

**OWNER-OCCUPANT PRESALE ANNOUNCEMENT  
 RESERVED HOUSING UNITS**

This announcement is published pursuant to Section 514B-95.5 of the Hawaii Revised Statutes, as amended, and Section 15-218-31 of the Kaka'ako Community Development District Mauka Area Rules codified under Title 15, Subtitle 4, Chapter 218 of the Hawaii Administrative Rules (the "Mauka Area Rules") and administered by the Hawaii Community Development Authority ("HCDA"), to inform prospective owner-occupant purchasers that Eight Zero Three Waimanu, LLC, a limited liability company ("Developer"), will be offering for sale units in a fee simple condominium project to be located at 803 Waimanu Street, Honolulu, Hawaii 96813, to be known as THE BLOCK 803 WAIMANU, and to be marketed as "THE BLOCK 803 WAIMANU" (the "Project"). The land on which the Project is located is identified by Tax Map Key Nos. (1) 2-1-049:050, -070, and -072. The Project contains a total of 153 fee simple residential condominium units.

This announcement covers the 66 residential units listed below that are designated as "Reserved Housing Units" pursuant to the Mauka Area Rules and Planned Development Permit No. KAK 13-091 issued by HCDA on January 8, 2014. The Reserved Housing Units will be offered and sold subject to various occupancy, income, and other eligibility requirements, as well as buy-back rights and equity sharing restrictions in favor of HCDA. These requirements are outlined below. More information about eligibility requirements and ownership and transfer restrictions is available in the Developer's Reserved Housing application materials.

The Reserved Housing Units being marketed are as follows:

Reserved Housing Unit Numbers	Unit Type	Number of Bedrooms/Bathrooms	Approx. Net Living Area (Sq. Ft.)*	Unit Sales Price Range**	Unit Shared Equity Amount
105, 106, 110, 112	A1	1/1.5	619	\$469,947	None
111	A2	1/1.5	629	\$468,994	None
107	A3	1/1.5	613	\$470,519	None
102, 103, 108, 109	A4	1/1.5	612	\$470,614	None
104	B	1/1.5	798	\$493,877	\$6,123
101	C	2/1.5	986	\$619,413	None
602, 615, 616 702, 715, 716	D1	0/1	388	\$353,450 - \$353,644	None
510, 610, 710	D2	0/1	419	\$348,500 - \$350,797	None
605, 612, 705, 712	D3	0/1	402	\$352,150 - \$352,302	None
703, 704, 713, 714	D5	0/1	382	\$318,340	\$12,660
617, 717	D7	0/1	382	\$354,203	None
206, 306, 406	E	1/1	642	\$458,900 - \$462,900	None
214	F	1/1	476	\$394,300	None
508, 608, 708	G	0/1	487	\$377,300 - \$380,239	None
224, 324, 424	H	1/1	553	\$427,046 - \$431,050	None
314, 414, 507, 607, 707	J	1/1	549	\$394,645	\$18,355 - \$22,355
216, 316, 416, 509 609, 709	K	1/1	730	\$490,800 - \$501,053	None
201, 301, 401, 501 601, 701	L	0/1	465	\$382,156	None
505, 512	M1	0/1	391	\$389,208	None
506, 511, 606, 611 706, 711	M2	0/1	425	\$350,000 - \$457,693	None

\* The areas listed above are in square feet and have been rounded to the nearest whole square foot and may differ slightly from the areas described in the Public Report for the Project.

\*\*The Unit Sales Price Ranges listed above are current as of the date of this published announcement.

As of the date of this announcement, Developer's best estimate of the minimum price of a designated Reserved Housing Unit is \$318,340.

**QUALIFICATIONS TO PURCHASE A RESERVED HOUSING UNIT**

Developer will offer Reserved Housing Units in the Project for sale to prospective owner-occupants who are "Qualified Persons". A Qualified Person means a person who meets all of the following eligibility requirements:

1. Is at least of the age of majority;
2. Does not have a majority interest in a principal residence or a beneficial interest in a land trust on a principal residence within or without the State of Hawaii for a period of three (3) years immediately prior to the date of application for a Reserved Housing Unit under HAR §15-218-30 of the Mauka Area Rules;
3. Does not have a spouse or dependent child who has a majority interest in a principal residence or a beneficial interest in a land trust on a principal residence within or without the State of Hawaii for a period of three (3) years immediately prior to the date of application for a Reserved Housing Unit under HAR §15-218-30 of the Mauka Area Rules;
4. Is the owner or lessee and occupant of the Reserved Housing Unit; and
5. Does not have a record or history of conduct or behavior, including past rent payments, which may prove detrimental to other tenants or HCDA, within parameters set by federal laws on discrimination, including the American with Disabilities Act.

**INCOME AND ASSET LIMITS**

In addition to the foregoing eligibility requirements, the adjusted household income of a Qualified Person purchasing a Reserved Housing Unit shall not exceed one hundred forty percent (140%) of median income, as set forth in the table below. For purposes of this requirement, "adjusted household income" means the total income, before taxes and personal deductions, received by all members of the eligible applicant's household, including, but not limited to, wages, social security payments, retirement benefits, unemployment benefits, welfare benefits, interest and dividend payments. The adjusted household income is based on the income earned during the most recent calendar year preceding date of application to purchase a Reserved Housing Unit for which copies of filed state or federal tax returns are available. "Area Median Income" means the area median income (AMI), for Honolulu that is provided to Fannie Mae by the Federal Housing Finance Agency.

Also, the assets of a Qualified Person purchasing a Reserved Housing Unit shall not exceed one hundred thirty-five percent (135%) of the applicable income limit by household size, as set forth in the table below. For purposes of this requirement, "assets" include, all cash, securities, and real and personal property at current fair market value, less any outstanding liabilities secured by such assets.

The following states the income limits and asset limits by household size for the Project\*:

Household Size by No. of Persons	Area Median Income	Income Limit (140% of Median Income)	Asset Limit
1	\$61,550	\$86,150	\$116,303
2	\$70,300	\$98,450	\$132,908
3	\$79,100	\$110,750	\$149,513
4	\$87,900	\$123,050	\$166,118
5	\$94,950	\$132,900	\$179,415
6	\$101,950	\$142,750	\$192,713
7	\$109,000	\$152,600	\$206,010
8	\$116,050	\$162,450	\$219,308

\*Based on figures issued by the United States Department of Housing and Urban Development in 2016 for Honolulu County, as interpreted by HCDA.

**RESTRICTIONS ON OWNERSHIP, USE AND TRANSFER; SHARED EQUITY REQUIREMENTS**

Pursuant to Section 15-218-35 of the Mauka Area Rules, the transfer of a Reserved Housing Unit shall be regulated for a minimum number of years following the original sale of the Unit (the "Regulated Term"). The length of the Regulated Term for a for-sale Reserved Housing Units shall be five (5) years from the date of issuance of certificate of occupancy.

Reserved Housing Units shall be occupied by the prospective owner-occupant at all times during the Regulated Term. If a prospective owner-occupant fails to occupy the Reserved Housing Unit or wishes to transfer title to the Reserved Housing Unit during the Regulated Term, HCDA shall have the first option to purchase the Reserved Housing Unit under certain conditions and at a sales price based upon a formula set forth in Section 15-218-36 of the Mauka Area Rules. If the prospective owner-occupant sells the Reserved Housing Unit after the Regulated Term, or if HCDA elects to not repurchase the Reserved Housing Unit during the Regulated Term, HCDA shall be entitled to receive a share of the equity in the Reserved Housing Unit in accordance with a formula set forth in Section 15-218-41 of the Mauka Area Rules. The Reserved Housing Unit shall also be subject to certain rental restrictions during the Regulated Term.

**UNIT SELECTION PROCESS**

The 66 Reserved Housing Units in the Project will be offered for sale to Qualified Persons on a first-come-first-served basis. To be eligible to participate in the selection, applicants must submit a completed application to purchase a Reserved Housing Unit ("Reserved Housing Application") IN PERSON to 677 Ala Moana Blvd., Suite #111 Honolulu, HI 96813. A completed Reserved Housing Application shall include the following, all of which must be fully completed and executed by all prospective purchasers:

1. Notarized Affidavit of Intent to Purchase and Reside in a Designated Reserved Housing Residential Unit
  - a. Must be fully completed, signed by all prospective purchasers (attorneys-in-fact are not acceptable), and signatures must be notarized
2. Notarized Affidavit of Eligibility to Purchase as Reserved Housing Unit
  - a. Must be fully completed, signed by all prospective purchasers (attorneys-in-fact are not acceptable), and signatures must be notarized
3. Loan Pre-Qualification Letter

Reserved Housing Application packets may be obtained from 677 Ala Moana Blvd., Suite #111 Honolulu, HI 96813 starting January 7, 2017 at 10:00 a.m., and will be available for pickup until such time that all Reserved Housing Units are sold. Prospective purchasers should carefully review the information contained in the Reserved Housing Application packet to determine whether all eligibility requirements are met.

The earliest date that completed Reserved Housing Applications will be accepted is January 28, 2017 at 10:00 a.m. Reserved Housing Applications will not be accepted prior to this time. Applications must be hand-delivered to 677 Ala Moana Blvd., Suite #111 Honolulu, HI 96813 between the hours of 10 AM and 5 PM, Monday to Saturday to be eligible to participate in the Unit Selection Process. Only substantially complete applications will be accepted. Applications delivered by email, facsimile, mail or courier will not be accepted.

Only those qualified prospective purchasers who have submitted a completed Reserved Housing Application will be included in the Unit Selection Process. Based upon the order in which completed applications are received, qualified prospective purchasers will be assigned a Unit Selection Number that establishes the sequential order in which a prospective purchaser will be eligible to select a Reserved Housing Unit for purchase and execute a sales contract at a subsequent Unit Selection Event. Priority shall be given to applicants who have been displaced from housing as a result of development in the Mauka Area.

The Unit Selection Event will be held at 677 Ala Moana Blvd., Suite #111 Honolulu, HI 96813 on February 25, 2017, with unit selection appointment times to be assigned between the hours of 10:00 a.m. and 5:00 p.m. Prospective purchasers must attend the Unit Selection Event in person.

Prospective purchasers must bring to the Unit Selection Event an initial deposit in the amount of not to exceed \$500.00, which will be required to be paid at the time of executing a sales contract for a Reserved Housing Unit. Only personal or cashier's checks or money orders made payable to the project escrow agent, Title Guaranty Escrow Services, Inc., shall be accepted. Wired funds will not be accepted. If a personal check is used to pay the initial deposit and that personal check is subsequently returned on account of insufficient funds, then, in such event, the sales contract to which the initial deposit was to be applied will be cancelled. An additional deposit up to 5% of the purchase price will be required after the Applicant's 30 day right of rescission has expired.

Prospective purchasers who were assigned a Unit Selection Number, but who did not have an opportunity to select one of the designated Reserved Housing Units for purchase, shall be placed on a back-up reservation list in sequential order, as determined by their Unit Selection Number. Should there be any unsold Reserved Housing Units remaining after the Unit Selection Event, Developer will contact prospective purchasers in the order in which they are listed on the back-up reservation list to offer them an opportunity to purchase any of the remaining, unsold Reserved Housing Units. This process shall continue until all Reserved Housing Units in the Project are sold. Further details on the unit selection process are available in the Reserved Housing Application Materials.

Any interested person may contact the sales office starting on January 7, 2017 between the times of 10:00 a.m. and 5:00 p.m. at 808-548-0900 or at 677 Ala Moana Blvd., Suite #111 Honolulu, HI 96813 to secure a Reserved Housing Application packet, an owner-occupant affidavit, a sales contract, and to obtain any other information concerning the Project.

*This Announcement is intended to comply with the terms and provisions of the Mauka Area Rules.*

*To the extent of any conflict between this announcement and the Mauka Area Rules, the Mauka Area Rules shall prevail.*

EXCLUSIVE PROJECT BROKER:

**LIST Sotheby's International Realty**  
 677 Ala Moana Blvd. Suite 111, Honolulu, HI 96813  
 808-548-0900

