



MAUI+LANI

VILLAGE CENTER

THE PREMIER CENTER OF MAUI'S DYNAMIC MASTER - PLANNED COMMUNITY



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MAUI • LANI

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A New Commercial Lot Opportunity

At the heart of Maui's vibrant central isthmus is the master-planned community of Maui Lani. Spanning 1,012 acres, this visionary project district was built to serve local Maui residents and directly links two of the island's primary commercial and residential centers, Wailuku and Kahului.

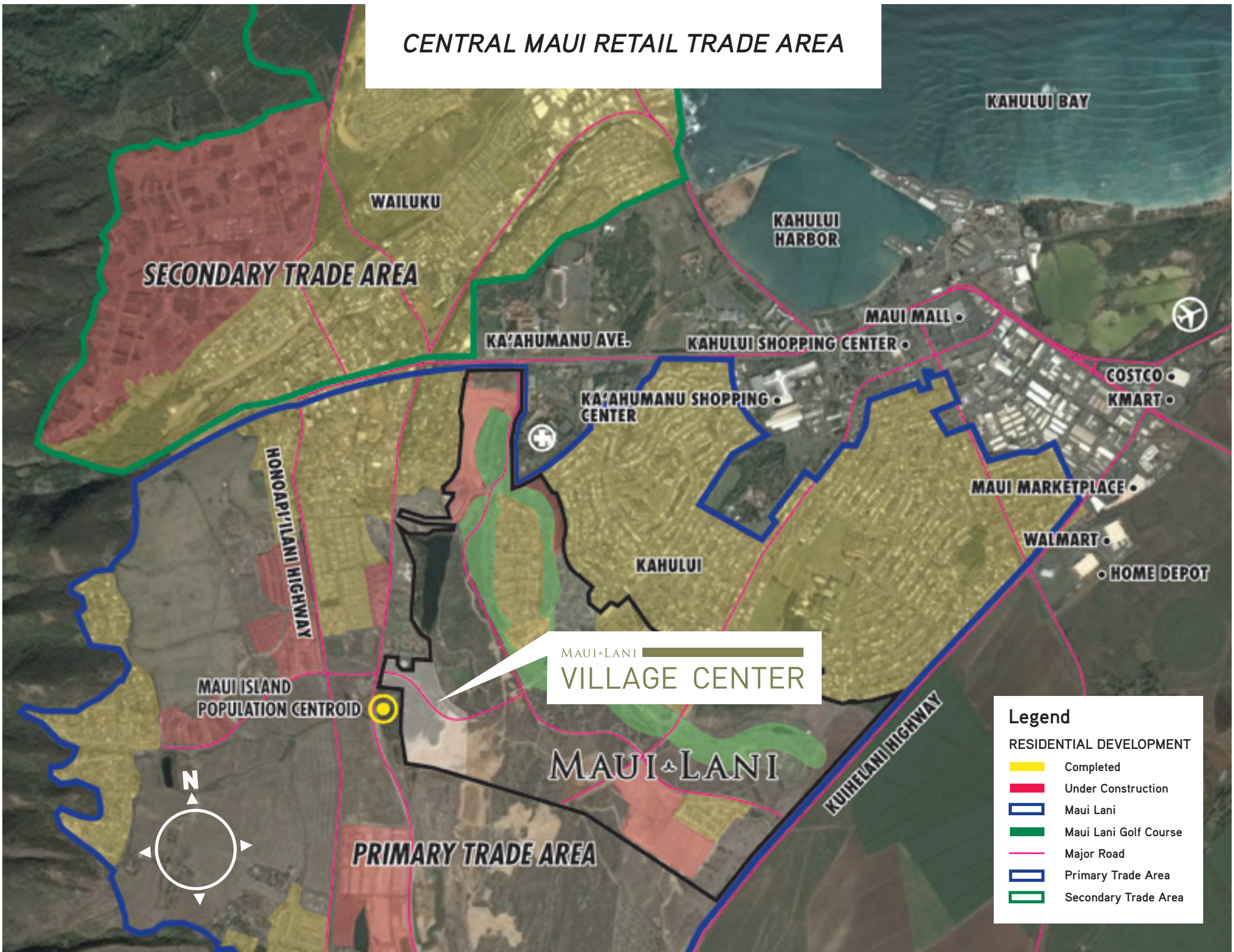
To date, approximately 1,000 homes have been built here, the vast majority serving as primary residences. Homeowners have many reasons to choose Maui Lani: a holistic master plan, thoughtful design guidelines, professionally managed association, new and convenient roadways, attractive neighborhood amenities and close proximity to virtually everywhere they might need to go: medical facilities, schools, businesses, recreational

amenities, art and entertainment venues, parks, airport and harbor.

Now, business owners also have an opportunity to choose Maui Lani, and be a part of Central Maui's dynamic and growing master-planned community.

Introducing the Maui Lani Village Center, a flexible mixed-use district designed as a venue for providing goods and services to the expanding residential areas in and around Maui Lani. Covering approximately 57 acres, Maui Lani Village Center is strategically located between several major thoroughfares, and is envisioned to be a thriving commercial hub of the greater Central Maui area.

CENTRAL MAUI RETAIL TRADE AREA



Legend

RESIDENTIAL DEVELOPMENT

- Completed
- Under Construction

Other Features:

- Maui Lani
- Maui Lani Golf Course
- Major Road
- Primary Trade Area
- Secondary Trade Area

MAUI COUNTY

From 1990 to 2006, Maui's population grew more than 2% per year, well ahead of the statewide annual growth rate of less than 1%. As of 2006, Maui County accounted for 11% of Hawaii's population. During the same 16-year period, the number of wage and salary jobs in Maui County grew by approximately 20,600 jobs.

Maui's primary business is tourism. In 2007, more than 2.4 million visitors traveled to Maui. The island enjoyed a hotel occupancy rate of 76.5%, and its Average Daily Rate (ADR) of \$262.23 was the highest in the state. Topping the leader board is Wailea Resort, whose \$448.31 ADR in February 2008 was more than twice the statewide average. The resort area of Kaanapali/Kapalua also out-performed the state, with an ADR of \$265.54.

An industry of growing importance is the knowledge and technology sector, including professional, technical and scientific services; computer systems and programming; enterprise management; administrative and waste management; health and social services; and information technologies.

The island of Maui – and Central Maui in particular – has been experiencing acute shortages of available space and land for industrial and commercial use. At times, vacancy levels have fallen to less than 1%, leading to rapid growth in rent prices.

MAJOR ECONOMIC SECTORS, COUNTY OF MAUI

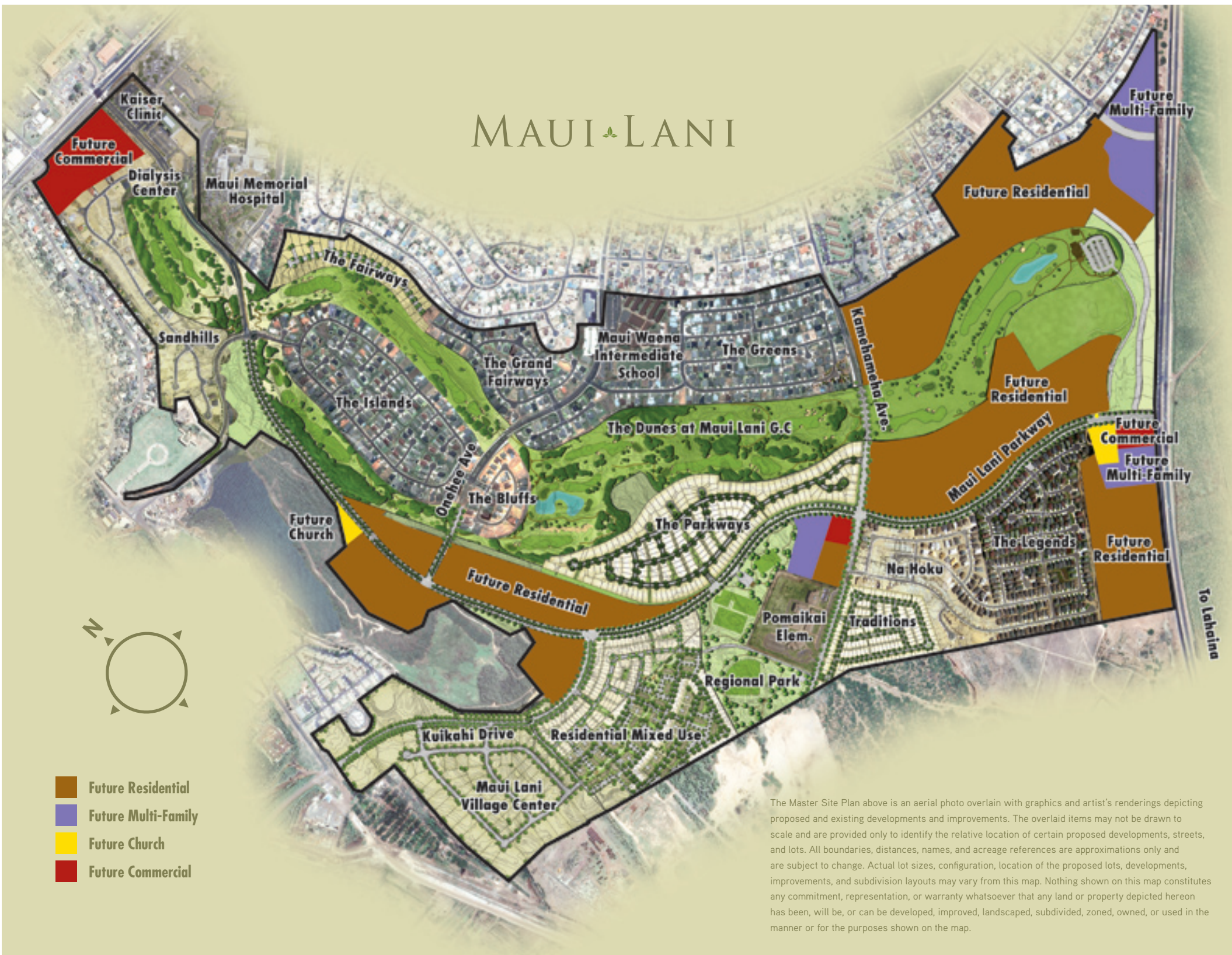
- Leisure & hospitality
- Trade, transportation & utilities
- State & local government
- Professional & business services
- Natural resources & construction
- Agriculture

*based on number of jobs

POPULATION	RADIUS FROM KUIKAHI DRIVE & WAIALE ROAD			
	1 MILE	3 MILES	5 MILES	10 MILES
2000 CENSUS POPULATION	4,626	37,820	41,353	61,878
2007 ESTIMATED POPULATION	6,004	42,949	47,144	70,202
2012 PROJECTED POPULATION	6,902	46,397	51,014	75,800
GROWTH 2000-2007	29.79%	13.56%	14.01%	13.45%
HOUSEHOLD INCOME	RADIUS FROM KUIKAHI DRIVE & WAIALE ROAD			
	1 MILE	3 MILES	5 MILES	10 MILES
2000 CENSUS MEDIAN HOUSEHOLD INCOME	\$47,822	\$47,421	\$48,522	\$49,467
2007 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$58,516	\$55,598	\$57,163	\$58,461
2012 PROJECTED MEDIAN HOUSEHOLD INCOME	\$63,347	\$60,348	\$62,129	\$63,769
2007 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$73,745	\$69,305	\$71,254	\$72,792
2007 ESTIMATED HOUSEHOLDS WITH INCOME \$50,000 AND OVER, AS A PERCENTAGE OF TOTAL	57.5%	55.1%	56.5%	57.6%

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MAUI LANI



- Future Residential
- Future Multi-Family
- Future Church
- Future Commercial

The Master Site Plan above is an aerial photo overlain with graphics and artist's renderings depicting proposed and existing developments and improvements. The overlaid items may not be drawn to scale and are provided only to identify the relative location of certain proposed developments, streets, and lots. All boundaries, distances, names, and acreage references are approximations only and are subject to change. Actual lot sizes, configuration, location of the proposed lots, developments, improvements, and subdivision layouts may vary from this map. Nothing shown on this map constitutes any commitment, representation, or warranty whatsoever that any land or property depicted hereon has been, will be, or can be developed, improved, landscaped, subdivided, zoned, owned, or used in the manner or for the purposes shown on the map.

Maui Lani Village Center | Highlights

STRATEGIC LOCATION

The Maui Lani Village Center is strategically located at the core of the population center for Maui, along a newly constructed regional roadway that will serve as a major connector to all parts of the island. Kahului Airport and Kahului Harbor are just minutes away.

In addition to the 3,700 homes to be developed within the greater Maui Lani community, located within a 10-mile radius are more than 70,000 Maui residents with an estimated average household income in excess of \$72,000 per year.

FEE SIMPLE

The Maui Lani Village Center offers an attractive option for business owners interested in owning their own land and eliminating burdensome rent payments.

FLEXIBLE ZONING

The unique VMX-CR zoning allows for multiple business uses including light industrial, office, and retail integrated

with single-family and multi-family uses. These varied uses have the flexibility to exist as stand-alone structures or multi-use developments.

RANGE OF CHOICES

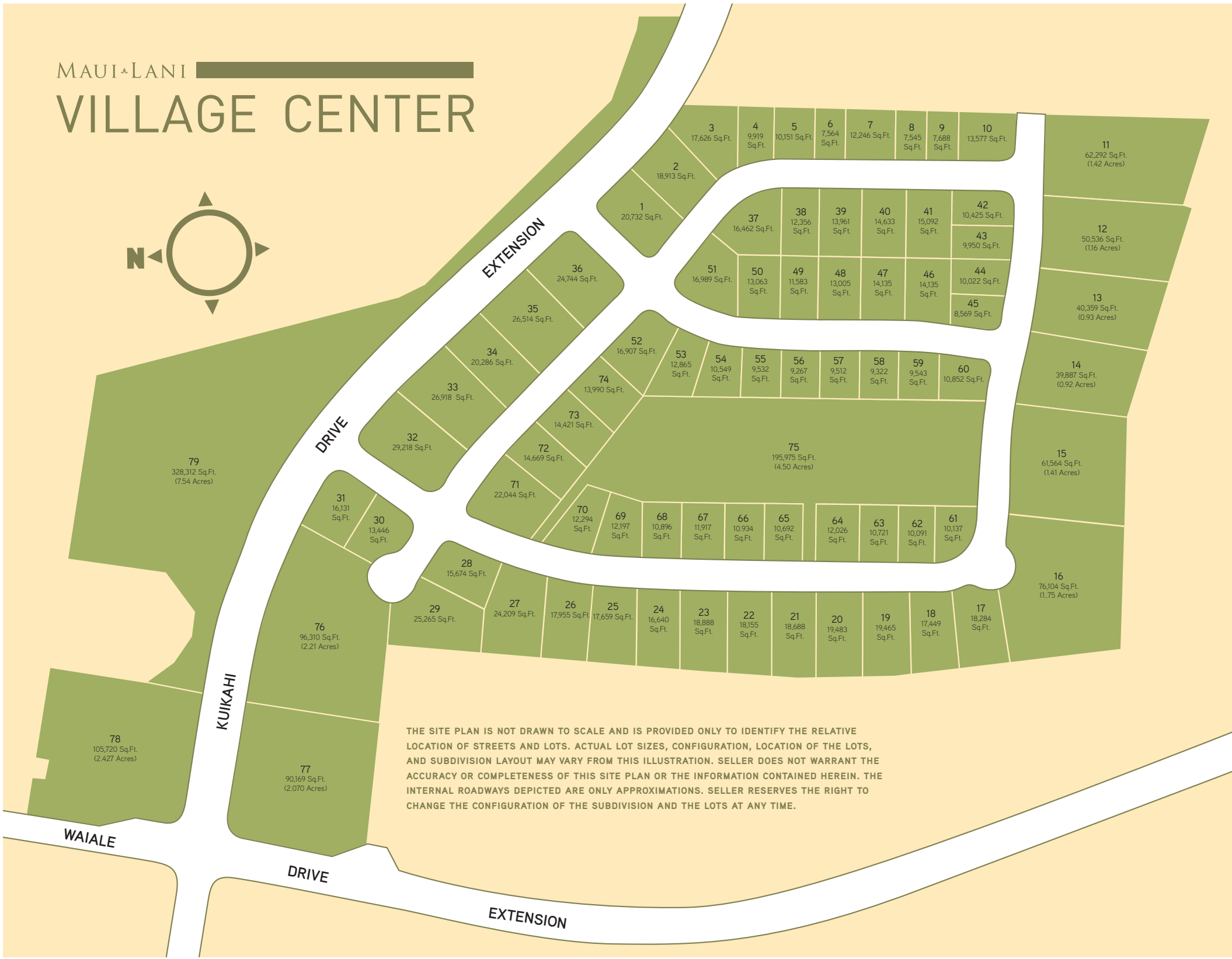
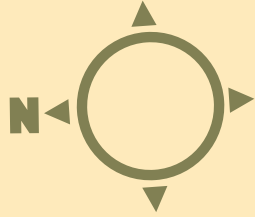
Buyers will be able to choose from one or more contiguous finished lots ranging in size from approximately 7,500 square feet to more than 328,000 square feet. Each finished lot pad will be graded, with standard 5/8 inch water meter, utilities stubbed, and 48-foot height limit.

LIVE AND WORK

The Maui Lani Village Center is ideally suited for business owners and employees who live and work in Central Maui, and for local residents seeking products and services in a convenient location.

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THE SITE PLAN IS NOT DRAWN TO SCALE AND IS PROVIDED ONLY TO IDENTIFY THE RELATIVE LOCATION OF STREETS AND LOTS. ACTUAL LOT SIZES, CONFIGURATION, LOCATION OF THE LOTS, AND SUBDIVISION LAYOUT MAY VARY FROM THIS ILLUSTRATION. SELLER DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THIS SITE PLAN OR THE INFORMATION CONTAINED HEREIN. THE INTERNAL ROADWAYS DEPICTED ARE ONLY APPROXIMATIONS. SELLER RESERVES THE RIGHT TO CHANGE THE CONFIGURATION OF THE SUBDIVISION AND THE LOTS AT ANY TIME.



KAHULUI HARBOR

KAHULUI AIRPORT →

VILLAGE CENTER PROJECT SITE



Commercial Properties
of Maui LLC

COMMERCIAL PROPERTIES OF MAUI

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