

The Ulupono Showrooms

The Only Showroom Condominiums at the Lahaina Business Park

LEASE/OWN PROGRAM¹

Pre-completion Pricing Only

February 1, 2009

The LEASE/OWN Program consists of a 3-year NNN lease with a Purchase Option at the end of the 3rd year. The Option Price is the current Sales Price increasing by 3% each year. The rent for the 1st year is as shown in this schedule, and increases by 3% each year. **THE PURCHASE OPTION IS ASSIGNABLE.**

Unit #	Square Feet ²	Mo. Rent per sq. ft. ³ 1st Year	Option Rent psf Fixed for 3 years	Status
1	800	\$2.00	\$.50	Sold
2	800	\$1.74	\$.50	Available
3	800	\$1.67	\$.50	Sale Pending
4	800	\$1.54	\$.50	Sale Pending
5	800	\$1.54	\$.50	Sale Pending
6	800	\$1.54	\$.50	Sold
7	800	\$1.54	\$.50	Sold
8	800	\$1.54	\$.50	Sold
9	2,400	\$1.47	\$.50	Sold
10	800	\$1.62	\$.50	Sold



Prudential

Commercial Services Iwado Realty

CARDONEREALTY CORP., Subagent

For Information or to Reserve Space, Please Call or Visit:

Onsite Sales Office

(808) 495-0069

or

Rick Woodford (R)
Director of Sales & Leasing

(808) 870-0133

www.keawebusinesscenter.com

¹ All units are delivered turnkey, including a restroom, lights, outlets, roof and exterior wall insulation, concrete floor, walls ready for paint, and set up for A/C installation including A/C pad and condensate drain.

² Showroom square foot areas are to BOMA International Standards, the standard for determining leaseable area. Interior usable areas are shown on the condominium map. A mezzanine storage system is available, increasing storage area by 400 sq. ft.

³ Initial monthly rent. The rent may be changed or the property withdrawn at any time without prior notice.