

Parking Disclosure:

Due to the high density in the immediate area of the Artesian Vista, parking is very limited. The City and County of Honolulu will, through information provided by the Managing Agent, monitor vehicle registration (ownership) of all residents.

OCCUPANCY RESTRICTION: There are 14 parking stalls in the Artesian Vista project. Once all parking stalls have been assigned, occupancy

FOR APPLICATION & INFORMATION:

CONTACT:

RAYMOND GOTTSCHALK: 949-5936



Prudential Locations LLC

Empowering Hawaii since 1969.

**PROPERTY MANAGEMENT DIVISION
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HONOLULU, HAWAII 96815
738-3110**

propertymgmt@pruhawaii.com

Website:www.pruhawaii.com

THE PROJECT TEAM

Developer/Owner:

Hawaii Housing Development Corporation

Private Financing:

City Bank

Finance Factors

State Financing:

Rental Housing Trust Fund

Housing & Community Development Corp. of

Hawaii



Artesian Vista

**An Affordable
rental building for the
elderly in McCully!!**



**1828 Young Street
Honolulu HI 96826**

This brochure was updated on 7/08/11 and the information contained herein was accurate as of that date.



Artesian Vista Project Information Brochure



PROJECT AND APARTMENT FEATURES

No. of Units 51 apartments
2 handicap-accessible units
53 total apartments

Unit Type 1 bedroom/1 bath

Unit Living Area 420+ square feet

Appliances Range/oven
Garbage disposal
Refrigerator/freezer
Vinyl Flooring
Air conditioner
Window mini-blinds

Property Amenities Coin-operated laundry
on each floor
Locked Entry Doors
14 parking stalls will be available
@ \$40 per month*
Landscaped areas
Large multi-purpose room for
recreational and
educational activities
Visitor parking

Onsite Resident Manager's office
Onsite social worker

*certain restrictions will be applicable

MAXIMUM HOUSEHOLD INCOME LIMITS

INCOME RESTRICTION: Under the Low Income Housing Tax Credits program, tenant income cannot exceed 30% and 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	No. of Apts
30%	\$20,850/yr	\$23,820/yr	6 apts
50%	\$34,750/yr	\$39,700/yr	47 apts

RENT SCHEDULE

% of Area Median Income	Rental Amount	No. of Apts
30%	\$425.00 per month	6 apts
50%	\$685.00 per month	47 apts



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 REFERENCE: Tenants must have good landlord references.

MINIMUM INCOME: A gross monthly income Of TWO (2) times the rent amount.

- Section 8 certificate holders need not meet the minimum
- Food stamps will be accepted to help meet minimum income criteria.
- NOT A PET-FRIENDLY ENVIRONMENT

UTILITIES & PARKING

UTILITIES: Tenants must pay for the following utilities:

- Cable TV
- Telephone

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

- Parking @ \$40/mo. is optional.