



State of Hawaii Distressed Sales Report

Short Sales | REO

November 2013



This report provides you with a Short Sales Analysis and REO Sales Analysis for properties in the state of Hawaii. The Distressed Sales Report includes properties that recorded via Short Sale process with the specific lender information, and properties that the Banks sold (REO Sales) during the month of November.

Short Sales



Lender	Closed Sale Price	Prior Mtg Amt Prior Mtg Date	2nd Mtg Amt	Subdivision Address	Land Use
<i>Hawaii County</i>					
ABN AMRO MTG GRP INC	\$200,000.00	\$181,600.00 4/20/2007	\$22,700.00	16-592 OHE ST KEAAU, HI 96749-8132	SFR
BANK OF AMERICA	\$0.00	\$913,000.00 12/20/2007	\$0.00	KONA/SEA 75-6106 ALII DR 302 KAILUA KONA, HI 96740-2312	CONDOMINIUM
BANK OF AMERICA	\$0.00	\$343,660.00 2/17/2010	\$0.00	HALE O LANI UN 02 1810 HALE O KEA ST HILO, HI 96720-5947	SFR
COUNTRYWIDE HM LNS INC	\$389,000.00	\$469,450.00 11/7/2005	\$0.00	PORTION/NA HALE O KEAUHOU 78-6833 ALII DR K KAILUA KONA, HI 96740-4475	CONDOMINIUM
COUNTRYWIDE HM LNS INC	\$0.00	\$162,000.00 10/23/2006	\$0.00	PORTION/KONA MAKAI 75-6026 ALII DR 4 KAILUA KONA, HI 96740-4319	CONDOMINIUM
FIRST MAGNUS FIN'L CORP	\$0.00	\$273,600.00 8/26/2005	\$0.00	KONA EASTWIND 77-305 KALANI WAY 4 KAILUA KONA, HI 96740-8940	CONDOMINIUM
GRAND BK NA	\$309,000.00	\$370,227.00 10/13/2011	\$0.00	GRANT 5484 26 IIWIOLENA RD HILO, HI 96720-1753	SFR
HAWAII CMNTY FCU	\$339,000.00	\$352,000.00 12/4/2007	\$0.00	SUNSET RDG/WAIKOLOA INCREMENT 68-1696 AKAULA ST WAIKOLOA, HI 96738-5521	SFR
HOMECOMINGS FIN'L LLC	\$0.00	\$239,200.00 10/11/2007	\$0.00	HAWAIIAN SHORES 15-2806 MALOLO ST PAHOA, HI 96778	SFR
HOMECOMINGS FIN'L NETWORK INC	\$78,000.00	\$200,000.00 7/7/2006	\$0.00	HAWAIIAN SHORES 15-915 PUNAWAI ST PAHOA, HI 96778-9665	SFR
MORTGAGEIT INC	\$0.00	\$340,500.00 6/27/2007	\$0.00	KAAO HOMESTEADS 45-551 LOKE ST HONOKAA, HI 96727	SFR
NEW CENTURY MTG CORP	\$0.00	\$348,500.00 8/15/2006	\$0.00	15-1604 9TH AVE KEAAU, HI 96749	SFR
QUICKEN LNS	\$0.00	\$265,600.00 4/21/2007	\$0.00	WAIAKEA HOUSE LTS 03 SERIES 195 IWALANI ST HILO, HI 96720-5467	SFR
SILICON VLY BK	\$0.00	\$16,560,000.00 5/26/2006	\$0.00	49 BLACK SAND BEACH 68-1058 HONOKAOPE WAY , HI	SFR

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WELLS FARGO HM MTG/HI LLC	\$0.00	\$222,750.00 5/2/2007	\$74,250.00	HAWAIIAN OCEAN VIEW ESTATES 92-8951 PARADISE PKWY CAPTAIN COOK, HI 96704	SFR
Honolulu County					
AMERICAN SVGS BK FSB	\$0.00	\$660,000.00 3/26/2004	\$0.00	LEHUA NANI 950 LEHUA AVE 701 PEARL CITY, HI 96782-3337	CONDOMINIUM
BAIBACH TRIO LLC *OTHER INSTITUTIONAL LENDERS	\$0.00	\$800,000.00 5/24/2013	\$0.00	MAILI BEACH PLACE MAP 4530 87-176 MAIPALAOA RD U50 WAIANAE, HI 96792-3297	CONDOMINIUM
CITIBANK NA	\$0.00	\$332,955.00 1/26/2012	\$0.00	WAIU GARDEN VILLA MAP 749 750 98-1392 KOAHEAHE PL 16-151 PEARL CITY, HI 96782-3073	CONDOMINIUM
COLORADO FSB	\$0.00	\$175,000.00 3/29/2007	\$0.00	84-550 FARRINGTON HWY WAIANAE, HI 96792-1944	SFR
COUNTRYWIDE BK FSB	\$0.00	\$392,153.00 1/26/2009	\$0.00	PORTINO/HOLOMOANA/SEA CNTRY PR 87-1962 PAKEKE ST E WAIANAE, HI 96792-3494	CONDOMINIUM
COUNTRYWIDE HM LNS INC	\$720,000.00	\$693,592.00 7/7/2006	\$86,699.00	KE'ALOHI KAI 1270 91-1019 KAIMOANA ST EWA BEACH, HI 96706-6072	SFR
FIRST HAWAIIAN BK	\$0.00	\$776,000.00 8/14/2009	\$0.00	WAIALAE-NUI VLY UN 04 5280 KILAUEA AVE HONOLULU, HI 96816-5615	SFR
FIRST HAWAIIAN BK	\$0.00	\$334,750.00 5/21/2013	\$0.00	FAIRWAY VILLA CONDO MAP 216 2345 ALA WAI BLVD 2317 HONOLULU, HI 96815-2907	CONDOMINIUM
FIRST MAGNUS FIN'L CORP	\$115,000.00	\$144,000.00 9/8/2006	\$0.00	PORTION/MAKAHA VLY PLANTATION 84-754 ALA MAHIKU ST 934A WAIANAE, HI 96792-1709	CONDOMINIUM
FIRST MAGNUS FIN'L CORP	\$0.00	\$320,000.00 5/1/2006	\$60,000.00	MAILI KAI UN 01 87-102 KULALA PL WAIANAE, HI 96792-3364	SFR
FREMONT INVS & LN	\$0.00	\$303,200.00 6/24/2005	\$75,800.00	PORTION/KE AINA KAI TWNHMS INC 91-1021 KAILEOLEA DR H2 EWA BEACH, HI 96706-6038	CONDOMINIUM
HAWAIIUSA FCU	\$460,000.00	\$500,000.00 9/6/2006	\$0.00	95-284 WAIMAKUA DR MILILANI, HI 96789-3245	SFR
HOME123 CORP	\$24,000.00	\$310,500.00 11/22/2006	\$0.00	PORTION/MAKAKILO MALA 92-908 PALAILAI ST 63 KAPOLEI, HI 96707-1255	CONDOMINIUM
LEHMAN BROTHERS BK FSB	\$213,000.00	\$197,200.00 1/24/2006	\$49,300.00	PORTION/PALEHUA VILLAS 92-1148 PANANA ST 137 KAPOLEI, HI 96707-1464	CONDOMINIUM
MORTGAGEIT INC	\$600,000.00	\$625,500.00 11/16/2007	\$0.00	MAYOR JOHN H WILSON 2109 JENNIE ST HONOLULU, HI 96819-3605	SFR

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NEW CENTURY MTG CORP	\$221,933.00	\$252,000.00 10/21/2005	\$0.00	WAILUNA 98-1807C KAAHUMANU 77C AIEA, HI 96701-1826	CONDOMINIUM
OPTION ONE MTG CORP	\$0.00	\$394,200.00 4/12/2007	\$0.00	ILIKAI APT BLDG 1777 ALA MOANA BLVD 1923 HONOLULU, HI 96815-1612	CONDOMINIUM
PHH MTG	\$0.00	\$217,200.00 9/14/2011	\$0.00	CATHEDRAL POINT-MELEMANU WOODL 95-45 WAIKALANI DR G203 MILILANI, HI 96789-3343	CONDOMINIUM
SECURITY NAT'L MTG CO	\$280,000.00	\$301,000.00 11/15/2007	\$0.00	OLIVE AVE ESTATES 246 OLIVE AVE C WAHIAWA, HI 96786-1764	CONDOMINIUM
WELLS FARGO HM MTG/HI LLC	\$0.00	\$90,000.00 10/20/2008	\$0.00	PORTION/VLG MALUHIA 1535 PENSACOLA ST 31 HONOLULU, HI 96822-3860	CONDOMINIUM

Kauai County

COUNTRYWIDE BK FSB	\$0.00	\$548,000.00 6/6/2007	\$68,500.00	KAHA LANI 4460 NEHE RD 309 LIHUE, HI 96766-9154	CONDOMINIUM
FIRST HAWAIIAN BK	\$0.00	\$200,000.00 11/4/2003	\$0.00	KALAHEO HOMESTEADS 02 SERIES 3811 PAPALINA RD A KALAHEO, HI 96741-9515	SFR
WESTERN THRIFT & LN	\$227,000.00	\$316,000.00 2/8/2005	\$0.00	WAILUA HOUSE LTS 04 SERIES 384 PUA RD KAPAA, HI 96746-1268	SFR

Maui County

AMERICA'S SERVICING CO	\$0.00	\$580,951.00 6/13/2009	\$0.00	JAPO YOKOYAMA 742 ONIPAA PL MAKAWAO, HI 96768-9040	SFR
BNC MTG INC	\$320,000.00	\$392,000.00 2/8/2006	\$98,000.00	VILLAS/KENOLIO 60 HALILI LN 6K KIHEI, HI 96753-6081	CONDOMINIUM
COUNTRYWIDE BK FSB	\$2,095,000.00	\$2,480,000.00 6/14/2007	\$0.00	KE ALII I 381 WEKIU PL LAHAINA, HI 96761-2916	SFR
COUNTRYWIDE HM LNS INC	\$0.00	\$444,500.00 4/21/2006	\$0.00	WAIOLANI 67 ILI KUPONO ST WAILUKU, HI 96793-9315	SFR
HOME123 CORP	\$0.00	\$544,000.00 3/17/2006	\$136,000.00	KAHULUI TOWN DEV 01 I 336 KAHIKI ST KAHULUI, HI 96732-2849	SFR
IMPAC LENDING GRP	\$350,000.00	\$402,500.00 6/15/2005	\$0.00	NAPILIHU PUD 5155 KIPULU PL C LAHAINA, HI 96761-9114	SFR
NEW CENTURY MTG CORP	\$0.00	\$297,000.00 2/1/2006	\$0.00	PORTION/SOUTHPOINTE/WAIKOKA PH 480 KENOLIO RD 14-104 KIHEI, HI 96753-7539	CONDOMINIUM
SAPPHIRE MTG	\$0.00	\$650,000.00 8/4/2005	\$137,000.00	PARTITION/HUI LAND/MAILEPAI AL 5000 LOWER HONOAPIILANI RD B LAHAINA, HI 96761-9109	SFR

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WELLS FARGO BK NA	\$0.00	\$201,500.00 7/16/2012	\$0.00	HONO KAI CONDO MAO 197 280 HAUOLI ST A12 WAILUKU, HI 96793-5921	CONDOMINIUM
WELLS FARGO HM MTG/HI LLC	\$0.00	\$540,000.00 2/6/2009	\$0.00	KULALOHA UN 01 17 WAOKELE PL KULA, HI 96790-8756	SFR

REO Sales



Seller	Beneficiary	Buyer	Closed Sale Price Rec Date	Subdivision Address	Land Use
<i>Hawaii County</i>					
BANK OF AMERICA		JAMES WADE	\$468,000.00 11/4/2013	KONA COASTVIEW UN V FILE PLAN 73-1037 AHIKAWA ST KAILUA KONA, HI 96740-9446	SFR
BANK OF AMERICA		LEO K SETO	\$200,200.00 11/1/2013	ONEONE VIEW CONDO MAP 2132 73-1098 AHIKAWA ST 1 KAILUA KONA, HI 96740-9413	CONDOMINIUM
BANK OF AMERICA		JAMES WADE	\$0.00 11/29/2013	KONA COASTVIEW UN V FILE PLAN 73-1037 AHIKAWA ST KAILUA KONA, HI 96740-9446	SFR
BANK OF NEW YORK 2006-19CB		RANDALL OSGOOD	\$0.00 11/15/2013	KONA MANSIONS V CONDO MAP 266 75-5873 WALUA RD 316 KAILUA KONA, HI 96740-1309	CONDOMINIUM
BANK OF NEW YORK 2006-23CB		BLUE MOUNTAIN HOMES LLC	\$0.00 11/15/2013	KONA MANSIONS V CONDO MAP 266 75-5873 WALUA RD 120 KAILUA KONA, HI 96740-1306	CONDOMINIUM
FIRST HAWAIIAN BK	PROSPECT MTG LLC	MITCHELL PRUITT	\$430,000.00 11/13/2013	SUNSET RDG/WAIKOLOA PH III UN 68-1702 HULU ST WAIKOLOA, HI 96738	SFR
RMAC TRUST SERIES 2010-7T	CENTRAL PACIFIC BK	LYNETTE TAMPLIN	\$0.00 11/25/2013	KAPOHO BCH LOTS EXT I FILE PLA 14-4743 MALULANI CIR PAHOA, HI 96778	SFR
WELLS FARGO BK 2007- AR2		SUSAN GATEWOOD	\$0.00 11/22/2013	MALUHIA KAI FILE PLAN 820 77-301 NOELANI WAY 23 KAILUA KONA, HI 96740-8977	CONDOMINIUM
<i>Honolulu County</i>					
ALOHA ASSET SERVICING LLC	BANK OF HI	KRISLYN Y RIVERA	\$0.00 11/25/2013	98-1868 NAHELE ST AIEA, HI 96701-1616	SFR
BANK OF HI	AMERICAN SVGS BK FSB	WENDELL PERRY	\$0.00 11/14/2013	1672 & 1672 A CALIFORNIA AVE M 1672 CALIFORNIA AVE 1672 WAHIAWA, HI 96786-2550	CONDOMINIUM
CASTLE & COOKE HMS HI INC	CASTLE & COOKE MTG LLC	DWAYNE CRAMER	\$441,000.00 11/5/2013	NOHONA III/KAPOLEI PH I MAP 21 91-1207 KAMAAHA AVE 104 KAPOLEI, HI 96707-4936	CONDOMINIUM

Seller	Beneficiary	Buyer	Closed Sale Price Rec Date	Subdivision Address	Land Use
FEDERAL HM LN MTG CORP		GIA INVESTMENTS LLC	\$0.00 11/27/2013	WAIU GDNS KAI UN B MAP 284 98-1363 NOLA ST B PEARL CITY, HI 96782-3130	CONDOMINIUM
FEDERAL HM LN MTG CORP	VETERANS UNITED HM LNS	JESUS GONZALEZ	\$0.00 11/27/2013	OCEAN RDG/MAKAKILO MAP 1722 92-7159 ELELE ST 1103 KAPOLEI, HI 96707-3391	CONDOMINIUM
FEDERAL HM LN MTG CORP		WILLIAM CUSHNIE	\$0.00 11/22/2013	WAIANAE CMNTY DEVELOPMENT PROJ 85-209 ALA AKAU ST F WAIANAE, HI 96792-2312	SFR
FEDERAL NATL MTG ASSN FNMA	FREEDOM MTG CORP	RUBEN TAN	\$589,900.00 11/6/2013	45-466 HIIPOI ST KANEOHE, HI 96744-5901	SFR
FEDERAL NATL MTG ASSN FNMA		WILLIAM K LI	\$0.00 11/27/2013	HOKULANI APTS CONDO MAP 396 1120 HASSINGER ST 105 HONOLULU, HI 96822-3969	CONDOMINIUM
HAWAII HSNG FIN & DEV CORP	CASTLE & COOKE MTG LLC	CHI TSOU	\$445,000.00 11/13/2013	91-1072 WELOWELO ST KAPOLEI, HI 96707-2642	SFR
SECURED INCOME GRP INC	STEARNS LNDG INC	MOHAMED ALSADA	\$229,000.00 11/5/2013	A'ELOA TER CONDO MAP 1155 91-1097 NAMAHOE ST 4D KAPOLEI, HI 96707-2793	CONDOMINIUM
STONE FINANCING LLC	HONOLULU HOMELOANS INC	KIRK RODGERS	\$0.00 11/15/2013	PAVILION/WAIKIKI FILE PLAN 341 1925 KALAKAUA AVE 907 HONOLULU, HI 96815-1810	CONDOMINIUM
<i>Kauai County</i>					
TRUMAN ACM GOLDEN ST REO LLC	BANK OF HI	ROBERT CORD	\$549,000.00 11/7/2013	HANA ALOHA ESTS CONDO MAP 4155 6131 KOLO PUA ST 2 KAPAA, HI 96746-9424	CONDOMINIUM
<i>Maui County</i>					
BANK OF AMERICA		MATTHEW LANG	\$0.00 11/14/2013	NAKITA FILE PLAN 295 244 NAKILA PL WAILUKU, HI 96793-2025	SFR
BANK OF HI		SARAH BUMPUS	\$0.00 11/26/2013	NAPILIHAI VLGS I MAP 2506 4955 HANAWAI ST 2-204 LAHAINA, HI 96761-8816	CONDOMINIUM
BANK OF HI		MICHAEL ROCK	\$0.00 11/18/2013	LUANA KAI CONDO MAP 594 940 S KIHEI RD 306B KIHEI, HI 96753-9151	CONDOMINIUM

Seller	Beneficiary	Buyer	Closed Sale Price Rec Date	Subdivision Address	Land Use
FEDERAL NATL MTG ASSN FNMA		JASON BENZIGER	\$0.00 11/20/2013	MAALAEA YACHT MARINA MAP 559 30 HAUOLI ST 412 WAILUKU, HI 96793-9509	CONDOMINIUM
FEDERAL NATL MTG ASSN FNMA	CENTRAL PACIFIC BK	RUNELLE VENTURA	\$0.00 11/20/2013	IAO PARKSIDE PH II FILE PLAN 2 980 EHA ST 20-103 WAILUKU, HI 96793-1497	CONDOMINIUM
FIRST HAWAIIAN BK		JANICE OMURA	\$0.00 11/21/2013	990 KEKAULIKE AVE KULA, HI 96790-8910	RESIDENTIAL (NEC)
GMAC MTG LLC		HUD-HOUSING OF URBAN DEV	\$0.00 11/26/2013	KAIMANA/KEHALANI FILE PLAN 214 201 PONIU CIR WAILUKU, HI 96793-2908	SFR
HAWAII HSNG FIN & DEV CORP	FLAGSTAR BK FSB	ARLIZA BORJA- LOSANO	\$310,000.00 11/12/2013	WAIEHU PLANNED DEVELOPMENT INC 1051 ONAHA ST WAILUKU, HI 96793-2713	SFR
HAWAII HSNG FIN & DEV CORP	ACADEMY MTG CORP	HARVEY BUCANEG	\$270,000.00 11/7/2013	WAIEHU PLANNED DEVELOPMENT INC 1098 ONAHA ST WAILUKU, HI 96793-2710	SFR
HSBC BANK USA NA 2006-1		HOUSING & LAND ENT OF MAUI	\$0.00 11/27/2013	SILVA SUB 814 POKOLE PL MAKAWAO, HI 96768	SFR
TERRA TIBERON INVS	REAL EST MTG NETWORK	ALEX FERNANDES	\$332,500.00 11/8/2013	972 KAHEALANI ST HAIKU, HI 96708	SFR
WESTIN TECHNOLOGY CAPITAL LLC		GIANLUIGI NOVA	\$0.00 11/27/2013	RIDGE CONDO MAP 622 100 RIDGE RD 2221-2 LAHAINA, HI 96761-8711	CONDOMINIUM
WESTMINSTER REALTY INC	PACIFIC HM LNS	CHRISTOPHER MOORE	\$179,900.00 11/6/2013	IAO PARKSIDE PH I MAPS 996 40 KAPI LN 17-204 WAILUKU, HI 96793-2074	CONDOMINIUM