

CASTLE & COOKE HOMES HAWAII, INC.
KE'OLU AT KOA RIDGE – PHASE I (BLGS. 7 & 8) APPLICATION PACKET
INSTRUCTIONS FOR SUBMITTING AN APPLICATION

<u>When</u>	<u>What</u>	<u>Where</u>
Sunday, January 25, 2026 10:00 a.m.	Ke'olu – Phase I (Bldgs. 7 & 8) Application Packet & The City Application Packet	Available On-line: www.KeoluAtKoaRidge.com

Completed Application Packet and the City Application Packet should be turned in to the Koa Ridge Sales Office, located at 94-1052 Haleulula'au Street, Waipahu, HI 96797, for further processing, and will continue in chronological order by Application No.

Only Applicants who turn in their completed Ke'olu Application Packet (Reservation/Unit Preference Form, Owner Occupant Affidavit) a completed City Application Packet (Affordable Housing Application with supporting documents, City's Eligibility Affidavit), and a loan Pre-approval Letter from any of our designated lenders, will be able to select an available unit.

Note: NO PHOTO COPY OR PHOTO IMAGES OF THE PACKET WILL BE ACCEPTED.

Application Package Contents:

<u>What</u>	<u>Use</u>
1. Re-use Authorization (City Required Docs)	For submission (if applicable)
2. Application Packet Checklist	For submission
3. Reservation/Unit Preference	For submission, with the completed City Application Packet, (Affordable Housing Application Packet and supporting docs, City's Eligibility Affidavit), and a Pre-Approval.
4. Real Estate Commission Owner Occupant Affidavit	For submission, must be signed by Applicants and notarized. Must turn in original.
5. Owner Occupant Pre-sale Announcement	For Applicants use only
6. Price List, Floor Plans, Site Map	For Applicants use only

Developer's Public Report available on-line at: www.KeoluAtKoaRidge.com

Ke'olu at Koa Ridge is reserved for local working families earning up to 120% AMI as published by the C&C of Honolulu

Koa Ridge Sales Office is located at 94-1052 Haleulula'au Street, Waipahu, HI 96797, Telephone (808) 548-2931

CASTLE & COOKE HOMES HAWAII, INC.
KEOLU AT KOA RIDGE – PHASE I (BLDG. 7 & 8)
RE-USE AUTHORIZATION

I/We have completed the application process for Ke'olu – Phase I, Application# _____.

Our household size, gross pay/other income, and asset income remain the same.

Requesting to re-use the following Ke'olu - Phase I documents for Ke'olu – Phase I (Bldgs. 7 & 8).

- Pre-approval
- Income Verification Worksheet
- Application for City-regulated AH units
- Affidavit of Eligibility
- Supporting documents (most current documents may be requested)
- Owner Occupant Affidavit

Applicant _____ Date _____

Co-Applicant _____ Date _____

Co-Applicant _____ Date _____

Co-Applicant _____ Date _____



APPLICATION PACKET CHECKLIST

- 1) **Income verification worksheet** – completed by lender; note 120% AMI income limit for HH
- 2) **Designated Lender Pre-approval**
- 3) **Affidavit of Eligibility/Application for City-Regulated AH Units**
 - List applicant's current employer (no past employment history needed)
 - Primary Applicant is the Primary Household Member, Co-Applicant 1 is HH member 2
 - List ALL Household Members (i.e. parent, child, sibling, extended family, friend -not related)
- 4) **Photo IDs for every Household Member (HH)** (legible copies needed)
 - Hawaii Driver's License, Hawaii State I.D., Gov't Passport, Student I.D or Child's Birth Certificate
- 5) **Household Asset Verification** (please do not submit a camera photo of these documents)
 - **Bank and other Financial Statements** (latest 2 months)
 - Checking, Savings, CD-full statement showing interest rate or interest earned, if any
 - Bonds, Stocks, Mutual funds – note if income is received or re-invested
 - Life Insurance – submit if there is cash value
 - **Retirement Account Statements** – submit and note if currently receiving income
 - **Federal Tax Return** (last 2 years). Block out SS# except for last 4 digits. Signed copies with all applicable schedules, W2's, 1099s
- 6) **Household Income Verification** (including part-time and self-employed)
 - **Gross Pay** (provide consecutive paystubs for most recent 2 months; If new job – provide letter from employer confirming start date and work hours per week or pay period)
 - **Investment Income** (provide account statement)
 - **Retirement or Pension Income** (provide account statement)
 - **Social Security** (provide SS Benefits documentation)
 - **Unemployment Compensation** (provide UE income documentation)
 - **Child Support** (provide supporting legal document)
 - **Alimony** (provide supporting legal document)
 - **No Income** (provide statement from HH member that they do not intend to work for a year; includes Full Time student 23 years and older)
 - **Latest course schedule** (Full time student under age 23)
- 7) **Miscellaneous supporting documents:**
 - Property ownership, Divorce decree, Marriage certificate
 - Verification of HH Living Arrangement when supporting documents indicate different addresses. Statement confirming applicants currently living together from date or intend to live together and relationship to the applicant (NOTARIZED)
- 8) **Ke'olu at Koa Ridge – Application Reservation/Unit Preference Form**
- 9) ***Owner Occupant Affidavit – to be notarized** (MUST SUBMIT ORIGINAL WITH ORIGINAL SIGNATURE)
- 10) **Referral Form** (if applicable)

All documents should be legible, a "photo" of documents will not be accepted

CASTLE & COOKE HOMES HAWAII, INC.
KE'OLU AT KOA RIDGE – PHASE I (BLDGS. 7 & 8)
APPLICATION RESERVATION/UNIT PREFERENCE FORM

Date: _____

CCHHI Sales Agent: _____

Applicant(s): A. _____
Provide FULL name: First, Middle, and Last Name _____

Marital Status and desired Tenancy

Co-Applicant(s): B. _____

Address: A. _____
B. _____

Telephone: A. Primary _____ Alternate _____
B. Primary _____ Alternate _____

E-mail Address: A. _____
Please print legibly, please do not use cursive
B. _____

Broker Responsibility. If represented by an outside broker, a **Broker Referral Form** must be submitted with this **Reservation/Unit Preference Form**. Your broker should contact a Castle & Cooke Homes Hawaii Sales Agent for more information by contacting our office at (808) 548-2931. **NO BROKER REFERRAL FORMS WILL BE ACCEPTED AFTER A RESERVATION/UNIT PREFERENCE FORM HAS BEEN SUBMITTED.**

In order to select an available unit, Applicants must complete a Ke'olu Application Packet (Reservation/Unit Preference Form and Owner Occupant Affidavit) and a City Packet (Affordable Housing Application Packet with supporting documents, City's Eligibility Affidavit), a loan Pre-approval Letter from any of our designated lenders. The designated lenders for this project will be: American Savings Bank, Bank of Hawaii, Central Pacific Bank, and First Hawaiian Bank, and a \$1,000 earnest money deposit.

This Application is not a sales contract. Castle & Cooke Homes Hawaii, Inc. shall agree to reserve a unit for the Applicants, subject to the following conditions:

Note: NO PHOTO COPY OR PHOTO IMAGES OF THE PACKET WILL BE ACCEPTED.

This Reservation/Unit Preference Form is not a sales contract. If a unit is selected then Castle & Cooke Homes Hawaii, Inc. shall agree to reserve a unit for the Applicants, subject to the following conditions:

1. Prior to selecting a unit, Applicants must submit to Castle & Cooke Homes Hawai'i, Inc. a completed Reservation/Unit Selection Form, together with a Pre-approval Letter from any of our designated lenders, the \$1,000 deposit check, and the Owner Occupant Affidavit. Any changes to the primary purchasers must be made prior to contracting. A new Pre-approval Letter along with the Owner-Occupant Affidavit for new purchasers must accompany this change.
2. The Pre-approval will include a verification of income, credit history, and monies needed to close. Applicants will be pre-approved at prevailing rate at the time of pre-approval for a conventional loan. Applicant has no obligation to obtain a loan from the designated lenders provided however, if Applicants choose to utilize the services of a lender other than the designated lenders, Applicants will be charged an additional escrow fee and will be responsible for any additional charges by Applicant's lender. The designated lenders for this project will be: American Savings Bank, Bank of Hawaii, Central Pacific Bank, and First Hawaiian Bank.
3. No contingencies, including sale of home, other than mortgage financing will be accepted.
4. Applicants may cancel this Reservation/Unit Preference Form at any time with written notice.
5. Applicants must sign a Sales Agreement immediately upon selecting an available unit.
6. This Reservation/Unit Preference Form is null & void if a Sales Agreement is not offered.

COMPLETE AND SUBMIT WITH PRE-APPROVAL AND DEPOSIT CHECK

**CASTLE & COOKE HOMES HAWAII, INC.
KE'OLU AT KOA RIDGE – PHASE I (BLDG. 7 & 8)
RESERVATION/UNIT PREFERENCE FORM
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LIST OF UNIT PREFERENCES

	Unit No.	Model
1.	_____	
2.	_____	
3.	_____	
Other:	_____	

If the units(s) you prefer are not available, you may choose from available units or you will be placed on a Back-up Reservation List. The Back-up-List will terminate on April 24, 2026. Additionally, your reservation may be withdrawn if you instruct us to do so.

The Back-up List will be applicable to Ke'olu at Koa Ridge – Phase I only.

Signature Applicant _____ Date _____

Signature Applicant _____ Date _____

Signature Co-Applicant _____ Date _____

Signature Co-Applicant _____ Date _____

INTERNAL USE:

Checklist:

- Reservation/Unit Preference Form Completed and Signed
- Pre-approval Letter
- Notarized OOA
- \$1,000 check

Date/Time Completed Packet Received: _____ / _____

FOR DEVELOPER'S USE (chronological system):

COMPLETED AFFIDAVIT SUBMITTED DATE: _____

DATE: _____

TIME: _____

EARNEST MONEY DEPOSIT SUBMITTED DATE: _____

DATE: _____

(if required by developer) TIME: _____

NOTICE TO ALL PERSONS SIGNING THE AFFIDAVIT: This Affidavit is being provided to you pursuant to Part V.B. of the Condominium Property Act (Chapter 514B of the Hawaii Revised Statutes). Part V.B. is referred to as the “Owner-Occupant Law” in this Affidavit, and various sections of Part V.B. are referenced in this Affidavit. This Affidavit is a legal document that contains promises which are binding on you. If these promises are broken you could be subject to various penalties that are described in the Owner-Occupant Law and in this Affidavit. Therefore, it is strongly recommended that you seek the advice of an attorney or the Developer’s representatives if you do not understand anything contained in the Affidavit, or have questions about anything contained in this Affidavit, or do not understand the references to the Owner-Occupant Law or other provisions of the Condominium Property Act which are contained in this Affidavit.

AFFIDAVIT

OF INTENT TO PURCHASE AND RESIDE IN AN

OWNER-OCCUPANT DESIGNATED CONDOMINIUM RESIDENTIAL UNIT

We, the undersigned “owner-occupants,” on this _____ day of _____, 20_____, do hereby declare that it is our intention to purchase and reside in a condominium residential unit designated for an “owner-occupant” in the KE’OLU AT KOA RIDGE – PHASE I condominium project (“Project”) proposed by Castle & Cooke Homes Hawaii, Inc. (“Developer”).

We understand, affirm, represent and agree by signing this Affidavit that:

1. It is our intent to reserve and purchase an owner-occupant designated residential unit (“designated unit”) pursuant to section 514B-96 of the Owner-Occupant Law, and upon closing escrow, to reside in the designated unit as our principal residence for 365 consecutive days.
2. The term “owner-occupant” as used herein is defined in section 514B-95 of the Owner-Occupant Law as:

“... any individual in whose name sole or joint legal title is held in a residential unit that, simultaneous to such ownership, serves as the individual’s principal residence, as defined by the department of taxation, for a period of not less than three hundred and sixty-five consecutive days; provided that the individual shall retain complete possessory control of the premises of the residential unit during this period. An individual shall not be deemed to have complete possessory control of the premises if the individual rents, leases or assigns the premises for any period of time to any other person in whose name legal title is not held; except that an individual shall be deemed to have complete possessory control even when the individual conveys or transfers the unit into a trust for estate planning purposes and continues in the use of the premises as the individual’s principal residence during this period.” (Emphasis added).
3. We understand that if two or more prospective owner-occupants intend to reside jointly in the same designated unit, only one owner-occupant’s name shall be placed on the reservation list if the chronological system is used or entered into the lottery if the lottery system is used.
4. At any time after executing this Affidavit until the expiration of this Affidavit (365 days after recordation of the instrument conveying the designated unit to us), we shall notify the Real Estate Commission immediately upon any decision to cease being an owner-occupant of the designated unit. In addition, if we decide

that we will not be owner-occupants prior to the closing of escrow, we will notify the Developer immediately and acknowledge that the Developer, at its option, shall have the right to cancel the sales contract for the unit.

5. We have personally executed this Affidavit and we are all of the prospective owner-occupants for the designated unit. This Affidavit shall not be executed by an attorney-in-fact.
6. We shall not sell or offer to sell, lease or offer to lease, rent or offer to rent, assign or offer to assign, or convey the unit until at least 365 consecutive days have elapsed since the recordation of the purchase; provided that a person who continues in the use of the premises as the individual's principal residence during this period may convey or transfer the unit into a trust for estate planning purposes. Furthermore, we understand that we have the burden of proving our compliance with the law.
7. We understand that no developer, employee or agent of a developer, or real estate licensee shall violate or aid any other person in violating the Owner-Occupant Law.
8. The Real Estate Commission may require verification of our owner-occupant status and if we fail to submit such verification, we may be subject to a fine in an amount equal to the profit made from the sale, lease, assignment or transfer of the unit.
9. Any false statement in this Affidavit or violation of the Owner-Occupant Law shall subject us to a misdemeanor charge with a fine not to exceed \$2,000, or by

Owner-Occupant Affidavit

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imprisonment of up to a year, or both. We further understand that if we violate or fail to comply with the Owner-Occupant Law, we shall be subject to a civil penalty of up to \$10,000, or fifty per cent of the net proceeds received or to be received from the sale, lease, rental, assignment or other transfer of the designated unit, whichever is greater.

10. When required by context, each pronoun reference shall include all numbers (singular or plural) and each gender shall include all genders.

By signing this Affidavit, we represent and affirm that we have read, understand and agree to the above statements.

1) _____
Purchaser's signature _____ Print Name _____ date _____

2) _____
Purchaser's signature _____ Print Name _____ date _____

3) _____
Purchaser's signature _____ Print Name _____ date _____

4) _____
Purchaser's signature _____ Print Name _____ date _____

Owner-Occupant Affidavit

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STATE OF HAWAII)
) SS.
CITY AND COUNTY OF HONOLULU)

On this _____ day of _____, 20_____, before me personally appeared _____

, to me known, who, being by me duly sworn or affirmed, did say that such person(s) executed this 5-page Affidavit of Intent to Purchase and Reside in an Owner-Occupant Designated Condominium Residential Unit dated _____, 20_____, in the First Circuit of the State of Hawaii, as the free act and deed of such person(s), and if applicable, in the capacity shown, having been duly authorized to execute such instrument in such capacity.

Name:
Notary Public, State of Hawaii

My commission expires: _____



KE'OLU AT KOA RIDGE - PHASE I

OWNER-OCCUPANT PRESALE ANNOUNCEMENT - SECOND RELEASE

This announcement is published pursuant to Section 514B-95.5 of the Hawaii Revised Statutes, as amended, and that certain Affordable Housing Agreement dated May 5, 2014, as amended from time to time ("AHA") by and between Castle & Cooke Homes Hawaii, Inc., a Hawaii corporation (the "Developer") and the City and County of Honolulu (the "City"), which will be administered by the City Department of Planning and Permitting ("DPP"), to inform prospective Owner-Occupant Purchasers that the Developer is developing and intends to offer for sale a 48-unit fee simple, condominium project to be located at Waipio, Oahu, State of Hawaii (Tax Key No: (1) 9-4-006-167 (por.)) and to be known as KE'OLU AT KOA RIDGE - PHASE I.

In addition to KE'OLU AT KOA RIDGE - PHASE I, the Developer is developing three (3) additional phases of KE'OLU AT KOA RIDGE for a four-phase total of approximately 216 units. The Developer has plans to merge the phases of the KE'OLU AT KOA RIDGE condominium project; however, each phase of the KE'OLU AT KOA RIDGE condominium project is a separate project, and the Developer, although it has the right to do so, is not obligated to merge the various projects.

Eighteen (18) of the 48 units will be offered to prospective Owner-Occupants, as defined in Part V, Section B of the Chapter 514B of the Hawaii Revised Statutes, as amended ("Chapter 514B Sales to Owner-Occupants") who also meet certain eligibility criteria pursuant to the AHA. The second release will include eighteen units, all of which will be offered to prospective Owner-Occupants. This announcement covers the Second Release Owner-Occupant Units.

Pursuant to the AHA requirements, each unit type will have an occupancy requirement based upon the number of bedrooms and the household size, for the purpose of maximizing the number of persons to be benefited by the affordable housing program.

The following is the Developer's statement of the model types, number of bedrooms and baths, unit numbers, minimum prices of the units in the project and occupancy requirement per unit type:

KE'OLU AT KOA RIDGE - PHASE I

Model Type	Bedroom/Bath	Owner-Occupant Designated Unit Numbers	Minimum Price	Occupancy Requirement
A	1/1	802	\$475,000	1 to 3 persons
AR	1/1		\$488,500	1 to 3 persons
B1	1/1	806	\$475,000	1 to 3 persons
B1R	1/1		\$488,500	1 to 3 persons
B2	1/1	810	\$467,500	1 to 3 persons
B2R	1/1		\$481,000	1 to 3 persons
C1	2/2	801	\$570,000	2 to 5 persons
C1R	2/2		\$583,500	2 to 5 persons
C2	2/2	703, 803	\$555,000	2 to 5 persons
C2R	2/2	702	\$570,000	2 to 5 persons
D1	2/2	805, 809	\$545,000	2 to 5 persons
D1R	2/2		\$568,500	2 to 5 persons
D2	2/2	707, 807	\$550,000	2 to 5 persons
D2R	2/2	706	\$565,000	2 to 5 persons
E	3/2	704, 804	\$635,000	3 to 7 persons
ER	3/2	701	\$640,000	3 to 7 persons
F	3/2	708, 808	\$615,000	3 to 7 persons
FR	3/2	705	\$630,000	3 to 7 persons

The minimum prices of the units in the project are as of the date of this publication and are subject to change by the Developer.

The Developer will offer units in the project for sale to prospective Owner-Occupants who are Eligible Persons. An Eligible Person means a person who meets all of the following criteria:

- Is a citizen of the United States or a resident alien.
- Is at least eighteen years of age.
- Is domiciled in the State of Hawaii and has a bona-fide intent to reside in the unit.
- Has sufficient gross household income to qualify for the loan to finance the purchase of the unit.
- Whose total household income shall not exceed the allowed annual household income for the target group as adjusted for size.
- Is a person who, either by oneself or together with a household member, does not own or has not owned for the one (1) year preceding the date of the application, and from the date of the application to escrow closing of the unit, a majority interest in fee simple or leasehold lands suitable for dwelling purposes, or a majority interest in lands under any trust agreement or other fiduciary arrangement in which another person holds legal title to such land.
- Whose net available household assets do not exceed designated limits.
- If a household member, does not own and has not owned for the one (1) year preceding the date of the application, and from the date of the application to escrow closing of the unit, a majority interest in fee simple or leasehold lands suitable for dwelling purposes, or a majority interest in lands under any trust agreement or other fiduciary arrangement in which another person holds legal title to such land, except when husband and wife are living apart under a decree of separation from bed and board issued by the family court pursuant to Hawaii Revised Statutes Section 580-71.
- Is not a person who previously received assistance under a program designed and implemented by any State or county agency to assist persons to purchase affordable housing units; provided, however, that the Director of the DPP (the "Director") may determine on a case by case basis that an applicant who currently owns a dwelling unit purchased with or without the assistance of such program is eligible to apply for assistance if there has been either: (i) a significant change in household size; or (ii) an extreme hardship, such as divorce, death in the household, change in place of employment to Oahu from any other island in the State of Hawaii; and provided, further, that the applicant sells the dwelling unit before the escrow closing of the unit.

- Shall be an Owner-Occupant of the unit during the restriction period and cannot rent out the unit during that time, except in unforeseen hardship circumstances (e.g., active military deployment, serious illness) which prevents the continued occupancy of the unit. Hardship circumstances waivers would require the approval of the Director.

- Whose name, the name of any co-applicant or the name of any member of the household does not appear on more than one application for the Project.

An Eligible Person must meet the allowed annual household income for the target group as adjusted for size (as of April 15, 2025) as follows:

Household Size	Median Income	Income Limit (120% of Median Income)
1	\$106,400	\$127,680
2	\$121,600	\$145,920
3	\$136,800	\$164,160
4	\$152,000	\$182,400
5	\$164,200	\$197,040
6	\$176,400	\$211,680
7	\$188,500	\$226,200

"Household" means: (a) a single person; or (b) two or more persons regularly living together related by blood, marriage or by operation of law; or (c) a live-in aide, as recognized by the Director, who is essential to the care and well-being of a household member; or (d) no more than five (5) unrelated persons who have lived together for at least one (1) year, who have executed an affidavit, and who have provided proof acceptable to the DPP in its sole discretion.

The units shall be subject to certain restrictions on transfer, use and sale (the "City's Transfer, Use and Sale Restrictions") during the 10-year period from the closing of the sale of the unit (the "Restriction Period"). The City's Transfer, Use and Sale Restrictions require, among other things, that: (a) the unit must be occupied as a buyer's principal residence at all times during the Restriction Period; and (b) if a buyer wishes to transfer title to the unit during the Restriction Period, among other things, the City shall have the option to (i) purchase the unit at a price and upon such terms as set forth in the condominium unit deed conveying the unit, or (ii) require the buyer to sell the unit to a qualified resident, at a price and upon such terms, and who is in the same income category as the original buyer at the time of the original sale of the unit, all as approved by the City and as set forth in the condominium unit deed conveying the unit. In the event that the buyer violates the requirement to occupy the unit as a principal residence during the Restriction Period, the City shall have the right to purchase the unit and/or to seek financial recourse from the owner, which financial recourse may include the appreciated value of the unit.

For a 30-day period following the initial date of sale of the project, the units shall be offered only to prospective Owner-Occupants who are Eligible Persons through a public lottery. At the public lottery, lottery participants will be selected and placed on a list in the order of selection. Eligible Persons shall be allowed to select a unit for which they qualify based upon the occupancy requirements.

Beginning Sunday, January 25, 2026, at 10:00 am, interested persons may contact the Developer's broker, Castle & Cooke Homes Hawaii, Inc. (R), 94-1052 Haleulua'au Street, Telephone: (808) 548-2982, Hours: Open Monday from 1 to 5 pm, Tuesday-Sunday from 10 pm to 5 pm, to secure an Affordable Housing Application Packet, public report and any other information concerning the project. At your convenience, please download the Application Packet, view the public report and other information at www.KeoluAtKoRidge.com.

The earliest date that a Completed Application Packet for a unit may be submitted is January 25, 2026, at 10:00 a.m., at the Koa Ridge Sales Office, located at 94-1052 Haleulua'au St., Waipahu, HI 96797, Telephone: 808-548-2931. Completed Application Packets must be submitted by Owner-Occupants in person.

Developer's broker shall compile and maintain a list of all prospective Owner-Occupants who have submitted a completed Affordable Housing Application Packet which shall include a completed and executed Affordable Housing Application with supporting documents, City's Eligibility Affidavit, Affidavit of Intent to Purchase and Reside in an Owner-Occupant Designated Condominium Residential Unit and a Loan Pre-Approval (the "Completed Application Packet"). If two or more prospective owner-occupants intend to reside jointly in the same unit, they shall submit one (1) Completed Application Packet and only one of the prospective Owner-Occupants shall be accepted.

An initial deposit in the amount of \$1,000 will be required at the time of signing of the sales agreement. Only personal or cashier's checks made out to Title Guaranty Escrow Services, Inc. are acceptable. Wired funds will not be accepted. If you use a personal check to pay the initial deposit and that personal check is subsequently returned on account of insufficient funds, then, and in such event, your sales agreement will be cancelled.

Pursuant to Section 514B-99.5(b) of the Hawaii Revised Statutes, the Developer has elected to waive certain provisions of Sections 514B-95.5(4), 514B-95.5(5), 514B-95.5(6), 514B-96.5(b)(1), 514B-96.5(b)(2), 514B-96.5(b)(4), 514B-98(a), 514B-98(b) and 514B-98(c) of the Hawaii Revised Statutes and such other provisions of Part V, Section B of Chapter 514B of the Hawaii Revised Statutes to the extent necessary to comply with the requirements set forth in the AHA.

This announcement is intended to comply with the terms and provisions of the AHA. To the extent of any conflict between this announcement and the AHA, the AHA shall prevail.

At your convenience, please download the application packet, view the public report and other information at www.KeoluAtKoRidge.com.



KoaRidge.com • (808) 731-2431
2% Courtesy to Brokers

Visit our website for complete details on the Koa Ridge community, neighborhoods, floor plans, prices, availability, and more.



Ke'olu - Phase ID & IE Pricing

1/25/2026

Unit No.	Unit Type	Bedroom/Bath	Approx. Unit Net Living Floor Area (sq.ft)	Approx. Unit Net Cov. Entry Floor Area (sq.ft) if any	Approx. Net Exterior Storage Closet Floor Area (sq.ft) if any	Common Interest	Parking Stall No(s)	Yard Area No.	Base Price	Estimated Monthly Maintenance Fee
701	ER	3/2	896	--	15	2.49249%	79, 80	Y701	\$640,000	\$512.84
702	C2R	2/2	769	68	--	2.13920%	74, 120	Y702	\$570,000	\$440.15
703	C2	2/2	769	68	--	2.13920%	77, 78	Y703	\$570,000	\$440.15
704	E	3/2	896	--	15	2.49249%	125, 126	Y704	\$640,000	\$512.84
705	FR	3/2	896	--	--	2.49249%	118, 119	--	\$630,000	\$512.84
706	D2R	2/2	769	--	--	2.13920%	75, 76	--	\$565,000	\$440.15
707	D2	2/2	769	--	--	2.13920%	121, 122	--	\$565,000	\$440.15
708	F	3/2	896	--	--	2.49249%	123, 124	--	\$630,000	\$512.84
801	C1	2/2	764	--	15	2.12529%	116, 117	Y801	\$570,000	\$437.29
802	A	1/1	565	29	--	1.57172%	103, 110	Y802	\$475,000	\$323.38
803	C2	2/2	769	68	--	2.13920%	111F, 112	Y803	\$555,000	\$440.15
804	E	3/2	896	--	15	2.49249%	106, 107	Y804	\$635,000	\$512.84
805	D1	2/2	764	--	--	2.12529%	102, 113	--	\$565,000	\$437.29
806	B1	1/1	566	--	--	1.57450%	100, 115	--	\$475,000	\$323.95
807	D2	2/2	769	--	--	2.13920%	104, 105	--	\$550,000	\$440.15
808	F	3/2	896	--	--	2.49249%	108, 109	--	\$615,000	\$512.84
809	D1	2/2	764	--	--	2.12529%	101, 114	--	\$545,000	\$437.29
810	B2	1/1	569	--	--	1.58284%	98, 99	--	\$467,500	\$325.67

Prices and availability are subject to change without prior notice or obligation

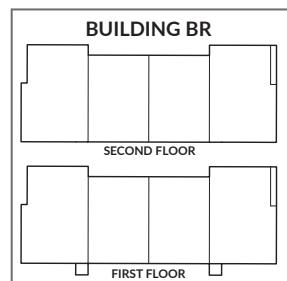
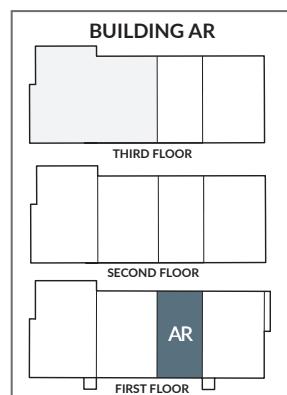
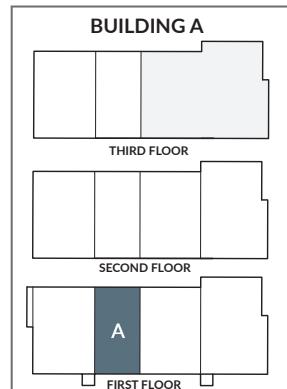
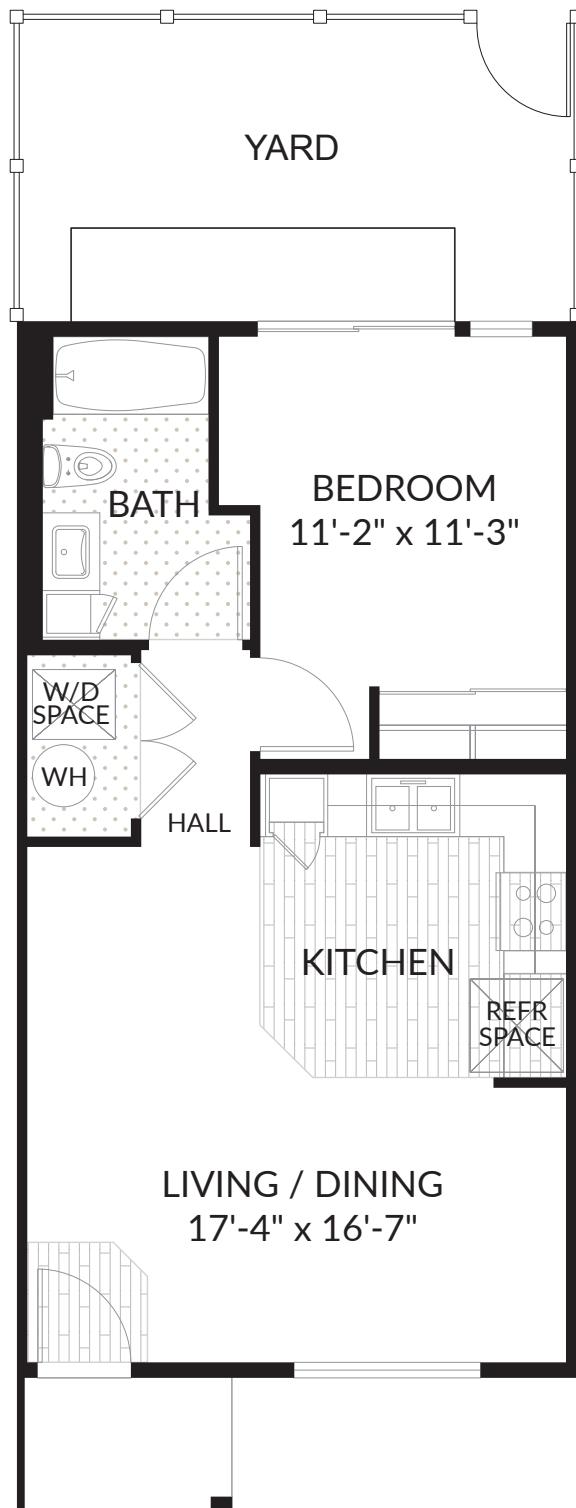
Unit availability is subject to prior sale or reservation and any lot may be removed without prior notice.

Seller reserves the right to pre-select any options prior to sale.

PLAN A

1 Bedroom/1 Bath

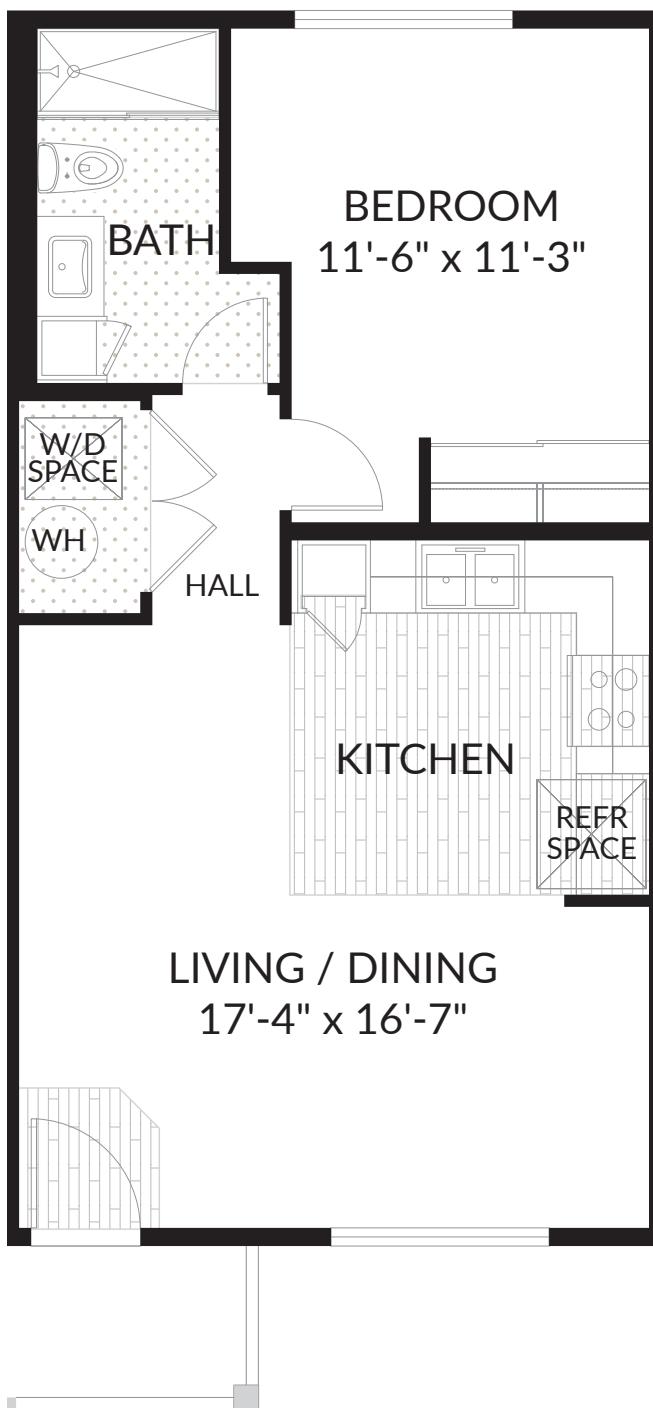
Living Area: 565 SF



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PLAN B

1 Bedroom/1 Bath



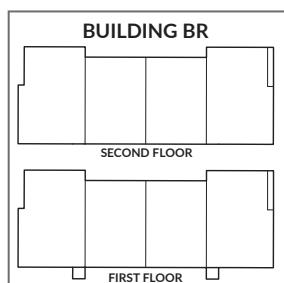
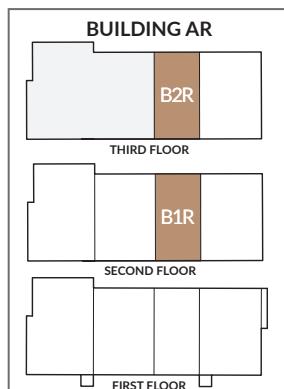
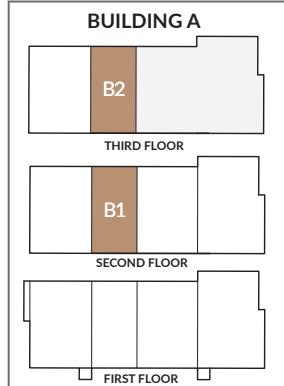
*There are slight variations in living areas between Plans B1 and B2. Plan B1 includes 566 SF and B2 includes 569 SF.

PLAN B1

Living Area: 566 SF

PLAN B2

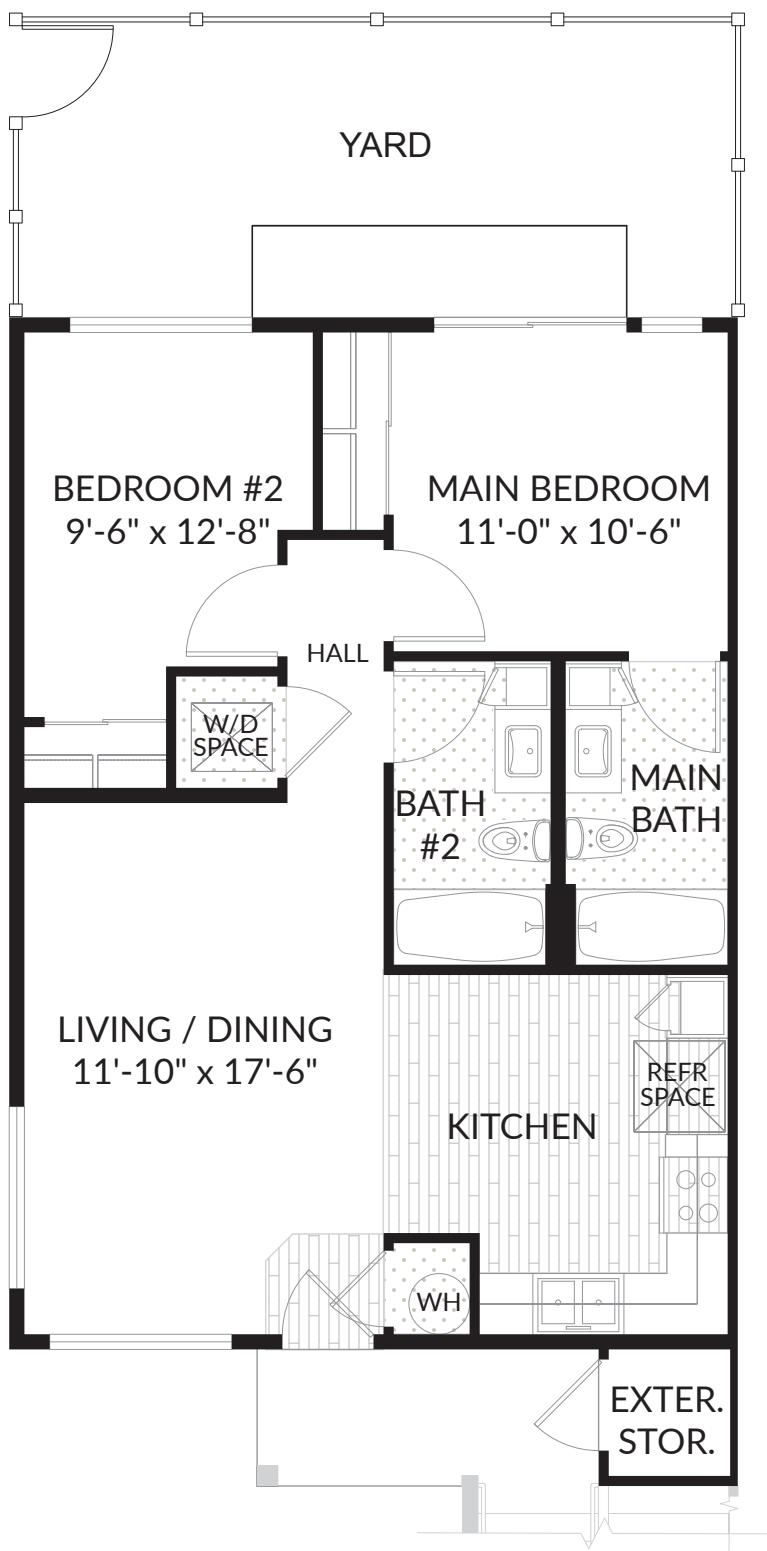
Living Area: 569 SF



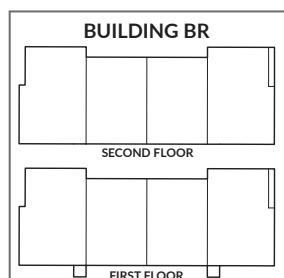
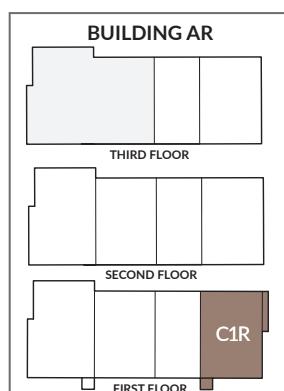
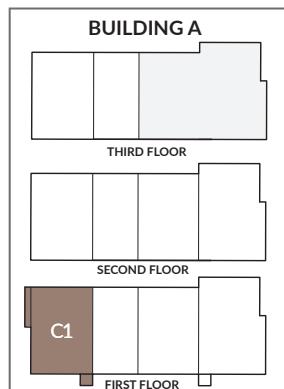
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PLAN C1

2 Bedroom/2 Bath



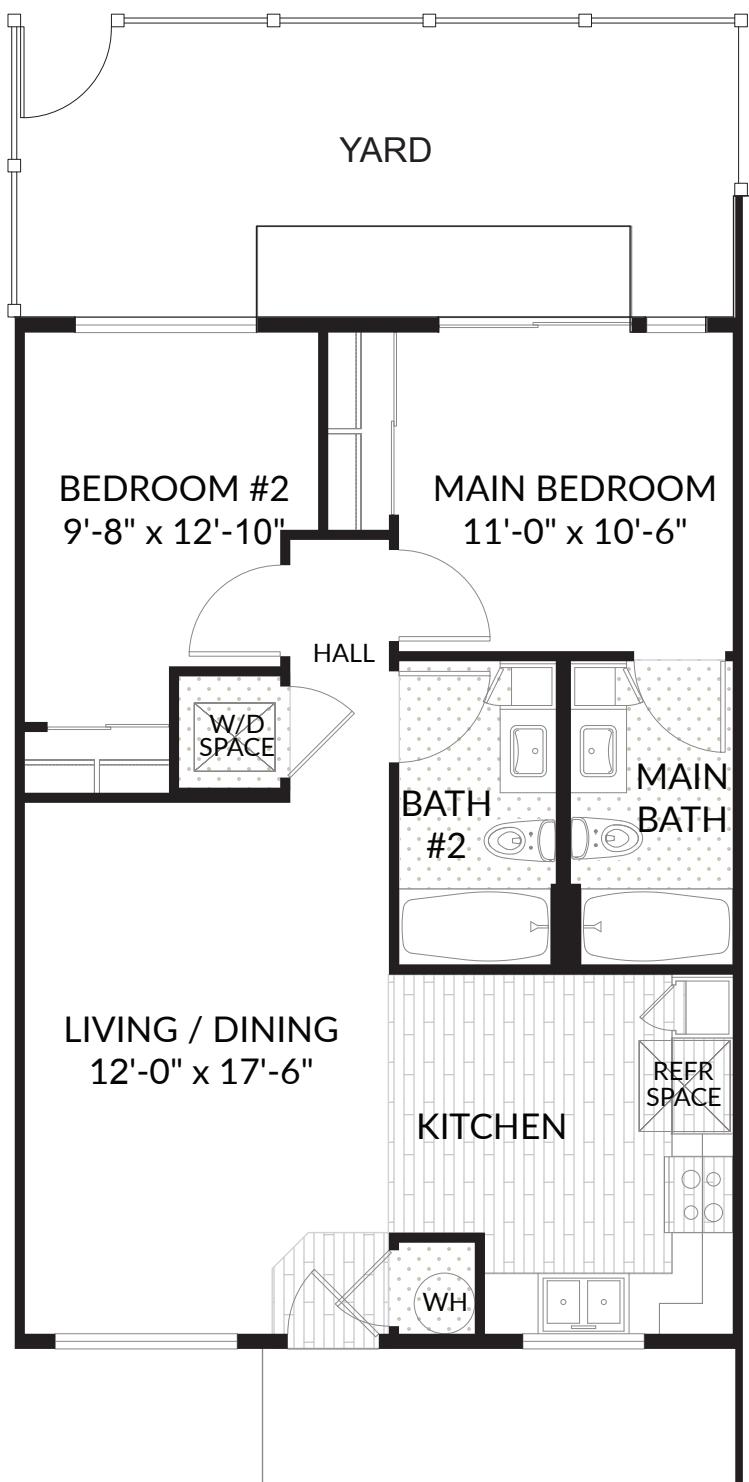
Living Area: 764 SF
Exterior Storage: 15 SF



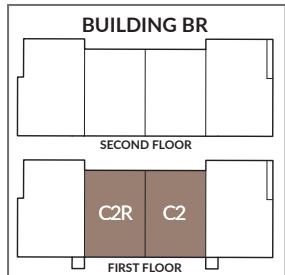
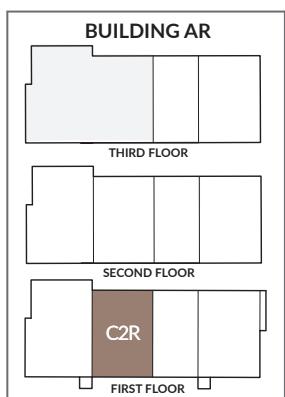
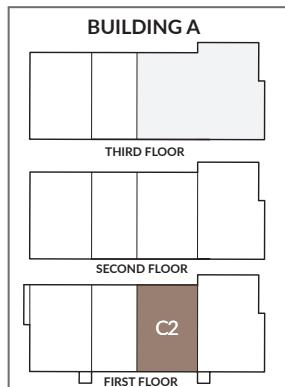
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PLAN C2

2 Bedroom/2 Bath



Living Area: 769 SF

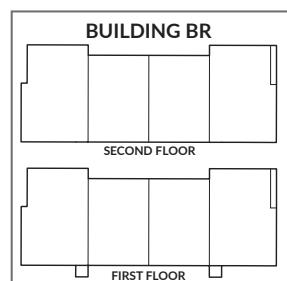
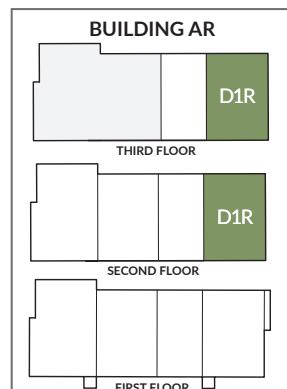
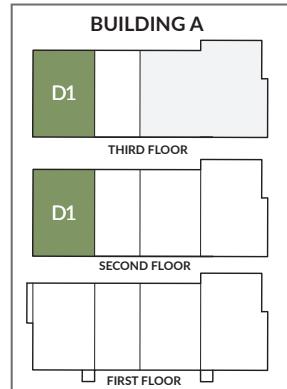
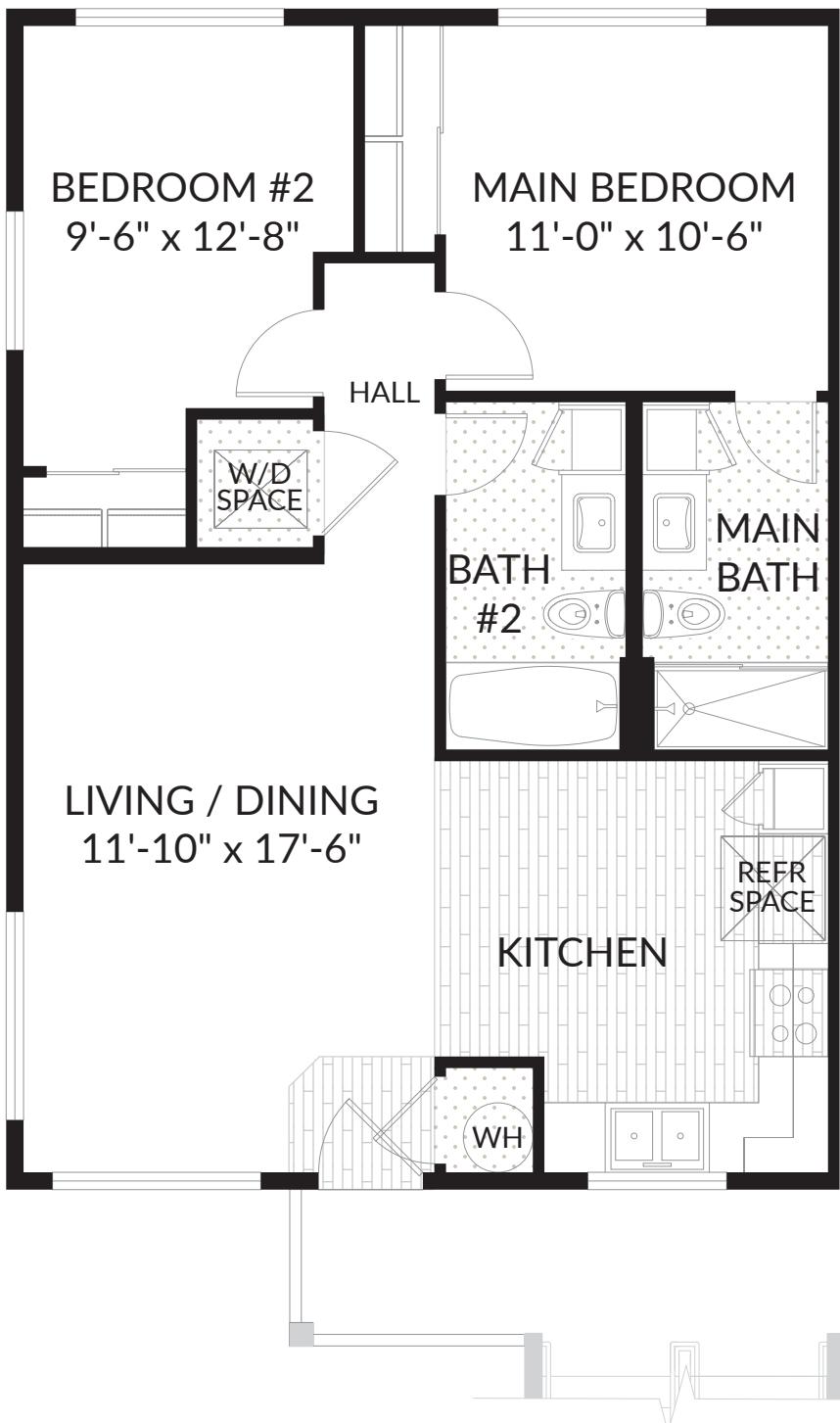


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PLAN D1

2 Bedroom/2 Bath

Living Area: 764 SF

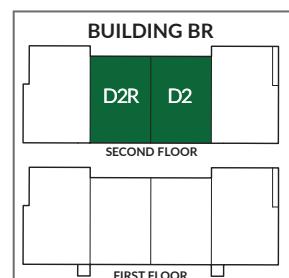
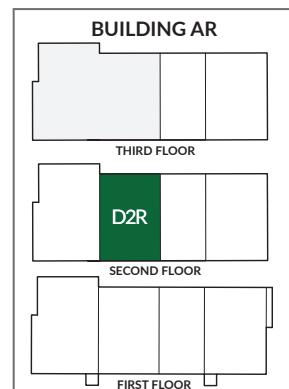
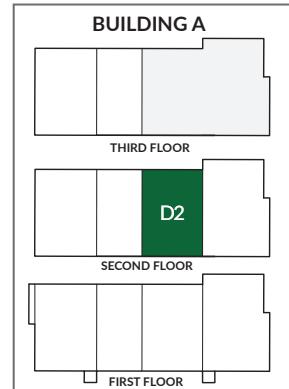
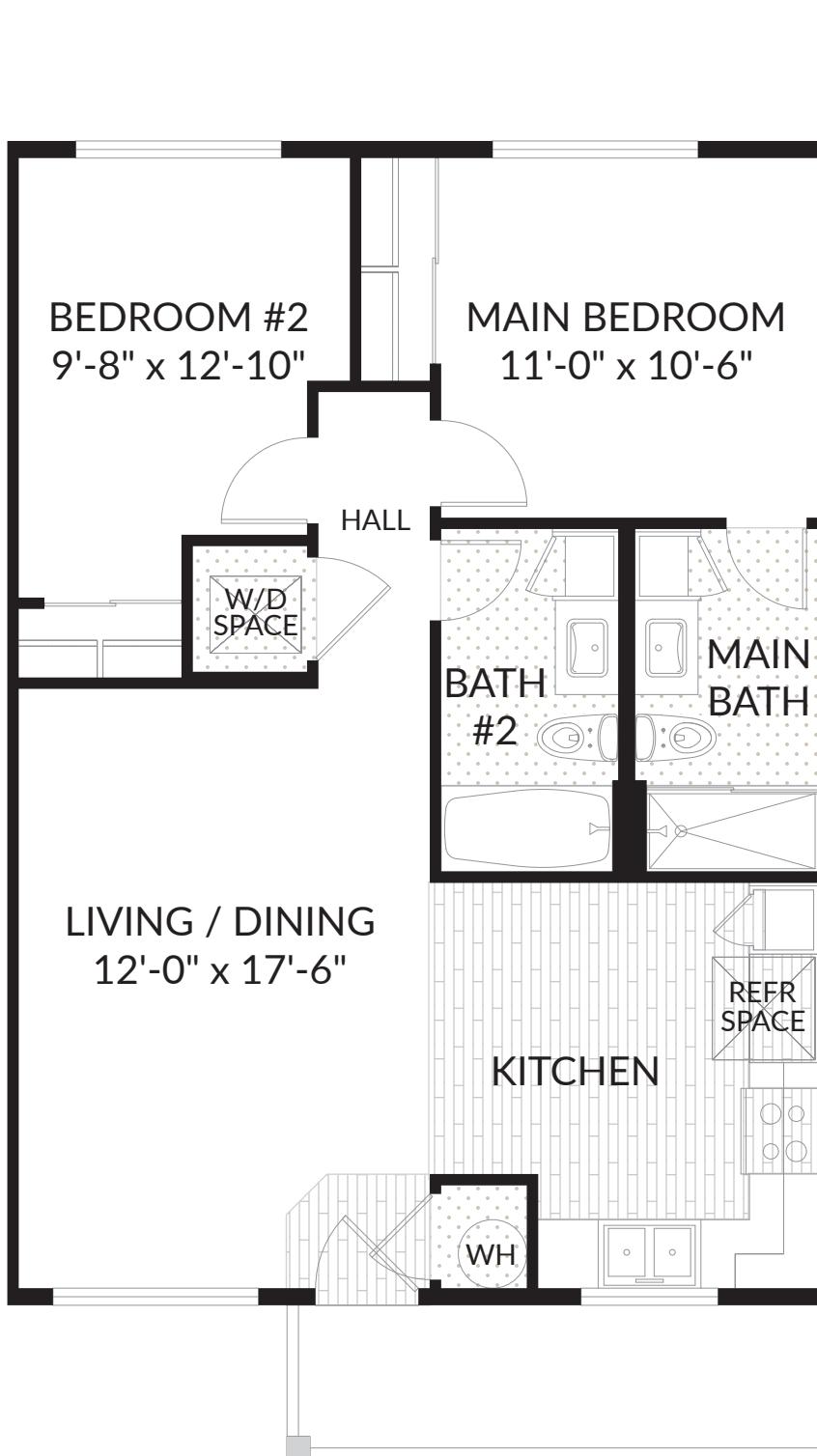


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PLAN D2

2 Bedroom/2 Bath

Living Area: 769 SF

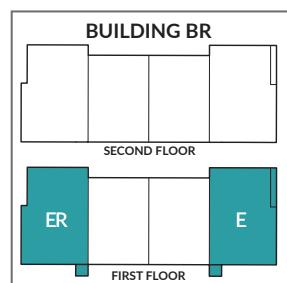
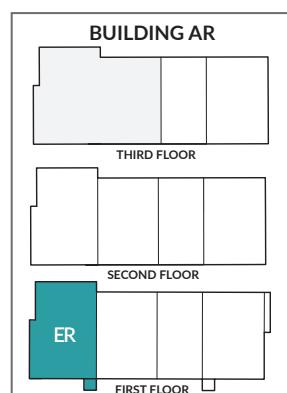
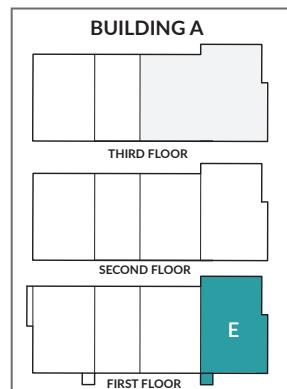
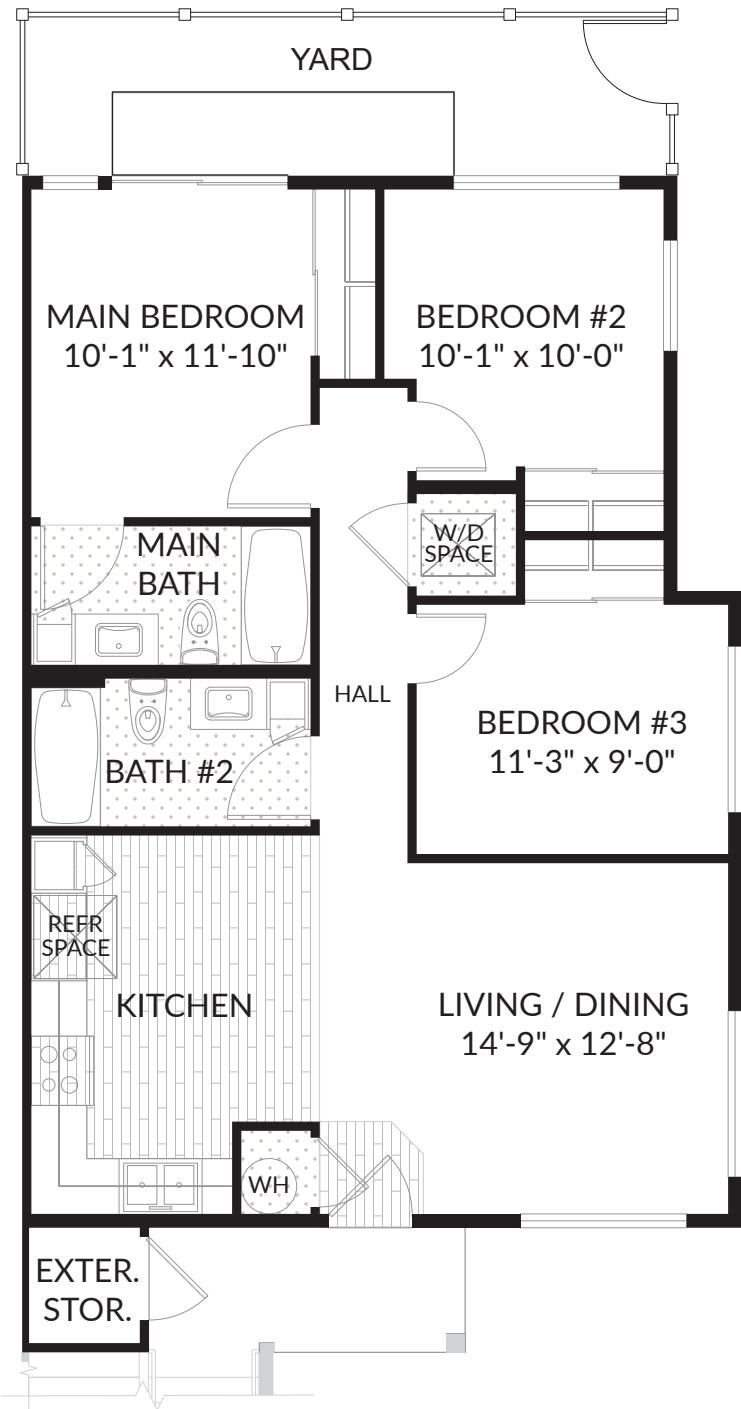


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PLAN E

3 Bedroom/2 Bath

Living Area: 896 SF
Exterior Storage: 15 SF

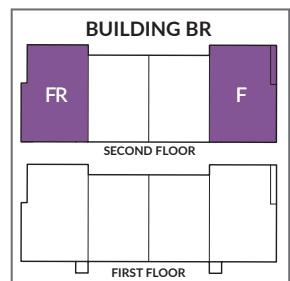
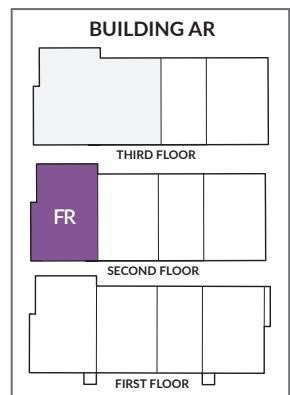
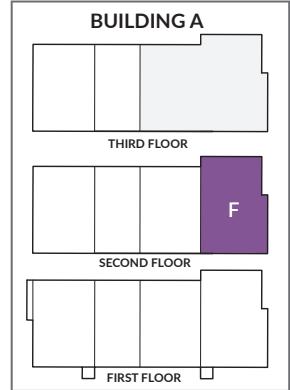
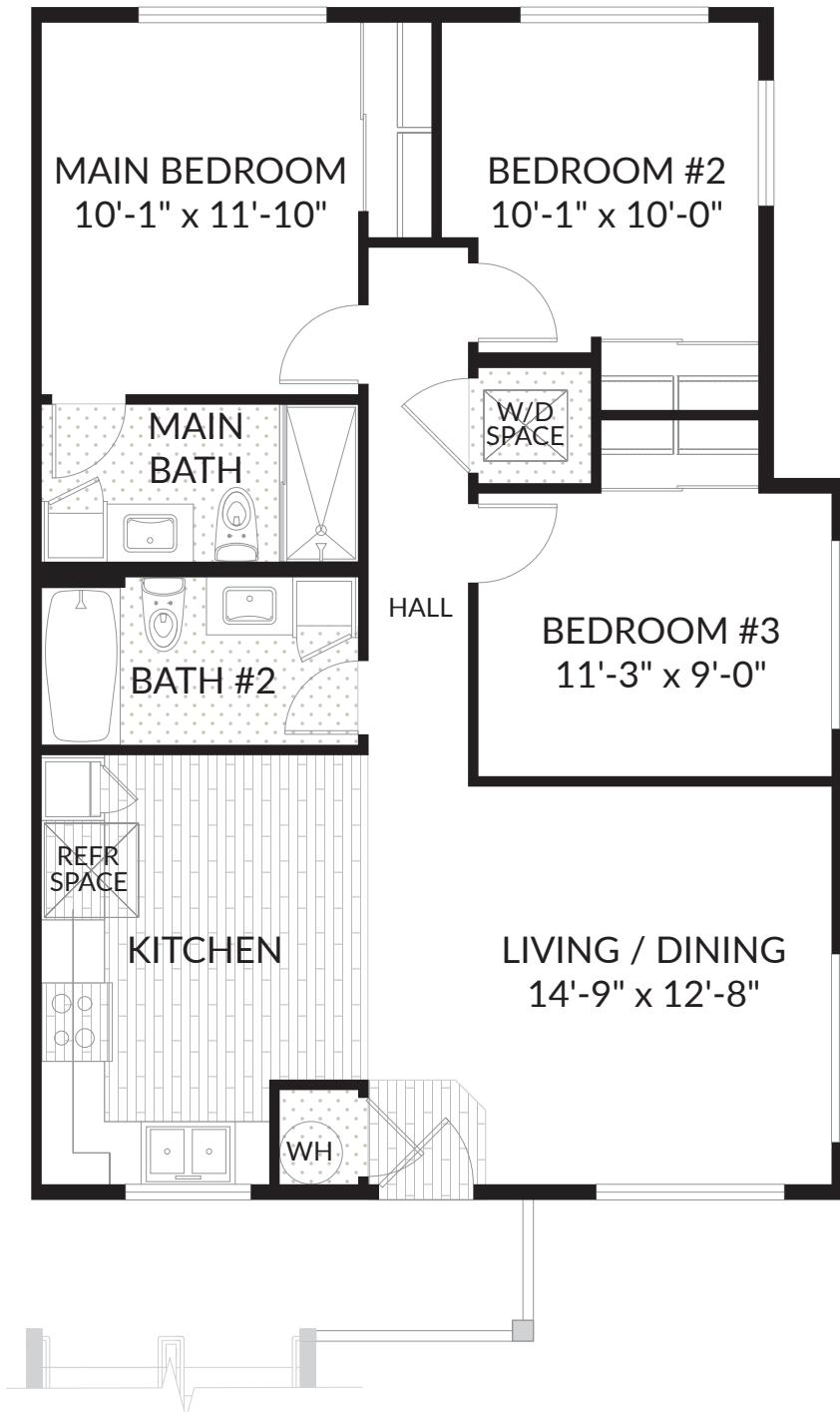


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PLAN F

3 Bedroom/2 Bath

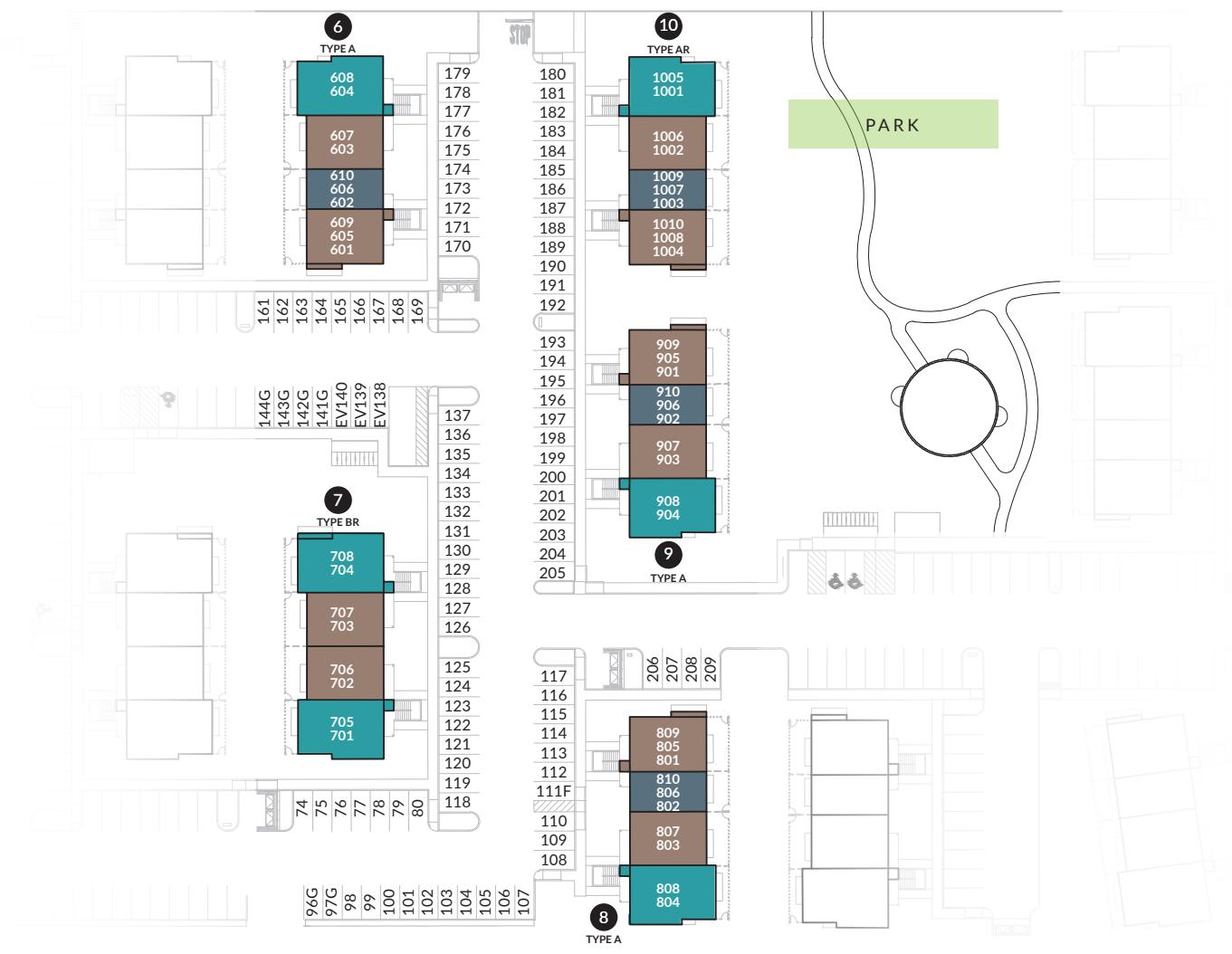
Living Area: 896 SF



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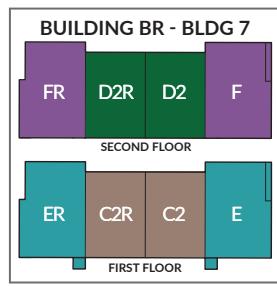
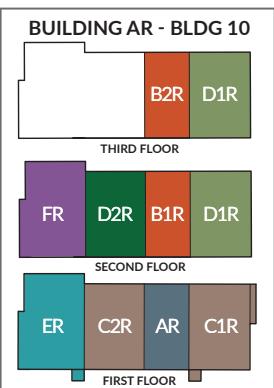
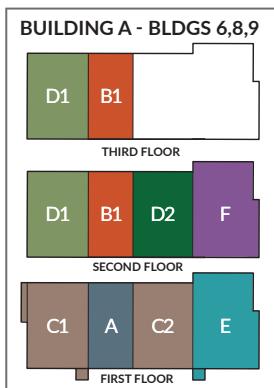
KE'OLU PHASE I

KALANAOLA DRIVE



H-2 FREEWAY

PLAN NORTH



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