

**FOR APPLICATION &
INFORMATION:**

- Due to the high density in the immediate area of the Piikoi Vista, parking is very limited. The City and County of Honolulu, through information provided by Managing Agent, will monitor vehicle registration (ownership) of all residents.
- OCCUPANCY RESTRICTION: There are tenant parking stalls available in the Piikoi Vista 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:
Hawaii Housing Development Corporation

Private Financing:
City Bank and
Finance Factors, Ltd.
Hawaii Investors for Affordable Housing, Inc.
Hawaii Community Reinvestment Corporation

Financing:

Managing Agent:
Prudential Locations LLC
Property Management Division



This brochure updated on 4/19/09 and the information contained herein was accurate as of this date.

**FOR APPLICATION &
INFORMATION:**

Contact:
JASON HIYAKUMOTO
Resident Manager
(808) 585-8882



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

PIIKOI VISTA



**AN
AFFORDABLE
RENTAL
DEVELOPMENT
FOR
SENIORS IN
MAKIKI**

1326 PIIKOI STREET
Honolulu, HI 96814
Ph: (808) 585-8882

Piikoi Vista Project Information Brochure

PROJECT AND APARTMENT FEATURES

No. of Units 46 Apartments

1 handicap-accessible units
47 total apartments

Unit Type 1 bedroom/1 bath / 420 sq ft

Appliances Range/oven

Garbage disposal

Refrigerator/freezer

Vinyl Flooring

Air-Conditioning

Window Mini-Blinds

Property Amenities Coin-operated laundry located on the 8th floor

Locked Entry Doors

Victory Garden

Community room for recreational and educational Activities

Tenant parking stalls will be available @\$40 per month*

Visitor parking

Social Worker Services

Onsite Resident Manager's Office

On site Resident Manager contact:
Jason Hiyakumoto - (808) 585-8882
1326 Piikoi Street
Honolulu, HI 96814

MAXIMUM HOUSEHOLD INCOME

INCOME RESTRICTION: Under the Low Income Housing Tax Credits Program, the tenant income cannot exceed 50% of Honolulu's current median income. The following maximum household income is applicable. Please review the table below.

% of Area Median Income	Max income 1 person	Max income 2 persons
50%	\$33,300/yr	\$38,050/yr
	\$2775/month	\$3171/month

* * * * *

RENT SCHEDULE

Unit size	Rental Amount	No of Apts
50%	\$650.00 per month	72 apts

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OTHER QUALIFYING CRITERIA

AGE : This project is intended and operated for occupancy by persons 55 years of age or older.

CREDIT RATING: Tenants must have satisfactory credit rating.

LANDLORD REFERENCES: Tenants must have good landlord references.

MINIMUM INCOME: A gross monthly income of TWO 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
- Parking @ \$40/month optional

Electricity, water and sewer are INCLUDED in the monthly rent!