

**GENTRY HOMES, LTD.**  
**Keali'i by Gentry III**  
**Phase 12-A: Lot #20 and Lot #21**

**LOTTERY SALES PROCESS**

**SALES PROCESS**

1. The Pre-Sale Notice will be published in the "Honolulu Star Advertiser" on **Sunday, October 31, 2021 and Sunday, November 7, 2021.**

The Pre-sale Notice lists 2 of the 5 units in the phase. To abide with the State of Hawaii - City and County of Honolulu's owner occupant requirement, THESE UNITS MUST BE SOLD TO OWNER OCCUPANTS ONLY for the first 30 days after the release of units for sale.

2. The packet includes:
  - a. Instructions.
  - b. Copy of Pre-Sale Notice.
  - c. Owner Occupant Affidavit **is required** – must be signed, notarized and returned to the Sales Office - fax or email is acceptable.
  - d. Price list of phase.
  - e. Site map of phase.
  - f. Homesite Selection Sheet. Please select your top 3 homesite selections and return to the Sales Office.
  - g. Attention buyer's sheet re: parking disclosure

**A prequalification letter, from Gentry HomeLoans, is required to participate in the lottery.**

**Deadline to apply for the prequalification is November 5, 2021.**

3. Sales packets will be available from the sales office on Sunday, October 31, 2021. **The deadline to submit the Owner-Occupant Affidavit is Friday, November 12, 2021 by 12:00 noon.**
4. You can submit your documents in one of the following ways:
  - a. Hand deliver to the Keali'i Sales Office at 91-1159 Kapolei Parkway, Unit 19, Kapolei (preferred method);

- b. Email to: [Elarkay@gentryhawaii.com](mailto:Elarkay@gentryhawaii.com) on or before the deadline. It is recommended for those who submit their documents via email to follow up with the Sales Office to ensure receipt of documents.
- 5. Home selection will be made via **lottery on Saturday, November 13, 2021 at 11:00 a.m.**
- 6. It is Buyer's responsibility to make sure that all their completed paperwork has been entered into the log by the deadline date to include date of receipt, buyer's first and last name, homesite selection(s), and contact numbers.
- 7. Names submitted, numerical orders issued and back up list are only applicable to this sales release. Each new release requires a repeat of the procedure noted above.
- 8. There may be homes not offered for sale to the public.
- 9. Effective December 1, 2020, Broker CO-OP to **all new** prospective buyers registered by a broker/agent on their first visit will be 2% of the Base Price of the home. Broker must accompany client on FIRST visit, **no exceptions**.

Note: The Broker co-op of 2.5% offered prior to 12/01/2020 will be honored for **all previously registered broker clients** until 06/01/2021.

## SELECTION OF HOMESITE

- 1. A lottery will be held on **Saturday, November 13, 2021 at 11:00 a.m.**
- 2. Lottery Process (letter a and b of the process will be video-taped for validity):

**(Due to current circumstances, Gentry will have a closed lottery where no applicants will be present. Instead, applicants will be contacted by phone "☆").**

  - a. The lottery will begin at 11:00 a.m. and end at 12:00 p.m. You must be available by phone during this time.
  - b. Names will be drawn to establish the order of the applicants.
  - ☆ c. The agent(s) will call applicants in the order they were pulled, and until the last unit is sold.
  - d. If you are called and there is no answer, the agent will leave you a message with the purpose for call. You will have 5 minutes to return the call. If you do not return the call within 5 minutes of the voice message, your name will be placed at the bottom of the back-up list.
  - e. When you speak with the agent, you will have five minutes to provide your choice of Plan and homesite number. Therefore, it is imperative that you complete the homesite selection form prior to the call on **Saturday, November 13, 2021**.
  - f. The agent will then provide you with additional instructions.
- 3. Buyer(s) must complete the reservation within 48 hours and submit a \$5,000 deposit

check made payable to First American Title at time of reservation. An additional \$5,000 deposit will be required at contract.

(If buyer(s) is unable to fulfill the above requirements, then buyer(s) will forfeit reservation of home and be placed at the bottom of the list.)

4. Once a unit is selected, the Purchase Contract must be completed within 7 days.
5. If a prospect desires a specific plan or homesite that is not available, the prospect will be placed on the back-up list.

Should a unit become available, the agent(s) will review the back-up list and offer the unit to the first prospect whose stated interest coincides with the available unit. The prospect will have 24 hours to accept the unit. If the prospect accepts the unit but does not execute the Reservation and submit the deposit check within 48 hours of home selection, the prospect will be placed at the bottom of the back up list. If the prospect does not accept the unit, the prospect will be placed at the bottom of the back-up list.

6. Buyer(s) cannot transfer to another homesite unless they cancel their current unit and are placed at the bottom of the back-up list to await another unit.
7. For any questions, please call the sales agents at 808-447-8420.



## Keali'i by Gentry III - Phase 12 Owner-Occupants' Presale Notice

This notice is published pursuant to Section 514B-95.5 of the Hawaii Revised Statutes, as amended, to announce that Gentry KGC, LLC, a Hawaii limited liability company, is developing and intends to offer for sale to prospective owner-occupant buyers a fee simple condominium project to be known as KEALI'I BY GENTRY III. KEALI'I BY GENTRY III will be developed in four (4) phases and will consist of a total of twenty-two (22) residential apartments. The project will be located at 91-5408 Kapolei Parkway, Kapolei, Hawaii 96707 [Tax Map Key No.: (1) 9 1-016: 228 (portion)].

PHASE 12 of KEALI'I BY GENTRY III consist of five (5) two-story residential apartments, each apartment being its own building. All of the apartments will be for residential use. None of the apartments in the project are accessible and adaptable as defined and interpreted in 24 CFR Section 100 et seq.

The following two (2) apartments in PHASE 12 have been designated by Gentry KGC, LLC for sale to prospective owner-occupants pursuant to Section 514B-95.5 of the Hawaii Revised Statutes:

Apt. No.	Plan	Bdrms/Baths	Approx. Net Living Area (sq. ft.)	Prices
20	3	4 Bedroom/3 Bath	2,041	\$1,183,300
21	2	4 Bedroom/3 Bath	2,154	\$1,181,400

Gentry KGC, LLC may change the above price ranges prior to entering into binding sales contracts.

The apartments listed in this Pre-Sale Notice constitute at least fifty percent (50%) of the residential apartments being marketed. For a 30-day period following the initial date of sale of PHASE 12 of KEALI'I BY GENTRY III, the owner-occupant designated apartments listed above shall be offered only to prospective owner-occupants who will use the residential units as their principal residence for a period of not less than three hundred sixty-five (365) consecutive



days. Gentry KGC, LLC shall have the right to substitute an apartment designated for owner-occupants with an apartment that is not so designated subject to the requirements of Section 514B-96 of the Hawaii Revised Statutes, as amended

These apartments will be offered through a public lottery. To participate in the lottery, buyers must complete and submit an owner-occupant affidavit to Gentry KGC, LLC

Owner-Occupant Affidavits will be available on Sunday, October 31, 2021

Owner-Occupant Affidavits will be available at 91-5408 Kapolei Parkway, #19, Kapolei, Hawaii 96707 or at [www.gentryhawaii.com](http://www.gentryhawaii.com). Sales office hours are Monday 12:00 p.m. to 5:00 p.m. and Tuesday through Sunday from 10:00 a.m. to 5:00 p.m.

Gentry KGC, LLC will accept completed owner-occupant affidavits until Friday, November 12, 2021 by 12:00 noon.

Gentry KGC, LLC shall compile and maintain a list of all prospective owner-occupants who have submitted executed owner-occupant affidavits. A public lottery will be held on Saturday, November 13, 2021.

Broker must accompany client on first visit. NO EXCEPTIONS.

For further information contact KEALI'I Sales Office at telephone: (808) 447-8420 or visit [www.gentryhawaii.com](http://www.gentryhawaii.com).

**KEALI'I BY GENTRY III**  
**Phase 12-A**  
**(Lots: 20 and 21)**

**MARKET HOMES**

---

**Price List**

<b>Unit No.</b>	<b>Plan No.</b>	<b>Approx. Parcel Area</b>		<b>Base Price * (+ lot premium, if any)</b>	<b>Includes</b>	<b>Total Price</b>
20	3-AR	5,304	sf	\$1,160,000	<ul style="list-style-type: none"><li>• 2<sup>nd</sup> Floor Covered Lanai</li><li>• Farm House Style Kitchen Sink</li><li>• Cabinet Color: Frosty White</li><li>• Kitchen Island Cabinets: Shadow Grey</li></ul>	\$1,183,300
21	2-AR	4,972	sf	\$1,157,500 (\$1158,000 + -\$500.00)	<ul style="list-style-type: none"><li>• 2<sup>nd</sup> Floor Covered Lanai</li><li>• Farm House Style Kitchen Sink</li><li>• Cabinet Color: Frosty White</li><li>• Kitchen Island Cabinets: Fog Grey</li></ul>	\$1,181,400

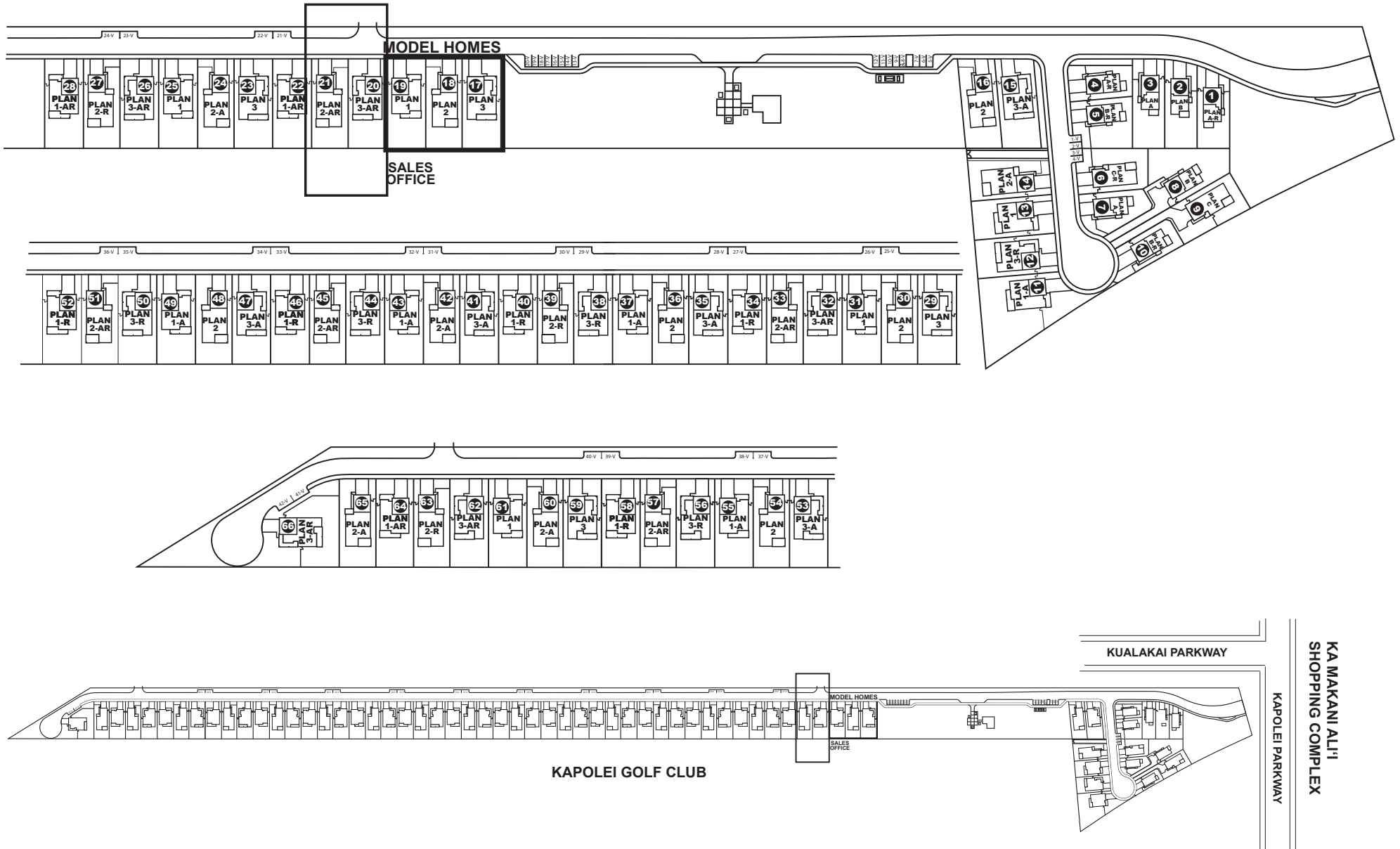
Pricing effective: November 13, 2021



# KEALI'I

BY GENTRY

DATE:		KEALI'I
CLEAR	Available	
YELLOW	Reservation	
BLUE	Pre-approved	
PINK	Closed	
TOTAL		



# **Keali'i by Gentry III**

**(Lots: 20 and 21)**

## **HOMESITE SELECTION FORM**

Name: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

My selections are (Plan and homesite numbers):

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

## PARKING



## DISCLOSURE

Buyers should inspect the garage and driveway to make sure these spaces can accommodate their vehicle(s) **prior to** selecting a home.

Parking is only allowed on the driveway in front of the garage or in the garage. Homeowners may not use guest parking stalls.

Parking is not allowed on any roadway or shared driveway within Keali'i by Gentry. Vehicles parked in visitor parking stalls shall not extend into any roadway within Keali'i by Gentry. Vehicles violating these restrictions shall be towed.

### **Keali'i by Gentry House Rules Excerpt:**

#### **A-4 No Parking in or Blocking of Roadway.**

No parking is allowed on any roadway or shared driveway within Keali'i by Gentry. No vehicle parked in a driveway, or appurtenant parking stall or in visitor parking stall shall extend into any roadway within Keali'i by Gentry. Vehicles violating these restrictions shall be towed.

#### **A-9 Parking Areas and Driveways.**

Limited common element parking areas and driveways are for parking operational vehicles only. No personal items, such as, but not limited to, lumber, furniture, boxes, crates or recreational equipment, shall be stored or placed on either the limited common element parking areas or small driveways. Vehicles must not extend into the sidewalks or roads in any way. Residents will be responsible for the cleanliness of their limited common element parking areas and driveways, including the removal of any grease build-up.

Buyer may read the Developer's Public Report and the Keali'i by Gentry condominium documents (which include the House Rules) by typing the following in the address box at the **top of your web browser**: <http://www.gentryhawaii.com/Kealii-docs>.