

## 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 7/15/09 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](mailto:propertymgmt@pruhawaii.com)  
Website: [www.prurentals.com](http://www.prurentals.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](mailto:propertymgmt@pruhawaii.com)

website: [www.prurentals.com](http://www.prurentals.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**  
**PRUDENTIAL LOCATIONS LLC**  
 614 Kapahulu Ave, Suite 102  
 Honolulu, HI 96815  
 Ph: (808) 738-3100  
 Fax: (808) 735-1978

## 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.*
- *Qualified co-signers and/or 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!