

Aina Lani Pacific LLC

An Affordable/Workforce Housing Development Company

Current Projects

Kaiaulu at Kaanapali	33 single family residences/fee simple – West Maui
Pailolo Place	42 unit condo style/fee simple – West Maui
Kaiahome	28 single family residences/fee simple – South Maui

Kaiaulu at Kaanapali Layout



KAIAULU at KAANAPALI

Pailolo Place



Kaiahome

28 single family homes/ fee simple
3 year timeframe

	3 Bedroom			
4	\$408,400.00	\$1,633,600.00	Below Mod	80%
7	\$490,100.00	\$3,430,700.00	Moderate	100%
3	\$571,800.00	\$1,715,400.00	Above Mod	120%
	4 bedroom			
4	\$469,660.00	\$1,878,640.00	Below Mod	80%
7	\$563,695.00	\$3,945,865.00	Moderate	100%
3	\$657,570.00	\$1,972,710.00	Above Mod	120%
	Total Sales Rev	\$14,576,915.00		
	Commissions	\$437,307.45		
	Total Net Revenues	\$14,139,607.55		
	Land Purchase	\$2,000,000.00	16%	\$71,428.57
	Soft Cost	\$485,000.00	4%	\$17,321.43
	Civil	\$2,700,000.00	22%	\$96,428.57
	Vertical	\$6,514,000.00	52%	\$232,642.86
	Carrying Cost	\$750,000.00	6%	\$26,785.71
	Total	\$12,449,000.00		
				\$444,607.14 Cost per home/lot
	Gross Profit	\$1,690,607.55		

Challenges faced as developers of Affordable/Workforce Housing

- Land Cost
- Infrastructure connectivity
- Raising cost of building materials
- Raising cost of civil/horizontal construction
- Permitting delays cost time which lead to increase in overall cost
- 100% Affordable/Workforce Housing projects are subject to working within a specific budget
- Not in my backyard