

KAPOLEI OVERVIEW

KAPOLEI PROPERTY DEVELOPMENT LLC

AN AFFILIATE OF THE JAMES CAMPBELL COMPANY LLC

STEVE KELLY, VICE PRESIDENT DEVELOPMENT
TO LAMBDA ALPHA INTERNATIONAL

OCTOBER 4, 2012

JAMES CAMPBELL COMPANY LLC



Kapolei Property
Development LLC
an affiliate of the James Campbell Company

- Transition from a trust to a private real estate company with an over \$2 billion nationwide portfolio in 2007
- Long history of community involvement and oversight of the master planning of the Kapolei Region
- Committed to fulfilling the vision of Kapolei as a preeminent civic, business and residential center in the State of Hawaii with a variety of public and private partners
- Pursue new Hawaii real estate investment opportunities

Kapolei Overview

- The Kapolei Region includes James Campbell's 41,000-acre purchase in 1877
- The City of Kapolei was designated the urban core of the Secondary Urban Center in 1977
- Kapolei is the fastest growing region in the State of Hawaii
- Now home to over 101,000 people, 32,000 homes, 36,000 jobs

Public Support for Kapolei

90% of Kapolei, Waianae, Ewa residents support the development of Kapolei

22% of Kapolei residents work in Kapolei

78% of Kapolei residents who don't work in Kapolei want to work in Kapolei

33% of those who work in Kapolei hold high-paying jobs

Source: OmniTrak (2007)

Kapolei Area Long Range Master Plan



Kapolei Area Long Range Master Plan
 Kapolei, Oahu, Hawaii

The City of Kapolei
 Kapolei Property Development LLC
an affiliate of the Jones Group Company

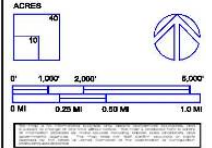


LAND USE CLASSIFICATION

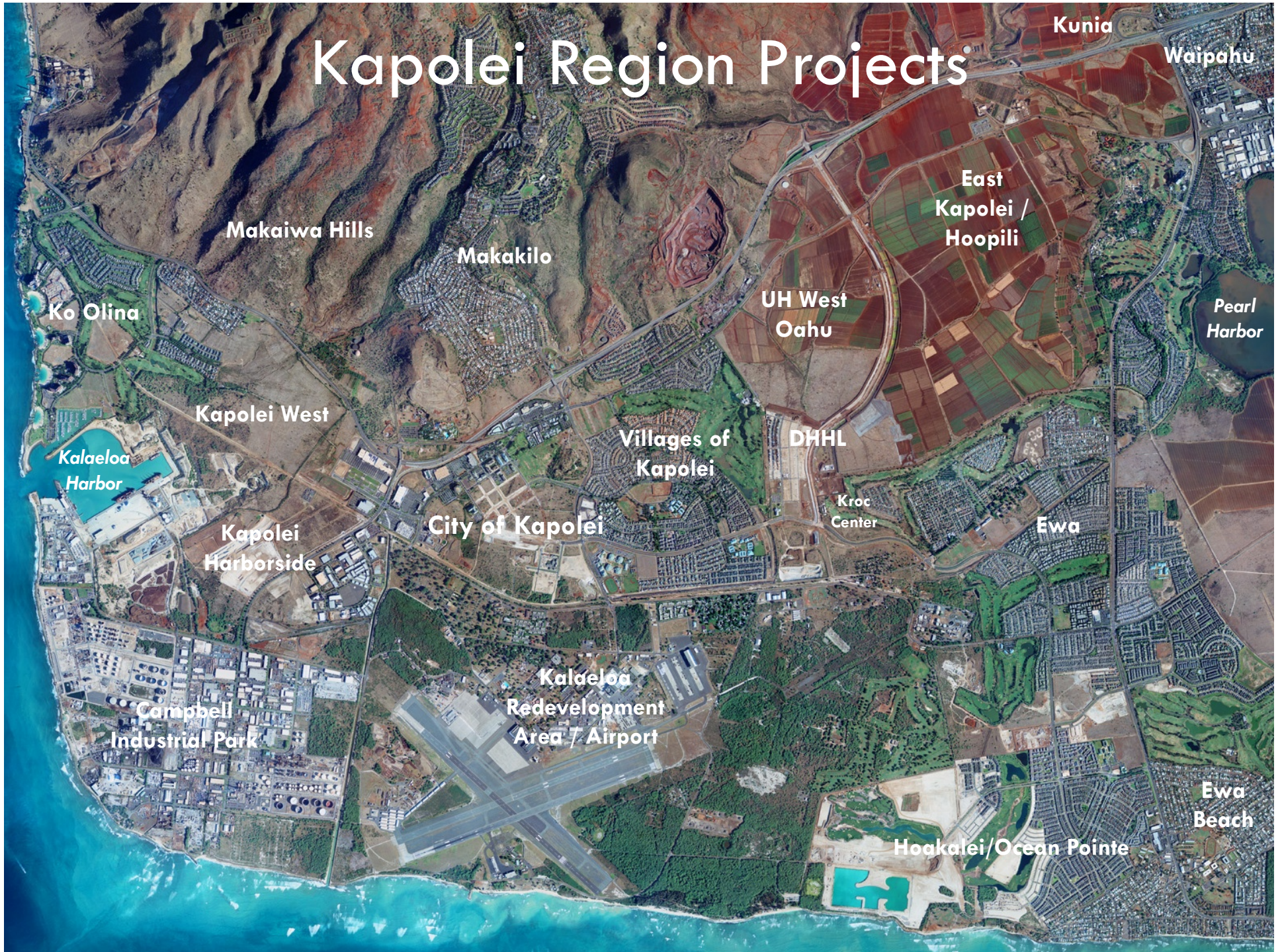
RES	Residential
LDA	Low Density Apartment
MDA	Medium Density Apartment
COM	Commercial/Office
BP	Business Park
LI	Light Industrial
HI	Heavy Industrial/Maritime Industrial
RESORT	Resort
P/S	Park/Open Space
MU	Mixed Use
PF	Public Facility/Utility
GC	Golf Course
PRES	Preservation
AG	Agriculture
MIL	Military
★	Palehua Telecommunications

CIRCULATION

---	Railroad
---	Transit



Kapolei Region Projects



Kunia

Waipahu

East
Kapolei /
Hoopili

Pearl
Harbor

UH West
Oahu

Makakilo

Villages of
Kapolei

DHHL

Kroc
Center

Ewa

City of Kapolei

Kapolei
Harborside

Ewa
Beach

Hoakalei/Ocean Pointe

Kalaeloa
Redevelopment
Area / Airport

Campbell
Industrial Park

Kapolei West

Ko Olina

Kalaeloa
Harbor

Makaiwa Hills

Kapolei in 1990



Kapolei Today & Tomorrow

City of Kapolei: \$1.5 billion invested to date
(Government and Private)

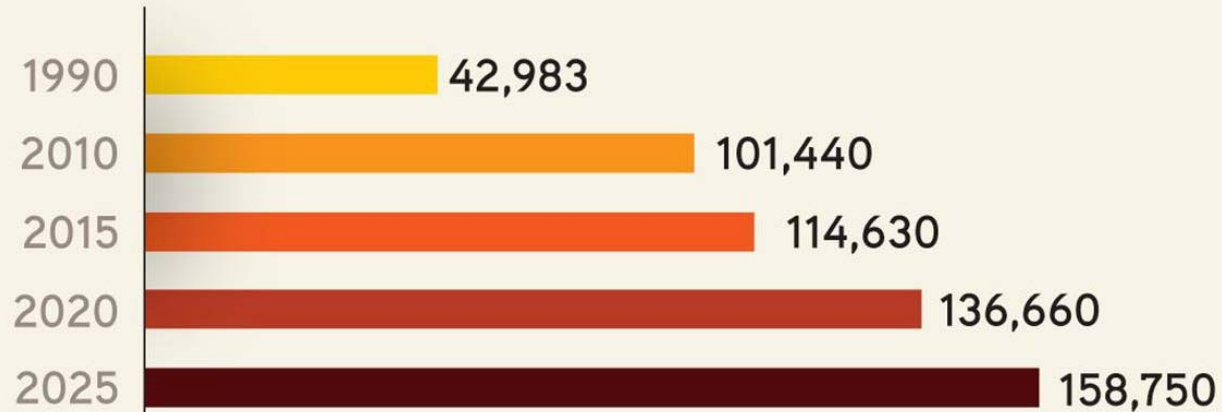
Kapolei Region:

- \$3.5 billion invested to date
- 36,000 jobs in 800 businesses today
- **\$93 billion** in total economic activity by 2025

Source: Decision Analysts Hawaii, Inc.- July 2010

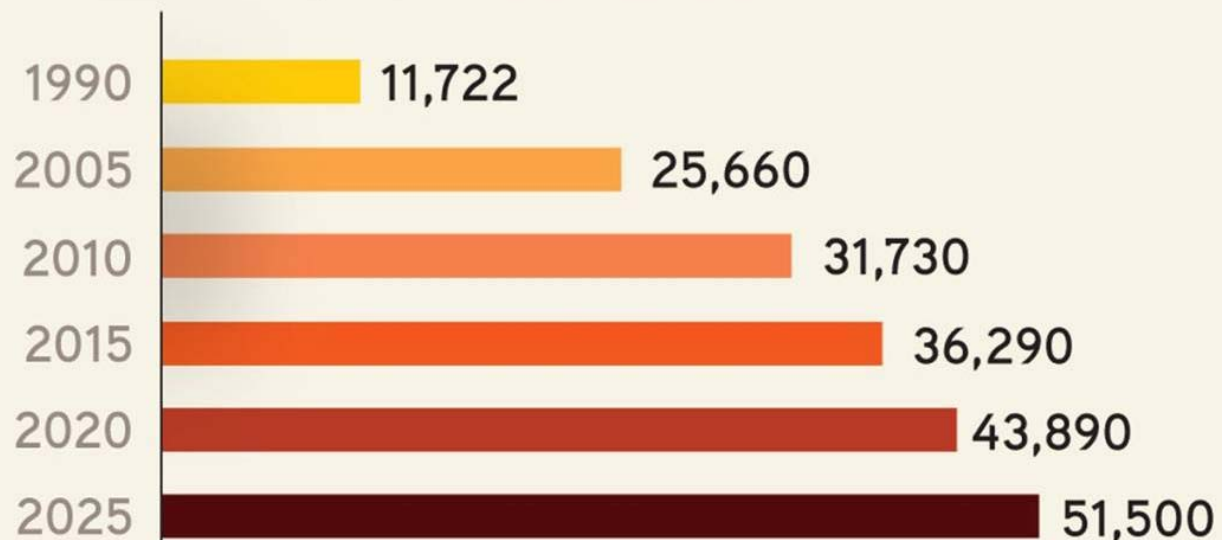
Population & Housing Growth in Kapolei

POPULATION GROWTH: 1990-2025



SOURCE: City & County of Honolulu, Dept. of Planning & Permitting and Decision Analysts Hawaii, Inc.

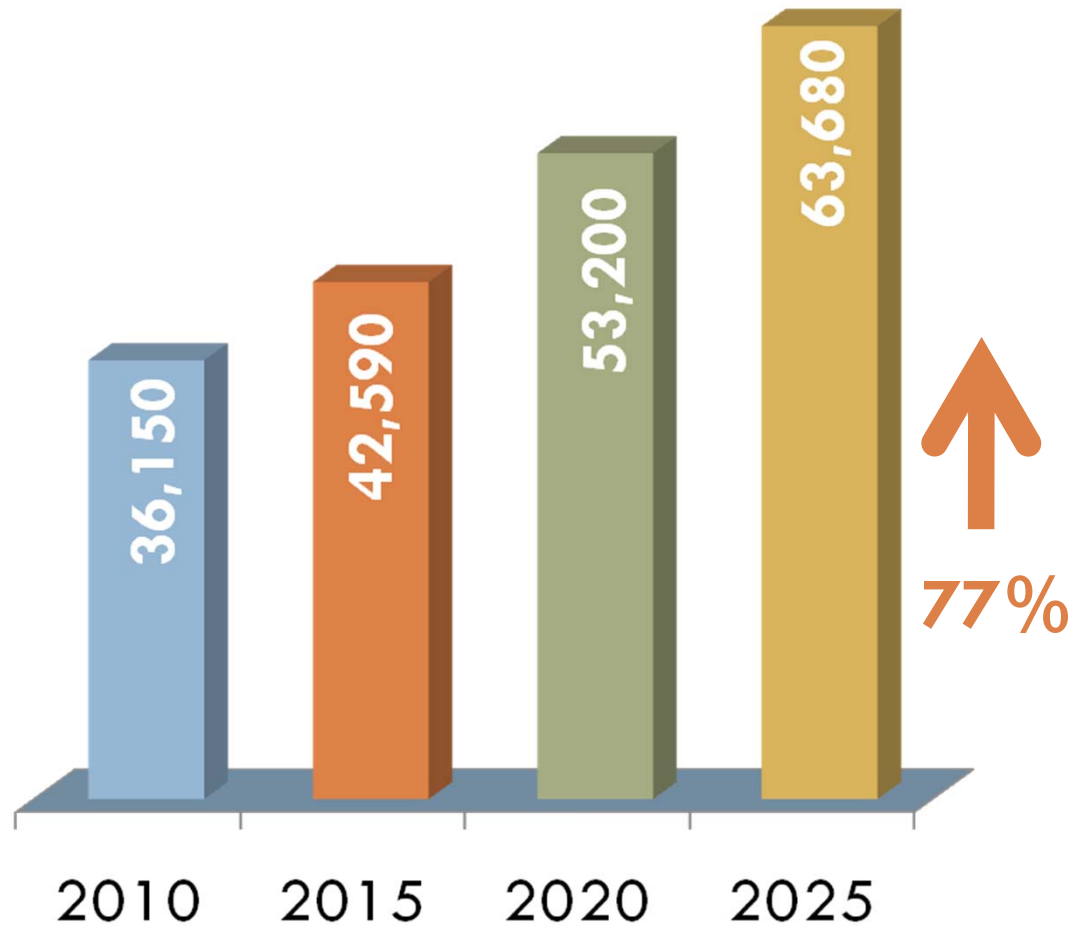
HOUSING GROWTH: 1990-2025



SOURCE: Decision Analysts Hawaii, Inc.

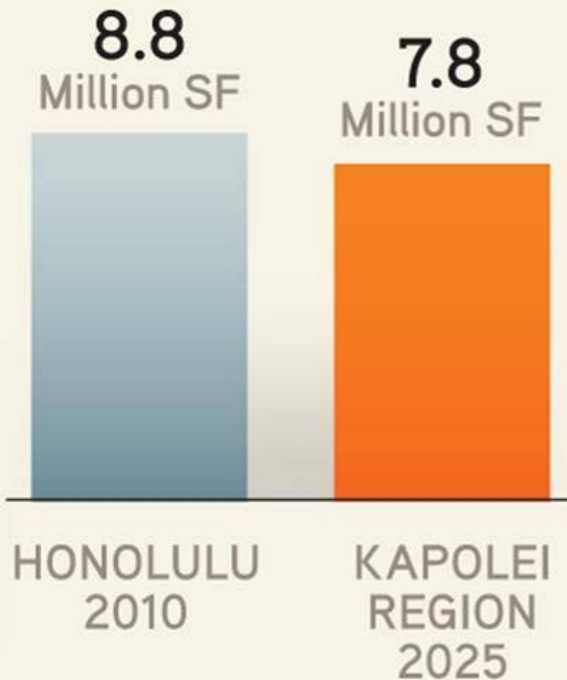
A Growing Employment Base

Number of Jobs in Kapolei



COMMERCIAL SPACE

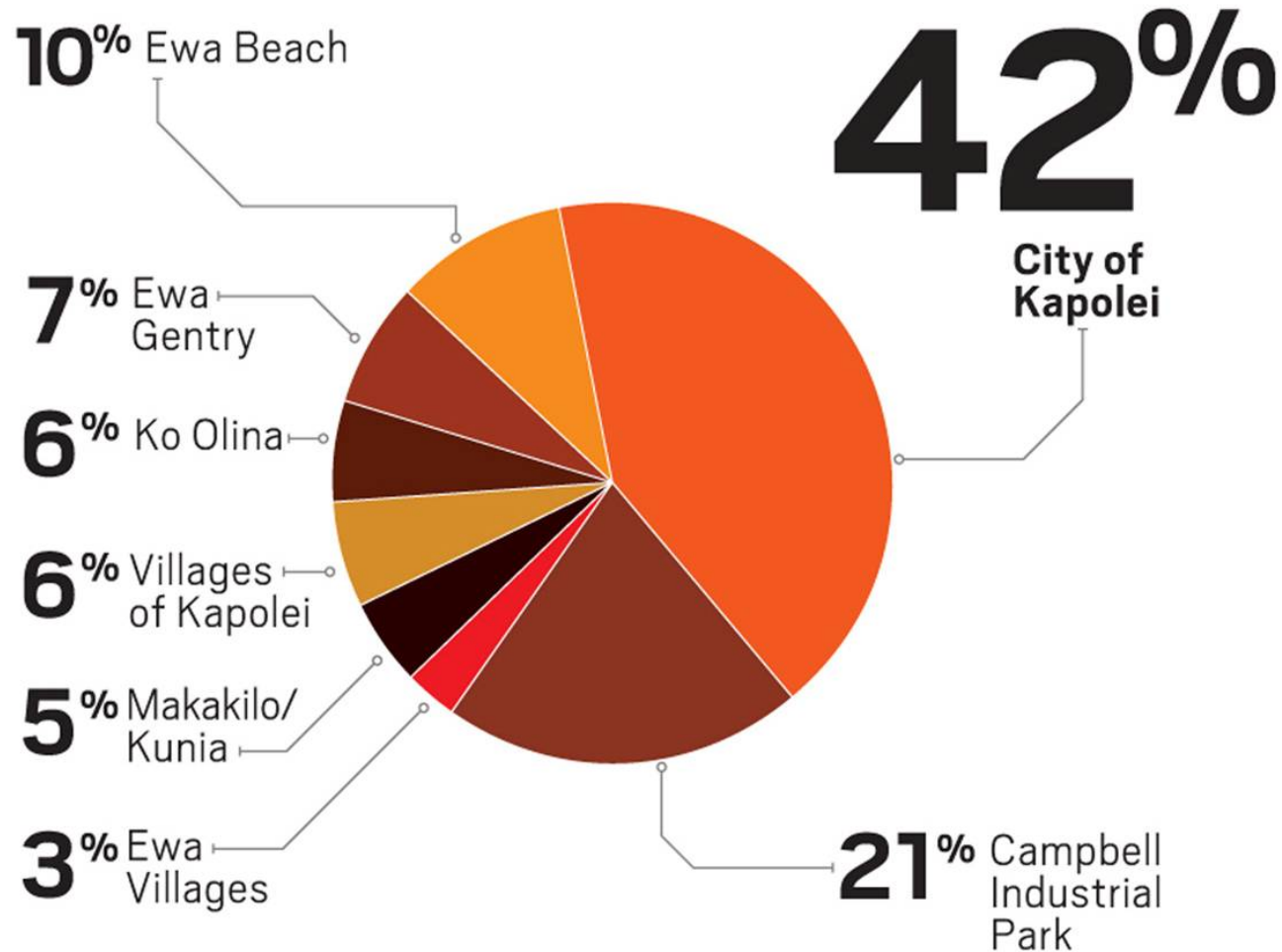
KAPOLEI TOMORROW
VS. HONOLULU TODAY



SOURCE: Decision Analysts Hawaii, Inc.
and Colliers Monroe Friedlander

Current Job Centers in Kapolei Region

(Not including construction jobs)



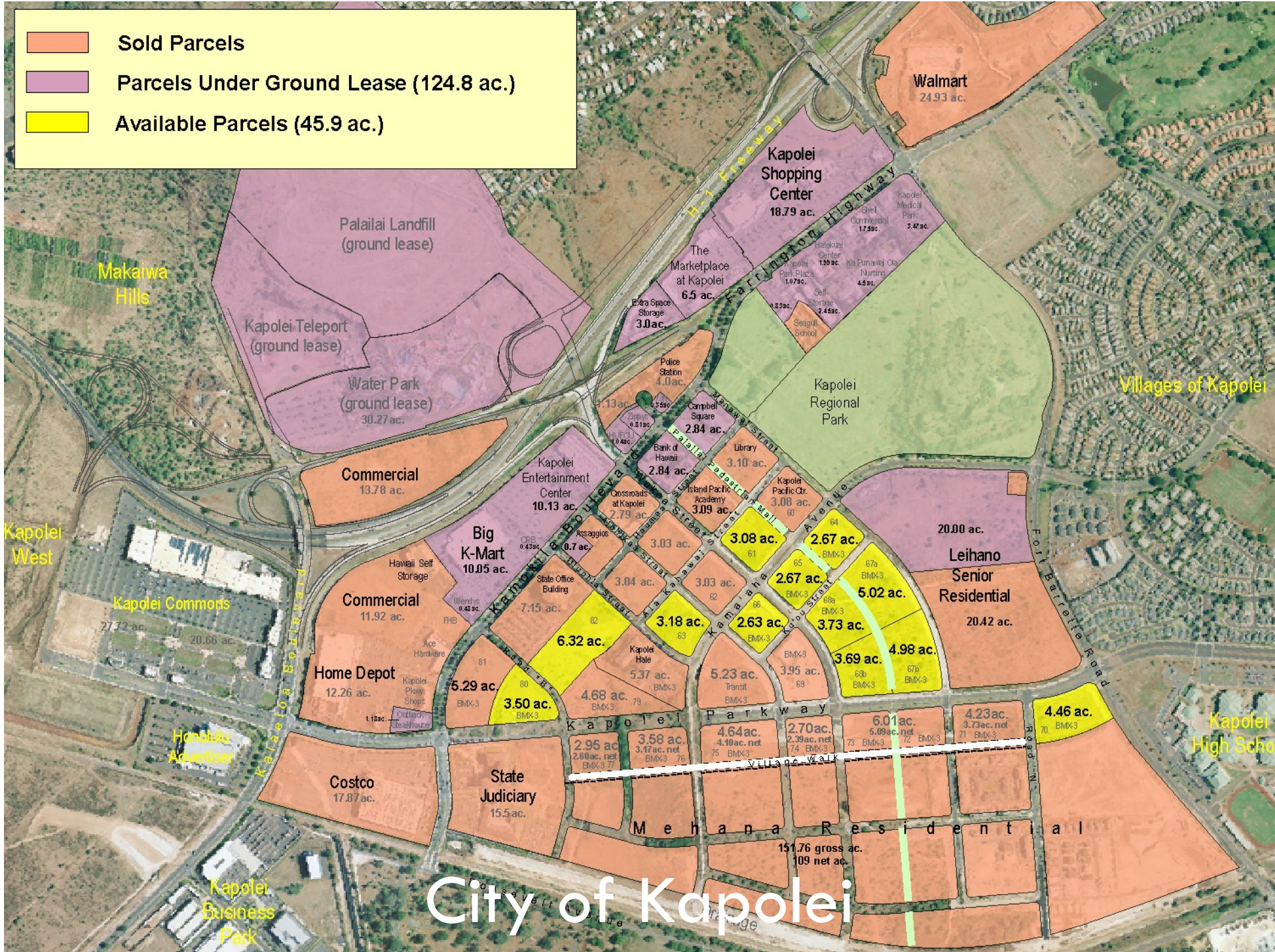
SOURCE: City & County of Honolulu, Dept. of Planning & Permitting

Major Recent Kapolei Developments

- Ronald T. Moon Judiciary Complex
- UH West Oahu
- Disney's Aulani Resort & Spa
- The Kroc Center
- Kapolei Commons
- Mehana/Kahiwelo
- Walmart
- Costco
- Social Security Administration
- FBI Complex



	Sold Parcels
	Parcels Under Ground Lease (124.8 ac.)
	Available Parcels (45.9 ac.)



City of Kapolei

Kapolei's Next Phase

Makaiwa Hills

City of Kapolei

Kapolei West

Ko Olina Resort

Kapolei Business Park

Kalaeloa Harbor

Kapolei Harborside

Campbell Industrial Park

