click on "Featured Properties".

BUY/SELL REAL ESTATE ON KAUAI, CALL THE REAL ALOHA TEAM
808-742-2244 | 888-742-3739 | info@realalohateam.com



Listing Price \$1,199,000

New golf course house currently under construction, on the fourth hole on the Kiahuna Golf Course, in the Wainani Subdivision. 3-bedrooms, 3-full baths and one half bath. Vaulted ceilings, air-conditioning, quality appliances and custom touches throughout the home. Will not be in MLS until end of October. This builders homes don't stay on the market very long. Pictured: view from lanai.



Pau A Laka Street, Poipu

MLS# 274845

10,064 sq/ft

Listing Price \$414,500

Poipu's newest subdivision in the Visitor Destination Area (VDA). Two homes possible with County approval.



NEW Price!

3660 Lolo View Estates, Kalaheo

MLS# 277161

21,780 sq/ft

Listing Price \$599,000

Ocean view from Poipu to Niihau, coastline and sunset views!



Reserved for your listing!



2376 Kanio Street, Lihue

MLS# 253851

13,544 sq/ft

Listing Price \$629,000

Puakea Golf course frontage lot. Located in one of Lihue best subdivisions.

Contact the Real Aloha Team: Drew & Chris
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MLS# 283380 **Listing Price: \$949,000**
3550 Kakela Makai Drive, Kalaheo
4 BD, 3.5 BA

This well-constructed, family-orientated home has 4 bedrooms with 3.5 baths. Large master suite with valley, mountain and ocean views. Second master on main level can be used as a guest suite and was designed as one floor living with a large garage, kitchen, laundry room, dining room, living room and large lanai all on one level. Custom touches throughout the home.



MLS# 285608 **Listing Price: \$1,249,000**
1225 Nohea Street, Kalaheo
4 BD, 3.5 BA

One of the most detailed homes on the south shore of Kauai. Some of the custom features are: large gourmet kitchen, four large bedrooms, large covered lanai, designer lighting and fixtures. The lower level could be set up as one of the best man/women caves on the island.

Kakela Makai Oceanview Subdivision



MLS# 193964
1248 Nohea Street, Kalaheo
Listing Price: \$375,000
Approximately 11,698 sq/ft
Phase 2, Lot #18

Corner lot with ocean and coastline views.



MLS# 283145
Kua Aina Street, Kalaheo
Listing Price: \$327,500
Approximately 10,181 sq/ft
Phase 3, Lot #37

Ocean and mountain view in one of the best subdivision/areas on the south shore of Kauai.



NEW Price!

MLS# 276267
1177 Lani Nu Street, Kalaheo
Listing Price: \$299,900
Approximately 11,088 sq/ft
Phase 1, Lot #64

HUGE Price Reduction! Cul-de-sac location with excellent ocean and coastline views.



NEW Listing!

MLS# 286015
1176 Lani Nu Street, Kalaheo
Listing Price: \$317,000
Approximately 10,667 sq/ft
Phase 1, Lot #69

Perched on hill for great Poipu and ocean views.

SOLD Land Parcels in Kakela Makai, by the Real Aloha Team in 2015!

Phase 1, Lot #24 \$250,000
Phase 1, Lot #79 \$225,000
Phase 3, Lot #28 \$369,000



MLS# 280900
1230 Pua Melia Street, Kalaheo
Listing Price: \$299,000
Approximately 10,804 sq/ft
Phase 1, Lot #49

Houses in front of this lot have been built and allows buyer to design a home to capture all the ocean and mountain views.

Two new homes on one large lot. Complete turnkey vacation homes in Poipu Beach Estates. Main house has three bedrooms, office and 2.5 baths. Completely furnished, large lanai, porte-cochere, hot tub, vaulted ceilings with air conditioning in every bedroom. Second home is a 2-bedroom with two baths. Completely furnished, large lanai and a 3-car garage. This home has it all!



**NEW
Listing!**

5360 Nakoa Street

MLS# 285423 Listing Price: \$1,795,000 5 BD, 4.5 BA Land Area: Approx. 16,084 sq/ft

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Prince Kuhio #130, Poipu
MLS# 281797
Listing Price: \$299,000
Approximately 421 sq/ft, 0 BD, 1 BA

Great vacation rental property.
Ground floor corner unit.



MLS# 283509 Listing Price: \$849,000
Manualoha #901, Poipu Kai Resort
3 BD, 3 BA

Rare 3-BD unit located on the greenbelt leading to Poipu Beach & with all the amenities of Poipu Kai Resort. The unit has been upgraded with a new kitchen & bathrooms, carpeting, paint and is completely furnished. The master bedroom has vaulted ceiling and a lanai that faces the greenbelt.



In Escrow

Prince Kuhio #206, Poipu
MLS# 284390
Listing Price: \$345,000
Approximately 607 sq/ft, 1 BD, 1 BA

A blank canvas ready for your
creative touches.



Prince Kuhio #132, Poipu
MLS# 280166
Listing Price: \$279,000
Approximately 421 sq/ft, 0 BD, 1 BA

Furnished ground floor studio unit
close to pool and BBQ area.



Manualoha #1102, Poipu
MLS# 274834
Listing Price: \$525,000
Approximately 885 sq/ft, 1 BD, 2 BA

Ground floor, private lanai setting,
completely furnished.

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Setting Up Your Own Real Estate Account on www.realalohateam.com

Search, save and control the real estate information that is important to you.

Follow these simple directions. If you have any questions give us a call or email us at info@realalohateam.com.

How to set up an account on our website to get the property information emailed to you:

Log on to www.realalohateam.com. Click on '4 Ways to Search', then click on 'My Email Alert'. From there just fill in your name, email and phone number and then your search criteria. Click the 'Sign Up' button and that's it! Emails will be sent to you when an active listing in your search criteria comes on the market!

Remember when you see a property you like let us know. We can give you more information, pictures and maybe even a video!

Here's how to search for Active Real Estate Listings with just a few keystrokes:

Log on to www.realalohateam.com. Click on 'Projects, Subdivisions and Areas'. You now have access to all the current listings available for sale on Kauai displayed in an easy, user friendly format. It's that simple!

You are able to view condos by project, subdivision or area. Homes and condominiums island-wide are displayed by location and price. Land is broken down by the five major areas of Kauai as well as location and price.

Example on how to find a condo project in Poipu , let's look at Kahala at Poipu Kai:

Go to: www.realalohateam.com
Click: Projects, Subdivisions and Areas
Click: Kahala at Poipu Kai
The available units at Kahala will appear automatically.



MLS# 287252 Listing Price: \$579,999
4390 Maha Road, Koloa
3 BD, 1.5 BA

A classic plantation style home in Omao Homesteads. This 3 bedroom, 1.5 bath home in upper Omao is set on a good sized 19,445 sq/ft lot with distant valley and mountain views. The carport has room for two cars with an additional room/work area and a half bath with separate shower and laundry area.



MLS# 285673 Listing Price: \$429,000
5464 Nanamua Street, Kekaha
5 BD, 3.5 BA

Large home in sunny Kekaha for the extended family or someone who needs lots of space. Open floor plan with plenty of space for entertaining, tile floors and built-in cabinets. The back portion of the home has an addition that can be used as separate quarters.

If you have your property listed for sale or you have a Buyers Representation Agreement with another Realtor, please seek your real estate information from them. It is not our intention to solicit parties with properties currently listed for sale, or those engaged in a Buyer's Representation Agreement, with this newsletter, our professional brochures, or advertisements.



Kiahuna Plantation #432
MLS# 283476
Listing Price: \$59,000
Approximately 640 sq/ft
1 BD, 1 BA

One of the lowest priced condo units in all of Poipu. Leashold property.



Makahuena #1202
MLS# 271215
Listing Price: \$525,000
Approximately 1,142 sq/ft
2 BD, 2 BA

Recently remodeled, furnished, with an ocean view from lanai. Pool with ocean view, and BBQ area.

Seven Month Comparison

The information below is a comparison of the first seven months of 2015 and 2014.

Numbers of Sales

Homes	2015	2014	%Change
Waimea	15	23	-34.78%
Koloa	50	64	-21.88%
Lihue	28	33	-15.15%
Kawaihau	86	92	-6.52%
Hanalei	87	59	+47.46%

Sales Volume

Homes	2015	2014	%Change
Waimea	\$6 m	\$8 m	-25%
Koloa	\$50 m	\$68 m	-26%
Lihue	\$14	\$15 m	-3.68%
Kawaihau	\$53 m	\$50 m	+6.21%
Hanalei	\$176 m	\$82 m	+115%

Data from MLS.

If you have a question about real estate and/or would like to see other information in the next newsletter, please feel free to give us a call or send us an email.

**TO BUY OR SELL
 A CONDOMINIUM
 ON KAUAI,
 CALL
 REAL ALOHA TEAM
 808-742-2244**

Property Information Request

We will be happy to answer any real estate questions you have and to provide information on real estate activity.

Simply call, email or fill out and return this information request form.

For immediate assistance send via Fax 808-742-7685 call us at 808-742-2244 email: info@realalohateam.com

Name _____

Address _____

City, State, Zip _____

Phone _____ Email _____

I am interested in following:

☐ The value of my property

☐ I am considering selling my property | Property location: _____

☐ I am considering purchasing property

Mail to: Real Aloha Team 1941-B Poipu Road, Koloa, HI 96756

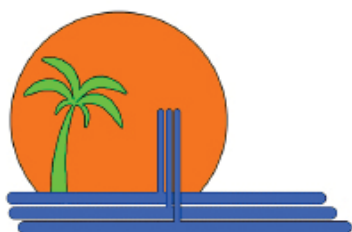
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Real Aloha Team
1941- B Poipu Road
Koloa, HI 96756



scan to view
our website



Real Estate Newsletter from the south shore of Kauai



MLS# 273764

Listing Price: \$899,000

Poipu Shores #403-A
2 Bedrooms, 2 Baths
Living Area: Approximately 912 sqft

“Wow” describes the ocean views!
“Wow” describes this totally remodeled unit.
This unit is unlike any other unit in the project.
Seller has taken the extra steps to make this
unit the best of the best.



MLS# 286994

Listing Price: \$355,000

Kalaheo Pali Kai #16
3 BD, 2 BA
Living Area: Approximately 1,265 sqft

This 2-level, 3-bedroom, 2-bath condo has valley, mountain and distant ocean views. The upper level bedroom and full bath access a private enclosed patio for additional outdoor living. The kitchen, living and dining areas have access to the upper lanai where you can sit and enjoy amazing valley view's looking towards the ocean on the horizon.