

**FOR APPLICATION &
INFORMATION:**

- Due to the high density in the immediate area of the Ainahau 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 18 tenant parking with an additional 5 handicap van accessible stalls in the Ainahau Vista project. Once all parking stalls have been assigned, occupancy shall be restricted to tenants who do not own a vehicle.
- Access to Ainahau Vista is via Tusitala Street.

THE PROJECT TEAM

Developer/Owner:

Hawaii Housing Development Corporation

Private Financing:

Central Pacific Bank
Seattle Federal Home Loan Bank
Hawaii Community Reinvestment Corporation

State Financing:

Hawaii Housing Finance & Development Corporation

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:
Randi Allmon
Resident Manager
(808) 926-6700



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.pruhawaii.com



AINAHAU VISTA



*An affordable
rental project
for seniors in
WAIKIKI*

2428 Tusitala Street
Honolulu, HI 96815
Ph: (808) 926-6700

Ainahau Vista Project Information Brochure

PROJECT AND APARTMENT FEATURES

No. of Units 100 apartments

6 handicap-accessible units

106 total apartments

Unit Available &

Unit Type 99 - 1 bedroom/1 bath / 403 sq ft

7 - 2 bedroom/1 bath/ 607 sq ft

Appliances Range/oven

Garbage disposal

Refrigerator/freezer

Vinyl Flooring

Window coverings

Air Conditioner in Bedroom(s)

Property Amenities

Coin-operated laundry on ground floor

Locked Entry Doors

Victory garden

Community room for recreational and educational Activities on the ground floor.

18 Tenant parking stalls (plus 5 handicap-accessible stalls) will be available @\$40 per month*

Visitor parking

Onsite Resident Manager's Office

On site Resident Manager contact:
Randi Allmon - (808) 926-6700
2428 Tusitala Street
Honolulu, HI 96815

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 |
|-------------------------|---------------------|----------------------|
| 30% | \$20,000/yr | \$22,850/yr |
| 50% | \$33,300/yr | \$38,050/yr |

RENT SCHEDULE

| Unit size | Rental Amount | No of Apts |
|------------------|--------------------|------------|
| 30% 1 bedroom | \$425.00 per month | 11 apts |
| 50% 1 bedroom | \$675.00 per month | 88 apts |
| 50% 2 bedroom | \$825.00 per month | 7 apts |

Property Management
PRUDENTIAL LOCATIONS LLC
614 Kapahulu Ave, Suite 102
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Ph: (808) 738-3100

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 (2) times the monthly rent amount.

- Section 8 certificate holders need not meet the minimum gross income requirement.
- Food stamps and /or 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!

email: propertymgmt@pruhawaii.com

website: www.pruhawaii.com