

**FOR APPLICATION &
INFORMATION:**

Contact:
Margaret Chock
Resident Manager
(808) 455-4225

MANANA GARDENS



Prudential Locations LLC

Empowering Hawaii since 1969.

Property Management Division
Prudential Locations LLC
614 Kapahulu Avenue, Suite 102
Honolulu, Hawaii 96815
Phone: (808) 738-3100
Fax: (808) 735-1978
Email: propertymgmt@pruhawaii.com
Website: www.prurentals.com


THE PROJECT TEAM

Developer/Owner:
SVdP Manana LP

Private Financing:
GMAC Commercial Mortgage

State Financing:
Hawaii Housing Finance & Development
Corporation

Managing Agent:
Prudential Locations LLC
Property Management Division



*An affordable
Multi-Family,
Low-Income
Tax Credit
Project
In Pearl City*



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

949 Luehu Street
Pearl City, HI 96782
Ph: (808) 455-4225

Manana Gardens Project Information Brochure

PROJECT AND APARTMENT FEATURES

No. of Units 71 apartments

Unit Type 2 bedroom/1 bath/ 746 sq ft

Appliances Range/oven

Refrigerator

Vinyl Tile Flooring

Window Coverings

Washer Hook-up

Property Amenities

Coin-operated laundry facility

Large Community Room

Conveniently located near Pearl City Shopping Center & Pearl Highlands

Tenant & Visitor parking

Onsite Resident Manager's Office

MAXIMUM HOUSEHOLD INCOME

INCOME RESTRICTION: The tenant income cannot exceed 60% of AREA MEDIAN INCOME as determined by HUD. The following maximum household income is applicable. Please review the table below.

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

RENT SCHEDULE

Unit size	Rental Amount
60%	\$790.00 per month

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OTHER QUALIFYING CRITERIA

QUALIFYING REQUIREMENT: Minimum income requirements must be at least 2-1/2 times the monthly rental amount.

CREDIT RATING/ CRIMINAL SCREEN: Tenants must have satisfactory credit rating and criminal background screening.

LANDLORD REFERENCES: Tenants must have satisfactory landlord references.

MINIMUM INCOME: A gross monthly income of TWO and HALF (2-1/2) 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.*
- *Households in which all applicants are full-time students are **ineligible**.*

UTILITIES

UTILITIES: Tenants must pay for the following utilities:

- Cable TV
- Electricity
- Telephone

Water and sewer are INCLUDED in the monthly rent!

On site Resident Manager contact:
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