

RENTAL SCHEDULE

UNIT TYPE	MONTHLY RENT
1 Bedroom	\$450 / month
2 Bedroom	\$476 / month
3 Bedroom	\$475—550 / month
4 Bedroom	\$619 / month

THE PROJECT TEAM

Developer/Owner:
Nani Maunaloa LP c/o Molokai Ranch Ltd

Private Financing:

State Financing:
Housing Finance & Development Corp

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:
Laurie Rapanot
Resident Manager
(808) 552-2248



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 rentals.com

NANI MAUNALOA



*An affordable
Multi-Family, Low-
Income Tax Credit
Property in
Maunaloa, Molokai*

Maunaloa Village
Maunaloa, HI 96770
Ph: (808) 552-2248

Nani Maunaloa Project Information Brochure

PROJECT AND APARTMENT FEATURES

No. of Units 61 apartments

Unit Type Duplex—1 bedroom/1 bath/ 746 sq ft
 Rehab Home—3 bedroom/3 bath/ varied sq ft
 New Homes—3 bedroom/3 bath/958 sq ft
 New Homes—4 bedroom/4 Bath/1248 sq ft

Property Amenities Range/oven
 Refrigerator/Freezer
 Garbage Disposal
 Gas Water Heater
 Vinyl Tile Flooring
 Individual Private Yard—maintained by tenant
 Paved and Lighted Street throughout the project.
 Conveniently located near Pearl City Shopping Center & Pearl Highlands
 Tenant & Visitor parking
 Onsite Resident Manager's Office

On site Resident Manager contact:
Laurie Rapanot
Phone: (808) 552-2248
Fax: (808) 552-2788
email: propertymgmt@pruhawaii.com
website: www.pruhawaiirentals.com

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	\$35,880/yr	\$2,990/mo
2	\$40,980/yr	\$3,415/mo
3	\$46,980/yr	\$3,915/mo
4	\$51,240/yr	\$4,270/mo
5	\$55,320/yr	\$4,610/mo
6	\$59,460/yr	\$4,955/mo
7	\$63,540/yr	\$5,295/mo

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OTHER QUALIFYING CRITERIA

- 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

Tenant is responsible for the following utilities

- Electricity
- Gas
- Refuse Disposal
- Telephone
- Water
- Yard Maintenance