

Hawaii Ocean Plaza Project

Land value evaluation analysis report

February 2021

Land value of Hawaii Ocean Plaza project:

Financial cost value: 45 million U.S. dollars.

Market value: 90 million US dollars.

For more project land value analysis reports, please visit:

1. Basic land information:

1-1, Project land address: 1370 Kapiolani Blvd Honolulu HI 96814

1-2, Project website: WWW.HAWAII-OCEANPLAZA.COM

1-3, Land owner company: HAWAII OCEAN PLAZA LP

1-4, Land area: 45,000 square feet.

1-5, Land Type: Commercial and residential mixed type.

1-6, land plot ratio 3.5-10

1-7, the building height is 400 feet.

2. The current financial cost of the land is worth 45 million US dollars:

These include:

2-1, Purchased at USD 23 million in 2016.

2-2, The land has been approved for project planning, architects, structural engineers, hydropower design, soil, civil engineering, garden design, environmental reports, and the design team cost 7 million US dollars.

2-3, Project management costs, from 2016 to 2021 20 million US dollars.

2-4, other project costs 5 million US dollars.

3. The land market value is 90 million US dollars:

Basis for 90 million USD:

3-1, the plan is approved for 450,000 square feet. If the land is sold for 9,000 dollars, the developer's land cost is very low, and the land cost is controlled at 200 dollars per square foot.

3-2, the construction cost is 300 USD/square foot.

3-3, the financing cost is 30 USD/square foot.

3-4, the cost of sales is 20 USD/square foot.

3-5, the project management cost is \$50/square foot.

Total project investment cost:

$200 \text{ USD} + 300 \text{ USD} + 30 \text{ USD} + 20 \text{ USD} + 50 \text{ USD} = 600 \text{ USD} / \text{square foot.}$

4. HONOLULU ALA MOANA community real estate market value:

4-1, The land is located in ALA MOANA, the top golden community in HONOLULU. The current sales price of new real estate projects in the community is 1,000-1,500 US dollars/square foot

4-2, the real estate price of the Hawaii Ocean Plaza project is 1,000-1200 US dollars per square foot.

5. If the developer's profit forecast after the sale of the land of the Hawaii Ocean Plaza project of 90 million USD:

5-1, if the market price of 90 million US dollars is sold, the project is planned for 450,000 square feet, so the land value is 200 US dollars per square foot.

5-2, other costs are 400 USD/square foot.

5-3, the investment cost is 600 USD/square foot.

5-4, the average sales price is 1000-1200 USD/square foot.

5-5, the average profit is \$400-\$600/square foot.

5-6, 450,000 square feet can be sold in actual indoor USD 300,000 square feet.

5-7, the project profit is 120 million US dollars.

Therefore, the most will evaluate the result: if the land is sold for \$90 million, the price is very reasonable.

The above is the land value assessment of Hawaii Ocean Plaza:

If you want to know more project real estate sales information: WWW.HAWAII-OCEANPLAZA.COM

This analysis is provided by project developer JOHNSON FANG who has been investing in real estate developers for 40 years.

Mr. Fang is very experienced: economic analysis, project budget, construction engineering, project investment management.

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夏威夷海洋广场项目

土地价值评估分析报告

2021 年 2 月

夏威夷海洋广场项目土地价值:

财务成本价值:4500 万美金.

市场价值:9000 万美金.

更多项目土地价值分析报告请浏览:

1,土地基本信息:

1-1,项目土地地址:1370 Kapiolani Blvd Honolulu HI 96814

1-2,项目网站:WWW.HAWAII-OCEANPLAZA.COM

1-3,土地业主公司:HAWAII OCEAN PLAZA LP

1-4,土地面积:45000 平方英尺.

1-5, 土地类别:商业和居住混合型.

1-6,土地用地容积率 3.5-10

1-7, 建筑高度 400 英尺.

2,土地目前财务成本价值 4500 万美金:

其中包括:

2-1, 2016 年 2300 万美金购买.

2-2, 土地已经完成项目规划批准,建筑师,结构工程师,水电设计,土壤,土木,园林设计,环境报告,设计团队费用 700 万美金.

2-3, 项目管理费用,从 2016 年-2021 年 2000 万美金.

2-4,项目其它费用 500 万美金.

3,土地市场价值 9000 万美金:

9000 万美金的依据:

3-1,规划批准 45 万平方英尺,如果 9000 美金销售土地,开发商的土地成本非常低,土地成本控制在 200 美金/平方英尺.

3-2, 建筑成本 300 美金/平方英尺.

3-3, 融资成本 30 美金/平方英尺.

3-4, 销售成本 20 美金/平方英尺.

3-5, 项目管理成本 50 美金/平方英尺.

合计项目投资成本:

200 美金+300 美金+30 美金+20 美金+50 美金=600 美金/平方英尺.

4,HONOLULU ALA MOANA 社区房地产市场价值:

4-1, 土地位于 HONOLULU 最顶级的黄金社区 ALA MOANA,目前社区新房地产项目房屋销售价格 1000-1500 美金/平方英尺

4-2, 夏威夷海洋广场项目房地产价格 1000-1200 美金/平方英尺.

5, 如果夏威夷海洋广场项目土地 9000 万美金销售后开发商利润预测:

5-1, 如果 9000 万美金市场价格出售,项目规划了 45 万平方英尺,因此土地价值 200 美金/平方英尺.

5-2, 其它成本 400 美金/平方英尺.

5-3, 投资成本 600 美金/平方英尺.

5-4,销售价格平均 1000-1200 美金/平方英尺.

5-5, 平均利润 400 美金-600 美金/平方英尺.

5-6, 45 万平方英尺中可以销售的实际室内美金 30 万平方英尺.

5-7, 项目利润 1.2 亿美金.

因此最会评估结果:如果土地 9000 万美金出售,价格非常合理.

以上是夏威夷海洋广场土地价值评估:

如果想了解更多项目房地产销售信息:WWW.HAWAII-OCEANPLAZA.COM

这个分析是从事房地产开发商投资 40 年的项目开发商 JOHNSON FANG 提供.

方先生非常有经验:经济分析,工程预算,建筑工程施工,项目投资管理.

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