

# KŌ'ŪLA



## Your Livable Sculpture

Owner Occupant sales begin January 19th.  
1240 Ala Moana Blvd. | Honolulu, Hawaii 96814 | 808.824.4859  
koulawardvillage.com

WARD VILLAGE *Howard Hughes*

## KŌ'ŪLA Owner-Occupant Pre-Sale Announcement

This announcement is published pursuant to Section 514B-95.5 of the Hawaii Revised Statutes ("HRS"), as amended, to inform prospective owner-occupant purchasers that 1000 Auahi, LLC, a Delaware limited liability company (the "Developer"), will be offering for sale units in a fee simple condominium project located at 1000 Auahi Street, Honolulu, Hawaii 96814 to be known as Kō'ūla (the "Project"). The land on which the Project is located is identified by Tax Map Key Nos. (1) 2-3-002:109, and 110 (por.). The Project contains a total of 565 fee simple residential condominium units for sale.

An effective date for a Developer's Public Report for the Project was issued by the Real Estate Commission of the State of Hawai'i on October 30, 2018. The Developer has designated fifty percent of the residential units being offered for sale, or 283 residential units, to be initially offered 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.

Owner-Occupant Designated Unit Numbers	Unit Type	Bedroom / Bath	Approx Net Living Area (SF)
405, 605, 1005, 1205, 1405, 1605, 1805, 2005, 2205, 2405, 2605, 2805, 3005, 3205, 3405, 3605, 3805, 4005	0A	0 Bed / 1 Bath	433
409, 609, 1009, 1209, 1409, 1609, 1809, 2009, 2209, 2409, 2609, 2809, 3009, 3209, 3409, 3609, 3809, 4009	0B	0 Bed / 1 Bath	435
423, 425, 427, 429, 431, 433, 435	0C	0 Bed / 1 Bath	297
623, 625, 627, 629, 631, 633, 635	0C	0 Bed / 1 Bath	309
424, 426, 428, 430, 432, 434, 624, 626, 628, 630, 632, 634	0D	0 Bed / 1 Bath	291
401, 601, 1001, 1201, 1401, 1601, 1801, 2001, 2201, 2401, 2601, 2801, 3001, 3201, 3401, 3601, 3801, 4001	1A	1 Bed / 1 Bath	739
403, 603, 903, 1003, 1203, 1403, 1603, 1803, 2003, 2203, 2403, 2603, 2803, 3003, 3203, 3403, 3603, 3803, 4003	1B	1 Bed / 1 Bath	509
1002, 1202, 1402, 1602, 1802, 2002, 2202, 2402, 2602, 2802, 3002, 3202, 3402, 3602, 3802, 4002	1C	1 Bed / 1 Bath	758
1006, 1206, 1406, 1606, 1806, 2006, 2206, 2406, 2606, 2806, 3006, 3206, 3406, 3606, 3806, 4006	1D	1 Bed / 1 Bath	582
411, 611, 911, 1011, 1211, 1411, 1611, 1811, 2011, 2211, 2411, 2611, 2811, 3011, 3211, 3411, 3611, 3811, 4011	1E	1 Bed / 1 Bath	561
1008, 1208, 1408, 1608, 1808, 2008, 2208, 2408, 2608, 2808, 3008, 3208, 3408, 3608, 3808, 4008, 4108	1F	1 Bed / 1 Bath	665
413	1G	1 Bed / 1 Bath	693
613, 1013, 1213, 1413, 1613, 1813, 2013, 2213, 2413, 2613, 2813, 3013, 3213, 3413, 3613, 3813, 4013	1G	1 Bed / 1 Bath	681
521	1H	1 Bed / 1 Bath	538
721	1H	1 Bed / 1 Bath	543
436	1I	1 Bed / 1 Bath	607
636	1I	1 Bed / 1 Bath	624
1004, 1204, 1404, 1604, 1804, 2004, 2204, 2404, 2604, 2804, 3004, 3204, 3404, 3604, 3804, 4004, 4104	2A	2 Bed / 2 Bath	1133
407, 607, 1007, 1207, 1407, 1607, 1807, 1907, 2007, 2207, 2407, 2607, 2807, 3007, 3207, 3407, 3607, 3807, 4007	2B	2 Bed / 2 Bath	968
1010, 1210, 1410, 1610, 1810, 2010, 2210, 2410, 2610, 2810, 3010, 3210, 3410, 3610, 3810, 4010	2C	2 Bed / 2 Bath	942
415, 615, 915, 1015, 1215, 1415, 1615, 1815, 2015, 2215, 2415, 2615, 2815, 3015, 3215, 3415, 3615, 3815, 4015	2D	2 Bed / 2 Bath	941
520	2E	2 Bed / 2 Bath	782
720	2E	2 Bed / 2 Bath	790
422	2F	2 Bed / 2 Bath	879
622	2F	2 Bed / 2 Bath	916
400, 600, 1000, 1200, 1400, 1600, 1800, 2000, 2200, 2400, 2600, 2700, 2800, 3000, 3200, 3400, 3600, 3800, 4000	3A	3 Bed / 3 Bath	1457

As of the date of this notice, the Developer's best estimate of the minimum price of a designated owner-occupant unit is \$514,000 for a studio, \$791,000 for a 1-Bedroom, \$1,108,000 for a 2-Bedroom, and \$1,792,000 for a 3-Bedroom. These prices exclude the fully furnished turn-key option and are subject to change by the Developer. Work with a Sales Executive during your appointment time to see if the turn-key package is right for you.

The Developer has reserved the right to substitute any designated owner-occupant unit with another similar unit within the Project pursuant to Section 514B-96(b) of the HRS.

Any person interested in purchasing a unit listed above must submit to the Developer a completed owner-occupant affidavit and an earnest money deposit upon said person's execution of a Kōula Purchase Agreement & Deposit Receipt ("Sales Contract"). Prospective owner-occupants will be determined in the order in which they have submitted a completed owner-occupant affidavit, executed Sales Contract, and an earnest money deposit. Completed owner-occupant affidavits, Sales Contracts, and earnest money deposits will be accepted at 1240 Ala Moana Boulevard, Suite 100, Honolulu, Hawaii 96814 commencing at 9:00 a.m. on January 19, 2019 until midnight of the 30th day immediately following the date of publication of this announcement. A government issued identification is required to complete the owner-occupant affidavit.

Any interested person may contact Ward Village Properties, LLC, the Project Broker, at 1240 Ala Moana Boulevard, Suite 100, Honolulu, Hawaii 96814, (808) 824-4859, between the hours of 10:00 a.m. and 5:00 p.m. daily, to request owner-occupant affidavits, the Developer's Public Report, a copy of the Sales Contract, or to obtain further information about the Project.

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