



---

# KOKO VILLAS

---

## Contracts and Reservation Agreements

Began on December 13, 2003

---

**Inventory of Homes ~ 70-Homes** □

**Phase 1 - Twenty-One (21) homes, Lots 6 - 26** □

**Phase 1A - Fourteen (14) homes, Lots 27 - 40** □

**Phase II - Sixteen (16) homes, Lots 41 - 44 & Lots 59 - 70** □

**Phase III- Seventeen (17) homes, Lots 45-58 & Lots 1-3** □

**Model Homes** □

**Lot 4-Villa Four and Lot 5-Villa Two**



Natural Beauty.  
Quality Design.

A new Hawaii Kai community of single-family homes  
in an elegant setting nestled against Koko Crater.  
Most of the homes are single-story.

- 70 Gracious Fee Simple Residences  
Five Plans to choose from:

- Villa One** 3 Bedroom, 2-1/2 Baths, 1,946 sq ft of Living Area  
(Option: convert Bedroom 2 to a Den)
- Villa Two** 3 Bedroom with Den, 3 Baths, 2,176 sq ft of Living Area  
(Option: convert Den to a 4<sup>th</sup> Bedroom)
- Villa Three** 3 Bedroom with Family Room, 2-1/2 Baths, 2,384 sq ft of Living Area
- Villa Four** 3 Bedroom with Den & Family Room, 3-1/2 Baths, 2,552 sq ft of Living Area  
(Option: convert Den to a 4<sup>th</sup> Bedroom)
- Villa Five** 4 Bedroom with Den & Family Room, 3-1/2 Baths, 3,150 sq ft of Living Area  
(Option: convert Den to a 5<sup>th</sup> Bedroom)

- Design features that are standard in these homes are considered options at other new projects.  
A few examples of these standard features are:

- √ *Stucco exteriors*
- Ö *Concrete roof tiles*
- Ö *10 ft. high ceilings in all living areas and bedrooms on ground floor*
- Ö *Tile floors at entry and kitchen*
- Ö *Granite counter top in kitchen*
- Ö *Travertine marble tile floors in master bath and powder room*
- Ö *Travertine marble counter tops in all bathrooms*
- Ö *Ceramic tile floors in second baths*

- Average lot size is 7,100 sq. ft.
- Planned Community with a Homeowners Association and Covenants, Conditions & Restrictions

 *for the most current resales ~ [www.MoreHawaii.com/KokoVillas.htm](http://www.MoreHawaii.com/KokoVillas.htm)*



**James S. More. Realtor**  
Certified Residential Specialist  
Prudential Locations LLC

**Direct Line: (808) 732-5069**  
**Private Fax: (808) 732-8500**  
**Email: [Jim@MoreHawaii.com](mailto:Jim@MoreHawaii.com)**  
**Web site: [WWW.MoreHawaii.com](http://WWW.MoreHawaii.com)**

Courtesy to brokers if client is accompanied on first visit



### **Developer**

Philip Y. Ho, President, directs and manages Koko Villas, LLC. Philip's extensive design experience and background as an architect is evident in the unique floor plans and quality design features offered only at Koko Villas. The influence of Philip's experience in development of commercial and residential projects in major cities such as San Francisco, Houston, Washington DC, Tokyo, Los Angeles, and Honolulu -- are showcased in this well-thought out planned community.

### **Architect**

KTGY Group, Inc., architect of Koko Villas, is headquartered in Irvine, California, and provides planning and architectural design services for residential communities throughout the western United States. Since 1991, KTGY has provided design services for various product types including thirty-six single family detached communities, ranging in sales price up to \$1,000,000 for a new community in Newport Coast, CA. KTGY's designs have won numerous awards including the coveted Grand Award at the Gold Nugget Awards ceremonies.

### **Builder**

Since 1937, Robert M. Kaya Builders, Inc., is the builder of a number of government, commercial, and residential construction projects in Hawaii. Year-to-date for residential projects only, Kaya Builders has completed and has work in progress at The Peninsula, Hawaii Kai, and recently completed a luxury residence at approximately \$2,500,000 construction cost. Robert M. Kaya Builders, Inc. has been selected as the builder of Koko Villas.

---

## **Quick Facts:**

- **May I submit more than one Reservation Agreement?**  
Only one (1) Reservation Agreement per interested party
- **What are the upcoming estimated deposit amounts?**
  - A) \$5,000 with Reservation Agreement (held uncashed)
  - B) \$5,000 with Sales Agreement
  - C) \$40,000 upon issuance of written credit approval letter or cash evidence
  - D) Options (if any) paid in full 30 days prior to start of construction
  - E) Balance at closing
- **When will these checks be cashed?**  
Initial deposit of \$5,000 with Reservation Agreement is held uncashed until the offering of a Sales Agreement. With the Sales Agreement all deposits will be cashed.
- **Will my Reservation Agreement deposit be returned, if I am not offered a Sales Agreement for the home that I want?** Yes, your check is held uncashed and will be returned to you.
- **When might I be offered a Sales Agreement to select the home I want?**  
Sales agreements may be offered upon receipt of Final Subdivision approval. Approval has been approved December 6, 2003. Initial offering of 35-homes began on December 13, 2003
- **Will sale of home contingencies be allowed?**  
Yes, discuss your options with your lender and your realtor.
- **When will the first homes be ready for occupancy?**  
Estimated completion of the first homes is end of the September, 2004.