

**PARKING  
DISCLOSURE**

**Parking Disclosure:**

**OCCUPANCY RESTRICTION:**  
There are parking stalls available in the Birch Street Apartment project.

Once all parking stalls have been assigned, occupancy shall be restricted to tenants who do not own a vehicle.

**THE PROJECT TEAM**

Developer/Owner:

Birch Street Apartments LP

Private Financing:

City Bank

Hawaii Investors for Affordable Housing, Inc  
Hawaii Community Reinvestment Corporation

State Financing:

Hawaii Housing Finance & Development Corporation

State Rental Housing Trust Fund  
Federal and State LIHTC

Managing Agent:

Prudential Locations LLC  
Property Management Division



*This brochure updated on 3/19/09 and the information contained herein was accurate as of this date.*

**FOR APPLICATION &  
INFORMATION:**

Contact:

**Juan Siliezar**

**Resident Manager**

**(808) 597-8963**

**Fax (808) 596-9215**

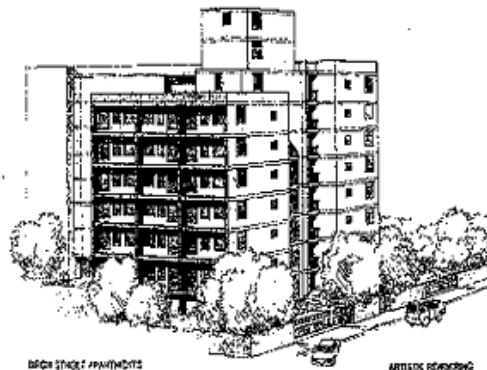


**Prudential Locations LLC**

Empowering Hawaii since 1969.

Property Management Division  
Prudential Locations LLC  
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Website: [www.prurentals.com](http://www.prurentals.com)



# Birch Street Apts



*A Multi-Family  
Affordable  
Housing in  
Makiki  
Metro Honolulu*

916 Birch Street  
Honolulu, HI 96814  
Ph: (808) 597-8963

# Birch Street Apartments Project Information Brochure

## PROJECT AND APARTMENT FEATURES

**No. of Units** 49 apartments  
 3 handicap-accessible units  
 52 total apartments

**Unit Type** 2 bedroom/1 bath  
 600 square feet

**Appliances** Range/oven  
 Garbage disposal  
 Refrigerator  
 Vinyl Flooring  
 Window coverings

**Property Amenities** Coin-operated laundry  
 Locked Entry Doors  
 Private Park with Picnic, BBQ areas and Tot Lot  
 Tenant parking stalls  
 Visitor parking  
 Onsite Resident Manager's office

## MAXIMUM HOUSEHOLD INCOME

**INCOME RESTRICTION:** Under the Affordable Housing Tax Credits Program, the household income cannot exceed 60% of Honolulu's current median income. The following maximum household income is applicable. Please review the table below.

Household Size	Max Yearly Income	Max Monthly Income
1	\$39,960	\$3,330
2	\$45,660	\$3,805
3	\$51,360	\$4,280
4	\$57,060	\$4,755
5	\$61,620	\$5,135
6	\$66,180	\$5,515
7	\$70,740	\$5,895

## RENT SCHEDULE

Unit size	Rental Amount
2 bedroom	\$850.00 per month

Property Management  
 PRUDENTIAL LOCATIONS LLC  
 614 Kapahulu Ave, Suite 102  
 Honolulu, HI 96815  
 Ph: (808) 738-3100

## OTHER QUALIFYING CRITERIA

**MAXIMUM HOUSEHOLD INCOME REQUIREMENT:** Total household income may not exceed 60% of AREA MEDIAN INCOME. See chart

**CREDIT RATING:** Tenants must have satisfactory credit rating.

**CRIMINAL BACKGROUND SCREENING** Criminal background screening must be satisfactory.

**LANDLORD REFERENCES:** Tenants must have good landlord references.

**MINIMUM INCOME:** A gross monthly income of TWO and HALF (2.5) times the monthly rent amount.

- Section 8 certificate holders need not meet the minimum gross income requirement.
- Qualified co-signers and/or food stamps and housing subsidy may be accepted to help meet minimum income criteria.

## UTILITIES

**UTILITIES:** Tenants must pay for the following utilities:

- Cable TV
- Telephone
- Electricity

Water and sewer are INCLUDED in the monthly rent!

On site Resident Manager contact:  
 Juan Siliezar (808) 597-8963

email: [propertymgmt@pruhawaii.com](mailto:propertymgmt@pruhawaii.com)

website: [www.prurentals.com](http://www.prurentals.com)