

RENTAL SCHEDULE

| UNIT TYPE | MONTHLY RENT |
|-----------|-------------------|
| 1 Bedroom | \$450 / month |
| 2 Bedroom | \$476 / month |
| 3 Bedroom | \$475—550 / month |
| 4 Bedroom | \$619 / month |

THE PROJECT TEAM

Developer/Owner:
Nani Maunaloa LP c/o Molokai Ranch Ltd

Private Financing:

State Financing:
Housing Finance & Development Corp

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:
Laurie Rapanot
Resident Manager
(808) 552-2248



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

NANI MAUNALOA



*An affordable
Multi-Family, Low-
Income Tax Credit
Property in
Maunaloa, Molokai*

Maunaloa Village
Maunaloa, HI 96770
Ph: (808) 552-2248

Nani Maunaloa Project Information Brochure

PROJECT AND APARTMENT FEATURES

No. of Units 61 apartments

Unit Type Duplex—1 bedroom/1 bath/ 746 sq ft
 Rehab Home—3 bedroom/3 bath/ varied sq ft
 New Homes—3 bedroom/3 bath/958 sq ft
 New Homes—4 bedroom/4 Bath/1248 sq ft

Property Amenities Range/oven
 Refrigerator/Freezer
 Garbage Disposal
 Gas Water Heater
 Vinyl Tile Flooring
 Individual Private Yard—maintained by tenant
 Paved and Lighted Street throughout the project.
 Conveniently located near Pearl City Shopping Center & Pearl Highlands
 Tenant & Visitor parking
 Onsite Resident Manager's Office

On site Resident Manager contact:
Laurie Rapanot
Phone: (808) 552-2248
Fax: (808) 552-2788
email: propertymgmt@pruhawaii.com
website: www.prurentals.com

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 | \$35,880/yr | \$2,990/mo |
| 2 | \$40,980/yr | \$3,415/mo |
| 3 | \$46,980/yr | \$3,915/mo |
| 4 | \$51,240/yr | \$4,270/mo |
| 5 | \$55,320/yr | \$4,610/mo |
| 6 | \$59,460/yr | \$4,955/mo |
| 7 | \$63,540/yr | \$5,295/mo |

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OTHER QUALIFYING CRITERIA

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

Tenant is responsible for the following utilities

- Electricity
- Gas
- Refuse Disposal
- Telephone
- Water
- Yard Maintenance