



HO'OMAKA MARKETPLACE

Kapolei's New Retail Development



DR HORTON

MASTER PLANNED COMMUNITY UNDER CONSTRUCTION

PROJECT HIGHLIGHTS

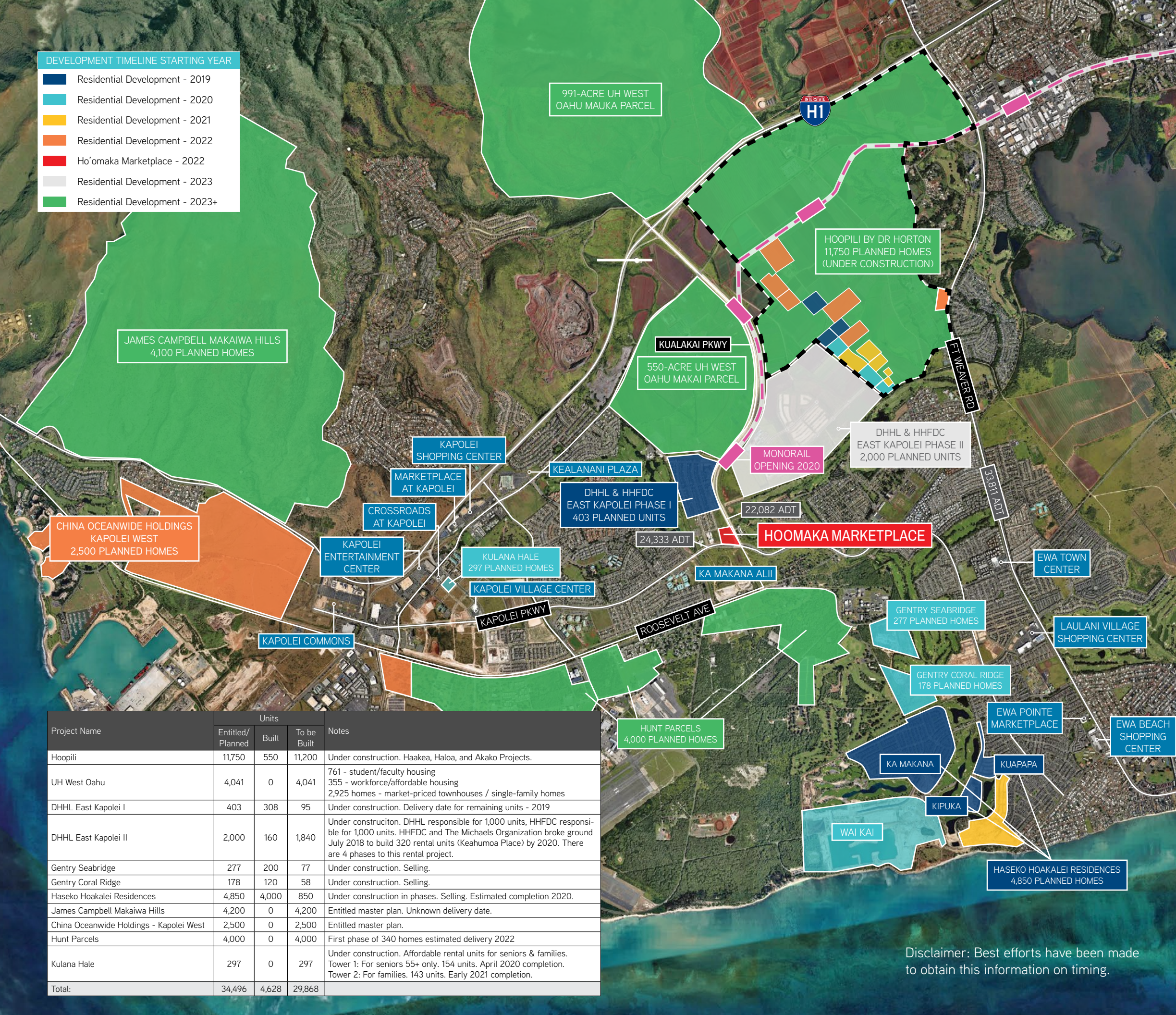
- Largest community in the State of Hawaii
- Largest construction project - permitted value between \$4 - \$6 Billion
- Construction began in 2016
- 12,500+ homes
- Approximately 550 homes have been completed and sold
- 3,000 homes are projected to be completed and sold within the next 3 years
- Anticipated completion in 2038
- Attractively priced homes for entry-level homebuyers
- Planned commercial space to support job creation
- Planned community parks and schools to support the growing community

CONSIDERABLE AMENITIES HOOPILI WILL INCLUDE:

- 3 elementary schools
- 1 middle school
- 1 high school
- 7 recreation centers with pools
- 2 county parks
- Restaurant, office and medical office space

DEVELOPMENT TIMELINE STARTING YEAR

- Residential Development - 2019
- Residential Development - 2020
- Residential Development - 2021
- Residential Development - 2022
- Ho'omaka Marketplace - 2022
- Residential Development - 2023
- Residential Development - 2023+



Project Name	Units			Notes
	Entitled/Planned	Built	To be Built	
Hoopili	11,750	550	11,200	Under construction. Haakea, Haloa, and Akako Projects.
UH West Oahu	4,041	0	4,041	761 - student/faculty housing 355 - workforce/affordable housing 2,925 homes - market-priced townhouses / single-family homes
DHHL East Kapolei I	403	308	95	Under construction. Delivery date for remaining units - 2019
DHHL East Kapolei II	2,000	160	1,840	Under construction. DHHL responsible for 1,000 units, HHFDC responsible for 1,000 units. HHFDC and The Michaels Organization broke ground July 2018 to build 320 rental units (Keahumoa Place) by 2020. There are 4 phases to this rental project.
Gentry Seabridge	277	200	77	Under construction. Selling.
Gentry Coral Ridge	178	120	58	Under construction. Selling.
Haseko Hoakalei Residences	4,850	4,000	850	Under construction in phases. Selling. Estimated completion 2020.
James Campbell Makaiwa Hills	4,200	0	4,200	Entitled master plan. Unknown delivery date.
China Oceanwide Holdings - Kapolei West	2,500	0	2,500	Entitled master plan.
Hunt Parcels	4,000	0	4,000	First phase of 340 homes estimated delivery 2022
Kulana Hale	297	0	297	Under construction. Affordable rental units for seniors & families. Tower 1: For seniors 55+ only. 154 units. April 2020 completion. Tower 2: For families. 143 units. Early 2021 completion.
Total:	34,496	4,628	29,868	

Disclaimer: Best efforts have been made to obtain this information on timing.



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Property Description

Ho'omaka Marketplace is a new retail development on the corner of Kapolei Parkway and Kualakai Parkway. The center has great visibility and will be anchored by a new Longs Drugs, Hele Gas Station, and Seven Eleven. Ho'omaka Marketplace is minutes away from University of Hawaii West Oahu, Ka Makana Ali'i and Ho'opili (11,750 master planned community).

Features and Benefits

- Located at the busy intersection of Kapolei Parkway and Kualakai Parkway
- Directly across the street from Ka Makana Ali'i (1.4 Million SF Regional Mall)
- Close proximity to rail station
- In the heart of Kapolei, the fastest growing city on Oahu

Property Details

Area	Kualakai Parkway & Kapolei Parkway
TMK No.	1-9-1-151-2
Total Building Size	45,893 SF

Available Opportunities

Shop Space - Pad 3	
Sizes Available	954-,4008 SF
Term	5-10 Years
Base Rent	Negotiable

Anchor - Pad 4	
Sizes Available	15,000 SF
Term	10 Years +
Base Rent	Negotiable

Traffic Counts

- 2019 Traffic Study results show an increase of 39% of vehicles per day at the intersection of Kualakai Parkway & Kapolei Parkway.
- Kualakai Parkway (22,082 A.D.T)
 - Kapolei Parkway (24,333 A.D.T)

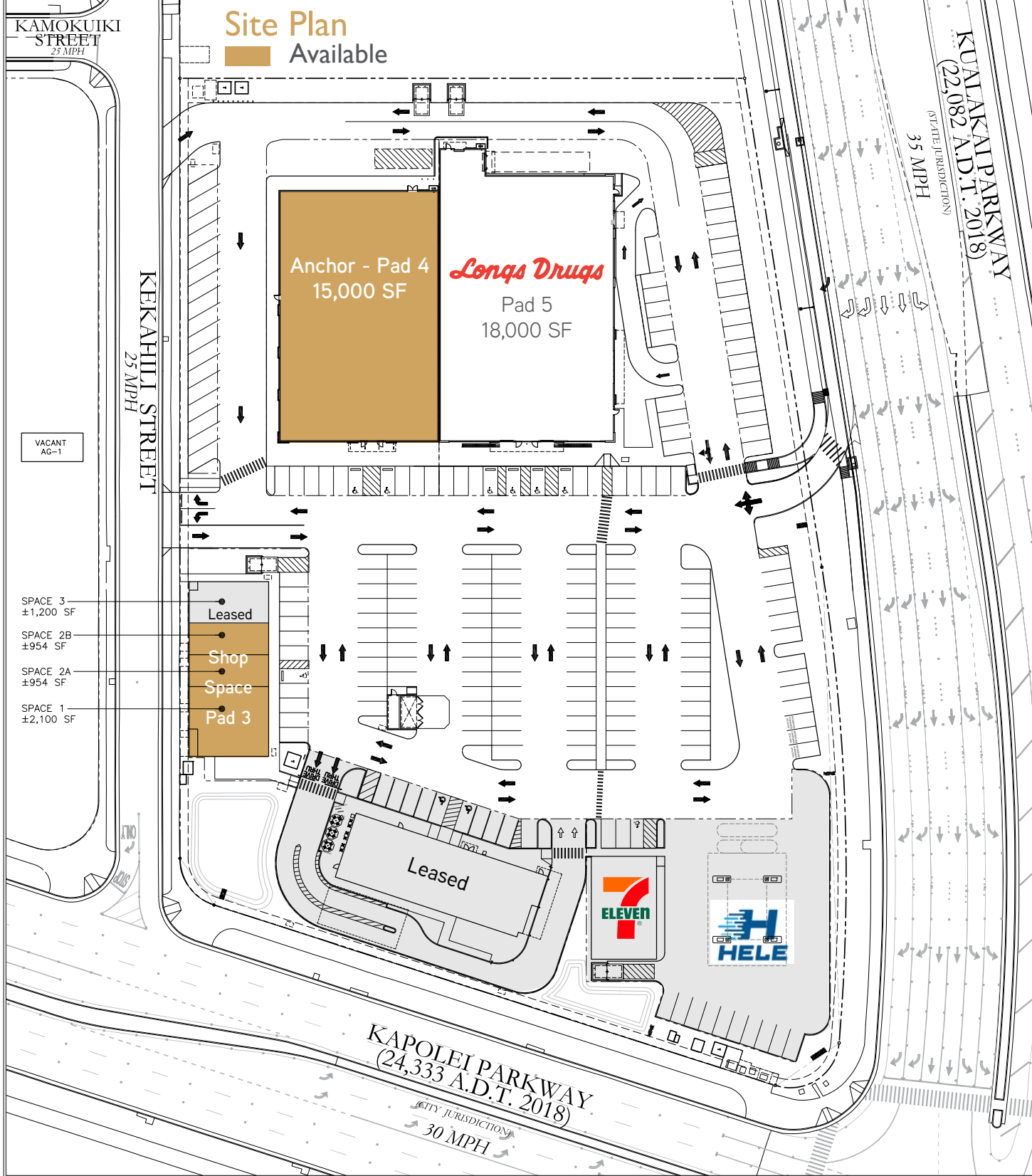
Demographics

	3 Miles	5 Miles
Population	93,215	162,533
Ave HH Income	\$112,896	\$114,586
Median Age	31.9	33.1



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