

HBT of Kehalani LLC (“Developer”) is developing and offering for sale condominium units in a fee simple condominium project located off of Oma’oma’o Street, Wailuku, Hawaii 96793 (TMK (2) 3-5-001-090) known as “Kamani at Kehalani.” The Developer has been issued a Developer’s Public Report with an effective date of March 30, 2017 by the Real Estate Commission, State of Hawaii.

Phase 5 of this project has twenty-six (26) residential condominium units situated in thirteen (13) two-story duplex buildings. The units are multi-family units, each with a two (2) car garage. The condominium units are intended to be occupied and used only as private dwellings and not for transient or hotel purposes or for time-sharing. None of the units are “accessible” and “adaptable” (as those terms are defined in 24 C.F.R. 100et. seq.) for persons with disabilities.

The Developer has designated thirteen (13) of the condominium units of the project for sale to prospective purchasers chronologically in the order in which they submit to the Developer or the Developer’s real estate broker, a completed owner-occupant affidavit, a reservation agreement, a pre-qualification letter and an earnest money deposit. Such units shall be initially offered for sale until May 15, 2017, only to prospective owner-occupants. The term “owner-occupant” means any individual in whose name sole or joint legal title is held in a residential unit which, simultaneous to such ownership, serves as the individual’s principal residence, as defined by the State Department of Taxation, for a period of not less than three hundred sixty-five (365) consecutive days; provided that the individual retains complete possessory control of the premises of the residential unit during this period.

The minimum price of the units offered is estimated to be \$498,000 and is subject to change by the Developer prior to entering into a binding sales contract. The following are the approximate sizes of the condominium units that have been designated for sale to owner-occupants:

Condominium Unit Numbers	Model Type	Bedrooms /Baths	Approximate Net Living Area
37, 39, 101, 103, 105 and 107	Ho’okipa (Plan X)	3 / 2	1,425 Square Feet
93, 95, 97 and 111	Laule’a (Plan Y)	3 / 2.5	1,465 Square Feet
41, 43 and 109	Mau Loa (Plan Z)	3 / 2.5	1,457 Square Feet

All project information and materials are available for pick up by prospective purchasers from the date of this published announcement. Any person interested in having his or her name placed on the reservation list must submit said documents and an earnest money deposit to the Developer’s real estate broker via U.S. mail to P.O. Box 1236, Wailuku or deliver in person to the Developer’s Wailuku real estate office located at 69 Ho’ola’au Street, Wailuku, Hawaii 96793. All completed documents must be received by the Developer’s broker by 5pm on May 15, 2017. To obtain the Developer’s Public Report and the required documents, call the sales office at 808-243-3300 (Mon, Noon-5pm; Tues-Sun, 10am-5pm) or visit www.townehawaii.com.

Each prospective owner-occupant will have an opportunity to select a designated condominium until such designated units are sold. Each such person will be contacted by the Developer’s broker and given an appointment with the Developer’s broker to select a unit, execute a sales contract, provide an earnest money deposit and a pre-qualification letter from American Savings Bank, Central Pacific HomeLoans or HomeStreet Bank. The sale of units will be released in separate phases. Failure to schedule or keep an appointment may result in a prospective owner-occupant losing his or her opportunity to select a unit. Any prospective purchasers who do not have the opportunity to select a residential unit during the thirty-day period shall be placed on a back-up reservation list for the above referenced units in the order in which they submit the completed required documents, an earnest money deposit and a pre-qualification letter from American Savings Bank, Central Pacific HomeLoans or HomeStreet Bank.

A 3% courtesy will be offered to cooperating real estate brokers.

Offered by Towne Island Homes, Ltd. | 220 S. King Street, Suite 960 | Honolulu, Hawaii 96813 | 808-537-5976