

Market Feasibility Analysis

Hazelhurst Townhomes
East Liberty Street
York, York County, South Carolina 29745

Prepared For

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2014 EXHIBIT S – 2 SCSHFDA PRIMARY MARKET AREA ANALYSIS SUMMARY:

Development Name: Hazelhurst Townhomes Total # Units: 28

Location: East Liberty Street, York, South Carolina 29745 # LIHTC Units: **28**
 York County boundary to the north; State Route 274, State Route 161, State Route 156, State Route 347 and State Route 322 to the east; State Route 322 and the southern town limits of McConnells to the south; and State Route 97, Hickory Grove's western city limits, Smyrne's western city limits, State Route 55 and State Route 161 to the west.

PMA Boundary: _____

Development Type: X Family Older Persons Farthest Boundary Distance to Subject: 13.6 miles

RENTAL HOUSING STOCK (found on page H-13)

Type	# Properties	Total Units	Vacant Units	Average Occupancy
All Rental Housing	14	498	2	99.6%
Market-Rate Housing	4	38	0	100.0%
Assisted/Subsidized Housing not to include LIHTC	7	276	0	100.0%
LIHTC (All that are stabilized)*	5	184	2	98.9%
Stabilized Comps**	3	98	2	98.0%
Non-stabilized Comps	-	-	-	-

* Stabilized occupancy of at least 93% (Excludes projects still in initial lease up).

** Comps are those comparable to the subject and those that compete at nearly the same rent levels and tenant profile, such as age, family and income.

Subject Development					Adjusted Market Rent			Highest Unadjusted Comp Rent	
# Units	# Bedrooms	Baths	Size (SF)	Proposed Tenant Rent	Per Unit	Per SF	Advantage	Per Unit	Per SF
3	Two	2.0	1,100	\$420	\$740	\$0.67	43.24%	\$975	\$0.79
5	Two	2.0	1,100	\$475	\$740	\$0.67	35.81%	\$975	\$0.79
4	Three	2.5	1,250	\$450	\$830	\$0.66	45.78%	\$1,515	\$1.24
16	Three	2.5	1,250	\$520	\$830	\$0.66	37.35%	\$1,515	\$1.24
Gross Potential Rent Monthly*				\$13,755	\$22,520		38.92%		

*Market Advantage is calculated using the following formula: (Gross Adjusted Market Rent (minus) Gross Proposed Tenant Rent) (divided by) Gross Adjusted Market Rent. The calculation should be expressed as a percentage and rounded to two decimal points. The Rent Calculation Excel Worksheet must be provided with the Exhibit S-2 form.

DEMOGRAPHIC DATA (found on page F-3, G-5)

	2000		2013		2016	
Renter Households	3,924	25.1%	4,800	24.2%	5,003	24.1%
Income-Qualified Renter HHs (LIHTC)	1,314	8.4%	1,537	7.8%	1,596	7.7%
Income-Qualified Renter HHs (MR)	(if applicable)	N/A	N/A	N/A	N/A	N/A

TARGETED INCOME-QUALIFIED RENTER HOUSEHOLD DEMAND (found on page G-5)

Type of Demand	50%	60%	Market-rate	Other:___	Other:___	Overall
Renter Household Growth	49	51	-	-	-	59
Existing Households (Overburd + Substand)	387	315	-	-	-	405
Homeowner conversion (Seniors)	-	-	-	-	-	-
Other:	-	-	-	-	-	-
Less Comparable/Competitive Supply	0	0	-	-	-	0
Net Income-qualified Renter HHs	436	366	-	-	-	464

CAPTURE RATES (found on page G-5)

Targeted Population	50%	60%	Market-rate	Other:___	Other:___	Overall
Capture Rate	1.6%	5.7%	-	-	-	6.0%

ABSORPTION RATE (found on page G-6)

Absorption Period 4 months

S-2 RENT CALCULATION WORKSHEET

Project Name: Hazelhurst Townhomes

# Units	Bedroom Type	Proposed Tenant Paid Rent	Gross Potential Tenant Rent	Adjusted Market Rent	Gross Potential Market Rent	Tax Credit Gross Rent Advantage
	0 BR		\$0		\$0	
	0 BR		\$0		\$0	
	0 BR		\$0		\$0	
0	1 BR		\$0		\$0	
	1 BR		\$0		\$0	
	1 BR		\$0		\$0	
3	2 BR	\$420	\$1,260	\$740	\$2,220	
5	2 BR	\$475	\$2,375	\$740	\$3,700	
	2 BR		\$0		\$0	
4	3 BR	\$450	\$1,800	\$830	\$3,320	
16	3 BR	\$520	\$8,320	\$830	\$13,280	
	3 BR		\$0		\$0	
	4 BR		\$0		\$0	
	4 BR		\$0		\$0	
	4 BR		\$0		\$0	
Totals	28		\$13,755		\$22,520	38.92%

B. PROJECT DESCRIPTION

The subject project involves the new construction of the 28-unit Hazelhurst Townhomes affordable rental community in York, South Carolina. The proposed project, which will offer two- and three-bedroom townhome units, will be developed under the Low-Income Housing Tax Credit (LIHTC) program and will target households with incomes of up to 50% and 60% of Area Median Household Income (AMHI). The site will consist of eight (8) two-bedroom/2.0-bath and 20 three-bedroom/2.5-bath units with proposed collected Tax Credit rents ranging from \$420 to \$520. The project is anticipated to be complete in August 2015. Additional details regarding the project are as follows:

- a. Property Location:** East Liberty Street
York, South Carolina 29745
(York County)

QCT: Yes DDA: No
- b. Construction Type:** New Construction
- c. Occupancy Type:** Family
- d. Target Income Group:** 50% and 60% of AMHI
- e. Special Needs Population:** Not applicable
- f. and h. to j. Unit Configuration and Rents:**

Total Units	Bedroom Type	Baths	Style	Square Feet	% AMHI	Program Rents			
						Collected Rent	Utility Allowance	Gross Rent	Max. Allowable LIHTC Gross Rent
3	Two-Br.	2.0	Townhome	1,100	50%	\$420	\$132	\$552	\$722
5	Two-Br.	2.0	Townhome	1,100	60%	\$475	\$132	\$607	\$867
4	Three-Br.	2.5	Townhome	1,250	50%	\$450	\$161	\$611	\$835
16	Three-Br.	2.5	Townhome	1,250	60%	\$520	\$161	\$681	\$1,002
28	Total								

Source: Tri-state Development, Incorporated
AMHI – Area Median Household Income (Charlotte-Gastonia-Rock Hill, NC-SC HUD Metro FMR Area; 2014)

- g. Number Of Stories/Buildings:** One (1) two-story, walk-up residential building
- k. Project-Based Rental Assistance (Existing or Proposed):** Not applicable



l. Community Amenities:

The subject property will include the following community features:

- On-site Management
- Laundry Facility
- Community Room
- Fitness Center
- Computer Center
- Security Cameras
- Playground
- Picnic Area
- Covered Gazebo with Benches
- Perimeter Fencing

m. Unit Amenities:

Each unit will include the following amenities:

- Electric Range
- Refrigerator with Icemaker
- Dishwasher
- Microwave Oven
- Washer/Dryer Hookups
- Exterior Storage Closet
- Carpet
- Window Blinds
- Central Air Conditioning
- Patio
- Ceiling Fan

n. Parking:

Open, paved lot parking will be included at the subject site

o. Utility Responsibility:

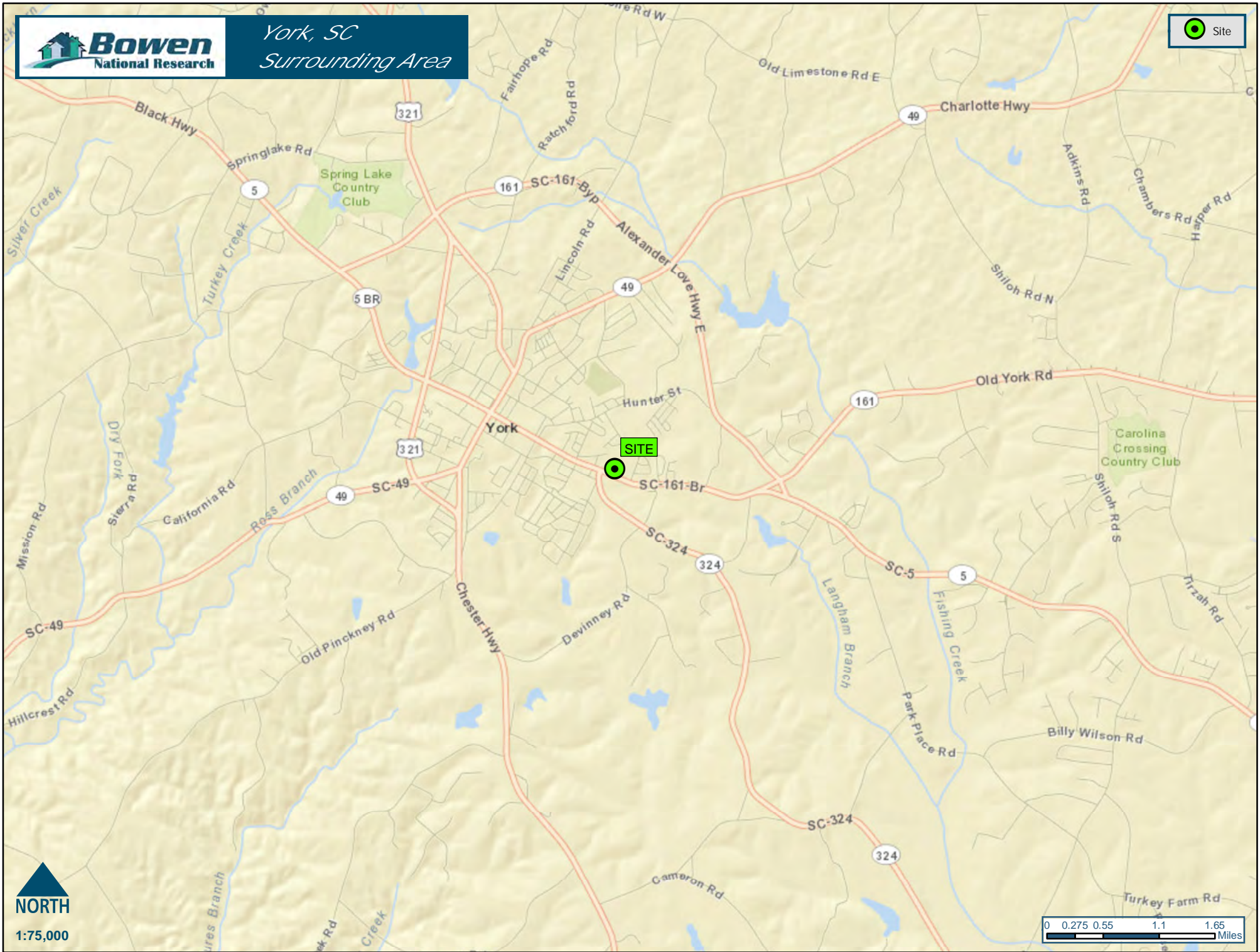
Trash collection costs are included in the rent, while tenants are responsible for all other utilities and services, including the following:

- Electric Heat Pump
- Electric Air Conditioning
- General Electric
- Electric Water Heating
- Electric Cooking
- Water/Sewer

A state map and an area map are on the following pages.



*York, SC
Surrounding Area*



1:75,000



C. SITE DESCRIPTION AND EVALUATION

1. SITE INSPECTION DATE

Bowen National Research personally inspected the subject site during the week of February 17th, 2014. The following is a summary of our site evaluation, including an analysis of the site's proximity to community services.

2. SITE DESCRIPTION AND SURROUNDING LAND USES

The subject site consists of approximately three acres of wooded land located at 314-316 East Liberty Street in York, South Carolina. Located within York County, York is approximately 35.0 miles south of Charlotte, North Carolina and approximately 80.0 miles north of Columbia, South Carolina. Following is a description of surrounding land uses:

North -	White Oaks Apartments, a Section 8 housing complex borders the site to the north. Continuing north is forested land. Undeveloped land and single-family homes considered to be in satisfactory condition extend beyond.
East -	A strip mall borders the site to the east containing businesses such as a Bi-Lo, Check n' Go, Family Dollar and a Shell gas station. Continuing west along East Liberty Street are additional businesses such as a Marathon gas station, U.S. Post Office, Yorkville Pharmacy and Pizza Hut. A Walmart Supercenter and Lowes extend beyond.
South -	The Bank of York and East Liberty Street/State Routes 5/161, a four-lane road that serves as a major commercial corridor for York, border the site to the south. Continuing south are commercial buildings including a strip mall with a Dollar General, Title Max, and Rite Aid. Further south is the Howard C. Johnson Elementary School and undeveloped land.
West -	Kentucky Fried Chicken and forested land border the site to the west. Continuing west are various businesses including AutoZone and single-family homes considered to be in satisfactory condition.

The subject site is situated along East Liberty Street/State Routes 5/161. East Liberty Street serves as the main arterial roadway/commercial corridor for York and provides convenient access to several community services, many of which are within walking distance to the site. This is considered beneficial to the targeted general-occupancy population of the subject site and should contribute to its marketability.

3. PROXIMITY TO COMMUNITY SERVICES AND INFRASTRUCTURE

The site is served by the community services detailed in the following table:

Community Services	Name	Driving Distance From Site (Miles)
Major Highways	State Route 5/161 State Route 49/U.S. Highway 321	Adjacent South 0.5 West
Public Bus Stop	York County Access	On-Site
Major Employers/ Employment Centers	Walmart Supercenter York School District	0.7 East 1.1 East
Convenience Store	Shell Southern Star Kangaroo Express	<0.1 East 0.1 West 0.5 East
Grocery	Bi-Lo Walmart Supercenter	<0.1 East 0.7 East
Discount Department Store	Dollar General Family Dollar Store Dollar Tree Walmart Supercenter	0.1 East 0.1 East 0.6 East 0.7 East
Shopping Center	York Village Shopping Center	<0.1 East
Schools: Elementary Middle/Junior High Senior High	Howard C. Johnson Elementary School York Intermediate School York Comprehensive High School	0.3 Southwest 2.4 Southwest 3.1 Northwest
Hospital	Piedmont West Urgent Care Piedmont Medical Center	3.1 Northwest 11.0 East
Police	York Police Department	1.1 Northwest
Fire	York City Fire Department	1.2 Northwest
Post Office	U.S. Post Office	0.5 East
Bank	Bank Of York South Carolina Bank & Trust First Citizens Bank & Trust	Adjacent South 0.2 East 0.6 East
Recreational Facilities	York Recreation Center	1.4 West
Gas Station	Shell Southern Star Marathon	<0.1 East 0.1 West 0.5 East
Pharmacy	Rite Aid Yorkville Pharmacy Medicap Pharmacy	0.1 East 0.3 East 0.4 East
Restaurant	KFC Burger King Rey Azteca Mexican Restaurant	<0.1 West <0.1 West <0.1 East
Day Care	Agape United Day Care	0.5 Northeast
Library	York Public Library	1.0 Northwest
Medical Center	Piedmont West Urgent Care Center	3.2 Northwest
Fitness Center	Anytime Fitness	0.5 East
Park	York Jaycees Memorial Park York Recreation Complex	1.0 West 1.3 North
Church	Episcopal Church-Good Shepherd Trinity United Methodist Church	0.9 Northwest 1.0 West

Given that the subject site is adjacent to East Liberty Street/State Route 5/161, which serves as the main commercial corridor in York, most community services are located within walking distance of the site. Services along East Liberty Street include Bi-Lo, Rite-Aid, Family Dollar, Shell Gas Station, York Bank and several dining establishments. It should be also be noted that while most basic community services are located within proximity to the subject site, many are also accessible via dial-n-ride service provided by York County Access which serves the county of York. The fare is \$2.50 for each way for all trips within York County.

The York School District serves the subject site and all applicable attendance schools, Howard C. Johnson Elementary School, York Intermediate School, and York Senior High School are within 3.1 miles of the subject site. Additionally, all public safety services are provided by the York Police and Fire Departments which are located within 1.2 miles of the site. The nearest full-service hospital is Piedmont Medical Center located approximately 11.0 miles east of the site. However, it should be noted that the Piedmont West Urgent Care is the closest urgent care, approximately 3.1 miles northwest of the site. Overall, the proximity of community services is considered beneficial to the targeted general-occupancy population of the subject site and should contribute to the its marketability.

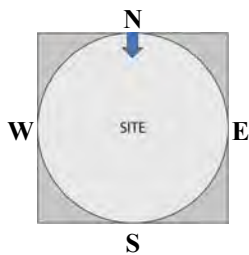
4. SITE PHOTOGRAPHS

Photographs of the subject site and surrounding land uses are on the following pages.

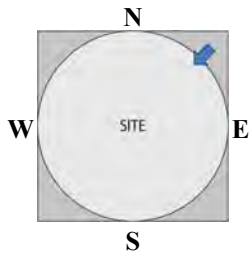
SITE PHOTOGRAPHS



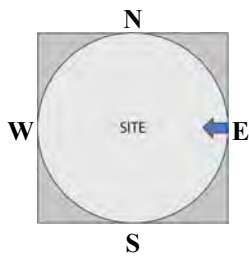
Site Entryway



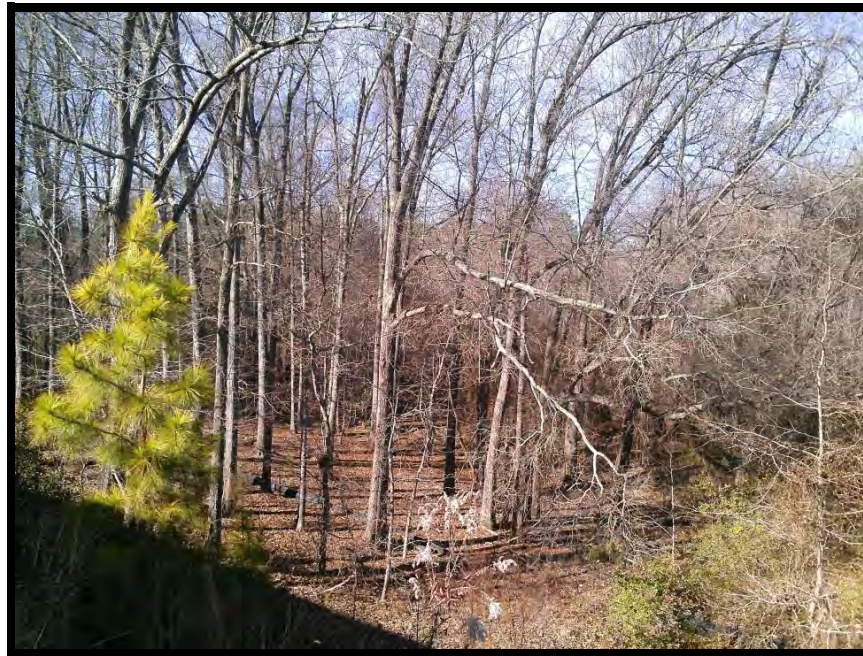
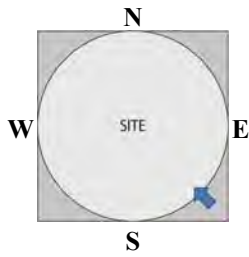
View of site from the north



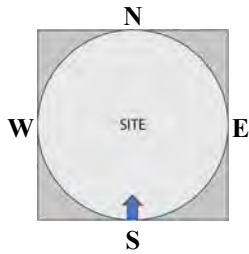
View of site from the northeast



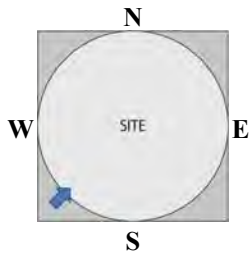
View of site from the east



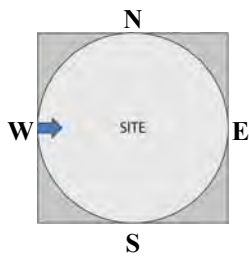
View of site from the southeast



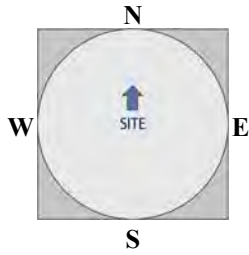
View of site from the south



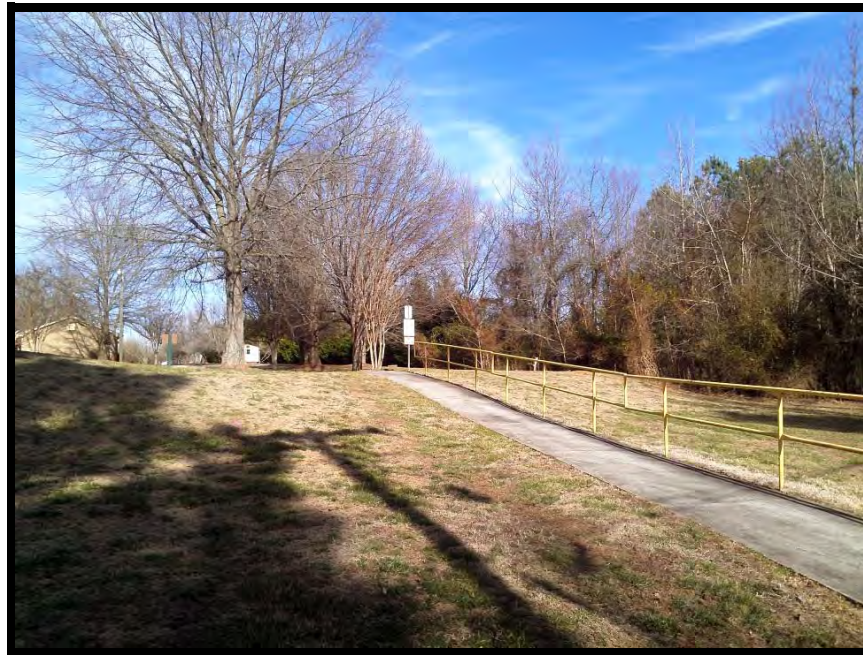
View of site from the southwest



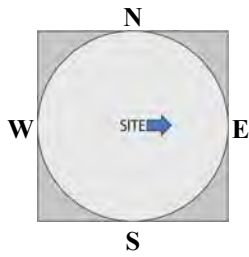
View of site from the west



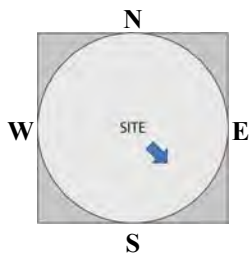
North view from site



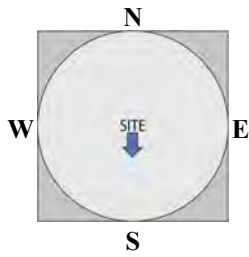
Northeast view from site



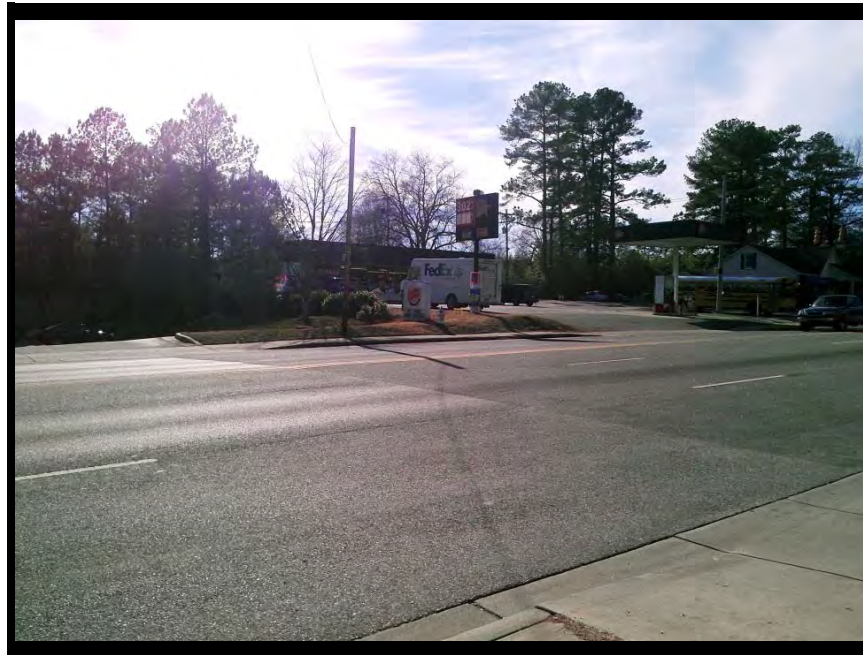
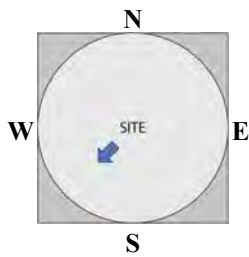
East view from site



Southeast view from site



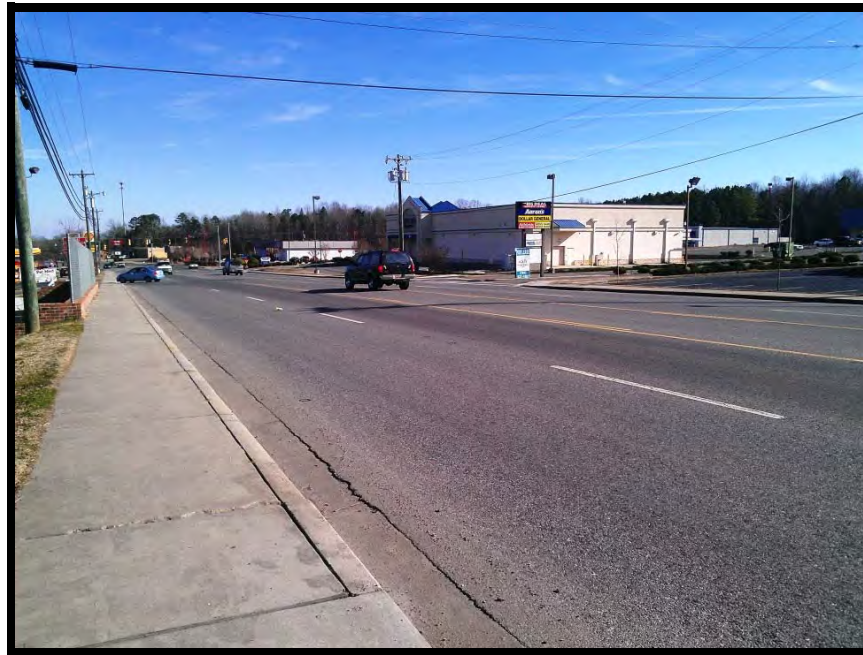
South view from site



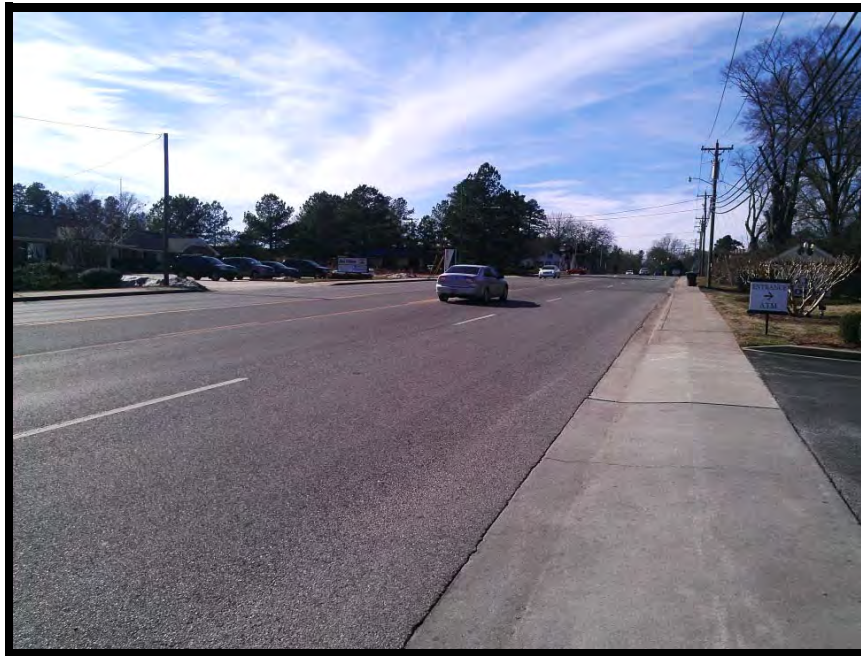
Southwest view from site



West view from site



Streetscape: East view on East Liberty Street



Streetscape: West view on East Liberty Street

5. SITE AND COMMUNITY SERVICES MAPS

Maps of the subject site and relevant community services follow.



York, SC
Site Neighborhood

Legend
Site Area



Wray St

Chicago Ln

S Pacific Ave

Flint St

Dolly St

Oklahoma St

SC-161-BR

Jefferson St E

324

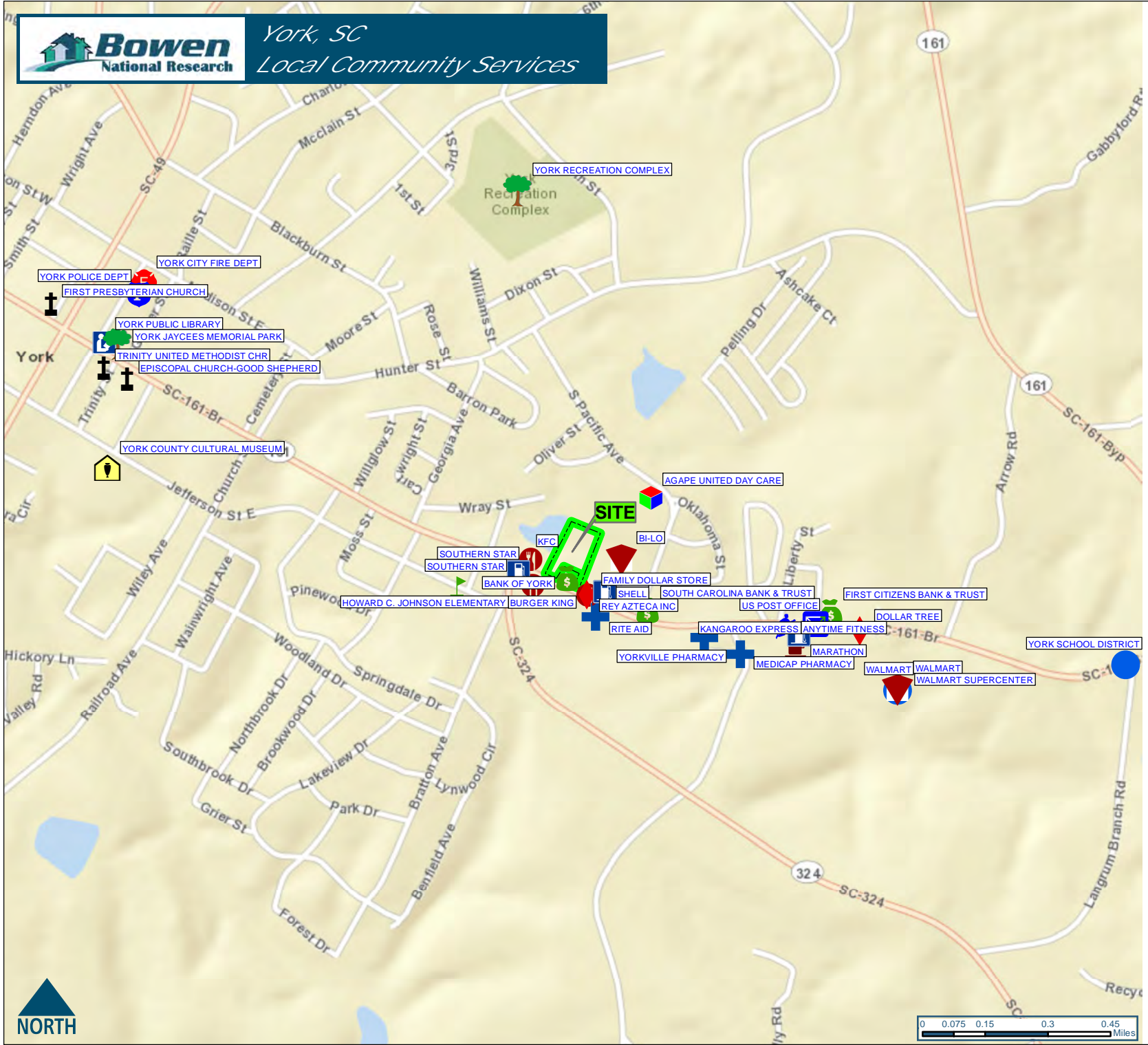
Bratton Ave

McFarland Rd


















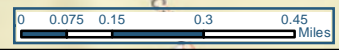
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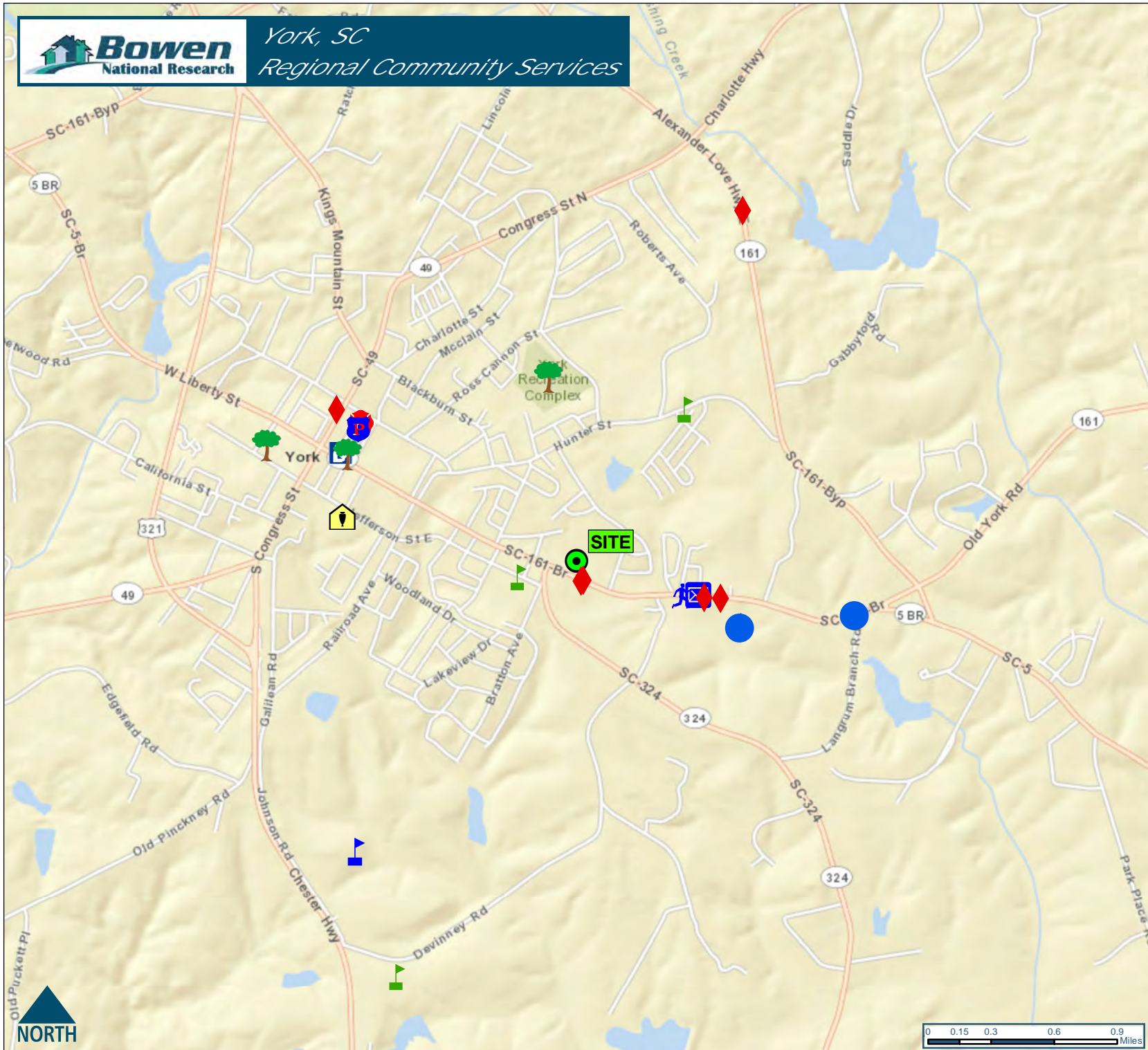


Legend










-  Site Area
-  bank
-  child care
-  church
-  convenience store
-  elementary school
-  fire
-  fitness center
-  gas
-  grocery
-  library
-  museum
-  park
-  pharmacy
-  police
-  post office
-  restaurant
-  shopping
-  employers_1000_5000



1:20,000



Legend

-  Site
-  elementary school
-  fire
-  fitness center
-  library
-  middle school
-  museum
-  park
-  police
-  post office
-  shopping
-  employers_1000_5000



6. ROAD AND INFRASTRUCTURE IMPROVEMENTS

The subject site is adjacent to East Liberty Street/State Route 5/161. According to local planning and zoning officials, no significant road construction or infrastructure improvements are planned for the immediate neighborhood.

7. CRIME ISSUES

The primary source for Crime Risk data is the FBI Uniform Crime Report (UCR). The FBI collects data from each of roughly 16,000 separate law enforcement jurisdictions across the country and compiles this data into the UCR. The most recent update showed an overall coverage rate of 95% of all jurisdictions nationwide with a coverage rate of 97% of all jurisdictions in metropolitan areas.

Applied Geographic Solutions uses the UCR at the jurisdictional level to model each of the seven crime types at other levels of geography. Risk indexes are standardized based on the national average. A Risk Index value of 100 for a particular risk indicates that, for the area, the relative probability of the risk is consistent with the average probability of that risk across the United States.

It should be noted that aggregate indexes for total crime, personal crime and property crime are not weighted, and murder is no more significant statistically in these indexes than petty theft. Thus, caution should be exercised when using them.

Total crime risk (111) for the Site PMA is above the national average with an overall personal crime index of 141 and a property crime index of 104. Total crime risk (115) for York County is above the national average with indexes for personal and property crime of 140 and 114, respectively.

	Crime Risk Index	
	Site PMA	York County
Total Crime	111	115
Personal Crime	141	140
Murder	86	86
Rape	115	108
Robbery	56	65
Assault	231	226
Property Crime	104	114
Burglary	125	132
Larceny	115	130
Motor Vehicle Theft	55	62

Source: Applied Geographic Solutions

Although the total crime risk for the York Site PMA is slightly above the national average, all rental properties surveyed in the market are maintaining high occupancy rates. As such, the perception of crime has not had an adverse impact on the marketability of the York rental housing market and it is anticipated that the perception of crime will not have a significant impact on the proposed development's marketability.

A map illustrating crime risk is on the following page.

8. ACCESS AND VISIBILITY

Access to the subject site will be derived from East Liberty Street/State Route 5/161, a heavily travelled four-lane roadway. Ingress and egress are considered easy due to clear lines of sight provided in both directions of traffic. It is not anticipated that westbound traffic on this arterial will have difficulty accessing the site. However, considering the heavy traffic patterns, eastbound traffic may experience minor traffic delays. Overall access to the site is considered good due to its convenient access to East Liberty Street/State Route 5/161 and U.S. Highway 321/State Route 49, as well as the dial-a-ride service available to all residents of York County.

Overall visibility of the site is considered excellent. Unobstructed views of the site are provided in both directions of traffic along East Liberty Street and the arterial nature increases visibility. Further, the subject project will be one of the tallest structures within the immediate vicinity, which will also increase its prominence.

9. VISIBLE OR ENVIRONMENTAL ISSUES

There are power lines bordering the south and east of the site, which are likely within falling distance of the site. However, this factor is not anticipated to have an adverse impact on the marketability of the proposed development.

10. OVERALL SITE CONCLUSIONS

The subject site is situated on the north side of East Liberty Street/State Route 5/161, an arterial and main commercial corridor for the York area. As such, several community services are within walking distance of the site. This is considered beneficial to low-income households, such as those targeted at the subject project. Moreover, the subject project fits in well with surrounding land uses. Visibility and access are considered excellent and good, respectively. The site is within a 1.0 mile of most shopping, employment, recreation, entertainment and education opportunities. Social services, public transportation and public safety services are all within 1.2 miles and the site has convenient access to major highways. Overall, we expect the site's location and proximity to community services to have a positive impact on its marketability.

D. PRIMARY MARKET AREA DELINEATION

The Primary Market Area (PMA) is the geographical area from which most of the support for the subject development is expected to originate. The York Site PMA was determined through interviews with area property managers, government officials, economic development representatives and the personal observations of our analysts. The personal observations of our analysts include physical and/or socioeconomic differences in the market and a demographic analysis of the area households and population

The York Site PMA includes the cities of York and Clover, as well as the surrounding unincorporated areas of York County, South Carolina. The boundaries of the Site PMA generally include the York County boundary to the north; State Route 274, State Route 161, State Route 156, State Route 347 and State Route 322 to the east; State Route 322 and the southern town limits of McConnells to the south; and State Route 97, Hickory Grove’s western city limits, Smyrne’s western city limits, State Route 55 and State Route 161 to the west. The Site PMA is comprised of the following Census Tracts:

614.01	615.01	615.02	616.01	616.02
617.01	617.05	617.06	617.07	618.01
618.02	619.00			

The PMA excludes the areas of Lake Wylie and Newport were to the east, as these areas are more affluent. The remaining areas beyond the Site PMA to the north, south and west are predominantly rural, containing high shares of owner-occupied households that will not likely respond to affordable rental housing.

Kaci Clemmer, Property Manager of Stonegate Apartments (Map I.D. 2), a government-subsidized community in Clover, stated that a significant portion of her residents originated from within York due to the limited amount of affordable multifamily housing in the area. Ms. Clemmer confirmed that the Lake Wylie area is more affluent and that her property does not draw much support from this area. Moreover, the Rock Hill area is saturated with affordable housing options and citizens are more likely to remain in Rock Hill as opposed to relocating to York for affordable housing. If a multifamily affordable housing complex were to be developed in York, it would also draw from Clover, since both municipalities are similar socioeconomically.

Angie Armstrong, Assistant Property Manager of Rock Pointe I and II (Map I.D. 902 and 903), a Tax Credit project in Rock Hill, stated that almost all her residents come from within Rock Hill and the unincorporated areas that are within close proximity to Rock Hill. To her knowledge, none of her property's residents are from the York area.

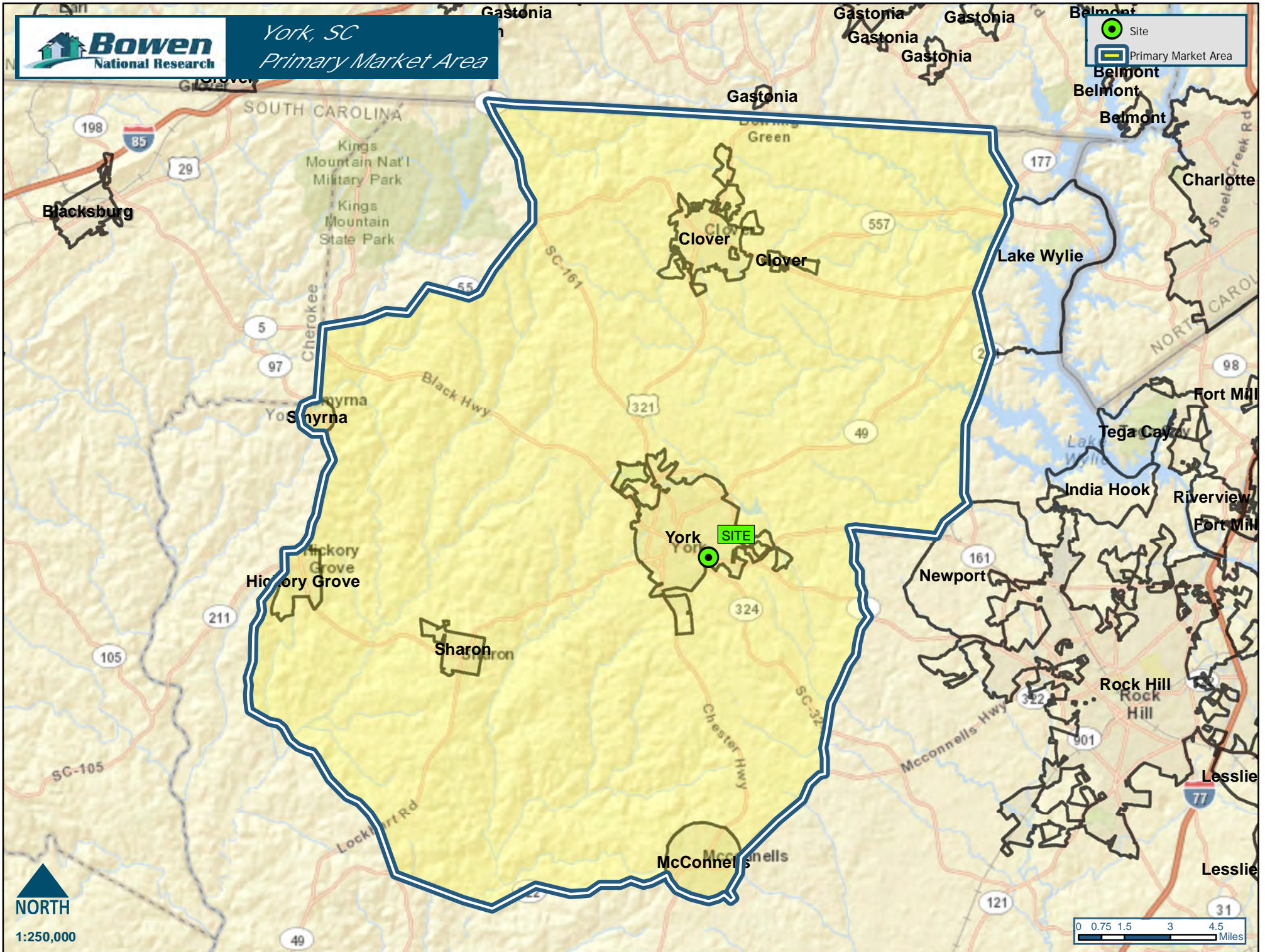
Diane Leary, Property Manager of Bay Tree Apartments (Map I.D. 7), a government-subsidized community in York, stated that her property's residents are from within York County in general; however, the majority of her residents come from York and Clover, specifically. She does not however, get many residents from Lake Wylie or Rock Hill. Ms. Leary stated that the market in Rock Hill is saturated with affordable housing and Lancaster County citizens near those municipalities usually opt to move to Rock Hill over York.

A map delineating the boundaries of the Site PMA is included on the following page.



*York, SC
Primary Market Area*

Site
Primary Market Area



NORTH
1:250,000

0 0.75 1.5 3 4.5
Miles

E. MARKET AREA ECONOMY

1. EMPLOYMENT BY INDUSTRY

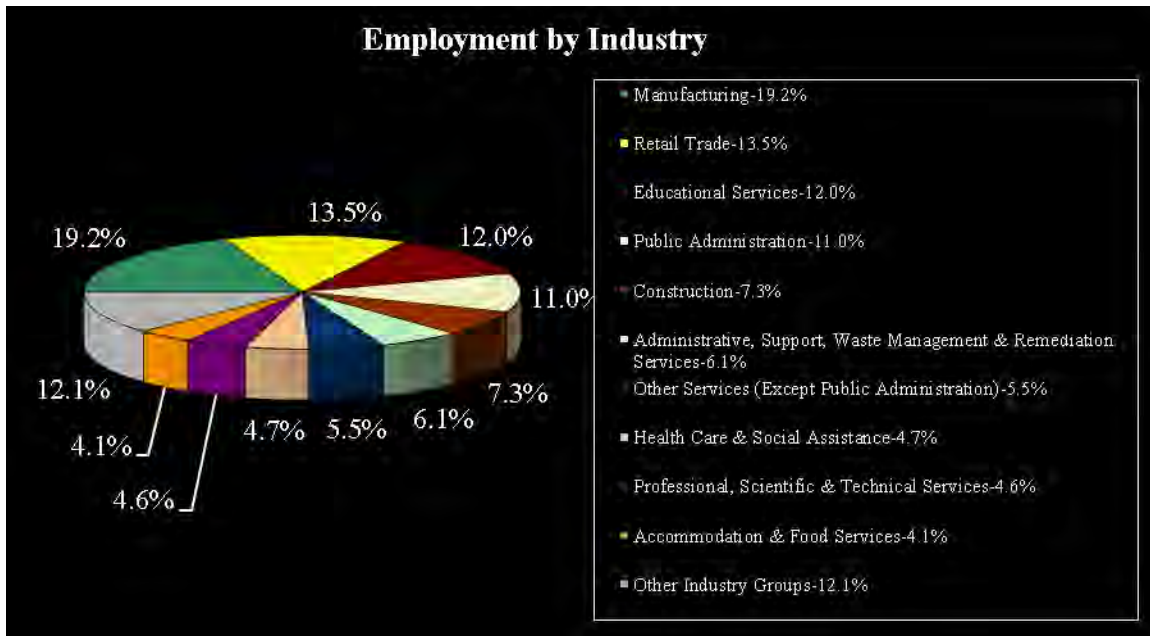
The labor force within the York Site PMA is based primarily in four sectors. Manufacturing (which comprises 19.2%), Retail Trade, Educational Services and Public Administration comprise nearly 56% of the Site PMA labor force. Employment in the York Site PMA, as of 2013, was distributed as follows:

NAICS Group	Establishments	Percent	Employees	Percent	E.P.E.
Agriculture, Forestry, Fishing & Hunting	103	4.7%	245	2.0%	2.4
Mining	1	0.0%	3	0.0%	3.0
Utilities	4	0.2%	93	0.7%	23.3
Construction	293	13.4%	909	7.3%	3.1
Manufacturing	88	4.0%	2,409	19.2%	27.4
Wholesale Trade	86	3.9%	428	3.4%	5.0
Retail Trade	222	10.2%	1,695	13.5%	7.6
Transportation & Warehousing	65	3.0%	178	1.4%	2.7
Information	18	0.8%	44	0.4%	2.4
Finance & Insurance	57	2.6%	239	1.9%	4.2
Real Estate & Rental & Leasing	59	2.7%	151	1.2%	2.6
Professional, Scientific & Technical Services	182	8.3%	574	4.6%	3.2
Management of Companies & Enterprises	2	0.1%	4	0.0%	2.0
Administrative, Support, Waste Management & Remediation Services	420	19.2%	761	6.1%	1.8
Educational Services	40	1.8%	1,500	12.0%	37.5
Health Care & Social Assistance	78	3.6%	586	4.7%	7.5
Arts, Entertainment & Recreation	29	1.3%	130	1.0%	4.5
Accommodation & Food Services	80	3.7%	519	4.1%	6.5
Other Services (Except Public Administration)	306	14.0%	692	5.5%	2.3
Public Administration	54	2.5%	1,373	11.0%	25.4
Total	2,187	100.0%	12,533	100.0%	5.7

*Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

E.P.E. - Average Employees Per Establishment

Note: Since this survey is conducted of establishments and not of residents, some employees may not live within the Site PMA. These employees, however, are included in our labor force calculations because their places of employment are located within the Site PMA.



2. LOW-INCOME EMPLOYMENT OPPORTUNITIES

Typical wages by job category for the Charlotte-Gastonia-Rock Hill Metropolitan Statistical Area (MSA) are compared with those of South Carolina in the following table:

Typical Wage by Occupation Type		
Occupation Type	Charlotte-Gastonia-Rock Hill MSA	South Carolina
Management Occupations	\$118,080	\$93,820
Business and Financial Occupations	\$70,020	\$58,660
Computer and Mathematical Occupations	\$81,600	\$63,670
Architecture and Engineering Occupations	\$73,400	\$72,610
Community and Social Service Occupations	\$42,700	\$38,950
Art, Design, Entertainment and Sports Medicine Occupations	\$51,310	\$41,300
Healthcare Practitioners and Technical Occupations	\$69,310	\$64,670
Healthcare Support Occupations	\$25,770	\$25,010
Protective Service Occupations	\$36,500	\$33,430
Food Preparation and Serving Related Occupations	\$20,830	\$19,610
Building and Grounds Cleaning and Maintenance Occupations	\$22,980	\$22,080
Personal Care and Service Occupations	\$22,740	\$22,420
Sales and Related Occupations	\$40,880	\$30,660
Office and Administrative Support Occupations	\$34,460	\$31,280
Construction and Extraction Occupations	\$37,590	\$35,900
Installation, Maintenance and Repair Occupations	\$43,540	\$40,140
Production Occupations	\$33,890	\$34,750
Transportation and Moving Occupations	\$33,760	\$29,620

Source: U.S. Department of Labor, Bureau of Statistics

Most annual blue-collar salaries range from \$20,830 to \$51,310 within the MSA. White-collar jobs, such as those related to professional positions, management and medicine, have an average salary of \$82,482. It is important to note that most occupational types within the MSA have higher typical wages than the State of South Carolina's typical wages. The proposed project will target households with incomes between \$18,900 and \$41,700. The area employment base has a significant number of income-appropriate occupations from which the proposed subject project will be able to draw renter support.

3. AREA'S LARGEST EMPLOYERS

The ten largest employers within the York County area comprise a total of 8,756 employees. These employers are summarized as follows:

Employer Name	Business Type	Total Employed
Wells Fargo Home Mortgage	Financial/Home Mortgages	2,335
Duke Power-Catawba Nuclear Station	Electric & Gas Company	1,228
Ross Distribution	Retail Clothing Distribution Center	919
CitiFinancial	Financial	800
U.S. Foodservice, Inc.	Food Services Distribution	750
Resolute Forest Products	Pulp & Paper/Wood Products	613
Shutterly, Inc.	On-line Photo Publishing	600
Schaeffler Group USA Inc.	Bearing Manufacturer	558
Metrolina Greenhouses (formerly Stacy's Inc.)	Flower/Vegetable Producing & Distribution	523
Domtar HQ	Paper/Pulp Mill & Business Forms Production	430
Total		8,756

Source: York County Economic Development (December 2013)

According to a representative with York County Economic Development, the York County economy is improving slowly and steadily, as companies are now looking within the county for possible location or expansion opportunities. Positive job announcements are highlighted below:

- In January 2013, Lap Tech Industries, a manufacturer of precision components, announced an expansion of its existing operations in York County. The \$45 million investment was completed in summer 2013 and generated 60 jobs.
- In May 2013, PDM U.S. Corporation, a manufacturer of pre-insulated copper pipe, announced that it was establishing a new production facility in York County. The \$1.3 million investment created 20 new jobs in summer 2013.

- In June 2013, Exel, a North American leader in supply chain management, announced that it was planning to establish a new distribution center in York County. This \$38 million project is expected to be operational by spring of 2014, with 13 new jobs.
- Shutterfly Incorporated, internet-based creator of personalized photo products, opened a new photo production facility in Fort Mill in June. The facility, which is more than 300,000 square feet, currently employs 500 workers. The company expects to bring nearly 500 more full-time jobs to the area in the next three to five years and even more temporary jobs during the holiday season which is Shutterfly's busiest time of the year.
- In July of 2013, a German-based company announced that it is negotiating to buy a York County "spec" building at the Antrim Business Park. The County council needs to approve the sale of the 40,000 square-foot shell to Corplast of Wuppertal, Germany. Coreplast makes adhesive tapes for the automotive industry. The company is expected to invest \$12 million and hire about 150 people.
- Silcotech North America, Incorporated, a manufacturer of silicone components, announced in August 2013 plans to locate its new facility in the East York Industrial Park near the city of York. The \$3.5 million investment is expected to generate 50 new jobs. The planned 18,000 square foot facility is expected to be completed and operating in July 2014.
- A company that makes three-dimensional printers is expanding its facilities in Rock Hill. It was announced in October 2013 that 3D Systems Corporation will invest \$10 million in the expansion and create approximately 145 new jobs. The expansion will be completed over the next few years and hiring for the new jobs will start immediately.
- Cabela's is planning to build an outdoor and sports mega-store in York County near Carowinds, which was announced in December 2013. Cabela's stores often draw outdoor enthusiasts from miles away and could generate more economic development near the Carowinds interchange with new restaurants, retail and hotels. The company plans to demolish the Plaza Fiesta shopping center and construct a 97,500 square-foot store, creating 225 full-time, part-time and seasonal jobs. The store, scheduled to open in spring 2015, would join Carowinds as a major travel destination at the I-77/Carowinds Boulevard Interchange.

- Carowinds Amusement Park is the number one gated attraction in South Carolina hosting thousands annually. The amusement park also recently announced a \$50 million investment in upgrades and new rides. The site is near I-485 which means shoppers and travelers from both Carolinas would have easy interstate access to both locations.

According to the South Carolina government jobs website (SC Works), there have been four WARN notices of large scale layoffs/closures reported for York County since January 2013. The following table summarizing these notices:

WARN Notices			
Company	Location	Jobs	Effective Date
Fast Lane of Rock Hill	Rock Hill	31	2/25/2013
Filtration Group	York	96	8/16/2013
Titanium Holdings	Fort Mill	95	3/31/2013
Stacy's Greenhouse	York	656	9/18/2013

In June of 2013, Stacy's Incorporated, which owns Stacy's Greenhouses, filed for Chapter 11 bankruptcy protection. Stacy's serves retail stores in 24 states along the East Coast and into the Midwest. The operation includes a wholesale farm in York; garden centers in York and in Shelby, North Carolina; and a propagation center in Pendleton, South Carolina. Stacy's Greenhouses was one of York County's biggest employers.

In July of 2013, Metrolina Greenhouse, based in Huntersville, North Carolina, announced it would be going to take over the bankrupt company, which is good news for employees who will not lose their jobs. Metrolina is the largest single-site heated greenhouse in the United States and has over 900 employees.

In January of this year, Citi announced it will be closing a unit at its Fort Mill operation. The financial company is closing its default mortgage service which could affect approximately 400 employees in the area. It was announced that about 200 workers will be laid off during the first quarter of this year. Workers in the default mortgage service unit can apply for other jobs at Citi. The cuts in the Fort.Mill area follow an August 2013 reduction of 150 employees, also in the default mortgage service unit. Citi plans to close its mortgage default unit in Fort Mill by the end of 2014. (These were not reported on the WARN list for 2013 or 2014.)

Despite these WARN notices, there have been numerous announcements in the creation of new jobs over the next several years, which should help offset the number of jobs lost in the county.

4. EMPLOYMENT TRENDS

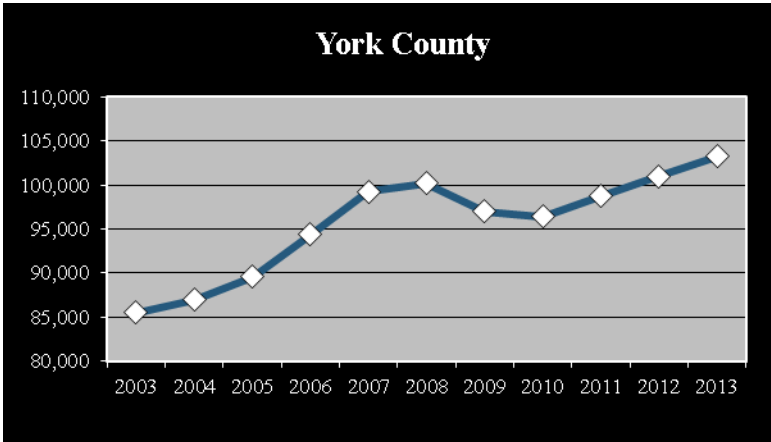
The following tables were generated from the U.S. Department of Labor, Bureau of Labor Statistics and reflect employment trends of the county in which the site is located.

Excluding 2013, the employment base has increased by 0.8% over the past five years in York County, while the state of South Carolina declined by 1.4%. Total employment reflects the number of employed persons who live within the county.

The following illustrates the total employment base for York County, South Carolina and the United States.

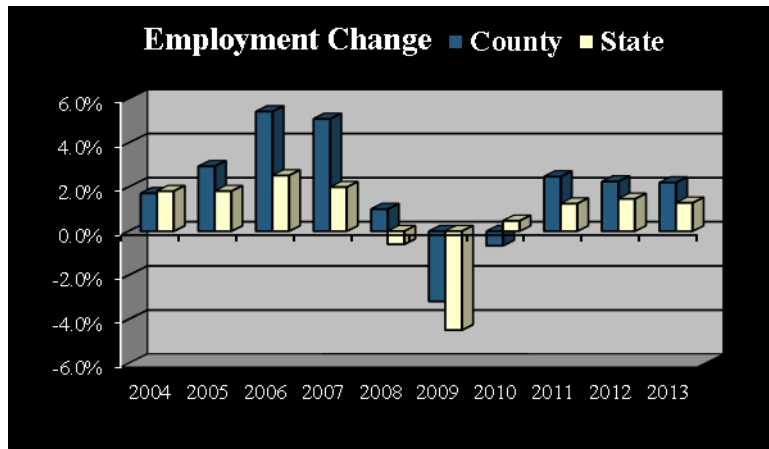
Year	Total Employment					
	York County		South Carolina		United States	
	Total Number	Percent Change	Total Number	Percent Change	Total Number	Percent Change
2003	85,540	-	1,854,419	-	137,936,674	-
2004	87,009	1.7%	1,888,050	1.8%	138,386,944	0.3%
2005	89,567	2.9%	1,922,367	1.8%	139,988,842	1.2%
2006	94,427	5.4%	1,970,912	2.5%	142,328,023	1.7%
2007	99,233	5.1%	2,010,252	2.0%	144,990,053	1.9%
2008	100,227	1.0%	1,998,368	-0.6%	146,397,529	1.0%
2009	97,040	-3.2%	1,908,839	-4.5%	146,068,824	-0.2%
2010	96,402	-0.7%	1,917,747	0.5%	140,721,369	-3.7%
2011	98,787	2.5%	1,941,654	1.2%	140,483,185	-0.2%
2012	101,012	2.3%	1,970,112	1.5%	141,748,955	0.9%
2013*	103,238	2.2%	1,995,454	1.3%	141,772,241	0.0%

Source: Department of Labor; Bureau of Labor Statistics
*Through December



As the preceding table illustrates, the York County employment base declined by 3,825 employees (3.8%) between 2008 and 2010. The decline in the employment base is consistent with economies throughout the country that were impacted by the national recession. It should be noted, since 2010, the employment base increased by 6,836 employees (7.1%), offsetting the loss of employees the county experienced during the national recession.

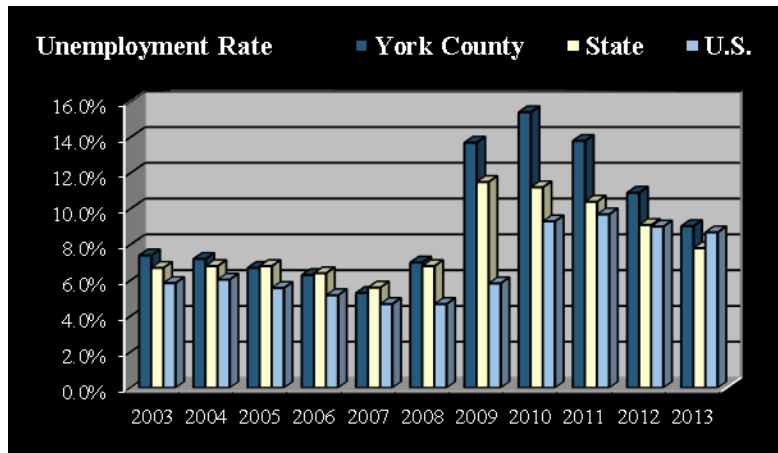
The following table illustrates the percent change in employment for York County and South Carolina.



Unemployment numbers and rates for York County, South Carolina and the United States are illustrated as follows:

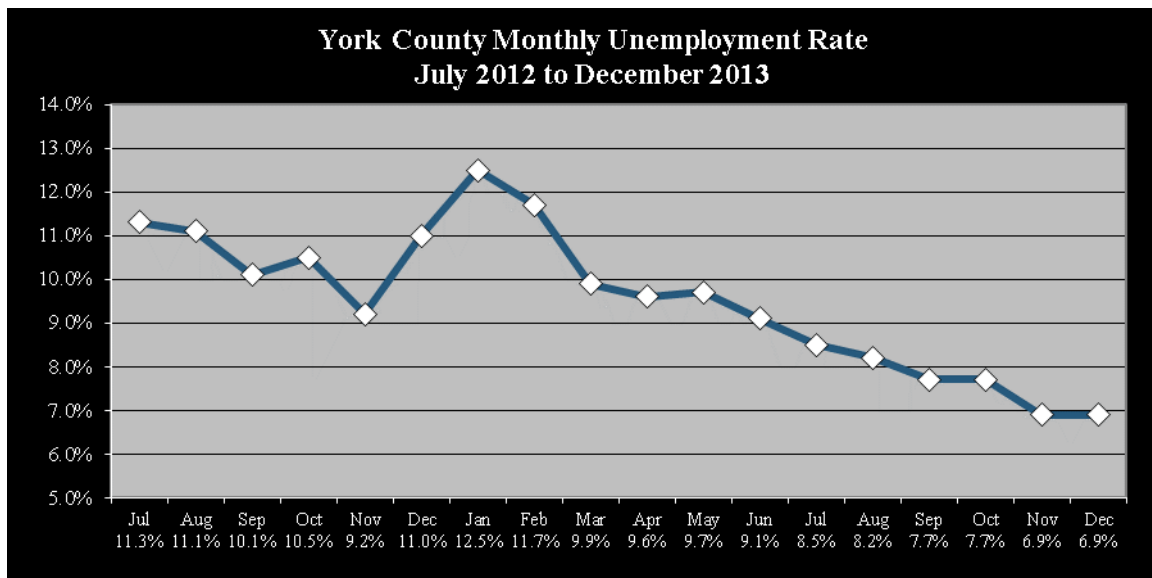
Year	Total Unemployed					
	York County		South Carolina		United States	
	Number	Percentage	Number	Percentage	Number	Percentage
2003	6,808	7.4%	133,257	6.7%	8,896,479	5.8%
2004	6,795	7.2%	138,430	6.8%	8,261,839	6.0%
2005	6,426	6.7%	139,983	6.8%	7,756,938	5.6%
2006	6,347	6.3%	134,123	6.4%	7,118,073	5.2%
2007	5,589	5.3%	119,068	5.6%	7,187,820	4.7%
2008	7,507	7.0%	144,925	6.8%	9,048,051	4.7%
2009	15,454	13.7%	246,945	11.5%	14,430,152	5.8%
2010	17,572	15.4%	241,452	11.2%	15,068,608	9.3%
2011	15,780	13.8%	225,657	10.4%	14,029,475	9.7%
2012	12,324	10.9%	197,083	9.1%	12,688,718	9.0%
2013*	10,284	9.0%	168,885	7.8%	13,012,624	8.7%

Source: Department of Labor, Bureau of Labor Statistics
*Through December



The unemployment rate in York County has ranged between 5.3% and 15.4%, generally above both state and national averages since 2003. It should be noted that the unemployment rate increased by over ten percentage points between 2007 and 2010, which is a result of the national recession. Since 2010, the unemployment rate has consistently declined, although it is still considered high at 9.0% (through December 2013).

The following table illustrates the monthly unemployment rate in York County for the most recent 18-month period for which data is currently available.



Despite fluctuations in the unemployment rate in the county over the preceding 18 months, it has generally trended downward from a high of 12.5% in January 2013 to a low of 6.9% in December 2013.

In-place employment reflects the total number of jobs within the county regardless of the employee's county of residence. The following illustrates the total in-place employment base for York County.

In-Place Employment York County			
Year	Employment	Change	Percent Change
2003	62,826	-	-
2004	65,490	2,664	4.2%
2005	66,930	1,440	2.2%
2006	70,449	3,519	5.3%
2007	72,987	2,538	3.6%
2008	74,791	1,804	2.5%
2009	72,864	-1,927	-2.6%
2010	73,197	333	0.5%
2011	74,536	1,339	1.8%
2012	75,935	1,399	1.9%
2013*	76,279	344	0.5%

Source: Department of Labor, Bureau of Labor Statistics

*Through June


Data for 2012, the most recent year that year-end figures are available, indicates in-place employment in York County to be 75.2% of the total York County employment. This means that York County has more employed persons staying in the county for daytime employment than those who work outside of the county. This will have a positive impact on the marketability of the proposed development site.


5. EMPLOYMENT CENTERS MAP

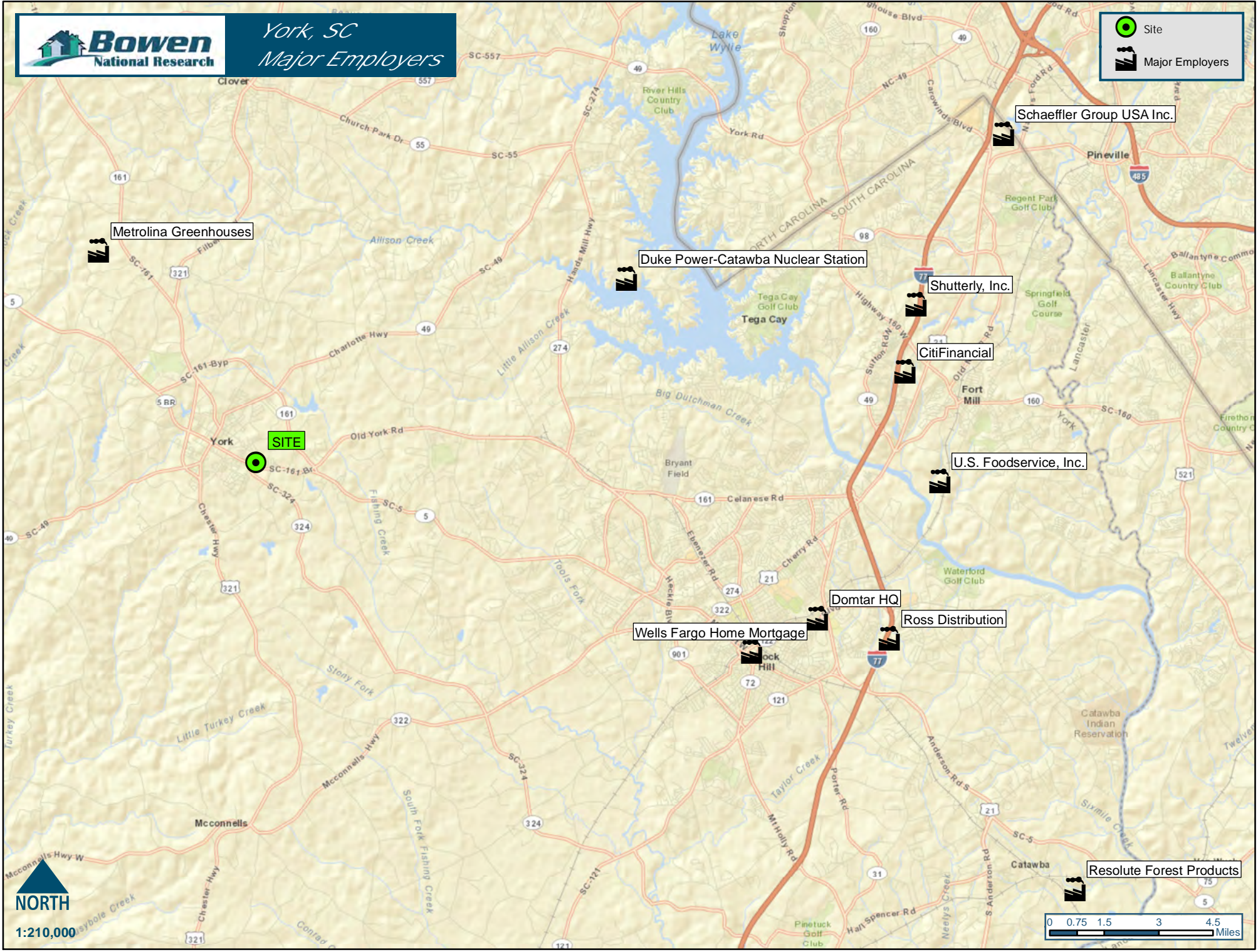
A map illustrating the location of the area's largest employers is included on the following page.



York, SC Major Employers

 Site

 Major Employers



SITE

Metrolina Greenhouses

Duke Power-Catawba Nuclear Station

Schaeffler Group USA Inc.

Shutterly, Inc.

CitiFinancial

U.S. Foodservice, Inc.

Domtar HQ

Wells Fargo Home Mortgage

Ross Distribution

Resolute Forest Products

NORTH

1:210,000



6. COMMUTING PATTERNS

Based on the American Community Survey (2006-2010), the following is a distribution of commuting patterns for Site PMA workers age 16 and over:

Mode of Transportation	Workers Age 16+	
	Number	Percent
Drove Alone	17,604	80.1%
Carpooled	2,832	12.9%
Public Transit	69	0.3%
Walked	326	1.5%
Other Means	139	0.6%
Worked at Home	996	4.5%
Total	21,967	100.0%

Source: American Community Survey (2006-2010); ESRI; Urban Decision Group; Bowen National Research

Over 80% of all workers drove alone, 12.9% carpooled and only 0.3% used public transportation.

Typical travel times to work for the Site PMA residents are illustrated as follows:

Travel Time	Workers Age 16+	
	Number	Percent
Less Than 15 Minutes	5,142	23.4%
15 to 29 Minutes	7,004	31.9%
30 to 44 Minutes	5,010	22.8%
45 to 59 Minutes	2,205	10.0%
60 or More Minutes	1,609	7.3%
Worked at Home	996	4.5%
Total	21,967	100.0%

Source: American Community Survey (2006-2010); ESRI; Urban Decision Group; Bowen National Research

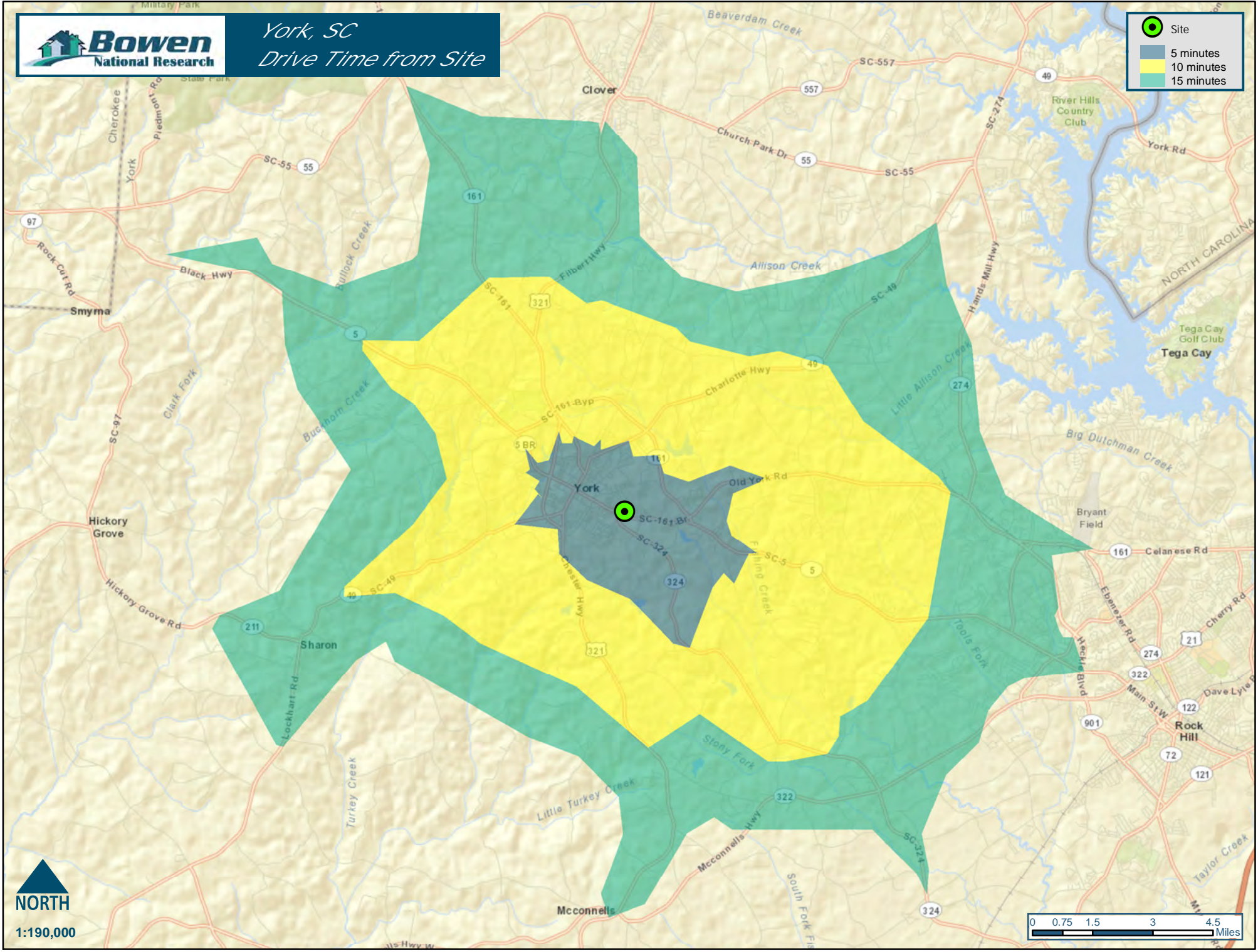
The largest share of area commuters has typical travel times to work ranging from 15 to 29 minutes. The subject site is within a 20-minute drive to most of the area's largest employers, which should contribute to the project's marketability. A drive-time map for the subject site is on the following page.



York, SC
Drive Time from Site

Site

- 5 minutes
- 10 minutes
- 15 minutes



NORTH
1:190,000



7. ECONOMIC FORECAST AND HOUSING IMPACT

According to local economic development representatives, the York County economy is growing. Numerous investments have been made in the county since 2013, totaling over \$160 million with over 1,160 jobs anticipated to be created over the next five years. Additionally, based on ESRI data and employment data from the Bureau of Labor Statistics, the Beaufort County economy appears to be well beyond the beginning stages of economic recovery. Although the county's economy was adversely impacted by the national recession, the employment base has been consistently increasing and the unemployment rate has been consistently decreasing since 2010. It is important to note that the current employment base is larger than where it was before the recession. However, the current unemployment rate of 9.0% (through December 2013) is considered relatively high. Nonetheless, these positive economic trends will continue to create a stable environment for affordable housing.

F. COMMUNITY DEMOGRAPHIC DATA

The following demographic data relates to the Site PMA. It is important to note that not all 2016 projections quoted in this section agree because of the variety of sources and rounding methods used. In most cases, the differences in the 2016 projections do not vary more than 1.0%.

1. POPULATION TRENDS

a. Total Population

The Site PMA population bases for 2000, 2010, 2013 (estimated) and 2016 (projected) are summarized as follows:

	Year			
	2000 (Census)	2010 (Census)	2013 (Estimated)	2016 (Projected)
Population	43,402	51,069	53,163	55,533
Population Change	-	7,667	2,094	2,370
Percent Change	-	17.7%	4.1%	4.5%

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

The York Site PMA population base increased by 7,667 between 2000 and 2010. This represents a 17.7% increase over the 2000 population, or an annual rate of 1.6%. Between 2010 and 2013, the population increased by 2,094, or 4.1%. It is projected that the population will increase by 2,370, or 4.5%, between 2013 and 2016.

Based on the 2010 Census, the population residing in group-quarters is represented by 1.1% of the Site PMA population, as demonstrated in the following table:

	Number	Percent
Population in Group Quarters	579	1.1%
Population not in Group Quarters	50,490	98.9%
Total Population	51,069	100.0%

Source: 2010 Census

b. Population by Age Group

The Site PMA population bases by age are summarized as follows:

Population by Age	2010 (Census)		2013 (Estimated)		2016 (Projected)		Change 2013-2016	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
19 & Under	14,187	27.8%	14,053	26.4%	14,378	25.9%	325	2.3%
20 to 24	2,856	5.6%	3,253	6.1%	3,206	5.8%	-47	-1.5%
25 to 34	5,808	11.4%	6,290	11.8%	6,795	12.2%	505	8.0%
35 to 44	7,424	14.5%	7,005	13.2%	6,958	12.5%	-47	-0.7%
45 to 54	8,311	16.3%	8,377	15.8%	8,256	14.9%	-121	-1.4%
55 to 64	6,440	12.6%	7,304	13.7%	7,886	14.2%	582	8.0%
65 to 74	3,702	7.2%	4,332	8.1%	5,179	9.3%	847	19.6%
75 & Over	2,340	4.6%	2,549	4.8%	2,874	5.2%	325	12.8%
Total	51,068	100.0%	53,163	100.0%	55,533	100.0%	2,370	4.5%

Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

As the preceding table illustrates, nearly 55% of the population is expected to be between 25 and 64 years old in 2013. This age group is the prime group of potential renters for the subject site and will likely represent a significant number of the tenants.

c. Elderly and Non-Elderly Population

The subject project is not age-restricted; therefore, all persons with appropriate incomes will be eligible to live at the subject development. As a result, we have not included an analysis of the PMA's senior and non-senior population.

d. Special Needs Population

The subject project will not offer special needs units. Therefore, we have not provided any population data regarding special needs populations.

2. HOUSEHOLD TRENDS

a. Total Households

Household trends within the York Site PMA are summarized as follows:

	Year			
	2000 (Census)	2010 (Census)	2013 (Estimated)	2016 (Projected)
Households	15,503	18,872	19,818	20,778
Household Change	-	3,369	946	960
Percent Change	-	21.7%	5.0%	4.8%
Household Size	2.80	2.71	2.65	2.64

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Within the York Site PMA, households increased by 3,369 (21.7%) between 2000 and 2010. Between 2010 and 2013, households increased by 946 or 5.0%. By 2016, there will be 20,778 households, an increase of 960 households, or 4.8% from 2013. This is an increase of approximately 320 households annually over the next three years.

b. Household by Tenure

Households by tenure are distributed as follows:

Tenure	2010 (Census)		2013 (Estimated)		2016 (Projected)	
	Number	Percent	Number	Percent	Number	Percent
Owner-Occupied	14,640	77.6%	15,018	75.8%	15,776	75.9%
Renter-Occupied	4,232	22.4%	4,800	24.2%	5,002	24.1%
Total	18,872	100.0%	19,818	100.0%	20,778	100.0%

Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

In 2013, homeowners occupied 75.8% of all occupied housing units, while the remaining 24.2% were occupied by renters. The share of renters is considered typical for a rural market and the 4,800 renter households in 2013 represent a significant base of potential support in the market for the proposed development.

c. Households by Income

The distribution of households by income within the York Site PMA is summarized as follows:

Household Income	2010 (Census)		2013 (Estimated)		2016 (Projected)	
	Households	Percent	Households	Percent	Households	Percent
Less Than \$10,000	1,540	8.2%	1,869	9.4%	1,989	9.6%
\$10,000 to \$19,999	2,401	12.7%	2,803	14.1%	2,972	14.3%
\$20,000 to \$29,999	2,142	11.3%	2,498	12.6%	2,655	12.8%
\$30,000 to \$39,999	2,081	11.0%	2,343	11.8%	2,471	11.9%
\$40,000 to \$49,999	2,112	11.2%	2,068	10.4%	2,155	10.4%
\$50,000 to \$59,999	1,510	8.0%	1,470	7.4%	1,546	7.4%
\$60,000 to \$74,999	1,773	9.4%	1,829	9.2%	1,899	9.1%
\$75,000 to \$99,999	2,509	13.3%	2,313	11.7%	2,409	11.6%
\$100,000 to \$124,999	1,190	6.3%	1,253	6.3%	1,290	6.2%
\$125,000 to \$149,999	783	4.1%	701	3.5%	707	3.4%
\$150,000 to \$199,999	558	3.0%	475	2.4%	483	2.3%
\$200,000 & Over	272	1.4%	196	1.0%	201	1.0%
Total	18,872	100.0%	19,818	100.0%	20,778	100.0%
Median Income	\$46,022		\$41,915		\$41,404	

Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

In 2010, the median household income was \$46,022. This declined by 8.9% to \$41,915 in 2013. By 2016, it is projected that the median household income will be \$41,404, a decline of 1.2% from 2013.

d. Average Household Size

Information regarding average household size is considered in 2. a. *Total Households* of this section.

e. Households by Income by Tenure

The following tables illustrate renter household income by household size for 2000, 2010, 2013 and 2016 for the York Site PMA:

Renter Households	2000 (Census)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	345	82	164	37	110	739
\$10,000 to \$19,999	239	180	127	163	33	743
\$20,000 to \$29,999	328	171	167	39	73	778
\$30,000 to \$39,999	64	177	34	8	52	335
\$40,000 to \$49,999	21	187	131	76	102	517
\$50,000 to \$59,999	33	62	43	23	40	201
\$60,000 to \$74,999	24	25	26	79	73	227
\$75,000 to \$99,999	9	56	44	94	37	240
\$100,000 to \$124,999	37	10	16	23	-1	86
\$125,000 to \$149,999	2	-4	10	5	26	38
\$150,000 to \$199,999	-11	6	-7	13	0	1
\$200,000 & Over	6	-2	1	12	2	18
Total	1,097	953	758	571	546	3,924

Source: Ribbon Demographics; ESRI; Urban Decision Group

Renter Households	2010 (Census)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	344	92	161	28	131	756
\$10,000 to \$19,999	303	165	93	162	35	758
\$20,000 to \$29,999	346	174	189	35	39	783
\$30,000 to \$39,999	80	156	21	40	55	351
\$40,000 to \$49,999	68	219	140	72	99	599
\$50,000 to \$59,999	34	62	57	27	56	236
\$60,000 to \$74,999	14	32	46	89	52	233
\$75,000 to \$99,999	12	101	42	105	31	292
\$100,000 to \$124,999	17	11	44	11	7	91
\$125,000 to \$149,999	9	8	6	9	39	72
\$150,000 to \$199,999	12	11	7	3	2	36
\$200,000 & Over	8	3	4	3	5	24
Total	1,248	1,035	812	586	552	4,232

Source: Ribbon Demographics; ESRI; Urban Decision Group

Renter Households	2013 (Estimated)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	452	123	177	40	144	936
\$10,000 to \$19,999	346	220	140	204	41	952
\$20,000 to \$29,999	404	204	229	48	58	943
\$30,000 to \$39,999	87	173	28	34	70	392
\$40,000 to \$49,999	60	215	141	82	112	611
\$50,000 to \$59,999	32	70	58	24	49	233
\$60,000 to \$74,999	14	30	46	82	58	230
\$75,000 to \$99,999	16	101	50	98	37	301
\$100,000 to \$124,999	20	11	43	19	4	98
\$125,000 to \$149,999	8	4	8	8	37	64
\$150,000 to \$199,999	2	7	4	8	3	24
\$200,000 & Over	3	3	1	7	2	17
Total	1,445	1,163	924	654	615	4,800

Source: Ribbon Demographics; ESRI; Urban Decision Group

Renter Households	2016 (Projected)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	477	133	179	41	152	982
\$10,000 to \$19,999	372	229	142	214	43	1,000
\$20,000 to \$29,999	422	212	243	50	54	981
\$30,000 to \$39,999	92	172	26	41	74	405
\$40,000 to \$49,999	70	222	143	83	114	632
\$50,000 to \$59,999	32	72	61	25	51	240
\$60,000 to \$74,999	12	31	50	83	54	230
\$75,000 to \$99,999	17	112	51	98	36	315
\$100,000 to \$124,999	16	11	50	18	6	100
\$125,000 to \$149,999	9	7	7	9	39	71
\$150,000 to \$199,999	6	7	7	7	4	30
\$200,000 & Over	3	5	1	5	2	16
Total	1,526	1,211	962	672	630	5,002

Source: Ribbon Demographics; ESRI; Urban Decision Group

Overall, population and households have experienced positive growth since 2000. These trends are projected to remain positive through 2016, with the population increasing by 2,370 (4.5%) and the number of households increasing by 960 (4.8%), from 2013. It should also be noted that nearly a quarter of the market is occupied by renter households, and the 4,800 renter households in 2013 represent a good base of potential support in the market for the subject development. In addition, all affordable housing communities are maintaining high occupancy rates in the market. This indicates that there is strong demand for such housing and the continuing need for additional affordable housing options within the Site PMA, particularly when factoring in rent overburdened households or those living in substandard housing.

G. PROJECT-SPECIFIC DEMAND ANALYSIS

1. INCOME RESTRICTIONS

The number of income-eligible households necessary to support the project from the Site PMA is an important consideration in evaluating the subject project's potential.

Under the Low-Income Housing Tax Credit (LIHTC) program, household eligibility is based on household income not exceeding the targeted percentage of Area Median Household Income (AMHI), depending upon household size.

The subject site is within the Charlotte-Gastonia-Rock Hill, NC-SC HUD Metro FMR Area, which has a four-person median household income of \$64,200 for 2014. The subject property will be restricted to households with incomes of up to 50% and 60% of AMHI for the HUD Metro FMR area. The following table summarizes the maximum allowable income by household size at various levels of AMHI:

Household Size	Maximum Allowable Income	
	50%	60%
One-Person	\$22,500	\$27,000
Two-Person	\$25,700	\$30,840
Three-Person	\$28,900	\$34,680
Four-Person	\$32,100	\$38,520
Five-Person	\$34,700	\$41,640

The largest proposed units (three-bedroom) at the subject site are expected to house up to five-person households. As such, the maximum allowable income at the subject site is \$41,640.

2. AFFORDABILITY

Leasing industry standards typically require households to have rent-to-income ratios of 25% to 30%. Pursuant to SCSHFDA market study guidelines, the maximum rent-to-income ratio permitted for a family project is 35% and for a senior project is 40%.

The proposed LIHTC units will have a lowest gross rent of \$552 (at 50% AMHI). Over a 12-month period, the minimum annual household expenditure (rent plus tenant-paid utilities) at the subject site is \$6,624. Applying a 35% rent-to-income ratio to the minimum annual household expenditure yields a minimum annual household income requirement for the Tax Credit units of \$18,926.

Based on the preceding analyses, the income-appropriate ranges required for residency at the subject project with units built to serve households at 50% and 60% of AMHI are included in the following table:

Unit Type	Income Range	
	Minimum	Maximum
Tax Credit (Limited To 50% Of AMHI)	\$18,926	\$34,700
Tax Credit (Limited To 60% Of AMHI)	\$20,811	\$41,640
Overall Project	\$18,926	\$41,640

3. DEMAND COMPONENTS

The following are the demand components as outlined by the South Carolina State Housing Finance and Development Authority:

- a. **Demand for New Households.** *New units required in the market area due to projected household growth should be determined using 2013 Census data estimates and projecting forward to the anticipated placed-in-service date of the project (2016) using a growth rate established from a reputable source such as ESRI. The population projected must be limited to the age and income cohort and the demand for each income group targeted (i.e. 50% of median income) must be shown separately.*

In instances where a significant number (more than 20%) of proposed rental units are comprised of three- and four-bedroom units, analysts must refine the analysis by factoring in the number of large households (generally four-person +). A demand analysis that does not consider this may overestimate demand.

- b. **Demand from Existing Households:** *The second source of demand should be determined using 2010 Census data (as available), ACS 5 year estimates or demographic estimates provided by reputable companies. All data in tables should be projected from the same source:*

- 1) **Rent overburdened households, if any, within the age group, income cohorts and tenure (renters) targeted for the subject development.** *In order to achieve consistency in methodology, all analysts should assume that the rent-overburdened analysis includes households paying greater than 35%, or in the case of elderly 40%, of their gross income toward gross rent rather than some greater percentage. If an analyst feels strongly that the rent-overburdened analysis should focus on a greater percentage, they must give an in-depth explanation why this assumption should be included. Any such additional indicators should be calculated separately and be easily added or subtracted from the required demand analysis.*

Based on Table B25074 of the American Community Survey (ACS) 2006-2010 5-year estimates, approximately 16.2% to 24.5% (depending upon the targeted income level) of households within the market were rent overburdened. These households have been included in our demand analysis.

- 2) **Households living in substandard housing (units that lack complete plumbing or those that are overcrowded).** *Households in substandard housing should be adjusted for age, income bands and tenure that apply. The analyst should use their own knowledge of the market area and project to determine if households from substandard housing would be a realistic source of demand. The market analyst is encouraged to be conservative in their estimate of demand from both households that are rent-overburdened and/or living in substandard housing.*

Based on the 2010 ACS 5-Year Estimates Table B25016, 7.0% of all households within the market were living in substandard housing (lacking complete indoor plumbing and overcrowded households/1+ persons per room).

- 3) **Elderly Homeowners likely to convert to rentership:** *The Authority recognizes that this type of turnover is increasingly becoming a factor in the demand for elderly Tax Credit housing. A narrative of the steps taken to arrive at this demand figure should be included.*
- 4) **Other:** *Please note, the Authority does not, in general, consider household turnover rates other than those of elderly to be an accurate determination of market demand. However, if an analyst firmly believes that demand exists which is not being captured by the above methods, she/he may be allowed to consider this information in their analysis. The analyst may also use other indicators to estimate demand if they can be fully justified (e.g. an analysis of an under-built or over-built market in the base year). Any such additional indicators should be calculated separately and be easily added or subtracted from the demand analysis described above.*

4. METHODOLOGY

Please note that the Authority's stabilized level of occupancy is 93.0%

- a. **Demand:** The two overall demand components (3a and 3b) added together represent total demand for the project.
- b. **Supply:** Comparable/competitive units funded, under construction, or placed in service in 2013 must be subtracted to calculate net demand. Vacancies in projects placed in service prior to 2013 which have not reached stabilized occupancy must also be considered as part of the supply.
- c. **Capture Rates:** Capture rates must be calculated for each targeted income group and each bedroom size proposed as well as for the project overall.
- d. **Absorption Rates:** The absorption rate determination should consider such factors as the overall estimate of new renter household growth, the available supply of comparable/competitive units, observed trends in absorption of comparable/competitive units, and the availability of subsidies and rent specials.

5. DEMAND/CAPTURE RATE CALCULATIONS

Within the Site PMA, there are no comparable affordable housing projects that were funded and/or built during the projection period (2013 to current). We did not identify any comparable projects that were placed in service prior to 2013 that have not reached a stabilized occupancy. As such, no units were included in the following demand estimates.

The following is a summary of our demand calculations:

Demand Component	Percent Of Median Household Income		
	50% AMHI (\$18,926-\$34,700)	60% AMHI (\$20,811-\$41,640)	Overall (\$18,926-\$41,640)
Demand From New Renter Households (Age- And Income-Appropriate)	1,278 - 1,229 = 49	1,409 - 1,358 = 51	1,596 - 1,537 = 59
+			
Demand From Existing Households (Rent Overburdened)	1,229 X 24.5% = 301	1,358 X 16.2% = 220	1,537 X 19.3% = 297
+			
Demand From Existing Households (Renters In Substandard Housing)	1,229 X 7.0% = 86	1,358 X 7.0% = 95	1,537 X 7.0% = 108
+			
Demand From Existing Households (Senior Homeowner Conversion)	N/A	N/A	N/A
=			
Total Demand	436	366	464
-			
Supply (Directly Comparable Units Built And/Or Funded Since 2013)	0	0	0
=			
Net Demand	436	366	464
Proposed Units	7	21	28
Proposed Units/ Net Demand	7 / 436	21 / 366	28 / 464
Capture Rate	= 1.6%	= 5.7%	= 6.0%

The capture rate for units targeting households at 50% and 60% of AMHI, ranging from 1.6% to 5.7%, are considered low and achievable. The overall capture rate for the subject project is also low and achievable at 6.0%. The capture rate demonstrates that there is a significant base of income-qualified renter households that will be able to support the subject project.

Based on the distribution of persons per household and the share of rental units in the market, we estimate the share of demand by bedroom type within the Site PMA as follows:

Estimated Demand By Bedroom	
Bedroom Type	Percent
One-Bedroom	25.0%
Two-Bedroom	50.0%
Three-Bedroom	25.0%
Total	100.0%

Applying the preceding shares to the income-qualified households yields demand and capture rates of the proposed units by bedroom type as illustrated in the following tables:

Units Targeting 50% Of AMHI (436 Units Of Demand)					
Bedroom Size (Share Of Demand)	Total Demand	Supply*	Net Demand By Bedroom Type	Proposed Subject Units	Capture Rate By Bedroom Type
One-Bedroom (25%)	109	0	109	N/A	N/A
Two-Bedroom (50%)	218	0	218	3	1.4%
Three-Bedroom (25%)	109	0	109	4	3.7%

*Directly comparable units built and/or funded in the project market over the projection period.

Units Targeting 60% Of AMHI (366 Units Of Demand)					
Bedroom Size (Share Of Demand)	Total Demand	Supply*	Net Demand By Bedroom Type	Proposed Subject Units	Capture Rate By Bedroom Type
One-Bedroom (25%)	91	0	91	N/A	N/A
Two-Bedroom (50%)	183	0	183	5	2.7%
Three-Bedroom (25%)	92	0	92	16	17.4%

*Directly comparable units built and/or funded in the project market over the projection period.

The capture rates by bedroom type for the proposed 50% and 60% income level units range from 1.4% to 17.4%. These capture rates are considered low and achievable, especially when considering the existing non-subsidized Tax Credit units in the York Site PMA have a combined occupancy of 98.6% (resulting in only two vacancies).

6. ABSORPTION PROJECTIONS

For the purpose of this analysis, we assume the absorption period at the proposed subject site begins as soon as the first units are available for occupancy. Since all demand calculations in this report follow Agency guidelines that assume a 2016 opening date for the site, we also assume that the first completed units at the site will be available for rent sometime in 2016. Further, these absorption projections assume the project will be built as outlined in this report. Changes to the project’s rents, amenities, floor plans, location or other features may invalidate our findings. Finally, we assume the developer and/or management will aggressively market the project a few months in advance of its opening and will continue to monitor market conditions during the project’s initial lease-up period.

It is our opinion that the proposed 28 LIHTC units at the subject site will experience an average initial absorption rate of seven units per month and reach a stabilized occupancy of 93.0% within approximately four months.

H. RENTAL HOUSING ANALYSIS (SUPPLY)

1. COMPETITIVE DEVELOPMENTS

We identified three non-subsidized family (general-occupancy) LIHTC projects within the York Site PMA. These properties target households up to 50% and/or 60% of Area Median Household Income (AMHI); therefore, they are considered competitive properties.

Given the limited amount of newer (less than four years old) Tax Credit product within the York Site PMA, we identified and surveyed three additional Tax Credit properties outside of the Site PMA in Rock Hill, approximately 14.0 miles southeast of York. Due to the distance between Rock Hill and York, there will be no competitive overlap between the subject project and these LIHTC properties. These properties do, however, provide a good base of comparison for which to evaluate the subject project.

These five LIHTC properties and the proposed subject development are summarized as follows:

Map I.D.	Project Name	Year Built	Total Units	Occ. Rate	Distance to Site	Waiting List	Target Market
Site	Hazelhurst Townhomes	2015	28	-	-	-	Families; 50% & 60% AMHI
8	Wellington Square	2006	40*	97.5%	2.2 Miles	None	Families; 50% & 60% AMHI
9	Forrest Brook Apts.	2003	56	98.2%	1.9 Miles	None	Families; 50% & 60% AMHI
11	Rose Apts.	2000	2*	100.0%	1.1 Miles	None	Families; 50% AMHI
902	Rock Pointe I	2011	48	100.0%	10.6 Miles	55 H.H.	Families; 50% & 60% AMHI
903	Rock Pointe II	2013	40	100.0%	10.5 Miles	55 H.H.	Families; 50% & 60% AMHI

OCC. – Occupancy

H.H. - Households

900 series Map IDs located outside of Site PMA

*Tax Credit units only

The five LIHTC projects have a combined occupancy rate of 98.9% (a result of only two vacancies), a strong rate for affordable rental housing. As such, pent-up demand likely exists for additional affordable housing within both the market and region.

The gross rents for the competing/comparable projects and the proposed rents at the subject site, as well as their unit mixes and vacancies by bedroom are listed in the following table:

Map I.D.	Project Name	Gross Rent/Percent of AMHI (Number of Units/Vacancies)			Rent Special
		One-Br.	Two-Br.	Three-Br.	
Site	Hazelhurst Townhomes	-	\$552/50% (3) \$607/60% (5)	\$611/50% (4) \$681/60% (16)	-
8	Wellington Square	-	\$709/50% (16/0) \$724/60% (16/0)	\$845/50% (4/1) \$860/60% (4/0)	None
9	Forrest Brook Apts.	-	\$789/50% (21/0) \$789/60% (21/0)	\$920/50% (7/1) \$920/60% (7/0)	None
11	Rose Apts.	\$555/50% (1/0)	\$655/50% (1/0)	-	None
902	Rock Pointe I	-	\$807/50% (12/0) \$807/60% (12/0)	\$944/50% (12/0) \$944/60% (12/0)	None
903	Rock Pointe II	-	\$682/50% (10/0) \$682/60% (10/0)	\$823/50% (10/0) \$823/60% (10/0)	None

900 series Map IDs located outside of Site PMA

The proposed subject gross rents, ranging from \$552 to \$681, will be significantly lower than the gross rents offered at the comparable LIHTC projects targeting similar income levels. This will provide the subject with a competitive advantage.

The following table identifies the comparable LIHTC properties that accept Housing Choice Vouchers as well as the approximate number of units occupied by residents utilizing Housing Choice Vouchers:

Map I.D.	Project Name	Total Units	Number of Vouchers	Share of Vouchers
8	Wellington Square	40*	10	25.0%
9	Forrest Brook Apts.	56	26	46.4%
11	Rose Apts.	2*	0	0.0%
902	Rock Pointe I	48	7	14.6%
903	Rock Pointe II	40	12	30.0%
Total		186	55	29.6%

*Tax Credit units only

900 series Map IDs located outside of Site PMA

As the preceding table illustrates, there are a total of approximately 55 voucher holders residing at the comparable LIHTC properties within the region. This comprises 29.6% of the 186 total non-subsidized LIHTC units. Considering that over 70% of these comparable units are occupied by tenants currently not receiving rental assistance, it can be concluded that the gross rents at these properties are achievable. This is further evidenced by the combined occupancy rate of 98.9% at all comparable LIHTC properties.

According to the representative with the Housing Authority of York, there are approximately 233 Housing Choice Voucher holders within the housing authority's jurisdiction and 250 households currently on the waiting list for additional Vouchers. The waiting list is closed and will not open any time soon. Annual turnover of households in the Voucher program is estimated at 12 households. This reflects the continuing need for Housing Choice Voucher assistance.

One-page summary sheets, including property photographs of each comparable Tax Credit property, are included on the following pages.

8 Wellington Square

2.2 miles to site



Address	1246 Wellington Square Dr. York, SC 29745		
Phone	(803) 684-3977	Contact	Shelly
Total Units	50	Vacancies	1
		Percent Occupied	98.0%
Project Type	Market-Rate & Tax Credit		
Year Open	2006	Floors	2
Concessions	No Rent Specials		
Age Restrictions	NONE		
Waiting List	NONE		
Ratings:	Quality B	Neighborhood B	Access/Visibility B/B
Remarks	Market-rate (10 units); 50% & 60% AMHI (40 units); HCV (10 units)		

FEATURES AND UTILITIES

Utilities	Landlord pays Water, Sewer, Trash
Unit Amenities	Refrigerator, Icemaker, Range, Dishwasher, Disposal, Microwave, Central AC, Carpet, Washer/Dryer Hook Up, Patio/Deck/Balcony, Ceiling Fan, Blinds, Storage
Project Amenities	On-site Management, Laundry Facility, Club House, Playground, Lake, Picnic Area
Parking	Surface Parking

UNIT CONFIGURATION

BRs	BAAs	TYPE	UNITS	VACANT	SQUARE FEET	\$ / SQ FT	COLLECTED RENT	AMHI
2	2	T	8	0	960	\$0.72	\$695	
2	2	T	16	0	960	\$0.61	\$590	60%
2	2	T	16	0	960	\$0.60	\$575	50%
3	2	T	2	0	1185	\$0.61	\$725	
3	2	T	4	0	1185	\$0.59	\$695	60%
3	2	T	4	1	1185	\$0.57	\$680	50%

11 Rose Apts.

1.1 miles to site



Address 27 S. Congress St.
York, SC 29745

Phone (803) 818-5720 **Contact** Nancy

Total Units 15 **Vacancies** 0 **Percent Occupied** 100.0%

Project Type Market-Rate & Tax Credit

Year Open 2000 **Floors** 3

Concessions No Rent Specials

Age Restrictions NONE

Waiting List NONE

Ratings: **Quality** B+ **Neighborhood** B+ **Access/Visibility** B/B

Remarks Market-rate (13 units at 80% AMHI); 50% AMHI (2 units); Accepts HCV (0 currently); Home Trust Funds; Adaptive reuse, originally built in 1852; Square footage estimated

FEATURES AND UTILITIES

Utilities Landlord pays Electric, Electric Heat, Electric HotWater, for Cooking Heat, Water, Sewer, Trash
Unit Amenities Refrigerator, Range, Dishwasher, Disposal, Central AC, Carpet, Ceiling Fan, Blinds
Project Amenities On-site Management, Laundry Facility
Parking Surface Parking

UNIT CONFIGURATION

BRs	BA's	TYPE	UNITS	VACANT	SQUARE FEET	\$ / SQ FT	COLLECTED RENT	AMHI
1	1	G	9	0	600	\$1.02	\$610	
1	1	G	1	0	600	\$0.93	\$555	50%
2	1	G	4	0	900	\$0.78	\$705	
2	1	G	1	0	900	\$0.73	\$655	50%

9

Forrest Brook Apts.

1.9 miles to site



Address 106 Eaves Way
York, SC 29745

Phone (803) 628-6947 **Contact** Gay

Total Units 56 **Vacancies** 1 **Percent Occupied** 98.2%

Project Type Tax Credit

Year Open 2003 **Floors** 2

Concessions No Rent Specials

Age Restrictions NONE

Waiting List NONE

Ratings: **Quality** B **Neighborhood** B **Access/Visibility** B/B

Remarks 50% & 60% AMHI; HCV (26 units)

FEATURES AND UTILITIES

Utilities Landlord pays Water, Sewer, Trash

Unit Amenities Refrigerator, Icemaker, Range, Dishwasher, Disposal, Microwave, Central AC, Carpet, Washer/Dryer Hook Up, Patio/Deck/Balcony, Ceiling Fan, Blinds, Storage

Project Amenities On-site Management, Laundry Facility, Club House, Playground

Parking Surface Parking

UNIT CONFIGURATION

BRs	BAs	TYPE	UNITS	VACANT	SQUARE FEET	\$ / SQ FT	COLLECTED RENT	AMHI
2	1.5	T	21	0	1020	\$0.64	\$655	60%
2	1.5	T	21	0	1020	\$0.64	\$655	50%
3	2	T	7	0	1302	\$0.58	\$755	60%
3	2	T	7	1	1302	\$0.58	\$755	50%



Address	2373 Ebenezer Rd. Rock Hill, SC 29730		
Phone	(803) 329-8383	Contact	Angie
Total Units	48	Vacancies	0
		Percent Occupied	100.0%
Project Type	Tax Credit		
Year Open	2011	Floors	2
Concessions	No Rent Specials		
Age Restrictions	NONE		
Waiting List	55 households		
Ratings:	Quality A	Neighborhood B	Access/Visibility A/A
Remarks	50% & 60% AMHI; HCV (7 units); Opened 10/2011, 100% occupied 12/2011, began preleasing 8/2011		

FEATURES AND UTILITIES

Utilities	Landlord pays Trash
Unit Amenities	Refrigerator, Icemaker, Range, Dishwasher, Disposal, Microwave, Central AC, Carpet, Washer/Dryer Hook Up, Ceiling Fan, Blinds
Project Amenities	On-site Management, Laundry Facility, Meeting Room, Playground, Lake, Computer Lab, Picnic Area, Gazebo
Parking	Surface Parking

UNIT CONFIGURATION

BRs	BAAs	TYPE	UNITS	VACANT	SQUARE FEET	\$ / SQ FT	COLLECTED RENT	AMHI
2	2	G	12	0	1115	\$0.56	\$625	60%
2	2	G	12	0	1115	\$0.56	\$625	50%
3	2	G	12	0	1315	\$0.55	\$721	60%
3	2	G	12	0	1315	\$0.55	\$721	50%

903 Rock Pointe II

10.5 miles to site



Address	2373 Ebenezer Rd. Rock Hill, SC 29732		
Phone	(803) 329-8383	Contact	Angie
Total Units	40	Vacancies	0
		Percent Occupied	100.0%
Project Type	Tax Credit		
Year Open	2013	Floors	2
Concessions	No Rent Specials		
Age Restrictions	NONE		
Waiting List	55 households		
Ratings:	Quality A-	Neighborhood B+	Access/Visibility A/A
Remarks	50% & 60% AMHI; HCV (12 units); Opened 8/2013, 100% occupied 9/2013		

FEATURES AND UTILITIES

Utilities	Landlord pays Trash
Unit Amenities	Refrigerator, Icemaker, Range, Dishwasher, Disposal, Microwave, Central AC, Carpet, Washer/Dryer Hook Up, Ceiling Fan, Blinds
Project Amenities	On-site Management, Laundry Facility, Meeting Room, Playground, Lake, Computer Lab, Picnic Area, Gazebo
Parking	Surface Parking

UNIT CONFIGURATION

BRs	BAAs	TYPE	UNITS	VACANT	SQUARE FEET	\$ / SQ FT	COLLECTED RENT	AMHI
2	2	G	10	0	1115	\$0.45	\$500	60%
2	2	G	10	0	1115	\$0.45	\$500	50%
3	2	G	10	0	1315	\$0.46	\$600	60%
3	2	G	10	0	1315	\$0.46	\$600	50%

The unit sizes (square footage) and number of bathrooms included in each of the different LIHTC unit types offered in the region are compared with the subject development in the following table:

Map I.D.	Project Name	Square Footage		
		One-Br.	Two-Br.	Three-Br.
Site	Hazelhurst Townhomes	-	1,100	1,250
8	Wellington Square	-	960	1,185
9	Forrest Brook Apts.	-	1,020	1,302
11	Rose Apts.	600	900	-
902	Rock Pointe I	-	1,115	1,315
903	Rock Pointe II	-	1,115	1,315

900 series Map IDs located outside of Site PMA

Map I.D.	Project Name	Number of Baths		
		One-Br.	Two-Br.	Three-Br.
Site	Hazelhurst Townhomes	-	2.0	2.5
8	Wellington Square	-	2.0	2.0
9	Forrest Brook Apts.	-	1.5	2.0
11	Rose Apts.	1.0	1.0	-
902	Rock Pointe I	-	2.0	2.0
903	Rock Pointe II	-	2.0	2.0

900 series Map IDs located outside of Site PMA

The proposed development will offer unit sizes, based on square feet and number of bathrooms offered, that are within the range of unit sizes offered at the comparable LIHTC projects within the region. Given that these projects have a combined occupancy of 98.9%, illustrate that the proposed unit sizes at the subject site are appropriately positioned within the region.

The following tables compare the amenities of the subject development with the other LIHTC projects in the market and region.



COMPARABLE PROPERTIES AMENITIES - YORK, SOUTH CAROLINA

MAP ID	APPLIANCES							UNIT AMENITIES												
	RANGE	REFRIGERATOR	ICEMAKER	DISHWASHER	DISPOSAL	MICROWAVE	CENTRAL AC	WINDOW AC	FLOOR COVERING	WASHER AND DRYER	W/D HOOKUP	PATIO/DECK/BALCONY	CEILING FAN	BASEMENT	INTERCOM	SECURITY	WINDOW TREATMENTS	E-CALL BUTTONS	PARKING	OTHER
SITE	X	X	X	X		X	X		C		X	X	X				B		S	Exterior Storage
8	X	X	X	X	X	X	X		C		X	X	X				B		S	Storage
11	X	X		X	X		X		C				X				B		S	
9	X	X	X	X	X	X	X		C		X	X	X				B		S	Storage
902	X	X	X	X	X	X	X		C		X		X				B		S	
903	X	X	X	X	X	X	X		C		X		X				B		S	

MAP ID	PROJECT AMENITIES															OTHER				
	POOL	ON-SITE MGMT	LAUNDRY	CLUB HOUSE	COMMUNITY SPACE	FITNESS CENTER	JACUZZI / SAUNA	PLAYGROUND	TENNIS COURT	SPORTS COURT	STORAGE	ELEVATOR	SECURITY GATE	COMPUTER LAB	LIBRARY		PICNIC AREA	SOCIAL SERVICES	BUSINESS CENTER	
SITE		X	X		X	X		X						X		X				Security Cameras; Gazebo Perimeter Fencing
8		X	X	X				X								X				
11		X	X																	
9		X	X	X				X												
902		X	X		X			X					X		X					Gazebo
903		X	X		X			X					X		X					Gazebo

◆ Senior Restricted
■ Market-rate
■ Market-rate/Tax Credit
■ Market-rate/Government-subsidized
■ Market-rate/Tax Credit/Government-subsidized
■ Tax Credit
■ Tax Credit/Government-subsidized
■ Government-subsidized

X - All Units
S - Some Units
O - Optional

Window Treatments
B - Blinds
C - Curtains
D - Drapes

Parking
A - Attached
C - Carport
D - Detached
O - On Street
S - Surface
G - Parking Garage
(o) - Optional
(s) - Some

Sports Courts
B - Basketball
D - Baseball Diamonds
P - Putting Green
T - Tennis
V - Volleyball
X - Multiple

Floor Covering
C - Carpet
H - Hardwood
V - Vinyl
W - Wood
T - Tile

Community Space
A - Activity Room
L - Lounge/Gathering Room
T - Training Room

The amenity packages included at the subject development will be very competitive with those of the competing low-income projects. The subject development does not appear to lack any amenities that would hinder its ability to operate as a Tax Credit project.

Based on our analysis of the rents, unit sizes (square footage), amenities, location, quality and occupancy rates of the existing low-income properties within the market, it is our opinion that the subject development will be competitive with these properties. The proposed project's low rents, large unit sizes, and comprehensive amenity package will enable it to effectively compete in the Site PMA with other LIHTC projects and lead to a relatively quick absorption.

2. **COMPARABLE TAX CREDIT PROPERTIES MAP**

A map illustrating the location of the comparable properties we surveyed is on the following page.

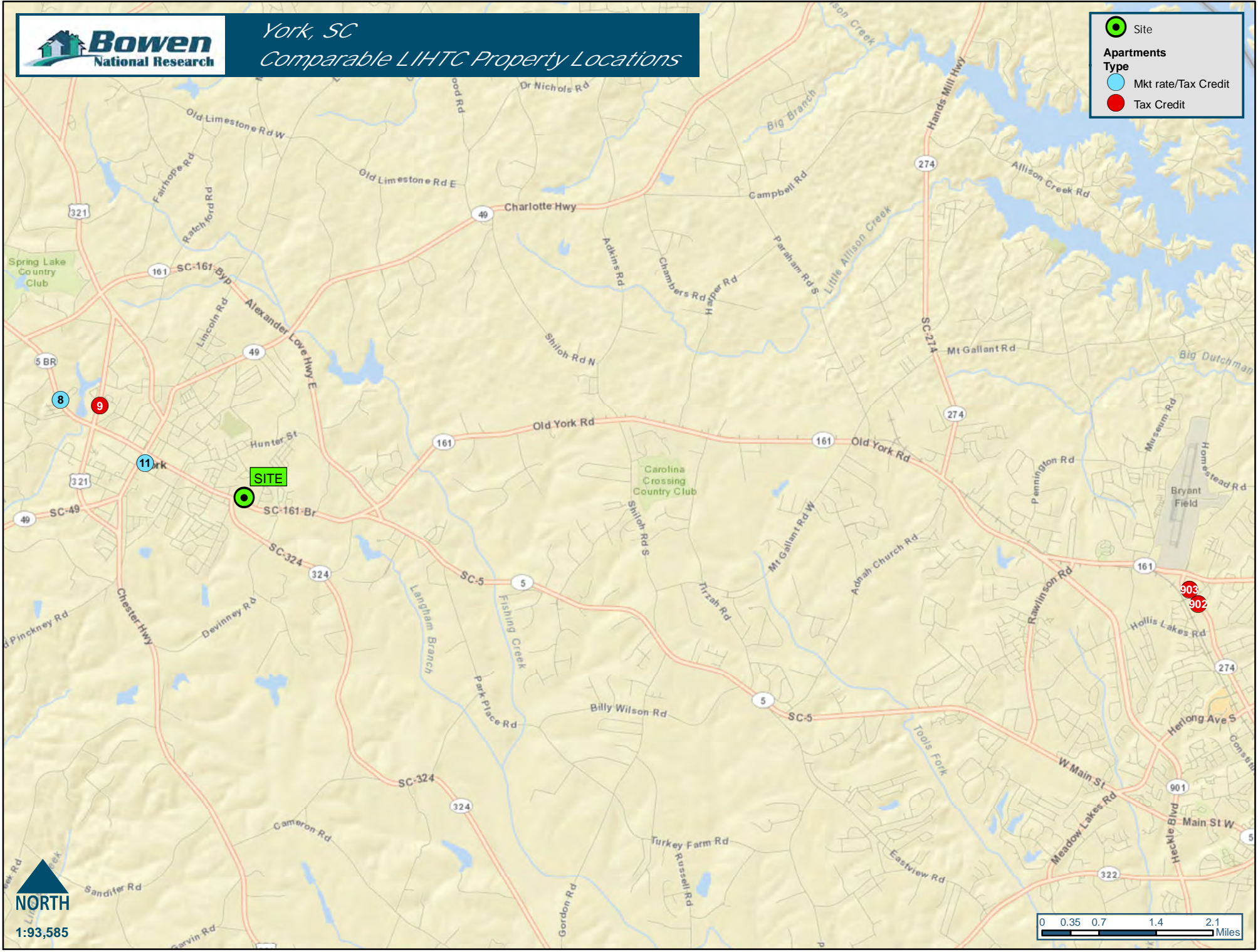


York, SC Comparable LIHTC Property Locations

Site
● Site

Apartments Type

- Mkt rate/Tax Credit
- Tax Credit



NORTH
1:93,585



3. RENTAL HOUSING OVERVIEW

The distributions of the area housing stock within the York Site PMA in 2010 and 2013 (estimated) are summarized in the following table:

Housing Status	2010 (Census)		2013 (Estimated)	
	Number	Percent	Number	Percent
Total-Occupied	18,872	91.7%	19,818	92.2%
Owner-Occupied	14,640	77.6%	15,018	75.8%
Renter-Occupied	4,232	22.4%	4,800	24.2%
Vacant	1,709	8.3%	1,683	7.8%
Total	20,581	100.0%	21,501	100.0%

Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Based on a 2013 update of the 2010 Census, of the 21,501 total housing units in the market, 7.8% were vacant. In 2013, it was estimated that homeowners occupied 75.8% of all occupied housing units, while the remaining 24.2% were occupied by renters. The share of renters is considered typical for a rural market and the 4,800 renter households in 2013 represent a significant base of support for the subject development.

We identified and personally surveyed 14 conventional housing projects containing a total of 498 units within the Site PMA. This survey was conducted to establish the overall strength of the rental market and to identify those properties most comparable to the subject site. These rentals have a combined occupancy rate of 99.6%, an excellent rate for rental housing. Among these projects, six are non-subsidized (market-rate and Tax Credit) projects containing 176 units. These non-subsidized units are 98.9% occupied. The remaining eight projects contain 322 government-subsidized units, which are 100.0% occupied.

The following table summarizes project types identified in the Site PMA:

Project Type	Projects Surveyed	Total Units	Vacant Units	Occupancy Rate
Market-rate	2	15	0	100.0%
Market-rate/Tax Credit	2	65	1	98.5%
Tax Credit	2	96	1	99.0%
Tax Credit/Government-Subsidized	1	46	0	100.0%
Government-Subsidized	7	276	0	100.0%
Total	14	498	2	99.6%

As the preceding table illustrates, all properties broken out by project type are maintaining very high occupancy rates, none being lower than 98.5%. In fact, only two vacancies exist among all properties surveyed within the market, indicating that pent-up demand likely exists for all types of rental housing within the York Site PMA.

The following table summarizes the breakdown of market-rate and Tax Credit units surveyed within the Site PMA.

Market-rate						
Bedroom	Baths	Units	Distribution	Vacancy	% Vacant	Median Gross Rent
One-Bedroom	1.0	12	31.6%	0	0.0%	\$610
Two-Bedroom	1.0	4	10.5%	0	0.0%	\$705
Two-Bedroom	1.5	10	26.3%	0	0.0%	\$678
Two-Bedroom	2.0	10	26.3%	0	0.0%	\$829
Three-Bedroom	2.0	2	5.3%	0	0.0%	\$890
Total Market-rate		38	100.0%	0	0.0%	-
Tax Credit, Non-Subsidized						
Bedroom	Baths	Units	Distribution	Vacancy	% Vacant	Median Gross Rent
One-Bedroom	1.0	34	24.6%	0	0.0%	\$606
Two-Bedroom	1.0	1	0.7%	0	0.0%	\$655
Two-Bedroom	1.5	42	30.4%	0	0.0%	\$789
Two-Bedroom	2.0	39	28.3%	0	0.0%	\$709
Three-Bedroom	2.0	22	15.9%	2	9.1%	\$920
Total Tax Credit		138	100.0%	2	1.4%	-

The market-rate units are 100.0% occupied and the Tax Credit units are 98.6% occupied, both excellent rates for rental housing. The preceding table also illustrates that the distribution of two- and three-bedroom units dominates the non-subsidized Tax Credit communities, comprising over 75.0% of all bedroom types offered. These units have a combined occupancy of 98.1%. As such, this provides evidence that they have been well received within the market and denotes likely demand for such units.

The following is a distribution of units surveyed by year built for the Site PMA:

Year Built	Projects	Units	Vacancy Rate
Before 1970	1	40	0.0%
1970 to 1979	0	0	0.0%
1980 to 1989	1	10	0.0%
1990 to 1999	1	5	0.0%
2000 to 2005	2	71	1.4%
2006	1	50	2.0%
2007 to 2013	0	0	0.0%
Total	6	176	1.1%

*As of February

As the table on the preceding page illustrates, all surveyed properties broken out by year built are maintaining low vacancies, none being higher than 2.0%. As such, it can be concluded that age has not had an impact on the overall rental housing market. It should be also noted that there have not been any new rental units constructed since 2006 in the market. The proposed development will provide a new, more modern affordable rental housing alternative that is currently lacking in the York Site PMA.

The York apartment market offers a limited range of rental product, in terms of price point and quality. The following table compares the gross rent (the collected rent at the site plus the estimated costs of tenant-paid utilities) of the subject project with the rent range of the existing conventional apartments surveyed in the market.

Bedroom Type	Gross Rent			Units (Share) with Rents Above Proposed Rents
	Proposed Subject	Existing Rentals		
		Median	Range	
Two-Bedroom	\$552-50%	\$724	\$655 - \$962	106 (100.0%)
	\$607-60%			106 (100.0%)
Three-Bedroom	\$611-50%	\$920	\$845 - \$920	24 (100.0%)
	\$681-60%			24 (100.0%)

All of the rents of existing rentals in the market are above the proposed rents at the subject site. As such, the proposed development should represent a significant value to potential renters in the market. Nonetheless, the appropriateness of the proposed rents is evaluated in detail in the Achievable Market Rent Analysis section of this report.

We rated each property surveyed on a scale of "A" through "F". All non-subsidized properties were rated based on quality and overall appearance (i.e. aesthetic appeal, building appearance, landscaping and grounds appearance). Following is a distribution by quality rating, units and vacancies.

Market-rate			
Quality Rating	Projects	Total Units	Vacancy Rate
B+	1	13	0.0%
B	2	20	0.0%
B-	1	5	0.0%
Non-Subsidized Tax Credit			
Quality Rating	Projects	Total Units	Vacancy Rate
B+	2	42	0.0%
B	2	96	2.1%

As the preceding table illustrates, all non-subsidized properties broken out by quality are maintaining low vacancy rates, none being higher than 2.1%. As such, it can be concluded that quality has not had an impact on the marketability of existing rental product within the Site PMA.



4. RENTAL HOUSING INVENTORY MAP

A map identifying the location of all properties surveyed within the York Site PMA is on the following page.

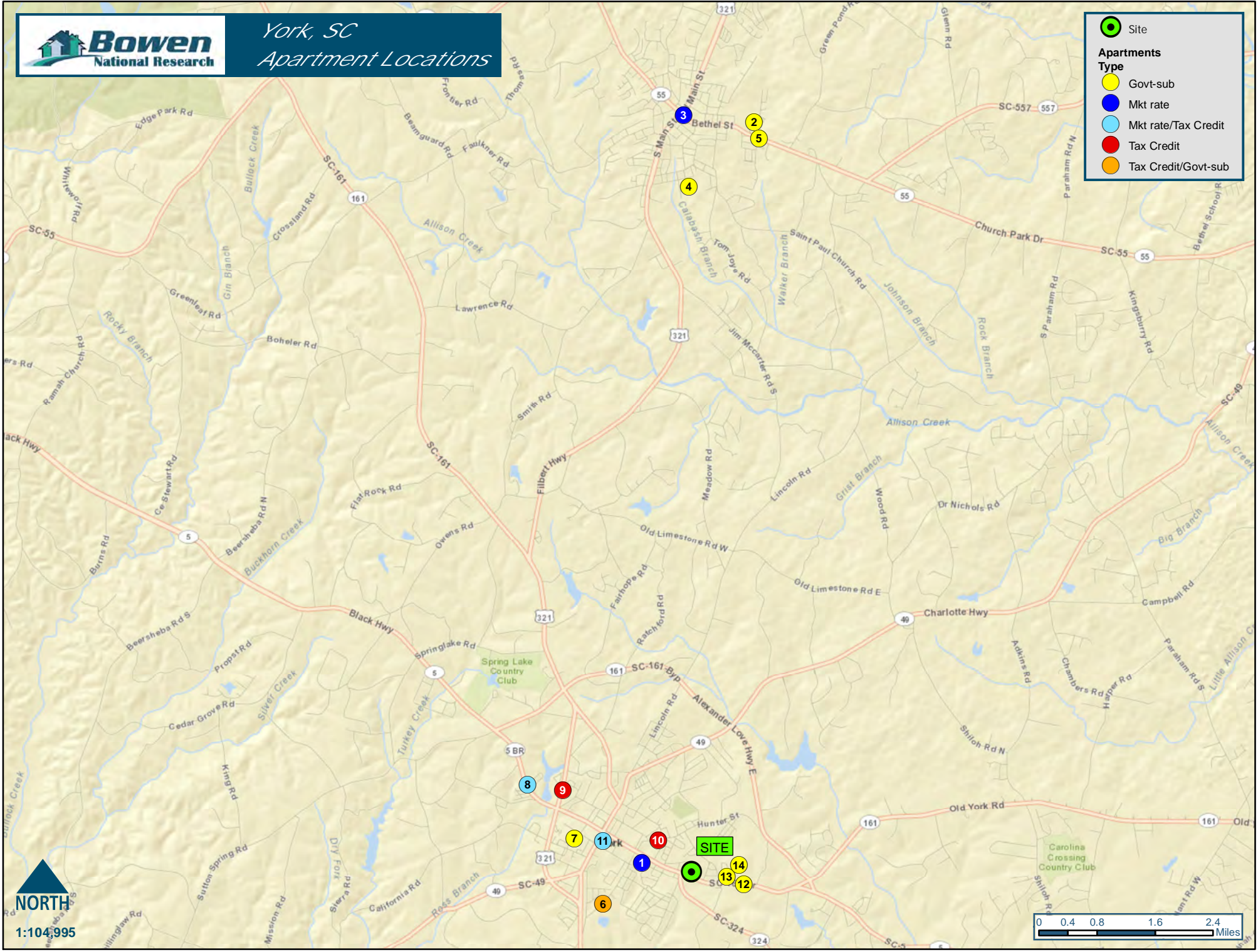


York, SC Apartment Locations

Site
● Site

Apartments Type

- Govt-sub
- Mkt rate
- Mkt rate/Tax Credit
- Tax Credit
- Tax Credit/Govt-sub



NORTH
1:104,995

0 0.4 0.8 1.6 2.4 Miles

5. & 6. PLANNED AND PROPOSED DEVELOPMENTS

Based on our interviews with local building and planning representatives with the City of York and Town of Clover, it was determined that no official plans for additional multifamily units for the area exist. Despite numerous attempts to contact officials within York County, such representatives did not respond to our request for information at the time this report was issued. However, when cross-referencing information on the Tax Credit list provided by SCSHFDA, there have not been any allocations recently awarded.

7. ADDITIONAL SCSHFDA VACANY DATA

Stabilized Comparables

A component of South Carolina Housing's Exhibit S-2 is the calculation of the occupancy rate among all stabilized comparables, including both Tax Credit and market-rate projects, within the Site PMA. Comparables are identified as those projects that are considered economically comparable in that they target a similar tenant profile with respect to age and income cohorts. Market-rate projects with gross rents that deviate by no more than 10% to the gross rents proposed at the site are considered economically comparable. Market-rate projects with gross rents that deviate by greater than 10% when compared to the gross rents proposed at the site are not considered economically comparable as these projects will generally target a different tenant profile. For this reason, there may be conceptually comparable market-rate projects that were utilized in determining Market Rent Advantages (see section eight *Market Rent Advantage* of this section) that are excluded as comparable projects as they may not be economically comparable. Conceptual comparability is also considered in this analysis. For example, if the subject development is of multi-story garden walk-up design, we may eliminate those market-rate projects that are of townhouse-style design even if they may be economically comparable. A project's age, overall quality and amenities offered are also considered when evaluating conceptual comparability. Note that the determination of both economic and conceptual comparability is the opinion of the market analyst.

As discussed earlier in this analysis, we identified a total of five comparable LIHTC projects within or near the Site PMA that have received Tax Credit funding. In addition, we identified a total of two projects offering market-rate units of which none are considered both economically and conceptually comparable. The three stabilized comparable Tax Credit projects identified in the Site PMA are detailed in the table on the following page.

Stabilized Comparable Tax Credit Projects					
Map I.D.	Project Name	Year Built	Project Type	Total Units	Occupancy Rate
Site	Hazelhurst Townhomes	2015	TC	28	-
8	Wellington Square	2006	MRT	40*	97.5%
9	Forrest Brook Apts.	2003	TC	56	98.2%
11	Rose Apts.	2000	MRT	2*	100.0%
Total				98*	98.0%

MRT - Market-Rate and Tax Credit
TC – Tax Credit

The overall occupancy rate of the three stabilized comparable Tax Credit projects identified in the Site PMA is 98.0%.

8. MARKET RENT ADVANTAGE

We identified two market-rate properties within the York Site PMA that we consider comparable to the subject development. Due to the lack of market-rate product in the Site PMA, we identified and surveyed three market-rate properties located outside of the Site PMA in the town of Lake Wylie that we consider comparable to the subject development based on their modern design and age. Note, adjustments for the differences between the York market and the Lake Wylie market have been made. These selected properties are used to derive market rent for a project with characteristics similar to the subject development. It is important to note that for the purpose of this analysis, we only select market-rate properties. Market-rate properties are used to determine rents that can be achieved in the open market for the subject units without maximum income and rent restrictions.

The basis for the selection of these projects includes, but is not limited to, the following factors:

- Surrounding neighborhood characteristics
- Target market (seniors, families, disabled, etc.)
- Unit types offered (garden or townhouse, bedroom types, etc.)
- Building type (single-story, mid-rise, high-rise, etc.)
- Unit and project amenities offered
- Age and appearance of property

Since it is unlikely that any two properties are identical, we adjust the collected rent (the actual rent paid by tenants) of the selected properties according to whether or not they compare favorably with the subject development. Rents of projects that have additional or better features than the subject site are adjusted negatively, while projects with inferior or fewer features are adjusted positively. For example, if the subject project does not have a washer and dryer and a selected property does, we lower the collected

rent of the selected property by the estimated value of a washer and dryer so that we may derive a *market rent advantage* for a project similar to the subject project.

The rent adjustments used in this analysis are based on various sources, including known charges for additional features within the Site PMA, estimates made by area property managers and realtors, quoted rental rates from furniture rental companies and the prior experience of Bowen National Research in markets nationwide.

The proposed subject development and the five selected properties include the following:

Map I.D.	Project Name	Year Built	Total Units	Occ. Rate	Unit Mix (Occupancy Rate)		
					One-Br.	Two-Br.	Three-Br.
Site	Hazelhurst Townhomes	2015	28	-	-	8 (-)	20 (-)
1	Liberty Arms	1982	10	100.0%	-	10 (100.0%)	-
3	112 S. Main St.	1997	5	100.0%	3 (100.0%)	2 (100.0%)	-
904	Village at Lake Wylie	2001	392	97.2%	138 (96.4%)	156 (96.8%)	98 (99.0%)
905	Hamilton's Bay	1988	215	100.0%	60 (100.0%)	100 (100.0%)	55 (100.0%)
906	Villas at Marlin Bay I & II	2010	168 + 36*	90.5%	-	120 (93.3%)	48 (83.3%)

Occ. - Occupancy

900 series Map IDs located outside of Site PMA

*Units under construction

The five selected market-rate projects have a combined total of 790 units with an overall occupancy rate of 96.6%, a good rate for rental housing. As such, this demonstrates that these comparable properties have been well received within their respective markets.

The Rent Comparability Grids on the following pages show the collected rents for each of the selected properties and illustrate the adjustments made (as needed) for various features and location or neighborhood characteristics, as well as quality differences that exist between the selected properties and the subject development.

Rent Comparability Grid

Unit Type → **TWO BEDROOM**

Subject		Comp #1		Comp #2		Comp #3		Comp #4		Comp #5	
Hazelhurst Townhomes		Liberty Arms		112 S. Main St.		Village at Lake Wylie		Hamilton's Bay		Villas at Marlin Bay I & II	
East Liberty St.		321 E. Jefferson St.		112 S. Main St.		11 Cranston Way		24 Hamiltons Harbor Dr.		2060 Cutterpoint Dr.	
York, SC		York, SC		Clover, SC		Lake Wylie, SC		Lake Wylie, SC		Lake Wylie, SC	
Data		Data		Data		Data		Data		Data	
Subject		Subject		Subject		Subject		Subject		Subject	
A. Rents Charged		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
1 \$ Last Rent / Restricted?		\$565		\$800		\$975		\$800		\$895	
2 Date Surveyed		Feb-14		Feb-14		Feb-14		Feb-14		Dec-13	
3 Rent Concessions		None		None		None		None		None	
4 Occupancy for Unit Type		100%		100%		97%		100%		93%	
5 Effective Rent & Rent/ sq. ft	▼	\$565	0.63	\$800	0.62	\$975	0.79	\$800	0.72	\$895	0.75
B. Design, Location, Condition		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
6 Structure / Stories	TH/2	WU/2		WU/2		WU/3		WU/2,3		WU/3	
7 Yr. Built/Yr. Renovated	2015	1982	\$33	1997	\$18	2001	\$14	1988	\$27	2010	\$5
8 Condition /Street Appeal	E	G	\$15	G	\$15	E		G	\$15	E	
9 Neighborhood	G	G		G		E	(\$10)	E	(\$10)	E	(\$10)
10 Same Market?		Yes		Yes		No	(\$98)	No	(\$80)	No	(\$90)
C. Unit Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
11 # Bedrooms	2	2		2		2		2		2	
12 # Baths	2	1.5	\$15	2		2		2		2	
13 Unit Interior Sq. Ft.	1100	900	\$35	1300	(\$35)	1238	(\$24)	1105	(\$1)	1200	(\$18)
14 Balcony/ Patio	Y	N	\$5	N	\$5	Y		Y		N	\$5
15 AC: Central/ Wall	C	C		C		C		C		C	
16 Range/ refrigerator	R/F	R/F		R/F		R/F		R/F		R/F	
17 Microwave/ Dishwasher	Y/Y	N/Y	\$5	N/Y	\$5	Y/Y		N/Y	\$5	Y/Y	
18 Washer/Dryer	HU/L	L	\$10	W/D	(\$25)	HU/L		HU/L		HU/L	
19 Floor Coverings	C	C		W		C		C		N	\$10
20 Window Coverings	B	B		B		B		B		N	\$5
21 Storage	Y	N	\$5	N	\$5	Y		N	\$5	Y	
22 Garbage Disposal	N	N		N		Y	(\$5)	Y	(\$5)	N	
23 Ceiling Fans	Y	N	\$5	Y		Y		Y		Y	
D Site Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
24 Parking (\$ Fee)	LOT/\$0	LOT/\$0		LOT/\$0		LOT/\$0		LOT/\$0		LOT/\$0	
25 On-Site Management	Y	N	\$5	N	\$5	Y		Y		Y	
26 Security Gate/Cameras	Y	N	\$5	N	\$5	Y		N	\$5	N	\$5
27 Clubhouse/ Meeting Rooms	Y	N	\$5	N	\$5	Y		Y		N	\$5
28 Pool/ Recreation Areas	F/G	N	\$8	N	\$8	P/F/L	(\$10)	P/F/T	(\$10)	P/F/WT	(\$10)
29 Computer Center	Y	N	\$3	N	\$3	Y		N	\$3	N	\$3
30 Picnic Area	Y	N	\$3	N	\$3	Y		Y		Y	
31 Playground	Y	N	\$3	N	\$3	Y		Y		Y	
32 Social Services	N	N		N		N		N		N	
E. Utilities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
33 Heat (in rent?/ type)	N/E	N/E		N/E		N/E		N/E		N/E	
34 Cooling (in rent?/ type)	N/E	N/E		N/E		N/E		N/E		N/E	
35 Cooking (in rent?/ type)	N/E	N/E		N/E		N/E		N/E		N/E	
36 Hot Water (in rent?/ type)	N/E	N/E		N/E		N/E		N/E		N/E	
37 Other Electric	N	N		N		N		N		N	
38 Cold Water/ Sewer	N/N	Y/Y	(\$69)	N/N		Y/Y	(\$69)	N/N		Y/Y	(\$69)
39 Trash /Recycling	Y/N	Y/N		Y/N		Y/N		Y/N		Y/N	
F. Adjustments Recap		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40 # Adjustments B to D		16		12	2	1	5	6	5	7	4
41 Sum Adjustments B to D		\$160		\$80	(\$60)	\$14	(\$147)	\$60	(\$106)	\$38	(\$128)
42 Sum Utility Adjustments			(\$69)				(\$69)				(\$69)
		Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
43 Net/ Gross Adjmts B to E		\$91	\$229	\$20	\$140	(\$202)	\$230	(\$46)	\$166	(\$159)	\$235
G. Adjusted & Market Rents		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44 Adjusted Rent (5+ 43)		\$656		\$820		\$773		\$754		\$736	
45 Adj Rent/Last rent			116%		102%		79%		94%		82%
46 Estimated Market Rent	\$740	\$0.67		← Estimated Market Rent/ Sq. Ft							

Rent Comparability Grid

Unit Type → **THREE BEDROOM**

Subject		Comp #1		Comp #2		Comp #3		Comp #4		Comp #5	
Hazelhurst Townhomes		Liberty Arms		112 S. Main St.		Village at Lake Wylie		Hamilton's Bay		Villas at Marlin Bay I & II	
East Liberty St.		321 E. Jefferson St.		112 S. Main St.		11 Cranston Way		24 Hamiltons Harbor Dr.		2060 Cutterpoint Dr.	
York, SC		York, SC		Clover, SC		Lake Wylie, SC		Lake Wylie, SC		Lake Wylie, SC	
A. Rents Charged	Data	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
1	\$ Last Rent / Restricted?	\$565		\$800		\$1,285		\$965		\$1,515	
2	Date Surveyed	Feb-14		Feb-14		Feb-14		Feb-14		Dec-13	
3	Rent Concessions	None		None		None		None		None	
4	Occupancy for Unit Type	100%		100%		99%		100%		83%	
5	Effective Rent & Rent/ sq. ft	\$565	0.63	\$800	0.62	\$1,285	0.87	\$965	0.71	\$1,515	1.24
B. Design, Location, Condition	Data	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
6	Structure / Stories	TH/2		WU/2		WU/3		WU/2,3		WU/3	
7	Yr. Built/Yr. Renovated	2015	\$33	1997	\$18	2001	\$14	1988	\$27	2010	\$5
8	Condition /Street Appeal	E	\$15	G	\$15	E		G	\$15	E	
9	Neighborhood	G		G		E	(\$10)	E	(\$10)	E	(\$10)
10	Same Market?	Yes		Yes		No	(\$129)	No	(\$97)	No	(\$152)
C. Unit Equipment/ Amenities	Data	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
11	# Bedrooms	3	\$50	2	\$50	3		3		3	
12	# Baths	2.5	\$30	2	\$15	2	\$15	2	\$15	2	\$15
13	Unit Interior Sq. Ft.	1250	\$72	1300	(\$10)	1470	(\$45)	1350	(\$21)	1226	\$5
14	Balcony/ Patio	Y	\$5	N	\$5	Y		Y		N	\$5
15	AC: Central/ Wall	C		C		C		C		C	
16	Range/ refrigerator	R/F		R/F		R/F		R/F		R/F	
17	Microwave/ Dishwasher	Y/Y	\$5	N/Y	\$5	Y/Y		N/Y	\$5	Y/Y	
18	Washer/Dryer	HU/L	\$10	W/D	(\$25)	HU/L		HU/L		HU/L	
19	Floor Coverings	C		W		C		C		N	\$10
20	Window Coverings	B		B		B		B		N	\$5
21	Storage	Y	\$5	N	\$5	Y		N	\$5	Y	
22	Garbage Disposal	N		N		Y	(\$5)	Y	(\$5)	N	
23	Ceiling Fans	Y	\$5	Y		Y		Y		Y	
D. Site Equipment/ Amenities	Data	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
24	Parking (\$ Fee)	LOT/\$0		LOT/\$0		LOT/\$0		LOT/\$0		LOT/\$0	
25	On-Site Management	Y	\$5	N	\$5	Y		Y		Y	
26	Security Gate/Cameras	Y	\$5	N	\$5	Y		N	\$5	N	\$5
27	Clubhouse/ Meeting Rooms	Y	\$5	N	\$5	Y		Y		N	\$5
28	Pool/ Recreation Areas	F/G	\$8	N	\$8	P/F/L	(\$10)	P/F/T	(\$10)	P/F/WT	(\$10)
29	Computer Center	Y	\$3	N	\$3	Y		N	\$3	N	\$3
30	Picnic Area	Y	\$3	N	\$3	Y		Y		Y	
31	Playground	Y	\$3	N	\$3	Y		Y		Y	
32	Social Services	N		N		N		N		N	
E. Utilities	Data	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
33	Heat (in rent?/ type)	N/E		N/E		N/E		N/E		N/E	
34	Cooling (in rent?/ type)	N/E		N/E		N/E		N/E		N/E	
35	Cooking (in rent?/ type)	N/E		N/E		N/E		N/E		N/E	
36	Hot Water (in rent?/ type)	N/E		N/E		N/E		N/E		N/E	
37	Other Electric	N		N		N		N		N	
38	Cold Water/ Sewer	N/N	(\$82)	N/N		Y/Y	(\$82)	N/N		Y/Y	(\$82)
39	Trash /Recycling	Y/N		Y/N		Y/N		Y/N		Y/N	
F. Adjustments Recap	Pos	Neg		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	# Adjustments B to D			17	2	2	5	7	5	9	3
41	Sum Adjustments B to D			\$262		\$145	(\$35)	\$29	(\$199)	\$75	(\$143)
42	Sum Utility Adjustments				(\$82)		(\$82)				(\$82)
		Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
43	Net/ Gross Adjmts B to E	\$180	\$344	\$110	\$180	(\$252)	\$310	(\$68)	\$218	(\$196)	\$312
G. Adjusted & Market Rents	Adj. Rent			Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+ 43)	\$745		\$910		\$1,033		\$897		\$1,319	
45	Adj Rent/Last rent		132%		114%		80%		93%		87%
46	Estimated Market Rent	\$830	\$0.66 ←	Estimated Market Rent/ Sq. Ft							

Once all adjustments to collected rents were made, the adjusted rents for each comparable were used to derive an achievable market rent for each bedroom type. Each property was considered and weighed based upon its proximity to the subject site and its amenities and unit layout compared to the subject site.

Based on the preceding Rent Comparability Grids, it was determined that the current achievable market rent for units similar to the subject development are \$740 for a two-bedroom unit and \$830 for a three-bedroom unit.

The following table compares the proposed collected rents at the subject site with achievable market rent for selected units.

Bedroom Type	Proposed Collected Rent (% AMHI)	Achievable Market Rent	Market Rent Advantage
Two-Bedroom	\$420 (50%)	\$740	43.24%
	\$475 (60%)		35.81%
Three-Bedroom	\$450 (50%)	\$830	45.78%
	\$520 (60%)		37.35%
Weighted Average			38.92%

The proposed collected Tax Credit rents represent market rent advantages between 35.81% and 45.78%. Typically, Tax Credit rents should represent market rent advantages of at least 10.0% in order to be considered a value in most markets. Therefore, it is likely that all of the proposed units at the subject project will be viewed as a significant value within the Site PMA.

None of the selected properties offer the same amenities as the subject property. As a result, we have made adjustments to the collected rents to reflect the differences between the subject property and the selected properties. The following are explanations (preceded by the line reference number on the comparability grid table) for each rent adjustment made to each selected property.

1. Rents for each property are reported as collected rents. This is the actual rent paid by tenants and does not consider tenant-paid utilities. The rent reported is typical and does not consider rent concessions or special promotions.
7. Upon completion of construction, the subject project will be the newest property in the market. The selected properties were built between 1982 and 2010. As such, we have adjusted the rents at the selected properties by \$1 per year of age difference to reflect the age of these properties.

8. It is anticipated that the subject project will have a quality finished look and an attractive aesthetic appeal. We have made adjustments for those properties that we consider to have either an inferior quality to the subject development.
9. Three of the five selected properties are located in neighborhoods with higher quality ratings compared to the subject site. As such, we have negatively adjusted the rents at these properties to account for the neighborhood difference.
10. As previously stated, three of the five selected properties are located outside of the York Site PMA, located in Lake Wylie, which is approximately 16.0 miles northeast of York. The Lake Wylie market is larger than York in terms of population, community services and apartment selections. Given the difference in markets, the rents that are achievable in Lake Wylie will not directly translate to the York market. Therefore, we have adjusted each collected rent at these three comparable projects by approximately 10.0% to account for this market difference.
11. All of the selected properties have two-bedroom units. For those projects lacking three-bedroom units, we have used the two-bedroom units and made adjustments to reflect the difference in the number of bedrooms offered.
12. The number of bathrooms offered at each of the selected properties varies. We have made adjustments to reflect the difference in the number of bathrooms offered at the site and the number offered by the competitive properties.
13. The adjustment for differences in square footage is based upon the average rent per square foot among the comparable properties. Since consumers do not value extra square footage on a dollar for dollar bases, we have used 25% of the average for this adjustment.
- 14.- 23. The subject project will offer a unit amenity package generally superior to the selected properties. We have made adjustments for features lacking at the selected properties, and in some cases, we have made adjustments for features the subject property does not offer.
- 24.-32. The proposed project offers a generally superior project amenities package. We have made monetary adjustments to reflect the difference between the proposed project's and the selected properties' project amenities.

33.-39. We have made adjustments to reflect the differences between the subject project's and the selected properties' utility responsibility. The utility adjustments were based on the local housing authority's utility cost estimates.

9. AFFORDABLE HOUSING IMPACT

The anticipated occupancy rates of the existing comparable Tax Credit developments located within the Site PMA following stabilization of the subject property are as follows:

Map I.D.	Project	Current Occupancy Rate	Anticipated Occupancy Rate Through 2015
8	Wellington Square	97.5%	95.0%+
9	Forrest Brook Apts.	98.2%	95.0%+
11	Rose Apts.	100.0%	95.0%+

The subject project is not expected to have a negative impact on the existing Tax Credit projects within the Site PMA, which have a combined occupancy of 98.0% (a result of only two vacancies). Given the high occupancies, we expect all Tax Credit projects to operate at or above 95.0%. Given the low overall capture rate for the proposed subject project, we believe there is sufficient demographic support for all existing and proposed Tax Credit units in the market and no long-term negative impact is expected on existing Tax Credit projects within the market should the subject project receive Tax Credit allocations and be developed as proposed in this analysis.

10. OTHER HOUSING OPTIONS (BUY VERSUS RENT)

According to ESRI, the median home value within the Site PMA was \$131,824. At an estimated interest rate of 4.7% and a 30-year term (and 95% LTV), the monthly mortgage for a \$131,824 home is \$812, including estimated taxes and insurance.

Buy Versus Rent Analysis	
Median Home Price - ESRI	\$131,824
Mortgaged Value = 95% of Median Home Price	\$125,233
Interest Rate - Bankrate.com	4.7%
Term	30
Monthly Principal & Interest	\$650
Estimated Taxes and Insurance*	\$162
Estimated Monthly Mortgage Payment	\$812

*Estimated at 25% of principal and interest

In comparison, the collected Tax Credit rents for the subject property range from \$420 to \$520 per month. Therefore, the cost of a monthly mortgage for a typical home in the area is at least \$292 greater than the cost of renting at the proposed subject development, depending on unit size. As such, it is not likely that any of the subject site's potential residents would be able to afford the monthly payments required to own a home, let alone the down payment on such a home. Therefore, we do not anticipate any competitive impact on or from the homebuyer market.

11. HOUSING VOIDS

As previously noted, there are three competitive Tax Credit projects located within the York Site PMA. These projects have an overall occupancy rate of 98.0% (a result of only two vacancies), indicating a strong demand for affordable rental housing in the market. The proposed subject project will include a total of 28 general-occupancy units targeting households up to 50% and 60% of AMHI. Therefore, it is expected that the subject project will help fill part of the housing void that exists in the market.

As outlined previously in this section of the report, there is a general lack of modern, rental product within the York Site PMA. Aside from the three Tax Credit properties built since 2000, nearly 75.0% of surveyed rental product was constructed prior to 1989. It is our opinion that the development of the subject project will add much needed modern units to a market that is generally aging and in need of updating. Further, as shown in the demographic section of this report, the York Site PMA is expected to have growth among its population and household bases. With this positive demographic growth in the market, the demand for housing will increase. Given that there are currently no rental units under construction or planned for the market, the proposed project will help fill a need in the market that is currently being unmet and that is expected to increase over the foreseeable future.

I. INTERVIEWS

The following are summaries of interviews conducted with various stakeholders knowledgeable about the demand for housing within the York area:

Kaci Clemmer, Property Manager of Stonegate Apartments (Map I.D. 2), a government-subsidized community in Clover, stated that there is a great need for affordable housing in York. Ms. Clemmer believes that this is due to the fact there is a scarcity of affordable housing options in York and York has not been performing economically as well as municipalities like Rock Hill and Lake Wylie.
Phone: 803-222-1760

Diane Leary, Property Manager of Bay Tree Apartments (Map I.D. 7), a government-subsidized property located in York, stated that there is significant need for affordable housing in York. She currently maintains a 25-household waiting list and does not believe that there are enough affordable housing options to meet the demand in the York area.
Phone: 336-760-8100

According to Lori Marcrom, Section 8 Coordinator with the Housing Authority of York, there are approximately 233 Housing Choice Voucher holders within the housing authority's jurisdiction and 250 people currently on the waiting list for additional Vouchers. The waiting list is closed and will not open any time soon. Annual turnover of persons in the Voucher program is estimated at 12 households. This reflects the continuing need for Housing Choice Voucher assistance. Ms. Marcrom further stated that there is always a need for additional affordable housing. There is a particular need for one-bedroom elderly units and larger units for families, up to four-bedrooms.
Phone: (803) 684-7359

J. RECOMMENDATIONS

Based on the findings reported in our market study, it is our opinion that a market exists for the 28 units proposed at the subject site, assuming it is developed as detailed in this report. Changes in the project's site, rents, amenities or opening date may alter these findings.

The three competitive Tax Credit properties located within the York Site PMA have a combined occupancy of 98.0%. The high occupancies among Tax Credit product are indications that pent-up demand likely exists for additional rental housing targeting low- and moderate-income households within the York Site PMA.

The subject project will offer significantly lower rents, competitive unit sizes and will provide an amenities package that is generally similar to the existing LIHTC projects within the market. As such, the subject site will be perceived as a significant value in the marketplace and we have no recommendations at this time.

K. SIGNED STATEMENT REQUIREMENT

I affirm that I have made a physical inspection of the market and surrounding area and the information obtained in the field has been used to determine the need and demand for LIHTC units. I understand that any misrepresentation of this statement may result in the denial of further participation in the South Carolina State Housing Finance and Development Authority's programs. I also affirm that I have no interest in the project or relationship with the ownership entity and my compensation is not contingent on this project being funded. This report was written according to the SCSHFDA's market study requirements. The information included is accurate and can be relied upon by SCSHFDA to present a true assessment of the low-income housing rental market.

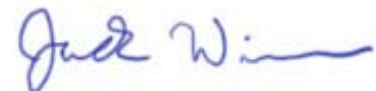
Certified:



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Date: February 27, 2014



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Market Analyst
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Date: February 27, 2014



Jack Wiseman
Market Analyst
jackw@bowennational.com
Date: February 27, 2014

L. Qualifications

The Company

Bowen National Research employs an expert staff to ensure that each market study is of the utmost quality. Each staff member has hands-on experience evaluating sites and comparable properties, analyzing market characteristics and trends, and providing realistic recommendations and conclusions. The Bowen National Research staff has the expertise to provide the answers for your development.

The Staff

Patrick Bowen is the President of Bowen National Research. He has prepared and supervised thousands of market feasibility studies for all types of real estate products, including affordable family and senior housing, multifamily market-rate housing and student housing, for 15 years. He has also prepared various studies for submittal as part of HUD 221(d)(3) & (4), HUD 202 developments and applications for housing for Native Americans. He has also conducted studies and provided advice to city, county and state development entities as it relates to residential development, including affordable and market rate housing, for both rental and for-sale housing. Mr. Bowen has worked closely with many state and federal housing agencies to assist them with their market study guidelines. Mr. Bowen has his bachelor's degree in legal administration (with emphasis on business and law) from the University of West Florida.

Benjamin J. Braley, Market Analyst, has conducted market research for over six years in more than 550 markets throughout the United States. He is experienced in preparing feasibility studies for a variety of applications, including those that meet standards required by state agency and federal housing guidelines. Additionally, Mr. Braley has analyzed markets for single-family home developments, commercial office and retail space, student housing properties and senior housing (i.e. nursing homes, assisted living, continuing care retirement facilities, etc.). Mr. Braley is a member of the National Council of Housing Market Analysts (NCHMA) and graduated from Otterbein College with a bachelor's degree in Economics.

Jack Wiseman, Market Analyst, with Bowen National Research, has conducted extensive market research in over 200 markets throughout the United States. He provides thorough evaluation of site attributes, area competitors, market trends, economic characteristics and a wide range of issues impacting the viability of real estate development. He has evaluated market conditions for a variety of real estate alternatives, including affordable and market-rate apartments, retail and office establishments, educational facilities, marinas and a variety of senior residential alternatives. Mr. Wiseman has a Bachelor of Arts degree in Economics from Miami University.

Craig Rupert, Market Analyst with Bowen National Research, has conducted market research in both urban and rural markets throughout the United States. He provides thorough evaluation of site attributes, area competitors, market trends and economic characteristics. Specifically, he has evaluated market conditions for a variety of real estate alternatives, including affordable and market-rate apartments, Indian housing, senior rental housing facilities and student housing facilities. Mr. Rupert has a Bachelor of Science degree in Hospitality Management from Youngstown State University.

Heather Moore, Market Analyst, has been with Bowen National Research since the fall of 2010. She has evaluated the rental market in cities throughout the United States and is able to provide detailed site-specific analysis. Ms. Moore has a Bachelors of Arts in Marketing from Urbana University.

Greg Gray, Market Analyst, has more than twelve years of experience conducting site-specific analysis in markets throughout the country. He is especially trained in the evaluation of condominium and senior living developments. Mr. Gray has the ability to provide detailed site-specific analysis as well as evaluate market and economic trends and characteristics.

Christine Atkins, Market Analyst, has more than three years of experience in the property management industry and has managed a variety of rental housing types. With experience in conducting site-specific analysis, she has the ability to analyze market and economic trends and conditions. Ms. Atkins holds a Bachelor of Arts in Communication from the University of Cincinnati.

Lisa Wood, Market Analyst, has conducted site-specific analyses in both rural and urban markets throughout the country. She is also experienced in the day-to-day operation and financing of Low-Income Housing Tax Credit and subsidized properties, which gives her a unique understanding of the impact of housing development on current market conditions.

Chuck Ewing, Market Analyst, has been conducting site-specific analysis throughout the United States since 2009. He has experience in the evaluation of a variety of real estate developments that include affordable and market-rate apartments, senior living facilities, student housing, supportive and disabled veteran housing, farm worker housing and regional rental supply analysis. Mr. Ewing has a Bachelor of Arts degree in Economics from the Ohio State University.

Marlon Boone, Market Analyst, has conducted site-specific analyses in both metro and rural areas throughout the country. He is familiar with multiple types of rental housing programs, the day-to-day interaction with property managers and leasing agents and the collection of pertinent property details. Mr. Boone graduated from The Ohio State University with a Bachelor of Science in City and Regional Planning, with a concentration in Housing, Development and Real Estate.

Tyler Bowers, Market Analyst, has travelled the country and studied the housing industry in both urban and rural markets. He is able to analyze both the aesthetics and operations of rental housing properties, particularly as they pertain to each particular market. Mr. Bowers has a Bachelor Degree of Arts in History from Indiana University.

Amy Tyrrell is a Project Director for Bowen National Research and is based out of Washington, DC. She has 16 years experience in the real estate and construction industries, with 11 years specializing in the research field. She has researched, analyzed, and prepared reports on a variety of trends, industries, and property types, including industrial, office, medical office, multifamily apartments and condominiums, and senior housing. Prior to her focus on research, Ms. Tyrrell performed financial analysis for retail developments throughout the United States. She holds a Masters in Business Administration with concentrations in real estate and marketing from the University of Cincinnati and a Bachelor of Arts in economics with a minor in mathematics from Smith College.

Stephanie Viren is the Research Director at Bowen National Research. Ms. Viren focuses on collecting detailed data concerning housing conditions in various markets throughout the United States. Ms. Viren has extensive interviewing skills and experience and also possesses the expertise necessary to conduct surveys of diverse pools of respondents regarding population and housing trends, housing marketability, economic development and other socioeconomic issues relative to the housing industry. Ms. Viren's professional specialty is condominium and senior housing research. Ms. Viren earned a Bachelor of Arts in Business Administration from Heidelberg College.

Desireé Johnson is the Field Support Coordinator at Bowen National Research. Ms. Johnson is involved in the day-to-day management of the field support department, as well as preparing jobs for field and phone analysis. She has been involved in extensive market research in a variety of project types for more than five years. Ms. Johnson has the ability to research, find, analyze and manipulate data in a multitude of ways. Ms. Johnson has an Associate of Applied Science in Office Administration from Columbus State Community College.

June Davis, Office Manager of Bowen National Research, has 24 years experience in market feasibility research. Ms. Davis has overseen production on over 15,000 market studies for projects throughout the United States.

M. Methodologies, Disclaimers & Sources

This market feasibility analysis complies with the requirements established by the South Carolina State Housing Finance and Development Authority (SCSHFDA) and conforms to the standards adopted by the National Council of Housing Market Analysts (NCHMA). These standards include the acceptable definitions of key terms used in market studies for affordable housing projects and model standards for the content of market studies for affordable housing projects. The standards are designed to enhance the quality of market studies and to make them easier to prepare, understand and use by market analysts and end users.

1. METHODOLOGIES

Methodologies used by Bowen National Research include the following:

- The Primary Market Area (PMA) generated for the proposed site is identified. The PMA is generally described as the smallest geographic area expected to generate most of the support for the proposed project. PMAs are not defined by a radius. The use of a radius is an ineffective approach because it does not consider mobility patterns, changes in the socioeconomic or demographic character of neighborhoods or physical landmarks that might impede development.

PMAs are established using a variety of factors, including, but not limited to:

- A detailed demographic and socioeconomic evaluation
 - Interviews with area planners, realtors and other individuals who are familiar with area growth patterns
 - A drive-time analysis for the site
 - Personal observations of the field analyst
- A field survey of modern apartment developments is conducted. The intent of the field survey is twofold. First, the field survey is used to measure the overall strength of the apartment market. This is accomplished by an evaluation of the unit mix, vacancies, rent levels and overall quality of product. The second purpose of the field survey is to establish those projects that are most likely directly comparable to the proposed property.
- Two types of directly comparable properties are identified through the field survey. They include other Section 42 LIHTC developments and market-rate developments that offer unit and project amenities similar to those of the proposed development. An in-depth evaluation of these two property types provides an indication of the potential of the proposed development.

- Economic and demographic characteristics of the area are evaluated. An economic evaluation includes an assessment of area employment composition, income growth (particularly among the target market), building statistics and area growth perceptions. The demographic evaluation uses the most recently issued Census information and projections that determine what the characteristics of the market will be when the proposed project opens and achieves a stabilized occupancy.
- Area building statistics and interviews with officials familiar with area development provide identification of the properties that might be planned or proposed for the area that will have an impact on the marketability of the proposed development. Planned and proposed projects are always in different stages of development. As a result, it is important to establish the likelihood of construction, the timing of the project and its impact on the market and the proposed development.
- An analysis of the proposed project's market capture of income-appropriate renter households within the PMA is conducted. This analysis follows SCSHFDA's methodology for calculating potential demand. The resulting capture rates are compared with acceptable market capture rates for similar types of projects to determine whether the proposed development's capture rate is achievable.
- Achievable market rent for the proposed subject development is determined. Using a Rent Comparability Grid, the features of the proposed development are compared item by item to the most comparable properties in the market. Adjustments are made for each feature that differs from that of the proposed subject development. These adjustments are then included with the collected rent resulting in an achievable market rent for a unit comparable to the proposed unit. This analysis is done for each bedroom type proposed for the site.

Please note that non-numbered items in this report are not required by SCSHFDA; they have been included, however, based on Bowen National Research's opinion that it is necessary to consider these details to effectively address the development potential of proposed projects.

2. REPORT LIMITATIONS

The intent of this report is to collect and analyze significant levels of data to forecast the market success of the subject property within an agreed to time period. Bowen National Research relies on a variety of sources of data to generate this report. These data sources are not always verifiable; Bowen National Research, however, makes a significant effort to ensure accuracy. While this is not always possible, we believe our effort provides an acceptable standard margin of error. Bowen National Research is not responsible for errors or omissions in the data provided by other sources.

The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, unbiased professional analyses, opinions and conclusions. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved. Our compensation is not contingent on an action or event (such as the approval of a loan) resulting from the analyses, opinions, conclusions in or the use of this study.

Any reproduction or duplication of this report without the express approval of Bowen National Research is strictly prohibited.

3. SOURCES

Bowen National Research uses various sources to gather and confirm data used in each analysis. These sources, which are cited throughout this report, include the following:

- The 2000 and 2010 Census on Housing
- American Community Survey
- ESRI
- Urban Decision Group (UDG)
- Applied Geographic Solutions
- Area Chamber of Commerce
- U.S. Department of Labor
- U.S. Department of Commerce
- Management for each property included in the survey
- Local planning and building officials
- Local housing authority representatives
- South Carolina State Housing Finance and Development Authority
- HISTA Data (household income by household size, tenure and age of head of household) by Ribbon Demographics

ADDENDUM A: FIELD SURVEY OF CONVENTIONAL RENTALS

YORK, SOUTH CAROLINA

The following section is a field survey of conventional rental properties. These properties were identified through a variety of sources including area apartment guides, yellow page listings, government agencies, the Chamber of Commerce, and our own field inspection. The intent of this field survey is to evaluate the overall strength of the existing rental market, identify trends that impact future development, and identify those properties that would be considered most comparable to the subject site.

The field survey has been organized by the type of project surveyed. Properties have been color coded to reflect the project type. Projects have been designated as market-rate, Tax Credit, government-subsidized, or a combination of the three project types. The field survey is organized as follows:

- A color-coded map indicating each property surveyed and the project type followed by a list of properties surveyed.
- Properties surveyed by name, address, telephone number, project type, year built or renovated (if applicable), number of floors, total units, occupancy rate, quality rating, rent incentives, and Tax Credit designation. Housing Choice Vouchers and Rental Assistance are also noted here. Note that projects are organized by project type.
- Distribution of non-subsidized and subsidized units and vacancies in properties surveyed.
- Listings for unit and project amenities, parking options, optional charges, utilities (including responsibility), and appliances.
- Collected rent by unit type and bedrooms.
- Unit size by unit type and bedrooms.
- Calculations of rent per square foot (all utilities are adjusted to reflect similar utility responsibility). Data is summarized by unit type.
- An analysis of units, vacancies, and median rent. Where applicable, non-subsidized units are distributed separately.
- An analysis of units added to the area by project construction date and, when applicable, by year of renovation.
- Aggregate data and distributions for all non-subsidized properties are provided for appliances, unit amenities and project amenities.

- A rent distribution is provided for all market-rate and non-subsidized Tax Credit units by unit type. Note that rents are adjusted to reflect common utility responsibility.
- Aggregation of projects by utility responsibility (market-rate and non-subsidized Tax Credit only).
- A utility allowance worksheet.

Note that other than the property listing following the map, data is organized by project types. Market-rate properties (blue designation) are first followed by variations of market-rate and Tax Credit properties. Non-government subsidized Tax Credit properties are red and government-subsidized properties are yellow. See the color codes at the bottom of each page for specific project types.

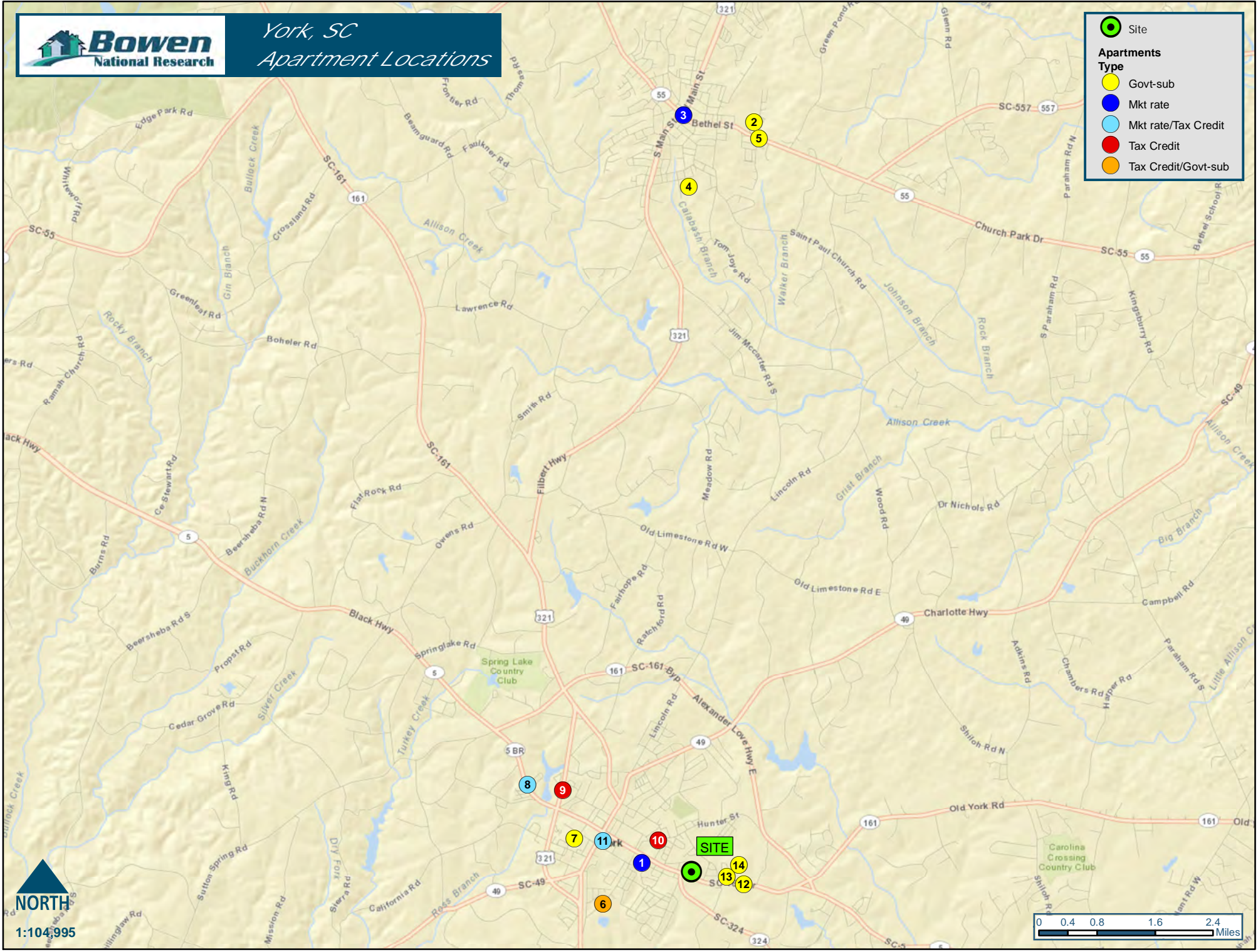


York, SC Apartment Locations

Site
● Site

Apartments Type

- Govt-sub
- Mkt rate
- Mkt rate/Tax Credit
- Tax Credit
- Tax Credit/Govt-sub



NORTH
1:104,995

0 0.4 0.8 1.6 2.4 Miles

MAP IDENTIFICATION LIST - YORK, SOUTH CAROLINA

MAP ID	PROJECT NAME	PROJ. TYPE	QUALITY RATING	YEAR BUILT	TOTAL UNITS	VACANT	OCC. RATE	DISTANCE TO SITE*
1	Liberty Arms	MRR	B	1982	10	0	100.0%	0.6
2	Stonegate Apts.	GSS	C+	1989	44	0	100.0%	10.4
3	112 S. Main St.	MRR	B-	1997	5	0	100.0%	10.2
4	Willow Oaks	GSS	C	1984	48	0	100.0%	9.8
5	Yorktown Apts.	GSS	B	1986	40	0	100.0%	10.4
6	York Townhomes	TGS	B+	1986	46	0	100.0%	1.3
7	Bay Tree Apts.	GSS	C-	1985	40	0	100.0%	1.5
8	Wellington Square	MRT	B	2006	50	1	98.0%	2.2
9	Forrest Brook Apts.	TAX	B	2003	56	1	98.2%	1.9
10	Hunter Bay	TAX	B+	1960	40	0	100.0%	0.8
11	Rose Apts.	MRT	B+	2000	15	0	100.0%	1.1
12	Cedar Terrace I	GSS	B	1980	24	0	100.0%	0.6
13	Cedar Terrace II	GSS	B	1980	32	0	100.0%	0.6
14	Cedar Terrace III	GSS	B	1980	48	0	100.0%	0.7

PROJECT TYPE	PROJECTS SURVEYED	TOTAL UNITS	VACANT	OCCUPANCY RATE	U/C
MRR	2	15	0	100.0%	0
MRT	2	65	1	98.5%	0
TAX	2	96	1	99.0%	0
TGS	1	46	0	100.0%	0
GSS	7	276	0	100.0%	0

◆	Senior Restricted
■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized

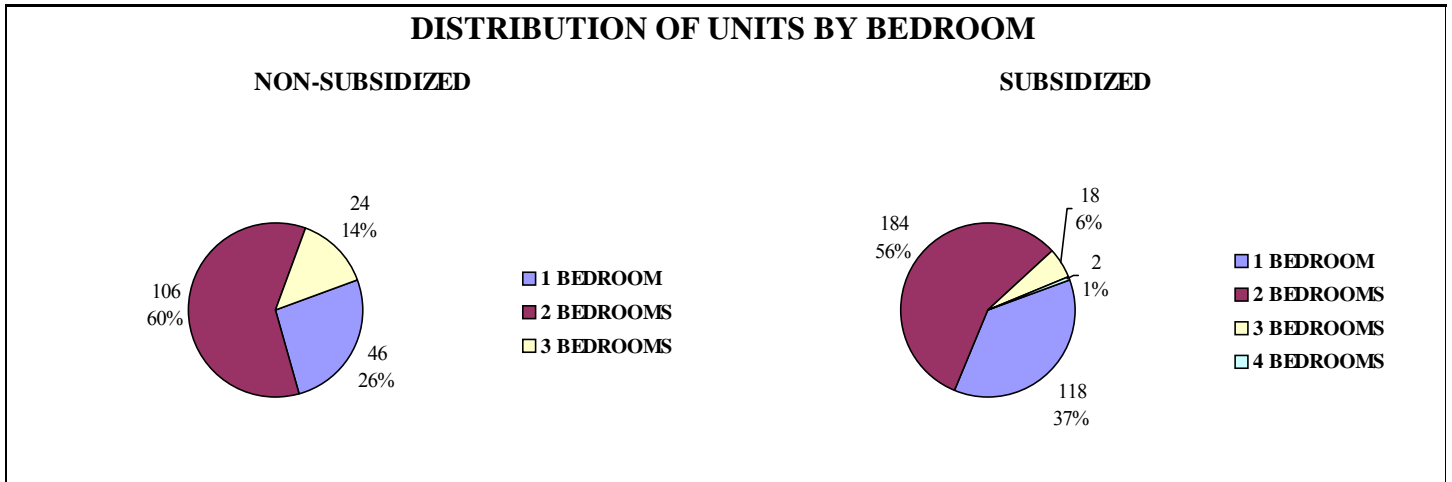
* - Drive Distance (Miles)

Survey Date: February 2014





DISTRIBUTION OF UNITS - YORK, SOUTH CAROLINA

MARKET-RATE						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT	%VACANT	MEDIAN GROSS RENT
1	1	12	31.6%	0	0.0%	\$610
2	1	4	10.5%	0	0.0%	\$705
2	1.5	10	26.3%	0	0.0%	\$678
2	2	10	26.3%	0	0.0%	\$829
3	2	2	5.3%	0	0.0%	\$890
TOTAL		38	100.0%	0	0.0%	
TAX CREDIT, NON-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT	%VACANT	MEDIAN GROSS RENT
1	1	34	24.6%	0	0.0%	\$606
2	1	1	0.7%	0	0.0%	\$655
2	1.5	42	30.4%	0	0.0%	\$789
2	2	39	28.3%	0	0.0%	\$709
3	2	22	15.9%	2	9.1%	\$920
TOTAL		138	100.0%	2	1.4%	
TAX CREDIT, GOVERNMENT-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT	%VACANT	MEDIAN GROSS RENT
1	1	12	26.1%	0	0.0%	N.A.
2	1	34	73.9%	0	0.0%	N.A.
TOTAL		46	100.0%	0	0.0%	
GOVERNMENT-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT	%VACANT	MEDIAN GROSS RENT
1	1	106	38.4%	0	0.0%	N.A.
2	1	120	43.5%	0	0.0%	N.A.
2	1.5	30	10.9%	0	0.0%	N.A.
3	1	8	2.9%	0	0.0%	N.A.
3	1.5	10	3.6%	0	0.0%	N.A.
4	1.5	2	0.7%	0	0.0%	N.A.
TOTAL		276	100.0%	0	0.0%	
GRAND TOTAL		498	-	2	0.4%	

DISTRIBUTION OF UNITS - YORK, SOUTH CAROLINA



SURVEY OF PROPERTIES - YORK, SOUTH CAROLINA



1 Liberty Arms			
	Address 321 E. Jefferson St. York, SC 29745	Phone (803) 328-6860 (Contact in person)	Total Units 10
	Year Built 1982	Contact Marlene	Vacancies 0
	Comments Does not accept HCV; Year built estimated		Occupied 100.0%
			Floors 2
			Quality Rating B
			Waiting List
			None
2 Stonegate Apts.			
	Address 700 Stonegate Blvd. Clover, SC 29710	Phone (803) 222-1760 (Contact in person)	Total Units 44
	Year Built 1989	Contact Kari	Vacancies 0
	Comments RD 515, has RA (18 units); HCV (7 units); 2-br units have storage		Occupied 100.0%
			Floors 1,2
			Quality Rating C+
			Waiting List
			10 households
3 112 S. Main St.			
	Address 112 S. Main St. Clover, SC 29710	Phone (704) 460-2224 (Contact in person)	Total Units 5
	Year Built 1997	Contact Kevin	Vacancies 0
	Comments Does not accept HCV; 1st floor retail; Historic building, original year built not known		Occupied 100.0%
			Floors 2
			Quality Rating B-
			Waiting List
			None
4 Willow Oaks			
	Address 400 Willow Oaks Cir. Clover, SC 29710	Phone (803) 222-3393 (Contact in person)	Total Units 48
	Year Built 1984	Contact Christi	Vacancies 0
	Comments HUD Section 8; Year built & square footage estimated by manager		Occupied 100.0%
			Floors 1
			Quality Rating C
			Waiting List
			37 households
5 Yorktown Apts.			
	Address 111 Quinn Rd. Clover, SC 29710	Phone (803) 222-2558 (Contact in person)	Total Units 40
	Year Built 1986	Contact Helen	Vacancies 0
	Comments RD 515, has RA (10 units); HCV (10 units); 2-br units have washer/dryer hookups		Occupied 100.0%
			Floors 1,2
			Quality Rating B
			Waiting List
			10 households

Project Type

Market-rate
Market-rate/Tax Credit
Market-rate/Government-subsidized
Market-rate/Tax Credit/Government-subsidized
Tax Credit
Tax Credit/Government-subsidized
Government-subsidized

Survey Date: February 2014

SURVEY OF PROPERTIES - YORK, SOUTH CAROLINA




6 York Townhomes			
	Address 500 Railroad Ave. York, SC 29745	Phone (803) 684-9133 (Contact in person)	Total Units 46
	Year Built 1986 Renovated 2007	Contact Kerry	Vacancies 0
	Comments 60% AMHI; RD 515, no RA; HCV (12 units)		Occupied 100.0%
			Floors 2
			Quality Rating B+
			Waiting List 3 households
7 Bay Tree Apts.			
	Address 205 W. Jefferson St. York, SC 29745	Phone (336) 760-8100 (Contact in person)	Total Units 40
	Year Built 1985	Contact Diane	Vacancies 0
	Comments RD 515, has RA (40 units)		Occupied 100.0%
			Floors 2
			Quality Rating C-
			Waiting List 25 households
8 Wellington Square			
	Address 1246 Wellington Square Dr. York, SC 29745	Phone (803) 684-3977 (Contact in person)	Total Units 50
	Year Built 2006	Contact Shelly	Vacancies 1
	Comments Market-rate (10 units); 50% & 60% AMHI (40 units); HCV (10 units)		Occupied 98.0%
			Floors 2
			Quality Rating B
			Waiting List None
9 Forrest Brook Apts.			
	Address 106 Eaves Way York, SC 29745	Phone (803) 628-6947 (Contact in person)	Total Units 56
	Year Built 2003	Contact Gay	Vacancies 1
	Comments 50% & 60% AMHI; HCV (26 units)		Occupied 98.2%
			Floors 2
			Quality Rating B
			Waiting List None
10 Hunter Bay			
	Address 61 Hunter St. York, SC 29745	Phone (803) 818-5120 (Contact in person)	Total Units 40
	Year Built 1960 Renovated 2009	Contact Nancy	Vacancies 0
	Comments 50% & 60% AMHI; HCV (12 units); Year built estimated		Occupied 100.0%
			Floors 1
			Quality Rating B+
			Senior Restricted (55+) Waiting List 1 household

Project Type

Market-rate
Market-rate/Tax Credit
Market-rate/Government-subsidized
Market-rate/Tax Credit/Government-subsidized
Tax Credit
Tax Credit/Government-subsidized
Government-subsidized

Survey Date: February 2014

SURVEY OF PROPERTIES - YORK, SOUTH CAROLINA

11 Rose Apts.			
	Address 27 S. Congress St. York, SC 29745	Phone (803) 818-5720 (Contact in person)	Total Units 15 Vacancies 0 Occupied 100.0% Floors 3 Quality Rating B+
	Year Built 2000 Comments Market-rate (13 units at 80% AMHI); 50% AMHI (2 units); Accepts HCV (0 currently); Home Trust Funds; Adaptive reuse, originally built in 1852; Square footage estimated	Contact Nancy	
12 Cedar Terrace I			
	Address 907 E. Liberty St. York, SC 29745	Phone (803) 684-7290 (Contact in person)	Total Units 24 Vacancies 0 Occupied 100.0% Floors 1,2 Quality Rating B
	Year Built 1980 Comments RD 515, has RA (24 units); 1-br have patio; Waitlist shared with all phases; Square footage estimated	Contact Diane	
13 Cedar Terrace II			
	Address 907 E. Liberty St. York, SC 29745	Phone (803) 684-7290 (Contact in person)	Total Units 32 Vacancies 0 Occupied 100.0% Floors 1,2 Quality Rating B
	Year Built 1980 Comments RD 515, has RA (31 units); Waitlist shared with all phases; Square footage estimated	Contact Diane	
14 Cedar Terrace III			
	Address 907 E. Liberty St. York, SC 29745	Phone (803) 684-7290 (Contact in person)	Total Units 48 Vacancies 0 Occupied 100.0% Floors 1,2 Quality Rating B
	Year Built 1980 Comments RD 515, has RA (31 units); Waitlist shared with all phases; Square footage estimated	Contact Diane	

Project Type

Market-rate
Market-rate/Tax Credit
Market-rate/Government-subsidized
Market-rate/Tax Credit/Government-subsidized
Tax Credit
Tax Credit/Government-subsidized
Government-subsidized

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COLLECTED RENTS - YORK, SOUTH CAROLINA

MAP ID	GARDEN UNITS					TOWNHOUSE UNITS			
	STUDIO	1-BR	2-BR	3-BR	4+ BR	1-BR	2-BR	3-BR	4+ BR
1			\$565						
3		\$600	\$800						
8							\$575 to \$695	\$680 to \$725	
9							\$655	\$755	
10		\$473 to \$520	\$573						
11		\$555 to \$610	\$655 to \$705						

◆	Senior Restricted
■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized

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PRICE PER SQUARE FOOT - YORK, SOUTH CAROLINA

ONE-BEDROOM UNITS					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
3	112 S. Main St.	1	700	\$722	\$1.03
11	Rose Apts.	1	600	\$555 to \$610	\$0.93 to \$1.02
◆ 10	Hunter Bay	1	800	\$559 to \$606	\$0.70 to \$0.76
TWO-BEDROOM UNITS					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
1	Liberty Arms	1.5	900	\$678	\$0.75
3	112 S. Main St.	2	1300	\$962	\$0.74
8	Wellington Square	2	960	\$709 to \$829	\$0.74 to \$0.86
11	Rose Apts.	1	900	\$655 to \$705	\$0.73 to \$0.78
9	Forrest Brook Apts.	1.5	1020	\$789	\$0.77
◆ 10	Hunter Bay	2	1000	\$686	\$0.69
THREE-BEDROOM UNITS					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
8	Wellington Square	2	1185	\$845 to \$890	\$0.71 to \$0.75
9	Forrest Brook Apts.	2	1302	\$920	\$0.71

◆	Senior Restricted
■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized

Survey Date: February 2014

AVERAGE GROSS RENT PER SQUARE FOOT - YORK, SOUTH CAROLINA

MARKET-RATE			
UNIT TYPE	ONE-BR	TWO-BR	THREE-BR
GARDEN	\$1.02	\$0.76	\$0.00
TOWNHOUSE	\$0.00	\$0.86	\$0.75

TAX CREDIT (NON-SUBSIDIZED)			
UNIT TYPE	ONE-BR	TWO-BR	THREE-BR
GARDEN	\$0.74	\$0.69	\$0.00
TOWNHOUSE	\$0.00	\$0.76	\$0.71

COMBINED			
UNIT TYPE	ONE-BR	TWO-BR	THREE-BR
GARDEN	\$0.81	\$0.74	\$0.00
TOWNHOUSE	\$0.00	\$0.77	\$0.71

TAX CREDIT UNITS - YORK, SOUTH CAROLINA

ONE-BEDROOM UNITS						
MAP ID	PROJECT NAME	UNITS	SQUARE FEET	# OF BATHS	% AMHI	COLLECTED RENT
◆ 10	Hunter Bay	13	800	1	50%	\$473
6	York Townhomes	12	775	1	60%	\$485 - \$500
◆ 10	Hunter Bay	20	800	1	60%	\$520
11	Rose Apts.	1	600	1	50%	\$555
TWO-BEDROOM UNITS						
MAP ID	PROJECT NAME	UNITS	SQUARE FEET	# OF BATHS	% AMHI	COLLECTED RENT
6	York Townhomes	34	850	1	60%	\$515 - \$540
◆ 10	Hunter Bay	4	1000	2	60%	\$573
◆ 10	Hunter Bay	3	1000	2	50%	\$573
8	Wellington Square	16	960	2	50%	\$575
8	Wellington Square	16	960	2	60%	\$590
11	Rose Apts.	1	900	1	50%	\$655
9	Forrest Brook Apts.	21	1020	1.5	60%	\$655
9	Forrest Brook Apts.	21	1020	1.5	50%	\$655
THREE-BEDROOM UNITS						
MAP ID	PROJECT NAME	UNITS	SQUARE FEET	# OF BATHS	% AMHI	COLLECTED RENT
8	Wellington Square	4	1185	2	50%	\$680
8	Wellington Square	4	1185	2	60%	\$695
9	Forrest Brook Apts.	7	1302	2	60%	\$755
9	Forrest Brook Apts.	7	1302	2	50%	\$755

◆ - Senior Restricted

QUALITY RATING - YORK, SOUTH CAROLINA

MARKET-RATE PROJECTS AND UNITS

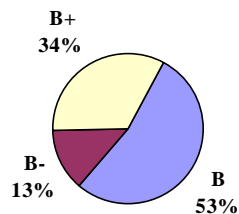
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE	MEDIAN GROSS RENT				
				STUDIOS	ONE-BR	TWO-BR	THREE-BR	FOUR-BR
B+	1	13	0.0%		\$610	\$705		
B	2	20	0.0%			\$678	\$890	
B-	1	5	0.0%		\$722	\$962		

TAX CREDIT (NON-SUBSIDIZED) PROJECTS AND UNITS

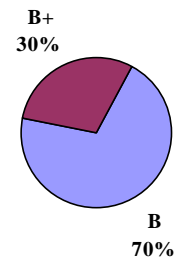
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE	MEDIAN GROSS RENT				
				STUDIOS	ONE-BR	TWO-BR	THREE-BR	FOUR-BR
B+	2	42	0.0%		\$606	\$686		
B	2	96	2.1%			\$789	\$920	

DISTRIBUTION OF UNITS BY QUALITY RATING

MARKET-RATE UNITS



TAX CREDIT UNITS



YEAR BUILT - YORK, SOUTH CAROLINA *

YEAR RANGE	PROJECTS	UNITS	VACANT	% VACANT	TOTAL UNITS	DISTRIBUTION
Before 1970	1	40	0	0.0%	40	22.7%
1970 to 1979	0	0	0	0.0%	40	0.0%
1980 to 1989	1	10	0	0.0%	50	5.7%
1990 to 1999	1	5	0	0.0%	55	2.8%
2000 to 2005	2	71	1	1.4%	126	40.3%
2006	1	50	1	2.0%	176	28.4%
2007	0	0	0	0.0%	176	0.0%
2008	0	0	0	0.0%	176	0.0%
2009	0	0	0	0.0%	176	0.0%
2010	0	0	0	0.0%	176	0.0%
2011	0	0	0	0.0%	176	0.0%
2012	0	0	0	0.0%	176	0.0%
2013	0	0	0	0.0%	176	0.0%
2014**	0	0	0	0.0%	176	0.0%
TOTAL	6	176	2	1.1%	176	100.0 %

YEAR RENOVATED - YORK, SOUTH CAROLINA *

YEAR RANGE	PROJECTS	UNITS	VACANT	% VACANT	TOTAL UNITS	DISTRIBUTION
Before 1970	0	0	0	0.0%	0	0.0%
1970 to 1979	0	0	0	0.0%	0	0.0%
1980 to 1989	0	0	0	0.0%	0	0.0%
1990 to 1999	0	0	0	0.0%	0	0.0%
2000 to 2005	0	0	0	0.0%	0	0.0%
2006	0	0	0	0.0%	0	0.0%
2007	0	0	0	0.0%	0	0.0%
2008	0	0	0	0.0%	0	0.0%
2009	1	40	0	0.0%	40	100.0%
2010	0	0	0	0.0%	40	0.0%
2011	0	0	0	0.0%	40	0.0%
2012	0	0	0	0.0%	40	0.0%
2013	0	0	0	0.0%	40	0.0%
2014**	0	0	0	0.0%	40	0.0%
TOTAL	1	40	0	0.0%	40	100.0 %

Note: The upper table (Year Built) includes all of the units included in the lower table.

* Only Market-Rate and Tax Credit projects. Does not include government-subsidized projects.

** As of February 2014

APPLIANCES AND UNIT AMENITIES - YORK, SOUTH CAROLINA

APPLIANCES			
APPLIANCE	PROJECTS	PERCENT	UNITS*
RANGE	6	100.0%	176
REFRIGERATOR	6	100.0%	176
ICEMAKER	2	33.3%	106
DISHWASHER	6	100.0%	176
DISPOSAL	4	66.7%	161
MICROWAVE	3	50.0%	146
UNIT AMENITIES			
AMENITY	PROJECTS	PERCENT	UNITS*
AC - CENTRAL	6	100.0%	176
AC - WINDOW	0	0.0%	
FLOOR COVERING	6	100.0%	176
WASHER/DRYER	1	16.7%	5
WASHER/DRYER HOOK-UP	3	50.0%	111
PATIO/DECK/BALCONY	2	33.3%	106
CEILING FAN	4	66.7%	126
FIREPLACE	0	0.0%	
BASEMENT	0	0.0%	
INTERCOM SYSTEM	1	16.7%	5
SECURITY SYSTEM	0	0.0%	
WINDOW TREATMENTS	6	100.0%	176
FURNISHED UNITS	0	0.0%	
E-CALL BUTTON	1	16.7%	40

* - Does not include units where appliances/amenities are optional; Only includes market-rate or non-government subsidized Tax Credit.

PROJECT AMENITIES - YORK, SOUTH CAROLINA

PROJECT AMENITIES			
AMENITY	PROJECTS	PERCENT	UNITS
POOL	0	0.0%	
ON-SITE MANAGEMENT	4	66.7%	161
LAUNDRY	5	83.3%	171
CLUB HOUSE	2	33.3%	106
MEETING ROOM	1	16.7%	40
FITNESS CENTER	0	0.0%	
JACUZZI/SAUNA	0	0.0%	
PLAYGROUND	2	33.3%	106
COMPUTER LAB	0	0.0%	
SPORTS COURT	0	0.0%	
STORAGE	0	0.0%	
LAKE	1	16.7%	50
ELEVATOR	0	0.0%	
SECURITY GATE	0	0.0%	
BUSINESS CENTER	0	0.0%	
CAR WASH AREA	0	0.0%	
PICNIC AREA	2	33.3%	90
CONCIERGE SERVICE	0	0.0%	
SOCIAL SERVICE PACKAGE	0	0.0%	

DISTRIBUTION OF UTILITIES - YORK, SOUTH CAROLINA

UTILITY (RESPONSIBILITY)	NUMBER OF PROJECTS	NUMBER OF UNITS	DISTRIBUTION OF UNITS
HEAT			
LANDLORD			
ELECTRIC	1	15	3.0%
TENANT			
ELECTRIC	12	435	87.3%
GAS	1	48	9.6%
			100.0%
COOKING FUEL			
LANDLORD			
ELECTRIC	1	15	3.0%
TENANT			
ELECTRIC	12	435	87.3%
GAS	1	48	9.6%
			100.0%
HOT WATER			
LANDLORD			
ELECTRIC	1	15	3.0%
TENANT			
ELECTRIC	12	435	87.3%
GAS	1	48	9.6%
			100.0%
ELECTRIC			
LANDLORD	1	15	3.0%
TENANT	13	483	97.0%
			100.0%
WATER			
LANDLORD	10	361	72.5%
TENANT	4	137	27.5%
			100.0%
SEWER			
LANDLORD	10	361	72.5%
TENANT	4	137	27.5%
TRASH PICK-UP			
LANDLORD	13	450	90.4%
TENANT	1	48	9.6%
			100.0%

UTILITY ALLOWANCE - YORK, SOUTH CAROLINA

BR	UNIT TYPE	HEATING				HOT WATER		COOKING		ELEC	WATER	SEWER	TRASH	CABLE
		GAS	ELEC	STEAM	OTHER	GAS	ELEC	GAS	ELEC					
0	GARDEN	\$15	\$14		\$6	\$11	\$15	\$14	\$7	\$38	\$20	\$32	\$13	\$20
1	GARDEN	\$17	\$17		\$7	\$12	\$18	\$14	\$8	\$43	\$21	\$35	\$13	\$20
1	TOWNHOUSE	\$40	\$25		\$11	\$12	\$18	\$14	\$8	\$53	\$21	\$35	\$13	\$20
2	GARDEN	\$20	\$22		\$10	\$17	\$25	\$16	\$10	\$56	\$26	\$43	\$13	\$20
2	TOWNHOUSE	\$40	\$31		\$14	\$17	\$25	\$16	\$10	\$68	\$26	\$43	\$13	\$20
3	GARDEN	\$23	\$27		\$12	\$22	\$32	\$17	\$12	\$70	\$30	\$52	\$13	\$20
3	TOWNHOUSE	\$41	\$38		\$17	\$22	\$32	\$17	\$12	\$83	\$30	\$52	\$13	\$20
4	GARDEN	\$25	\$33		\$14	\$25	\$37	\$18	\$14	\$83	\$35	\$61	\$13	\$20
4	TOWNHOUSE	\$41	\$45		\$20	\$25	\$37	\$18	\$14	\$99	\$35	\$61	\$13	\$20

SC-Upstate Region (12/2013)

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ADDENDUM B – MEMBER CERTIFICATION & CHECKLIST

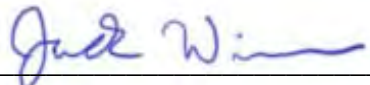
This market study has been prepared by Bowen National Research, a member in good standing of the National Council of Housing Market Analysts (NCHMA). This study has been prepared in conformance with the standards adopted by NCHMA for the market analysts' industry. These standards include the *Standard Definitions of Key Terms Used in Market Studies for Housing Projects*, and *Model Content Standards for the Content of Market Studies for Housing Projects*. These Standards are designed to enhance the quality of market studies and to make them easier to prepare, understand, and use by market analysts and by the end users. These Standards are voluntary only, and no legal responsibility regarding their use is assumed by the National Council of Housing Market Analysts.

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Note: Information on the National Council of Housing Market Analysts may be obtained by calling 202-939-1750, or by visiting <http://www.housingonline.com/MarketStudiesNCAHMA/AboutNCAHMA/tabid/234/Default.aspx>

ADDENDUM-MARKET STUDY INDEX

A. INTRODUCTION

Members of the National Council of Housing Market Analysts provide a checklist referencing all components of their market study. This checklist is intended to assist readers on the location content of issues relevant to the evaluation and analysis of market studies.

B. DESCRIPTION AND PROCEDURE FOR COMPLETING

The following components have been addressed in this market study. The section number of each component is noted below. Each component is fully discussed in that section. In cases where the item is not relevant, the author has indicated 'N/A' or not applicable. Where a conflict with or variation from client standards or client requirements exists, the author has indicated a 'VAR' (variation) with a comment explaining the conflict.

C. CHECKLIST

		Section (s)
Executive Summary		
1.	Executive Summary (Exhibit S-2)	A
Project Description		
2.	Proposed number of bedrooms and baths proposed, income limitations, proposed rents and utility allowances	B
3.	Utilities (and utility sources) included in rent	B
4.	Project design description	B
5.	Unit and project amenities; parking	B
6.	Public programs included	B
7.	Target population description	B
8.	Date of construction/preliminary completion	B
9.	If rehabilitation, existing unit breakdown and rents	B
10.	Reference to review/status of project plans	B
Location and Market Area		
11.	Market area/secondary market area description	D
12.	Concise description of the site and adjacent parcels	C
13.	Description of site characteristics	C
14.	Site photos/maps	C
15.	Map of community services	C
16.	Visibility and accessibility evaluation	C
17.	Crime Information	C

CHECKLIST (Continued)

		Section (s)
EMPLOYMENT AND ECONOMY		
18.	Employment by industry	E
19.	Historical unemployment rate	E
20.	Area major employers	E
21.	Five-year employment growth	E
22.	Typical wages by occupation	E
23.	Discussion of commuting patterns of area workers	E
DEMOGRAPHIC CHARACTERISTICS		
24.	Population and household estimates and projections	F
25.	Area building permits	H
26.	Distribution of income	F
27.	Households by tenure	F
COMPETITIVE ENVIRONMENT		
28.	Comparable property profiles	H
29.	Map of comparable properties	H
30.	Comparable property photographs	H
31.	Existing rental housing evaluation	H
32.	Comparable property discussion	H
33.	Area vacancy rates, including rates for Tax Credit and government-subsidized	H
34.	Comparison of subject property to comparable properties	H
35.	Availability of Housing Choice Vouchers	H
36.	Identification of waiting lists	H & Addendum A
37.	Description of overall rental market including share of market-rate and affordable properties	H
38.	List of existing LIHTC properties	H
39.	Discussion of future changes in housing stock	H
40.	Discussion of availability and cost of other affordable housing options including homeownership	H
41.	Tax Credit and other planned or under construction rental communities in market area	H
ANALYSIS/CONCLUSIONS		
42.	Calculation and analysis of Capture Rate	G
43.	Calculation and analysis of Penetration Rate	N/A
44.	Evaluation of proposed rent levels	H
45.	Derivation of Achievable Market Rent and Market Advantage	H
46.	Derivation of Achievable Restricted Rent	N/A
47.	Precise statement of key conclusions	J
48.	Market strengths and weaknesses impacting project	J
49.	Recommendations and/or modification to project discussion	J
50.	Discussion of subject property's impact on existing housing	H
51.	Absorption projection with issues impacting performance	G & J
52.	Discussion of risks or other mitigating circumstances impacting project projection	J
53.	Interviews with area housing stakeholders	I

CHECKLIST (Continued)

		Section (s)
OTHER REQUIREMENTS		
54.	Preparation date of report	Title Page
55.	Date of Field Work	C
56.	Certifications	K
57.	Statement of qualifications	L
58.	Sources of data not otherwise identified	D
59.	Utility allowance schedule	Addendum A