

MAUNA LOA

NORTH LOT  
944 ACRES

HĀLOA 'ĀINA

SOUTH LOT  
638 ACRES

PUU LEHUA DRIVE

real



# Rare Sandalwood & Koa Forest in South Kona

**Own a Piece of History and the Future:** Discover an exceptional opportunity to become the owners and stewards of a Native Hawaiian Dry Land Forest, nestled just 35 minutes South of Kona Town. This unique ecosystem, among the rarest on Earth, is not just a land purchase; it's an invitation to create a lasting legacy for generations to come. For the past 14 years, the Lee Ohana has tirelessly dedicated themselves to restoring this treasured forest. Through their efforts, they've honed a process for producing the world's most valuable Sandalwood Oil, fueling the ongoing restoration of this exquisite land.

## What Makes this Opportunity Exceptional:

- **Restoration Efforts:** The Lee Ohana has pioneered the restoration, meticulously harvesting dead and dying trees and implementing innovative methods that have revitalized the forest's vitality.
- **Infrastructure & Accessibility:** Pu'u Lehua Drive is an 8 mile long private paved and surfaced road for easy access to the land. Miles of fencing, fire breaks, and roads have been strategically installed for convenience and safety.
- **Conservation & Preservation:** Thousands of invasive species have been eradicated, feral animals removed, and hundreds of thousands of native trees planted, resulting in the resurgence of this rare ecosystem. 14 yrs ago only 18 inches of rainfall compared to 36 inches of rain now. Rare native birds like the Apapane are again being found in the forest.
- **Wealth in Nature:** Professionally surveyed inventory of rare Sandalwood and Koa trees valued at millions, this forest stands as a treasure trove of natural wealth. Young Living Essential Oils company exclusively uses Hawaiian Sandalwood oil from this forest.
- **Facilities & Opportunities:** Access to Haloa Aina's Sandalwood oil processing operation.
- Exceptional location for bird hunting retreat, great habitat for pheasants and other game birds
- Perfect location for wellness retreat or family get away.

Breathtaking views. Roads designed for easy access to potential home sites that offer stunning ocean and mountain views, all just a short drive from Kealahou Bay. Seize this extraordinary chance to own, protect, and continue the legacy of this exceptional forest. Whether you seek a sustainable investment, a sanctuary of natural beauty, a hunting lodge or a piece of Hawaiian heritage, this opportunity promises both value and a chance to make a profound impact.

# Haloa Aina Comps and Value Propositions

## COMPARISONS

- 4 Pu'u Lehua Drive Sales between 42 & 97 acres size lots average sales price \$10,674 per acre
- North Hilo 1,127 Acres sold May 2023 for \$9,100,000 — \$8,707 per acre. (No forest Inventory, roads or fencing)

Comparisons	Acres	Sold Price
Comp Lot #1	42.2	\$799,000
Comp Lot #2	49.2	\$799,000
Comp Lot #3	97.3	\$680,000
Comp Lot #4	97.3	\$775,000
Total Sales Volume	286	\$3,053,000

## HALOA AINA VALUE PROPOSITIONS

- 944 Acres at \$12,272,000 (\$13,000 per acre); or 638 Acres at \$6,900,00 (\$10,815 per acre)\*

Value Added	944 Acres	638 Acres
Timber Inventory	\$8,812,238	\$5,995,730
Roads Replacement Value**	\$736,675	\$435,302
Fencing Replacement Value**	\$247,104	\$212,784
Total Inventory & Improvements Value	\$9,796,017	\$6,643,816

*\*Forrest Solutions Inc Professional Inventory Survey*

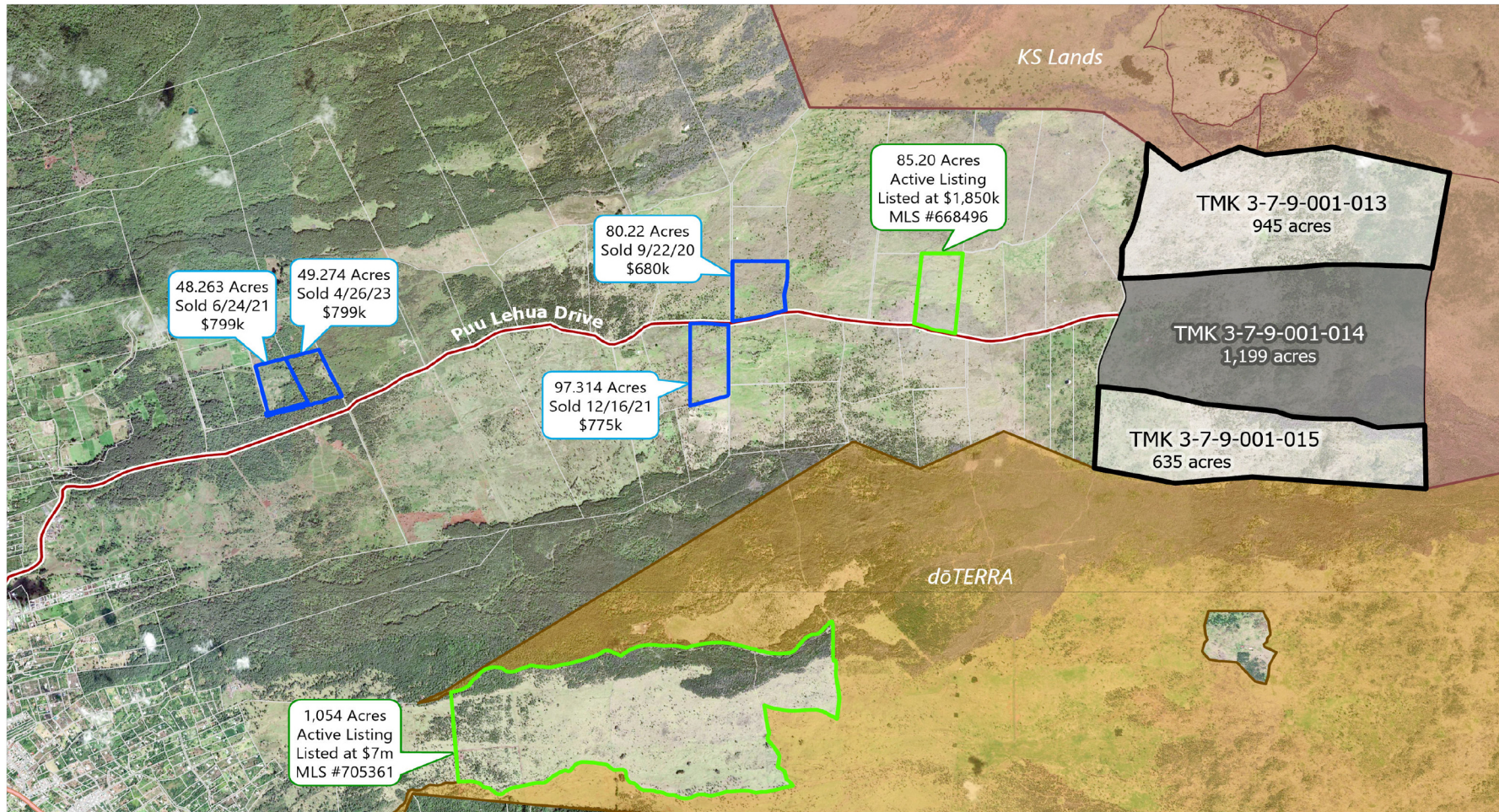
*\*\* See Wade Lee Valuation Calculation based on Forrest Solution Professional Inventory Survey*

# Haloa Aina Parcels Map



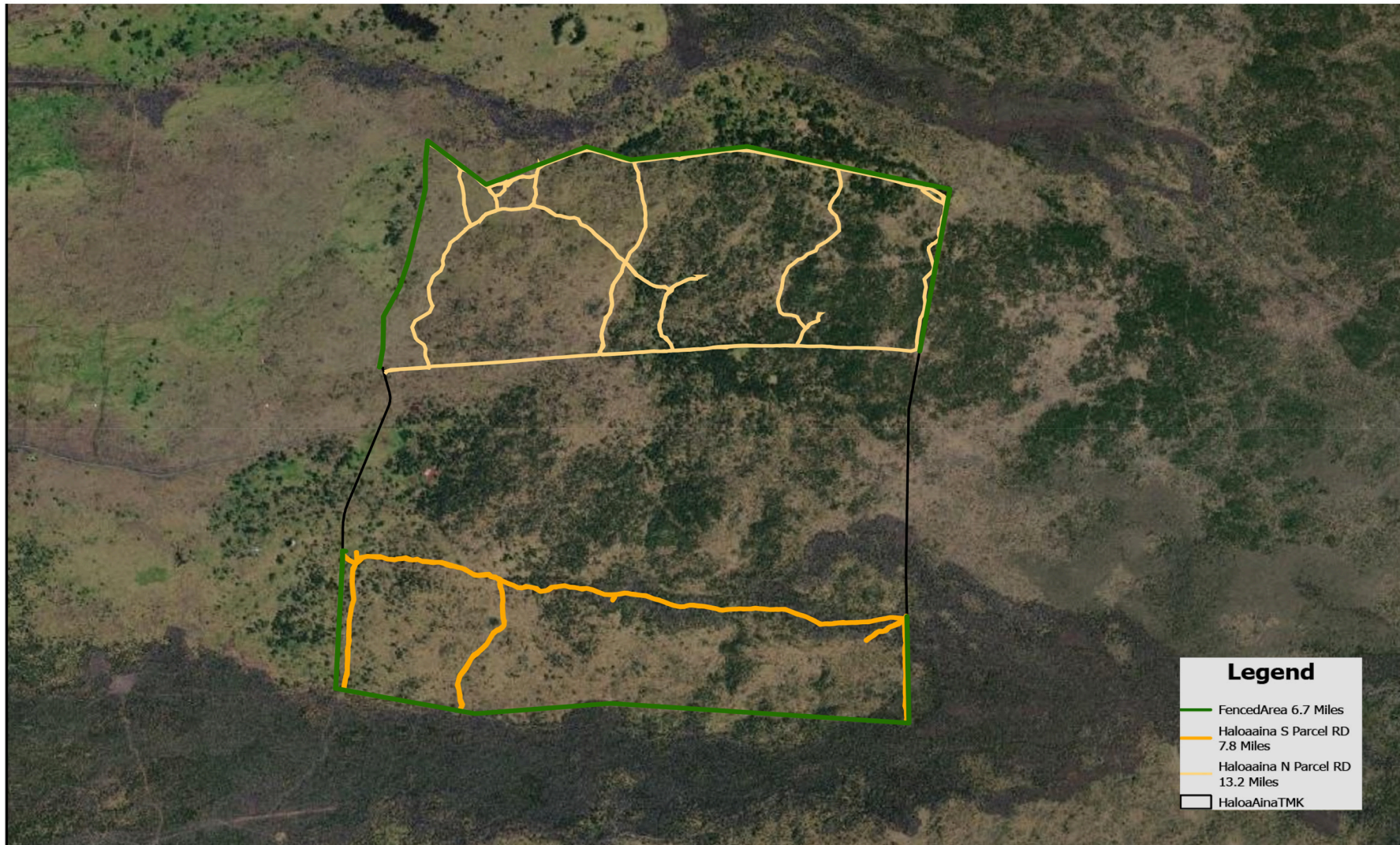


# Halua Aina Parcels Map w/ Comp Sales



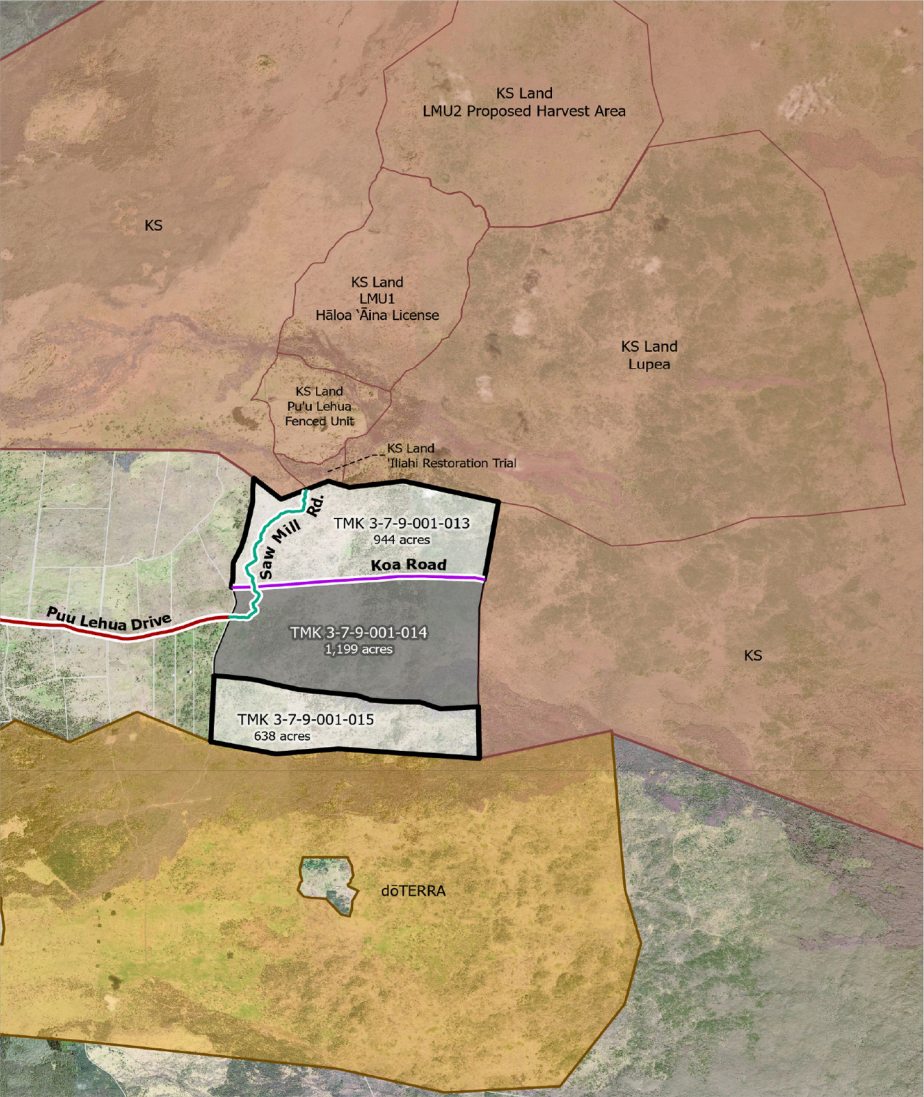


# Haloa Aina Roads and Fence Map





# Haloo Aina Parcel Map and Access Roads







# Mahalo

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