

**GENTRY HOMES, LTD.**  
**Ka'ulu by Gentry II**  
**Phase 11 and Phase 13**  
**SALES PROCESS**  
**(Single Family & Townhomes)**

**SALES PROCESS**

1. The Pre-Sale Notice will be published in the “Honolulu Star Advertiser” on **Sunday, October 20, 2024 and Sunday, October 27, 2024.**

The Pre-sale Notice **lists 8 of the 15** units in these phases. To abide with the State of Hawaii - City and County of Honolulu’s owner occupant requirement, THESE UNITS MUST BE SOLD TO OWNER OCCUPANTS ONLY for the first 30 days after the release of units for sale.

2. The packet includes:

- a. Instructions.
- b. Copy of Pre-Sale Notice.
- c. Owner Occupant Affidavit - **required** and must be signed, notarized, and returned to the Sales Office - fax or email is acceptable.
- d. Price list of Phases.
- e. Site map of Phases.
- f. Homesite Selection Sheet. **Please prioritize all the homes offered in the Lottery on the attached Homesite Selection Form.**
- g. “Attention Buyers” sheet regarding parking and the best management practices for washing vehicles disclosure.

**A prequalification letter is required to participate in lottery.**

3. Sales packets will be available from the sales office on Sunday, October 20, 2024; also available on [gentryhawaii.com](http://gentryhawaii.com) website. **The deadline to submit the Owner-Occupant Affidavit and prequalification letter is Thursday, October 31, 2024 by 5:00 p.m.**
4. You can submit your documents in one of the following ways:
  - a. Hand deliver to the KA’ULU Sales Center at 91-1101 Franklin D. Roosevelt Avenue, Unit 227 (preferred method).
  - b. Email to [kaulu@gentryhawaii.com](mailto:kaulu@gentryhawaii.com) on or before the deadline. Keep the original until a sales agent provides additional instructions.

- c. Fax to (808) 447-8431 on or before the deadline. Keep the original until a sales agent provides additional instructions.
5. Home selection will be made via **lottery on Saturday, November 2, 2024 at 11:00 a.m.**
6. It is Buyer's responsibility to make sure that all their completed paperwork has been entered into the log by the deadline date to include date of receipt, buyer's first and last name, homesite selection(s), and contact numbers.
7. Names submitted, numerical orders issued and back up list are only applicable to Ka'ulu by Gentry II – **Phase 11 and Phase 13**. Each new release requires a repeat of the procedure noted above.
8. There may be homes not offered for sale to the public.
9. There will be no sale of home contingency sales.
10. Broker CO-OP to **all new** prospective buyers registered by a broker/agent on their first visit will be 2% of the Base Price of the home. Broker must accompany client on FIRST visit, **no exceptions**.

#### SELECTION OF HOMESITE

1. A lottery will be held on **Saturday, November 2, 2024 at 11:00 a.m.**
2. Lottery Process (letter a and b of the process below will be video-taped for validity):

**(Due to current circumstances, Gentry will have a closed lottery where no applicants will be present. Instead, applicants will be contacted by phone “☆”).**

- a. The lottery will begin at 11:00 a.m. and end at 12:30 p.m. You must be available by phone during this time.
- b. Names will be drawn to establish the order of the applicants.
- ☆ c. The agent(s) will call applicants in the order they were pulled, and until the last unit is sold.
- d. If you are called and there is no answer, the agent will leave you a message. You will have 5 minutes to return the call. If you do not return the call within 5 minutes of the voice message, your name will be placed at the bottom of the back-up list.
- e. When you speak with the agent, you will have five minutes to provide your choice of Plan and homesite number. Therefore, it is imperative that you complete the homesite selection form prior to being contacted.
- f. The agent will then provide you with additional instructions.

3. Buyer(s) must complete the reservation and submit a **\$1,000** deposit check made payable to First American Title within 48 hours of home selection. An additional **\$7,000** deposit will be required at contract for Single Family, and an additional **\$4,0000** deposit will be required at contract for Townhomes.

If buyer(s) is unable to fulfill the above requirements, then buyer(s) will forfeit reservation of home and be placed at the bottom of the list.

4. Once a unit is selected, the Purchase Contract must be completed within 7 days.
5. If a prospect desires a specific plan or homesite that is not available, the prospect will be placed on the back-up list.

Should a unit become available, the agent(s) will review the back-up list and offer the unit to the first prospect whose stated interest coincides with the available unit. The prospect will have 24 hours to accept the unit. If the prospect accepts the unit but does not execute the Reservation and submit the deposit check within 48 hours of home selection, the prospect will be placed at the bottom of the back up list. If the prospect does not accept the unit, the prospect will be placed at the bottom of the back-up list.

6. Buyer(s) cannot transfer to another homesite unless they cancel their current unit and are placed at the bottom of the back-up list to await another unit.
7. For any questions, please call the sales agents at (808) 447-8430.

# Ka'ulu by Gentry

## KA'ULU by Gentry II – Phase 11, 12 & 13 Owner-Occupants' Presale Notice

This notice is published pursuant to Section 514B-95.5 of the Hawaii Revised Statutes, as amended, and Section 15-216-31(c), Hawaii Administrative Rules (“Kalaeloa Reserved Housing Rules” or “Rules”) that are administered by the Hawaii Community Development Authority to announce that Gentry Kalaeloa, LLC, a Hawaii limited liability company, is developing and intends to offer for sale to prospective owner-occupant buyers a fee simple condominium project to be known as KA'ULU BY GENTRY II. KA'ULU BY GENTRY II will be developed in 7 phases and will consist of a total of forty-nine (49) residential units, as follows: 13 single-family detached dwelling units and 36 multi-family dwelling units in five (5) buildings. The project will be located at 91-1101 Franklin D. Roosevelt Avenue, Kapolei, Hawaii 96707 [Tax Map Key No.: (1) 9 1-013:197 (por)].

PHASE 11 of KA'ULU BY GENTRY II consists of seven (7) two-story residential units, each unit being its own building. All of the units will be for residential use. None of the units in this phase are accessible and adaptable as defined and interpreted in 24 CFR Section 100 et seq.

PHASE 12 of KA'ULU BY GENTRY II consists of six (6) multi-family dwelling units in a 6-plex building. Two (2) of the units will be accessible as defined and interpreted in 24 C.F.R. Section 100 et seq.

PHASE 13 of KA'ULU BY GENTRY II consists of eight (8) multi-family dwelling units in an 8-plex building. Two (2) of the units will be accessible as defined and interpreted in 24 C.F.R. Section 100 et seq.

Four (4) units in PHASE 11, five (5) units in PHASE 12, and four (4) units in PHASE 13 have been designated by Gentry Kalaeloa, LLC for sale to prospective owner-occupants pursuant to Section 514B-95.5 of the Hawaii Revised Statutes. Those designated with an asterisk are reserved housing units with a 5-year owner-occupancy requirement.

Unit No.	Plan	Bdrms/Baths	Approx. Net Living Area (sq. ft.)	Prices
243	Plan 1-R	3 Bedroom/2.5 Bath	1,508	\$949,850
245	Plan 2	3 Bedroom/2.5 Bath	1,592	\$967,300
247	Plan 1	3 Bedroom/2.5 Bath	1,508	\$940,500
249	Plan 3	3 Bedroom/2.5 Bath	1,582	\$957,450
261	Plan 3-R	3 Bedroom/2 Bath	1,195	\$748,000
262	Plan 1-R	2 Bedroom/2 Bath	1,020	\$698,050
263*	Plan 2-R	3 Bedroom/2 Bath	1,080	\$685,000
264*	Plan 2	3 Bedroom/2 Bath	1,080	\$685,000
266	Plan 3	3 Bedroom/2 Bath	1,195	\$747,550
273*	Plan 2-R	3 Bedroom/2 Bath	1,089	\$685,000
274	Plan 5	2 Bedroom/2.5 Bath	1,325	\$789,300
275*	Plan 4	2 Bedroom/2 Bath	877	\$610,000
276*	Plan 2	3 Bedroom/2 Bath	1,080	\$685,000

The units listed in this Presale Notice will be offered through a public lottery to prospective owner-occupants. PURCHASERS OF RESERVED HOUSING UNITS (DESIGNATED WITH AN ASTERISK) AGREE TO RESIDE IN THEIR UNIT AS THEIR PRINCIPAL PLACE OF RESIDENCE FOR A MINIMUM OF FIVE YEARS. OTHER RESTRICTIONS ALSO APPLY IN ACCORDANCE WITH STATE OF HAWAII, HAWAII COMMUNITY DEVELOPMENT AUTHORITY'S RESERVED HOUSING RULES FOR KALAELOA.

Beginning on **Sunday, October 20, 2024**, individuals interested in purchasing a market unit in PHASES 11, 12, and 13 can obtain a sales packet (including an owner-occupant affidavit) by contacting the project sales broker, Gentry Homes, Ltd., at the KA'ULU BY GENTRY Sales Office.

Individuals interested in purchasing a reserved housing unit in PHASES 12 and 13 can likewise contact Gentry Homes, Ltd., at the KA'ULU BY GENTRY Sales Office located at 91-1101 Franklin D. Roosevelt Avenue, Kapolei, HI 96707 (telephone: 808-447-8430), to obtain a reserved housing sales packet, which includes eligibility requirements and other information concerning the project. Sales office hours are Monday 12:00 p.m. to 5:00 p.m. and Tuesday through Sunday from 10:00 a.m. to 5:00 p.m. Both market and reserved unit sales packets for PHASES 11, 12, and 13 will also be available online at [www.gentryhawaii.com](http://www.gentryhawaii.com) on **Sunday, October 20, 2024**.

### Qualifications to Purchase a Reserved Housing Unit

Developer will offer Reserved Housing Units in Ka'ulu by Gentry II for sale to prospective owner-occupants who are “Qualified Persons.” A Qualified Person means a person who meets all of the following eligibility requirements as set forth in Section 15-21-30 of the Kalaeloa Reserved Housing Rules:

1. Shall be at least the age of majority;
2. Shall not have a majority interest in a principal residence or a beneficiary interest in a land trust on a principal residence within or without the State for a period of three years immediately prior to the date of application for a Reserved Housing Unit;
3. Shall 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 for a period of three years immediately prior to the date of application for a Reserved Housing Unit; and
4. Shall be the owner and occupant of the reserved housing unit.

### 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 borrower's household, including, but not limited to, wages, social security payments, retirement benefits, unemployment benefits, welfare benefits, interest and dividend payments, but not including business deductions. The adjusted household income is based on the income earned during the most recent calendar year preceding the date of application to purchase a Reserved Housing Unit for which copies of filed State and Federal tax returns are available. “Median income” means the median annual income, adjusted for household size, for households in the City and County of Honolulu as most recently established by the United States Department of Housing and Urban Development for the Section 8 Housing Assistance Payments Program.



Also, the household 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, but are not limited to, all cash, securities, and real and personal property at current fair market value, less (a) any outstanding liabilities secured by such assets, and any cash gifts. Note that retirement accounts that are not used for down payment purposes are not considered “assets” under the Kalaeloa Reserved Housing Program.

The following are the income limits and asset limits by household size for the Project.\*

Household Size by No. of Persons	Median Income	Income Limit (140% of Median Income)	Asset Limit
1	\$84,050	\$117,700	\$158,895
2	\$96,100	\$134,500	\$181,575
3	\$108,100	\$151,350	\$204,323
4	\$120,100	\$168,150	\$227,003
5	\$129,700	\$181,600	\$245,160
6	\$139,300	\$195,050	\$263,318
7	\$148,900	\$208,500	\$281,475

\*Based on figures issued by the United States Department of Housing and Urban Development in 2024 for the City and County of Honolulu, as interpreted by HCDA.

### Restrictions on Ownership, Use and Transfer; Shared Equity Requirements

Pursuant to Section 15-216-35 of the Rules, the Regulated Term for Reserved Housing Units that are for sale shall be five (5) years from the date of issuance of Certificate of Occupancy. During the Regulated Term, the HCDA Executive Director shall approve any initial or subsequent mortgage placed on a Reserved Housing Unit which does not exceed eighty per cent (80%) of the original purchase price of the unit. After the end of the Regulated Term, the owner may sell the unit or assign the property free from any transfer or price restrictions except for applicable Shared Equity requirements set forth in Section 15-216-41 of the Rules.

If the owner of the Reserved Housing Unit wishes to sell the unit during the Regulated Term, HCDA or an entity approved by HCDA shall have the first option to purchase the unit. The purchase price shall be the lower of:

- (1) The current fair market price of the Reserved Housing Unit as determined by the HCDA, less HCDA's Share of Equity in the unit as determined by Section 15-216-41 of the Rules; or
- (2) The Reserved Housing Unit price calculated based on the AMI at the time of sale of the unit.

Reserved Housing Units shall be occupied by the prospective owner-occupants at all times during the Regulated Term. Within the Regulated Term, rental of the Reserved Housing Unit shall not be allowed. 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 15-216-36 of the Rules.

If the prospective owner-occupant sells the Reserved Housing Unit after the Regulated Term, or if HCDA waives its first option to repurchase the Reserved Housing Unit during the Regulated Term, HCDA shall be entitled to receive a Shared Equity payment in accordance with the formulas set forth in Section 15-216-41 of the Rules. The Shared Equity payment requirement never expires and must be paid in full to the HCDA upon sale or transfer of the Reserved Housing Unit.

### Permissible Household Sizes

Pursuant to Section 15-216-33(a)(3) of the Rules, the Applicant's household size must not exceed maximum occupancy limits, based on number of bedrooms. The maximum occupancy limit for a two-bedroom Reserved Housing Unit is five (5) persons and the maximum occupancy limit for a three-bedroom unit is seven (7) persons. Permissible household sizes for the Reserved Housing Units are as follows:

Household Size	1	2	3	4	5	6	7
Eligible Home Size (by # of bedrooms)	2 or 3 bdrms	2 or 3 bdrms	2 or 3 bdrms	2 or 3 bdrms	2 or 3 bdrms	3 bdrm	3 bdrms

### Lottery for Market Units

Gentry Homes, Ltd. will accept completed housing application forms and other required documents for market units in Phases 11 and 13 until **12:00 noon on Thursday, October 31, 2024**. The lottery will be held on **Saturday, November 2, 2024 at 11:00 a.m.** at 91-1101 Franklin D. Roosevelt Avenue, Kapolei, Hawaii 96707.

Gentry Homes, Ltd. will accept completed housing application forms and other required documents for market units in Phase 12 until **12:00 noon on Thursday, December 5, 2024**. The lottery will be held on **Saturday, December 7, 2024 at 11:00 a.m.** at 91-1101 Franklin D. Roosevelt Avenue, Kapolei, Hawaii 96707.

### Lottery for Reserved Housing Units

Gentry Homes, Ltd. will accept completed reserved housing application forms and other required documents for Phase 13 until **12:00 noon on Thursday, October 31, 2024**. Gentry Homes, Ltd. will also accept completed reserved housing application forms and other required documents for Phase 12 until **12:00 noon on Thursday, December 5, 2024**.

Gentry Homes, Ltd. will compile and maintain a list of all pre-qualified prospective reserved housing owner-occupants who have submitted the required documents for participation in the public lottery, which will be held for **Phase 13 on Saturday, November 2, 2024, and Phase 12 on Saturday, December 7, 2024, both at 11:00 a.m.** at 91-1101 Franklin D. Roosevelt Avenue, Kapolei, Hawaii 96707.

To qualify for a 2% cooperating broker referral fee, a broker's agent MUST accompany the buyer on the first visit. **NO EXCEPTIONS.**

For further information, contact the project broker, Gentry Homes, Ltd.®, at telephone: **(808) 447-8430** or visit **[www.gentryhawaii.com](http://www.gentryhawaii.com)**.

## **KA‘ULU BY GENTRY II**

**NOTICE TO ALL PERSONS SIGNING THE AFFIDAVIT:** This Affidavit is being provided to you pursuant to Section 514B-96.5 of the Condominium Property Act (Chapter 514B of the Hawaii Revised Statutes). 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 Condominium Property Act and in this Affidavit. 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 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 \_\_\_\_\_, do hereby declare that it is our intention to purchase and reside in a condominium residential unit designated for an “owner-occupant” in the KA‘ULU BY GENTRY II condominium project (“Project”) proposed by Gentry Kalaeloa, LLC (“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-96.5 of the Condominium Property Act, 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 Condominium Property Act 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 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."

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 for either the chronological system or lottery system.
4. We shall notify the Real Estate Commission immediately upon any decision to cease being an owner-occupant of the designated unit prior to three hundred sixty-five (365) days after recordation of the instrument conveying the designated unit to us.
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, convey or otherwise transfer any interest in the designated unit until at least three hundred sixty-five (365) consecutive days have elapsed since the recordation of the instrument conveying title to the designated unit to us; 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 person in violating the Condominium Property Act.
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, assignment or transfer of the designated unit.
9. Any false statement in this Affidavit or violation of the Condominium Property Act shall subject us to a misdemeanor charge with a fine not to exceed \$2,000, or by imprisonment of up to a year or both. We further understand that if we violate or fail to comply with the Condominium Property Act, we shall be subject to a civil penalty of up to \$10,000, or fifty percent 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 and plural) and each gender shall include all genders.

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

\_\_\_\_\_  
(Prospective Owner-Occupant's Signature)

\_\_\_\_\_  
(Print Prospective Owner-Occupant's Name)

\_\_\_\_\_  
(Prospective Owner-Occupant's Signature)

\_\_\_\_\_  
(Print Prospective Owner-Occupant's Name)

\_\_\_\_\_  
(Prospective Owner-Occupant's Signature)

\_\_\_\_\_  
(Print Prospective Owner-Occupant's Name)

\_\_\_\_\_  
(Prospective Owner-Occupant's Signature)

\_\_\_\_\_  
(Print Prospective Owner-Occupant's Name)

**[THIS DOCUMENT MUST BE NOTARIZED. NOTARY BLOCK FOLLOWS IMMEDIATELY ON PAGE 4]**

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

On \_\_\_\_\_, before me personally appeared \_\_\_\_\_,  
 \_\_\_\_\_ and \_\_\_\_\_ and  
 \_\_\_\_\_, to me personally known, who being by me duly sworn  
 or affirmed, did say that such person(s) executed the foregoing instrument 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.

\_\_\_\_\_  
 Printed Name: \_\_\_\_\_  
 Notary Public, State of Hawaii  
 My Commission Expires: \_\_\_\_\_

<u>NOTARY CERTIFICATION STATEMENT</u>	
Document Identification or Description: Ka'ulu by Gentry II Affidavit of Intent to Purchase and Reside in an Owner-Occupant Designated Condominium Residential Unit	
Document Date: _____	
No. of Pages: _____	
Jurisdiction: First Circuit	
_____ Signature of Notary	_____ Date of Notarization and Certification Statement
_____ Printed Name of Notary	_____ My commission expires
(Stamp or Seal)	



# KA'ULU BY GENTRY

## Increment 2 Phase 11 Single Family

(Lots: 241, 242, 243, 244, 245, 247, 249)

### Price List

Unit No.	Plan No.	Approx. Parcel Area		Base Price * (+ lot premium, if any)	Includes	Total Price
241	1-R	1,508	sf	\$934,000  (\$931,000 + \$3,000)	<ul style="list-style-type: none"><li>• Standard Prism TFL Slab Door Cabinets: Pelee Island Pear</li><li>• Kitchen Countertops: Group 1 Corian Quartz, Cloud White</li><li>• Accent Paint Color: Crushed Ice</li><li>• GE Top Load Washer and Dryer</li><li>• GE Café Stainless Steel Counter Depth Appliance Package</li></ul>	\$943,200
242	2-R	1,592	sf	\$952,000  (\$949,000 + \$3,000)	<ul style="list-style-type: none"><li>• Standard Prism TFL Slab Door Cabinets: Pelee Island pear</li><li>• Kitchen Countertops Group 4 Corian Quartz Calacatta Natura</li><li>• Accent Paint Color: Pure White</li><li>• GE Top Load Washer and Dryer</li><li>• GE Café Stainless Steel Counter Depth Appliance Package</li></ul>	\$965,900
243	1-R	1,508	sf	\$934,000  (\$931,000 + \$3,000)	<ul style="list-style-type: none"><li>• <b>White Thermofoil Shaker Door Cabinets</b></li><li>• <b>Kitchen Countertops Group 4 Corian Quartz Alabaster Terrazzo</b></li><li>• <b>Accent Paint Color: Pure White</b></li><li>• <b>GE Top Load Washer and Dryer</b></li><li>• <b>GE Café Stainless Steel Counter Depth Appliance Package</b></li></ul>	\$949,850
244	3-R	1,581	sf	\$956,000  (\$946,000 + 10,000)	<ul style="list-style-type: none"><li>• Abique Pine Prism TFL Shaker Door Cabinets</li><li>• Kitchen Countertops Group 4 Corian Quartz Calacatta Natura</li><li>• Accent Paint Color: Pure White</li><li>• GE Top Load Washer and Dryer</li><li>• GE Café Stainless Steel Counter Depth Appliance Package</li></ul>	\$971,200

245	2	1,592	sf	\$954,000 (\$949,000 + \$5,000)	<ul style="list-style-type: none"> <li>• White Thermofoil Shaker Door Cabinets</li> <li>• Kitchen Countertops Group 3 Corian Quartz Neutral Cement</li> <li>• Accent Paint Color: Crushed Ice</li> <li>• GE Top Load Washer and Dryer</li> <li>• GE Café Stainless Steel Counter Depth Appliance Package</li> </ul>	\$967,300
247	1	1,508	sf	\$934,000 (\$931,000 + \$3,000)	<ul style="list-style-type: none"> <li>• White Thermofoil Shaker Door Cabinets</li> <li>• Kitchen Countertops Group D Corian Solid Surface Neutral Aggregate</li> <li>• Accent Paint Color: Pure White</li> <li>• GE Top Load Washer and Dryer</li> <li>• GE Café Stainless Steel Counter Depth Appliance Package</li> </ul>	\$940,500
249	3	1,581	sf	\$951,000 (\$946,000 + \$5,000)	<ul style="list-style-type: none"> <li>• White thermofoil Shaker Door Cabinets</li> <li>• Kitchen Countertops Group D Corian Solid Surface Neutral Aggregate</li> <li>• Accent Paint Color: Pure White</li> <li>• GE Top Load Washer and Dryer</li> <li>• GE Café Stainless Steel Counter Depth Appliance Package</li> </ul>	\$957,450

- ❖ Unit(s) with an (\*) is Reserved Housing
- ❖ Unit(s) in Bold are on the Presale Notice

# KA'ULU BY GENTRY

## Increment 2, Phase 13 Building 27 (Townhomes)

(Lots: 271, 272, 273, 274, 275, 276, 277, 278)

### Price List

Unit No.	Plan No.	Approx. Parcel Area		Base Price * (+ lot premium, if any)	Includes	Total Price
271	3-R	1,194	sf	\$741,000	<ul style="list-style-type: none"><li>• Standard Door Cabinets – Abiqua Pine Prism TFL Slab</li><li>• Accent Paint Color: Pure White</li><li>• Upgrade to All LVP: a) Kitchen Countertops Kamet; LVP Color: Wailea</li><li>• GE Top Load Washer and Dryer</li><li>• GE Stainless Steel Appliance Package</li></ul>	\$746,550
272	1-R	1,020	sf	\$690,000  (\$688,000 + \$2,000)	<ul style="list-style-type: none"><li>• Standard Door Cabinets – Abiqua Prism TFL Slab</li><li>• Accent Paint Color: Pure White</li><li>• Upgrade to All LVP: Kitchen Countertops – Ebony Concrete; LVP Color: Wailea</li><li>• GE Top Load Washer and Dryer</li><li>• GE Stainless Steel Appliance Package</li></ul>	\$695,050
273 *	2-R	1,080	sf	\$685,000	<ul style="list-style-type: none"><li>• <b>Standard Door Cabinets – Abiqua Pine Prism TFL Slab</b></li><li>• <b>Accent Paint Color: Pure White</b></li><li>• <b>Countertop/LVP/Carpet Combo: Kitchen Countertops, Artic White; LVP Color, Mango; Carpet, Ecru</b></li><li>• <b>GE Top Load Washer and Dryer</b></li><li>• <b>GE Stainless Steel Appliance Package</b></li></ul>	\$685,000
274	5	1,324	sf	\$785,000  (\$783,000 + \$2,000)	<ul style="list-style-type: none"><li>• Standard Door Cabinets – Abiqua Pine Prism TFL Slab</li><li>• Accent Paint Color: Pure White</li><li>• Upgrade to All LVP: Kitchen Countertops, Kamet; LVP Color, Wailea</li><li>• <b>GE Top Load Washer and Dryer</b></li></ul>	\$789,300

					<ul style="list-style-type: none"> <li>• <b>GE Stainless Steel Appliance Package</b></li> </ul>	
275 *	4	877	sf	\$610,000	<ul style="list-style-type: none"> <li>• <b>Standard Door Cabinets – Abiqua Pine Prism TFL Slab</b></li> <li>• <b>Accent Paint Color: Pure White</b></li> <li>• <b>Countertop/LVP/Carpet Combo: Kitchen Countertops, Artic White; LVP Color, Mango; Carpet, Ecrú</b></li> <li>• <b>GE Top Load Washer and Dryer</b></li> <li>• <b>GE Stainless Steel Appliance Package</b></li> </ul>	\$610,000
276 *	2	1,080	sf	\$685,000	<ul style="list-style-type: none"> <li>• <b>Standard Door Cabinets – Abiqua Pine Prism TFL Slab</b></li> <li>• <b>Accent Paint Color: Pure White</b></li> <li>• <b>Countertop/LVP/Carpet Combo: Kitchen Countertops, Artic White; LVP Color, Mango; Carpet, Ecrú</b></li> <li>• <b>GE Top Load Washer and Dryer</b></li> <li>• <b>GE Stainless Steel Appliance Package</b></li> </ul>	\$685,000
277	1	1,020	sf	\$690,000 (\$688,000 + 2,000)	<ul style="list-style-type: none"> <li>• Standard Door Cabinets – Abiqua Pine Prism TFL Slab</li> <li>• Accent Paint Color: Pure White</li> <li>• Upgrade to All LVP: Kitchen Countertops, Chic Concrete; LVP Color, Moana Driftwood</li> <li>• GE Top Load Washer and Dryer</li> <li>• GE Stainless Steel Appliance Package</li> </ul>	\$695,050
278	3	1,194	Sf	\$741,000	<ul style="list-style-type: none"> <li>• Standard Door Cabinets – Abiqua Pine Prism TFL Slab</li> <li>• Accent Paint Color: Pure White</li> <li>• Upgrade to All LVP: Kitchen Countertops, Kamet; LVP Color, Wailea</li> <li>• GE Top Load Washer and Dryer</li> <li>• GE Stainless Steel Appliance Package</li> </ul>	\$746,550

- ❖ Unit(s) with an (\*) is Reserved Housing
- ❖ Unit(s) in Bold are on the Presale Notice

# Ka'ulu by Gentry



## SINGLE-FAMILY

AUKAI, Plan 1

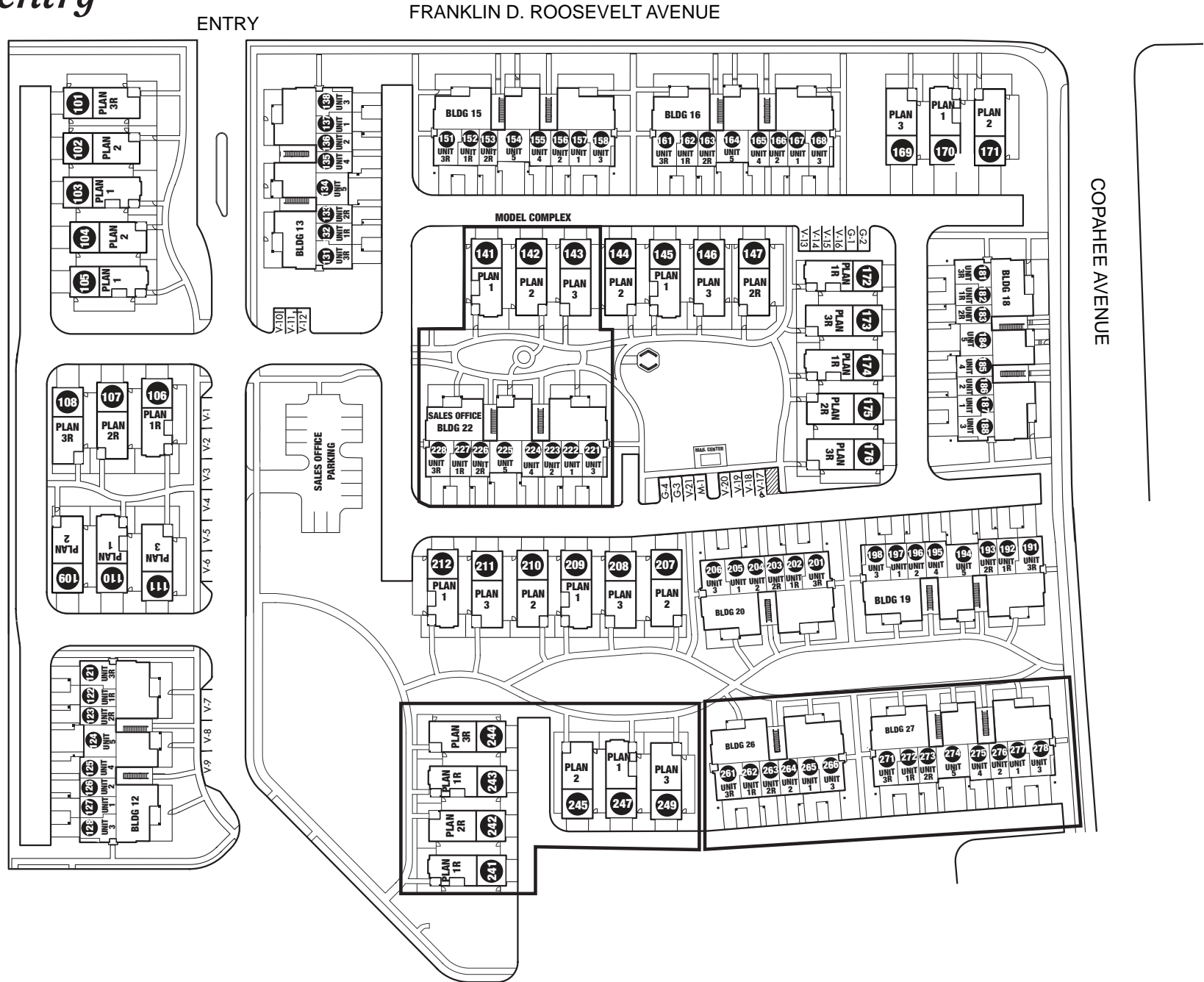
MAKALI'I, Plan 2

HOKU, Plan 3

## TOWNHOMES

PLANTATION-BUILDING 26

PLANTATION-BUILDING 27



COPAHOE AVENUE

**KA'ULU BY GENTRY II  
PHASE 13  
HOMESITE SELECTION FORM  
(Townhomes)**

---

**Name:** \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

**My selections are (Plan and homesite numbers):**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_

**KA'ULU BY GENTRY  
PHASE 11  
HOMESITE SELECTION FORM  
(Single Family)**

---

**Name:** \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

**My selections are (Plan and homesite numbers):**

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

5. \_\_\_\_\_

6. \_\_\_\_\_



## ATTENTION BUYERS

Buyers should inspect the garage and driveway thoroughly to ensure that the garage and/or driveway can accommodate their vehicle(s), **before** selecting a home. Visitor parking stalls will not be available to homeowner's for everyday use. Visitor parking stall M-1 is reserved 24 hours a day, 7 days a week for the exclusive use by the United States Postal Service and/or those acting on its behalf while servicing Ka'ulu by Gentry. Large parking stalls identified as "Load", are reserved 24 hours a day, 7 days a week for active loading and unloading by Residents or by or on behalf of the Association. No cars, trucks or other vehicles may be parked or left unattended at any such stalls for longer than 30 minutes without the permission of the Manager. The garage should be used for parking cars, and not only storage.

Parking is allowed on driveway in front of garage as long as it does not conflict with Section V.F. or any other Section of the Project Rules.

No parking is allowed on any roadway within Ka'ulu by Gentry. No vehicle parking in a visitor parking stall shall extend into any roadway within Ka'ulu by Gentry. Vehicles violating these restrictions shall be towed. The washing of automobiles, motorcycles and other motor vehicles is prohibited within Ka'ulu by Gentry.

Ka'ulu by Gentry Project Rules Excerpt:

- V.A. Limited Parking in the Project.** Proper and efficient use of the space in Ka'ulu by Gentry requires that Residents park their vehicle(s) only in their garage and, if applicable, the tandem parking stall directly in front of their garage, so Residents must not use any other parking stalls in the Project at any time. There are no other options for Residents to park their vehicles, because all of the on-street common element parking stalls in Ka'ulu by Gentry are reserved for visitor use only. If all of the vehicles of a Unit's Owners and Residents will not fit in the Unit's garage or tandem parking stall, then such Owner should not purchase, and such Resident should not reside in, a Unit in Ka'ulu by Gentry. Ka'ulu by Gentry only works if all Owners and Residents park their vehicles in the Unit's garage or tandem parking stall.
- V.F. Method of Parking; No Blocking of Sidewalks or Roadways.** No vehicle belonging to any Resident or to any Resident's family member, guest, employee, service person or delivery person is allowed to be stopped or parked in such a manner so as to prevent the exit from or entrance to any portion of Ka'ulu by Gentry. No vehicle parked or stopped in a driveway, appurtenant parking stall or in a visitor parking stall is allowed to protrude beyond the driveway apron or to block or extend into any landscaped area, sidewalk or roadway within Ka'ulu by Gentry. All sidewalks must remain clear at all times. Tandem parking and double-parking are not allowed on any streets within Ka'ulu by Gentry. Curbside parking outside of designated visitor parking stalls is not allowed. Vehicles violating these restrictions are subject to being towed.

Buyer may read the Developer's Public Report and the Ka'ulu by Gentry condominium documents (which include the Project Rules) by typing the following in the address box at the top left of your screen:

[www.gentryhawaii.com/kaulu-docs](http://www.gentryhawaii.com/kaulu-docs)