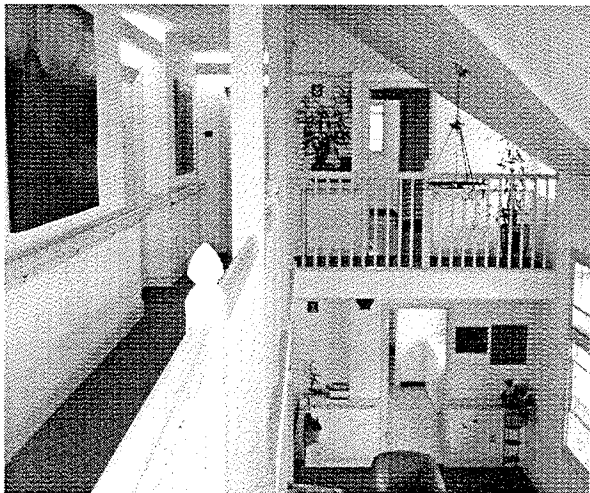
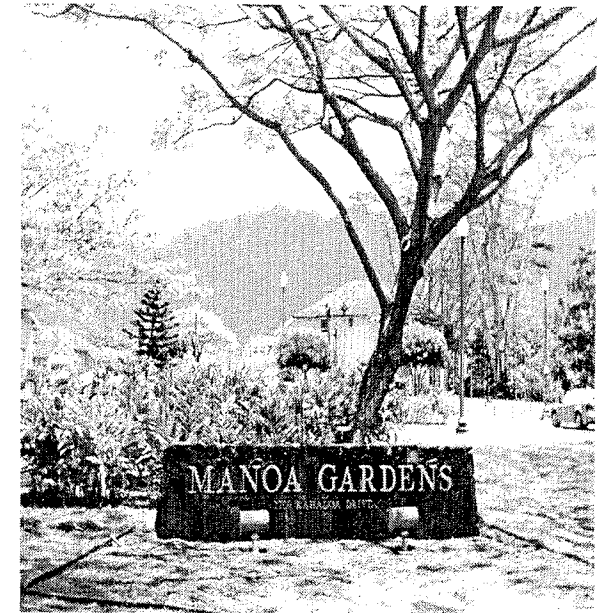




Interior views of the buildings



*The information contained herein was accurate as of
4/10/09*



Manoa Gardens Elderly Housing

For rental information:

**Contact: Jim Gesser
Resident Manager 988-6330**

Prudential Locations LLC
Property Management Division
614 Kapahulu Avenue
Suite 102
Honolulu, Hawaii 96816
Telephone: (808)738-3110
Fax: (808)735-1978
Propertygmt@pruhawaii.com

**2790 Kahaloa Dr.
Honolulu, HI 96822**

Project Location

Manoa Gardens central location brings its residents within close proximity to Manoa Shopping Center, public transportation, recreational (Manoa District Park and Manoa Community Gardens) and cultural activities.

Tenant Eligibility Requirements

- This project is intended and operated for occupancy by persons 62 years of age or older.
- Preference: eligible persons displaced by government action . The application must be submitted within 6 months of the displacement action.

Other Qualifying Criteria

CREDIT RATING: Tenants must have satisfactory credit rating.

LANDLORD REFERENCES: Tenants must have good landlord references.

MINIMUM INCOME: A gross monthly income of at least 2 times the rental amount.

Qualified co-signers and/or food stamps will be accepted to help meet minimum income criteria.

Sec 8 Notice: *Sec 8 certificate holders need not meet the minimum gross income requirement.*

Maximum Household Income Limits

	Max income 1 person	Max income 2 persons
Moderate units	\$41,700/yr	\$47,700/yr
Gap units	\$59,892/yr	\$68,448/yr
Market units	No limit	No limit

Rent Schedule

	Rent Studio	Rent one bdrm
Moderate units	\$593	\$714
Gap units	\$635	\$720
Market units	\$675	\$760

Rental Assistance Program (RAP)

Eligible tenants may utilize funds made available through the City and County's Rental Assistance Program (RAP) to assist with their rental payments. The RAP amount is determined by the tenant's income and does not exceed \$170/month. The tenant's portion is based upon 30% of their income and RAP makes up the difference with a \$170 maximum per month.

Project and Apartment Features

Featuring:

apartments: 79 party-furnished garden apartments

Apartment floor space: Studio—390 sq ft living area
1 bdrm—448 sq ft living area

Type of structure: Eight two story residential buildings. Each building has 10 apartments (5 units per floor). A total of 4 units throughout the complex are specifically designated for the Mobility Impaired.

Utilities: Water and sewer are included in the rent

Appliances: Range/oven, Refrigerator

Flooring: Carpet and vinyl tile floors

Window covering: Window drapes

Common amenities: Common laundry room located on the first floor of every building

52 tenant parking stalls for rent at \$20 as available, including 2 handicap accessible stalls

Community Room for recreational and educational activities

Onsite Resident Manager's office and apartment