

Disclosure Package 54-183 Hauula Homestead Road

Incomplete construction project – permits not closed
Legal work to quiet title not completed.
A portion of the back of the property is classified as wetlands

Site plan

Some of the issues below currently prohibit conventional lenders from loan on the Property. **ONLY ALL CASH OFFERS WILL BE CONSIDERED.** However for qualified Buyers, the Seller will consider providing SELLER FINANCING with 50% cash down, at a 6% interest rate, with monthly interest only payments and with a balloon payment due in 3 years.

See attached [Hawaii Information.com](http://HawaiiInformation.com) 5 page information sheet with ownership, assessed value, property tax, zoning, past sales, and building information.

See attached [ALTA commitment for Title Insurance](#) dated 3/24/2021.

There is a break in the chain of title that can be fixed in an estimated 6 months at an estimated cost of \$15,000 to \$20,000 per the attached [Retainer Agreement](#) with the law firm of Clay Chapman Iwamura Pulice and Nervell dated 5/14/2021. This shall be at Buyer's expense.

All property taxes, mortgages, fines and financial encumbrances shall be cleared prior to sale at the Seller's expense.

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Permits and Perimeter Survey

See attached Perimeter Survey dated July 1, 2016 by Walter P. Thompson Surveying & Mapping. Seller shall not pay for any additional Surveys, Topography Maps or any other drawings.

The two houses on the property were originally located in Kaimuki, Honolulu, Hawaii and were moved onto the property in 2016. See attached 4 Building Permits. Seller shall not pay to obtain, complete or close any existing or future permits.

Army Corp of Engineers & Wetlands Report

There is a stream along the north side of the property that goes around the back of the property. This water eventually exits into the ocean. From 2007 to 2015 the previous owner did some landfill towards the rear of the property that created a violation. This has been rectified. See the attached Army Corp of Engineers Notice of Completed Restoration Letter dated 4/22/2019. Also see the attached Final wetlands report.

Current Tenants

All the tenants are current in their rent and would like to stay. They are all cooperative with any ongoing or future projects on the property and are very helpful.

Front House: Leola Garvia has 2 bedrooms, 1 bathroom and a full kitchen upstairs and downstairs she has an additional bedroom and an outside half bath. Her lease is for \$1600 but is paying \$1200 during covid (Garvia pays \$700 and Section 8 housing pays \$500). The Kaleo's live downstairs in a studio with a full bathroom and a kitchenette. pay \$1,500 per month.

Septic System

Current 1500 gallon Septic system is approved by the Dept of Health for up to 5 bedrooms. Also see the attached.



BRINKMAN PROPERTIES, LLC

Oahu

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Sellers Real Property Disclosure Statement

Any prospective Buyer shall sign a receipt for the Hawaii Association of Realtors and State of Hawaii Mandatory Sellers Real Property Disclosure Statement and these attached documents PRIOR to submitting and offer to purchase.

Attached Documents

Site plan
Hawaii Information.com
ALTA commitment for Title Insurance
Retainer Agreement
Perimeter Survey
Building Permits
Army Corp of Engineers
Final wetlands report
Septic system
Sellers Real Property Disclosure Statement

Buyer shall do their own due-diligence prior to purchasing the property. Seller and Seller's broker make no representation as to the accuracy and validity of the attached documents and information. No warranties, guaranties or promises are being provided as to the legality as to what has been done or would could be done in the future on this property.

RECEIVED BY;

Print Name Signature date

Print Name Signature date

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