

**Deutsche Bank National Trust Company as Trustee**

v.

**Pacada, et al.**

**Civ. No. 14-1-0218 (2)**

**FACT SHEET**

I. PROPERTY DESCRIPTION

- A. Address: 480 Kenolio Rd. #16-104,  
Kihei, HI 96753
- B. Tax Map Key: (2) 3-9-001-099-0044
- C. Description of Property: 2 Bedroom, 2 bath condo at the Southpointe at Waiakoa condominium complex. Condo unit built in 1992 with 750 sq. ft. of living area.
- D. Leasehold/Fee: Fee simple
- E. Age of building: Condo unit built in 1992.
- F. Parking: 2 stalls, tandem. Not covered.
- G. Amenities: Unknown
- H. Restrictions: Unknown
- I. Homeowners Association: AOA of Southpointe at Waiakoa
- J. Schools (driving distance from subject unit): Kihei Elementary School – 1.8 miles  
Lokelani Intermediate School – 2.1 miles  
Maui High School – 9.4 miles
- K. Managing Agent: Hawaiiana Management Company, Ltd.

II. FINANCIAL INFORMATION

A. Outstanding Liens, Penalties, Costs, and Fees

Deutsche Bank National Trust Company as Trustee - \$216,327.58 as of July 25, 2016, plus interest from and including July 25, 2016 at the rate of \$24.23 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.

Mortgage Electronic Registration Systems, Inc. solely as nominee for  
Countrywide Home Loans, Inc. - \$64,300.00 as of April 27, 2013.

|    |                             |  |          |
|----|-----------------------------|--|----------|
| B. | <u>Real Property Taxes:</u> | 1) 2017-1 taxes<br>(due 8/21/2017)                     | \$863.00 |
|    |                             | 2) 2017-2 taxes<br>(due 2/20/18)                       | \$863.00 |
| C. | <u>Maintenance fees:</u>    | approx. \$378.58 monthly                               |          |
| D. | <u>Assessed Value:</u>      | Per County of Maui Real Property Tax Website           |          |
|    | 2017:                       | Land \$35,000<br>Building \$238,100<br>Total \$273,100 |          |

### III. SALES INFORMATION

Open Houses: Saturday, July 29, 2017, from 12:00 noon – 3:00 p.m.  
Sunday, August 6, 2017, from 9:00 a.m. – 12:00 noon

Auction: Wednesday, August 16, 2017, at 12:00 noon  
Hoapili Hale, First Floor Lobby  
2145 Main Street  
Wailuku, Maui, Hawai'i 96793

### IV. COMMISSIONER

Lauren M. Akitake, Esq.  
P.O. Box 3213  
Wailuku, HI 96793  
Tel. 808-280-1301  
lauren@akitakelaw.com

**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.**