

1533 NEHOA STREET
COMMONLY ASKED QUESTIONS

1. WHAT BUILDING IS FOR SALE?

1533 Nehoa Street. It will consist of 16 residential condominium apartments.

2. WHAT IS THE ADDRESS?

1533 Nehoa Street, Honolulu, Hawaii 96822

3. WHAT IS THE TAX MAP KEY?

(1) 2-4-23-25

4. WHO IS THE SELLER?

HIDC Nehoa/Kinau, Inc.

5. WHEN WAS THE PROJECT CONSTRUCTED?

1965

6. WHAT IS THE PROPERTY SIZE?

8,526 Square Feet

7. HOW TALL ARE THE BUILDINGS?

3 Stories

8. HOW MANY APARTMENTS ARE FOR SALE?

Unit Type	Quantity	Bedrooms/ Baths	Net Living Area	Lanai/Yard Area	Other Area	Total Area
1	8	1/1 + den	494	69	Lanai	563
2	7	1/1 + den	494	69	Lanai	563
3	1	2/1 + den	661	69	Lanai	730

9. DO THE APARTMENTS HAVE LANAIS?

Second and third floor apartments have lanais and ground floor has patio/garden area.

10. DO THE APARTMENTS HAVE A VIEW?

No.

11. WHAT IS THE PRICE, SQUARE FOOTAGE, PARKING STALL NUMBER, MAINTENANCE FEE, ESTIMATED TAXES AND PERCENTAGE COMMON INTEREST?

GROUND FLOOR

Apt. No.	Unit Type	Beds/Baths	Interior Sq. Ft.	Lanai/Yard Area	Parking Stall No.	Percent Common Interest	* Est. Monthly Maint. Fees	Est. Start-Up Working Capital Fund	Est. Monthly Property Taxes	Sales Price
1	1	1/1	494	182	4C	6.1207	\$283.69	\$567.38	\$36.26	\$226,000
2	2	1/1	494	104	1C	6.1207	\$283.69	\$567.38	\$36.26	\$222,000
3	1	1/1	494	102	5C	6.1207	\$283.69	\$567.38	\$36.26	\$222,000
4	3	2/1	661	267	7C	8.1895	\$379.58	\$759.16	\$48.52	\$259,000

SECOND FLOOR

Apt. No.	Unit Type	Beds/Baths	Interior Sq. Ft.	Lanai/Patio	Parking Stall No.	Percent Common Interest	* Est. Monthly Maint. Fees	Est. Start-Up Working Capital Fund	Est. Monthly Property Taxes	Sales Price
5	1	1/1	494	69	10C	6.1207	\$283.69	\$567.38	\$36.26	\$251,500
6	2	1/1	494	69	11C	6.1207	\$283.69	\$567.38	\$36.26	\$220,500
7	1	1/1	494	69	14C	6.1207	\$283.69	\$567.38	\$36.26	\$220,500
8	2	1/1	494	69	12C	6.1207	\$283.69	\$567.38	\$36.26	\$217,000
9	1	1/1	494	69	15C	6.1207	\$283.69	\$567.38	\$36.26	\$220,500
10	2	1/1	494	69	16C	6.1207	\$283.69	\$567.38	\$36.26	\$222,500

THIRD FLOOR

Apt. No.	Unit Type	Beds/Baths	Interior Sq. Ft.	Lanai/Patio	Parking Stall No.	Percent Common Interest	* Est. Monthly Maint. Fees	Est. Start-Up Working Capital Fund	Est. Monthly Property Taxes	Sales Price
11	1	1/1	494	69	3C	6.1207	\$283.69	\$567.38	\$36.26	\$218,000
12	2	1/1	494	69	2C	6.1207	\$283.69	\$567.38	\$36.26	\$216,000
12A	1	1/1	494	69	6C	6.1207	\$283.69	\$567.38	\$36.26	\$216,000
14	2	1/1	494	69	9C	6.1207	\$283.69	\$567.38	\$36.26	\$216,000
15	1	1/1	494	69	8C	6.1207	\$283.69	\$567.38	\$36.26	\$212,000
16	2	1/1	494	69	12A	6.1207	\$283.69	\$567.38	\$36.26	\$218,000

* **NOTE:** The managing agent's base management fee is currently \$1,037 per month. Upon each Unit sale, the Developer will contribute each Unit's proportionate share of the total management fee covering a four-year period to the Association's initial maintenance fee reserve fund, for a total contribution of \$50,000.

12. WHAT APPLIANCES ARE INCLUDED WITH THE APARTMENTS?

Each apartment has a refrigerator, gas stove, stacked washer/dryer (by closing) and disposal.

13. WHAT IF AN APPLIANCE IS NOT WORKING?

If possible, it will be repaired or a \$200 credit will be given to buyer at closing except for garbage disposals it will be \$100 credit. Stacked washer/dryer is new and any remaining warranty will transfer to buyer.

14. IS PARKING INCLUDED?

Each residential apartment comes with one assigned parking stall. Five are covered.

15. WHO MANAGES THE BUILDING?

Hawaiiana Management - Property Manager is _____ (to be determined).

16. WHAT IS THE AOA?

It is the Association of Apartment 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 AOA Board of Directors as the "City Council" for the 1533 Nehoa Street.

17. CAN A TENANT BUY?

Yes. Residential tenants have the first right of refusal to purchase the apartment they are living in.

18. ARE APARTMENTS SOLD "AS IS"?

Yes. They are sold "as is". Seller is giving buyers a 3% credit paid at closing (i.e., \$224,000 purchase price = \$6,720 credit) if they close on or before November 30, 2009. Seller is also upgrading the bathrooms prior to recordation of buyer's purchase.

19. WHAT IMPROVEMENTS DOES THE SELLER PLAN TO MAKE AND WHEN?

Seller does not plan to make any improvements and is selling the apartments in "as is" condition. The Seller has contracted and will fund from the sale of apartments the spalling repairs, painting of the building and the parking lost repairs.

20. ARE CHILDREN ALLOWED?

Yes.

21. CAN I PAY CASH?

Yes.

22. WHAT LENDERS CAN I GO TO TO GET A PREQUALIFICATION LETTER AND LOAN COMMITMENT LETTER THAT IS ACCEPTABLE TO SELLER?

The lenders that are acceptable are: Bank of America, First Hawaiian Bank and Central Pacific HomeLoans.

23. WHERE CAN I GO FOR FINANCING?

Bank of America, Central Pacific HomeLoans and First Hawaiian Bank offer good programs for owner-occupants or investors. You are free to go to whichever lender offers you the best financing.

If you go to another lender besides the ones listed above, this project must be on their approved list. If it is not, you may have to pay additional fees they charge (if any), additional fees to escrow and \$1,000 to the Developer for the extra processing it takes. You will also lose any developer credits, if any given.

24. WHAT TYPE OF FINANCING IS AVAILABLE?

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

25. WHEN WILL THE CLOSING OCCUR?

On or before November 30, 2009.

26. WHAT IS INCLUDED IN THE MAINTENANCE FEE?

Included in maintenance fees are insurance and common area maintenance: electricity for common areas, water and sewer.

27. WHAT AMENITIES ARE THERE?

None.

28. ARE THERE ELEVATORS?

No.

29. ARE THERE WASHERS AND DRYERS IN THE APARTMENTS?

Stacked washers/dryers (110 volt) are allowed on the lanai. See House Rules for the procedures.

30. WHERE IS THE TRASH AREA?

It is located at the back of the building on Anapuni Street.

31. DO BUYERS CONTRIBUTE TO THE AOA?

Yes. Buyers will pay a monthly maintenance fee. A portion of the maintenance fee will be used to sustain the reserves. In addition, at closing buyers who purchase will contribute to the AOA start-up fund

One-Bedroom Apartment W/Den	\$567.38
Two-Bedroom Apartment W/Den	\$759.16

32. CAN I COMBINE APARTMENTS?

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

33. IS THERE A SECURITY SYSTEM?

No. You may install one in your own apartment.

34. IS THERE A PLACE TO WASH MY CAR?

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

35. IS THERE ANY GUEST PARKING?

No.

36. IS THERE ADDITIONAL STORAGE?

There is no additional storage available on-site.

37. DO THE APARTMENTS HAVE SPRINKLERS?

No. Building was built before this was required.

38. IS THERE ASBESTOS AND LEAD PAINT?

Buyers need to do their own investigation.

39. IS THERE BICYCLE PARKING?

No. AOA can possibly add on at the Diamond Head side of the building.

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

Not less than 30 days.

41. ARE WATERBEDS ALLOWED?

The House Rules forbid waterbeds.

42. DOES THE BUILDING HAVE ANY HANDICAP ACCESSIBLE APARTMENTS?

No. The building does not comply with the Americans with Disabilities Act or Fair Housing Act requirements for disability accommodations.

43. WHEN WILL THE ASSOCIATION OF APARTMENT 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 have been sold and recorded.

44. ARE PETS ALLOWED?

Yes. Approval must be obtained from the AOA.

45. WHO WILL BE THE ESCROW COMPANY?

Title Guaranty Escrow Services, Inc.

46. DOES HAWAIIAN ISLAND HOMES COOPERATE WITH OUTSIDE BROKERS?

Yes. We probably have the most broker friendly policy compared to other companies. Brokers will be paid a commission if they register their client prior to signing a reservation or their client registers the broker at the time they sign a reservation. Commission is 3% of purchase price after concessions, if any. No commissions will be paid to cooperating brokers on tenant purchases or preferred buyers (during preferred period). Cooperating brokers can represent tenants and preferred buyers and can be compensated by the buyer if the buyer agrees.

47. WHAT IS THE COMMISSION POLICY?

Co-Operating Broker Buyer: *Co-Operating Broker must register his/her Buyer before the Buyer visits the project or Buyer registers Broker on initial visit and 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 their company name on the space provided on the form. Three percent (3%) courtesy (after credits, if any) will be paid on this project except as set forth below.*

Tenants: *No commissions will be paid to Co-Operating Brokers who represent tenants of 1533 Nehoa Street. It is the client's choice to decide if he/she wants the Co-Operating Broker representation and in such an event the Tenant (Buyer) shall be solely responsible for the Co-Operating Broker's commission and Seller will not pay a commission to Co-Operating Broker.*

Preferred Buyers: *During the Preferred Buyer period, no commissions will be paid to Co-Operating Broker. During the Preferred Buyer period, please inquire with a Hawaiian Island Homes' Agent approximately when the Preferred Buyer period ends.*

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.*

48. DO I NEED TO BRING A CHECK?

When you contract to purchase you will need a check for \$1,000 made payable to Title Guaranty Escrow Services, Inc. for your earnest money deposit and a check for \$500 made payable to your lender.

49. SHOULD I MEET WITH A LENDER?

We suggest you get a pre-qualification letter based on a full credit report. There will be lenders from Bank of America, First Hawaiian Bank and Central Pacific HomeLoans on-site to help you. Our website (www.hihltd.com/nehoa) has contact information for the various lenders.

50. CAN I ASSIGN MY CONTRACT?

No. Seller does not allow assignment of contracts.