



# Enchanting Gardens Eco-Center

Tiny Homes Community, Healing & Hula Plants Garden, Education Center, Food and Medicine Growing & Cafe



# The Enchanting Gardens

- Current:
- Under joint ownership Benison LLC and Shalom Amar Trust . One half is for sale to right partner.
- 8 acre plot of an old botanical garden in Kula, Maui
- 3 Gazebos
- 2000 sq ft home with storage
- 800 sq ft Cafe with 4 toilets
- 1 Tiny home
- Food Truck
- Parking lot for 30 cars
- Accessible: off Kula highway with it's own turn lane

A photograph of a tropical garden path. A large, slender palm tree stands prominently on the left side of the path. The path is paved with light-colored stones and is bordered by black plastic mulch. Various tropical plants, including aloe vera and other green foliage, are visible along the path. The sky is blue with scattered white clouds.

**ABOUT**

# The Vision

To create a community healing space in nature where local businesses & communities thrive in harmony with nature



*"It has been a dream to create a healing space integrated with nature and the local community to create a better world. A space that seeks to create harmony in community, business & education, and a place where nature thrives, not in spite of humans but because of them. This vision lights me up." -*

**Kalyani, Rainbow Fish Foundation**





# The Problem

## GARDENS ARE IN NEED OF SOME RENNOVATION

The majority of the property is wild gardens that are in need of care. The only public bathroom is in the old café.

## AN INVESTMENT IS NEEDED TO MOVE FORWARD

One partner wants to exit for \$1.5M \$200k investment needed

## PERMITTING PROCESS

Current permits are under review and new activities added (estimate November 2024)



## GENERATE FUNDS

Seeking Partner for 50% property ownership



## MANAGEMENT TEAM

Rainbow Fish Foundation for property and development plan management, grants and volunteer management



## CREATE A COMMUNITY

With careful navigation of permitting issues it is possible to make a prosperous healing & wellness community space fully integrated with nature.

THE SOLUTION





# Income Opportunities



1.

# Weddings Venue

- Investment in infrastructure: landscaping.
- Venue hire and pre-drinks
- Rental est. \$14k per month





2.

# Cafe & Gift Shop

- Made on Maui gifts.
- Expand permitted Cafe activities
- Rental \$40-60k/year
- Potential - similar to The Jaws Country Store in Peahi

# Healing Center

3.

- Develop Spa (Massage, Sauna, Plunge, Hot tub)
- Yoga platform
- 3 x Session room "Hemples"
- Total rental: \$3000/month
- Investment in infrastructure: \$115k





**And...**

# Long Term Rentals

- 10-12 spaces for Tiny Homes available for rent at av. \$1000/month = \$10k
- Home on-site \$4.5k/month



4.



5.

# Food Trucks

- Food trucks x 3
- Rental Income \$1400/month each  
\$4200/month

# Other

- Agriculture: Grow food & herbs
- Compost Facility
- Sales of Produce and Plants
- Community Space
- Hal'au plants for Hula ceremony
- Educational Center add in 2 x 800 sq foot covered platforms as classrooms



6.

# Financial Summary

TOTAL REVENUE POTENTIAL  
\$450k/year

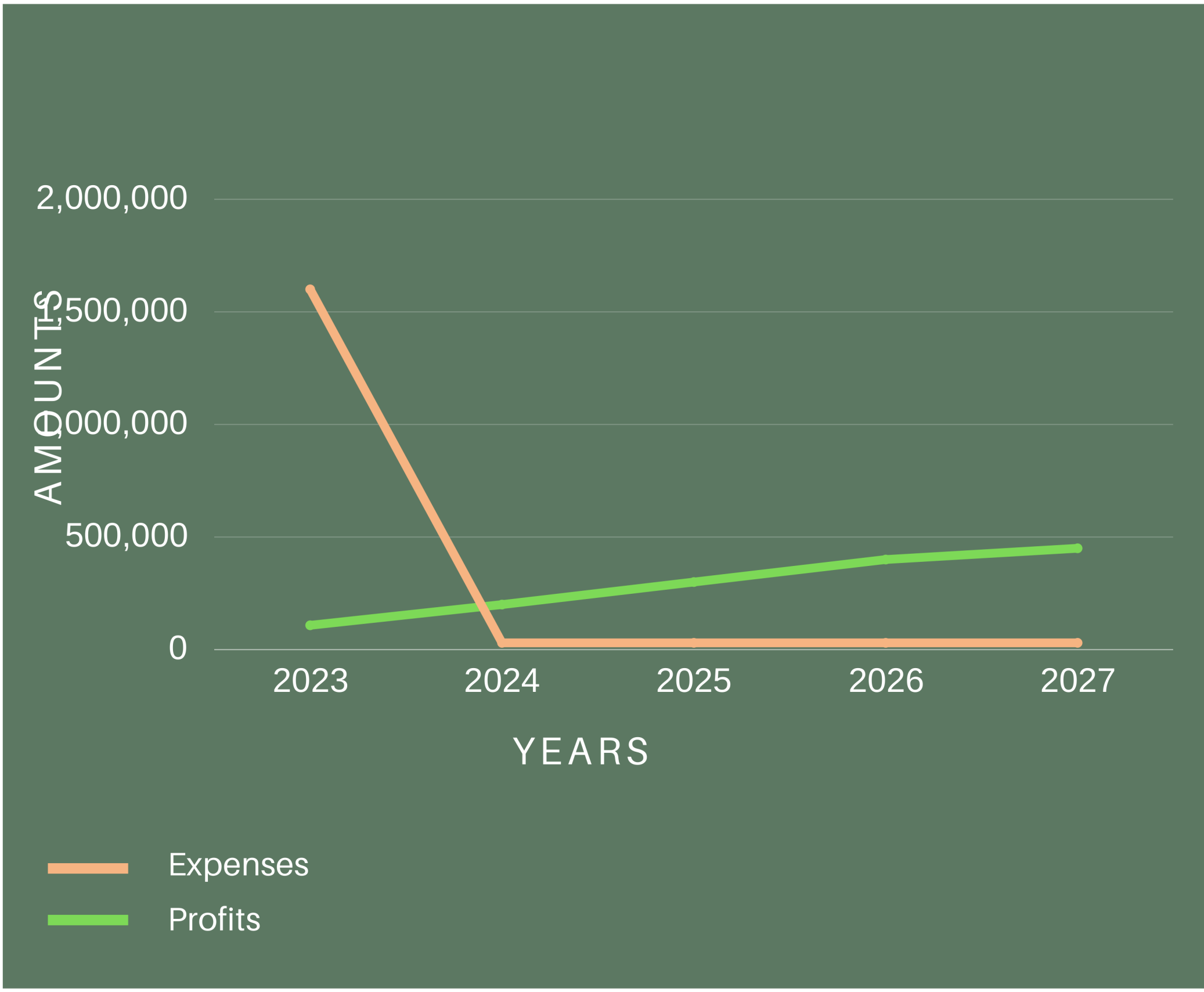
TOTAL OPERATING EXPENSES  
\$50k/year

DEVELOPMENT COSTS  
\$200k

PURCHASING INVESTMENT  
\$1.5 M

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TOTAL INVESTMENT FOR 50%  
PARTNER  
\$1.6 Million



# Profits and Expenses

**Investment \$1.6M**

Full investment returned by 2030



# Partner

We are seeking partner to make this vision a reality and help these gardens reach their full potential for our community.



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