



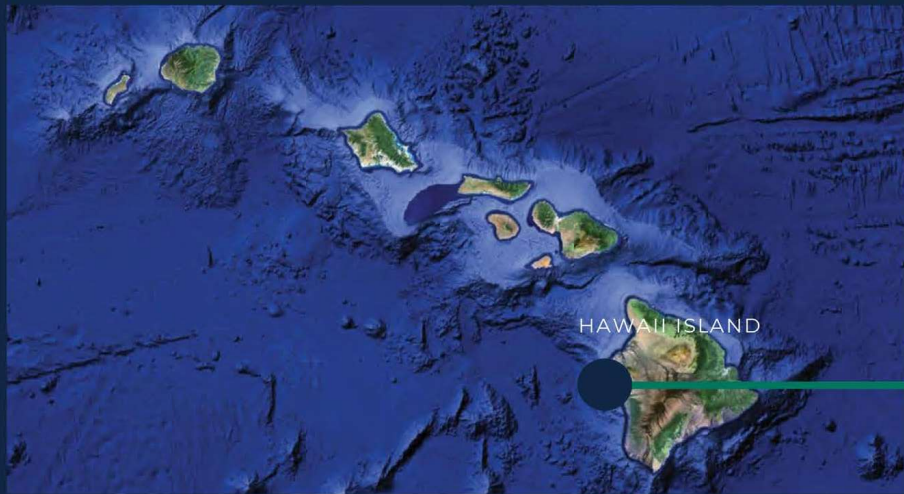
KALOKO MAKAI

THE PARK OF LIFE

KONA RESIDENTIAL PARK LLC



KALOKO MAKAI LOCATION



A PLACE BETWEEN THE MOUNTAIN AND THE SEA

KALOKO MAKAI
LOCATION



Kona Keohole Airport

KALOKO MAKAI

Kaloko Honokōhau National
Historical Park (KHNHP)

QUEEN KA'UMANU HIGHWAY

Kailua Kona



KALOKO MAKAI MASTERPLAN VISION



KALOKO MAKAI KEY FACTS

1,139 acres

Kaloko Makai main site area

57 acres

Kaloko Makai - Costco Commercial District Extension

1

Transit Hub/ Neighbourhood TOD

10 

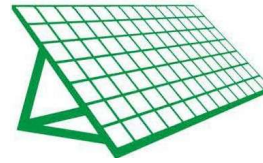
km of cycle and pedestrian trails

61 

approx. acres of connected green open spaces

1 main center/
2 community centers

All figures subject to detailed planning and study



Powered by renewable energy



Recycling waste & Circular Economy



Protecting and Designing with Nature

Mixed-uses

Urban Center (TS, high density)

Mixed Urban (T4, med. density)

Sub-Urban (T3, low density)

Schools

Lodge and Business Center Hospital

Science and Business Park

up to 6000 

Single and multi-family residential units

Affordable Homes

SUSTAINABLE MOBILITY



KALOKO MAKAI

PURPOSE AND KEY DESIGN OBJECTIVES



Create a diverse, sustained community of mixed uses, including residential, retail and commercial spaces, light industrial areas, recreational spaces, and open space.



Cultivate intrinsic respect for the land and natural surroundings, develop an inherent Hawaiian sense of place and nourish a sustaining living environment.



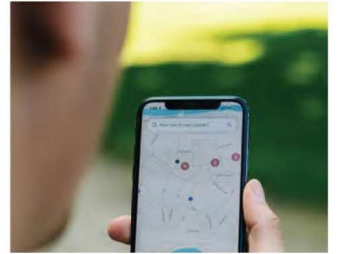
Provide housing for a diversity of people including the working families of Hawai'i nearby areas of workforce demand, improving quality of life through mixed uses and housing types.



Contribute to the social fabric of the community by providing infrastructure and facilities, and by including school, hospital, recreational, and civic sites.

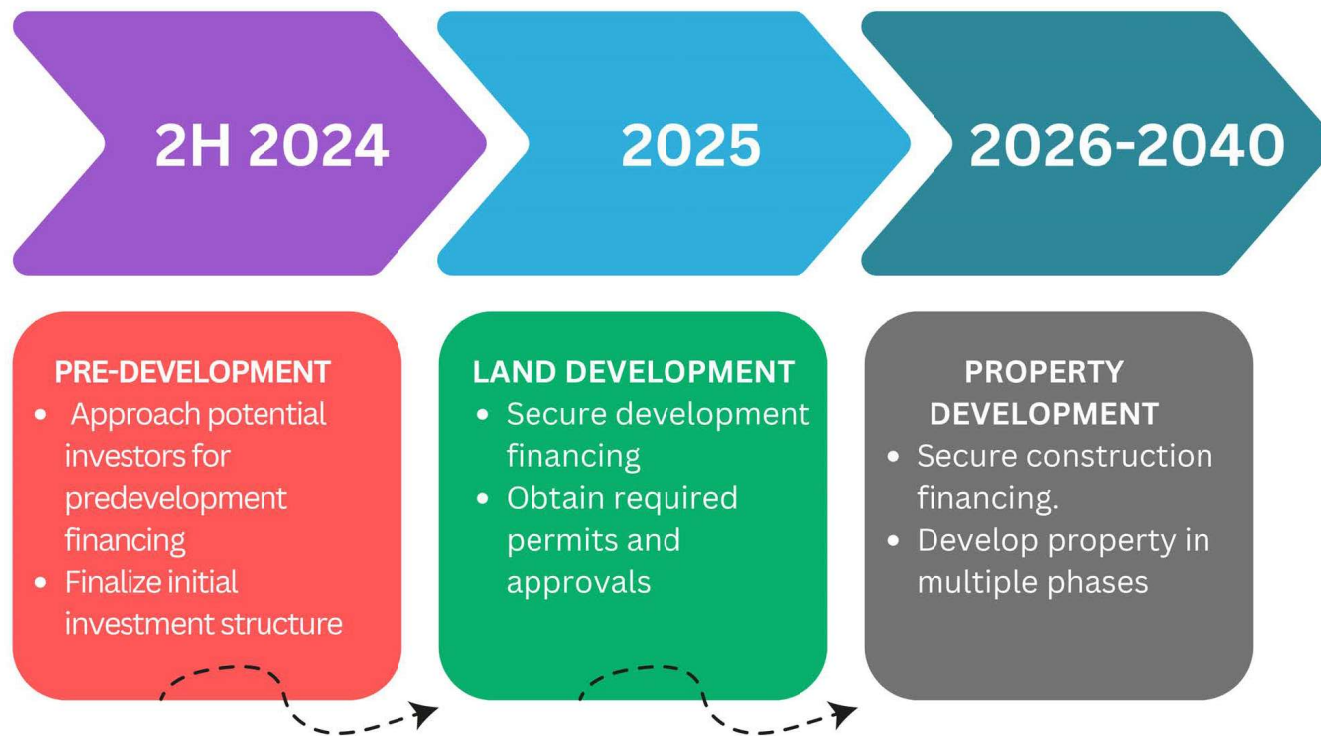


Engender and incorporate intelligent, planned sustainability by design.



Emphasize non-vehicular transit and smart mobility for community-wide travel

KALOKO MAKAI PROJECT TIMELINE



KALOKO MAKAI SUGGESTED PHASING

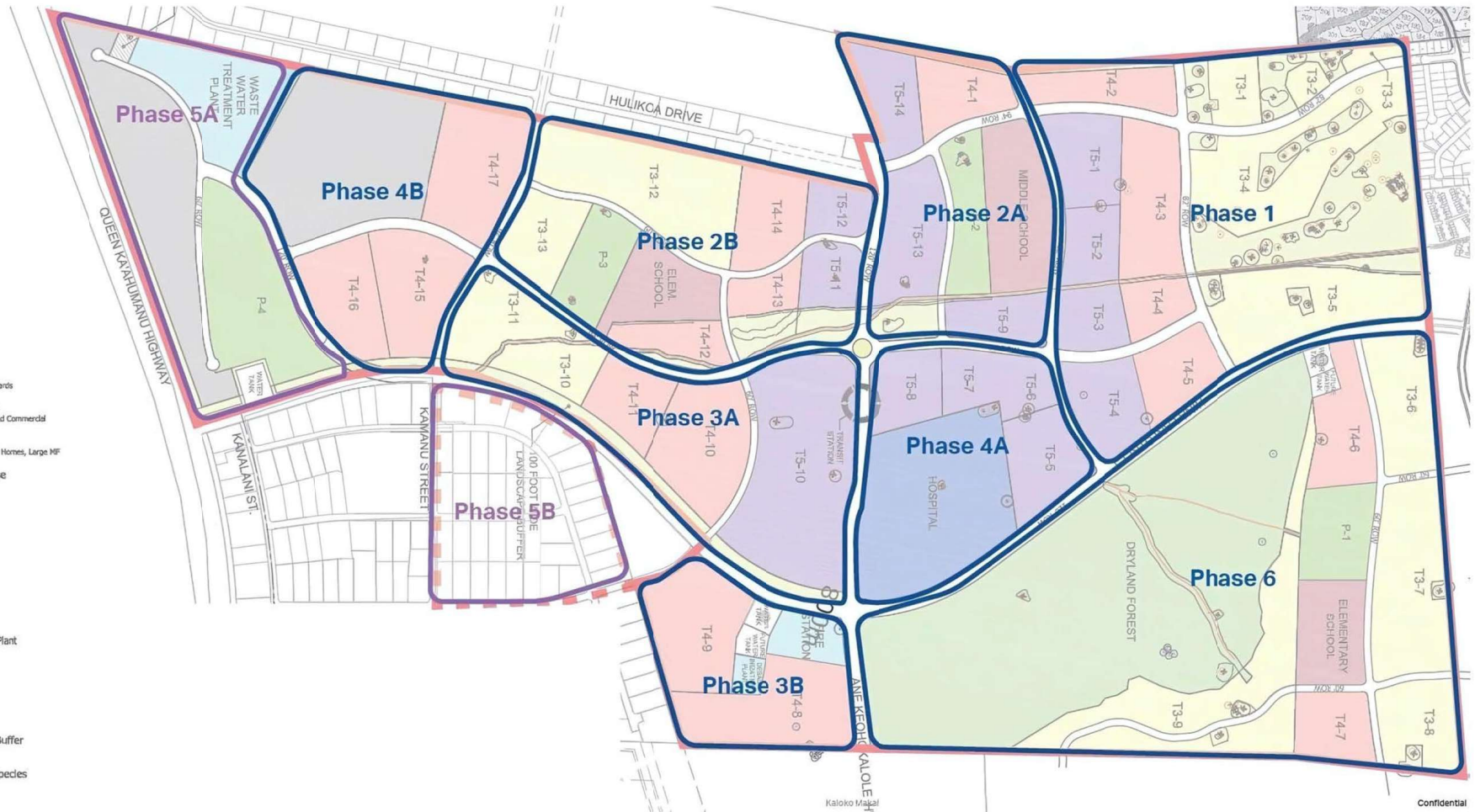


 Phase containing residential uses

 Phase not containing residential uses (industrial)



© Broadway Malyan



Confidential

KALOKO MAKAI
DEVELOPMENT PROFORMA

	Pre Developmer	Phase 1	Phase 2A	Phase 2B	Phase 3A	Phase 3B	Phase 4A	Phase 4B	Phase 5A	Phase 5B	Phase 6	Total
Capital Raise	\$30,000,000											\$30,000,000
Revenue												
Residential												
Unit Sold Hard Deposits After Public Report		896	593	598	930	341	535	414	0	0	692	4,999
Unit Total Sales		\$386,989,464	\$224,345,159	\$839,115,587	\$660,923,019	\$197,919,867	\$177,367,393	\$240,658,348	\$0	\$0	\$1,608,422,577	\$4,335,741,414
Unit Rentals		\$2,232,039	\$5,878,614	\$9,961,836	\$18,574,946	\$25,311,736	\$52,111,209	\$88,100,509	\$120,991,366	\$124,621,107	\$133,245,167	\$581,028,529
Unit Rental Phase Sale to Fund				\$6,696,118	\$17,635,843	\$29,885,508	\$55,724,837	\$75,935,208	\$156,333,626	\$264,301,528	\$362,974,098	\$969,486,765
CAM Fees-Allotments as well from	\$9,000	\$8,065,301	\$13,405,459	\$18,783,629	\$27,154,019	\$30,219,549	\$35,038,068	\$38,765,563	\$38,765,563	\$38,765,563	\$44,995,228	\$293,957,942
Residential Revenue		\$397,286,804	\$243,629,232	\$874,557,170	\$724,287,826	\$283,336,660	\$320,241,507	\$443,459,628	\$316,090,555	\$427,688,198	\$2,149,637,070	\$6,180,214,650
Other Rental												
Commercial/Retail		\$3,253,420	\$4,955,714	\$6,778,959	\$9,685,488	\$11,341,438	\$13,177,377	\$15,334,030	\$15,794,051	\$16,267,873	\$18,947,182	\$115,535,532
Office		\$7,741,203	\$15,153,939	\$18,285,606	\$27,970,852	\$28,809,977	\$38,648,452	\$39,807,906	\$41,002,143	\$42,232,207	\$43,499,173	\$303,151,457
Hotel/Convention Center					\$6,526,920	\$9,334,708	\$11,242,755	\$11,799,777	\$12,174,416	\$12,539,648	\$12,915,837	\$76,534,059
Hospital Naming/Donor							\$550,000,000					\$550,000,000
Rental Community LLC Sales								\$100,000,000	\$100,000,000	\$250,000,000		\$450,000,000
Leasehold Rental Income 99 Year	\$ 275	rdable Condos		\$25,547	\$43,549	\$53,736	\$77,823	\$85,799	\$102,898	\$112,596	\$112,596	
Land Loan for Investor Return		\$125,000,000										
Construction Line of Credit		\$20,000,000	\$60,000,000									
Hotel Sale/Construction Loan					\$150,000,000						\$500,000,000	\$650,000,000
Other Revenue		\$155,994,622	\$80,109,652	\$25,090,111	\$194,226,808	\$49,539,859	\$613,146,406	\$167,027,511	\$169,073,507	\$321,152,324	\$575,474,789	\$2,145,221,048
Total Inflows	\$30,000,000	\$553,281,427	\$323,738,885	\$899,647,281	\$918,514,635	\$332,876,519	\$933,387,914	\$610,487,139	\$485,164,062	\$748,840,522	\$2,725,111,860	\$8,355,435,698
Cost												
Land Acquisition	\$15,000,000	\$15,000,000										\$15,000,000
Soft Costs	\$50,000,000	\$15,000,000	\$30,000,000	\$5,000,000								\$50,000,000
Residential Development		\$318,361,184	\$193,775,470	\$555,081,634	\$507,361,057	\$178,261,109	\$175,616,296	\$229,954,860	\$0	\$0	\$1,234,450,521	\$3,392,862,130
Less (Community Bond)	\$35,000	\$13,396,916	\$8,105,366	\$13,749,995	\$15,610,163	\$6,311,385	\$6,712,365	\$7,674,254	\$0	\$0	\$21,212,299	\$92,772,743
Escrow and Fees	3.50%	\$13,544,631	\$7,852,081	\$29,369,046	\$23,132,306	\$6,927,195	\$6,207,859	\$8,423,042	\$0	\$0	\$56,294,790	\$151,750,949
Commercial/Retail Development		\$8,133,550	\$4,011,728	\$4,186,434	\$6,757,902	\$3,413,463	\$3,739,240	\$4,403,329	\$0	\$0	\$5,478,184	\$40,123,830
Office Development		\$19,353,007	\$17,951,250	\$6,692,623	\$22,841,694	\$0	\$22,435,439	\$0	\$0	\$0	\$0	\$89,274,012
Rental Unit Maintenance	25.00%	\$558,010	\$1,469,654	\$2,490,459	\$4,643,736	\$6,327,934	\$13,027,802	\$22,025,127	\$30,247,842	\$31,155,277	\$33,311,292	\$145,257,132
HOA/CAM Maintenance	25.00%	\$2,016,325	\$3,351,365	\$4,695,907	\$6,788,505	\$7,554,887	\$8,759,517	\$9,691,391	\$9,691,391	\$9,691,391	\$11,248,807	\$73,489,486
Commercial/Retail Maintenance	25.00%	\$813,355	\$1,238,928	\$1,694,740	\$2,421,372	\$2,835,360	\$3,294,344	\$3,833,508	\$3,948,513	\$4,066,968	\$4,736,796	\$28,883,883
Office Maintenance	25.00%	\$1,935,301	\$3,788,485	\$4,571,401	\$6,962,713	\$7,202,494	\$9,662,113	\$9,951,976	\$10,250,536	\$10,558,052	\$10,874,793	\$75,787,864
Marketing Expenses	3.00%	\$13,007,224	\$13,007,224	\$13,007,224	\$13,007,224	\$13,007,224	\$13,007,224	\$13,007,224	\$13,007,224	\$13,007,224	\$13,007,224	\$130,072,242
Community General Development		\$16,666,667	\$29,166,667	\$29,166,667	\$284,672,927	\$29,166,667	\$579,166,667	\$29,166,667	\$33,333,333	\$33,333,333	\$20,833,333	\$1,084,672,927
Natural Zone	\$25,000,000	\$8,333,333	\$8,333,333	\$8,333,333	\$8,333,333	\$8,333,333	\$8,333,333	\$8,333,333	\$8,333,333	\$8,333,333	\$8,333,333	\$58,333,333
Parks	\$25,000,000	\$8,333,333	\$8,333,333	\$8,333,333	\$8,333,333	\$8,333,333	\$8,333,333	\$8,333,333	\$8,333,333	\$8,333,333	\$8,333,333	\$83,333,333
School	\$25,000,000		\$12,500,000	\$12,500,000	\$12,500,000	\$12,500,000	\$12,500,000	\$12,500,000	\$12,500,000	\$12,500,000	\$12,500,000	\$112,500,000
Hotel/Convention Center	\$255,506,260				\$255,506,260							\$255,506,260
Hospital	\$1						\$550,000,000					\$550,000,000
Dryland Forest	\$25,000,000								\$12,500,000	\$12,500,000		\$25,000,000
Infrastructure	\$50,000,000	\$15,000,000	\$3,888,889	\$3,888,889	\$3,888,889	\$3,888,889	\$3,888,889	\$3,888,889	\$3,888,889	\$3,888,889	\$3,888,889	\$50,000,000
Water Waste Treatment	\$30,000,000							\$30,000,000				\$30,000,000
Industrial	\$25,000,000							\$8,333,333	\$8,333,333	\$8,333,333		\$25,000,000
Total Outflows	\$30,000,000	\$452,786,169	\$292,607,107	\$668,595,018	\$898,118,488	\$264,896,606	\$845,517,754	\$380,353,601	\$112,701,061	\$114,034,467	\$1,415,336,928	\$5,474,947,198
First Traunche Investor Return	\$	90,000,000										
Construction Line Payoffs			\$ 25,000,000			\$ 35,000,000	\$ 35,000,000					
Net Cash Flow	\$0	\$10,495,258	\$6,131,778	\$231,052,263	\$20,396,147	\$32,979,912	\$52,870,160	\$230,133,538	\$372,463,001	\$634,806,054	\$1,309,774,931	\$2,880,488,500
Cumulative Net Cash Flow	\$0	\$10,495,258	\$16,627,036	\$247,679,299	\$268,075,446	\$301,055,358	\$353,925,518	\$584,059,056	\$956,522,058	\$1,591,328,112	\$2,901,103,043	

This presentation is an assessment and estimate of costs and revenues as of today. These numbers are subject to adjustment as final bids and timelines are received, and contractual commitments are made. Efforts will be undertaken to find competitive vendors and save costs where the company believes they are desirable. This document is provided in connection with raising money for a real estate investment. There are no forward looking statements in this document. The terms and conditions of any investment and all representations related to such investment would only be included in and subject to the final investment contracts executed between the company and any investor. This information is confidential, and not for disclosure to anyone without getting the company's permission to forward it.

The background is a solid teal color. On the right side, there are three diamond-shaped cutouts containing tropical imagery: an aerial view of a road through a forest, a close-up of a white frangipani flower, and a view of a rocky coastline with waves.

MAHALO

KONA RESIDENTIAL PARK LLC

This presentation is for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy any securities, investment interests, or real property. The information contained herein is based on estimates, projections, and assumptions and is subject to change without notice.

This presentation includes forward-looking statements that involve risks and uncertainties. Actual results, including costs, timelines, market conditions, and returns, may differ materially from those projected. Past performance is not indicative of future results.

No representation or warranty, express or implied, is made regarding the accuracy or completeness of the information provided. Any investment in real estate involves risks, including market fluctuations, regulatory changes, construction delays, and economic downturns. Potential investors should conduct their own due diligence and consult with legal, tax, and financial advisors before making any investment decisions.

We assume no liability for any direct or consequential loss arising from the use of this presentation.