



FOR APPLICATION & INFORMATION:

Contact:
Luana Holi
Resident Manager
(808) 455-4225

MANANA GARDENS



THE PROJECT TEAM

Developer/Owner:
SVdP Manana LP

Private Financing:
GMAC Commercial Mortgage

State Financing:
Hawaii Housing Finance & Development Corporation

Managing Agent:
Locations
Property Management Division

Locations

Property Management Division
614 Kapahulu Avenue
Honolulu, Hawaii 96815
Phone: (808) 738-3100
Fax: (808) 735-1978
(RB-17095)
Email: propertymgmt@locationshawaii.com
Website: www.locationsrentals.com

State Rental Assistance Program Available to Eligible Renters

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

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



This brochure updated on 6/2015 and the information contained herein was accurate as of this date.

Manana Gardens Project Information Brochure

PROJECT AND APARTMENT FEATURES

No. of Units 71 apartments

Unit Type 2 bedroom/1 bath/ 581 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	\$43,260/yr	\$3,605/mo
2	\$49,440/yr	\$4,120/mo
3	\$55,620/yr	\$4,635/mo
4	\$61,800/yr	\$5,150/mo
5	\$66,780/yr	\$5,565/mo
6	\$71,700/yr	\$5,975/mo
7	\$76,680/yr	\$6,390/mo

RENT SCHEDULE

Unit size	Rental Amount
60%	\$910.00 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**.*
- **NOT A PET-FRIENDLY ENVIRONMENT**

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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