

FACT SHEET

This Fact Sheet contains a summary of information obtained from sources believed by the Commissioner to be reliable. It is the sole responsibility of all prospective bidders, however, to verify the information for themselves through their own independent investigation and to hire their own professional consultant(s) to obtain other information regarding the property prior to bidding on the property.

COURT ACTION:

GCCFC 2007-GG11 Ka Uka Boulevard, LLC v. Imua Bluehens, LLC, et al., Civil No. 10-1-2007-09 (BIA), First Circuit

PROPERTY DESCRIPTION:

A. Address: 94-1201 and 94-1221 Ka Uka Boulevard, Waipahu, Hawaii 96797
B. Tax Map Key: (1) 9-4-127-028; 70,000.92 sq.ft./1.607 acres
(1) 9-4-127-029; 35,889.84 sq.ft./0.8239 acre
C. Description: Industrial/warehouse; commercial retail and office buildings with gross leasable area of 27,460 square feet; real property, buildings, structures, fixtures and other improvements
D. Fee Simple/Leasehold: Fee Simple
E. Age of Building: Approximately 6 years old (2006)
F. Parking: 140 parking stalls
G. Zoning: I-2 and IMX-1

TAX INFORMATION:

	(1) 9-4-127-028	(1) 9-4-127-029
A. 2012 Land Assessed Value:	\$ 3,138,300.00	\$ 1,062,400.00
B. 2012 Building Assessed Value:	<u>3,383,200.00</u>	<u>1,599,600.00</u>
Total Assessed Value	<u>\$ 6,521,500.00</u>	<u>\$ 2,662,000.00</u>
C. 2011 Real Property Taxes:	<u>\$ 81,623.00</u> (Paid)	<u>33,374.60</u> (Paid)

MORTGAGE:

Principal	\$ 10,250,000.00
Contract Interest	792,222.50
Default Interest	777,291.67
Prepayment Premium	2,688,170.91
Late Fees	74,673.90
Administrative & Recording Fees	90,560.71
Credit Suspense Funds	(135,071.07)
Credit Escrow Funds	(54,362.67)
Interest as of January 18, 2012	<u>1,093,741.92</u>
Total	<u>\$ 15,577,227.87</u>

SALES INFORMATION:

Open Houses: March 7, 2012 10:00a.m. – 1:00 p.m.
 March 14, 2012 10:00 a.m. – 1:00 p.m.

Auction: April 4, 2012 at 12:00 o'clock noon, First Circuit Court
 Building (Ka'ahumanu Hale), 777 Punchbowl Street,
 Honolulu, Hawaii 96813

WEBSITE

Additional information is available at
www.vcshawaii.com/laniakeaplaza

COMMISSIONER:

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