

PARKING DISCLOSURE

- Due to the high density in the immediate area of the Wisteria 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 tenant parking with handicap van accessible stalls in the Wisteria Vista 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:
King Street Apartments L.P.

Private Financing:
First Hawaiian Bank
Hawaii Investors for Affordable Housing, Inc.

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:
Garrick Luke
Resident Manager
(808) 597-8963



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



WISTERIA VISTA



**An affordable
rental
project for
seniors in
MAKIKI**

1239 South King Street
Honolulu, HI 96814
Ph: (808) 597-8963

Wisteria Vista Project Information Brochure

PROJECT AND APARTMENT FEATURES

No. of Units 84 apartments
7 handicap-accessible units
91 total apartments

Unit Type 1 bedroom/1 bath / 384 sq ft

Appliances Range/oven
Refrigerator/freezer
Vinyl Flooring
Wall-Mount Air Conditioner
Window Mini-Blinds

Property Amenities Coin-operated laundry facility
Locked Entry Doors
Landscaped areas
Large Multi-purpose room for recreational and educational activities on the ground floor.
Limited Tenant Parking
Visitor parking
Onsite Resident Manager's Office

On site Resident Manager contact:
Garrick Luke - (808) 597-8963
1239 South King Street
Honolulu, HI 96814

email: propertymgmt@pruhawaii.com

website: www.pruhawaii rentals.com

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
50%	\$33,300/yr	\$38,050/yr

RENT SCHEDULE

Unit size	Rental Amount	No of Apts
50% 1 bedroom	\$600.00 per month	91 Apts

Property Management
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OTHER QUALIFYING CRITERIA

AGE : This project is intended and operated for occupancy by persons 62 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 housing subsidy may be accepted to help meet minimum income criteria.

UTILITIES

UTILITIES: Tenants must pay for the following utilities:

- Cable TV
- Telephone
- Electricity
- Parking @ \$40/month optional

Water and sewer are INCLUDED in the monthly rent!