

## Alaeloa Residential Condominium Fact Sheet

Location	20 Hui Road I, Napili, Island of Maui, Hawaii
Site Area	Parcel 017: 9.425 Acres (410,553 square feet) Parcel 021: 3.932 Acres (171,278 square feet) Total: 13.357 Acres (581,831 square feet) Tax Map Key: Division 2, Zone 4, Section 3, Plat 03, Parcels 017 and 021
Zoning	R-1 Residential District
Land Tenure	Leasehold under the Fleming/van der Linden Alaeloa Trust dated May 1965 Current master lease has been extended to December 31, 2059.
Flood Status	Zone VE Coastal flood zone with wave action along coastline Zone AE Base flood elevation determined near beach area Zone X Outside the 0.2% annual chance floodplain
Homes:	42 units plus a Manager's Cottage built in 1965 Mix of single-family residential units, duplexes, and townhomes Project designed by noted Hawaii firm Wimberly, Whisenand, Allison, and Tong Project built by Swinerton, Walberg and Westgate
Features	Gated ocean front community
Advantages	Small enclave of homes promotes open space and residential feel Sunset Magazine referred to Alaeloa as "Pebble Beach of the Pacific"
Benefits	Mature and well maintained landscaping and mango grove Full time resident manager and landscaping staff Crescent beach with a quiet bay and short swim out to "Little Makaha" Large heated saline pool Pavilion with full kitchen, restrooms and showers, and covered lanai space Kayak storage racks and enclosed board storage room  Minimum thirty day or once per month vacation rentals allowed by the association Alaeloa is a pet friendly neighborhood.  35 owners recorded lease extensions in July 2011 and as of March 2014, 41 owners have exercised their right to extend. Original lease expired December 31, 2024.
Lease Rents:	Established through 2019. Next renegotiation is January 1, 2020. Paid Quarterly on the first day of January, April, July, and October
Maintenance Fees:	Currently \$2,850 per unit paid quarterly includes everything except electricity and phone service.

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