



Aloha from the Big Island of Hawaii!

I love to tell people I sell vacation homes in one of the few places in the world that produces its own Real Estate! The Kilauea Volcano is known to add up to 5 acres a month to the landscape of the Big Island. Over 580 acres of new land to date!



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The attractions to the Big Island of Hawaii are numerous from the snow on Mauna Kea Mountain to our abundant sea life. We have a Green Sand and Black Sand beach! The Big Island is not “flashy”. There are no skyscrapers or Gucci stores. We grow our own coffee and we have the largest privately owned cattle ranch in the country! Our Hawaii Cowboys are called “Paniolo”.

Hawaii is the most isolated population in the world, yet one of the most desirable places to own real estate! I describe the Big Island as the “Dot Com” island. This is where CEO’s of Silicon Valley and Seattle alike, come to vacation and own their second homes.

A fact that often takes my clients by surprise is that Hawaii boasts the lowest property tax rate of all 50 states! Absentee owners own many of the homes in Big Island resorts. It is not unusual for a gated community in a luxury resort on the Kohala Coast to have only 10% full time residents!

What happens to these homes the other 350 days a year that the owners are not in residence? In many cases, the homes are rented out as vacation rentals. The recent changes in tax law are likely to make the demand for “investment” in vacation property a much higher priority than in the past years.

How do you manage a vacation property via long distance such as from London and Toronto? Easily, property management companies are like well-oiled machines with years and years of experience under their belts. Many of the



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high-end resorts such as the Four Seasons at Hualalai and the Mauna Kea Resort, have entire departments to manage owners’ properties in their absence.

Investment aspect aside, what I observe of today’s buyers is a sense of people in search of a place to “check out”. I see families coming together and “nesting” for a time. Everyone’s lives are so busy. Not just for the parents, but also for their children, who carry heavy loads from school including many sports as well.

Small condominiums are giving way to the need for larger single-family homes for second-homes and investment properties. The need for more space is a reflection of the family make-up. Today, it is more common to see grandparents, adult children and grandchildren living together as opposed to the vacations for couples that were the norm in times past. The Hawaiian vacation home is now somewhat of a “legacy” that is to be passed down to future generations.

Come to Hawaii and see why it has some of the most sought after real estate in the world. Slow down and relax, because after all...we have our own time zone! **EG**

For further information, please visit:
www.hawaiibeachgolf.com