

**PARKING
DISCLOSURE**

Parking Disclosure:

OCCUPANCY RESTRICTION:
There are parking stalls available in the Birch Street Apartment 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:

Birch Street Apartments LP

Private Financing:

City Bank

Hawaii Investors for Affordable Housing, Inc
Hawaii Community Reinvestment Corporation

State Financing:

Hawaii Housing Finance & Development Corporation
State Rental Housing Trust Fund
Federal and State LIHTC

Managing Agent:

Prudential Locations LLC
Property Management Division



This brochure updated on 12/31/09 and the information contained herein was accurate as of this date.

**FOR APPLICATION &
INFORMATION:**

Contact:

Garrick Luke

Resident Manager

(808) 597-8963

Fax (808) 596-9215

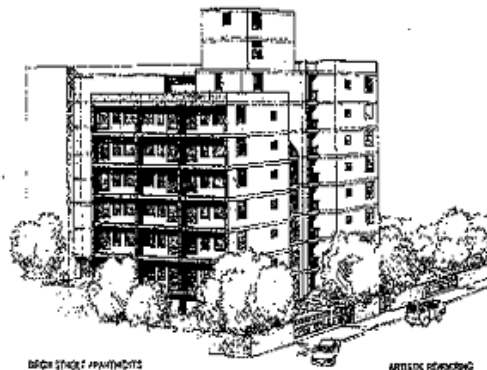


Prudential Locations LLC

Empowering Hawaii since 1989.

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



Birch Street Apts



*A Multi-Family
Affordable
Housing in
Makiki
Metro Honolulu*

**916 Birch Street
Honolulu, HI 96814
Ph: (808) 597-8963**

Birch Street Apartments Project Information Brochure

PROJECT AND APARTMENT FEATURES

No. of Units 49 apartments
 3 handicap-accessible units
 52 total apartments

Unit Type 2 bedroom/1 bath
 600 square feet

Appliances Range/oven
 Garbage disposal
 Refrigerator
 Vinyl Flooring
 Window coverings

Property Amenities Coin-operated laundry
 Locked Entry Doors
 Private Park with Picnic, BBQ areas and Tot Lot
 Tenant parking stalls
 Visitor parking
 Onsite Resident Manager's office

MAXIMUM HOUSEHOLD INCOME

INCOME RESTRICTION: Under the Affordable Housing Tax Credits Program, the household income cannot exceed 60% of Honolulu's current median income. The following maximum household income is applicable. Please review the table below.

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

RENT SCHEDULE

Unit size	Rental Amount
2 bedroom	\$875.00 per month

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OTHER QUALIFYING CRITERIA

MAXIMUM HOUSEHOLD INCOME REQUIREMENT: Total household income may not exceed 60% of AREA MEDIAN INCOME. See chart

CREDIT RATING: Tenants must have satisfactory credit rating.

CRIMINAL BACKGROUND SCREENING Criminal background screening must be satisfactory.

LANDLORD REFERENCES: Tenants must have good landlord references.

MINIMUM INCOME: A gross monthly income of TWO and HALF (2.5) times the monthly rent amount.

- Section 8 certificate holders need not meet the minimum gross income requirement.
- 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
- Electricity

Water and sewer are INCLUDED in the monthly rent!

On site Resident Manager contact:
 Garrick Luke (808) 597-8963

email: propertymgmt@pruhawaii.com

website: www.pruhawaiirentals.com