

BRINKMAN PROPERTIES LLC HAWAII

Oahu
Condos
Houses
Multifamily
Vacant Land

FOR SALE 10 CONDOMINIUMS @ ALA MOANA HOTEL \$1,726,000 (FEE SIMPLE)

Rare opportunity to own a turn-key investment property with a great income and a big upside:

Class "A" building with multiple restaurants, spa, gym, pool & office center.

Walk to world class Ala Moana Shopping Center, Waikiki, Ward Theaters and BEACH.

Professionally managed by Outrigger Hotels - monthly, headache free income.

6% cash on cash return from day one plus rising room rates coming.

Sell individual or all 10 units any time.

Pay only a cleaning fee when you stay in the hotel.



EDWARD W. BRINKMAN
REAL ESTATE BROKER
HONOLULU, OAHU, HAWAII
CELL: 808.728.0269
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BRINKMAN PROPERTIES LLC
2460 KOA AVE SUITE M-8
HONOLULU, HI 96815
OFFICE: 808.955.1175
FAX: 808.732.6016
WWW.OAHUEXPERT.COM



UNIT DESCRIPTION

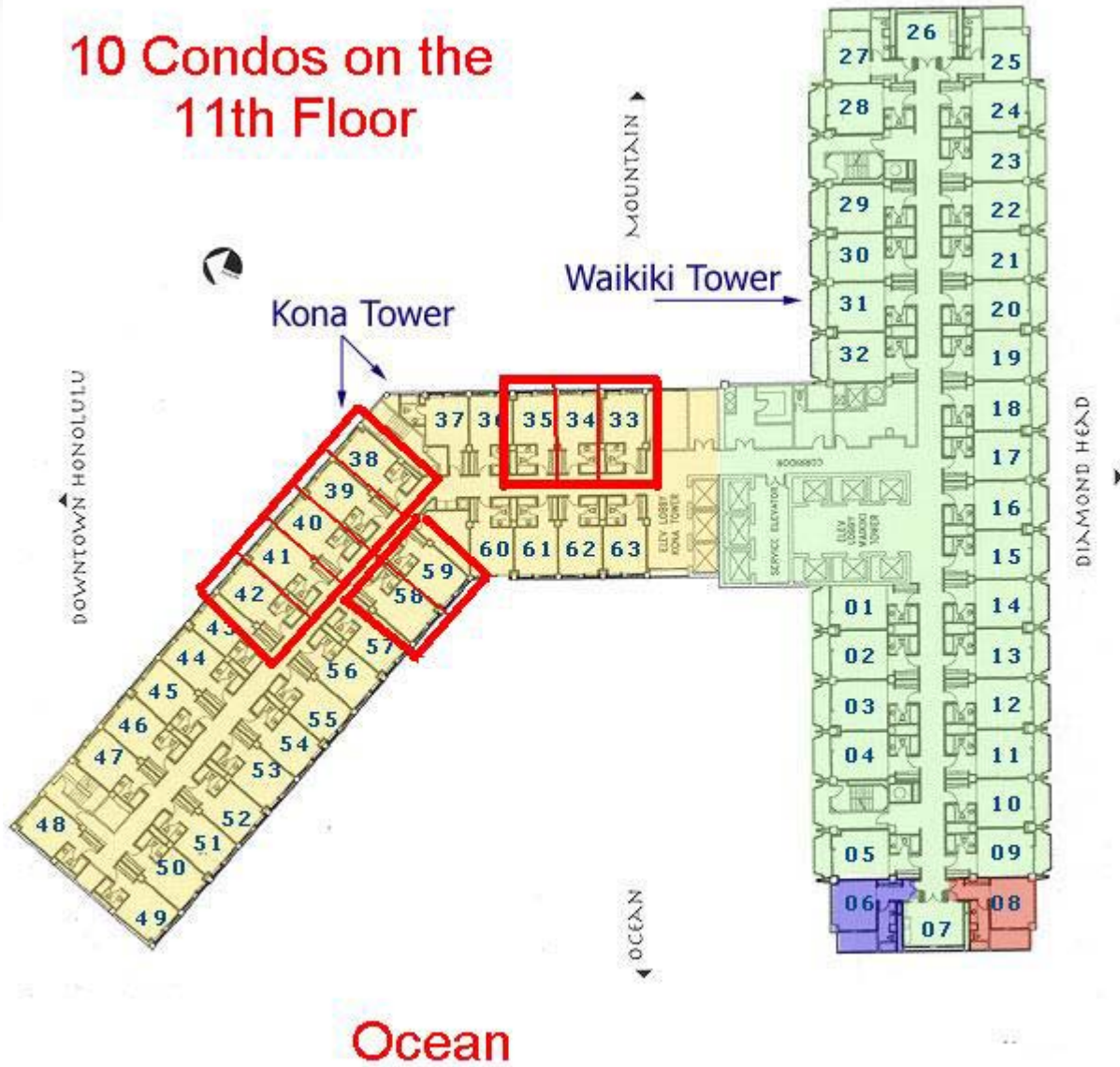
ALA MOANA HOTEL - 10 UNITS FOR SALE

	unit #	tax map key	cpr	size sqft	view	Basis of List Price
1	1133	(1) 2-3-38-2-	367	246	mountain	\$169,000
2	1134	(1) 2-3-38-2-	368	246	mountain	\$170,000
3	1135	(1) 2-3-38-2-	369	246	mountain	\$170,000
4	1138	(1) 2-3-38-2-	372	246	city	\$173,000
5	1139	(1) 2-3-38-2-	373	246	city	\$172,000
6	1140	(1) 2-3-38-2-	374	246	city	\$171,000
7	1141	(1) 2-3-38-2-	375	246	city	\$170,000
8	1142	(1) 2-3-38-2-	376	246	city	\$169,000
9	1158	(1) 2-3-38-2-	392	246	ocean	\$181,000
10	1159	(1) 2-3-38-2-	393	246	ocean	\$181,000
		Combined interior sqft		2,460		
				<u>package price</u>		<u>\$1,726,000</u>

BRINKMAN PROPERTIES LLC HAWAII

Oahu
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10 Condos on the 11th Floor



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BRINKMAN PROPERTIES LLC HAWAII

Oahu
Condos
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typical room



office center

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FINANCIAL SUMMARY

ALA MOANA HOTEL - 10 UNITS FOR SALE

OCCUPANCY STATISTICS	Historic	Current	
Available Days	31	31	
Rental Days	29	29	
Out of Order Days			
AVERAGE DAILY RENT			
ADR	\$125	\$155	confirm ADR at www.AlaMoanaHotel.com
REVENUE			
Room Revenue			
TAT Exempt Room Revenue			
TOTAL REVENUE	\$3,625	\$4,495	
ADDITIONS -(Hotel Collects from Occupant, passed on to owner to pay or hotel will pay for a \$10 monthly fee)			
Gen Excise Tax Collected 4.712%	\$171	\$212	
Trans Acom Tax Collected 9.25%	\$335	\$416	
TOTAL ADDITIONS (*1)	\$506	\$628	
DEDUCTIONS			
Hotel Service Fee 10%	\$363	\$450	
Operating Expense 50%	\$1,813	\$2,248	
UIMF Contribution (*2)	\$13	\$13	
COMP FUND (*3)	\$34	\$34	
Maintenance Program	\$25	\$25	
Insurance	\$15	\$15	
TOTAL HOTEL DEDUCTIONS	\$2,261	\$2,783	
NET TO OWNER FROM HOTEL	\$1,364	\$1,712	
ADDITIONAL FEES			
Real Property Taxes	\$103	\$103	
Maintenance Fees	\$697	\$697	increasing on 1/1/14 by 4.1% to \$725.36
TOTAL ADITIONAL FEES	\$800	\$800	
<u>NET OPERATING INCOME</u>	<u>\$564</u>	<u>\$912</u>	

Historic	Current	
\$1,726,000	\$1,726,000	Purchase Price
\$564	\$912	Net Operating Income
\$5,641	\$9,119	NOI monthly x 10 units
\$67,690	\$109,424	NOI Annually x 10 units
3.92%	6.34%	Capitalization Rate

BRINKMAN PROPERTIES LLC HAWAII

Oahu

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Notes to Financial Summary

TOTAL ADDITIONS (*1)

All hotels on Oahu collect 2 state taxes from the guest; a 4.5% General Excise Tax (GET); and a 9.25% Transient Accommodation Tax (TAT). The hotel will file these for the owners for \$10 per month (per condo) or in the case of our seller, the hotel sends these to the owner and he pays them himself. You will note on the 2012 statements this amount is added on to the "net amount due to seller" and on the 2013 statements it is relabeled "Balance due to owner". Although this is sent to the owner it is not considered or counted as revenue.

UIMF Contributions (*2)

The Unit Interior Maintenance Fund (UIMF) is a \$12.50/month non-refundable sum which owner pays to replenish as necessary items such a hair dryer, coffee maker, trash can, clock radio, coffee mugs, glasses, clock radio, shower curtain, liner and shower rings (small items in unit).

COMP FUND (*3)

The owner contributes three complimentary stays (COMP NIGHTS) to the Rental Program which shall be deducted from Net Rental Income in twelve equal monthly installments at fifty percent of rack rate, in each calendar year during the Term of the Agreement. The rate is based on the category of the unit.

ALM uses the Comp Nights for the direct benefit of the Rental Program in accordance with normal industry practices i.e. Comp nights are used as a marketing tool such as when Sales is negotiating for new business whether it be group business, corporate, airline, etc for example say a travel agency has not utilized the property before, they stay and experience firsthand on a complimentary basis, etc. etc.

(A complete financial package will be available to qualified buyers)

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CONFIDENTIAL

OWNER ACCOUNT STATEMENT

OWNER #

1133

HALE NEHOA TERRACE LLC
130-W HUNTINGTON DR
CITY OF ARCADIA
USA

CA 91007

DATE 1/11/13

A/R #: 01852596

PERIOD: 12/01/12-12/31/12

DESCRIPTION	ACTUAL THIS MONTH	THIS YEAR YR-TO-DATE
Available Days	31	366
Rental Days	30	303
Owner & Guest of Owner day	0	14
Out of Order Days	0	8
REVENUE:		
Rental Rev., subj to TAT	4,110.00	34,536.50
TAT Exempt Revenue	345.00	2,646.00
TOTAL REVENUE	4,455.00	37,182.50
DEDUCT:		
Hotel Service Fee 10%	445.50-	3,718.25-
Rental Ops Expense 50%	2,004.75-	16,732.13-
Comp Room Fund	33.63-	403.56-
Unit Interior Maint Fund	12.50-	150.00-
Insurance	15.00-	180.00-
Maintenance & Repair	.00	300.00-
TOTAL DEDUCTIONS	2,511.38-	21,483.94-
REVENUE LESS DEDUCTIONS	1,943.62	15,698.56
ADD:		
Hawaii General Excise Tax	209.92	1,752.03
Hawaii Transient Accom Tax	380.18	3,194.64
ADDITIONS	590.10	4,946.67
BALANCE DUE TO (FROM) OWNER	2,533.72	20,645.23
OWNER SPLIT: 50%		

CONFIDENTIAL

OWNER ACCOUNT STATEMENT

OWNER # 1134
 HALE NEHOA TERRACE LLC
 130 W HUNTINGTON DR
 CITY OF ARCADIA
 USA

CA 91007

DATE 1/11/13
 A/R #: 01852598
 PERIOD: 12/01/12-12/31/12

DESCRIPTION	ACTUAL THIS MONTH	THIS YEAR YR-TO-DATE
Available Days	31	366
Rental Days	28	296
Owner & Guest of Owner day	0	14
Out of Order Days	0	8
REVENUE:		
Rental Rev., subj to TAT	3,875.00	33,422.50
TAT Exempt Revenue	230.00	1,985.00
TOTAL REVENUE	4,105.00	35,408.50
DEDUCT:		
Hotel Service Fee 10%	410.50-	3,540.85-
Rental Ops Expense 50%	1,847.25-	15,933.83-
Comp Room Fund	33.63-	403.56-
Unit Interior Maint Fund	12.50-	150.00-
Insurance	15.00-	180.00-
Maintenance & Repair	.00	300.00-
TOTAL DEDUCTIONS	2,318.88-	20,508.24-
REVENUE LESS DEDUCTIONS	1,786.12	14,900.26
ADD:		
Hawaii General Excise Tax	193.43	2,668.46
Hawaii Transient Accom Tax	358.44	3,091.61
ADDITIONS	551.87	4,760.07
BALANCE DUE TO(FROM) OWNER	2,337.99	19,660.33
OWNER SPLIT: 50%		

CONFIDENTIAL

OWNER ACCOUNT STATEMENT

OWNER # 1135
 HALE MEHOA TERRACE, LLC
 130 W HUNTINGTON DR
 CITY OF ARCADIA
 USA

CA 91007

DATE 2/13/12
 A/R #: 01852600
 PERIOD: 1/01/12- 1/31/12

DESCRIPTION	ACTUAL THIS MONTH	THIS YEAR YR-TO-DATE
Available Days	31	31
Rental Days	24	24
Out of Order Days	5	5
REVENUE:		
Rental Rev., subj to TAT	2,817.00	2,817.00
TOTAL REVENUE	2,817.00	2,817.00
DEDUCT:		
Hotel Service Fee 10%	281.70-	281.70-
Rental Ops Expense 50%	1,267.65-	1,267.65-
Comp Room Fund	33.63-	33.63-
Unit Interior Maint Fund	12.50-	12.50-
Insurance	15.00-	15.00-
Maintenance & Repair	75.00-	75.00-
TOTAL DEDUCTIONS	1,685.48-	1,685.48-
REVENUE LESS DEDUCTIONS	1,131.52	1,131.52
ADD:		
Hawaii General Excise Tax	132.74	132.74
Hawaii Transient Accom Tax	260.57	260.57
ADDITIONS	393.31	393.31
BALANCE DUE TO (FROM) OWNER	1,524.83	1,524.83
OWNER SPLIT: 50%		

CONFIDENTIAL

OWNER ACCOUNT STATEMENT

OWNER #

1138

HALE NEHOA TERRACE LLC

130 W HUNTINGTON DR

CITY OF ARCADIA

USA

CA 91007

DATE 1/11/13

A/R #: 01052606

PERIOD: 12/01/12-12/31/12

DESCRIPTION	ACTUAL THIS MONTH	THIS YEAR YR-TO-DATE
Available Days	31	366
Rental Days	28	294
Owner & Guest of Owner day	0	13
Out of Order Days	0	8
REVENUE:		
Rental Rev., subj to TAT	3,291.00	32,150.50
TAT Exempt Revenue	345.00	1,247.00
TOTAL REVENUE	3,636.00	33,397.50
DEDUCT:		
Hotel Service Fee 10%	354.60-	3,339.75-
Rental Ops Expense 50%	1,595.70-	15,028.88-
Comp Room Fund	33.63-	401.56-
Unit Interior Maint Fund	12.50-	150.00-
Insurance	15.00-	180.00-
Maintenance & Repair	.00	300.00-
TOTAL DEDUCTIONS	2,011.43-	19,402.19-
REVENUE LESS DEDUCTIONS	1,624.57	13,995.31
ADD:		
Hawaii General Excise Tax	167.09	1,573.69
Hawaii Transient Accom Tax	296.09	2,973.93
ADDITIONS	463.18	4,547.62
BALANCE DUE TO (FROM) OWNER	1,997.75	18,542.93

OWNER SPLIT: 50%

CONFIDENTIAL

OWNER ACCOUNT STATEMENT

OWNER # 1139
 HALE NEHOA TERRACE LLC
 130 W HUNTINGTON DR
 CITY OF ARCADIA
 USA

CA 91007

DATE 1/11/13
 A/R #: 01852608
 PERIOD: 12/01/12-12/31/12

DESCRIPTION	ACTUAL THIS MONTH	THIS YEAR YR-TO-DATE
Available Days	31	366
Rental Days	26	291
Owner & Guest of Owner day	0	11
Out of Order Days	0	9
REVENUE:		
Rental Rev., subj to TAT	2,873.00	31,893.00
TAT Exempt Revenue	230.00	2,561.00
TOTAL REVENUE	3,103.00	34,454.00
DEDUCT:		
Hotel Service Fee 10%	310.30-	3,445.40-
Rental Ops Expense 50%	1,396.35-	15,504.30-
Comp Room Fund	33.63-	403.56-
Unit Interior Maint Fund	12.50-	150.00-
Insurance	15.00-	180.00-
Maintenance & Repair	.00	300.00-
TOTAL DEDUCTIONS	1,767.78-	19,983.26-
REVENUE LESS DEDUCTIONS	1,335.22	14,470.74
ADD:		
Hawaii General Excise Tax	146.22	1,623.49
Hawaii Transient Accom Tax	265.75	2,950.12
ADDITIONS	411.97	4,573.61
BALANCE DUE TO (FROM) OWNER	1,747.19	19,044.35
OWNER SPLIT: 50%		

CONFIDENTIAL

OWNER ACCOUNT STATEMENT

OWNER # 1140
 HALE NEMOA TERRACE LLC
 130 W HUNTINGTON DR
 CITY OF ARCADIA
 USA

CA 91907

DATE 1/11/13
 A/R #: 01852610
 PERIOD: 12/01/12-12/31/12

DESCRIPTION	ACTUAL THIS MONTH	THIS YEAR YR-TO-DATE
Available Days	33	366
Rental Days	29	299
Owner & Guest of Owner day	0	12
Out of Order Days	0	9
REVENUE:		
Rental Rev., subj to TAT	3,274.00	33,095.17
TAT Exempt Revenue	460.00	1,465.00
TOTAL REVENUE	3,734.00	34,560.17
DEDUCT:		
Hotel Service Fee 10%	373.40-	3,456.02-
Rental Ops Expense 50%	1,680.30-	15,552.08-
Comp Room Fund	33.63-	403.56-
Unit Interior Maint Fund	12.50-	150.00-
Insurance	15.00-	180.00-
Maintenance & Repair	.00	300.00-
TOTAL DEDUCTIONS	2,114.83-	20,041.66-
REVENUE LESS DEDUCTIONS	1,619.17	14,518.51
ADD:		
Hawaii General Excise Tax	175.95	1,628.49
Hawaii Transient Accom Tax	302.85	3,061.33
ADDITIONS	478.80	4,689.82
BALANCE DUE TO (FROM) OWNER	2,097.97	19,208.33
OWNER SPLIT: 50%		

CONFIDENTIAL

OWNER ACCOUNT STATEMENT

OWNER # 1141
 HALE NEHOA TERRACE LLC
 130 W HUNTINGTON DR
 CITY OF ARCADIA
 USA

CA 91007

DATE 1/11/13
 A/R #: 01852612
 PERIOD: 12/01/12-12/31/12

DESCRIPTION	ACTUAL THIS MONTH	THIS YEAR YR-TO-DATE
Available Days	31	366
Rental Days	25	293
Owner & Guest of Owner day	0	14
Out of Order Days	0	8
REVENUE:		
Rental Rev., subj to TAT	3,692.00	32,025.50
TAT Exempt Revenue	230.00	2,119.00
TOTAL REVENUE	3,922.00	34,144.50
DEDUCT:		
Hotel Service Fee 10%	392.20-	3,414.45-
Rental Ops Expense 50%	1,764.90-	15,365.03-
Comp Room Fund	33.63-	403.56-
Unit Interior Maint Fund	12.50-	150.00-
Insurance	15.00-	180.00-
Maintenance & Repair	.00	300.00-
TOTAL DEDUCTIONS	2,218.23-	19,813.04-
REVENUE LESS DEDUCTIONS	1,703.77	14,331.46
ADD:		
Hawaii General Excise Tax	184.81	1,608.92
Hawaii Transient Accom Tax	341.51	2,982.37
ADDITIONS	526.32	4,591.29
BALANCE DUE TO (FROM) OWNER	2,230.09	18,922.75
OWNER SPLIT: 50%		

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OWNER ACCOUNT STATEMENT

OWNER # 1142
 HALE NEMOA TERRACE LLC
 130 W HUNTINGTON DR
 CITY OF ARCADIA
 USA

CA 91007

DATE 1/11/13
 A/R #: 01852613
 PERIOD: 12/01/12-12/31/12

DESCRIPTION	ACTUAL THIS MONTH	THIS YEAR YR-TO-DATE
Available Days	31	366
Rental Days	29	295
Owner & Guest of Owner day	0	12
Out of Order Days	0	10
REVENUE:		
Rental Rev., subj to TAT	3,377.50	33,178.75
TAT Exempt Revenue	230.00	1,865.00
TOTAL REVENUE	3,607.50	35,043.75
DEDUCT:		
Hotel Service Fee 10%	360.75-	3,504.38-
Rental Ops Expense 50%	1,623.38-	15,769.69-
Comp Room Fund	33.63-	403.56-
Unit Interior Maint Fund	12.50-	150.00-
Insurance	15.00-	180.00-
Maintenance & Repair	.00	300.00-
TOTAL DEDUCTIONS	2,045.26-	20,307.63-
REVENUE LESS DEDUCTIONS	1,562.24	14,736.12
ADD:		
Hawaii General Excise Tax	169.99	1,651.26
Hawaii Transient Accom Tax	312.42	3,069.05
ADDITIONS	482.41	4,720.31
BALANCE DUE TO (FROM) OWNER	2,044.65	19,456.43
OWNER SPLIT: 50%		

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OWNER ACCOUNT STATEMENT

OWNER # 1158
 HALE NEHOA TERRACE LCC
 130 W HUNTINGTON DR
 CITY OF ARCADIA
 USA

CA 91607

DATE 1/11/13
 A/R #: 01852648
 PERIOD: 12/01/12-12/31/12

DESCRIPTION	ACTUAL THIS MONTH	THIS YEAR YR-TO-DATE
Available Days	31	366
Rental Days	74	293
Owner & Guest of Owner day	0	10
Out of Order Days	0	8
REVENUE:		
Rental Rev., subj to TAT	3,009.81	32,635.31
TAT Exempt Revenue	440.00	3,028.00
TOTAL REVENUE	3,449.81	35,663.31
DEDUCT:		
Hotel Service Fee 10%	344.98-	3,565.53-
Rental Ops Expense 50%	1,552.41-	16,044.90-
Comp Room Fund	36.13-	433.56-
Unit Interior Maint Fund	12.50-	150.00-
Insurance	15.00-	180.00-
Maintenance & Repair	.00	300.00-
TOTAL DEDUCTIONS	1,961.02-	20,673.99-
REVENUE LESS DEDUCTIONS	1,488.79	14,989.32
ADD:		
Hawaii General Excise Tax	162.55	1,680.09
Hawaii Transient Accom Tax	278.41	3,018.78
ADDITIONS	440.96	4,698.87
BALANCE DUE TO (FROM) OWNER	1,929.75	19,688.19
OWNER SPLIT: 50%		

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OWNER ACCOUNT STATEMENT

OWNER #

1159

HALE NEHOA TERRACE LLC

130 W HUNTINGTON DR

CITY OF ARCADIA

USA

CA 91007

DATE 1/11/13

A/R #: 01852649

PERIOD: 12/01/12-12/31/12

DESCRIPTION	ACTUAL THIS MONTH	THIS YEAR YR-TO-DATE
Available Days	31	366
Rental Days	31	303
Owner & Guest of Owner day	0	10
Out of Order Days	0	8
REVENUE:		
Rental Rev., subj to TAT	3,665.00	36,329.50
TOTAL REVENUE	3,665.00	36,329.50
DEDUCT:		
Hotel Service Fee 10%	366.50-	3,532.95-
Rental Ops Expense 50%	1,649.25-	16,348.28-
Comp Room Fund	36.13-	433.56-
Unit Interior Maint Fund	12.50-	150.00-
Insurance	15.00-	180.00-
Maintenance & Repair	.00	300.00-
TOTAL DEDUCTIONS	2,079.38-	21,044.79-
REVENUE LESS DEDUCTIONS	1,585.62	15,284.71
ADD:		
Hawaii General Excise Tax	172.69	1,711.84
Hawaii Transient Accom Tax	339.01	3,360.50
ADDITIONS	511.70	5,072.34
BALANCE DUE TO (FROM) OWNER	2,097.32	20,357.05
OWNER SPLIT: 50%		

CONFIDENTIAL

Owner Statement

HALE NEHOA TERRACE LLC
 130 W HUNTINGTON DR
 CITY OF ARCADIA CA 91007

Account No. 00060362
 Unit No 1133
 Month August 2013

Description	CURRENT MONTH	YEAR TO DATE
00060362 HALE NEHOA TERRACE LLC		
OCCUPANCY STATISTICS		
Available Days	31	243
Rental Days	32	180
Owner & Guest of Owner Days	0	19
Out of Order Days	0	5
REVENUE		
Room Revenue	3,502.00	24,252.00
TAT Exempt Room Revenue	.00	696.00
TOTAL REVENUE	3,502.00	24,948.00
ADDITIONS		
GET Collected	165.01	1,175.56
TAT Collected	323.94	2,243.32
TOTAL ADDITIONS	488.95	3,418.88
DEDUCTIONS		
Hotel Service Fee 10%	(350.20)	(2,494.80)
Operating Expense 50%	(1,575.90)	(11,226.60)
UIMF Contribution	(12.50)	(100.00)
COMP FUND	(33.63)	(269.04)
Maintenance Program	.00	(225.00)
Insurance	(15.00)	(120.00)
TOTAL DEDUCTIONS	(1,987.23)	(14,435.44)
NET AMOUNT DUE TO (FROM) OWNER	2,003.72	13,931.44

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Owner Statement

HALE NEHOA TERRACE LLC
130 W HUNTINGTON DR
CITY OF ARCADIA CA 91007

Account No. 00060363
Unit No 1134
Month August 2013

Description	CURRENT MONTH	YEAR TO DATE
00060363 HALE NEHOA TERRACE LLC		
OCCUPANCY STATISTICS		
Available Days	31	243
Rental Days	22	172
Owner & Guest of Owner Days	0	23
Out of Order Days	0	4
REVENUE		
Room Revenue	3,040.00	23,838.50
TAT Exempt Room Revenue	.00	555.00
TOTAL REVENUE	3,040.00	24,393.50
ADDITIONS		
GET Collected	143.24	1,149.43
TAT Collected	281.20	2,205.07
TOTAL ADDITIONS	424.44	3,354.50
DEDUCTIONS		
Hotel Service Fee 10%	(304.00)	(2,439.35)
Operating Expense 50%	(1,368.00)	(10,977.08)
UIMF Contribution	(12.50)	(100.00)
COMP FUND	(33.63)	(269.04)
Maintenance Program	.00	(225.00)
Insurance	(15.00)	(120.00)
TOTAL DEDUCTIONS	(1,733.13)	(14,130.47)
NET AMOUNT DUE TO (FROM) OWNER	1,731.31	13,617.53

CONFIDENTIAL

Owner Statement

HALE NEHOA TERRACE LLC
130 W HUNTINGTON DR
CITY OF ARCADIA CA 91007

Account No. 00060364
Unit No 1135
Month August 2013

Description	CURRENT MONTH	YEAR TO DATE
00060364 HALE NEHOA TERRACE LLC		
OCCUPANCY STATISTICS		
Available Days	31	243
Rental Days	24	185
Owner & Guest of Owner Days	5	20
Out of Order Days	0	5
REVENUE		
Room Revenue	3,042.00	25,281.00
TAT Exempt Room Revenue	230.00	575.00
TOTAL REVENUE	3,272.00	25,856.00
ADDITIONS		
GET Collected	154.18	1,218.35
TAT Collected	281.39	2,338.49
TOTAL ADDITIONS	435.57	3,556.84
DEDUCTIONS		
Hotel Service Fee 10%	(327.20)	(2,585.60)
Operating Expense 50%	(1,472.40)	(11,635.20)
UIMF Contribution	(12.50)	(100.00)
COMP FUND	(33.63)	(269.04)
Maintenance Program	.00	(225.00)
Insurance	(15.00)	(120.00)
TOTAL DEDUCTIONS	(1,860.73)	(14,934.84)
NET AMOUNT DUE TO (FROM) OWNER	1,846.84	14,478.00

CONFIDENTIAL

Owner Statement

HALE NEHOA TERRACE LLC
130 W HUNTINGTON DR
CITY OF ARCADIA CA 91007

Account No. 00060367
Unit No 1138
Month August 2013

Description	CURRENT MONTH	YEAR TO DATE
00060367 HALE NEHOA TERRACE LLC		
OCCUPANCY STATISTICS		
Available Days	31	243
Rental Days	25	206
Out of Order Days	0	4
REVENUE		
Room Revenue	3,408.00	28,601.00
TOTAL REVENUE	3,408.00	28,601.00
ADDITIONS		
GET Collected	160.58	1,347.67
TAT Collected	315.24	2,645.60
TOTAL ADDITIONS	475.82	3,993.27
DEDUCTIONS		
Hotel Service Fee 10%	(340.80)	(2,860.10)
Operating Expense 50%	(1,533.60)	(12,870.45)
UIMF Contribution	(12.50)	(100.00)
COMP FUND	(33.63)	(269.04)
Maintenance Program	.00	(225.00)
Insurance	(15.00)	(120.00)
TOTAL DEDUCTIONS	(1,935.53)	(16,444.59)
NET AMOUNT DUE TO (FROM) OWNER	1,948.29	16,149.68

CONFIDENTIAL

Owner Statement

HALE NEHOA TERRACE LLC
130 W HUNTINGTON DR
CITY OF ARCADIA CA 91007

Account No. 00060368
Unit No. 1139
Month August 2013

Description	CURRENT MONTH	YEAR TO DATE
00060368 HALE NEHOA TERRACE LLC		
OCCUPANCY STATISTICS		
Available Days	31	243
Rental Days	30	207
Out of Order Days	0	5
REVENUE		
Room Revenue	4,100.00	28,195.50
TOTAL REVENUE	4,100.00	28,195.50
ADDITIONS		
GET Collected	193.19	1,328.56
TAT Collected	379.25	2,608.09
TOTAL ADDITIONS	572.44	3,936.65
DEDUCTIONS		
Hotel Service Fee 10%	(410.00)	(2,819.55)
Operating Expense 50%	(1,845.00)	(12,687.98)
UIMF Contribution	(12.50)	(100.00)
COMP FUND	(33.63)	(269.04)
Maintenance Program	.00	(225.00)
Insurance	(15.00)	(120.00)
TOTAL DEDUCTIONS	(2,316.13)	(16,221.57)
NET AMOUNT DUE TO (FROM) OWNER	2,356.31	15,910.58

CONFIDENTIAL

Owner Statement

HALE NEHOA TERRACE LLC
130 W HUNTINGTON DR
CITY OF ARCADIA CA 91007

Account No. 00060369
Unit No 1140
Month August 2013

Description	CURRENT MONTH	YEAR TO DATE
00060369 HALE NEHOA TERRACE LLC		
OCCUPANCY STATISTICS		
Available Days	31	243
Rental Days	26	207
Out of Order Days	0	4
REVENUE		
Room Revenue	3,385.00	28,527.17
TAT Exempt Room Revenue	.00	230.00
TOTAL REVENUE	3,385.00	28,757.17
ADDITIONS		
GET Collected	159.50	1,355.04
TAT Collected	313.11	2,638.76
TOTAL ADDITIONS	472.61	3,993.80
DEDUCTIONS		
Hotel Service Fee 10%	(338.50)	(2,875.72)
Operating Expense 50%	(1,523.25)	(12,940.73)
UIMF Contribution	(12.50)	(100.00)
COMP FUND	(33.63)	(269.04)
Maintenance Program	.00	(225.00)
Insurance	(15.00)	(120.00)
TOTAL DEDUCTIONS	(1,922.88)	(16,530.49)
NET AMOUNT DUE TO (FROM) OWNER	1,934.73	16,220.48

CONFIDENTIAL

Owner Statement

HALE NEHOA TERRACE LLC
130 W HUNTINGTON DR
CITY OF ARCADIA CA 91007

Account No. 00060370
Unit No 1141
Month August 2013

Description	CURRENT MONTH	YEAR TO DATE
00060370 HALE NEHOA TERRACE LLC		
OCCUPANCY STATISTICS		
Available Days	31	743
Rental Days	31	207
Out of Order Days	0	5
REVENUE		
Room Revenue	3,922.00	28,578.00
TAT Exempt Room Revenue	.00	798.00
TOTAL REVENUE	3,922.00	29,376.00
ADDITIONS		
GET Collected	184.80	1,384.19
TAT Collected	362.79	2,643.46
TOTAL ADDITIONS	547.59	4,027.65
DEDUCTIONS		
Hotel Service Fee 10%	(392.20)	(2,937.60)
Operating Expense 50%	(1,764.90)	(13,219.21)
UIMF Contribution	(12.50)	(100.00)
COMP FUND	(33.63)	(269.04)
Maintenance Program	.00	(225.00)
Insurance	(15.00)	(120.00)
TOTAL DEDUCTIONS	(2,218.23)	(16,870.85)
NET AMOUNT DUE TO (FROM) OWNER	2,251.36	16,532.80

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Owner Statement

HALE NEHOA TERRACE LLC
 130 W HUNTINGTON DR
 CITY OF ARCADIA CA 91007

Account No. 00060371
 Unit No. 1142
 Month August 2013

Description	CURRENT MONTH	YEAR TO DATE
00060371 HALE NEHOA TERRACE LLC		
OCCUPANCY STATISTICS		
Available Days	31	243
Rental Days	31	261
Out of Order Days	0	5
REVENUE		
Room Revenue	4,399.00	27,672.00
TAT Exempt Room Revenue	.00	230.00
TOTAL REVENUE	4,399.00	27,902.00
ADDITIONS		
GET Collected	207.28	1,314.75
TAT Collected	406.91	2,559.67
TOTAL ADDITIONS	614.19	3,874.42
DEDUCTIONS		
Hotel Service Fee 10%	(439.90)	(2,790.20)
Operating Expense 50%	(1,979.55)	(12,555.90)
UIMF Contribution	(12.50)	(100.00)
COMP FUND	(33.63)	(269.04)
Maintenance Program	.00	(225.00)
Insurance	(15.00)	(120.00)
TOTAL DEDUCTIONS	(2,480.58)	(16,060.14)
NET AMOUNT DUE TO (FROM) OWNER	2,532.61	15,716.28

CONFIDENTIAL

Owner Statement

HALE NEHOA TERRACE LCC
130 W HUNTINGTON DR
CITY OF ARCADIA CA 91007

Account No. 00060387
Unit No. 1158
Month August 2013

Description	CURRENT MONTH	YEAR TO DATE
00060387 HALE NEHOA TERRACE LCC		
OCCUPANCY STATISTICS		
Available Days	31	243
Rental Days	19	185
Out of Order Days	0	5
REVENUE		
Room Revenue	620.00	19,371.00
TAT Exempt Room Revenue	2,031.00	7,753.00
TOTAL REVENUE	2,651.00	27,124.00
ADDITIONS		
GET Collected	124.91	1,278.05
TAT Collected	57.35	1,791.82
TOTAL ADDITIONS	182.26	3,069.87
DEDUCTIONS		
Hotel Service Fee 10%	(265.10)	(2,712.40)
Operating Expense 50%	(1,192.95)	(12,205.80)
UIMF Contribution	(12.50)	(100.00)
COMP FUND	(36.13)	(289.04)
Maintenance Program	.00	(225.00)
Insurance	(15.00)	(120.00)
TOTAL DEDUCTIONS	(1,521.68)	(15,652.24)
NET AMOUNT DUE TO (FROM) OWNER	1,311.58	14,541.63

Owner Statement

HALE NEHOA TERRACE LLC
 130 W HUNTINGTON DR
 CITY OF ARCADIA CA 91007

Account No. 00060388
 Unit No 1159
 Month August 2013

Description	CURRENT MONTH	YEAR TO DATE
00060388 HALE NEHOA TERRACE LLC		
OCCUPANCY STATISTICS		
Available Days	31	243
Rental Days	26	206
Out of Order Days	0	4
REVENUE		
Room Revenue	4,253.00	30,128.00
TAT Exempt Room Revenue	.00	520.00
TOTAL REVENUE	4,253.00	30,648.00
ADDITIONS		
GET Collected	200.40	1,444.12
TAT Collected	393.40	2,786.84
TOTAL ADDITIONS	593.80	4,230.96
DEDUCTIONS		
Hotel Service Fee 10%	(425.30)	(3,064.80)
Operating Expense 50%	(1,913.85)	(13,791.60)
UIMF Contribution	(12.50)	(100.00)
COMP FUND	(36.13)	(289.04)
Maintenance Program	.00	(225.00)
Insurance	(15.00)	(120.00)
TOTAL DEDUCTIONS	(2,402.78)	(17,590.44)
NET AMOUNT DUE TO (FROM) OWNER	2,444.02	17,288.52