

ROYAL KINAU
728 KINAU ST
HONOLULU, HI 96813
PH: 521-3678 / 738-3100

**An Affordable, Low-Income Tax Credit Property
For the Elderly**

Featuring:

- o 57 one bedroom/1 bath units for \$575 per month
- o 21 two bedroom/1 bath units for \$760 per month
- o Approximately 541 & 741 sq ft living area with
 - Range/oven
 - Refrigerator
 - Vinyl tile floors
 - Electric and water included
- o Common laundry room
- o Multi-purpose room
- o Visitor and tenant parking stalls
- o An onsite Resident Manager's office and apartment
- o Conveniently located near Queen's Hospital
- o Tenants must pay for the following utilities and services:
 - Telephone
 - CATV (bulk rate)

Income Qualifying factors:

- o Minimum income requirements – a gross monthly income of at least 2 times the monthly rent. Qualified co-signers and/or food stamps will be accepted to help meet the minimum income requirements. *Sec 8 certificate holders need not meet the minimum gross income requirement.*
- o Maximum income – the applicant must have a total household income that does not exceed 50% of AREA MEDIAN INCOME as determined by HUD.

Household Size	Annual Income	Monthly Income
1	\$33,250	\$2,771
2	\$38,000	\$3,167

Other Qualifying factors:

- o Tenants must have satisfactory credit rating.
- o Tenants must have good landlord references.
- o Age - This project is intended and operated for occupancy by persons 55 years of age or older.



ROYAL KINAU

Royal Kinau Apartments is affordable senior living at it's best. Our rents start at just \$575.00 per month for a one bedroom and \$760.00 for a two bedroom. This includes all utilities and free parking.

Our one bedroom apartments feature five hundred and forty-one square feet of living space, our two bedrooms are 741 square feet and all our apartments boast a spacious and comfortable lanai.

Royal Kinau is a secure building with all the up to date safety features such as computer fob entry, fire sprinklers and multiple smoke detectors in every apartment, and a high tech, electronic fire and security system.

Our unique Recreation Room boasts air conditioning, a computer station, a free coffee station, daily newspaper and big screen TV. We also have regular activities, such as free bingo, pot luck dinners, and festive holiday bashes.



Our modern kitchens include a large refrigerator, a full size cooking range and insinkerator food disposals.

We have an on-site Resident Manager, who is highly available for our resident's needs, and he provides free computer lessons for all our interested tenants.

Our computer station features high speed cable internet. Individual, secured e-mail accounts are available for our residents with printers for hard document copies.

We find that our senior residents quickly and easily learn the internet to communicate with their friends and family from all over the world, and to explore and enjoy a wide range of subjects. A truly interesting hobby.



Our recreation room has a well equipped kitchen with a sink, a full size refrigerator and a cooking range.

As you can see, the recreation room has all the comforts of home including a fine piano.



Prudential Locations, located at 614 Kapahulu Avenue keeps track of our waiting list and does our move-ins. They are the folks who determine if our applicants are qualified for an apartment here at Royal Kinau. In order to live here, at least one person in the household must be fifty five years of age, along with maximum and minum income requirements. Prudential Locations can answer all your questions, just call 738-3100 and tell them you'd like some information about Royal Kinau.

Royal Kinau is truly a great place to live, in a very convenient area, just up from the Queens Hospital with a convenience store and bus stop right across the street.

Alvin C. P. Wong General Partner
Robert J. Daniher Resident Manager

Bradley Isa Property Manager
Janice Fukuda Occupancy Specialist