

RENT-TO-OWN OR SELLER FINANCING WITH AS LOW AS 0% DOWN

Overcome obstacles to purchase such as:

- ☐ Losing Your Job—Avoid Foreclosure-Seller Will Take Apartment Back
- ☐ No Mortgage Insurance
- ☐ No Loan Fees and Points
- ☐ Self-Employed—Possible
- ☐ Credit Scores in the 600s—Possible
- ☐ Undocumented Income—Possible



OPEN HOUSE
Saturday and Sunday
1:00 P.M. - 5:00 P.M.

Ala Moana Tower
1617 Kapiolani Boulevard
Honolulu, Hawaii

Low Monthly Payments—Interest Only or Amortized

- 1-Bedroom/1-Bath Apartments from \$282,900 (Fee)
 - Total Monthly Payments from \$995 (includes maintenance fee and property taxes)
- 2-Bedroom/2-Bath Apartments from \$403,500 (Fee)
 - Total Monthly Payments from \$1,480 (includes maintenance fee and property taxes)
- 2-Bedroom/2-Bath consisting of two apartments that can be rented separately from \$459,500 (Fee)
 - Pet Friendly

3% Courtesy - Just Call to Register Your Client. Commissions may be deferred.



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Another Affordable Conversion by Savio

Pricing and availability are subject to change without prior notice or obligation. Information herein deemed reliable, but not guaranteed.
Financing subject to qualification. APR is 3.4% - 4% depending on which loan program is chosen. See attached explanations.

ALA MOANA TOWER

Interest Only Payment Scenario Under a 5-Year Agreement of Sale (0% Down)

As of July 1, 2009

	APT # 1007: 1 BED/1 BATH	
	1 Parking [539 + 78 SQ FT]	
	1st Year thru 5th Year 4%	
Sales Price:	\$	306,200
0% Down Payment:		0
Agreement of Sale Balance:	\$	306,200
Yearly Interest:	\$	12,248
Monthly Interest Only Payment:	\$	1,021
Monthly Maintenance Fee:	\$	441
Monthly Property Taxes:	\$	24
Estimated Monthly Payment:	\$	1,485

	APT #304: 1 BED/1 BATH	
	1 Parking [539 + 78 SQ FT]	
	1st Year thru 5th Year 4%	
Sales Price:	\$	282,900
0% Down Payment:		0
Agreement of Sale Balance:	\$	282,900
Yearly Interest:	\$	11,316
Monthly Interest Only Payment:	\$	943
Monthly Maintenance Fee:	\$	441
Monthly Property Taxes:	\$	24
Estimated Monthly Payment:	\$	1,408

	APT #1101: 2 BED/2 BATH	
	2 Parking [798 + 132 SQ FT]	
	1st Year thru 5th Year 4%	
Sales Price:	\$	464,500
0% Down Payment:		0
Agreement of Sale Balance:	\$	464,500
Yearly Interest:	\$	18,580
Monthly Interest Only Payment:	\$	1,548
Monthly Maintenance Fee:	\$	664
Monthly Property Taxes:	\$	37
Estimated Monthly Payment:	\$	2,250

	APT #302: 2 BED/2 BATH	
	2 Parking [798 + 132 SQ FT]	
	1st Year thru 5th Year 4%	
Sales Price:	\$	415,500
0% Down Payment:		0
Agreement of Sale Balance:	\$	415,500
Yearly Interest:	\$	16,620
Monthly Interest Only Payment:	\$	1,385
Monthly Maintenance Fee:	\$	664
Monthly Property Taxes:	\$	37
Estimated Monthly Payment:	\$	2,086

Maintenance fees and property taxes can change and increase monthly payment.

All Seller financing subject to qualification. APR for the above program is 4%.

At closing, buyer to re-file 2008 tax return and apply for \$8,000 tax credit and to make principal payment with funds received.

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ALA MOANA TOWER

Interest Only Payment Scenario Under a 5-Year Agreement of Sale (5% Down)

As of July 1, 2009

	APT 1007: 1 BED/1 BATH: 1 Parking [539 + 78 SQ FT]	
	1st and 2nd Year 3%	3rd Year to 5th Year 4%
Sales Price:	\$ 306,200	\$ 306,200
5% Down Payment:	\$ 15,310	\$ -
Agreement of Sale Balance:	\$ 290,890	\$ 290,890
Yearly Interest:	\$ 8,727	\$ 11,636
Monthly Interest Only Payment:	\$ 727	\$ 970
Monthly Maintenance Fee:	\$ 441	\$ 441
Monthly Property Taxes:	\$ 24	\$ 24
Estimated Monthly Payment:	\$ 1,192	\$ 1,434

	APT 304: 1 BED/1 BATH 1 Parking [539 + 78 SQ FT]	
	1st and 2nd Year 3%	3rd Year to 5th Year 4%
Sales Price:	\$ 282,900	\$ 282,900
5% Down Payment:	\$ 14,145	\$ -
Agreement of Sale Balance:	\$ 268,755	\$ 268,755
Yearly Interest:	\$ 8,063	\$ 10,750
Monthly Interest Only Payment:	\$ 672	\$ 896
Monthly Maintenance Fee:	\$ 441	\$ 441
Monthly Property Taxes:	\$ 24	\$ 24
Estimated Monthly Payment:	\$ 1,137	\$ 1,361

	APT 1101: 2 BED/2 BATH 2 Parking [798 + 132 SQ FT]	
	1st and 2nd Year 3%	3rd Year to 5th Year 4%
Sales Price:	\$ 464,500	\$ 464,500
5% Down Payment:	\$ 23,225	\$ -
Agreement of Sale Balance:	\$ 441,275	\$ 441,275
Yearly Interest:	\$ 13,238	\$ 17,651
Monthly Interest Only Payment:	\$ 1,103	\$ 1,471
Monthly Maintenance Fee:	\$ 664	\$ 664
Monthly Property Taxes:	\$ 37	\$ 37
Estimated Monthly Payment:	\$ 1,804	\$ 2,172

	APT 302: 2 BED/2 BATH 2 Parking [798 + 132 SQ FT]	
	1st and 2nd Year 3%	3rd Year to 5th Year 4%
Sales Price:	\$ 415,500	\$ 415,500
5% Down Payment:	\$ 20,775	\$ -
Agreement of Sale Balance:	\$ 394,725	\$ 394,725
Yearly Interest:	\$ 11,842	\$ 15,789
Monthly Interest Only Payment:	\$ 987	\$ 1,316
Monthly Maintenance Fee:	\$ 664	\$ 664
Monthly Property Taxes:	\$ 37	\$ 37
Estimated Monthly Payment:	\$ 1,688	\$ 2,017

Maintenance fees and property taxes can change and increase monthly payment.
All Seller financing subject to qualification. APR for the above program is 3.4%.

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ALA MOANA TOWER

Interest Only Payment Scenario Under a 5-Year Agreement of Sale (10% Down)

As of July 1, 2009

	APT 1007: 1 BED/1 BATH: 1 Parking [539 + 78 SQ FT]	
	1st and 2nd Year 2 1/2%	3rd Year to 5th Year 4%
Sales Price:	\$ 306,200	\$ 306,200
10% Down Payment:	\$ 30,620	\$ -
Agreement of Sale Balance:	\$ 275,580	\$ 275,580
Yearly Interest:	\$ 6,890	\$ 11,023
Monthly Interest Only Payment:	\$ 574	\$ 919
Monthly Maintenance Fee:	\$ 441	\$ 441
Monthly Property Taxes:	\$ 24	\$ 24
Estimated Monthly Payment:	\$ 1,039	\$ 1,383

	APT 304: 1 BED/1 BATH 1 Parking [539 + 78 SQ FT]	
	1st and 2nd Year 2 1/2%	3rd Year to 5th Year 4%
Sales Price:	\$ 282,900	\$ 282,900
10% Down Payment:	\$ 28,290	\$ -
Agreement of Sale Balance:	\$ 254,610	\$ 254,610
Yearly Interest:	\$ 6,365	\$ 10,184
Monthly Interest Only Payment:	\$ 530	\$ 849
Monthly Maintenance Fee:	\$ 441	\$ 441
Monthly Property Taxes:	\$ 24	\$ 24
Estimated Monthly Payment:	\$ 995	\$ 1,313

	APT 1101: 2 BED/2 BATH 2 Parking [798 + 132 SQ FT]	
	1st and 2nd Year 2 1/2%	3rd Year to 5th Year 4%
Sales Price:	\$ 464,500	\$ 464,500
10% Down Payment:	\$ 46,450	\$ -
Agreement of Sale Balance:	\$ 418,050	\$ 418,050
Yearly Interest:	\$ 10,451	\$ 16,722
Monthly Interest Only Payment:	\$ 871	\$ 1,394
Monthly Maintenance Fee:	\$ 664	\$ 664
Monthly Property Taxes:	\$ 37	\$ 37
Estimated Monthly Payment:	\$ 1,572	\$ 2,095

	APT 302: 2 BED/2 BATH 2 Parking [798 + 132 SQ FT]	
	1st and 2nd Year 2 1/2%	3rd Year to 5th Year 4%
Sales Price:	\$ 415,500	\$ 415,500
10% Down Payment:	\$ 41,550	\$ -
Agreement of Sale Balance:	\$ 373,950	\$ 373,950
Yearly Interest:	\$ 9,349	\$ 14,958
Monthly Interest Only Payment:	\$ 779	\$ 1,247
Monthly Maintenance Fee:	\$ 664	\$ 664
Monthly Property Taxes:	\$ 37	\$ 37
Estimated Monthly Payment:	\$ 1,480	\$ 1,948

Maintenance fees and property taxes can change and increase monthly payment.
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