



THE PARK
ON KE'EAUMOKU

OWNER-OCCUPANT PRESALE LOTTERY ANNOUNCEMENT

SALES CENTER OPENS ON SATURDAY, JULY 31ST, 2021 AT 10:00 AM FOR PICK-UP OF OWNER-OCCUPANT AFFIDAVITS, WHICH ARE DUE BACK NO LATER THAN AUGUST 11TH, 2021.

This announcement is published pursuant to Section 514B-95.5 of the Hawaii Revised Statutes (“HRS”) to inform prospective owner-occupant purchasers that Keeaumoku Development, LLC, a Hawaii limited liability company (“Developer”), will be offering for sale units in a fee simple condominium project located at 825 Keeaumoku Street, Honolulu, Hawaii 96814, to be known as THE PARK ON KE'EAUMOKU (the “Project”). The land on which the Project is located is identified by Tax Map Key Nos. (1) 2-3-018: 052-060, 074, 075, and 077. The Project contains a total of 972 fee simple residential condominium units, which will be marketed in two phases.

An effective date for a Developer’s Public Report for the first phase of the Project was issued by the Real Estate Commission of the State of Hawaii on June 24, 2021.

Developer has designated fifty percent of the residential units being offered for sale as follows:

a) 81 residential units, which will be offered for sale to prospective owner-occupants through a separate announcement, are designated as “Affordable Housing Units” pursuant to Ordinance 18-10 of The Revised Ordinances of Honolulu and the Rules to Implement City’s Affordable Housing Requirements adopted thereunder by the City and County of Honolulu Department of Planning and Permitting; and

b) the following 203 residential units covered by this announcement, which are initially for sale to prospective owner-occupants who will use the units as their principal residences for a period of not less than 365 consecutive days:

Residence Number	Unit Type	Beds/ Baths	Interior Sq. Ft.	Lanai Sq. Ft.	Starting Price From
408, 608, 808, 1008, 1208, 1408, 1608, 1808, 2008, 2208, 2408	08	0/1	324	70	\$ 400,000
1509, 1709, 1909, 2109, 2309	09	0/1	353	63	\$ 485,000
510, 710, 910, 1110, 1310, 1510, 1710, 1910, 2110, 2310	10	0/1	391	86	\$ 473,000
310	310	0/1	391	151	\$ 509,000
1803, 2003, 2203, 2403, 2503, 2703, 2903, 3103, 3303, 3503, 3703, 3903, 4103, 4303,	03	1/1	501	67	\$664,000
1304, 1504, 1704, 1904, 2104, 2304	04	1/1	569	70	\$ 675,000
304	304	1/1	569	202	\$ 681,000
1905, 2105, 2305, 2505, 2705, 2905, 3105, 3305, 3505, 3705, 3905, 4105, 4405	05	1/1	523	67	\$ 673,500
1206, 1406, 1606, 1806, 2006, 2206, 2406	06	1/1	562	66	\$ 672,000
1507, 1707, 1907, 2107, 2307, 2507, 2707, 2907, 3107, 3307, 3507, 3707, 3907, 4107, 4307	07	1/1	606	92	\$ 735,000
511, 711, 911, 1111, 1311, 1511, 1711, 1911, 2111, 2311	11	1/1	751	164	\$ 710,000
311	311	1/1	751	661	\$ 782,000
500, 700, 900, 1100, 1300, 1500, 1700, 1900, 2100, 2300, 2500, 2700, 2900, 3100, 3300, 3500, 3700, 3900, 4100, 4300	00	2/2	871	162	\$ 796,000
300	300	2/2	871	809	\$ 922,000
1501, 1601, 1801, 2001, 2201, 2401, 2501, 2701, 2901, 3101, 3301, 3501, 3701, 3901, 4101, 4401	01	2/2	990	172	\$1,015,000
502, 702, 902, 1102, 1302, 1502, 1702, 1902, 2102, 2302, 2502, 2702, 2902, 3102, 3302, 3502, 3702, 3902, 4102, 4402	02	2/2	841	72	\$ 774,000
302	302	2/2	841	287	\$ 804,000
412, 612, 812, 1012, 1212, 1412, 1612, 1812, 2012, 2212, 2412	12	2/2	976	186	\$ 872,000
2514, 2714, 2914, 3114, 3314, 3514, 3714, 3914, 4114, 4314	14	2/2	847	70	\$ 853,000
2516, 2716, 2916, 3116, 3316, 3516, 3716, 3916, 4116, 4416	16	2/2	872	72	\$1,006,000
2519, 2719, 2919, 3119,3319, 3519, 3719, 3919, 4119, 4319	19	2/2	1,074	164	\$ 1,224,000
2518, 2718, 2918, 3118, 3318, 3518, 3718, 3918, 4118, 4418	18	3/2	1,147	186	\$ 1,286,000



As of the date of this notice, the prices listed above are Developer’s best estimate of the minimum prices of the designated owner-occupant units and are subject to change by Developer.

Pursuant to HRS § 514B-96(b), Developer reserves the right to substitute any designated owner-occupant unit with another similar unit within the Project.

For a thirty-day period following the date on which this owner-occupant presale announcement is first published, the designated owner-occupant units listed above shall be offered only to prospective owner-occupants who will use the units as their principal residence for a period of not less than 365 consecutive days. The designated owner-occupant units will be offered to prospective purchasers through a public lottery system. For a period commencing the day immediately following the date on which this owner-occupant presale announcement is first published until midnight of the fifth calendar day after the second published announcement (unless such day is a Sunday or holiday, then the last day shall be the next day), Project Broker (Coldwell Banker Realty), shall compile and maintain a list of all prospective owner-occupants who submit to Developer or Project Broker duly executed owner-occupant affidavits. All prospective owner-occupants on this list shall be included in the public lottery. Completed owner-occupant affidavits must be delivered to the Sales Gallery located at 1440 Kapiolani Boulevard, Suite 1020, Honolulu, Hawaii 96814.

The public lottery will be held on Wednesday, August 18, 2021 at 10:00 AM at 1440 Kapiolani Boulevard, Suite 1020, Honolulu, Hawaii 96814, (808) 762-0178, to determine the order in which prospective owner-occupant purchasers may select an owner-occupant designated unit. Unit selection will begin on Saturday, August 21, 2021 at the Sales Gallery, and prospective owner-occupant purchasers will be scheduled, in the order determined by the lottery, to select an owner-occupant designated unit, execute a sales contract, and submit an earnest money deposit.

Developer shall maintain a list, in the order of selection, of all prospective purchasers selected in the lottery, and maintain a list of all prospective purchasers who selected a designated owner-occupant unit. Prospective purchasers selected in the lottery who do not have an opportunity to select one of the designated owner-occupant units shall be placed on a back-up reservation list in the order in which they were selected in the public lottery.

Any interested person may contact Project Broker at 1440 Kapiolani Boulevard, Suite 1020, Honolulu, Hawaii 96814, (808) 762-0178, to request an owner-occupant affidavit, the condominium public report, a copy of the sales contract, and/or to obtain further information about the Project.

***SALES CENTER IS OPEN FOR PICK-UP OF OWNER-OCCUPANT AFFIDAVITS, WHICH ARE DUE BACK NO LATER THAN AUGUST 11TH, 2021.**

All images are artist’s renderings of the project and should not be relied upon in deciding to purchase a unit. The developer makes no guarantee, representation, or warranty whatsoever that the project, including, without limitation, the units and amenities therein and any view therefrom, will ultimately appear as shown.



**COLDWELL
BANKER**

Exclusive Project Broker: Coldwell Banker Realty RB-16781
1314 S. King Street, 2nd Floor, honolulu, Hawai’i 96814

Opening Week Hours

Saturday, July 31st & Sunday, August 1st:
10:00 a.m. to 5:30 p.m.

Normal Showroom Hours

Monday - Sunday : 10:00 a.m. to 5:30 p.m.

For more information
please contact the sales gallery at

**1440 Kapi’olani Boulevard | Suite 1020 |
Honolulu, HI 96814
808.762.0178 | theparkonkeeaumoku.com**
Onsite parking available.