

KONA RESIDENTIAL PARK

Affordable Housing Solution
Phase I~IV: 2,000 Affordable Housing Units

Kona Residential Park LLC

June 2026

AGENDA

- Our Team
- The Property
- The Community
- Our Vision
- Process, Next Steps, and Timeline



Our Team

Ownership Team

Kona Residential Park LLC

*Hawai'i-based developer led by **Principal Takeshi Sekiguchi**, with decades of experience delivering major developments across Hawai'i.*

REPRESENTATIVE DEVELOPMENT EXPERIENCE

Kaloko Industrial Park

- **Phase I - III** – fully developed, subdivided and sold
- **Phase IV** – Ongoing subdivision and development

Hyatt Regency Waikoloa

- Development partner with Hemmeter Corporation

Four Seasons Hualalai

- Original Developer of iconic hotel property

Grand Hyatt Wailea

- Developer of the 40-acre iconic hotel property

Four Seasons Resort at Wailea, Maui

- Developer of the 15-acre iconic hotel property

Westin Maui at Kaanapali

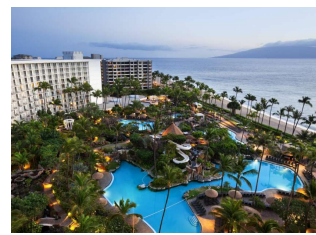
- Development Partner with Hemmeter Corporation

Westin Kauai

- Development Partner with Hemmeter Corporation

Ko Olina Resort

- Mixed-use resort development partner with Herb Horita



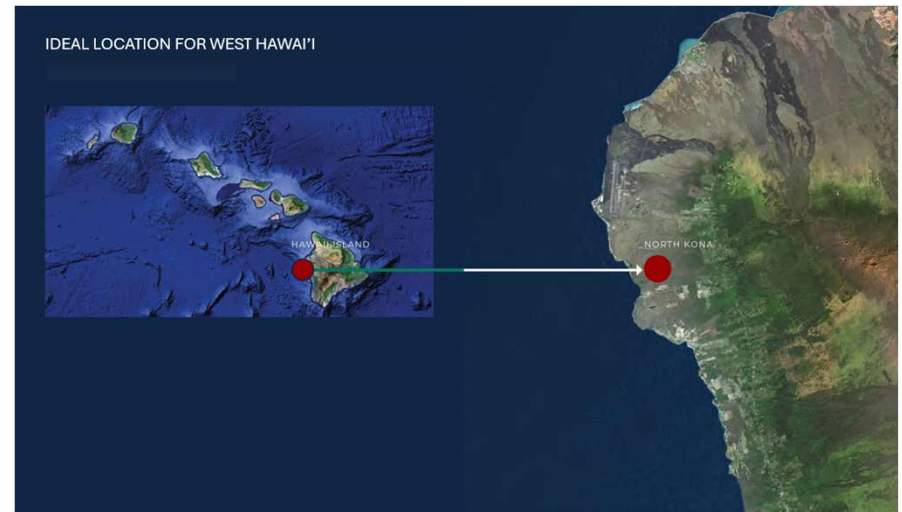
Expanded Team



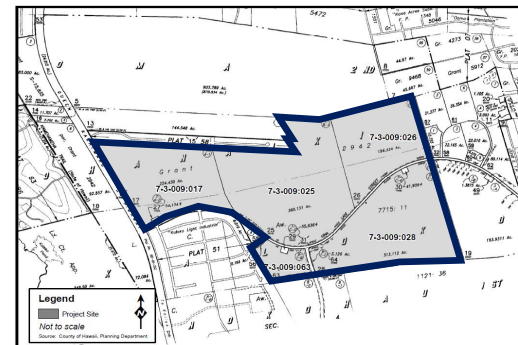
The Property

Existing Conditions and Land Use Designations

- 1,139 acres of land centrally located in Kailua-Kona
- Undeveloped land consisting of large, barren masses of pāhoehoe and a'ā lava.
- The southern portion of the project site (West portion of Parcel 28 only) contains a 150-acre native Dryland Forest.



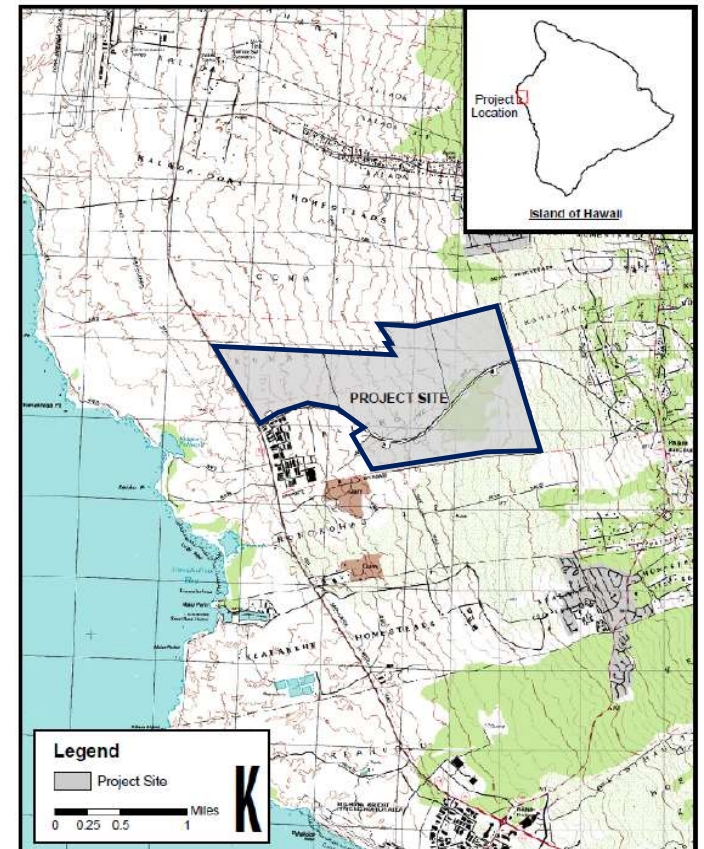
TMK	State Land Use	County Zoning	General Plan LUPAG & Kona CDP	Acres
7-3-009:017	Conservation	Open	Urban Expansion/TOD	224.43
7-3-009:025 (por.)	Agriculture	Agriculture	Urban Expansion/TOD	170.00
7-3-009:025 (por.)	Urban	Agriculture	Urban Expansion/TOD	190.00
7-3-009:026	Agriculture	Agriculture	Urban Expansion/TOD	194.32
7-3-009:028	Agriculture	Agriculture	Urban Expansion/TOD/Conservation	313.11
7-3-009:063	Agriculture	Agriculture	Urban Expansion/TOD/Conservation	46.87
TOTAL				1,138.74



The Property

Location and Proximity

- Close proximity to community services and conveniences, job centers, and the international airport (Ellison Onizuka Kona International Airport).
 - Nearby Honokōhau Small Boat Harbor, Honokōhau Village, the West Hawai'i Civic Center, and the Hawai'i's Kealakehe Regional Wastewater Treatment Plant.
 - Approximately 3.5 miles south of the project site is the Kailua-Kona town center, the major commercial and business hub of the region.
- Accessed by major thoroughfares including the Queen Ka'ahumanu Hwy, Hina Lani Street, and Ane Keohokālole Highway.
- Approx. one-mile mauka of the coastline, the property lies at elevations between 100 feet above mean sea level (msl) at the makai end to over 700 feet above msl at the mauka end.

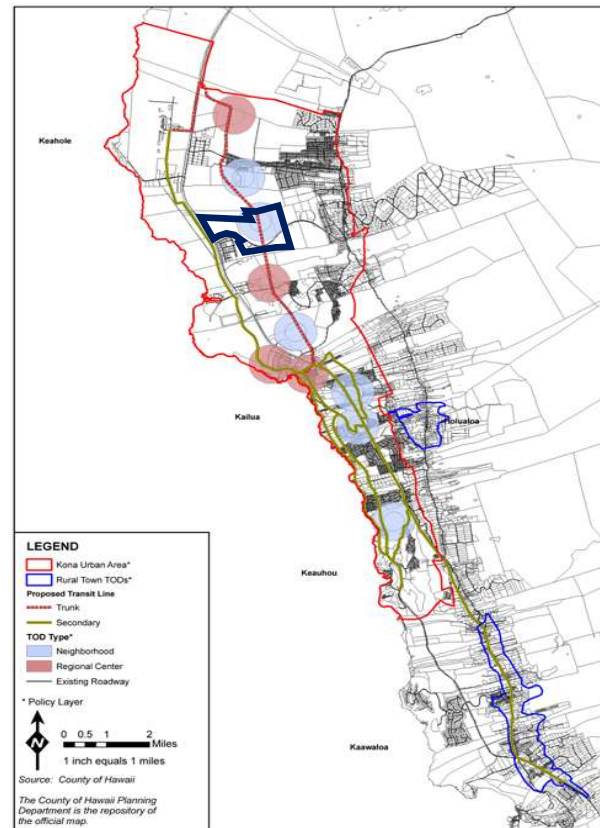


Project Site

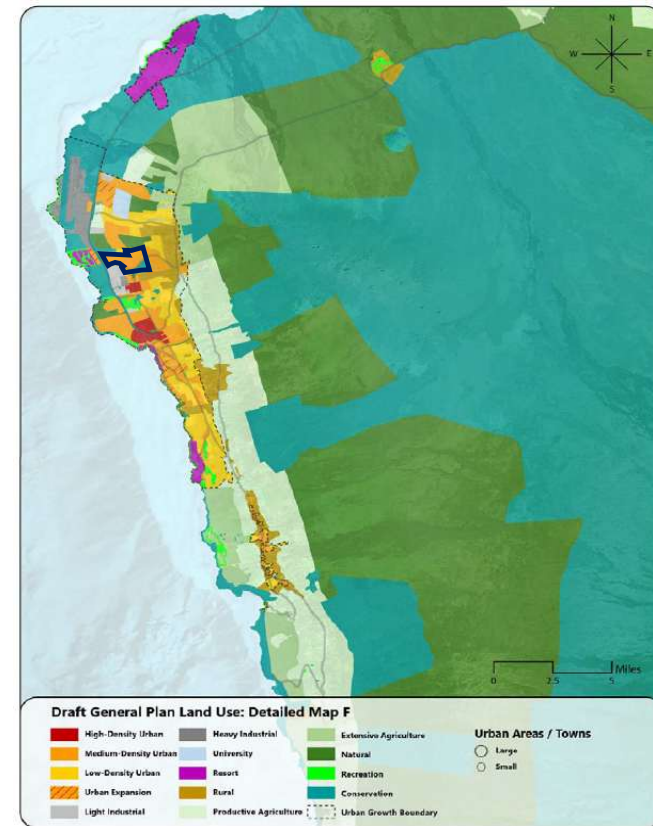
The Property

Planning and Land Use

- Identified as Medium Density and Conservation in the County's Final Draft General Plan 2045 (Draft 2).
- Identified as a Growth Opportunity Area within the Urban Expansion Area boundary which was later redefined as the Transit Oriented Development (TOD) areas. [Kona Community Development Plan, as amended in 2019 (KCDP)].
- **TOD areas encourage growth, increased permitted uses and density, and prioritize public financing of essential infrastructure** (KCDP Chapter 4: Goals, Objectives, Policies, and Actions).



Official Kona Land Use Map, Kona CDP



General Plan Land Use

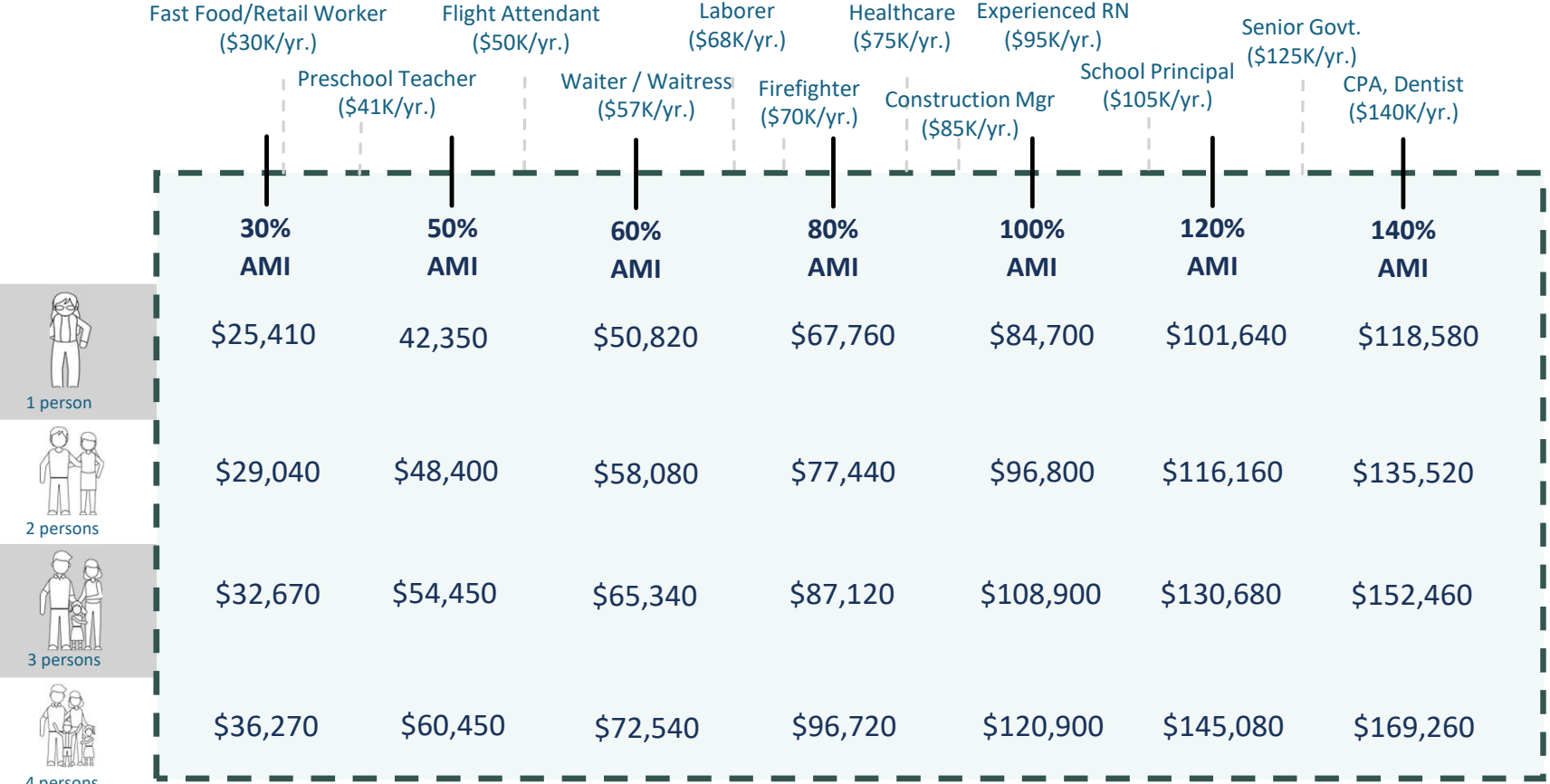
The Community

AFFORDABILITY BELONGS IN KONA

- Housing affordability in Kona continues to deteriorate, with median home prices reaching \$1.2 million and nearly 45% of renters considered housing cost-burdened.
- “Despite public policy changes meant to speed housing production, the flow of new housing remains historically low... Preliminary data from the 2020s projects that housing production will be even lower, and on pace to be the decade of lowest production since the 1940s.” *The Hawai‘i Housing Factbook 2025, UHERO.*
- “Rapid population growth in Kona has not been accompanied by parallel growth in affordable housing construction. The cost of housing construction; the price of land, and the second home market all contribute to the lack of affordable housing opportunities... A continuum of housing options shall exist, including housing for homeless and disabled, housing for the elderly, affordable rental housing, and affordable home ownership.” *Kona Community Development Plan.*
- OHCD has identified moderate-income households earning 81%–140% AMI (approximately \$95,000–\$120,000 for a family of four) as a **critical unmet housing need, as these families often do not qualify for traditional affordable housing programs.**
- HHFDC estimates Hawai‘i County needs 18,879 additional housing units by 2027, yet only 8,448 units are currently in the development pipeline—leaving a deficit of more than 10,400 units.
- **Kona Residential Park presents a unique opportunity to significantly increase much-needed affordable housing in West Hawaii.**



The Community

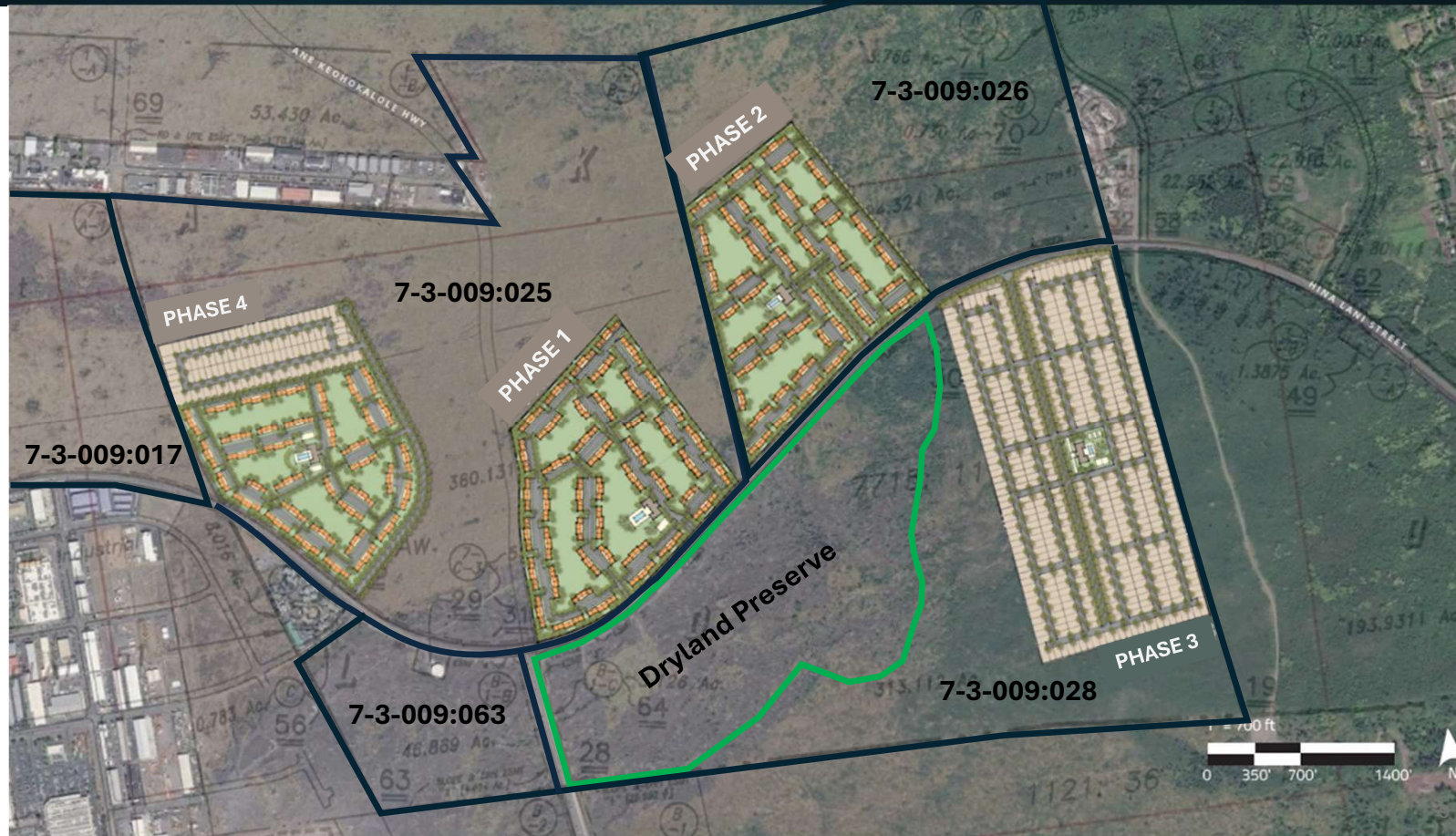


*2025 income guidelines as established by the U.S. Department of Housing and Urban Development. Incomes are subject to change annually.



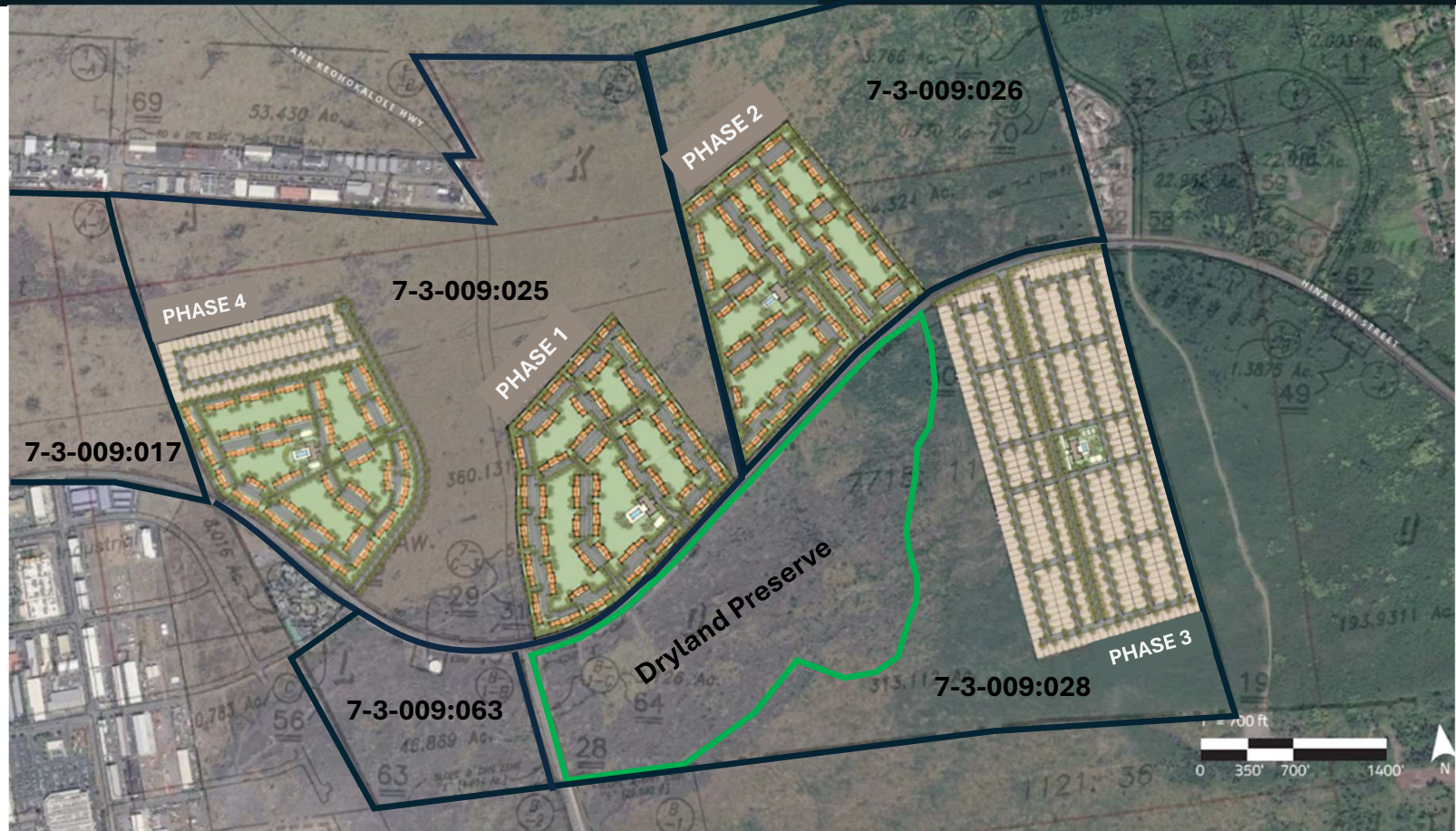
Our Vision

- **2,000-unit** affordable housing community constructed in **four phases**
- **~500 units in each phase**
- Varying mix of **multi-family** units and **single-family** units.
- Actual percentage of rental vs. fee simple, unit mix and design are still in draft form.



Our Vision

- **Phases 1, 2 and 3** have access the existing wastewater extension recently constructed on Parcel 28.
- **Phase 4** would be completed upon a wastewater extension or a pump station being developed.
- **Parcel 17 is not included in the initial master plan** due to the SLU conservation designation. Future use may be best suited for a public oriented purpose, such as a West Hawaii regional park, or if permitted, a medical facility.

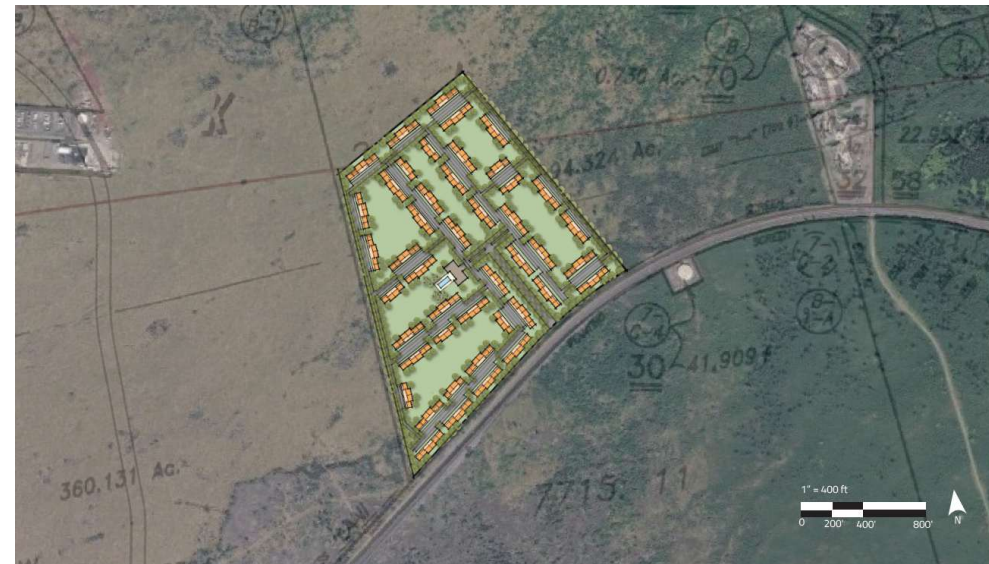


Our Vision

Site Plan: Phase 1 - Total: 500 Multi-Family Units ~ 54.11 acres



Site Plan: Phase 2 - Total: 500 Multi-Family Units ~ 60.19 acres



Our Vision

Site Plan: Phase 3 - Total: 500 Single Family Units ~ 87.87 acres



Site Plan: Phase 4 - Total: 500 Units ~ 68.84 acres



Our Vision

Draft Master Plan Summary

Phase	Location (TMK Parcel)	Multi-Family (MF) Dwelling Units	Single-Family (SF) Dwelling Units	Total	MF % / SF %
Phase 1	7-3-009:026	500	0	500	100% / 0%
Phase 2	7-3-009:026	500	0	500	100% / 0%
Phase 3	7-3-009:028	0	500	500	0 % / 100 %
Phase 4	7-3-009:025	400	100	500	80 % / 20%
TOTAL		1400	600	2000	70 % / 30%

Our Vision

Plan: Single Family Residence - 2 Bedroom



- INTERIOR SPACES
- EXTERIOR SPACES
- DRIVEWAY & GARAGE



Our Vision

Plan: Single Family Residence - 3 Bedroom



- INTERIOR SPACES
- EXTERIOR SPACES
- DRIVEWAY & GARAGE

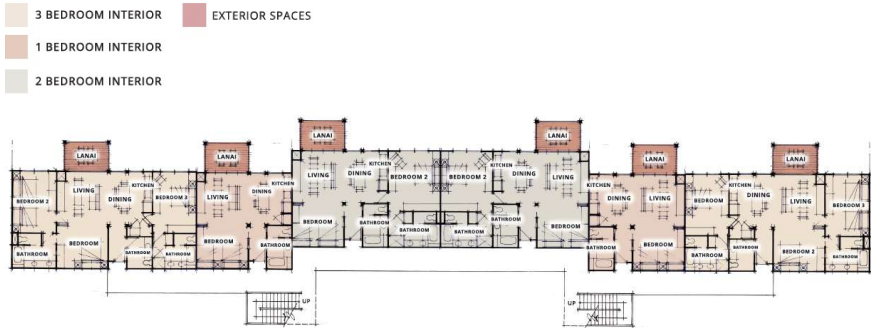


Our Vision

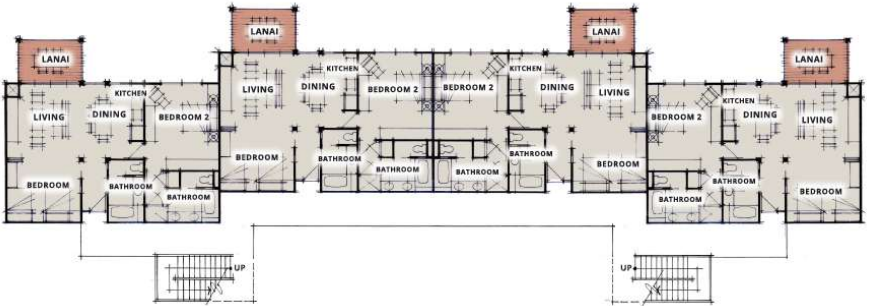
Rendering: Multi-Family Residence



Plan: Multi-Family Residence - Type A



Plan: Multi-Family Residence - Type B



Our Vision

Rental Homes

AFFORDABLE HOUSING AREA MEDIAN INCOME (AMI) RENTS

Unit Type	Hawai'i County AMI Rent (2025 Guidelines)*
Studio	\$2,964
1 – Bdrm.	\$3,176
2 – Bdrm.	\$3,811
3 – Bdrm.	\$4,401

* Rental rates are baseline-established per 2025 U.S. Department of Housing and Urban Development (HUD) guidelines; rents are subject to annual adjustment to reflect updated federal limits and regional economic shifts.

Our Vision

For Sale Homes

AFFORDABLE HOUSING AREA MEDIAN INCOME (AMI) FOR-SALE PRICES

Unit Type	Hawai'i County AMI For-Sale Prices (2025 Guidelines)*
Studio	\$473,000
1 – Bdrm.	\$540,600
2 – Bdrm.	\$608,200
3 – Bdrm.	\$675,200

- Pricing is based on:
 - **6.25%** mortgage interest rate (as interest rates increase, prices fall and vice versa)
 - **30 year** mortgage term
 - Principal and interest (**P&I**) **no greater than 28%** of family's income
 - **Max housing expense no greater than 38%** of family income (P&I, taxes, HOA fees, PMI, insurance)
 - **5% downpayment**
- Pricing reflects occupancy guidelines set forth in section 15-308-25 HAR (Studio-1 person; 1 Bedroom-2 persons; 2 Bedrooms-3 persons; 3-Bedroom-4 persons; 4 Bedroom-5 persons).

* For-sale prices are baseline-established per 2025 U.S. Department of Housing and Urban Development (HUD) guidelines; pricing is subject to annual adjustment to reflect updated federal limits and regional economic shifts.

Process and Next Steps



Past Efforts

- Extensive planning and entitlement efforts have been completed for the project including technical studies, environmental review, land use analysis, and master planning.
- Previous development efforts by a predecessor-in-interest advanced a State Land Use District Boundary Amendment and prepared a Draft Environmental Impact Statement for a master-planned community.
- The project benefits from a substantial body of technical studies and planning work that will be leveraged to support future approvals and implementation.



Ongoing Efforts

- Refining the master plan to prioritize affordable and workforce housing opportunities for local residents.
- Evaluating infrastructure requirements and service needs to support long-term community growth.
- Coordinating with public agencies, utility providers, and community stakeholders to identify implementation strategies.
- Building upon prior planning efforts to position the project for future entitlement, infrastructure availability and development.



Next Steps

- Update technical studies and finalize environmental review documents to reflect the refined vision for the project.
- Advance land use and entitlement approvals necessary to support residential development.
- Partner with County leadership and utility infrastructure agencies to identify solutions that can unlock housing production at a transformative scale for West Hawai'i.

Timeline



* Estimated durations are subject to change and highly dependent on government support, entitlement approvals and financing; however, these timelines may be significantly accelerated as key funding is secured and regulatory milestones are cleared ahead of schedule.

Parcel 17



Considerations

- Parcel 17
 - ~225 acres
 - SLU: **Conservation**
 - County zoning: **Open**
 - LUPAG and KCDP: **Urban Expansion/ TOD.**
- Proximity to existing commercial and Queen Ka'ahumanu Hwy make it ideal for a Regional Park, hospital, or other public-oriented use.
- Potential for dedication of some or all of Parcel 17 to the County may be considered in exchange for water rights for the affordable housing master plan.

MAHALO

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