

PUAINAKO HEIGHTS



Custom homesites

HILO, ISLAND OF HAWAII



WELCOME

Aloha, and welcome to the Puainako Heights Custom Homesites village.

Land ownership is not only the most tangible means of making an investment, but also the one that brings you closer to your roots, to the nature – especially when you are in a heavenly place like Hawaii.

Puainako Heights Custom Homesites is a fresh, (and green!) residential community development project that offers a golden opportunity for “fee simple” land ownership in one of the world’s most preferred vacation and lifestyle destinations.

Your land, your choice.

Members of the Puainako community will have the chance to secure their private lot on the Island of Hawai’i and crown their fee-simple owned land with a custom home built for them.



A living investment, located at the “meeting point” of the Pacific world.

With its year-round good weather, untouched nature and convenient intercontinental location, Hawaii has always been a primary choice for those who seek a healthy and quality living. People from around the world choose the Hawaiian islands not only for the vacation of their dreams, but also for strategic real estate investment.

Now, it is your turn to claim your own portion of *the Aloha*.



Located five miles from the town-center of Hilo, the largest urban area of the Big Island of Hawaii, the project site is planned as a community of 315 *island villa* style single family homes. The custom homesites at Puainako Heights will be available as both horizontally developed lots for land investment, and fully developed residences built based on one of the four Puainako home styles.





THE PROJECT

About us

The executive team of our land development project consists of seasoned experts from various fields who bring over 60 years of collective experience in real estate development, civil engineering, urban planning, project management and construction finance. In addition to the specialized knowledge brought by the management and board of advisors, Puainako Heights also relies on its vast network of regional as well as international experts ranging from leading attorneys and financial consultants to architects and designers who are gifted with an understanding of what it means to live and work on the beautiful land of Hawai'i; aina.

Our mission

We believe that the production of living spaces is an inter-disciplinary endeavor, at the end of which the product comes to being as a representation of mastery in multiple fields of arts and science.

In line with this principle, the master developer of the Puainako village pursues a mission to serve the nature and the people of Hawaii by conducting a multi-faceted development program that involves the transformation of a subdivision into a comfort-oriented and environment-conscious community, the residents of which would enjoy the many benefits of a healthy life and a profitable landed property ownership.

PUAINAKO HEIGHTS LAND INVESTMENT, LLC

The owner, subdivider and master developer of the subdivision.

PUAINAKO HEIGHTS DEVELOPMENT COMPANY, INC.

The administrator of the horizontal and vertical development phases.

PUAINAKO HEIGHTS OWNERS ASSOCIATION, INC.

A Hawaii non-profit corporation formed for the purpose of managing the property-owners' association of the Puainako homesites community.

The Project Site

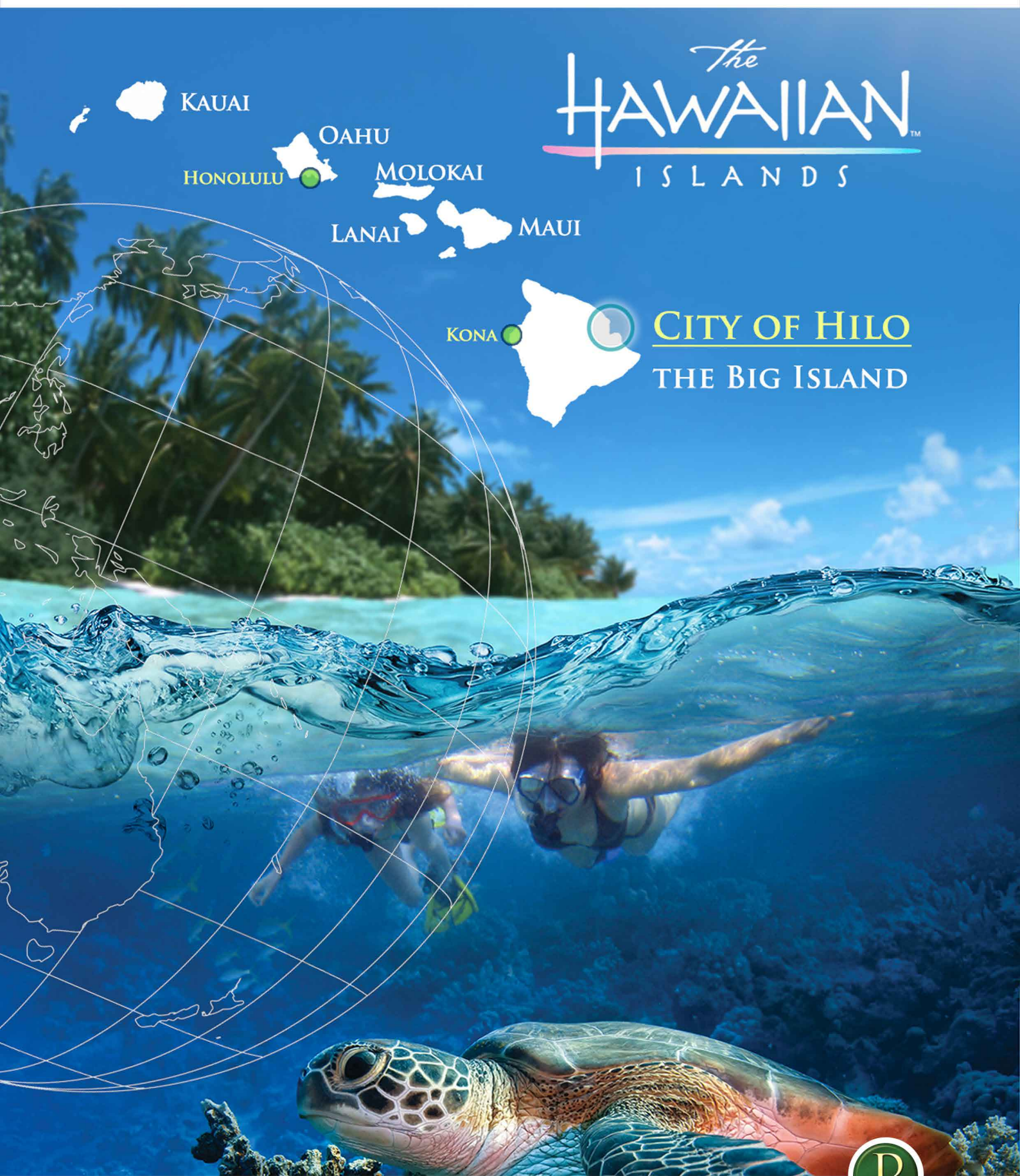
Puainako Heights is a residential subdivision located on a total of approximately 158.964 acres of land in Kukuau 2nd District of South Hilo, County of Hawaii, in the State of Hawaii designated as TMKs: (3)2-5-046:001, 015 through 017; 2-5-049:057 to 077; 2-5-050:069 through 084; and 2-5-051:056 to 073. The project site will be developed in seven phases and include a total of 315 residential lots, the sizes of which are ranging from 0.2 to 0.5 acres.

Hawaii Office: #40, 1441 Kapiolani Blvd. Suite 1115 Honolulu, HI 96816

China Office: 2D No. 28 Nanchang - Huang Pu District, Shanghai, China

California Office: 91 Avenida Del Mar, Ste. 300 San Clemente, CA 92672





KAUAI
HONOLULU OAHU
MOLOKAI
LANAI MAUI

The HAWAIIANTM ISLANDS

KONA



CITY OF HILO
THE BIG ISLAND



THE LOCATION

Hawaii is synonymous with the ultimate vacation experience. For millions of people around the world, the Hawaiian archipelago represents the heaven on earth with its breathtaking natural surroundings and luxury resorts. Yet, there is more to Hawaii than just vacation.

Due to its geographical and natural peculiarities, the Aloha State has become an ideal destination for quality living. Many wealthy people from both sides of the Pacific choose to make Hawaii, their home. Hollywood celebrities such as Nicole Kidman, Julia Roberts, Pierce Brosnan, Ben Stiller, Oprah Winfrey, and Clint Eastwood own real estate in this tropic paradise.

Every island has a different personality and soul but among the six major islands, one truly stands apart. With its living cultural heritage, pristine nature and dramatic terrain, the Big Island is the epitome of a healthy and comfortable residence. Its natural wonders, stunning views, and serene atmosphere make the Big Island the preferred land investment location of many billionaires like Michael Dell, Paul Allen, and Charles Schwab.



The Island of Hawaii (the Big Island) is about 4028 square miles, with a population of around 150,000. Besides being a major sports and tourism center, the Big Island serves as a connection point for the Pacific Rim countries.

There are 2 international airports on the island; Hilo International Airport (ITO) on the east and Kona International Airport (KOA) on the west. City of Hilo, located on the north-eastern coast, is the largest urban area on the Island.

Puainako Heights is located in the south-west of the Hilo city-center, on Puainako Highway. Access to the site is fairly easy from every corner of the Big Island. Close to both the natural landmarks and the international airport, the Puainako Heights village is conveniently situated along the growth direction of the city, with direct access to Puainako Extension Highway that connects Hilo with the towns of Kona and Waimea on the leeward side of the Big Island.

The project site is at ten minutes driving distance from downtown Hilo, the Hilo Hospital, and the Hilo International Airport.





HILO, HAWAII



A city blessed with waterfalls, fertile soil, forests, pristine beaches, and gardens:

- Besides being a luscious green oasis for farmers and adventurers, Hilo is also home to a lively bay town and the campus of the University of Hawaii, Hilo.

- Hilo is known for its wonderful climate, and clean, organic, easy and natural lifestyle. It is the perfect place to spend retirement years, or to keep a home for both vacation and rental income purposes.

- Hilo is a dynamic island capital. Despite its raw, organic and welcoming small-town vibe Hilo does not lack the practicality and convenience of a city. It sports an airport, several hospitals and two major shopping areas.

- Hilo is the county seat of the County of Hawai'i. The highest accounted government employers of the County are located here at the offices of Federal Government Center and State Government Center.



- Hot springs, scuba diving, hiking, surfing and golf are among the most popular outdoor leisure activities carried out by locals in Hilo. The famous Rainbow Falls is perhaps the most stunning of all natural scenes surrounding the town.

- Hilo soil is the official state soil of Hawaii and considered prime agricultural land. There are a high number of ranches around the town where local farmers contribute to the huge industry of tropical flowers and fruits. The famous "Farmers' Market" is a twice-weekly outdoor event featuring over 200 local farmers and craftsmen selling fresh, artisanal products.

- Hilo is also home to Mauna Loa Macadamia Nut Corporation, one of the world's leading producers of macadamia nuts.

- In the southeast of downtown Hilo, on Banyan Drive, lies the gorgeous Lili'uokalani Park and Gardens, the 120,000 m2 area features ponds and peaceful Japanese gardens.

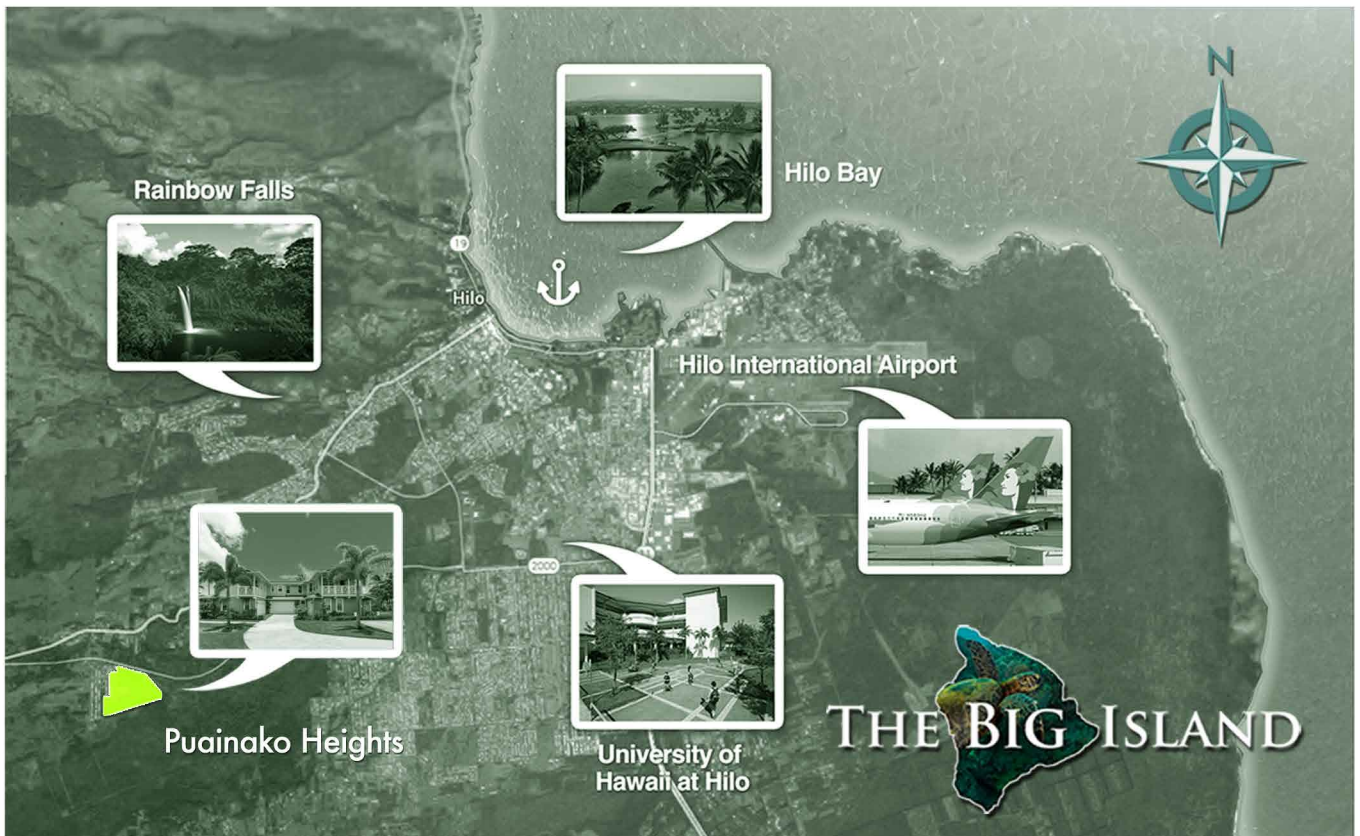
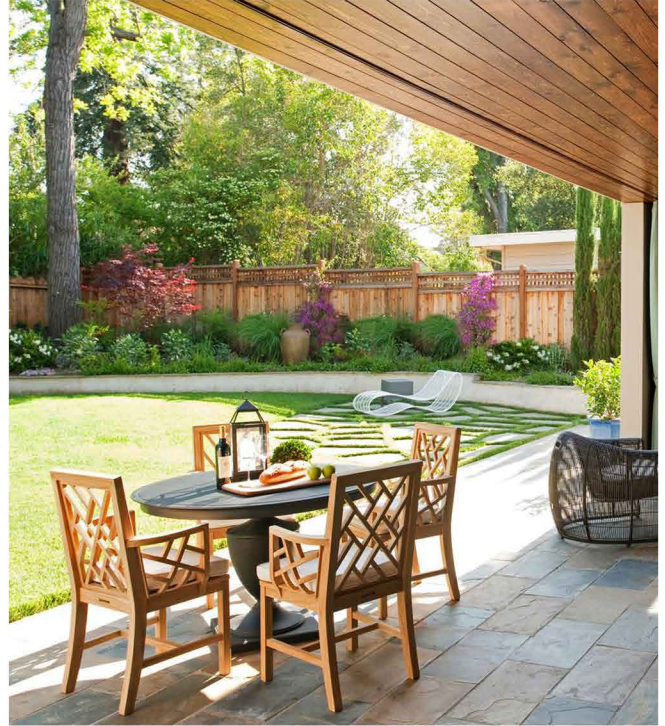


Hilo welcomes you.
Say Hello, to Hilo.





HILO, HAWAII



YOUR OWN PIECE OF HAWAII.
A LIVING INVESTMENT.



PUAINAKO HEIGHTS
Custom homesites



INVESTMENT



- And, investments of great size are not limited to land-based purchases: Dalian Wanda Group became the new owner of the Ironman race for \$650 million. The biggest race event in the world, Ironman, attracts more than 2000 athletes worldwide and takes place in the Big Island.

- Its vast fertile lands surrounded by stunning views and serene climate make the Big Island a preferred real estate investment location. Today, world's leading entrepreneurs buy property from various regions of Hawaii and the Big Island in particular.

- Howard Schultz, CEO of Starbucks, bought a \$25M house on the Big Island of Hawaii.

- Michael Dell of Dell Computers, bought a \$68M house on the Big Island.

- Larry Ellison, the founder of Oracle, bought the Lanai Island for 0.6 billion dollars.

- Facebook's Mark Zuckerberg spent over \$100M on Hawaii beachfront land, getting two properties (700-acre) before even building a home.

There Are (More Than) A Few Good Reasons to Own Property In Hawaii:

- The law allows foreigners to own fee simple real estate in Hawaii. Fee simple is the highest form of property ownership status. Once you purchase the land, you become the sole owner of it - forever - and you pass it on to the next generation as well.

- The land use division of the State allows only 5% of the islands to be open for urban development, making the land very difficult to acquire, and entitle. That is why, Puainako Heights holds a great value as a residential community plan at the urban growth direction of the largest city of the Big Island.

- Because of their rarity, properties in growing neighborhoods have a very high per-acre value. In 2015 52.2 acres at Mauna Kea on the Gold Coast were sold for nearly \$15 million, making an average of \$283,000 per acre. A year before, Reignwood International of Thailand, purchased 1,103 acres of resort area for \$343 million.

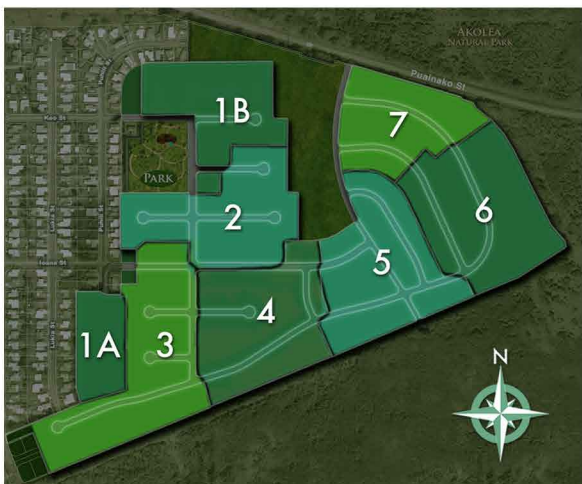
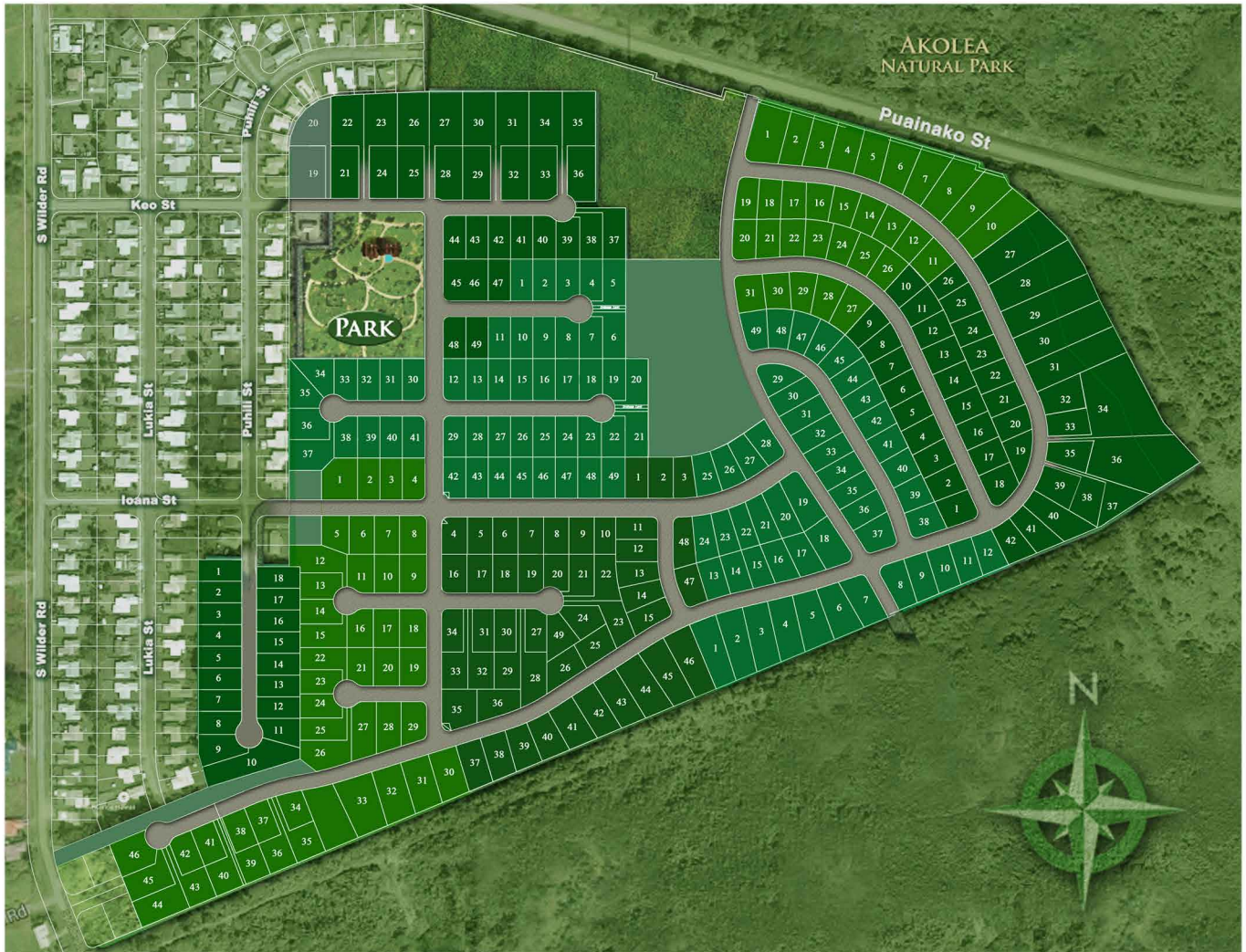






SITE PLAN

- The project features a community plan of 315 single family homes which is being developed in seven phases. The sizes of the homesites are ranging from 10,000 sq. ft. up to 58,520 sq. ft.



	Lot Number	Size (sq. meter)	Size (sq. ft)
Phase 1	49	61,319	660,039
Phase 2	49	47,514	511,440
Phase 3	46	52,054	582,642
Phase 4	49	53,157	572,177
Phase 5	49	52,106	560,859
Phase 6	42	59,988	645,706
Phase 7	31	36,665	394,657
Total	315	362,802	3,927,520





MAHANA



Our first home style, *Mahana*, meaning “warmth” in Hawaiian, welcomes you to the year-long warm and restful atmosphere of the Island of Hawai’i.

Mahana features four bedrooms, two bathrooms and approximately 1,769 sq. ft. of living space.

The kitchen includes a walk-in pantry with plenty of storage space, a gourmet-style island with granite countertops, stainless steel appliances and so much more.

The master bedroom has a walk-in closet for all your clothing and accessories. A tub and shower are both included in the master bathroom along with dual sinks. The secondary bedrooms share a bathroom that comes with a tub/shower combo and dual sinks. A spacious laundry room features built-in shelves, perfect for linen storage.

With the included 2-Bay garage you can make sure your vehicles are in ship-shape at all times. Consider the Mahanas if you are looking for a cozy island dwelling where you can truly experience the warmth of home.



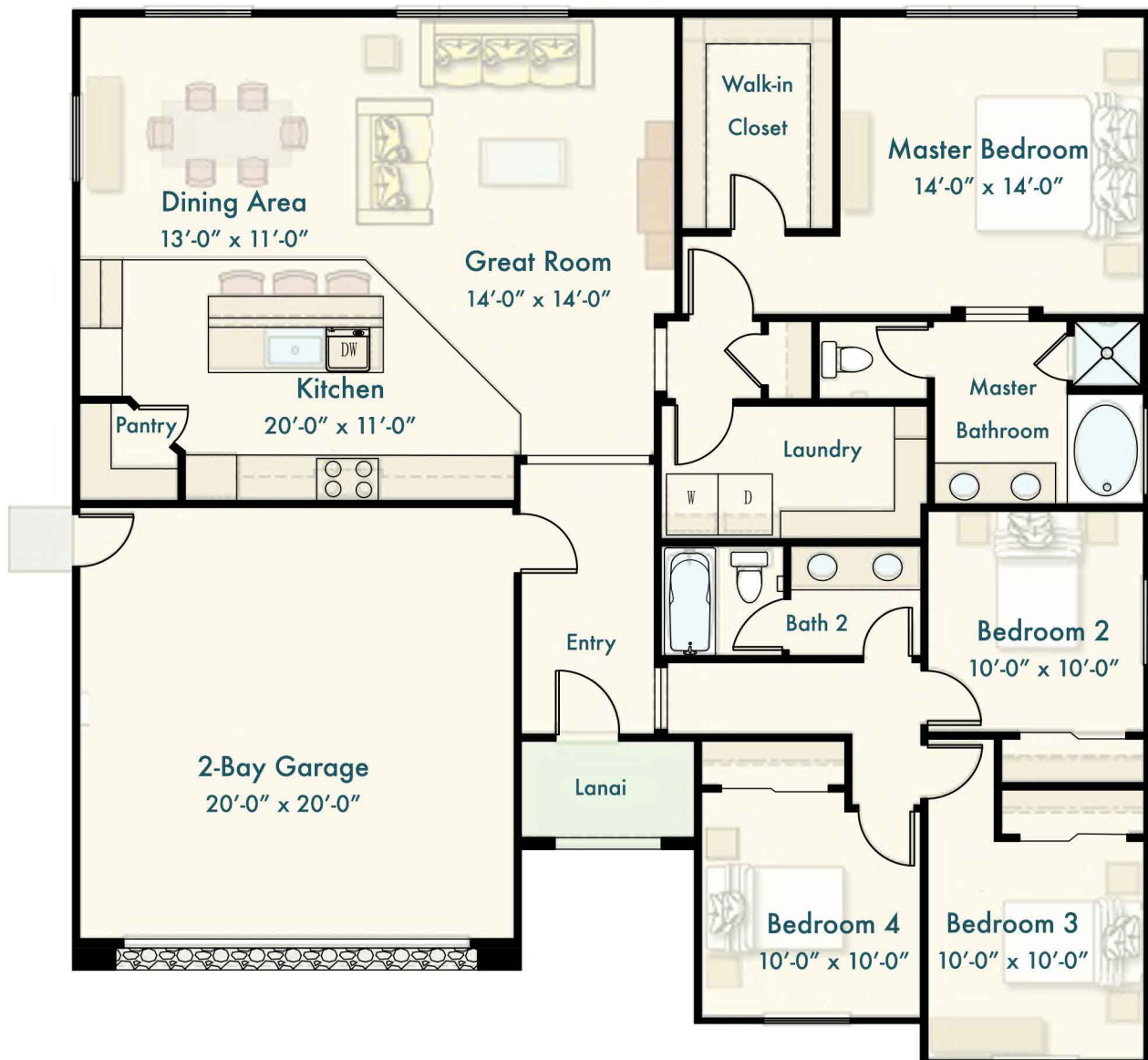
MAHANA

Square Footage: 1,769

Stories: 1

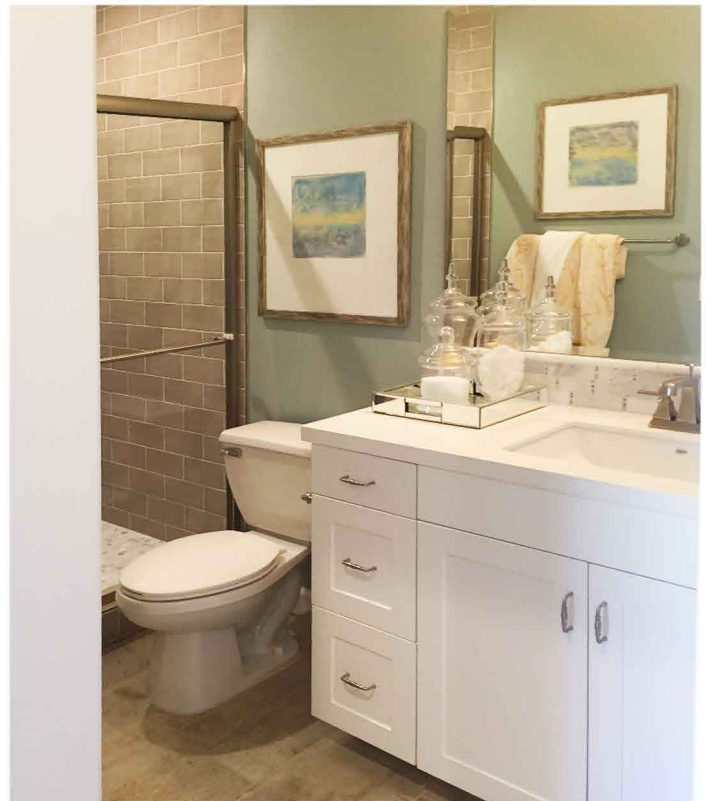
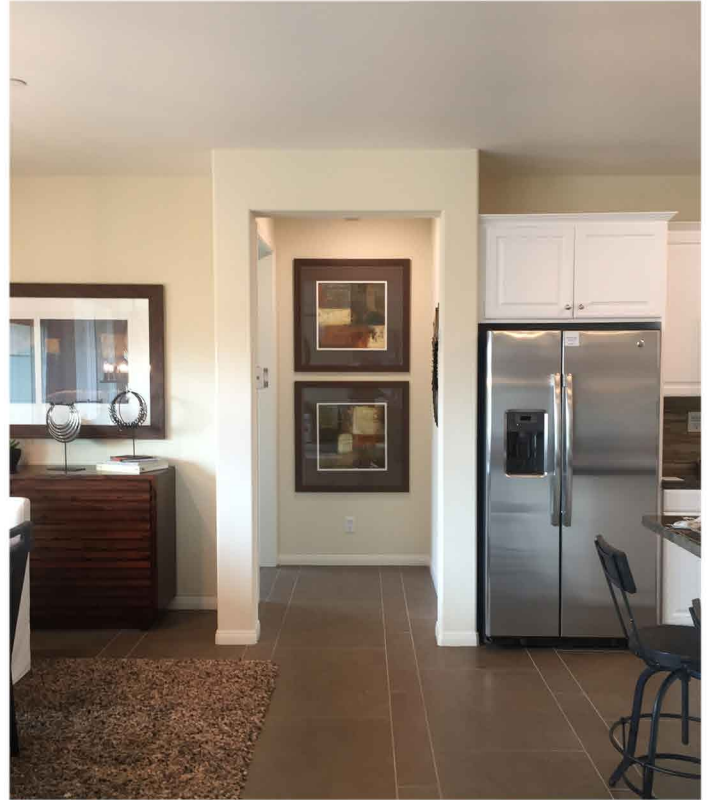
Bedrooms: 4

Bathrooms: 2









LUANA



Just “Luana!” in other words, relax and enjoy...

The spacious design, meant for some quality *luana time* offers approximately 1,924 sq. ft. of living space containing three bedrooms, two and one-half bathrooms all within a single story floor plan. The two secondary bedrooms share a bathroom, while an additional powder room is also provided.

This home comes with plenty of storage such as a coat closet, walk-in pantry in the kitchen, walk-in closet in the master bedroom, an extra storage in the 2-Bay garage and linen shelves in the laundry room.

Energy efficient features such as pre-wiring for ceiling fans, LED lighting, and drought tolerant front landscaping are all included in this home. It's a great way to save money while also helping save the environment.

Another unique included feature of this home is the lanai, where you'll be able to sit back and enjoy the warm and serene Hilo weather.



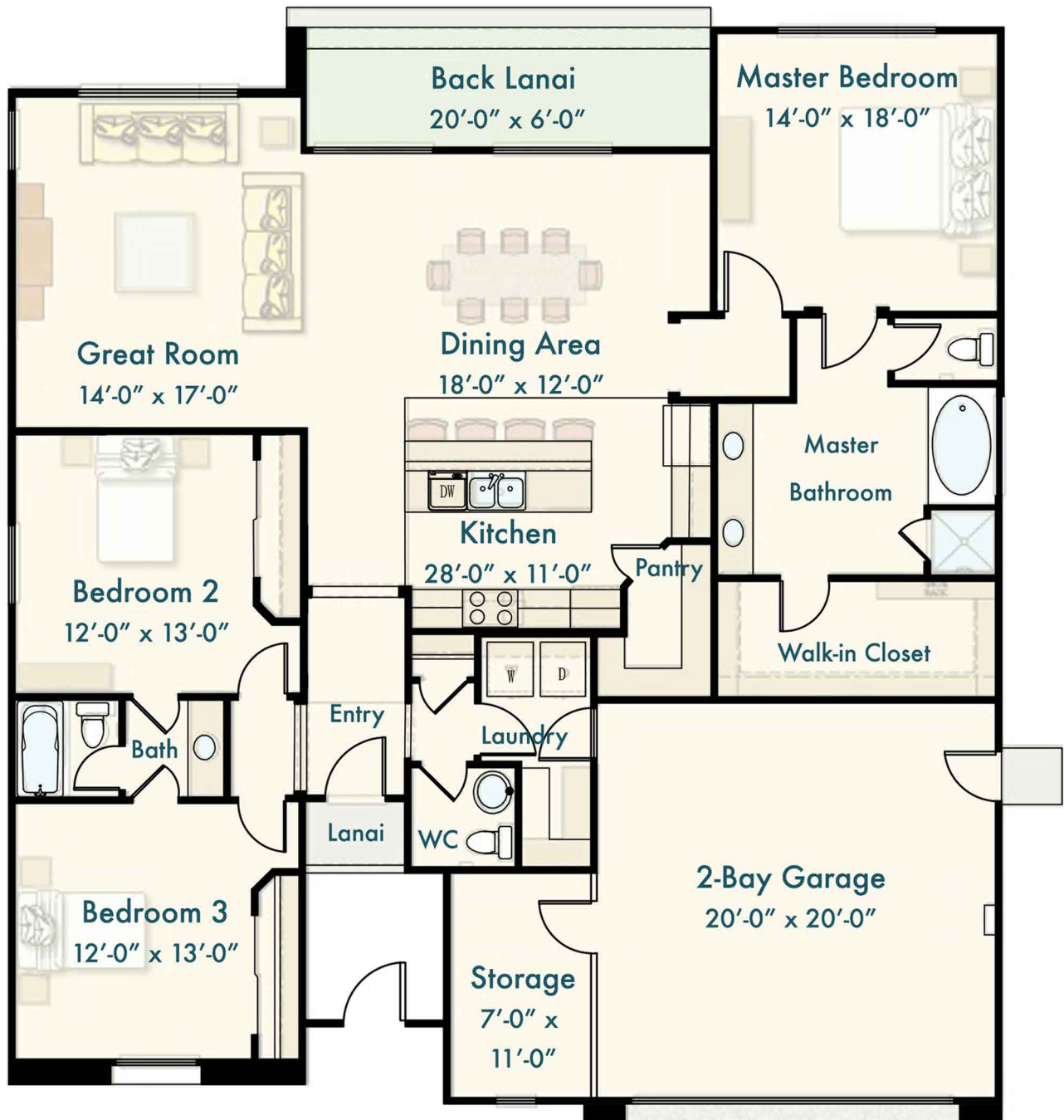
LUANA

Square Footage: 1,924

Stories: 1

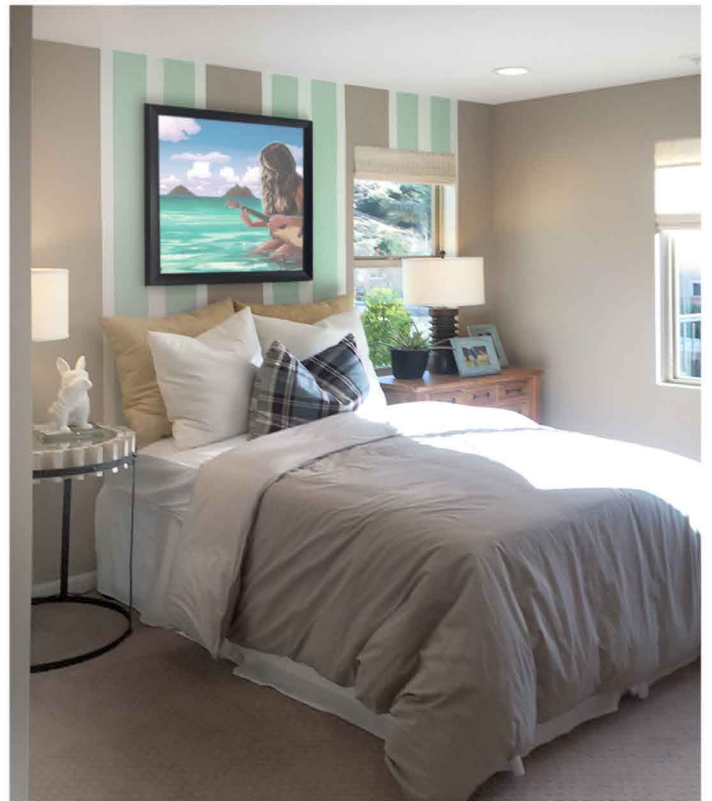
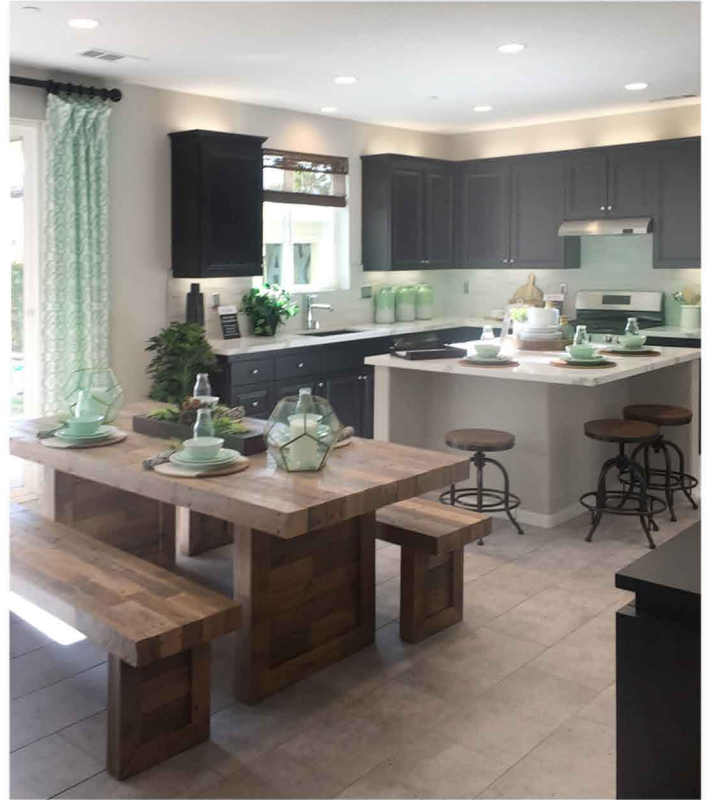
Bedrooms: 3

Bathrooms: 2.5









KUANA



"Attitude defines altitude." Set your high altitude with our first two-story home style *Kauna*, meaning "attitude" in Hawaiian. Designed to offer a comfortable and spacious lay-out for social gatherings, family dinners, and leisure activities, Kaunas are the largest members of our community, featuring loft-style, open-entry activity rooms on both floors.

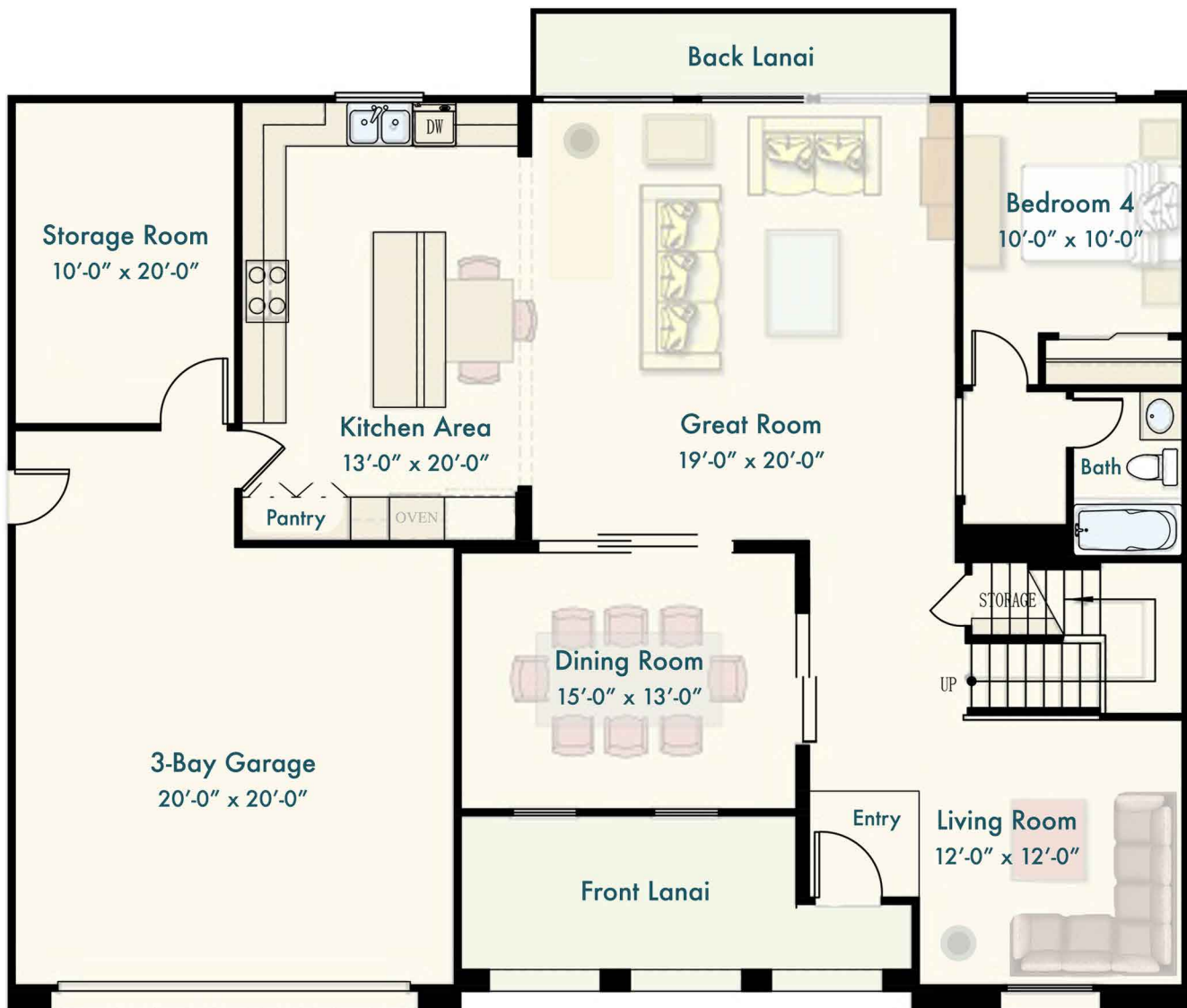
- Large entry way through the front lanai
- Gourmet-style kitchen island with granite countertops and stainless steel appliances
- Individual dining room
- Master bedroom is a suite featuring a spacious walk-in closet with shoe rack
- Master bathroom with dual separate sinks, soaking tub and separate shower



Square Footage: 2,785
Stories: 2
Bedrooms: 4
Bathrooms: 3



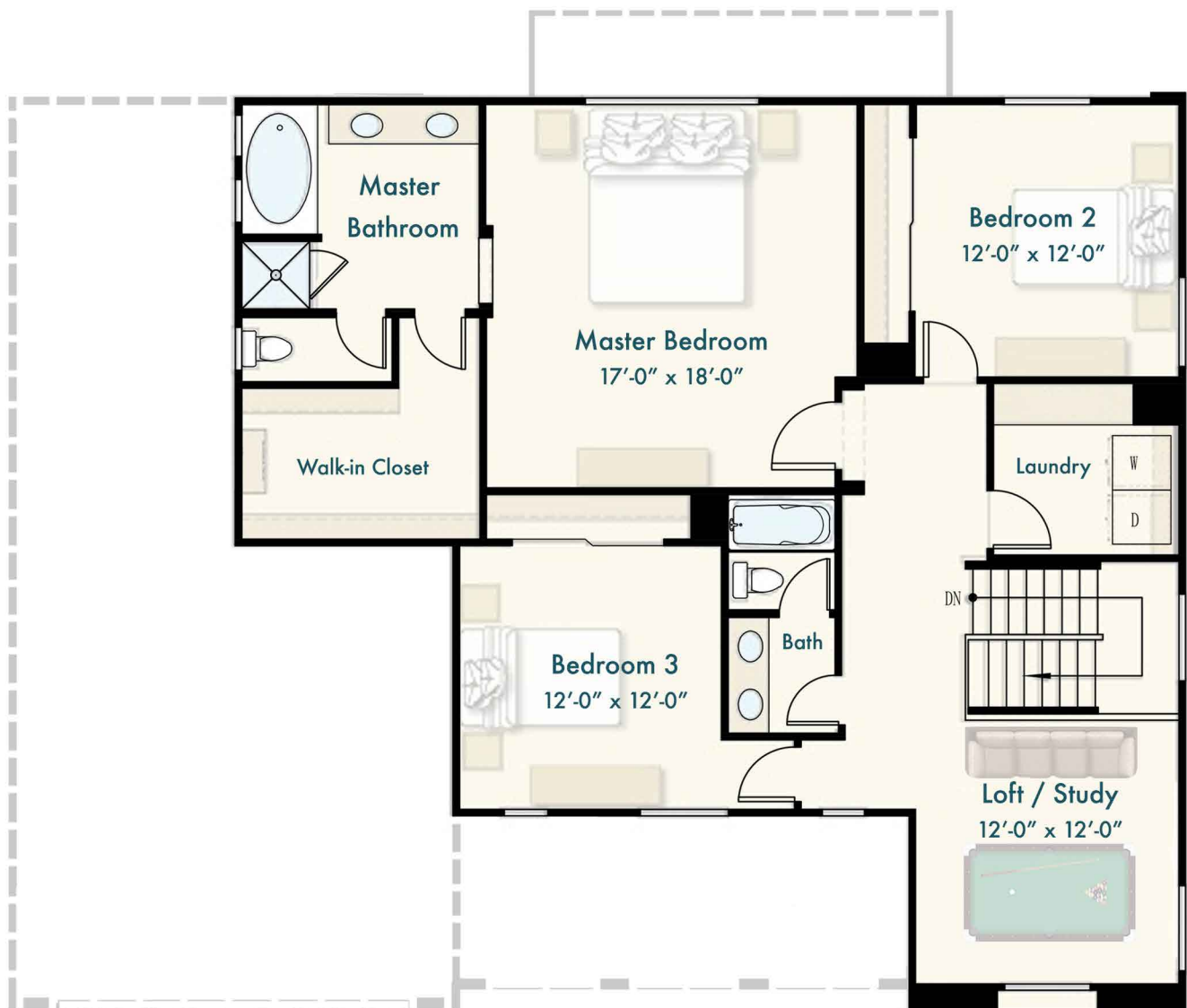
KUANA



FIRST FLOOR



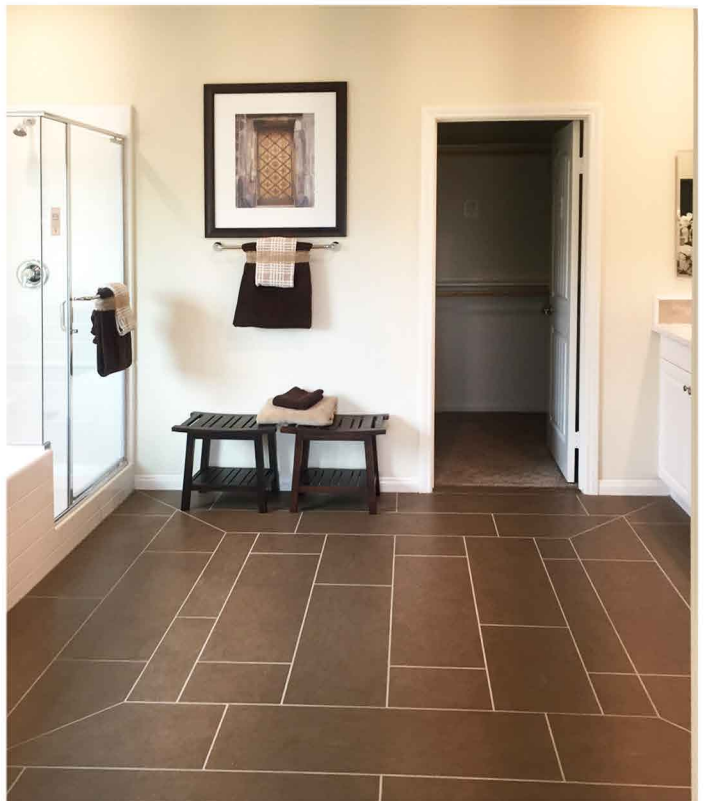
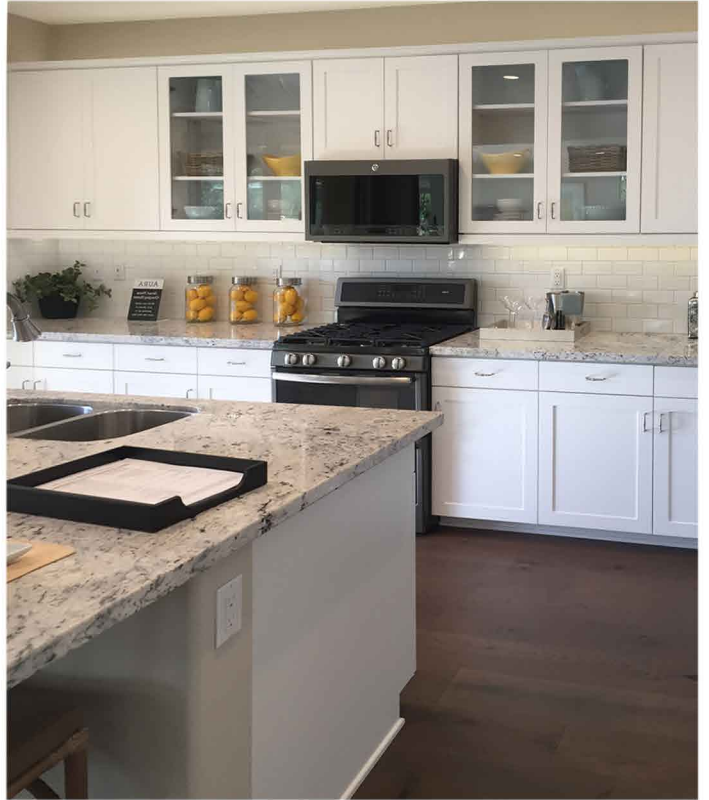
KUANA



SECOND FLOOR









PIHANA



Pihana, meaning “completeness” in Hawaiian, is our final home style and the second two-story option offered by Puainako Heights Custom Homesites.

- Two story spacious family home with oversize living and dining area
- Gourmet-style kitchen island with granite countertops and stainless steel appliances
- Additional downstairs bedroom, with full individual bathroom
- Upstairs laundry room including a walk-in linen closet
- Master suite featuring a large walk-in closet with a built-in shoe rack
- Master bathroom featuring dual sinks, soaking tub and separate shower
- 3-bay tandem garage and storage



Square Footage: 2,399

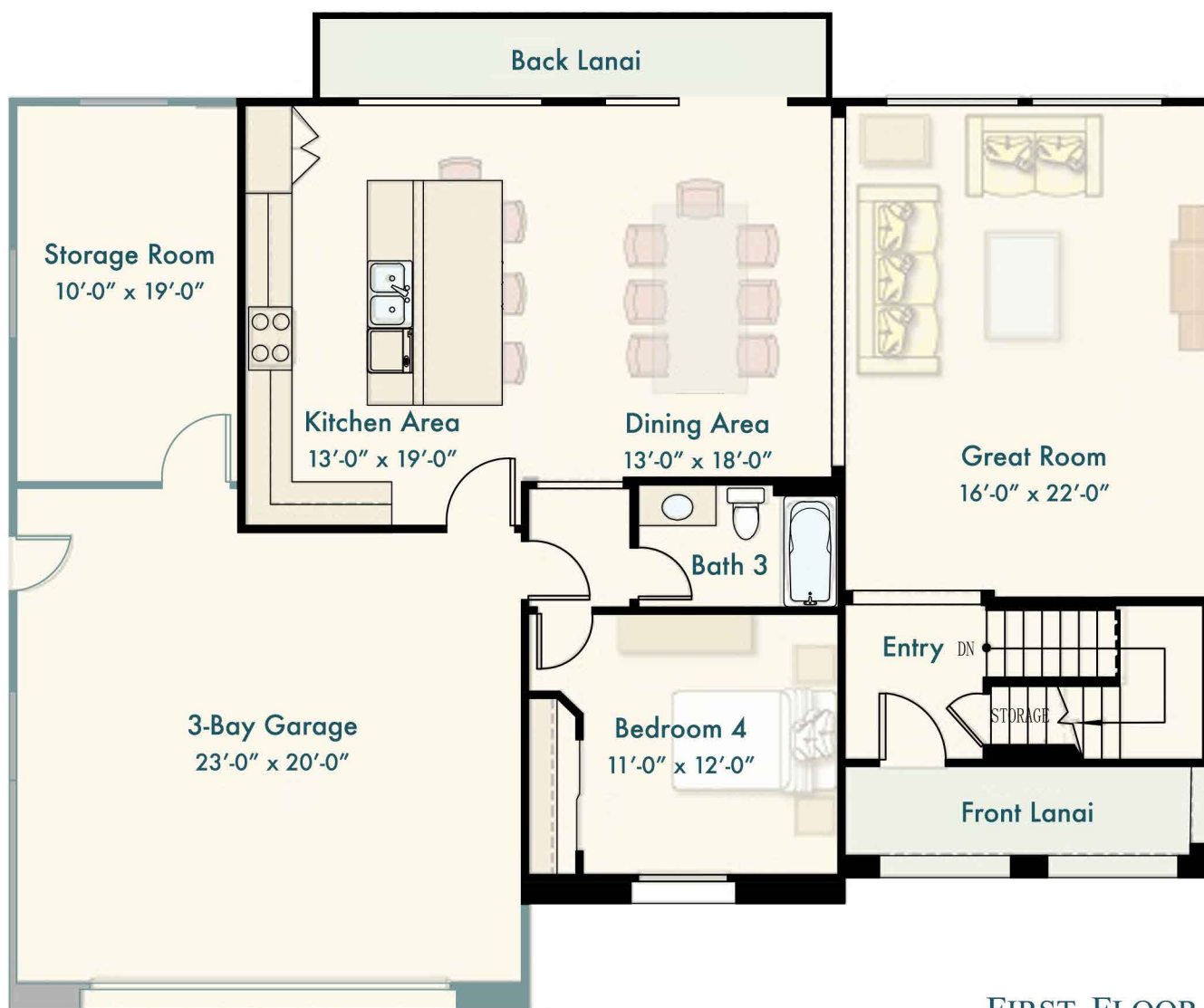
Stories: 2

Bedrooms: 4

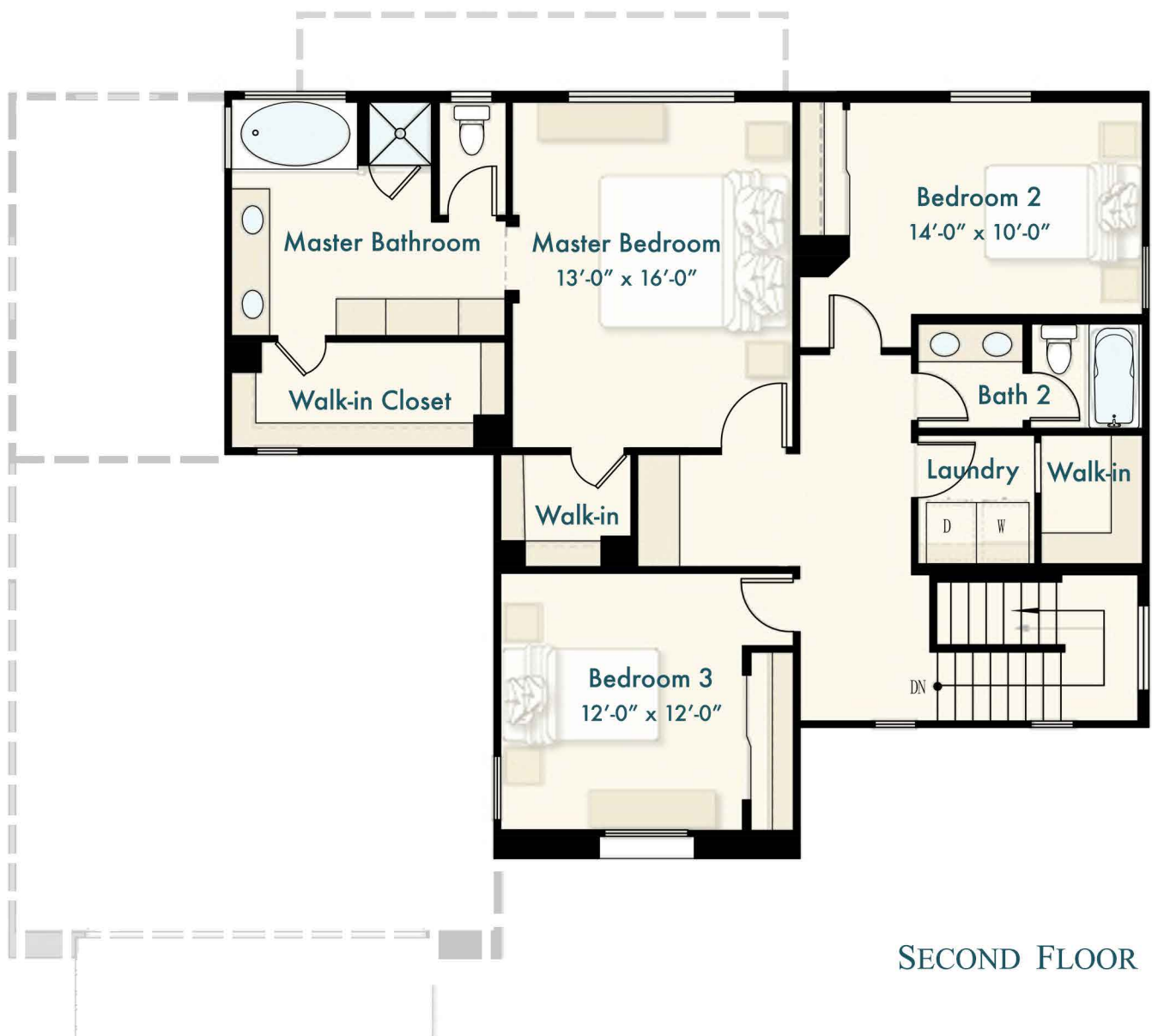
Bathrooms: 3



PIHANA



PIHANA







WALK-IN-READY COMPLETION

Walk into your new Puainako home and start living the Aloha without worrying about the basics.

All houses are completed as a “turnkey project” - providing you with the essential needs of the life’s routine as well as the comfort and ease of home.

Based on this premise, all custom Puainako homes come with color-themed flooring, decor, appliances and furniture pieces that will allow you to sit down and relax, and enjoy your first stay at your own island getaway.

While all homes will be submitted to their owners with the following standard set-up, the Puainako Heights Custom Design studio in Hilo will feature a showroom including samples of all the upgrade options for flooring, countertop surfaces and more.



FURNISHINGS AND FINISHINGS

Kitchen:

GE Appliances®
*Refrigerator, Dishwasher, Microwave Oven,
Built-in Gas Stove and Conventional Oven*
Laminate Floors
Installed Cabinets*
Granite Surfaces

Laundry Room:

GE® High-Efficiency® Deep-Fill Washer
GE® High-Efficiency® Deep-Fill Dryer
Sheet Vinyl Floors
Built-in Shelves

Living Room and Dining Area:

Sofa and Two-Chair Comfort Set
Coffee Table
Credenza
Laminate Flooring
Six-Chair Dining Table Set
Laminate Floors
Window Blinds

Master Bedroom:

Queen-Size Bed
Two Night-Stands
Two Night Lamps
Credenza
Carpet Floors
Dresser Cabinets*
Walk-in Closet with Installed Shelves

Second Bedroom:

Full-Size Bed
One Night-Stand
One Night Lamp
Carpet Floors
Dresser Cabinets*
Walk-in Closet (per plan)

Third Bedroom:

Full-Size Bed
One Night-Stand
One Night Lamp
Carpet Floors
Dresser Cabinets*

Master Bathroom:

Tile Flooring
Mirrors

Secondary Bathrooms:

Vinyl Sheet Flooring
Mirror

Miscellaneous Decoration Items:

Five Pieces of Wall Art
Two Area Rugs
Decorative Pillows
Decorative Accessories

**Thermo-foil raised-panel cabinetry in the kitchen and bedrooms include finished interiors, concealed hinges and decorative crown moulding. All cabinetry surfaces inside the house have matching colors, based on the laminate - granite - cabinet combination of choice.*



Kitchen Details

The floors, cabinet finishes, counter-tops and gourmet kitchen island are color coordinated based on one of the showroom combinations provided by the Pacific Marble Group®.

- **GE® Stainless Steel Appliances Set**
 - GE Energy Star Side-By-Side Refrigerator
 - GE 30" Free-Standing Gas Range
 - GE 1.6 cu. ft. Over-the-Range Microwave Oven
 - GE 24" Front Control Dishwasher with Bottle Jets
- Stainless-Steel Single-Basin Sink
- InSinkErator® Garbage Disposal
- Slab-Granite Counter Tops by Pacific Marble Group®
- Laminate Panel Cabinetry by Pacific Marble Group®
- Pull-out receptacle with recycle bins
- Large drawers under cook-top for pots & pans
- Laminate Floors (to match rest of home)
- Walk-in pantry (per plan)



SOFT CLIMATES



URBAN CONTRAST



KOA MATURITY



MONOCHROME PANDA



NATURAL LIGHTNESS



SIMPLE ELEGANCE



*Puainako Heights Custom Homes Kitchen Collection
by GE Appliances and Pacific Marble & Granite, Ltd.*



All artist's renderings and architectural drawings are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of final details of the residences. Units shown are examples of unit types and may not depict actual units. Stated dimensions and square footage are approximate and should not be used as a representation of the home's precise or actual size. All dimensions may vary with actual construction, and all floor plans and development plans are subject to change. All depictions of finishes, furniture, furnishings, appliances, counters, soffits, floor coverings and other matters of detail, are conceptual only and are not necessarily included in each unit, or if included, included as depicted. The visual rendition and physical execution of each Puainako house style will take their final forms based on the preferences of the home-owner combined with the technical feasibility of the applications.





 info@puainako.com

 +1 (808) 672-2948

 puainako.com