

We will continue to provide Hawaii's residents and businesses with innovative real estate loan products that are competitively priced, and will maintain a practical approach to underwriting.

Our customers will also continue to be offered some of the most attractive rates for FDIC insured savings and certificate of deposit accounts.

True to our mission, Finance Factors will continue to maintain our status as a successful and respected kamaaina company by attracting and retaining high quality employees, and supporting the communities we serve.

After nearly 60 years of providing financial services in Hawaii, we continue to provide our customers with service that is warm, helpful and friendly – serving as a trusted *Friend of the Family*.

Branch Locations

ISLAND OF OAHU

Chinatown

102A North King Street
Honolulu, HI 96817
Phone: 522-2042

Downtown

Finance Factors Center
1164 Bishop Street
Honolulu, HI 96813
Phone: 548-4940

Kahala

Kahala Mall Shopping Center
4211 Waialae Avenue
Honolulu, HI 96816
Phone: 733-7399

Kailua

Malama Building
602 Kailua Road, Suite 103
Kailua, HI 96734
Phone: 266-2900

Kalihi

Kamehameha Shopping Center
1620 North School St., Suite 142
Honolulu, HI 96817
Phone: 832-6500

Kapahulu

Market City Shopping Center
2927 Kapiolani Blvd.
Honolulu, HI 96826
Phone: 733-2425

Kapiolani

Pan Am Building
1600 Kapiolani Blvd., Suite 109
Honolulu, HI 96814
Phone: 973-3535

Liliha

1808 Liliha Street
Honolulu, HI 96817
Phone: 532-7190

Manoa

Finance Factors Manoa Center
2955 East Manoa Road, Suite A
Honolulu, HI 96822
Phone: 988-0240

Pearl City

Pearl City Shopping Center
850 Kamehameha Highway
Pearl City, HI 96782
Phone: 453-2100

ISLAND OF HAWAII

Hilo

427 Kilauea Avenue
Hilo, HI 96720
Phone: 935-6811

Keauhou-Kona

78-6831 Alii Drive, Suite 334
Kailua-Kona, HI 96740
Phone: 322-2747

ISLAND OF MAUI

Kahului

Kahului Office Center
140 Hoohana Street, Suite 111
Kahului, HI 96732
Phone: 877-7663

ISLAND OF KAUAI

Lihue

4393 Kukui Grove St., Suite 101
Lihue, HI 96766
Phone: 245-3305

GUAM

Tamuning

Guam Mortgage Center
339 Chalan San Antonio, Suite 100
Tamuning, Guam 96913
Phone: 1-671-649-5751



FINANCE FACTORS

SAVINGS • CDs • MORTGAGES



Member FDIC

www.financefactors.com

MISC-14 (Rev. 03/11)

Finance Factors, Ltd. Statement of Financial Condition

As of December 31, 2010



FINANCE FACTORS

SAVINGS • CDs • MORTGAGES





Message from the President

Steven J. Teruya
President & COO

While 2010 proved to be a challenging year for many financial service organizations, Finance Factors utilized diligent balance sheet management and disciplined expense control measures to ensure that our long-term financial picture continues to improve.

Led by a better than expected performance from the tourism sector, Hawaii's economy continued its recovery during 2010, despite relatively weak performances in other economic areas.

Homeowners continued to refinance existing mortgages to take advantage of low and relatively stable interest rates. Favorable rates also contributed to a slight increase in new home purchases; however a complete turnaround in the real estate market has been hampered by more stringent qualifying criteria.

In the fourth quarter of 2010, Finance Factors re-launched many of our residential lending programs, in order to continue to lower our loan concentration in commercial real estate.

In 2011, Finance Factors will continue to diligently manage our balance sheet and maintain adequate loan loss reserves. Ample liquidity and capital will remain our top financial priorities to ensure the company thrives despite continued challenging times.

STATEMENT OF FINANCIAL CONDITION

Finance Factors, Limited located at 1164 Bishop Street, Honolulu HI 96813. At the close of business the 31st day of December, 2010.
(This report is in accordance with Sec. 412:3-108, Hawaii Revised Statutes.)

ASSETS

Cash and Balances due from Depository Institutions	\$ 96,646,000
Securities	81,374,000
Federal Funds Sold and Securities Purchased under Agreements to Resell	15,000
Loans and Lease Financing Receivables	
a. Loans and Leases, Held for Sale	300,000
b. Loans and Leases, Net of Unearned Income	319,134,000
c. Less: Allowance for Loan and Lease Losses	11,673,000
d. Loans and Leases, net of Unearned Income and Allowance (item b minus c).....	307,461,000
Trading Assets	0
Premises and Fixed Assets (including Capitalized Leases)	39,470,000
Other Real Estate Owned	10,755,000
Investments in Unconsolidated Subsidiaries and Associated Companies	0
Customers' Liability to this Bank on Acceptance Outstanding	0
Intangible Assets	
a. Goodwill	0
b. Other Intangible Assets	180,000
Other Assets	36,514,000
TOTAL ASSETS	\$ 572,715,000

LIABILITIES

Deposits	486,467,000
Federal Funds Purchased and Securities Sold under Agreements to Repurchase	0
Trading Liabilities	0
Other Borrowed Money (includes Mortgage Indebtedness and Obligations under Capitalized Leases)	30,000,000
Bank's Liability on Acceptances Executed and Outstanding	0
Subordinated Notes and Debentures	0
Other Liabilities	2,874,000
TOTAL LIABILITIES	\$ 519,341,000

Minority Interest in Consolidated Subsidiaries

EQUITY CAPITAL

Perpetual Preferred Stock and Related Surplus	0
Common Stock	891,000
Surplus (Excludes All Surplus Related to Preferred Stock)	8,502,000
a. Retained Earnings	44,086,000
b. Accumulated Other Comprehensive Income	145,000
Other Equity Capital Components	(250,000)
TOTAL EQUITY CAPITAL	\$ 53,374,000
TOTAL LIABILITIES & EQUITY CAPITAL	\$ 572,715,000

STATE OF HAWAII
City and County of Honolulu } SS

I, Neal Kanda, Executive Vice President & Chief Financial Officer, of the above-named institution do solemnly swear that the foregoing statement is true to the best of my knowledge and belief.

(s) Neal Kanda, Executive Vice President & Chief Financial Officer