

KAUAI'S

Real Aloha Team

Volume 1 Number 1

A Real Estate Newsletter

October - December 2014

Welcome, Aloha, Benvenuti, Dobrodošli, Yokoso, Maligayang Pagdating, Willkommen and Bienvenidos!

This is the inaugural issue of the Real Aloha Team Newsletter and the official announcement of the formation of the Real Aloha real estate sales Team. Our Team consists of three Coldwell Banker Makai Properties agents working in a team format in order to bring our clients the highest level of service and experience available in the real estate market on Kauai today.

Although this Team is new, we are not new to real estate on Kauai. Check out our credentials in the article "Our Experience is Your Advantage" on page 3.

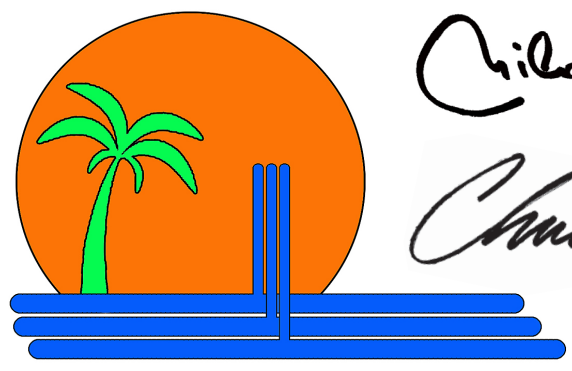
We hope you enjoy the real estate related information, timely articles, and properties that we are marketing for our clients. All the featured listings in this and future newsletters will be properties currently listed for sale with the Real Aloha Team.

Our goal is to give the owners and buyers of Kauai real estate a reliable source to attain the most current and accurate information on the Kauai real estate market, to discuss trends and opportunities in the market, to invite you to our website www.realalohateam.com and to share our email blasts and our property brochure 's with you.

We welcome your comments and suggestions, as this will help us to provide you with the information and necessary tools to make sound real estate decisions.

Mahalo,
Drew, Chris and Milan
The Real Aloha Team

Drew
Chris
Milan



Drew Vento
REALTOR® Broker
RB-14719
808-639-0866
drew@realalohateam.com



Chris Coscarella
REALTOR® (S)
RS-59226
808-635-5200
chris@realalohateam.com



Milan Kenjić
REALTOR® (S)
RS-75090
808-634-7476
milan@realalohateam.com



Inside This Issue:

- What is Escrow.....page 2
- Land & Home Update.....page 3
- Kakela Makai Ocean View Subdivision.....page 4
- Featured Properties.....page 5
- Island Condo Update.....page 6
- Property Information Request.....page 7
- Hot Properties.....page 8

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



MLS# 266161 4366 Puu Pinao Place Omao/Koloa
Asking Price: \$849,000 - Almost 2 acres of land
Three bedrooms, 2.5 Baths, Two car garage.

Privacy! Privacy! Privacy! Long private driveway gives the feeling that you are the only person on the entire island. Fruit trees, comfortable floor plan, large kitchen and large living room with a fireplace. Additional home may be built with County of Kauai approval. Please do not enter this property without an appointment. This is a short sale property.



MLS# 273017 2407 Kipuka Street Poipu
Asking Price: \$879,000 - 10,701 square feet of land
Approximately 3,500 sq/ft living area, Five bedrooms 4 Baths & Guest House.

Large home within walking distance to Poipu beach, the property has four bedrooms, three baths in the main house with one bedroom and one bath in the Guest house. Wonderful living arrangement to fit a large family or the space to fit a multigenerational family. Fenced front and back yard for pets.

What is Escrow?

Escrow provides a neutral, trustworthy location and process where documents and funds relating to a real estate transaction are executed, deposited, held and disbursed upon the fulfillment of all conditions of the escrow instructions.

Escrow companies are licensed, bonded & insured. They provide experience and expertise in real estate transactions and work together with the parties and their agents to expeditiously close your transaction.

Escrow calculates the prorations for monthly and yearly assessments such as real property taxes, lease rents, and condominium or other association dues. Escrow provides and obtains HARPTA and FIRPTA documents; and pays, as instructed, existing liens, mortgages, taxes, fire insurance premiums, etc. Escrow also coordinates the recordation of documents and the issuance of the desired title insurance coverage with the client's selected title company.

Escrow will also produce preliminary and final closing statements indicating the various charges and credits to the seller and the buyer.



TITLE GUARANTY IS THE OLDEST AND LARGEST TITLE AND ESCROW COMPANY IN HAWAII WITH 18 BRANCHES STATEWIDE.

Our professional real estate team has the experience and resources to close all types of real estate transactions. We look forward to supporting you with all your future real estate needs.

KOLOA BRANCH | 3417 E POIPU RD #106 KOLOA HI 96756 | PH: 808-742-8485 KOLOA@TGHAWAII.COM

Kauai Homes for Sale

<u>Price Range</u>	West Shore	South Shore	Lihue Area	Wailua Kapaa	North Shore
Under - \$350,000	7	1	0	4	0
\$351,000 - \$500,000	9	5	4	11	1
\$501,000 - \$750,000	13	22	7	28	13
\$751,000 - \$999,000	5	15	2	15	28
\$1,000,000 and up	1	60	9	36	82

Data gathered from MLS on 10/05/14

Realalohateam.com is the name of our new website dedicated to Kauai Real Estate. Our goal is to make this the easiest and most informative site to search, save and research properties on Kauai.

Realalohateam.com will allow you the user to set up your own account and control your searches, save your searches and have your property requests sent directly to your email address.

In addition to the search features mentioned above we have two sections that employ Google Maps to help you locate property. One of these allows you to position the Google Man over a property and see the property and the neighborhood.

This is just the first phase in the development of our website. We are currently working on more features to make your experience at **Realalohateam.com** an easy and enjoyable one.

If you would like to share your comments, please email or call us with your suggestions.

Kauai Land for Sale

<u>Price Range</u>	West Shore	South Shore	Lihue Area	Wailua Kapaa	North Shore
Under - \$350,000	6	12	13	30	5
\$351,000 - \$500,000	0	24	1	27	15
\$501,000 - \$750,000	1	14	1	4	14
\$751,000 - \$999,000	4	6	1	8	05
\$1,000,000 and up	1	10	0	8	21

Data gathered from MLS on 10/05/14

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



MLS# 274845
Poipu Beach Estates #111
Approximately 13,064 sq/ft
Asking Price \$449,000

Poipu's newest subdivision in the VDA. Two homes possible with County approval. Best value in Poipu.



MLS# 253851
2376 Kanio Street, Lihue
Puako Subdivision
Asking Price \$629,000

Puakea Golf Course frontage with mountain and ocean views from a two-level home.

Our Experience is Your Advantage!

We want your business. We want to help you with your next transaction and every one after that. Just like you investigated the experience level of your mechanic, your dentist, your doctor, your tax preparer and any other professional, why not your Realtor?

The Real Aloha Team is made up of four professionals working together to complete the task of helping our clients purchase and sell real estate on Kauai.

Our lead broker is Drew Vento, he has been selling real estate since 1986 and to date has sold over 900 properties on Kauai and over \$300,000,000 in sales volume. He is Coldwell Banker Makai Properties' all-time top broker and leading sales broker six times out of the past nine years, and either first or second every year since 1998.

Our Associate Sales Agents are Chris Coscarella and Milan Kenjic. Their dedication, years of experience and professionalism round out our sales team. We also employ a full time office professional that keeps all the parts of the sales process running smoothly.

Let our experience and professionalism work for you.
 Together we are the Real Aloha Team.

Kakela Makai Oceanview Subdivision

Kalaheo, Kauai



MLS# 264745
Asking Price: \$269,000
Approximately 10,212 sq/ft
Phase 1, Lot #79

Level parcel at the entrance to Kakela Makai with ocean and mountain views.



MLS# 193964
Asking Price: \$375,000
Approximately 11,698 sq/ft
Phase 2, Lot #18

Corner two level parcel with ocean views. Perfect configuration for home and an "ADU".



MLS# 270174
Asking Price: \$275,000
Approximately 12,007 sq/ft
Phase 1, Lot #24

Located next to clubhouse, with dynamic ocean & mountain views.



This space is reserved for your listing



MLS# 276409
Asking Price: \$349,000
Approximately 10,226 sq/ft
Phase 1, Lot #32

Two level lot with ocean views with a quick two minute walk to the pool & clubhouse.



MLS# 270130
Asking Price: \$475,000
Approximately 12,990 sq/ft
Phase 3, Lot 28

The best ocean and coastline view available in the Subdivision.

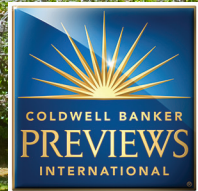
Top of Poipu!

“Hale Okika” is located on Hoohu Road in Poipu and has one of the best ocean, coastline and sunset views in all of Poipu. Three bedrooms, three baths, pool, fenced yard and completely furnished. Bring your suitcase and start living!



MLS# 273508

Asking Price: \$2,495,000



**NEED
MORE INFO?
CALL
REAL ALOHA TEAM
808-742-2244**



Not an MLS Listing

Asking Price: \$989,000

**3550 Kakela Makai Drive
Kakela Makai Oceanview Subdivision
Approximately 15,162 sq/ft
Four bedrooms 3.5 baths - Two Car Garage**

This home has everything! Open floor plan, large deck, lava rock wall, hardwood floor, ocean and mountain views, laundry room, valley access and more. You could not rebuild this house for the asking price! Call us for details and showing instructions



MLS# 273764

Asking Price: \$929,000

**Poipu Shores Unit #403-A
Two bedrooms with two baths**

OMG! Look no further, as this is the best oceanfront unit available on the south shore of Kauai under a million dollars. Totally remodeled from head to toe, with ocean and coastline views. Good rental returns makes this a top pick for anyone looking for an oceanfront condominium

South Shore Condominiums for Sale

PROJECT	BED	BATH	UNITS AVAIL	ASKING PRICE	
				LOW	HIGH
Honu Kai Villas	2	2	1	1,495,000	
Kahala @ PKR	1	1	7	429,000	699,500
Kalaheo Pali Kai	3	2	1	295,000	
Kiahuna Plantation	1	1	45 LH	57,900	1,075,000
Kiahuna Plantation	2	2	5 LH	229,000	459,000
Koloa Gardens	1	1	1	258,000	
Koloa Landing	2	2	3	899,000	1,359,000
Kuhio Shores	1	1	2	649,000	680,000
Kuhio Shores	2	1	1	1,100,000	
Makahuena	2	2	4	325,000	649,000
Makahuena	3	2	3	599,000	825,000
Makanui @ PKR	2	2	1	588,000	
Manualoha @ PKR	1	1	1	495,000	
Manualoha @ PKR	1	2	1	525,000	
Manualoha @ PKR	2	2	2	575,000	795,000
Nihi Kai Villas	2	2	3	635,000	779,000
Poipu Kapili	2	3	1	1,300,000	
Poipu Kapili	2	2	1	1,700,000	
Poipu Palms	2	2	2	599,000	745,000
Poipu Sands @ PKR	2	2	3	810,000	900,000
Poipu Shores	2	1	2	949,000	949,000
Prince Kuhio	0	1	1	320,000	
Prince Kuhio	2	1	1	975,000	
Regency @ PKR	2	2	1	465,000	
Regency @ PKR	3	2	1	749,000	
Regency Villas @ PKR	3	3	1	739,000	
Sunset Kahili	1	1	3 LH	220,000	298,000
Sunset Kahili	2	2	1 LH	550,000	
Villas @ PKR	3	3	13	845,000	1,200,000
Villas @ PKR	4	3	4	1,425,000	2,200,000
Waikomo Streams Villas	2	2	1	545,000	
Whalers Cove	2	2	2	1,250,000	1,400,000
Pili Mai	2	2	4	630,500	699,500
Pili Mai	3	3	4	650,500	735,500
Pili Mai	4	3	1	760,000	
Kukui`ula Club Bungalows	1	1	1	1,425,000	
Kukui`ula Club Bungalows	2	2	1	2,990,000	
Kukui`ula Club Bungalows	3	3	1	2,585,000	

Data gathered from MLS on 10/05/14 Project not Shown = Not Available LH= Lease Hold

Going Green, Going Direct!

This being the first issue of Real Aloha Team Newsletter we would like to email you this and future Newsletters directly to your personal email address. Having the newsletter emailed to you has benefits for both you and the Real Aloha Team:

#1. You will get the Real Aloha Team newsletter about three weeks faster than the printed newsletter.

#2. A tree is spared.

#3. We get to save some \$\$\$ on printing and mailing costs and use those funds to best promote our Clients' properties.

Your email address will never be sold, traded or shared. Your email will be used only to send you our Real Aloha Team's Newsletter, real estate property alerts and real estate related information. You can cancel these email and alerts with an email or phone call at any time.

Back in Time

Kalaheo home for Sale \$160,000

Three bedrooms, two baths on 7,995 square foot lot with an ocean view.

This was an actual listing in March of 1984. How about a one bedroom condo at Poipu Kapili for \$199,500 or a land parcel in Bay-view at Poipu Kai Resort for \$105,000? You can now go back in time and check out these properties and the prices when you visit www.realalohateam.com and search the archives of drewsnews.com.

We have all of the Drew's Newsletters dating back to 1988 for you to stroll down memory lane. What will today's properties be worth in 30 years?

If you have your property listed for sale or you have a buyers representative agreement with another Realtor please seek your real estate information from them. It is not our intention to solicit owners with property listed for sale or buyers with a buyers representative agreement from other Realtors with this newsletter or any of our professional brochures or advertisements.

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 to purchase property

Located on/in:

- Condominium
- Residential Property
- Land
- Other _____
- The west side
- Poipu/South Shore
- Lihue area
- Wailua/Kapaa
- North Shore

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

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



Kauai Condominiums for Sale

Price Range	South Shore		Lihue Area		Wailua Kapaa		North Shore	
	FS	LH	FS	LH	FS	LH	FS	LH
Under -\$200,000	0	24	8	4	17	0	0	0
\$201,000 - \$400,000	4	16	15	2	15	0	11	0
\$401,000 - \$600,000	14	9	5	0	16	0	26	1
\$601,000 - \$800,000	22	4	1	0	5	0	22	0
\$801,000 - and up	39	2	0	0	10	0	17	0

FS = Fee simple ; LH = Lease Hold

Data gathered from MLS on 10/05/14

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



MLS# 271715

Asking Price: \$585,000

**Makahuena Unit # 1-202
Two bedrooms with two baths**

Short walk from the parking area and only seven steps up to the front door. Recently remodeled, tiled floor, completely furnished, ocean view from lanai, vacation rental or fulltime living. The project is a full resort with rental office, pool, tennis and hot-tub. Good two bedroom value in Poipu!



MLS# 274715

Asking Price: \$525,000

**Manualoha @ Poipu Kai Resort Unit # 1102
One bedroom with two baths.**

Completely furnished condominium with a garden lanai. Manualoha pool has an ocean view and ownership includes access to eight tennis courts two pools and hot tub. Short walk to Shipweck's and Poipu Beach.

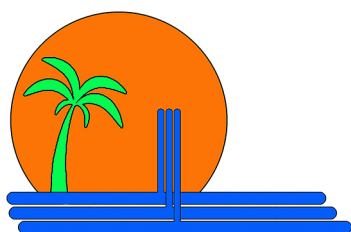
Contact the Real Aloha Team: Drew, Chris and Milan
email: info@realalohateam.com phone: 808-742-2244 www.realalohateam.com

page
7

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# 272578

Asking Price: \$849,000

**3685 Waha Road, Kalaheo
Four Bedrooms 3.5 baths
Three car garage with storage**

Large two level home in Kalaheo with ocean views, two decks, 1,600 sq/ft of storage, 4 bedrooms, office, mother-in-law area and three car garage. Recently painted and re-roofed. If you require a large home in excellent condition, then you must see this home.



MLS# 270004

Asking Price: \$749,000

**4381 Kai Ikena Drive, Kalaheo - Approx. 8,424 sq/ft lot
Three bedrooms with 3 baths, six car garage/man cave**

Ocean and mountain views from the main living area and the top floor master bedroom. Hardwood floors, large kitchen, wrap around lanai, high ceilings, access to lanai or deck from every bedroom. The garage is approximately 1,550 sq/ft with bath and can hold at least 6 cars. Could be the ultimate man cave. You got to see this home!