

1/12/2023 - Session 1: Basics of Real Estate and Finance

The following is a copy of the chat transcript with names and general comments removed. Please keep in mind many of the questions were answered live so please revisit the video when necessary.

06:02 PM - We have investors - no attachment to the land. Paying back is not a major consideration. Instead they are supporting the farm school we are building.

The process of pre qualification that is necessary to visit properties. A problem comes up when the investor must also be on the sales/purchase agreement

The investors don't want to be on the purchase agreement.... Too complicated.

06:03 PM - That might be a great question when we have the realtors on next session.

06:04 PM - I'll save it in case you can't join us next session, you can catch it on the YouTube replay.

06:12 PM - The USDA lender differs by county. You can find yours here:  
<https://offices.sc.egov.usda.gov/locator/app?state=hi&agency=fsa>

06:15 PM - Hey Eric/Erik, if a lender rejects request for financing because we don't have the three year look back (not enough info on how much money we make), should we just wait to have a better look back or look for another lender?

06:15 PM - I potential have access to land need to be cleared. What are options?

06:16 PM - Can you speak to the difference between getting a loan on land vs land with home?

06:17 PM - For FSA loans, do they apply to only ag zoned land or residential land as well?

06:17 PM - One thing to be clear with FSA: it requires a willing seller who's able to wait for the process (30-90 days), so if the market allows for the wait, as well as the seller. Ideally, it's an off-market property.

06:18 PM - What island are you on Kxxxx? If on Oahu, we have a group of farmers with equipment that prep raw land for orchards and veggie production.

06:18 PM - What's the best way to find off-market property?

06:18 PM - What are the major differences between land that you can farm on and land that you can farm and live on?

06:19 PM - I am on the Big island. Still in the planning stage of my farm. Doing a small test greenhouse at home, but have family in Volcano with large acres that they are only using half of it.

06:19 PM - Does agroforestry and botany count towards those 3 years?

06:20 PM - I am far from seeking large land

06:20 PM - Re one year at GoFarm qualify for one year ag experience with FSA - is that with AgXcel or Incubator?

06:23 PM - You mentioned about renting for extra income on the farm. But I thought no STR for farms. Any way to generate rental income other than 12 month leases? Or can we lobby Hawaii government to let STR on farms?

06:25 PM - Who can I talk with about getting credit for farm past experience.

06:27 PM - will bs in ag from uh count towards 3 years?

06:28 PM - can college education be used towards the three year FSA requirement?

06:31 PM - What about some 6-8 Acres South County not developed, has a seasonal stream! Access is an issues. has a nice home on the property? What's the options to develop the property for highest & best use? a combination of Ag & residential

06:45 PM - Eric Bowman; [ericbowman@feed-hunger.com](mailto:ericbowman@feed-hunger.com); 808.785.5274

06:46 PM - Erik Shimizu; [erikms@hawaii.edu](mailto:erikms@hawaii.edu); 8089563530