

KapiolaniResidence.com

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KAPIOLANI
RESIDENCE

KEY FACTS

Property Address:

1631 Kapiolani Boulevard, Honolulu, Hawaii 96814

45-Story Tower

485 Total Units

292 Affordable, 192 Market, 1 Resident Manager

11 Units Per Floor

Studio, One, Two and Three Bedroom Units

9-Floor Detached Parking Garage

Fee Simple Home Ownership

Discover, Explore, and Celebrate the Benefits of Urban Living

Experience the convenience of urban living at Kapiolani Residence - Ala Moana's newest residential condominium project. The brand new tower will include both affordable and market-rate units for fee simple ownership. The property will contain commercial units on the ground floor, 9th floor recreational deck, indoor party room, BBQ grills and cabanas, and a parking garage with assigned stalls and bicycle storage.

Imagine stepping onto your private lanai, enjoying your morning coffee and seeing magnificent views of the ocean or mountains. Countless activities are just blocks from your home, with an abundance of choices to enrich your life every day. Shop next door at Ala Moana Center, take any number of exercise and fitness classes at nearby studios, head to Ala Moana Beach Park for a quick stroll and discover endless recreational opportunities. You can go for a run around Magic Island, play tennis or volleyball, take your board out and catch the waves, or go for a swim and make the ocean your pool. Enjoy each day with family and friends.

As the colors of the vibrant Hawaii sunset fade from a golden hue to a starlit dusk, step out of your residence to partake in dining and nightlife just steps from your door. Dozens of award-winning and local restaurants, as well as entertainment options, are close to your home.

Enjoy an easy commute to work or a weekend excursion to Waikiki, you will have plenty of time to discover other parts of our beautiful island.

Urban experiences are diverse and dynamic at Kapiolani Residence.

Sales Center Open Daily 10AM - 5PM

1391 Kapiolani Boulevard, Suite 104, Honolulu, Hawaii 96814

Phone: (808) 941-9000 ♦ Fax: (808) 941-9001



BUILDING FEATURES

Resident Manager

Recreational Deck & Indoor Party Room, BBQ Grills, Cabanas

Assigned Parking in a 9-Floor Garage with a Covered Walking Bridge, Electric Vehicle Stalls Available

Covered Building Entry using FOB Key System

Secured by Closed-Circuit Television (CCTV)

Reception Desk & Mailroom

Elevator Lobby: 5 Elevators (1 Service)

Designated Ground Level Loading Stall in Parking Garage

Bicycle Storage

RESIDENTIAL UNIT FEATURES

Some Units will have Ocean or Mountain-Facing Views

All Units have a Lanai

Samsung Appliances

Samsung Heating, Ventilating, and Air Conditioning System (HVAC)

Stacked Washer and Dryer

Wired for Technology

Luxury Vinyl Tile (LVT) Flooring in Entry, Living Room, and Kitchen

Carpeted Flooring in Bedrooms

Walk-in Closet with Built-in System or Freestanding Closet System

ANTICIPATED PRICE RANGE -

AFFORDABLE UNITS

Studio: Starting at \$272,000

1-Bedroom: Starting at \$308,000

2-Bedroom: Starting at \$418,000

3-Bedroom: Starting at \$587,000

ANTICIPATED MONTHLY

AOAO DUES - AFFORDABLE UNITS

(ASSOCIATION OF APARTMENT OWNERS)

Studio: \$250.00

1-Bedroom: \$428.00

2-Bedroom: \$558.00

3-Bedroom: \$765.00



Kapiolani Residence ("Project") is a proposed project that is being developed by SamKoo Pacific, LLC that does not yet exist. All figures, facts, information and prices are approximate and subject to change at any time. All renderings, maps, site plans, photos, simulated views, floor plans, graphic images, drawings and all other information depicted in this brochure are illustrative only, and are provided to assist the purchaser in visualizing the units and the Project and may not be accurately depicted and may be changed at any time. Photos and drawings and other visual depictions of the Project and units contained in this brochure are artist renderings and should not be relied upon in deciding to purchase a unit. All amenities of the Project are proposed only, and any reference to amenities available to the purchaser is subject to change. Developer makes no guarantee, representation or warranty whatsoever that the units depicted in this brochure will ultimately appear as shown. To the extent permitted by law, Developer disclaims all liability that may arise out of errors or omissions in the content of this brochure, including any claims for actual or consequential damages. This is not intended to be an offering or solicitation of sale in any jurisdiction where the Project is not registered in accordance with applicable law or where such offering or solicitation would otherwise be prohibited by law.

Applicants must meet all Hawaii Housing Finance and Development Corporation (HHFDC) eligibility and household income requirements with units subject to HHFDC's Use, Sale and Transfer Restriction (Buyback) and Shared Appreciation Equity (SAE) Program restrictions.



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HHFDC Income Eligibility

Applicant's gross household income cannot exceed the maximum income limit according to total household size.

2016 HHFDC Estimated Median Income Limits – Honolulu County, based on the Department of HUD figures

Household Size	1	2	3	4	5	6	7	8
80% Median Income (2016 Maximum)	\$56,320	\$64,320	\$72,400	\$80,400	\$86,880	\$93,280	\$99,760	\$106,160
100% Median Income (2016 Maximum)	\$70,400	\$80,400	\$90,500	\$100,500	\$108,600	\$116,600	\$124,700	\$132,700
120% Median Income (2016 Maximum)	\$84,480	\$96,480	\$108,600	\$120,600	\$130,320	\$139,920	\$149,640	\$159,240