

**FOR APPLICATION &  
INFORMATION:**

**Contact:  
Margaret Chock  
Resident Manager  
(808) 455-4225**

# MANANA GARDENS



**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](mailto:propertymgmt@pruhawaii.com)  
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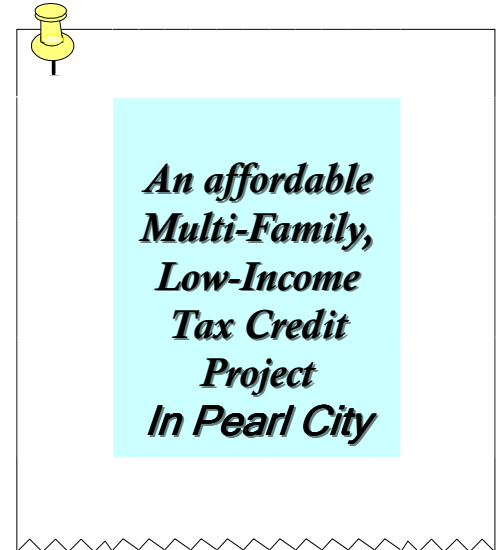
**THE PROJECT TEAM**

Developer/Owner:  
SVdP Manana LP

Private Financing:  
GMAC Commercial Mortgage

State Financing:  
Hawaii Housing Finance & Development  
Corporation

Managing Agent:  
Prudential Locations LLC  
Property Management Division



*An affordable  
Multi-Family,  
Low-Income  
Tax Credit  
Project  
In Pearl City*



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

**949 Luehu Street  
Pearl City, HI 96782  
Ph: (808) 455-4225**

# Manana Gardens Project Information Brochure

## PROJECT AND APARTMENT FEATURES

No. of Units 71 apartments

Unit Type 2 bedroom/1 bath/ 746 sq ft

Appliances Range/oven

Refrigerator

Vinyl Tile Flooring

Window Coverings

Washer Hook-up

Property Amenities

Coin-operated laundry facility

Large Community Room

Conveniently located near Pearl City Shopping Center & Pearl Highlands

Tenant & Visitor parking

Onsite Resident Manager's Office

## 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	\$39,960/yr	\$3,330/mo
2	\$45,660/yr	\$3,805/mo
3	\$51,360/yr	\$4,280/mo
4	\$57,060/yr	\$4,755/mo
5	\$61,620/yr	\$5,135/mo
6	\$66,180/yr	\$5,515/mo
7	\$70,740/yr	\$5,895/mo

## RENT SCHEDULE

Unit size	Rental Amount
60%	\$805.00 per month

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## OTHER QUALIFYING CRITERIA

**QUALIFYING REQUIREMENT:** Minimum income requirements must be at least 2-1/2 times the monthly rental amount.

**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.
- 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

**UTILITIES:** Tenants must pay for the following utilities:

- Cable TV
- Electricity
- Telephone

Water and sewer are INCLUDED in the monthly rent!

On site Resident Manager contact:  
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