

# \$10,500 - 6 Kai Ala Dr 4107/4109, Kaanapali

MLS® #389306

## \$10,500

2 Bedroom, 2.00 Bathroom, 1,200 sqft  
Fraction-Partial-Interval on 10.00 Acres

N/A, Kaanapali, Hawaii

**MOTIVATED SELLER!** The \$10,500 List Price is far below the Developer's current sales price of \$37,000+. This could be a multiple offer situation. **THIS IS A FRACTIONAL OWNERSHIP PROPERTY.** Owners receive a fee-simple undivided interest in a condominium with use rights for the two-bedroom lock-off unit for 7 nights every even year, beginning 2022. This ownership comes with 148,100 StarOptions points which can be used to reserve other units, outside their deeded season, residence type and home resort. **THE PROPERTY IS ZONED AND APPROVED FOR NIGHTLY RENTALS.** In 2019 the average rental rate for non-shoulder seasons was approximately \$915/night for the two-bedroom, or \$614/night for the one-bedroom unit. The studio was over \$350/night. Past rental performance is no guarantee of future revenue. The Westin Kaanapali Ocean Resort Villas the perfect island retreat. Located on adjacent to Airport beach, this spacious two-bedroom villa include private lanais, full-sized kitchen, kitchenette in the "lock-off unit", 2 washers and dryers, generous living and dining room areas, and complimentary Wi-Fi. This villa features a "lock-off" configuration. The two-bedroom villa is actually a full one-bedroom villa with an attached studio unit, complete with kitchenette. The Studio can be locked-off and used by different people than the one-bedroom unit. The beachfront resort includes on site amenities including multiple pools, spa, tennis,



restaurant, gym, full concierge, security, spa and other services. PAYMENT IS MADE VIA CREDIT CARD OR PAYPAL. Due to the extremely low price, payment is accepted via Credit Card or PayPal. Financial may be available to buyers through outside sources such as personal loans or low-interest credit cards. Seller does not provide any financing options. The Maintenance Fee includes all property taxes, HOA fees, Common area fees, maintenance fees, housekeeping and a reserve to upgrade all furniture and fixtures and appliances at regular intervals, typically every 5 years. Maintenance fees are due on January 1 of each year. The total maintenance fee for this property is \$1,413.91 per year. Some buyers purchase these for their personal use, as the purchase price is about the same as renting 2 weeks. Other buyers find this an affordable way to add to their commercial rental portfolio with significantly above-market rental returns. It is rare to be able to purchase an ocean-front property in Maui. This is your chance. \*Disclaimers: Prices quoted are deemed accurate, but may fluctuate according to developer marketing strategies, individual sales, or changes in developer and resale market conditions. Past rental performance is no guarantee of future revenue.

Built in 2004

### **Essential Information**

MLS® #	389306
Price	\$10,500
Bedrooms	2
Bathrooms	2.00
Square Footage	1,200
Land Tenure	Fee Simple
Acres	10.00
Year Built	2004
Type	Fraction-Partial-Interval

Sub-Type Fractional  
Status Active

### Community Information

Address 6 Kai Ala Dr 4107/4109  
Area Kaanapali  
Subdivision N/A  
City Kaanapali  
Building Name Westin Kaanapali Ocean Resort Villas  
State Hawaii  
Zip Code 96761

### Amenities

Parking Spaces 1  
Garages Yes  
View Mountain/Ocean  
Is Waterfront Yes  
Waterfront BeachFront  
Has Pool Yes  
Pool In-Ground

### Interior

Cooling Central AC

### Additional Information

Date Listed November 17th, 2020  
Days on Market 308  
Short Sale Yes  
HOA Fees Freq. Annually  
Monthly Maintenance Fees 1011.79

### Listing Details

Listing Office Timeshare Resales Hawaii

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