

Pricing and Availability

Purchasers who sign the sales contract in a specific marketing period will be subject to the affordability period of that particular marketing period. Purchasers will be subject to the City's affordable housing resale and buyback restrictions if they choose to sell or transfer title of the affordable housing unit during the applicable affordability period. Parking is not included in the below pricing. Each buyer has the option to buy one parking stall for an additional \$38,000.00. Maintenance fees are estimated at 63 cents per square foot plus cable and internet. Maintenance fees do not cover electricity, water and sewer usage fees, which will be charged to each unit based on individually metered use levels.

West/ Ewa Side

F-01 One Bedroom 424 SQFT est. mo. maint. \$267	F-14 Studio 299 SQFT est. mo. maint. \$189	F-13 Studio 299 SQFT est. mo. maint. \$189	F-12 Two Bedroom 622 SQFT est. mo. maint. \$392
30YR 120%AMI 1401 \$363,000	30YR 120%AMI 1414 \$309,000	30YR 120%AMI 1413 \$309,000	30YR 120%AMI 1412 \$515,000
30 YR 120%AMI 1301 \$360,000	30 YR 120%AMI 1314 \$306,000	30 YR 120%AMI 1313 \$306,000	30 YR 120%AMI 1312 \$512,000
30YR 120%AMI 1201 \$357,000	30YR 120%AMI 1214 \$304,000	30YR 120%AMI 1213 \$304,000	30YR 120%AMI 1212 \$509,000
30 YR 100% AMI 1101 \$321,000	30 YR 120%AMI 1114 \$302,000	30 YR 120%AMI 1113 \$302,000	30YR 120%AMI 1112 \$506,000
30YR 120%AMI 1001 \$353,000	30YR 120%AMI 1014 \$300,000	30YR 120%AMI 1013 \$300,000	30YR 120%AMI 1012 \$503,000
30 YR 100% AMI 901 \$321,000	30 YR 100% AMI 914 \$298,000	30 YR 100% AMI 913 \$298,000	30 YR 120%AMI 912 \$500,000

Kukui Units*	30 Year	100% & 120% AMI
Palm Units**	30Year	120% AMI

East/ Diamond Head Side

F-02 Two Bedroom 598 SQFT est. mo. maint. \$377	F-03 Studio 299 SQFT est. mo. maint. \$189	F-04 Studio 299 SQFT est. mo. maint. \$189	F-05 Studio 299 SQFT est. mo. maint. \$189	F-06 Studio 299 SQFT est. mo. maint. \$189	F-07 Studio 299 SQFT est. mo. maint. \$189	F-08 Studio 299 SQFT est. mo. maint. \$189	F-09 Studio 299 SQFT est. mo. maint. \$189	F-10 Studio 290 SQFT est. mo. maint. \$183	F-11 Two Bedroom 489 SQFT est. mo. maint. \$308
30YR 120%AMI 1402 \$489,000	30YR 120%AMI 1403 \$298,000	30YR 120%AMI 1404 \$298,000	30YR 120%AMI 1405 \$277,000	30YR 120%AMI 1406 \$277,000	30YR 120%AMI 1407 \$277,000	30YR 120%AMI 1408 \$277,000	30YR 120%AMI 1409 \$292,000	30YR 120%AMI 1410 \$280,000	30YR 120%AMI 1411 \$408,000
30 YR 120%AMI 1302 \$486,000	30 YR 120%AMI 1303 \$296,000	30 YR 120%AMI 1304 \$296,000	30 YR 120%AMI 1305 \$276,000	30 YR 120%AMI 1306 \$276,000	30 YR 120%AMI 1307 \$276,000	30 YR 120%AMI 1308 \$276,000	30 YR 120%AMI 1309 \$290,000	30 YR 120%AMI 1310 \$278,000	30 YR 120%AMI 1311 \$406,000
30YR 120%AMI 1202 \$483,000	30YR 120%AMI 1203 \$294,000	30YR 120%AMI 1204 \$294,000	30YR 120%AMI 1205 \$275,000	30YR 120%AMI 1206 \$275,000	30YR 120%AMI 1207 \$275,000	30YR 120%AMI 1208 \$275,000	30YR 120%AMI 1209 \$288,000	30YR 120%AMI 1210 \$276,000	30YR 120%AMI 1211 \$404,000
30 YR 120%AMI 1102 \$481,000	30 YR 120%AMI 1103 \$292,000	30 YR 120%AMI 1104 \$292,000	30 YR 120%AMI 1105 \$274,000	30 YR 100% AMI 1106 \$274,000	30 YR 100% AMI 1107 \$274,000	30 YR 100% AMI 1108 \$274,000	30 YR 100% AMI 1109 \$286,000	30 YR 100% AMI 1110 \$274,000	30 YR 100% AMI 1111 \$402,000
30YR 120%AMI 1002 \$479,000	30YR 120%AMI 1003 \$290,000	30YR 120%AMI 1004 \$290,000	30YR 120%AMI 1005 \$273,000	30YR 120%AMI 1006 \$273,000	30YR 120%AMI 1007 \$273,000	30YR 120%AMI 1008 \$273,000	30YR 120%AMI 1009 \$284,000	30YR 120%AMI 1010 \$272,000	30 YR 100% AMI 1011 \$400,000
30 YR 100% AMI 902 \$412,000	30 YR 100% AMI 903 \$288,000	30 YR 100% AMI 904 \$288,000	30 YR 100% AMI 905 \$272,000	30 YR 100% AMI 906 \$272,000	30 YR 100% AMI 907 \$272,000	30 YR 100% AMI 908 \$272,000	30 YR 100% AMI 909 \$282,000	30 YR 100% AMI 910 \$270,000	30 YR 100% AMI 911 \$398,000

*The Kukui Units, also known as Ordinance AHU's are subject to 3 marketing periods. The Kukui Units will have a fixed restriction period of thirty (30) years. The Kukui units will start with two AMI groups, with twenty-one (21) units being designated at 100% AMI, and the other twenty-one (21) Units being designated at 120% AMI. Approximately after 120 days from temporary certificate of occupancy (TCO) the AMI groups of any remaining Kukui units may change from 100% AMI to 120% AMI and respectively from 120% to 140% AMI. Then an additional 120 days later, any remaining Kukui units may go from 120% AMI to 140% AMI.

** The Palm Units, also known as Community Benefit Units (CBU) are subject to 3 marketing periods. These units will have a designated AMI of 120%. The restriction period for any remaining Palm Units may be lowered from thirty (30) years to twenty (20) years after a minimum of forty-five (45) days from the lottery day. Then the restriction period of any remaining Palm Units may be lowered to ten (10) years after an additional minimum period of forty-five (45) days.

Disclaimer

The listings of units, prices, other amounts, and information are only as of the date set forth on this page. Units, prices, other amounts, and information are all subject to prior sale, reservation, change by the developer, increase, and reduction. This is not an offer to sell, nor is it an obligation or contract of any kind. All figures, facts, information and prices are approximate and are subject to change at any time. Unless you and the developer both sign a binding sales contract for a specific unit, you do not have a right to purchase a unit at any particular price. You are advised to obtain and read the Public Report required by the laws of the State of Hawaii. Despite the developer's efforts to provide accurate information, it is not possible to ensure that all information is up to date. The developer assumes no responsibility for any actions taken as a result of reading this email. No content from this price list may be copied, republished, posted, or distributed in any way without written developer approval.

The information contained herein should not be relied upon in deciding to purchase a unit. All figures, renderings, maps, site and floor plans, photos, simulated views, images and other information depicted were developed for mockups and marketing purposes only to assist the purchaser in visualizing the residences. They may not accurately depict the project and may change at any time. All figures, facts, information and prices are approximate and are subject to change at any time. To the extent permitted by law, the developer disclaims all liability that may arise out of errors or omissions in the content hereof.

This is not intended to be an offering or solicitation of sale in any jurisdiction where the project is not duly registered or where such offering or solicitation would otherwise be prohibited by law.

All artist renderings are for illustrative purposes only and are subject to change without notification. All views, square footages, finishes, fixtures, layouts and dimensions are approximate and subject to change at any time.

THE FLATS RESIDENTS WILL NOT HAVE AMENITY ACCESS OR USE IN THE PROJECT.