



Holomua

1 3 1 5 K A L A K A U A

NEW PRICES

Prices Reduced Up to \$40,000

NEW PLAN

*Brought to you by KRC Partners LLC
and marketed by Peter Savio
in participation with HHFDC*

GREAT LOCATION

Shopping and Bus Lines Near By

The building illustrated has not been constructed. The conceptual drawing represents an artist's rendering of the building and its surrounding area and is not as a representation or warranty of any kind by the Developer as to what the building or surrounding area will look like when the building is completed. The Developer specifically disclaims any and all such representations and warranties. All aspects of the building are subject to change at any time at the Developer's discretion.

NEW SALES PRICES

<u>Apartment Type</u>	<u>Developer Reserved Affordable Apartments</u>	<u>Market Apartments</u>	<u>Estimated Maintenance Fees</u>	<u>Estimated Property Taxes</u>	
				<u>Dev. Reserved</u>	<u>Market</u>
1 Bdrm / 1 Bath	\$239,900 - \$332,700	\$320,100 - \$364,100	\$187.11 - \$327.20	\$68 - \$95	\$94 - \$104
2 Bdrm / 1 Bath	\$336,000 - \$393,400	\$386,300 - \$435,800	\$366.30 - \$372.65	\$96 - \$112	\$110 - \$133
2 Bdrm / 2 Bath	\$334,700 - \$391,200	\$421,800 - \$467,700	\$370.55 - \$397.53	\$95 - \$111	\$110 - \$133

Additional parking available for purchase. Pet Friendly.

APARTMENT FEATURES

- Assigned parking stall
- Granite countertops
- Porcelain ceramic tile in entry, kitchen & baths
- Window A/C in living room & master bedroom
- Ceiling fans in living room & bedroom(s)
- Wall-to-wall carpeting
- Window coverings
- Mirrored closet doors
- Ceramic tile bath surrounds
- TV cable outlet in living room & bedroom(s)
- Telephone jacks in living room & bedroom(s)
- Refrigerator
- Range & hood
- Disposal
- Washer/dryer
- Smoke detectors
- Lanai

BUILDING FEATURES

- Fee Simple
- On-site security
- Electronic security entry system to elevators in lobby & parking garage
- Security cameras
- Guest Parking
- Trash Chute
- Event/meeting room with kitchen & bathroom
- Three computerized elevators, one with an emergency generator system
- On-site resident manager
- Apartment sprinkler system

OPEN HOUSE SCHEDULE

Open Daily

8:30 P.M. to 5:00 P.M.

931 University Avenue, #305

SAT/SUN by Appointment

3% Courtesy to Cooperating Brokers

Website: www.hihltd.com/holomua

Project Hotline: (808) 368-2049

Chinese Speaking Agent: (808) 375-8028

Korean Speaking Agent: (808) 489-1656



H A W A I I A N

ISLAND HOMES LTD.

Sales ▪ Rental Management ▪ Student Housing

All information contained herein is subject to change without notice. Hawaii Housing Finance & Development Corporation (HHFDC) eligibility and household (HH) income requirements apply to 51% of the units and area subject to HHFDC's Buyback and SAE Programs. Income limits start at \$80,070 for a HH of (1) and \$150,980 for a HH of (8). Developer is KRC Partners LLC, an affiliate of THM Partners LLC.

Holomua
1 3 1 5 K A L A K A U A
COMMONLY ASKED QUESTIONS

GENERAL INFORMATION

1. WHAT BUILDING IS FOR SALE?

Holomua Condominium, consisting of 176 residential apartments.

2. WHAT IS THE ADDRESS?

1315 Kalakaua Avenue, Honolulu, Hawaii 96826

3. WHAT IS THE TAX MAP KEY?

(1) 2-4-6-20

BUILDING INFORMATION

1. WHEN WILL CONTRUCTION START?

Estimated start date is July 2011.

1. WHAT IS THE ESTIMATED COMPLETION DATE?

Early 2013

2. WHAT IS THE PROPERTY SIZE?

Approximately 21,339 Square Feet (Fee Simple)

3. HOW TALL IS THE BUILDING?

Twenty-three (23) Stories (16 floors of apartments and seven floors of parking)

4. HOW MANY APARTMENTS ARE FOR SALE?

One hundred seventy-six (176) Apartments. Ninety (90) apartments will be sold with HHFDC requirements and 86 apartments will be sold at market price without HHFDC requirements. HHFDC requirements means that Buyers must meet HHFDC eligibility and household income requirements with apartments subject to Buyback and SAE Programs.

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APARTMENT TYPE AND SIZE OF APARTMENT						
Apartment Type	Quantity	Bdrm/Bath	Net Living Area (SF) *	Net Other Area (SF) *	Identify	Total Area
01	16	1/1	546	38	Lanai	584
02	16	1/1	354	32	Lanai	386
03	16	2/1	693	42	Lanai	735
04	15	2/2	739	42	Lanai	781
05	16	2/2	701	37	Lanai	738
06	15	2/2	744	47	Lanai	791
07	16	1/1	619	50	Lanai	669
08	15	2/2	752	36	Lanai	788
09	16	1/1	524	38	Lanai	562
10	16	1/1	513	30	Lanai	543
11	16	2/1	705	33	Lanai	738
804	1	2/2	739	569	Lanai	1,308
806	1	2/2	744	538	Lanai	1,282
808	1	2/2	752	540	Lanai	1,292

* The approximate net area of each Apartment as set forth above is measured from the interior surface of the apartment's perimeter walls and includes all of the walls, columns, shafts and partitions within its perimeter walls, whether load-bearing or non-load-bearing and whether among the Common Elements or not. The floor areas shown are approximate only.

Other documents and maps may give floor area figures that differ from those above because a different method of determining the floor area may have been used. The areas of the apartments are likely to vary somewhat. Even apartments of the same type may differ in their actual areas. The actual area of a particular apartment as built may vary somewhat from the figure shown above.

5. DO THE APARTMENTS HAVE LANAIS?

Yes. All apartments have lanais.

6. DO THE APARTMENTS HAVE A VIEW?

Many of the apartments have city views.

7. ARE THERE ANY COMMERCIAL APARTMENTS IN THE BUILDING?

No

8. ARE CHILDREN ALLOWED?

Yes

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9. WHEN WILL THE CLOSING OCCUR?

Sometime in Early 2013.

10. WHAT AMENITIES ARE THERE?

Activity Room. It has a bathroom, counter with sink and instant water heater.

11. ARE THERE ELEVATORS?

Yes. There are three elevators. One has a higher ceiling intended for furniture moving.

12. ARE THERE WASHERS AND DRYERS IN THE APARTMENTS?

Yes. There is a stacked washer/dryer.

13. IS THERE A TRASH CHUTE?

Yes

14. CAN I COMBINE APARTMENTS?

The AOOU has no rules against it. As long as you get the necessary building permits, and approval of architect, structural engineer, and AOOU.

15. IS THERE A SECURITY SYSTEM AND/OR SECURITY GUARDS?

Yes. There is an enter-phone system and a pass card is required to enter lobby. There are 12 security cameras. The budget allows for one night security guard whose hours will be determined by the AOOU.

16. IS THERE A PLACE TO WASH MY CAR?

Not on the premises. Because of new environmental laws, you have to be very careful about not letting water run into the sewer system.

17. ARE THERE ANY GUEST PARKING?

Yes. There are nine (9) guest parking stalls and one ADA compact stall for a total of 10 guest parking stalls.

18. IS THERE ADDITIONAL STORAGE?

There are 16 parking stalls that have an area for storage.

19. DO THE APARTMENTS HAVE SPRINKLERS?

Yes



20. ARE WATERBEDS ALLOWED?

The Project Rules forbid waterbeds.

21. ARE PETS ALLOWED?

Yes. Buyer should refer to the Project Rules.

22. WHAT ARE THE DIFFERENCES BETWEEN ACCESSIBLE APARTMENTS AND REGULAR APARTMENTS?

Accessible units provide for wheelchair access including knee space at counters and fixtures. To provide this access the arrangement of cabinets in the units is changed. Specifically the base cabinet at the bath vanity and the cabinets under the kitchen sink are removed along with another for work space. In total, these units will have approximately five (5) linear feet less of base cabinets. The heights of the wall cabinets are also lower than in the other units.

23. IS PARKING INCLUDED?

Each residential apartment comes with one assigned parking stall. There are additional stalls available for purchase.

ASSOCIATION OF UNIT OWNERS (AOUO)

1. WHAT IS THE AOUO?

It is the Association of Unit Owners. Each owner gets to vote for other owners who will represent them as the Board of Directors. Members of the Board of Directors are responsible for the administration of the building. I like to think of the AOUO Board of Directors as the “City Council” for the Holomua Condominium.

2. WHO WILL BE THE PROPERTY MANAGER?

Hawaiiana Management Company, Ltd. Assigned Property Manager: “To Be Determined”

3. WILL THERE BE A RESIDENT MANAGER?

The maintenance fees include funding for an on-site Resident Manager.

4. WHAT APPLIANCES ARE INCLUDED WITH THE APARTMENT?

Each apartment has a refrigerator, range hood, washer/dryer, water heater, ceiling fans, two window A/C units and disposal.

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5. WHAT IS INCLUDED IN THE MAINTENANCE FEE?

Included in maintenance fees are water, sewer, common area maintenance, on-site Resident Manager, insurance, electricity for common elements, refuse collection, telephone for elevator, activity room and enter-phone.

6. DO I NEED TO BRING A CHECK?

If you contract to purchase, you will need a check for \$2,000 made payable to Title Guaranty Escrow Services, Inc. for your earnest money deposit and a check for \$700 made payable to your lender for their application fee which is credited back at closing.

PARTICIPANTS INFORMATION

1. WHO IS THE SELLER?

KRC Partners LLC

2. WHO WAS THE ARCHITECT?

Kazu Yato, AIA & Associates, Inc.

3. WHO IS THE CONTRACTOR?

Nordic PCL Construction Inc.

4. WHO IS THE ESCROW COMPANY?

Title Guaranty Escrow Services, Inc. (Main Branch) – Project Officer is Kathy Miller

5. WHAT IS THE MINIMUM NUMBER OF DAYS AN APARTMENT CAN BE RENTED?

Not less than 30 days.

6. DOES HAWAIIAN ISLAND HOMES LTD. CO-OPERATE WITH OUTSIDE BROKERS?

Yes. We probably have the most broker friendly policy compared to other companies.

7. WHAT IS THE COMMISSION POLICY?

Co-operating Broker Buyer: *Co-operating Broker registers his/her Buyer before the Buyer visits the project or Buyer registers Broker on initial visit then the Co-operating Broker's commission will be paid. If your Broker told you about this project and you want them to represent you, please put their name and/or their company name in the space provided on the Ad Survey form. Three percent (3%) courtesy (after credits, if any) will be paid on this project except as set forth below.*

Unregistered Buyer: *Outside Broker will not receive a commission from Seller or Seller's agent if Buyer was not pre-registered or the Buyer did not register their Broker on their first visit to the project.*

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8. CAN I ASSIGN MY CONTRACT?

No. Seller does not allow assignment of contracts.

FINANCING

1. CAN I PAY CASH?

Yes

2. WHERE CAN I GO FOR FINANCING?

Honolulu HomeLoans and First Hawaiian Bank both offer programs for owner-occupants or investors.

3. WHAT TYPE OF FINANCING IS AVAILABLE?

There are many different programs available. Check with your lender for the best plan that is suitable to your needs.

4. WILL I BE ABLE TO LOCK INTEREST RATE?

Check with your lender on the program they offer.

5. SHOULD I MEET WITH A LENDER?

You will need to get a loan pre-qualification letter based on a full credit report from First Hawaiian Bank or Honolulu HomeLoans.

6. WHEN WILL THE ASSOCIATION OF UNIT OWNERS HAVE ITS FIRST MEETING?

Per the By-Laws, it must occur within 180 days after the first apartment is conveyed and prior to that meeting, 40% or more apartments must have been sold and recorded.

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