

MONTHLY MORTGAGE FIGURES

30-Year Term (Fixed)

Interest Rate	6.875%
Loan Points	1.5
Mortgage Insurance	\$143.48
Hazard Insurance	\$50.00
Total Mortgage Monthly Pymt	\$1,359.53

NOTE: Interest rates will be adjusted to current market rates at the time of the transaction.

(Minimum Income Calculations)

- Required gross minimum monthly household income = \$4,500.00
- \$4,500 per month X 12 months = \$54,000 (gross) per year. If 2 people are working they could each make \$27,000 per year.
- \$4,500 (gross) per month ÷ by 160 hours worked per month = \$28.13 per hour. If two people are working in the household they could each make \$14.06 per hour. Three people working could qualify if they each made \$9.37 per hour.

40-Year Term (Fixed)

Interest Rate	6.875%
Loan Points	1.5
Mortgage Insurance	\$143.48
Hazard Insurance	\$50.00
Total Mortgage Monthly Pymt	\$1,280.44

NOTE: Interest rates will be adjusted to current market rates at the time of the transaction.

(Minimum Income Calculations)

- Required gross minimum monthly household income = \$4,000.00
- \$4,000 (gross) per month x by 12 months = \$48,000 (gross) per year. If 2 people are working they could each make \$24,000 per year.
- \$4,000 (gross) per month ÷ by 160 hours worked per month = \$25.00 per hour. If two people are working in the household they could each make \$12.50 per hour. Three people working could qualify if they each made \$8.33 per hour.

HCLT QUALIFICATIONS:

- No net worth over \$10,000 (excluding vehicles and retirement accounts)

NOTE: Many people participate in 401 K retirement plans and HCLT does not want to penalize or disqualify these potential buyers.

Must have worked at a verifiable job for at least 2 years or at least 2 years in the same occupation or industry.

- Must be a US Citizen and a resident of Hawaii
- Must qualify for either 30/40 year mortgage monthly income requirements
- Must provide past 2 consecutive years of State and Federal Income Tax papers.
- Must have minimum credit score of 620.
- Must attend 5 HCLT Classes.

**Return On
Investment**
“Impact Drives Income”

One Stop Shop

- Helping thousands of people in need a month with Food, Clothing, Shelter, Life Skills, Job & Vocational Training & Mentoring & Perpetual Affordable Housing
- Hawaii is 40,000 affordable low-income homes short
- Hawaii is 17,000 low-affordable rentals short

HOUSING

(housing has tripled in the last 30 years)

- 2007 - \$643,400 (Present)
difference \$336,500
- 1997 - \$307,000 (10 years before)
difference \$116,800
- 1987 - \$190,200 (10 years before)

RENT

(every 10 years the rent has gone up \$500.)

- 2007 - \$2,000 (roughly a month for a single family home) Difference \$500.
- 1995 - \$1,500 (10 years before)
Difference \$500.
- 1985 - \$1,000 (10 years before)

HAWAII COMMUNITY LAND TRUST (HCLT)



VISION 2008



**“Giving People Something
They Can Value”**

(808)341-2417

Funding the VISION

Our MISSION

The mission of HCLT is to partnership with the community to develop and manage low to moderate permanent affordable homes and rentals for individuals and families.

Our PURPOSE!

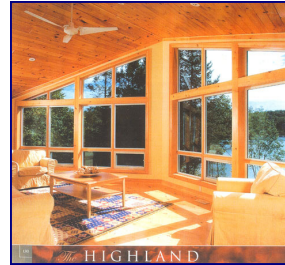
The purpose of HCLT is to:

1. Provide option for low to moderate income individuals and families to secure permanent affordable housing and rentals.
2. To maintain the quality of life and land for future affordable low to moderate homes and rentals.
3. To develop communities with the “Spirit of Aloha” and community “Pride” and community partnerships to help prevent homelessness and implement development, rehabilitation, and restoration to spirit, soul and body.

DONATIONS - We accept the following methods of donations: PayPal, Electronic transfer from any bank, check, credit card, hand carried to HNB or mailed to P.O. Box 2041, Ewa Beach, HI 96706

HCLT Company Profile

- A non-Profit 501 (c) 3 organization who's goal is to provide permanent, affordable home ownership and affordable rentals for low to moderate income individuals and families.
- Develop, implement, organize, maintain housing and rentals permanently for future low to moderate income homeowners and renters.
- HCLT retains the title to the portion of property to continually manage affordable homes and quality of life.
- If homeowner sells the property, all their equity, value of major improvements plus share of appreciation is awarded.
- All rates are fixed.



What will HCLT look like and how much will it cost?

Land - \$10 Million

- 204 acres in *Kunia*
 - 2 acres for farmers homes (20 homes - \$170,000 x 20 = 3.4 million)
 - 75 acres for the Dream Center
 - 75 acres for farming
 - 52 acres for affordable homes (520 affordable homes in perpetuity)

Homes - \$2 million Revolving Fund

- 520 Affordable Homes in Perpetuity

Life Changing Operation and Programs

- \$200,000 (self sustainable from residents fee's after all homes are completed)
 - 1 General Manager
 - 1 Administrative Assistant
 - Volunteers
 - Training Program from HDSC (security, maintenance, landscaping)

Opportunities - What Can You Do To Help?

Tax Deductible Philanthropic Investment in Hawaii's Affordable Housing

- **Pono Billionaires Society**
(Rightness and Balance in the Land - Donation of 1 million plus)
- **'Ike Ioa Millionaires Society**
(To Know God's Will - Donation of 1 million and below)
- **'Ohana Corporation Round Table**
(Building Communities as Families - Donation of \$10,000 annually)
- **Ho'okipa Legacy Society**
(The hospitality of complete giving - minimum donation of \$100,000 to the future of Hawaii)
- **Ho 'ohanohano President's Circle**
(Honor the Dignity of Others - donation of \$10,000 plus)
- **Alaka'i Leadership Society**
(Leadership - donation of \$1,000 to \$2,000 annually)
- **Mālama Partner**
(To be a servant - help with volunteer service of job skills or services - people with a heart to serve.)
- **Lōkahi Partner**
(Bringing harmony and unity to community service - help with community projects)
- **Ha'aha'a Partner**
(Humility—help with in the back projects)
- **Hawaii Pacific Christian Community Foundation Program** - (web-site under construction) (Giving from the Heart - any charitable assets and resources)

HAWAII COMMUNITY LAND TRUST (HCLT)

Website: Under Construction

Mailing Address: P.O. Box 2041,
Ewa Beach, HI 96706

Email Address:

hawaiidreamservicecenter@yahoo.com

HCLT Bank: Hawaii National Bank (HNB)

Bank Website: www.hawaiinational.com

HNB Phone: (808)831-3411