



Realizing Your Dream
A Vision of Home
The Roadmap to a Successful Home Purchase



Ka'uluokaha'i

www.kauluokahai.com

Agenda

What we'll talk about today

01

Lot Selection Day

02

Floor Plans & Options

03

The Home Buying Process

WWW.GENTRYHAWAII.COM

GENTRY HOMES

DHHL SALES TEAM

Gentry Homes will manage the sales process, assisting you with every step of your purchase.

The sales team will oversee transaction coordination, maintain clear and consistent communication, provide updates throughout the escrow period, and schedule your closing appointments to ensure a smooth and seamless experience.

CONTACT

Jennifer L. Andrews, R
RB-18874
DHHL Sales Manager
(808) 478 - 5118
jennifera@gentryhawaii.com

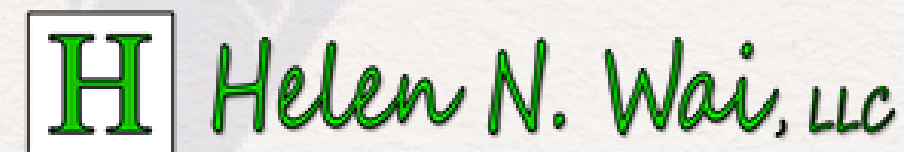


For over 50 years, Gentry Homes has been a trusted community builder in Hawaii. Founded in 1968 by Tom Gentry, the company continues to uphold his mission of delivering quality homes and creating thriving communities to enhance life in Hawaii.

TRUSTED PARTNERS & PROVIDERS

For nearly 20 years, DHHL and Gentry Homes have worked together to bring Prince Kūhiō's vision to life. Through their partnership with trusted local lenders and financial counselors, hundreds of families have made their dream of homeownership a reality.

Working alongside professionals who understand the unique process of purchasing a DHHL home can make your journey smoother and more successful.



Ka'uluokaha'i

Lot Selection Information

Date

Saturday
August 23, 2025

**Food Truck will be on site to provide
water and light snacks.*

Time

Registration Starts:
8:30 a.m.

Event:
9:30 a.m. - 3:00 p.m.

Location

Honouliuli Middle School
in the
Cafeteria

91-559 Maunakapu Street
Ewa Beach, Hawaii, 96706

Ka`uluokaha`i

Lot Selection Day

On the day of Lot Selection, you will be called to select your Lot with the pre-plotted floor plan.

Who attends?

Lessee
or
Authorized Proxy

The Lessee must attend in person
or

send a Notarized Proxy with a
“Lot Selection Authorization” form.

Without the notarized form,
the Proxy will not be able to select a lot.

What to Bring?

Valid Picture I.D.

Copy of
Pre-qualification Letter

Notarized Proxy Form,
if applicable


*Do not mail or drop off the Proxy form to the
DHHL.*

*No monies will be required to select a Lot.
A Earnest Money Deposit of \$1000 will be required at the
time of contract signing.*

Who to Call?

DHHL Ka`uluokaha`i
Project Team

Carol Takeuchi
Shanti Gomes

 (808) 730-0311

 email at
dhhl.housing@hawaii.gov

Ka'uluokaha'i

On the day of Lot Selection, you will be called to select your Lot with the pre-plotted floor plan.

Presentation

Lessees will be recognized by rank:

EKII B & C

Undivided Interest Lessees

EKII D, E, & F

Project Lease Lessees

DHHL

Please listen for your name, as once your name is announced you will be invited up to the selection area. From there you will be guided to the DHHL table to select your lot.

Gentry Homes

After you have made your selection, you will be guided to the Gentry Homes welcome table.

You will be invited to schedule a contract signing appointment with a Gentry Sales Agent.

If you're unable to confirm on the spot, you may schedule it at a later time.

Ka'uluokaka'i

Schedule Your Contract Appointment

Appointments are set through the Gentry Homes Sales Team

In-person :

- **Ka'ulu Sales Office**
91-1101 Franklin D Roosevelt Ave., Unit 227
Kapolei, HI 96707

Remote via Zoom

- **Electronic Signatures with DocuSign**



Purchase Contract Appointment

Once a signing appointment has been scheduled, a reminder email will be sent.
Should you need to reschedule your appointment, No Worries! We work with you!

Who attends?

The Lessee & Borrowers
(additional Buyers)

The Lessee (and Transferee, if applicable) will need to be present to sign the Purchase Contract.

All Borrowers who will be on the Loan will need to sign the Purchase Contract.

What to Bring?

Personal or Cashier's check for the earnest money deposit will be needed.

Made payable to:
“Title Guaranty Escrow Services”
in the amount of \$1,000.

What is signed?

Purchase Contract
Addenda
Disclosures
Plot Plan
Options Sheet

Purchase Contract Appointment

Once a signing appointment has been scheduled, a reminder email will be sent.
Should you need to reschedule your appointment, No Worries! We work with you!

Acceptance

Once your contract is signed & accepted, an escrow account will be established.

The Escrow Agent is
**Title Guaranty Escrow
Services**

and the Escrow Officer is
Keith Fujino

Escrow

Personal or Cashier's check for the earnest money deposit will be needed.

Made payable to:
**"Title Guaranty Escrow
Services"**
in the amount of \$1,000.

Closing

Loan Approval

Once your loan application has been processed and approved by your lender and DHHL, your final closing dates will be scheduled.

Estimated closing dates will be determined approximately sixty (60) days prior to moving in to your new home.

Purchase Contract

On the day of Lot Selection, you will be called to select your Lot with the pre-plotted floor plan.

Walk Through

Once your loan is approved, Gentry will schedule an Orientation & Walk Through of your home.

This will take approximately 2-3 hours and will give you an opportunity to view your completed home prior to moving in.

Signing

On the same as your Orientation & Walk Through, an escrow signing appointment will be scheduled. You will meet with an escrow officer and your loan at one of the Title Guaranty Branches

We recommend taking the day off for these important appointments.

Move-in Day

One the day of recordation, an appointment will be set for your ket pick-up.

A timeline with estimated dates will be provided at time of contract signing and your Gentry Sales Agent will keep you updated throughout the escrow process.

Purchase Contract

- Who attends the Purchase Contract Appointment?
 - The Lessee, all Borrowers, and Transferee, if applicable.
-
- What do I need to bring?
 - Full Legal Names of all Buyers
 - Earnest money deposit check.
Made payable to: “Title Guaranty Escrow Services”
in the amount of \$1,000.



Ka'uluokaha'i

Please visit www.kauluokahai.com for the most up to date & accurate information





'I'IWI- PLAN A 2 Bedroom, 1 Bath

First Floor 840 sq. ft.
Total Living Area 840 sq. ft.

Garage 441 sq. ft.
Covered Entry 86 sq. ft.
Optional Lanai 113 sq. ft.





'ELEPAIO- PLAN C

3 Bedroom, 2 Bath

First Floor	1,110 sq. ft.
Total Living Area	1,110 sq. ft.
Garage	430 sq. ft.
Covered Entry	86 sq. ft.
Optional Lanai	290 sq. ft.
Optional extended Living	129 sq. ft.



EXTENDED LIVING ROOM OPTION





'AKOHEKOHE- PLAN E

4 Bedroom, 3 Bath

First Floor 869 sq. ft.
 Second Floor 816 sq. ft.
 Total Living Area 1,685 sq. ft.

Garage 415 sq. ft.
 Covered Entry 47 sq. ft.
 Optional Lanai 289 sq. ft.



First Floor



Second Floor

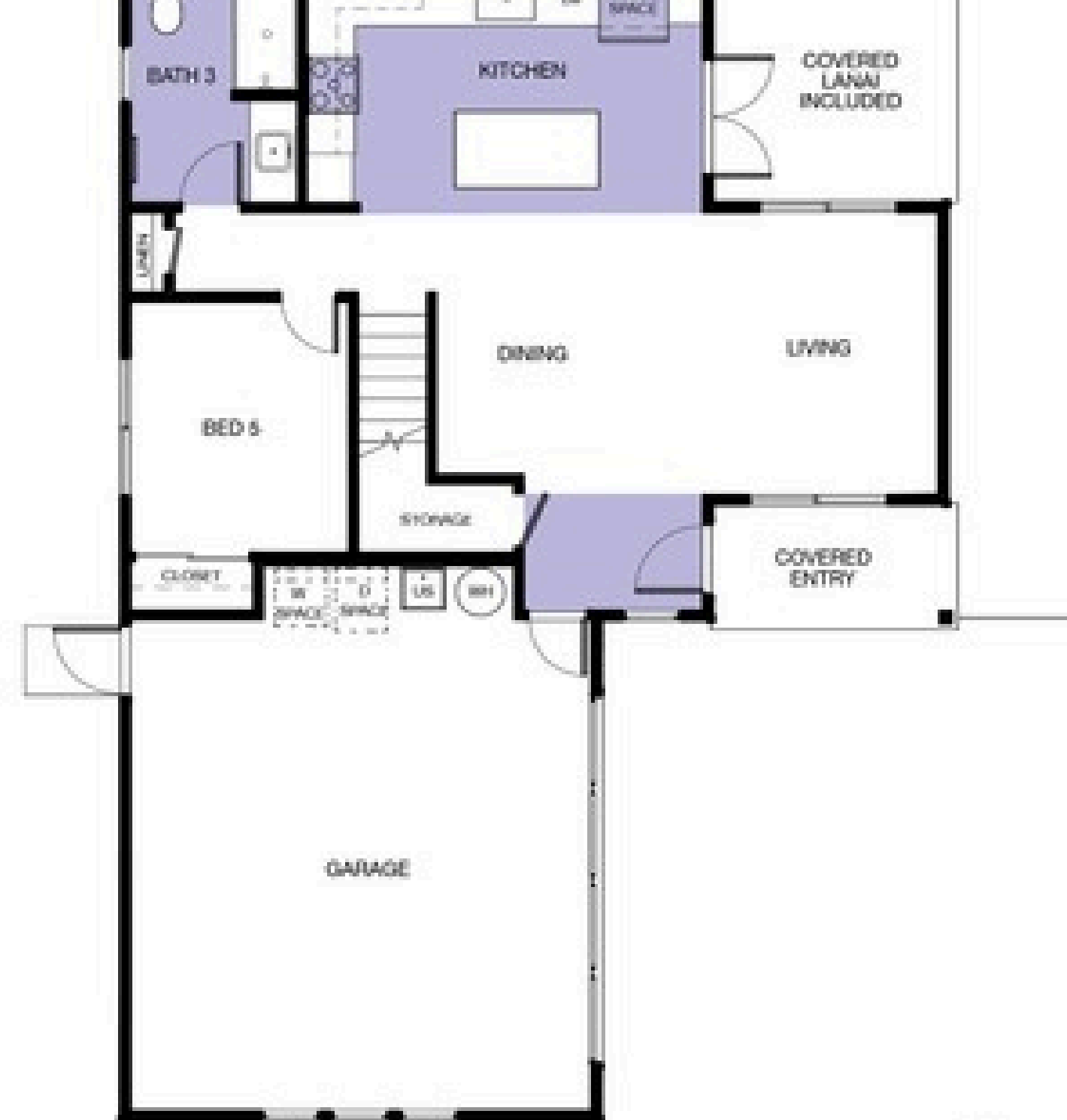


'AMAKIHI- PLAN F

5 Bedroom, 3 Bath

First Floor 826 sq. ft.
 Second Floor 921 sq. ft.
 Total Living Area 1,747 sq. ft.

Garage 452 sq. ft.
 Covered Entry 51 sq. ft.
 Optional Lanai 150 sq. ft.



First Floor



Energy Savings Features

- Low-E dual paned vinyl windows
- Central air conditioning with 18.5 SEER2 rating
- Solar water heating system with 80-120 gallon tank
- Sprayfoam Insulation
- LED lighting package
- Insulated roll up garage door with remotes

Interior Appointments

- Plush wall to wall carpet
- Luxury vinyl plank flooring in entry, kitchen and baths
- Designer laminate cabinets
- Solid surface kitchen countertops
- GE Stainless steel appliance package including:
 - Ceramic top range/oven
 - Dishwasher
 - Vented microwave/hood
- Stainless steel kitchen sinks
- Kohler plumbing fixtures
- Walk-in closets (except Plan A)
- Mirrored closet doors in selected rooms
- Solid surface vanity countertops
- Sterling – Vikrell tub and shower surrounds
- Cable in all bedrooms and living area
- Ceiling lights in all bedrooms
- Fiber optic cable to the home and CAT-6 wiring in all living areas
- USB outlets in bedrooms and kitchen

Exterior/Structural Appointments

- Elegant raised panel front doors
- Rear yard vinyl fencing with gate
- Utility sink in garage
- Silent truss joist flooring system
- Borate treated lumber with 30 year warranty
- Composite roof with limited lifetime warranty
- James Hardi siding with 30 year limited warranty
- Front Yard landscaping-includes irrigation and grass
- Gravel edging
- Rain Gutters

Optional Upgrades

- Designer flooring selections
- Covered lanais
- Stainless steel refrigerator
- Washer/dryer
- Ceiling fans

INTERIOR DESIGN FINISHINGS



COLOR COMBINATIONS
&
FLOORING BREAKS



Standard Flooring

- Wall-to-Wall Carpet & Luxury Vinyl Plank

Cabinetry and Kitchen Countertops

- 2 Color Options for Cabinetry
- Kitchen Countertop Upgrade Options

Upgraded Flooring Options

- 100% deposit required at contracting
- LVP except bedrooms, LVP throughout

Appliances

- Range, Refrigerator, Dishwasher, Microwave Hood, Solar Water Heater, Central Air Conditioning

Interior Finishings



INTERIOR DESIGN COLOR COMBINATIONS

COOL & BRIGHT

SOLID SURFACE KITCHEN COUNTERTOPS:
COLOR: LG HAUSYS HI_MACS ARTIC WHITE #S006

CABINETRY THROUGHOUT:
COLLECTION: ARAUCO PRISM TFL WF459
COLOR: ABIQUA PINE

LUXURY VINYL PLANK
COLLECTION: SHAW ANVIL PLUS 7" X 48"
COLOR: BEACH OAK
FINISH: WOOD TICK FINISH

CARPET:
SHAW FLOORS
STYLE: LOGANBERRY HFN39
COLOR: 00103



WARM & CALM

SOLID SURFACE KITCHEN COUNTERTOPS:
COLOR: LG HAUSYS HI_MACS ARTIC WHITE #S006

CABINETRY THROUGHOUT:
COLLECTION: ARAUCO PRISM TFL WF459
COLOR: PELEE ISLAND PEAR

LUXURY VINYL PLANK
COLLECTION: SHAW ANVIL PLUS 7" X 48"
COLOR: BEACH OAK
FINISH: WOOD TICK FINISH

CARPET:
SHAW FLOORS
STYLE: LOGANBERRY HFN39
COLOR: 00103 ECRU





INTERIOR DESIGN COLOR COMBINATIONS

KITCHEN COUNTERTOPS

UPGRADE OPTIONS ARE FOR KITCHEN COUNTERTOPS ONLY.

SOLID SURFACE KITCHEN COUNTERTOPS:

COLOR: LG HAUSYS HI_MACS KAMET #L017



SOLID SURFACE KITCHEN COUNTERTOPS:

COLOR: LG HAUSYS HI_MACS ICE QUEEN #W001



UPGRADE PRICING WILL BE PROVIDED AT A LATER DATE. ALL UPGRADES WILL REQUIRE 100% PAYMENT UPON SIGNING THE PURCHASE CONTRACT.
PLEASE NOTE THAT ACTUAL FINISHING AND MATERIALS MAY VARY FROM THE SAMPLE PROVIDED. VARIATIONS IN COLOR, TEXTURE, AND APPEARANCE ARE INHERENT AND MAY OCCUR DUE TO MANUFACTURING PROCESSES, NATURAL MATERIALS, OR DISPLAY SETTINGS."



INTERIOR DESIGN COLOR COMBINATIONS

FLOORING OPTION BREAKS

Location	Standard	Option 1	Option 2
Entry	Vinyl Plank	Vinyl Plank	Vinyl Plank
Kitchen	Vinyl Plank	Vinyl Plank	Vinyl Plank
Bathrooms	Vinyl Plank	Vinyl Plank	Vinyl Plank
Stairs/Hall	Carpet	Vinyl Plank	Vinyl Plank
Bedrooms	Carpet	Carpet	Vinyl Plank

UPGRADE PRICING WILL BE PROVIDED AT A LATER DATE. ALL UPGRADES WILL REQUIRE 100% PAYMENT UPON SIGNING THE PURCHASE CONTRACT.

PLAN E - Standard

Example of flooring breaks:

Carpet (Yellow):
Living Area, Hall, Stairs, Bedrooms

Luxury Vinyl Plank Flooring (Green):
Entry, Kitchen, Bathrooms



INTERIOR DESIGN COLOR COMBINATIONS

FLOORING OPTION BREAKS

Plan E - Standard Flooring Break

Example of flooring breaks:

Carpet (Yellow):

Living Area, Hall, Stairs, Bedrooms

Luxury Vinyl Plank Flooring (Green):

Entry, Kitchen, Bathrooms



1 E - FLOOR PLAN - LEVEL 1
1/8" = 1'-0"



1 E - FLOOR PLAN - LEVEL 2
1/8" = 1'-0"



OPTION PRICING

PLAN A
2-BEDROOM, 1-BATH

1	1020	Lanai Extension			29,200.00	29,200.00
Kitchen Countertop Color Upgrade from Artic White						
	3505	Countertop Upgrade Kamet			1,600.00	0.00
	3506	Countertop Upgrade Ice Queen			1,850.00	0.00
	3600	Flooring Upgrade 1	LVP (All except Bedrooms)	Carpet (All Bedrooms)	1,400.00	0.00
	3601	Flooring Upgrade 2	All LVP Throughout	No Carpet	2,050.00	0.00
	6024	GE Refrigerator	Stainless Steel - Side by Side (Non ADA Compliant)		2,250.00	0.00
	6015	GE Refrigerator	Stainless Steel - French Door		2,100.00	0.00
	6007	GE Washer/Dryer	White - <u>Front</u> Load Washer / Dryer		1,850.00	0.00
	6042	GE Washer/Dryer	White - <u>Top</u> Load Washer / Dryer		1,625.00	0.00
3	6061	Ceiling Fan with Light	(Living room and 2 bedrooms)	Purchase Fans?	Yes	750.00
						2,250.00



OPTION PRICING

PLAN C
3-BEDROOM, 2-BATH

1	1020	Lanai Extension			36,350.00	36,350.00
	1033	Extended Living Room (Plan C Only) <i>Choose flooring to view price</i>				0.00
Kitchen Countertop Color Upgrade from Artic White						
	3505	Countertop Upgrade Kamet			1,600.00	0.00
	3506	Countertop Upgrade Ice Queen			1,850.00	0.00
	3600	Flooring Upgrade 1	LVP (All except Bedrooms)	Carpet (All Bedrooms)	1,950.00	0.00
	3601	Flooring Upgrade 2	All LVP Throughout	No Carpet	2,625.00	0.00
	6024	GE Refrigerator	Stainless Steel - Side by Side (Non ADA Compliant)		2,250.00	0.00
	6015	GE Refrigerator	Stainless Steel - French Door		2,100.00	0.00
	6007	GE Washer/Dryer	White - <u>Front</u> Load Washer / Dryer		1,850.00	0.00
	6042	GE Washer/Dryer	White - <u>Top</u> Load Washer / Dryer		1,625.00	0.00
4	6061	Ceiling Fan with Light	(Living room and 3 bedrooms)	Purchase Fans?	Yes	750.00
						3,000.00



OPTION PRICING

PLAN E
4-BEDROOM, 3-BATH

1	1020	Lanai Extension			42,625.00	42,625.00	
Kitchen Countertop Color Upgrade from Artic White							
	3505	Countertop Upgrade	Kamet			1,600.00	0.00
	3506	Countertop Upgrade	Ice Queen			1,850.00	0.00
	3600	Flooring Upgrade 1	LVP (All except Bedrooms)	Carpet (All Bedrooms)	6,575.00	0.00	
	3601	Flooring Upgrade 2	All LVP Throughout	No Carpet	8,175.00	0.00	
	6024	GE Refrigerator	Stainless Steel - Side by Side (Non ADA Compliant)			2,250.00	0.00
	6015	GE Refrigerator	Stainless Steel - French Door			2,100.00	0.00
	6007	GE Washer/Dryer	White - <u>Front</u> Load Washer / Dryer			1,850.00	0.00
	6042	GE Washer/Dryer	White - <u>Top</u> Load Washer / Dryer			1,625.00	0.00
5	6061	Ceiling Fan with Light	(Living room and 4 bedrooms)	Purchase Fans?	Yes	750.00	3,750.00



OPTION PRICING

PLAN F
5-BEDROOM, 3-BATH

1	1020	Lanai Extension			32,575.00	32,575.00	
Kitchen Countertop Color Upgrade from Artic White							
	3505	Countertop Upgrade	Kamet		1,600.00	0.00	
	3506	Countertop Upgrade	Ice Queen		1,850.00	0.00	
	3600	Flooring Upgrade 1	LVP (All except Bedrooms)	Carpet (All Bedrooms)	5,200.00	0.00	
	3601	Flooring Upgrade 2	All LVP Throughout	No Carpet	6,900.00	0.00	
	6024	GE Refrigerator	Stainless Steel - Side by Side (Non ADA Compliant)		2,250.00	0.00	
	6015	GE Refrigerator	Stainless Steel - French Door		2,100.00	0.00	
	6007	GE Washer/Dryer	White - <u>Front</u> Load Washer / Dryer		1,850.00	0.00	
	6042	GE Washer/Dryer	White - <u>Top</u> Load Washer / Dryer		1,625.00	0.00	
6	6061	Ceiling Fan with Light	(Living room and 5 bedrooms)	Purchase Fans?	Yes	750.00	4,500.00





Ka'uluokaha'i



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*People building quality homes
and communities for a better Hawaii*





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and communities for a better Hawaii*



Ka'uluokaha'i IIC
Preliminary Site Map
SCALE: 1"=40' (36"x48")
DATE: 2025-08-11

SITE MAP





PLAN A - 'ŌIWI
2-Bed / 1-Bath
840 sq. ft. living area
\$498,000



PLAN C - 'ELEPAIO
3 Bed/ 2-Bath
1,110 sq. ft. living area
\$600,000



PLAN E - 'AKOHEKOHE
4-Bed / 3-Bath
1,685 sq. ft. living area
\$670,000



PLAN F - 'AMAKIHI
5-Bed/ 3-Bath
1,747 sq. ft. living area
\$691,000

Ka'uluokaha'i IIC
Preliminary Site Map
SCALE: 1"=40' (30"X48")
DATE: 2025-08-11

Ka`uluokaha`i
Subdivision - Increment IIC.

Ka'uluokaha'i

CONSTRUCTION TIMELINE

Estimated Move-in Month:

April/May 2026

June/July 2026

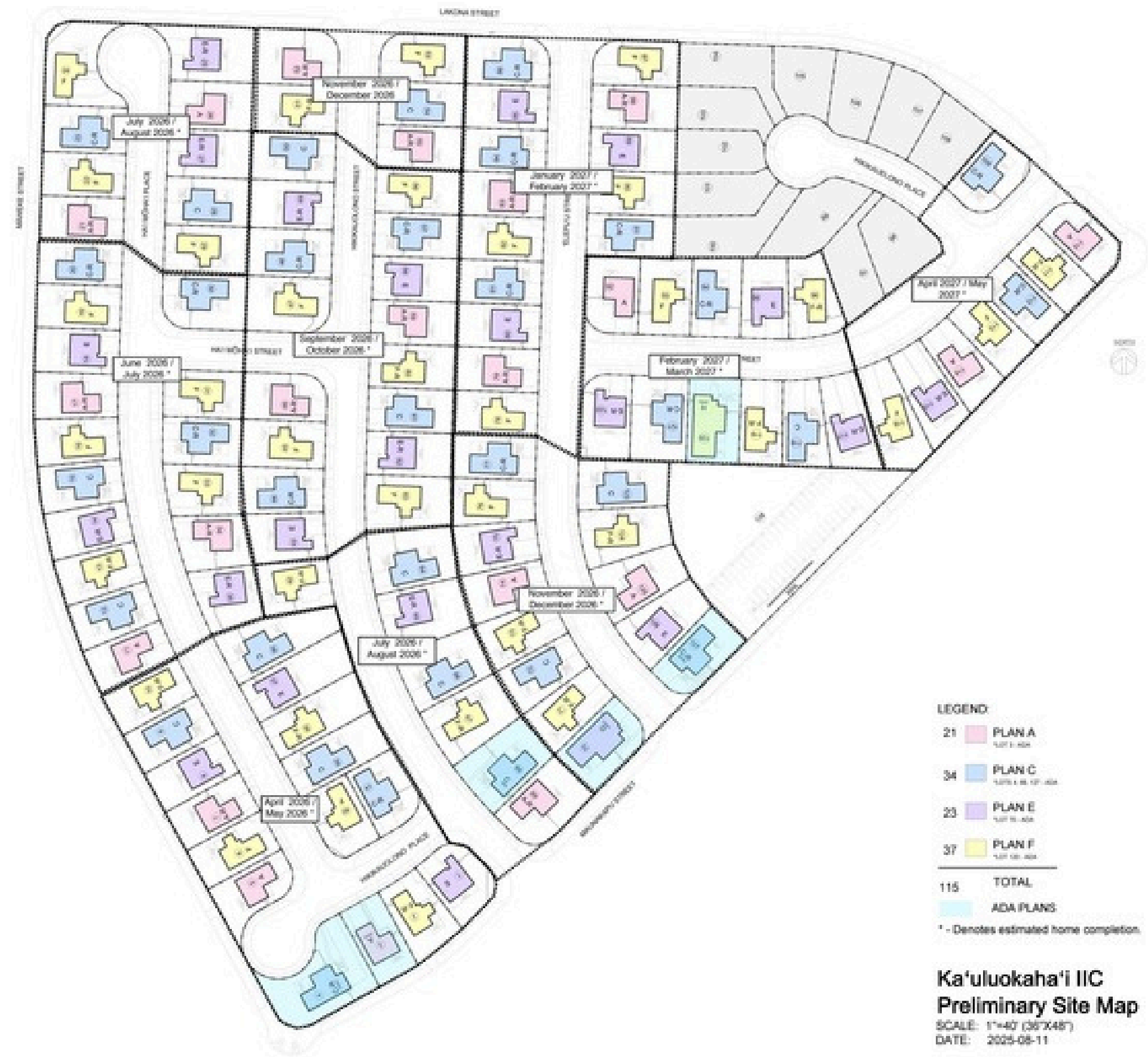
July 2026/August 2026

September/October 2026

November/December 2026

January/February 2027

February/March 2027

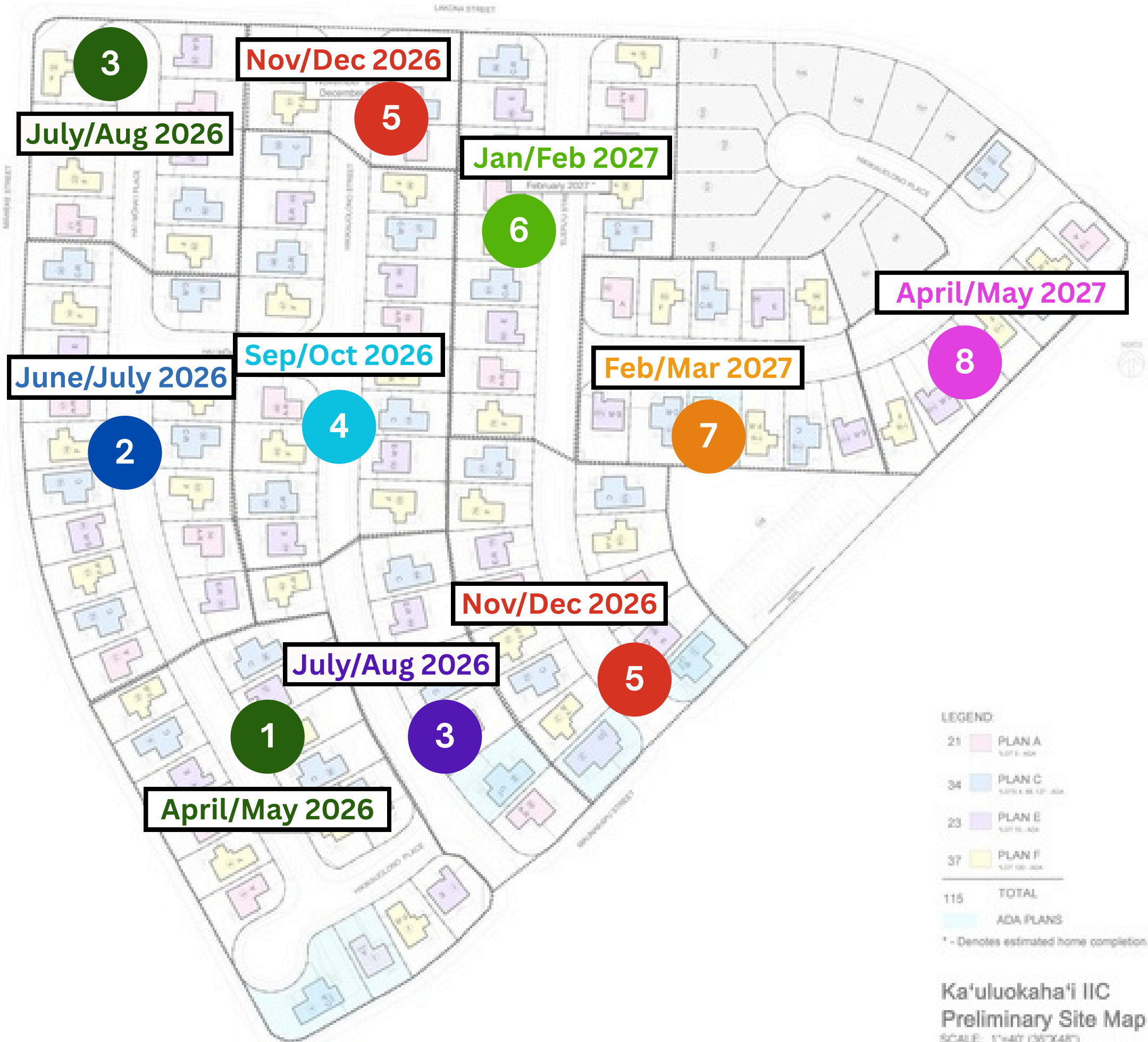


Ka'uluokaha'i

CONSTRUCTION TIMELINE

Estimated Move-in Month by Phase

- 1 April/May 2026
- 2 June/July 2026
- 3 July 2026/August 2026
- 4 September/October 2026
- 5 November/December 2026
- 6 January/February 2027
- 7 February/March 2027
- 8 April/May 2027

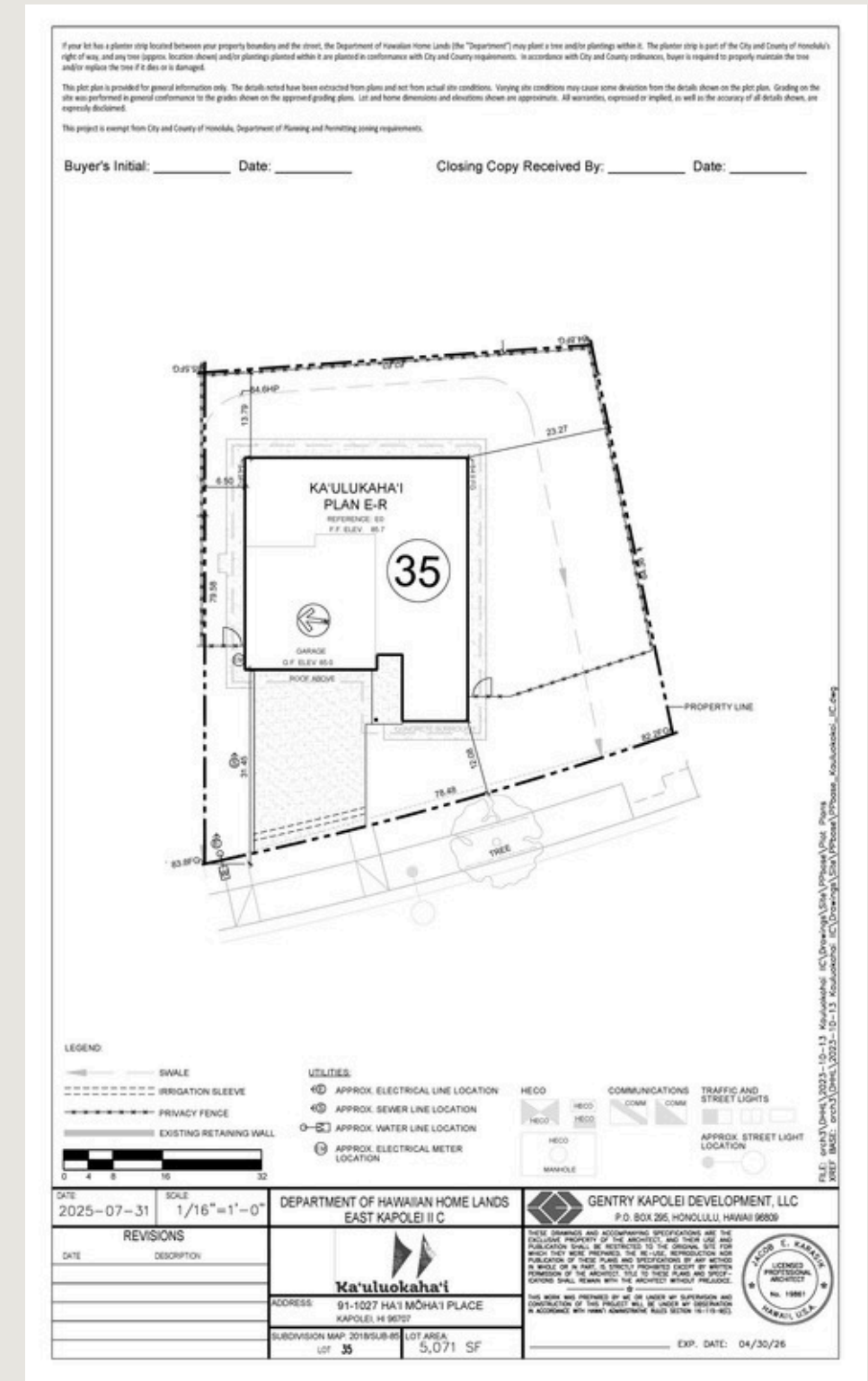
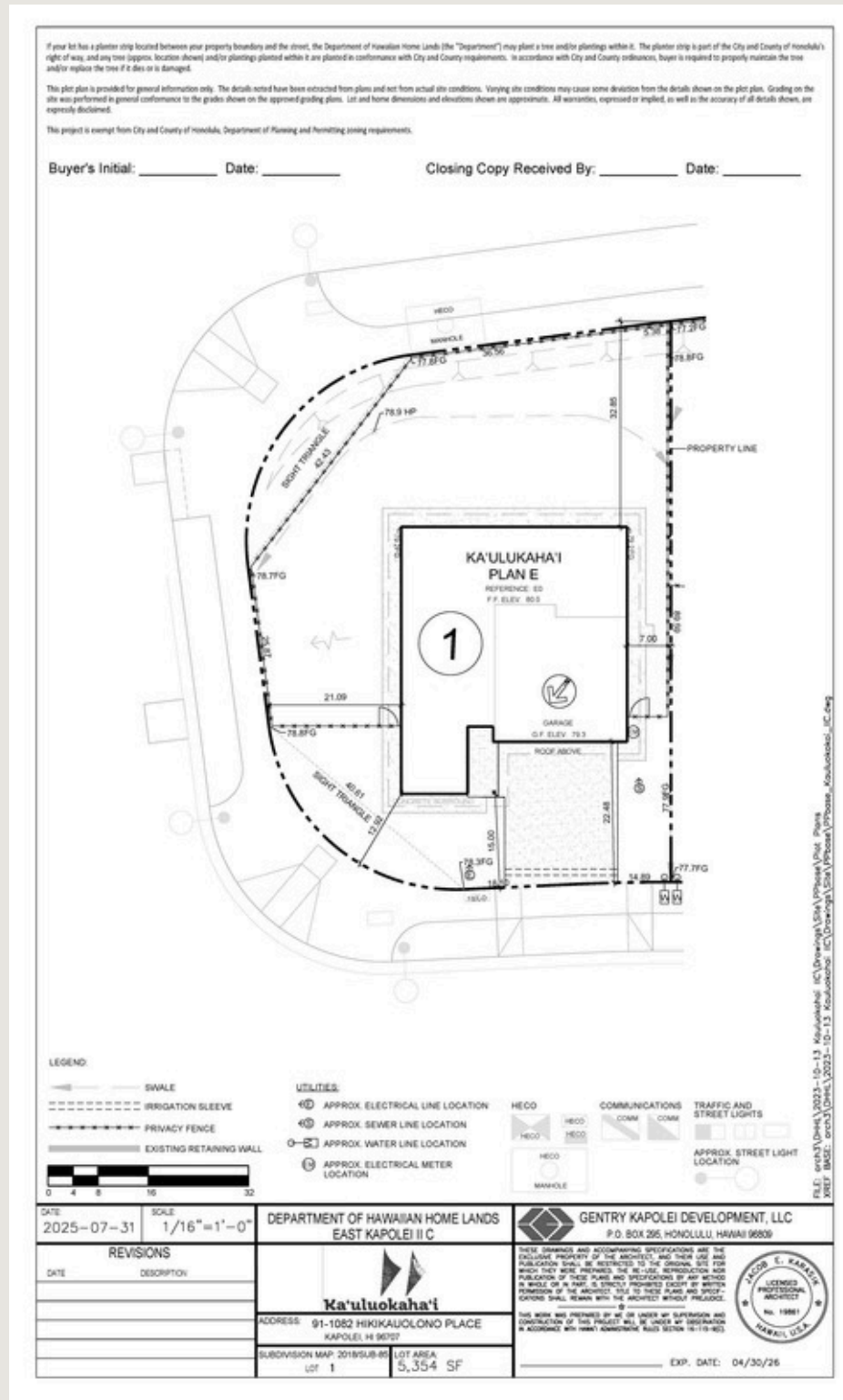


Ka'uluokaha'i PLOT PLAN - EXAMPLES

A copy of the Plot Plan for Lot you choose will be shared with you at the time you select your Lot.

Some Lots may be subject to certain restrictions such as easements, slope, tree, traffic signs, street lights, retaining walls, or no street parking.

Please review the Plot Plan carefully before you finalize your Lot choice.



Kāʻulūokahaʻi **UPCOMING EVENTS**

Purchase Contract Review Presentation

In-person:

- **Saturday, August 30, 2025**
 - Morning Session: 10 a.m. to 12 p.m.
 - Afternoon Session: 1:00 p.m. to 3:00 p.m.
 - Invitations will be sent via email
- **Hale Ponoʻi**
[91-5420 Kapolei Pkwy, Kapolei, HI 96707](#)

Remote via Zoom

- **Date & Time to be Announced**
 - Invitations will be sent via email



www.kauluokahai.com

Mahalo!



Ka'uluokaha'i



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