

**Citibank, N.A. as Trustee**  
**v.**  
**Patrick Kalanikau, et al.**  
**Civil No. 14-1-0405 (1)**

**FACT SHEET**

**I. PROPERTY DESCRIPTION**

- A. Address: 442 Kenolio Road  
Kihei, HI 96753
- B. Tax Map Key: (2) 3-9-041-032
- C. Description of Property: Single family home built in 1996 with 1720 sq. ft. of living area; 5 Br/3 Ba.
- D. Leasehold/Fee: Fee simple
- E. Age of building: Single family home built in 1996.
- F. Parking: Unknown
- G. Amenities: Unknown
- H. Restrictions: Unknown
- I. Homeowners Association: Unknown
- J. Schools (driving distance from subject unit): Kihei Elementary School – 2.0 miles  
Lokelani Intermediate School – 2.3 miles  
Maui High School – 9.0 miles

**II. FINANCIAL INFORMATION**

- A. Outstanding Liens, Penalties, Costs, and Fees pursuant to the Findings of Fact; Conclusions of Law; Order filed on December 20, 2017

Citibank, N.A. as Trustee - \$712,753.78 as of July 1, 2016, plus interest from and including July 1, 2016 at the rate of \$82.30 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 \$721.72  
(due 2/20/18)

- C. Maintenance fees: unknown
- D. Assessed Value: Per County of Maui Real Property Tax Website
- 2017: Land \$432,600  
Building \$272,100  
Total \$704,700

III. SALES INFORMATION

Open Houses: Friday, April 13, 2018, from 9:00 a.m. – 12:00 noon  
Thursday, April 26, 2018, from 12:00 noon – 3:00 p.m.

Auction: Friday, April 27, 2018, 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.***