

**U.S. Bank Trust, N.A. as Trustee**  
**v.**  
**Mack E. Downing, et al.**  
**Civ. No. 15-1-0637 (3)**

**FACT SHEET**

**I. PROPERTY DESCRIPTION**

- A. Address: 15 Kulanihakoi Road, 5D,  
Kihei, HI 96753
- B. Tax Map Key: (2) 3-9-044-042-0036
- C. Description of Property: Condo unit built in 1989 with 932 sq. ft. of living area; 3  
Br/2 Ba.
- D. Leasehold/Fee: Fee simple
- E. Age of building: Condo unit built in 1989
- F. Parking: 2 uncovered parking stalls.
- G. Amenities: Unknown
- H. Restrictions: Unknown
- I. Homeowners Association: AOA of Haleakala Gardens
- J. Schools (driving distance  
from subject unit): Kihei Elementary School – 1.4 miles  
Lokelani Intermediate School – 1.7 miles  
Maui High School – 9.9 miles
- K. Management Company: Commercial Properties of Maui Management, Inc.

**II. FINANCIAL INFORMATION**

- A. Outstanding Liens, Penalties, Costs, and Fees pursuant to the Findings of Fact,  
Conclusions of Law, and Order filed on July 7, 2017

U.S. Bank Trust, N.A. as Trustee - \$271,884.35 as of March 10, 2017,  
plus interest from and including March 10, 2017 at the rate of \$25.98 per  
day, plus late charges, costs, expenses, advances, attorney's fees, and other  
amounts as may be properly chargeable until the closing of the sale.

- B. Real Property Taxes: 1) 2017-2 taxes \$915.77

(due 2/20/18)

- C. Maintenance fees: unknown
- D. Assessed Value: Per County of Maui Real Property Tax Website
- 2017: Land \$80,300  
Building \$209,500  
Total \$289,800

III. SALES INFORMATION

Open Houses: Sunday, August 27, 2017, from 9:00 a.m. – 12:00 noon  
Saturday, September 2, 2017, from 12:00 noon – 3:00 p.m.

Auction: Friday, September 15, 2017, at 12:00 noon  
Hoapili Hale, First Floor Lobby  
2145 Main Street  
Wailuku, Maui, Hawai'i 96793

IV. COMMISSIONER

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***ALL INFORMATION IN THIS FACT SHEET SHOULD BE INDEPENDENTLY VERIFIED BY THE BIDDER WHO IS RESPONSIBLE TO DO BIDDER'S OWN DUE DILIGENCE BEFORE BIDDING.***