

FACT SHEET

Robertson Investments, LLC vs. TrueCare LLC, et al.
Civil No. 1CCV-24-0000939 (DEO)

I. PROPERTY DESCRIPTION

- A. Address: 53-594 Kamehameha Hwy., Hauula, Hawai'i 96717
B. TMK: (1) 5-3-009-058
C. Description of Property: This property is the former Oceanside Hawaii Assisted Living facility which was closed in 2021. It has 115 rooms plus support services, i.e., kitchen, conference, meeting rooms and offices. This property currently has no running water, no electricity and is in a state of disrepair.
D. Leasehold/Fee: Leasehold – ground lease – 57 years from December 27, 1995 to December 31, 2052, lease rent is \$12,000 / year. Lease has restrictions on its use.
E. Occupancy status: Vacant – Please DO NOT attempt to visit the property

II. DEFICIENCY INFORMATION

As of August 1, 2024: \$8,315,189.57 (unpaid principal amount - \$6,100,000.00), Interest, 10% per year (7/1/21 – 8/1/24) - \$1,880,833.33, plus late charges, attorney's fees and costs and such other amounts secured by the Note and Mortgage

III. REAL PROPERTY TAXES

2024 Total Property Assessed value: \$18,843,500.00

IV. SALES INFORMATION

Open House: No Open Houses
Auction: January 23, 2025 at 12:00 o'clock noon
First Circuit Court
777 Punchbowl Street
Honolulu, Hawai'i 96813

V. TERMS OF SALE

No upset price. Property sold in "**AS IS**" condition, without any express or implied warranties or representations of any kind, at public auction, subject to any real property taxes with 10% of highest bid payable in certified or cashier's check at close of auction, balance payable upon delivery of conveyance document. Potential bidders must be able to provide proof of ability to comply with 10% of bid requirement prior to participating in the public auction. Buyer shall pay all costs of closing including escrow, conveyance & recordation fees, conveyance taxes and is responsible for securing possession of the property upon recordation. The inability of the Buyer to secure title insurance and/or financing shall not be a condition of closing. **SALE SUBJECT TO COURT CONFIRMATION.**

VI. COMMISSIONER

WAYNE S. SAKAMOTO
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Note: Information contained herein is from public records and/or information given to Commissioner. Commissioner has no further information other than what is stated herein. Prospective purchasers must perform their own due diligence.