

Summer in Hawaii Real Estate

By: Mike Gallagher, Mike Gallagher Real Estate, Inc.

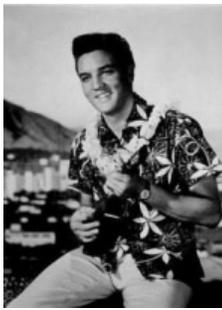


It is Summer-Time and the going is easy. Beautiful sun filled days and starie nights abound at last in Paradise! I so love Summer-Time in Hawaii. It almost makes it all worth it to live in this costly Paradise.

Is it any wonder why we flock to the beaches, enjoy the great outdoors and opportunities Hawaii has to offer? There is such a cornacopia of things to do outside of our homes and especially during the summer months.

Hawaii has been a center of attention since the days of the first Missionaries arrived in Hawaii and it has been ever since.





HAWAII TOURISM
AUTHORITY

Hawaii Convention Center
1801 Kalākāua Avenue, Honolulu, Hawaii 96815
kelepona tel 808 973 2255
kelepa'i fax 808 973 2253
kahua pa'a web hawaiiourismauthority.org

Neil Abercrombie
Governor

Mike McCartney
President and Chief Executive Officer

For Immediate Release: June 28, 2013
HTA Release (13-18)

TOTAL VISITOR EXPENDITURES LEVEL OFF IN MAY 2013
TOTAL ARRIVALS CONTINUE TO INCREASE

While arrivals from All Other markets rose 11.9 percent from May 2012, combined total visitor expenditures fell 6.3 percent to \$184.7 million. A total of 92,840 visitors from All Other markets came to the Hawaiian Islands in May 2013: Oceania (+29.1%), Other Asia (+23.4%), Europe (+6.9%) and Latin America (+23.4%).

To date there is no annual report ready that has issued from The Hawaii Tourism Authority for the year 2012. Too bad we all have to wait so long to have the information, especially in this age of travel and leisure. Recently however, the Honolulu Star Advertiser reports that Tourism may drop (August 2013)

The point is, Hawaii has been marketed World Wide for generations and Hawaii will continue to be sold to the World Wide populace that can afford it.

Oahu Single Family Homes

Historic Sales Price Trend

 Search

Chart

Data



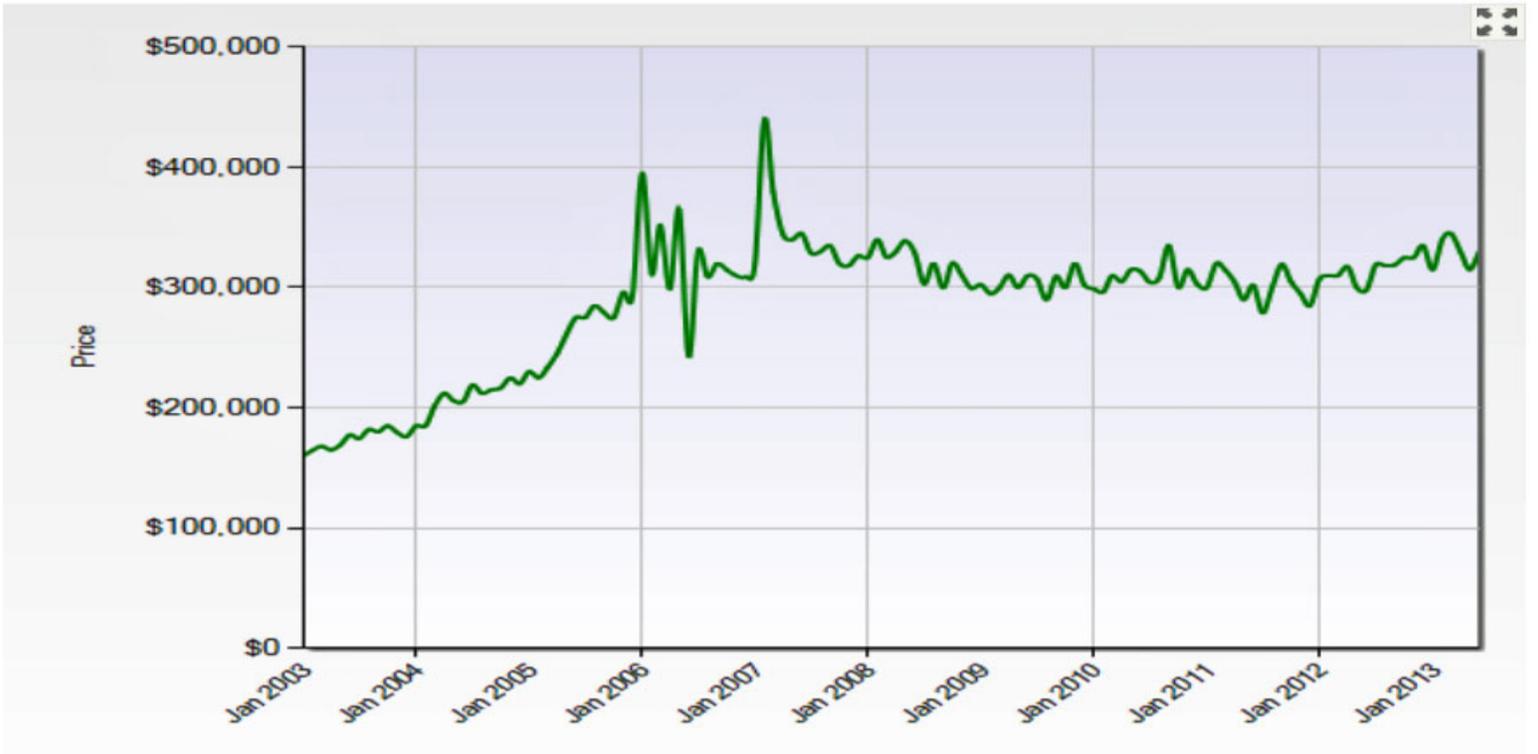
Oahu Condos

Historic Sales Price Trend

 Search

Chart

Data



As we see from the graphs above, since year 2003 we have seen a steady rise in the Median Sold Price for both Single Family Homes and Condos. I know this is not surprising but just wait.

Hawaii QuickFacts from the US Census Bureau

U.S. Department of Commerce

United States Census Bureau

Home | Blogs | About Us | Subjects A to Z | FAQs | Help

People | Business | Geography | Data | Research | Newsroom

Select a State | USA QuickFacts | What's New | FAQ

Hawaii counties- [selection map](#) | Hawaii cities- [place search](#) | [More Hawaii data sets](#) | [Share this page](#)

Select a county | Select a city

Hawaii

Want more? [Browse data sets for Hawaii](#)

People QuickFacts	Hawaii	USA
Population, 2012 estimate	1,392,313	313,914,040
Population, 2010 (April 1) estimates base	1,360,301	308,747,508
Population, percent change, April 1, 2010 to July 1, 2012	2.4%	1.7%
Population, 2010	1,360,301	308,745,538
Persons under 5 years, percent, 2012	6.4%	6.4%
Persons under 18 years, percent, 2012	21.8%	23.5%
Persons 65 years and over, percent, 2012	15.1%	13.7%
Female persons, percent, 2012	49.6%	50.8%

White alone, percent, 2012 (a)	26.1%	77.9%
Black or African American alone, percent, 2012 (a)	2.1%	13.1%
American Indian and Alaska Native alone, percent, 2012 (a)	0.4%	1.2%
Asian alone, percent, 2012 (a)	38.3%	5.1%
Native Hawaiian and Other Pacific Islander alone, percent, 2012 (a)	10.1%	0.2%
Two or More Races, percent, 2012	23.0%	2.4%
Hispanic or Latino, percent, 2012 (b)	9.5%	16.9%
White alone, not Hispanic or Latino, percent, 2012	22.8%	63.0%

Living in same house 1 year & over, percent, 2007-2011	84.9%	84.6%
Foreign born persons, percent, 2007-2011	17.8%	12.8%
Language other than English spoken at home, percent age 5+, 2007-2011	25.6%	20.3%
High school graduate or higher, percent of persons age 25+, 2007-2011	90.1%	85.4%
Bachelor's degree or higher, percent of persons age 25+, 2007-2011	29.5%	28.2%
Veterans, 2007-2011	114,109	22,215,303
Mean travel time to work (minutes), workers age 16+, 2007-2011	25.9	25.4

Housing units, 2011	522,305	132,312,404
Homeownership rate, 2007-2011	58.7%	66.1%
Housing units in multi-unit structures, percent, 2007-2011	38.9%	25.9%
Median value of owner-occupied housing units, 2007-2011	\$529,500	\$186,200
Households, 2007-2011	445,513	114,761,359
Persons per household, 2007-2011	2.93	2.60
Per capita money income in the past 12 months (2011 dollars), 2007-2011	\$29,203	\$27,915
Median household income, 2007-2011	\$67,116	\$52,762
Persons below poverty level, percent, 2007-2011	10.2%	14.3%

Business QuickFacts	Hawaii	USA
Private nonfarm establishments, 2011	31,472 ¹	7,354,043
Private nonfarm employment, 2011	485,548 ¹	113,425,965

Private nonfarm employment, percent change, 2010-2011	1.4% ¹	1.3%
Nonemployer establishments, 2011	94,118	22,491,080
<hr/>		
Total number of firms, 2007	120,374	27,092,908
Black-owned firms, percent, 2007	0.9%	7.1%
American Indian- and Alaska Native-owned firms, percent, 2007	1.3%	0.9%
Asian-owned firms, percent, 2007	47.2%	5.7%
Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	9.5%	0.1%
Hispanic-owned firms, percent, 2007	3.6%	8.3%
Women-owned firms, percent, 2007	31.0%	28.8%
<hr/>		
Manufacturers shipments, 2007 (\$1000)	8,799,266	5,319,456,312
Merchant wholesaler sales, 2007 (\$1000)	8,894,672	4,174,286,516
Retail sales, 2007 (\$1000)	17,611,851	3,917,663,456
Retail sales per capita, 2007	\$13,793	\$12,990
Accommodation and food services sales, 2007 (\$1000)	8,042,210	613,795,732
Building permits, 2012	2,993	829,658
<hr/>		
Geography QuickFacts	Hawaii	USA
Land area in square miles, 2010	6,422.63	3,531,905.43
Persons per square mile, 2010	211.8	87.4
FIPS Code		15

What did we learn from these quick facts as shown above?

- 1) The population has increased.
- 2) By Age Group the largest growing segment of the population increase are those eighteen years old or younger.
- 3) The Second largest growing segment of the population increase are those sixty-five years or older.
- 4) Asians is the fastest growing National Origin of the Hawaii population.
- 5) An individual with ethnicity that includes two or more races is 23% of the population.
- 6) Foreign born persons make up 17.8% of the population.
- 7) Per Capita Income is \$29,000 per year.
- 8) Median Household Income is \$67,000 per year.
- 9) Persons per Household: 2.93 (Highest in the Nation. No surprise here.)

Mainland States with populations similar to ours:

Idaho: 1,595,728

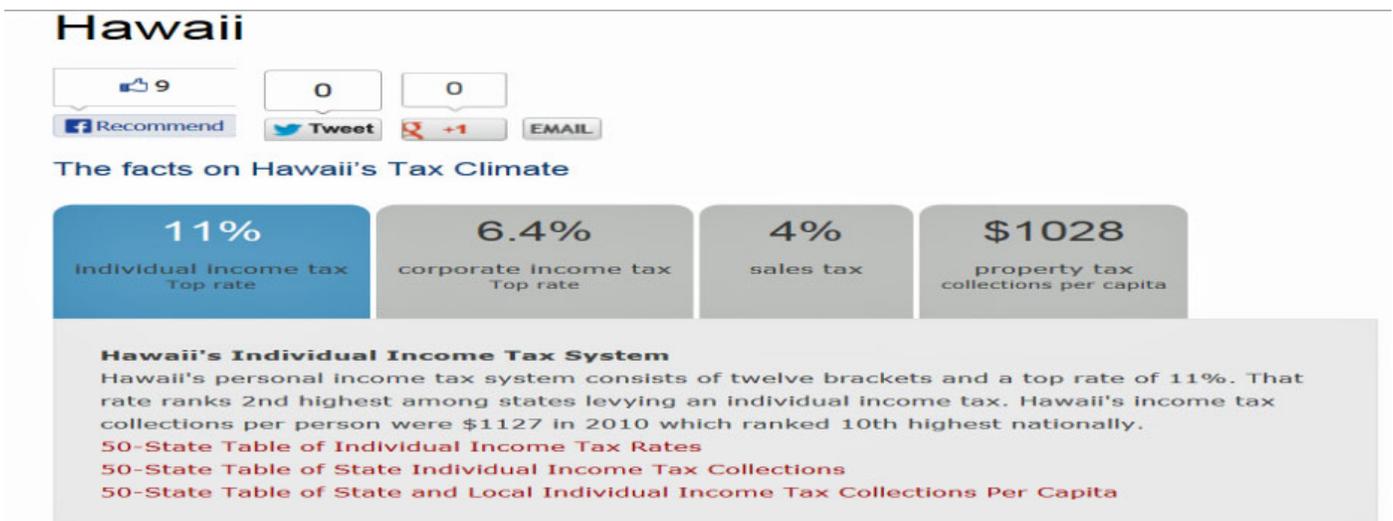
Maine: 1,329,192

New Hampshire: 1,320,718

Comparable Facts:

	Hawaii	Idaho	Maine	New Hampshire
<u>Median Income:</u>	\$67,116	\$46,890	\$47,898	\$64,664
<u>Median Home Price:</u>	\$677,250	\$180,900	\$199,000	\$234,900
<u>Occupants per Home:</u>	2.93	2.64	2.34	2.48
<u>Persons 65+ Old:</u>	15.1%	13.3%	17.0%	14.7%

Comparable Tax Rates:



HAWAII

Sales Taxes

State Sales Tax: (General Excise Tax) 4% (prescription drugs exempt) Oahu has a county surcharge tax of 1/2% to pay for a mass transit system. (See the Tax Foundation Article on Hawaii's G.E. Tax Myth here:

<http://www.hawaii realestate statistics.com/real-estate-news.asp>)

Gasoline Tax: **67.2** cents/gallon (Includes all taxes)

Diesel Fuel Tax: **75.1** cents/gallon (Includes all taxes)

(Local option taxes may add 8.8 to 18 cents to fuel tax)

Cigarette Tax: **\$3.20**/pack of 20

Personal Income Taxes

Tax Rate Range: Low – 1.4%; High – **11.0%** The state has adopted a measure temporarily creating three new state income tax brackets. For married couples the rates are 9 percent on income between **\$300,000 and \$350,000; 10 percent** between **\$350,000 and \$400,000; and 11 percent rate for income above \$400,000**. Additionally, the state’s standard deduction and the personal exemption were each raised by 10 percent, which will lower tax bills for low- and moderate-income families. These rates are set to expire after tax year 2015.

Income Brackets: *Lowest – \$2,400; Highest – \$200,000

Number of Brackets: 12

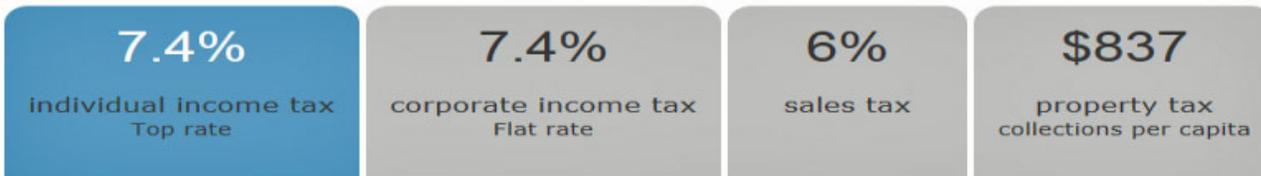
Inheritance and Estate Taxes

The state has imposed a tax on estates of Hawaii residents over \$3.5 million ranging from 0.8% to 16% rate on estates over \$10.1 million. Nonresidents receive a reduced exemption, paying estate tax on as little as \$60,000 of property. Tax rates range from **1.4% to 8.25%**.

Idaho

2 0 0
f Recommend Twitter +1 EMAIL

The facts on Idaho's Tax Climate



Idaho's Individual Income Tax System

Idaho's personal income tax system consists of seven brackets and a top rate of 7.4%. That rate ranks 12th highest among states levying an individual income tax. Idaho's income tax collections per person were \$684 in 2010 which ranked 19th lowest nationally.

[50-State Table of Individual Income Tax Rates](#)

[50-State Table of State Individual Income Tax Collections](#)

[50-State Table of State and Local Individual Income Tax Collections Per Capita](#)

IDAHO

Sales Taxes

State Sales Tax: 6% (prescription drugs exempt); Some Idaho resort cities, counties and auditorium districts have a local option sales tax in addition to the state sales tax which could add an **additional 3%**.

Gasoline Tax: 43.4 cents/gallon (Includes all taxes)

Diesel Fuel Tax: 49.4 cents/gallon (Includes all taxes)

Cigarette Tax: 57 cents/pack of 20

Personal Income Taxes

Tax Rate Range: Low – 1.6%; High – **7.8%**; Details – <http://tax.idaho.gov/i-1110.cfm>

Income Brackets: * **Lowest – \$2,760; Highest – \$20,700**

Number of Brackets: 8

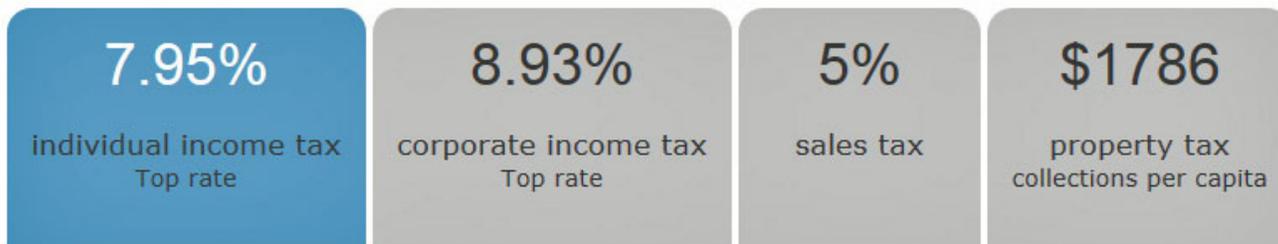
Inheritance and Estate Taxes

At the current time Idaho does not have an inheritance tax, gift tax or an estate tax.

Maine



The facts on Maine's Tax Climate



Maine's Individual Income Tax System

Maine's personal income tax system consists of three brackets and a top rate of 7.95%. That rate ranks 8th highest among states levying an individual income tax. Maine's income tax collections per person were \$981 in 2010 which ranked 16th highest nationally.

[50-State Table of Individual Income Tax Rates](#)

[50-State Table of State Individual Income Tax Collections](#)

[50-State Table of State and Local Individual Income Tax Collections Per Capita](#)

MAINE

Sales Taxes

State Sales Tax: 5.0% (food and prescription drugs exempt)

Gasoline Tax: 49.9 cents/gallon (Includes all taxes)

Diesel Fuel Tax: 57.1 cents/gallon (Includes all taxes)

Cigarette Tax: \$2.00/pack of 20

Personal Income Taxes

Tax Rate Range: Low – 2%; High – **8.5%** (See 2012 tax rate schedule):

<http://www.state.me.us/revenue/forms/1040/2012.htm> **Maine lawmakers adopted legislation that consolidates the current personal income tax brackets and reduces the rate for the highest income bracket from 8.5% to 7.95%. These changes are effective in 2013.**

Income Brackets: * Lowest – \$5,100; Highest – **\$20,350**

Number of Brackets: 4

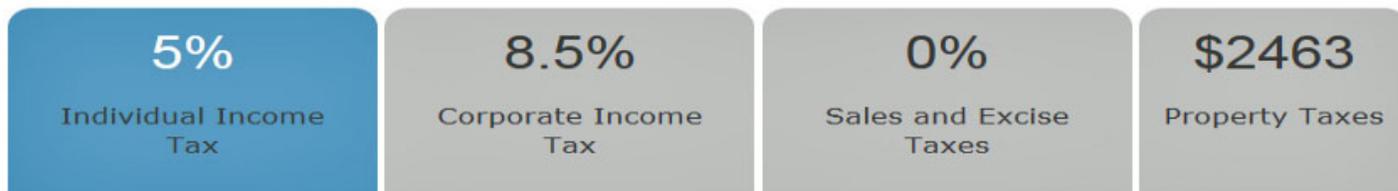
Inheritance and Estate Taxes

There is no inheritance tax. Maine has partially decoupled from the federal estate tax law. The amount exempt from the Maine estate tax is different from the amount exempt from federal estate tax. A decedent would have their estate exempt for up to \$1,000,000.

New Hampshire



The facts on New Hampshire's Tax Climate



New Hampshire's Individual Income Tax System

New Hampshire's personal income tax system consists of a flat rate of 5%, which applies to interest and dividend income only. That rate ranks 20th lowest among states levying an individual income tax. New Hampshire's income tax collections per person were \$63 in 2010 which ranked 8th lowest nationally.

[50-State Table of Individual Income Tax Rates](#)

[50-State Table of State Individual Income Tax Collections](#)

[50-State Table of State and Local Individual Income Tax Collections Per Capita](#)

NEW HAMPSHIRE

Sales Taxes

State Sales Tax: None. However, there are some specific sales taxes: **9% tax on restaurants, prepared food, hotel rooms and car rentals; 55 cents per megawatt hour on electricity, 7% on telecommunication services, plus additional taxes on real estate transfers and alcohol.**

Gasoline Tax: 38.0 cents/gallon (Includes all taxes)
Diesel Fuel Tax: 44.0 cents/gallon (Includes all taxes)
Cigarette Tax: \$1.68 cents/pack of 20

Inheritance and Estate Taxes

New Hampshire’s Legacy & Succession Tax was repealed in 2002 and is effective for deaths occurring on or after January 1, 2003. **As a result there is no inheritance or estate tax.**

Just for argument sake let’s go back to the Median Income Averages by State and subtract the Average Income Tax Liabilities: (We will leave the Cost of Living Indexes out of this.)

	<u>Hawaii</u>	<u>Idaho</u>	<u>Maine</u>	<u>New Hampshire</u>
<u>Median Income:</u>	\$67,116 -5.5%	\$46,890 -7.4%	\$47,898 -7.95%	\$64,664 -2.5%
<u>Adjusted After Taxes:</u>	\$63,760	\$43,420	\$44,090	\$63,047

Now let us look at comparables of Honolulu’s Cost of Living to the above similar population areas:

I live in
 HI Honolulu

I want to live in
 ID Boise

I currently make
 \$65K
 \$0 \$500K

Comparable salary in Boise, ID
\$37,225

Price difference in Boise, ID

Groceries	35% less
Housing	67% less
Utilities	40% less
Transportation	20% less
Health Care	18% less

Share your results via:

I live in

HI ▾ Honolulu ▾

I want to live in

ME ▾ Portland ▾

I currently make

\$65K

\$0 \$500K

Comparable salary in
Portland, ME

\$43,772

Price difference in Portland, ME

Groceries	32% less
Housing	49% less
Utilities	36% less
Transportation	11% less
Health Care	9% less

Share your results via:  

I live in

HI ▾ Honolulu ▾

I want to live in

NH ▾ Manchester ▾

I currently make

\$65K

\$0 \$500K

Comparable salary in
Manchester, NH

\$46,406

Price difference in Manchester, NH

Groceries	35% less
Housing	50% less
Utilities	21% less
Transportation	21% less
Health Care	10% less

Share your results via:  

Well folks, it does not take a Rocket Scientist to figure out that Hawaii and especially Honolulu is one very expensive place to live in comparison to the many areas of the Nation.

Is it any wonder as we drive our cars not by using the G.P.S. but by Pot Hole to Pot Hole? We sort of remember having already paid taxes into the Roads Fund? Did we not do this before with other Tax

Funds such as the Hurricane Relief Fund, The Bottle Fund? You bet! It should be on the top of your mind because that money is GONE and guess who has to provide it again? Us!

If you want to know more about the State Constitution and its power to tax us go to:

<http://hawaii.gov/lrb/con/conart7.html>

Another good read are these two articles concerning the raiding our Paid Taxes leaving these accounts empty: [Raid The Funds!](#) Click Here: <http://mikegallagher.topproducerwebsite.com/real-estate-news.asp>

So, what is this? Is this some type of article on Taxes? The answer is No, it is an article about the Average Wages in Hawaii, its Taxes and its Cost of Living and how it affects our power to purchase property.

PREPARED FOR:	
	7/21/2013

	Proposed Price	\$677,250.00
	Property Information	
01	Down Payment	(135,040.00)
	Closing Costs	
02	Closing Costs	(9,000.00)
	Monthly Payment	
03	Principal & Interest	2,747.30
04	Property Taxes	150.00
05	Hazard Insurance	66.67
	TOTALS	
06	Buyer Credits	\$0.00
07	Buyer's Expenses	(144,040.00)
08	Estimated Cost to Purchase	\$144,040.00
09	Estimated Monthly Expenses	\$2,963.97

The information provided above reflects estimates of the charges which you are likely to incur at settlement of your loan. The fees listed are estimates, the actual charges may be more or less. This form does not cover all items you may be required to pay at cash at settlement. Please consult with a financial professional for more specific and detailed figures.

Above is an estimated Buyer's Closing sheet based upon a purchase of the current June 2013 Median Home Price of \$677,250 at an interest of 4.5% with a term of 30 years. The monthly payment is estimated at \$3,000 and that IF you have \$135,000 as a Down Payment.

What? You do not have that much in liquid funds for a Down Payment? What have you been doing? Do you not know that the Economy is improving, especially in Hawaii? Oh well. Let's try this gain with a lower Down Payment:

Buyer's Closing Costs

PREPARED FOR:

7/21/2013

	Proposed Price	\$677,250.00
	Property Information	
01	Down Payment	(67,725.00)
	Closing Costs	
02	Closing Costs	(9,000.00)
	Monthly Payment	
03	Principal & Interest	3,088.37
04	Property Taxes	150.00
05	Hazard Insurance	66.67
	TOTALS	
06	Buyer Credits	\$0.00
07	Buyer's Expenses	(76,725.00)
08	Estimated Cost to Purchase	\$76,725.00
09	Estimated Monthly Expenses	\$3,305.04

The information provided above reflects estimates of the charges which you are likely to incur at settlement of your loan. The fees listed are estimates, the actual charges may be more or less. This form does not cover all items you may be required to pay at cash at settlement. Please consult with a financial professional for more specific and detailed figures.

What's that? You don't even have \$67,000 lying around? I cannot believe this! O.k., O.k, let's try this:

(For Minimum Down Payment advice see: <http://homebuying.about.com/od/buyingahome/f/How-Much-Do-We-Need-As-A-Down-Payment-To-Buy-A-Home.htm>)

PREPARED FOR:

7/21/2013

	Proposed Price	\$677,250.00
	Property Information	
01	Down Payment	(23,704.00)
	Monthly Payment	
02	Principal & Interest	3,409.21
03	Property Taxes	150.00
04	Hazard Insurance	66.67
	TOTALS	
05	Buyer Credits	\$0.00
06	Buyer's Expenses	(23,704.00)
07	Estimated Cost to Purchase	\$23,704.00
08	Estimated Monthly Expenses	\$3,625.87

The information provided above reflects estimates of the charges which you are likely to incur at settlement of your loan. The fees listed are estimates, the actual charges may be more or less. This form does not cover all items you may be required to pay at cash at settlement. Please consult with a financial professional for more specific and detailed figures.

It is my best guess that interest rates are not going to down. If anything they will go up as the U.S. struggles to put its financial affairs in order it needs to continue borrow money and our interest rates, frankly, are not attractive to the Investment Community around the World. This means the U.S. is going to be hard pressed to borrow money to continue paying for what it continues to ill afford. This same scenario is true of our City & County and State of Hawaii. We have a ton of money in unfunded liabilities, we have raided every Special Fund there is to raid, our taxes and every imaginable cost we shoulder from our Government keeps going up, from Parking Meters to Vehicle Registrations. It costs more for Hawaii Families to live each month and the State of Hawaii is borrowing money at a record rate.

Anyone see the news on Detroit recently?



For more on the Detroit Bankruptcy read: [Bankrupt Detroit cannot wait for federal cavalry: city manager](http://www.reuters.com/article/2013/07/21/usa-detroit-bailout-idUSL1NOFR07E20130721) at: www.reuters.com/article/2013/07/21/usa-detroit-bailout-idUSL1NOFR07E20130721 and [Detroit emergency manager defends bankruptcy, says city 'dug this hole'](http://www.foxnews.com/politics/2013/07/21/detroit-emergency-manager-defends-bankruptcy-says-city-dug-this-hole/) at: <http://www.foxnews.com/politics/2013/07/21/detroit-emergency-manager-defends-bankruptcy-says-city-dug-this-hole/>

The above news stories are rather sobering and even though General Motors has been saved it has had little affect upon those who remain in Detroit. There are plenty of other areas around the Country that resemble what is happened to Detroit.

Does this want to make you ask the question:

“Who is John Gualt?”

Or: ‘Sometime, we will run out of Rich People to Tax’

After all, we know about the State Budget Deficit and the only State to take on two Multi-Billion \$ projects at once with no clear way to pay for them except through Taxation: Sewers and the Rail.

We also see that Hawaii is one of the Nation's highest Taxed States, especially for those 'well to do' and this trend is continuing towards taxing the 'Rich.' See House Bills 34-42 for the proposed revision of our Property Taxes: [DEPARTMENT OF BUDGET AND FISCAL SERVICES CITY AND COUNTY OF HONOLULU](#)



The image shows a screenshot of a Wikipedia article for "John Galt". On the left is the Wikipedia logo and navigation menu. The article title is "John Galt" with a subtitle "From Wikipedia, the free encyclopedia". The text explains that John Galt is a character in Ayn Rand's novel "Atlas Shrugged" (1957) and discusses his role as a philosopher and inventor within the novel's context.

So what is the State and City to do? My bet is we have a rail to the Ewa side, somewhere like some Farm Land and the train will start directly at the Airport, go to Ewa and that we have gambling legalized in the short term and dedicated to the Ewa Area.

I also see where we are going to increase the density of Kakaako as well as other areas within Honolulu to accommodate High Rises, lots of them.



Honolulu



Hong Kong

Now this would generate some additional property taxes wouldn't it? You bet. Coupled with The Gameing Industry we 'might' be able to lower the taxes on Hawaii Residents. I sure hope they do not change the residency laws.

Here is the point: Many of us in Hawaii who have been here all our lives or most of our lives are the truly lucky ones because if you want to buy in Hawaii now, you might be too late.

It is only going to get more expensive to own property in Hawaii and this is why we are headed into the directions that the Kakaako expansion, the Rail and the new proposed Home Property Taxes are taking us. (Property Tax Bills 34-42) Descriptions are on my Neighborhood Board Website:

www.mikegallagherkailuaneighborhood.com

I almost wanted to title this article:



I am a member of the Kailua Neighborhood Board and I am not speaking for them, just me. Yes, yes, I know "Kailuafornia." I have heard it lots of times and yes, it is true only to the extent that once you realize that only 8% of the eligible voters bother to vote in Neighborhood Board Elections and approximately 48% of the Hawaii registered voters bother to vote in National Elections I can honestly tell you that when you do not get involved, every Special Interest Group will vote and take control of the decision making process. The National Election Voter Turn-Out Average is **53%** and Hawaii's ranking in voter turnout is **Dead Last** in the Nation at approximately **48%**. For more on this please read this excellent article: <http://www.cnn.com/2012/10/21/opinion/change-the-list-voter-turnout-hawaii/>

The result of not being involved and helping to steer the decision making process? Answer:
Higher Taxes!

That is exactly what we have here in Hawaii and we all deserve it if you did not vote. Lets be honest, it is expensive as all get out to live here for most of us, our taxes will continue to go up as more and more Special Interest projects are taken up by our Legislature and of course you will hear back from the Legislature: "Which of the City Services would you like us to cut?" "Should we cut the Police Department or the Fire Department, or the Waste and Sanitation Department?"

No one in their right mind would want to cut these services but...they are doing so in the Mainland. It takes the City of Detroit on average 45 minutes for the Police Department to arrive on scene after a 911 call.

What the State and City & County should be concentrating upon are: JOBS!

I suggest we find the waste and cut that first and get busy creating jobs so we can pay for our Social Programs! The Fat is there. Trust me.

As a member of the Kailua Neighborhood Board I have learned that our City and State legislatures do not work well together in many instances. Thieves are arrested and immediately released. There appears to be no coordination between the City Prosecutor's Office and the Judiciary. The same offenders the Police arrested and released and are then arrested again a few days later on another theft charge. It would seem the policy here is 'No Jail Time' as it is too expensive.

Do you really think we are making any headway on the Homeless situation in Hawaii? The recent Honolulu Star Advertiser Poll: 'Are you in favor of flying the Homeless back to where they came from?' produced results with the majority saying "Yes." The Poll should have asked a follow up question: "Who is going to pay for it?"

I am the volunteer President of the Board of Manana Gardens Low-Income Housing 72 Condos located in Pearl City. Want to guess what my Water Bill is? Answer: \$170,000 per year. My electric bill is approximately half of that. Do I want to raise the rents to families who have lived in these condos for 15 plus years who are elderly and infirm? No.

It would appear that the State is getting out of the "Low-Income Housing" business with their recent sale of their units. Is this going to solve the problem? No. It is going to just 'kick the can down the road.'

What to Do?

- Save your money in hopes of paying bills or obtaining a down payment for a home.
- Expand your existing home if possible for Multi-Family use for your own family needs.
- Make sure your children obtain a good education before they have to move the Mainland.
- Know what is going on with your City & County and State Legislators, be informed and get involved.
 - Vote

Sometime in the near future Honolulu may look like Hong Kong but it will generate jobs and Property Taxes. Do not concentrate upon the negative in this scenario but concentrate upon the 'opportunities' that this scenario is going to present! What additional services will be needed by these new condos and their owners? What businesses might we come up with to generate income from these new developments?

Hawaii has been blessed with its generous people, many cultures and backgrounds and drop dead gorgeous Tropical Weather. Live Life and let us all make the most it!

I hope that you have enjoyed this report and as always I welcome any questions or comments from you.

I can be reached on my cell at 808-384-9015 or by email at mikeg@hawaii.rr.com

I wish you all much Aloha and Thanks for your readership and comments.

Mike Gallagher, Mike Gallagher Real Estate, Inc.

My Websites: www.hawaii realestate statistics.com www.kailu arealestate statistics.com and www.mikegallagherkailuaneighborhoodboard.com