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From the Pacific Business News:

<https://www.bizjournals.com/pacific/news/2018/01/24/re-use-hawaii-dismantles-former-kawamoto-mansion.html>

## Re-use Hawaii dismantles former Kawamoto mansion in Kahala: Slideshow

➤ **SUBSCRIBER CONTENT:** Jan 24, 2018, 12:54pm HST

Alexander & Baldwin has closed on the \$16.3 million sale to an unnamed buyer of a beachfront Kahala estate once owned by Genshiro Kawamoto, and Re-use Hawaii is in the process of dismantling the mansion before the house is demolished, while some of the cabinetry and fixtures are being donated to a charity that helps house the homeless.

The house at 4663 Kahala Ave. was part of the portfolio of some 30 properties Alexander & Baldwin (NYSE: ALEX) purchased from the Japanese billionaire in late 2013 for \$128 million.

A&B had initially put the property on the market in 2014 for \$22 million, and last year re-listed it with Hawaii Life Real Estate Brokers, which sold it to an offshore corporate buyer from Asia in a deal that closed last week. Matt Beall, Hawaii Life's CEO and principal broker, told PBN that there are three listings remaining from A&B's "Estates of Kahala" portfolio, and said his firm is currently in negotiations for one of them.

Pacific Business News this week toured the property — a 17,000-square-foot U-shaped house with 10 bedrooms and 11 baths on 1.28 acres — as a deconstruction crew from Re-use Hawaii worked on removing the 9,300-square-foot of bright blue ceramic tiles from the roof.

In addition to the 10 bedrooms, the house has two full kitchens — a main ground-floor kitchen and another in a three-bedroom maid's quarters on the second floor over the four-car garage — multiple large closets lined with shelves in the bedroom wing, a formal dining room, a billiards room and a pool with a spa.

Re-Use Hawaii so far has removed 100 recessed light fixtures, 45 interior doors, 30 bathroom and closet cabinets and eight Jacuzzi bathtubs, according to Ryan Reynolds, a crew leader for the Re-use Hawaii deconstruction team.

While much of the material being removed from the house will be available for sale in the Re-use Hawaii warehouse in Kakaako, much of the cabinetry and other materials are being donated to HomeAid Hawaii, the local chapter of HomeAid America, a nonprofit organization that works with affordable housing builders and nonprofit service providers to build housing for the homeless. A&B was one of several local companies that provided the seed money to start the Hawaii chapter.

HomeAid Hawaii is using some of the cabinets and mirrors removed from bathrooms and closets, as well as some of the doors and other closet fixtures to outfit a shelter for homeless youth on the Hawaii Youth Correctional Facility campus in Kailua. An unused building on the campus is being renovated into a 20-bed shelter for homeless between



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the ages of 17 and 23, with 12 transitional rooms and eight emergency beds, HomeAid Hawaii Executive Director Nani Medeiros told PBN.

Pauahi Hale, a shelter in Honolulu's Chinatown neighborhood for chronically homeless individuals, is getting cabinets and other materials for three kitchenettes and bathrooms, Medeiros said.

The house was built by a former owner, the Honolulu office of Japanese company Ace Kogyo Co. Ltd., according to a building permit issued by the City and County of Honolulu's Department of Planning and Permitting in 1989 for a value of \$3.8 million.

The company, which had paid \$4.55 million for the property in 1986, sold it in 2002 for \$9.7 million to Chikako Takeda, who then sold it to Kawamoto in July 2010 for \$17.5 million, according to documents filed with the Hawaii Bureau of Conveyances.

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