



REAL PROPERTY **RESEARCH** GROUP

WASHINGTON/BALTIMORE ■ ATLANTA

Market Feasibility Analysis

Royal York Commons

York, York County, South Carolina

Prepared for:

Paces Foundation

Site Inspection: December, 3 2013

Effective Date: December, 3 2013



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EXECUTIVE SUMMARY

Proposed Site

- The neighborhood surrounding Royal York Commons is predominately residential with single-family detached homes the most common land use. Additional land uses include several businesses, a public school, and a church.
- The subject site is located within two miles of numerous commercial uses including a grocery store, drug store, and restaurants.
- The subject site is appropriate for the proposed use and will be comparable with existing multi-family rental communities in the market area.

Proposed Unit Mix and Rent Schedule

- The 56 units at Royal York Commons include 20 two-bedroom units, 28 three-bedroom units, and 8 four-bedroom units. The proposed unit sizes are 1,010 square feet for two bedroom units, 1,100 square feet for three bedroom units, and 1,250 square feet for four bedroom units. All units will have two bathrooms.
- The proposed 50 percent AMI rents are \$562 for two bedroom units, \$640 for three bedroom units, and \$699 for four bedroom units. For 60 percent units, proposed rents are \$690 for two bedroom units, \$745 for three bedroom units, and \$825 for four bedroom units. Rents include the cost of water, sewer, and trash removal with residents responsible for all other utilities.
- The proposed rents result in an overall rent advantage of 13.91 percent relative to the estimate of market rent. All 50 percent rents have at least a 23 percent rent advantage and 60 percent rents have at least a 10 percent rent advantage.

Proposed Amenities

- The newly constructed rents at the subject property will offer kitchens with new energy star appliances (refrigerator, range, microwave, and disposal). Flooring will be a combination of carpeting and vinyl. All units will include ceiling fans, patio/balcony, window blinds, central heat and air, and washer/dryer connections. The proposed unit features at Royal York Commons will be competitive with existing communities in the market area.
- Royal York Commons' amenity package will include a community building with management office, central laundry area, community room, computer center, and fitness room. The community will also feature a playground.
- The proposed features and amenities will be competitive in the Royal York Market Area and are appropriate given the proposed rent levels.

Economic Analysis

- York County's unemployment rate increased significantly during the national recession – more so than state and national unemployment rates. The county's unemployment rate more than doubled from 7.0 percent in 2008 to 15.4 percent in 2010. The unemployment rates in all three areas have decreased recently although the county remains above both.



Through the second quarter of 2013, unemployment rates were 10.4 percent in the county, 8.3 percent in the state, and 7.7 percent in the country.

- York County experienced its first recent annual loss in At-Place Employment in 2009 with a net loss of 1,928 jobs or 2.6 percent of the annual average At-Place Employment in 2008, which resulted in the lowest job total since 2006. From 2010 to 2012 York County gained 3,071 jobs which eclipsed the pre-recession highs in 2008 by more than 1,100 jobs.
- York County's percentages of jobs in the Manufacturing, Trade-Transportation-Utilities, Financial Activities, and Leisure-Hospitality sectors are significantly higher than the national figures. These four sectors account for 54.2 percent of the jobs in York County and 44 percent of the jobs in the nation.

Demographic Analysis

- Between 2000 and 2010 Census counts, the population of the Royal York Market Area increased by 15.9 percent, rising from 28,187 to 32,680 people. During the same time period, the number of households in the Royal York Market Area increased by 20.5 percent, from 9,981 to 12,026 households, an annual increase of 1.9 percent or 205 households.
- Between 2013 and 2016, the market area is projected to have annual increases of 451 people (1.3 percent) and 193 households (1.5 percent). The county's annual growth is projected at 1.7 percent for population and 1.8 percent for households.
- Compared to the county, the market area is older, less likely to rent, and less affluent.
- The median age of the population is 44 in the market area and 41 in the county. While adults age 35-61 comprise the largest cohort in both areas, a significant percentage of both populations are seniors age 62+.
- Less than one quarter (22.7 percent) of the householders in the Royal York Market Area rented in 2010 compared to 27.7 percent of the households in York County (Table 10). Renters accounted for 30.2 percent of household growth between 2000 and 2010 in the market area and 29.5 percent in York County.
- Young working age households form the core of the market area's renters, as 43.8 percent of the renter occupied households are between the ages of 25 and 44 and 18.7 percent are age 45-54 years. Older adults age 55+ account for 28.5 percent of all market area renters.
- RPRG estimates that the 2013 median household income in the Royal York Market Area is \$41,047, \$11,513 or 21.9 percent lower than the \$52,560 median in York County.
- The market area's median income for renter households in 2013 is estimated at \$25,255, 52 percent of the owner median income of \$48,535. Among renter households, 49.4 percent earn less than \$25,000 and 27.9 percent earn \$25,000 to \$49,999.

Affordability Analysis

- As proposed, Royal York Commons will target households earning at or below 50 percent and 60 percent of the Area Median.
- The proposed 50 percent units will target renter households earning from \$24,754 to \$37,800. With 547 renter households earning within this range, the capture rate for the 14 units at 50 percent of Area Median Income is 2.6 percent.



- The proposed 60 percent units will target renter households earning from \$29,143 to \$45,360. The 642 income qualified renter households within this range result in a capture rate of 6.5 percent for the 42 units at 60 percent overall.
- The overall capture rate for the 56 units is 6.7 percent, which is based on 834 renter households earning between \$24,754 and \$45,360.

Demand and Capture Rates

- By income target, demand capture rates are 5.5 percent for 50 percent units, 14.0 percent for 60 percent units, and 14.4 percent for all units.
- Capture rates by floor plan range from 5.4 percent to 28.6 percent.
- All capture rates are within acceptable ranges.

Competitive Environment

- The two LIHTC communities have combine for only one vacancy among 106 units, a rate of 0.9 percent. The sole vacancy was at Forrest Brook and Wellington Square was fully occupied. Among the deeply subsidized communities, no vacancies were reported for a 0.0 percent vacancy rate. Looking at the vacancy by floor plan, the only vacant unit was a two bedroom unit. None of the three bedroom units were reported vacant and neither LIHTC property offers one bedroom units.
- The historical vacancy rate among the two comparable LIHTC communities was 2.4 percent for the second and fourth quarter of 2012. The historic vacancy rate for the LIHTC property with additional subsidies was 2.2 percent
- Among the rental communities surveyed, net rents, unit sizes, and rents per square foot are as follows:
 - **Two bedroom** rents average \$616 for 984 square feet or \$0.63 per square foot.
 - **Three bedroom** rents average \$719 for 1,232 square feet or \$0.58 per square foot.
- The proposed 50 percent rents are positioned below the overage market averages and the proposed 60 percent rents are positioned comparable to the existing 60 percent rents at Forrest Brook with the proposed two bedroom units above Forrest Brook and the proposed three bedroom units below Forrest Brook.
- Few scattered site rentals were identified in the market area. The one scattered site rental identified as available was a three bedroom mobile home with 1,640 square feet for \$925.
- The estimated market rents for the units at Royal York Commons are \$768 for two bedroom units, \$833 for three bedroom units, and \$920 for four bedroom units. Rent advantages for proposed 50 percent units range from 23.12 percent to 26.84 percent. The proposed 60 percent rents result in at least 10 percent rent advantages for all units. The overall market advantage is 13.91 percent.
- No new rental communities are currently planned or under construction in the market area.



Final Conclusion/Recommendation

Based on an analysis of projected household growth trends, overall affordability and demand estimates, current rental market conditions, and socio-economic and demographic characteristics of the Royal York Market Area, RPRG believes that the proposed Royal York Commons will be able to successfully reach and maintain a stabilized occupancy of at least 93 percent following entrance into the rental market. Given the product to be constructed, the subject property will be competitively positioned with existing market rate and LIHTC communities in the Royal York Market Area and the units will be well received by the target market. We recommend proceeding with the project as proposed.



SCSHFDA Summary Form – Exhibit S-2

2014 EXHIBIT S – 2 SCSHFDA PRIMARY MARKET AREA ANALYSIS SUMMARY:		
Development Name:	Royal York Commons	Total # Units: 56
Location:	Hunter Street	# LIHTC Units: 56
PMA Boundary:	North: Rural Area, East: Gordon Road, South: Chester County, West: Cherokee County	
Development Type : General Occupancy	Farthest Boundary Distance to Subject: 13.3 miles	

RENTAL HOUSING STOCK (found on page 40, 45-49)				
Type	# Properties	Total Units	Vacant Units	Average Occupancy
All Rental Housing	4	300	1	99.7%
Market-Rate Housing	0	0	0	
Assisted/Subsidized Housing not to include LIHTC	2	194	0	100.0%
LIHTC (All that are stabilized)*	2	106	1	99.1%
Stabilized Comps**	4	300	1	99.7%
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
5	2	2	1,010	\$562	\$768	\$0.76	24.63%	\$690	\$1.04
15	2	2	1,010	\$690	\$768	\$0.76	10.18%	\$690	\$1.04
7	3	2	1,100	\$640	\$833	\$0.76	19.64%	\$995	\$0.78
21	3	2	1,100	\$745	\$833	\$0.76	10.51%	\$995	\$0.78
2	4	2	1,250	\$699	\$920	\$0.74	18.98%	\$995	\$0.81
6	4	2	1,250	\$825	\$920	\$0.74	10.28%	\$995	\$0.81
Gross Potential Rent Monthly*				\$39,633	\$46,044		13.91%		

**Contract rents for units with Project Based Rental Assistance (Units with Project Based Rental Assistance are not included in gross potential rent monthly or market rent advantage)
 *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.

DEMOGRAPHIC DATA (found on page 33, 55)						
	2000		2013		2016	
Renter Households	2,114	21.2%	2,987	23.7%	3,193	24.2%
Income-Qualified Renter HHs (LIHTC)	552	26.1%	780	26.1%	833	26.1%

TARGETED INCOME-QUALIFIED RENTER HOUSEHOLD DEMAND (found on page 57)					
Type of Demand	50%	60%			Overall
Renter Household Growth	23	28			36
Existing Households (Overburd + Substand)	232	272			354
Homeowner conversion (Seniors)					
Other:					
Less Comparable/Competitive Supply	0	0			0
Net Income-qualified Renter HHs	255	300			389

CAPTURE RATES (found on page 57)					
Targeted Population	50%	60%			Overall
Capture Rate	5.5%	14.0%			14.4%

ABSORPTION RATE (found on page 60)	
Absorption Period	5-6 months

# Units	Bedroom Type	Proposed Tenant Paid Rent	Gross Proposed Tenant Rent	Adjusted Market Rent	Gross Adjusted Market Rent	Tax Credit Gross Rent Advantage
5	2 BR	\$562	\$2,810	\$768	\$3,840	
15	2 BR	\$690	\$10,350	\$768	\$11,520	
7	3 BR	\$640	\$4,480	\$833	\$5,831	
21	3 BR	\$745	\$15,645	\$833	\$17,493	
2	4 BR	\$699	\$1,398	\$920	\$1,840	
6	4 BR	\$825	\$4,950	\$920	\$5,520	
Totals	56		\$39,633		\$46,044	13.92%



1. INTRODUCTION

A. Overview of Subject

The subject of this report is Royal York Commons, a proposed multi-family rental community in York, York County, South Carolina. Royal York Commons will be newly constructed and is expected to be financed in part by Low Income Housing Tax Credits (LIHTC) allocated by the South Carolina State Housing Finance Development Authority (SCSHFDA). Upon completion, Royal York Commons will contain 56 rental units reserved for households earning at or below 50 percent and 60 percent of the Area Median Income (AMI), adjusted for household size.

B. Purpose of Report

The purpose of this market study is to perform a market feasibility analysis through an examination of the economic context, a demographic analysis of the defined market area, a competitive housing analysis, a derivation of demand, and an affordability analysis. RPRG expects this study to be submitted along with an application for Low Income Housing Tax Credits to the South Carolina State Housing Finance Development Authority.

C. Format of Report

The report format is comprehensive and conforms to SCSHFDA's 2014 Market Study Requirements. The market study also considered the National Council of Housing Market Analysts' (NCHMA) recommended Model Content Standards and Market Study Index.

D. Client, Intended User, and Intended Use

The Client is Paces Foundation. Along with the Client, the intended users are SCSHFDA and potential investors.

E. Applicable Requirements

This market study is intended to conform to the requirements of the following:

- SCSHFDA's 2014 Market Study Requirements
- The National Council of the Housing Market Analyst's (NCHMA) Model Content Standards and Market Study Index.

F. Scope of Work

To determine the appropriate scope of work for the assignment, we considered the intended use of the market study, the needs of the user, the complexity of the property, and other pertinent factors. Our concluded scope of work is described below:

- Please refer to Appendix 4 for a detailed list of NCHMA requirements and the corresponding pages of requirements within the report.
- Tad Scepaniak (Principal), conducted visits to the subject site, neighborhood, and market area on December, 3 2013.
- Primary information gathered through field and phone interviews was used throughout the various sections of this report. The interviewees included rental community property managers, Shirley Kzzinsky with the City of York Planning Department, and Eddie Moore with the York County Planning and Building/Inspection Departments.



- All pertinent information obtained was incorporated in the appropriate section(s) of this report.

G. Report Limitations

The conclusions reached in a market assessment are inherently subjective and should not be relied upon as a determinative predictor of results that will actually occur in the marketplace. There can be no assurance that the estimates made or assumptions employed in preparing this report will in fact be realized or that other methods or assumptions might not be appropriate. The conclusions expressed in this report are as of the date of this report, and an analysis conducted as of another date may require different conclusions. The actual results achieved will depend on a variety of factors, including the performance of management, the impact of changes in general and local economic conditions, and the absence of material changes in the regulatory or competitive environment. Reference is made to the statement of Underlying Assumptions and Limiting Conditions contained in Appendix I of this report.

H. Other Pertinent Remarks

None.



2. PROJECT DESCRIPTION

A. Project Overview

Royal York Commons will contain 56 units, all of which will benefit from Low Income Housing Tax Credits. The LIHTC units will be subject to maximum allowable rents and prospective renters will be subject to maximum income limits.

B. Project Type and Target Market

Royal York Commons will target low to moderate income renter households. Income targeting includes 14 units at 50 percent AMI and 42 units at 60 percent AMI. With a unit mix of two, three, and four bedroom units, the property will target a wide range of renter households. The three and four bedroom units will be especially appealing to households with children, but will also attract smaller renter households desiring additional space.

C. Detailed Project Description

1. Project Description

The 56 units at Royal York Commons include 20 two-bedroom units, 28 three-bedroom units, and 8 four-bedroom units (Table 1). The proposed unit sizes are 1,010 square feet for two bedroom units, 1,100 square feet for three bedroom units, and 1,250 square feet for four bedroom units. All units will have two bathrooms.

The proposed 50 percent AMI rents are \$562 for two bedroom units, \$640 for three bedroom units, and \$699 for four bedroom units. For 60 percent units, proposed rents are \$690 for two bedroom units, \$745 for three bedroom units, and \$825 for four bedroom units. Rents include the cost of water, sewer, and trash removal with residents responsible for all other utilities.

The following **unit features** are planned:

- Kitchens with refrigerator with ice maker, range, dishwasher, microwave, disposal.
- Washer and dryer connections.
- Ceiling fans.
- Patio or balcony.
- Wall-to-wall carpeting in all living areas.
- Central air conditioning.

The following **community amenities** are planned:

- Management office.
- Playground.
- Central laundry area.
- Community room.
- Computer/business center.
- Security cameras.
- Fitness room.



Table 1 Royal York Commons Project Summary

Royal York Commons Hunter Street York, York County, South Carolina							
Unit Mix/Rents							
Bed	Bath	Income Target	Size (sqft)	Quantity	Gross Rent	Utility	Net Rent
2	2	50%	1,010	5	\$722	\$160	\$562
2	2	60%	1,010	15	\$850	\$160	\$690
3	2	50%	1,100	7	\$835	\$195	\$640
3	2	60%	1,100	21	\$940	\$195	\$745
4	2	50%	1,250	2	\$931	\$232	\$699
4	2	60%	1,250	6	\$1,057	\$232	\$825
Total				56			
Project Information				Additional Information			
Number of Residential Buildings		4		Construction Start Date		2015	
Building Type		Garden		Date of First Move-In		2016	
Number of Stories		Three		Construction Finish Date		2016	
Construction Type		New Const.		Parking Type		Surface	
Design Characteristics (exterior)		Brick, Hardi		Parking Cost		None	
Community Amenities	Management Office, Community Room, Computer/Business Center, Fitness Room, Central Laundry, Security Cameras, Playground			Kitchen Amenities			
				Dishwasher		Yes	
				Disposal		Yes	
				Microwave		Yes	
				Range		Yes	
Refrigerator		Yes					
Unit Features	Range, Refrigerator with Ice Maker, Dishwasher, Microwave, Garbage Disposal, Ceiling Fans, Carpet, Central A/C, Washer/Dryer Connections, Window Blinds, Patio/Balcony			Utilities Included			
				Water/Sewer		Tenant	
				Trash		Owner	
				Heat		Tenant	
				Heat Source		Elec	
				Hot/Water		Tenant	
Electricity		Tenant					
Other:							

2. Other Proposed Uses

None

3. Proposed Timing of Construction

Royal York Commons is expected to begin construction in the first quarter of 2015 and the estimated construction completion is 2016.



3. SITE AND NEIGHBORHOOD ANALYSIS

A. Site Analysis

1. Site Location

The subject site is located on the south side of Hunter Street in eastern York, York County, South Carolina (Map 1, Figure 1). The site is located less than one-quarter mile west of Highway 5. The site is located between single-family detached homes and Hunter Street Elementary School.

2. Existing Uses

The subject site is a wooded lot and does not include any existing structures (Figure 2).

3. Size, Shape, and Topography

The subject site comprises approximately 19.7 acres and is considered flat. The shape of the site is roughly rectangular.

4. General Description of Land Uses Surrounding the Subject Site

The proposed site for Royal York Commons is located in an established residential neighborhood in York. Existing uses within close proximity of the site include single-family detached homes, a public school, and several businesses (Figure 3). Residential uses are the most common land use within one-half mile of the subject site, especially to the west along Hunter Street. The site is also within one mile of the York Recreation Complex on 4th Street just north of Hunter Street. Commercial uses are also located within one mile of the subject site – generally to the south along Old York Road (Highway 161).

5. Specific Identification of Land Uses Surrounding the Subject Site

The land uses directly bordering the subject property include:

- **North:** Businesses including Custom Paper Tube. A church is located to the northeast.
- **East:** Hunter Street Elementary School.
- **South:** Wooded land.
- **West:** Single-family detached homes along Hunter Park Drive.



Map 1 Site Location.

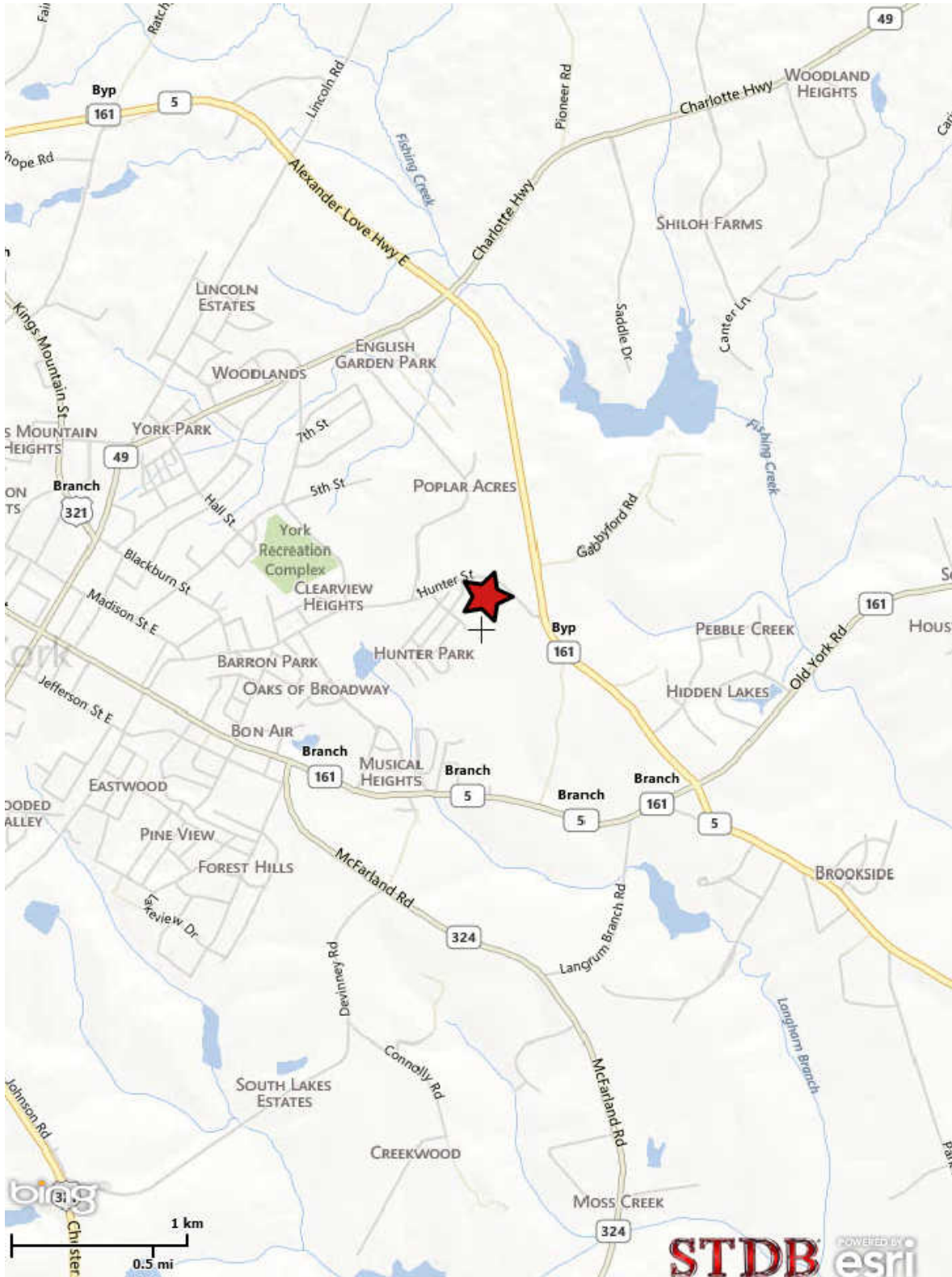


Figure 1 Satellite Image of Subject Site

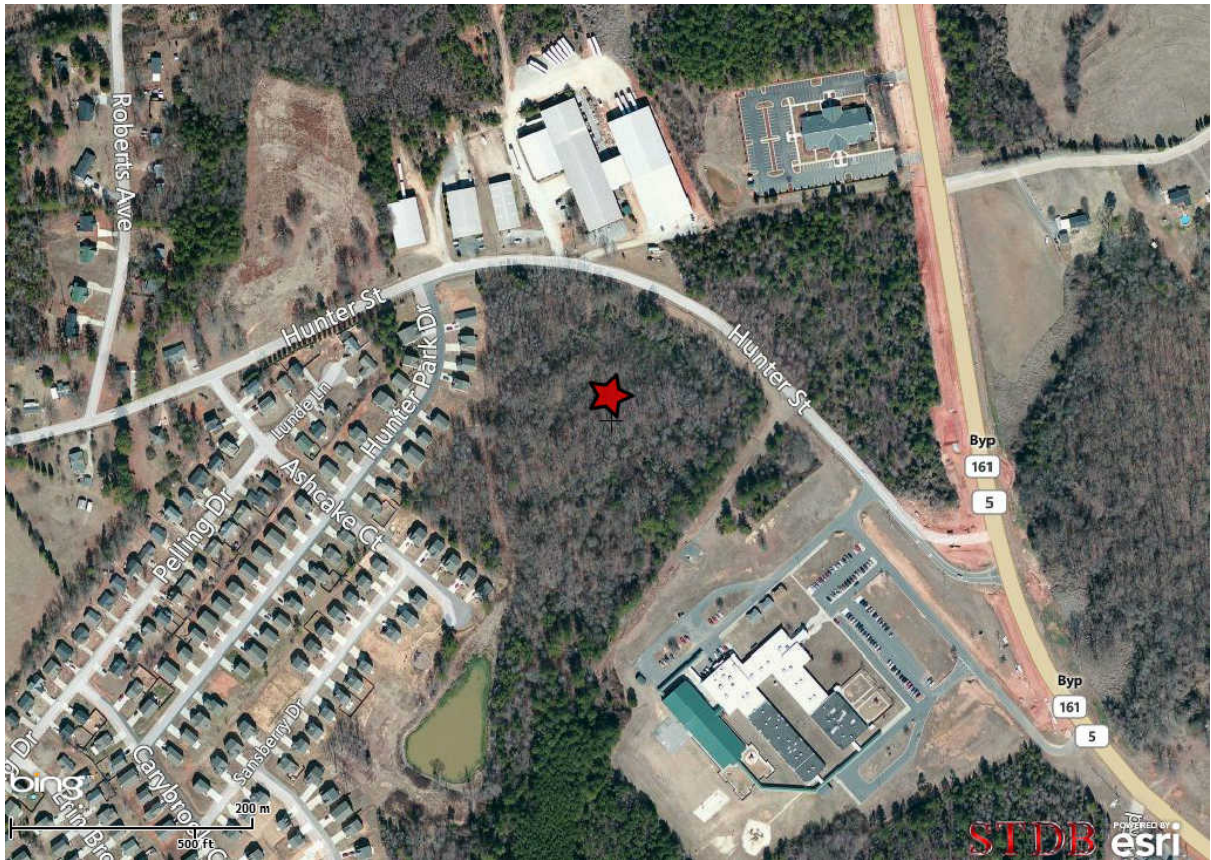


Figure 2 Views of Subject Site and Building Exteriors



View of site facing northeast



View of site facing east from shopping center parking lot



View of site facing northeast from parking lot



View of site facing north from Gateway Village

Figure 3 Views of Surrounding Land Uses



Commercial building across the street to north



Hunter Street Elementary to east of site



Single-family entrance to west of site



Single-family detached home on Hunter Park Drive



B. Neighborhood Analysis

1. General Description of Neighborhood

The site for Royal York Commons is located in an established residential neighborhood in eastern York, York County. Surrounding land uses include single-family detached homes, businesses, a public school, and a small church. The single-family detached home neighborhood was built in the latter part of the previous decade and is comprised of modest value homes that appear to be well maintained. The site is located just west of Highway 5, which serves as an eastern by-pass around downtown York. Much of the new development in York has occurred on the eastern side of town towards Rock Hill.

2. Neighborhood Investment and Planning Activities

Much of the recent development in York has occurred on the northern and eastern side of downtown York. Several newer single-family detached home communities are within one to two miles of the subject site. The relatively recently constructed York Comprehensive High School is located to the north along Highway 5.

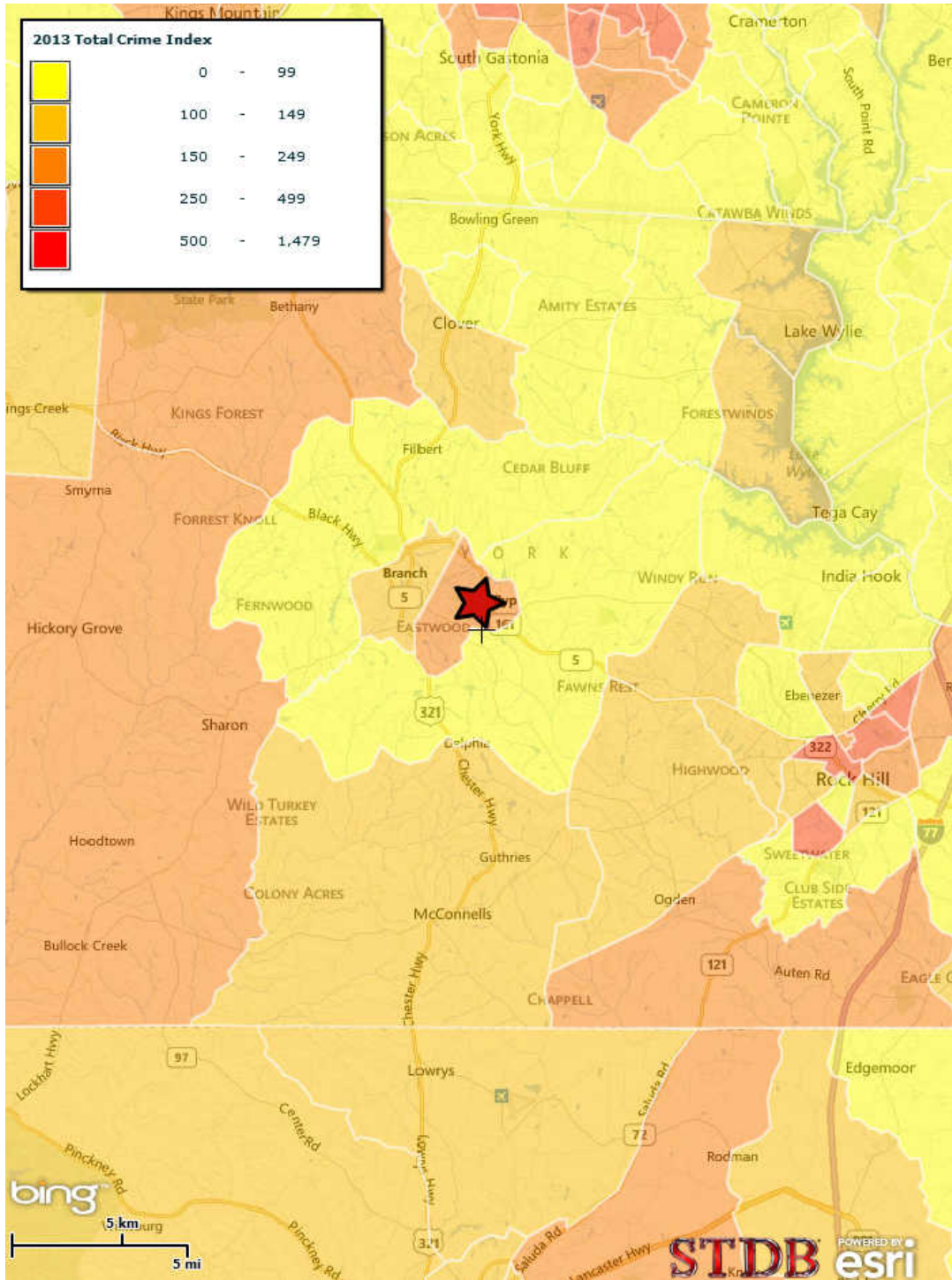
3. Crime Index

CrimeRisk is a block-group level index that measures the relative risk of crime compared to a national average. AGS analyzes known socio-economic indicators for local jurisdictions that report crime statistics to the FBI under the Uniform Crime Reports (UCR) program. Based on detailed modeling of these relationships, CrimeRisk provides a detailed view of the risk of total crime as well as specific crime types at the block group level. In accordance with the reporting procedures used in the UCR reports, aggregate indexes have been prepared for personal and property crimes separately as well as a total index. However it must be recognized that these are un-weighted indexes, in that a murder is weighted no more heavily than purse snatching in this computation. The analysis provides a useful measure of the relative overall crime risk in an area but should be used in conjunction with other measures.

Map 2 displays the 2013 CrimeRisk Index for the census tracts in the general vicinity of the subject site. The relative risk of crime is displayed in gradations from yellow (least risk) to red (most risk). The census tracts in and around York have a higher crime index than the more rural portions of York County. Based on site observations, crime is not expected to be an issue for the subject site.



Map 2 Crime Index Map





C. Site Visibility and Accessibility

1. Visibility

Royal York Commons will benefit from good visibility along Hunter Street, a secondary traffic artery connecting Highway 5 to residential neighborhoods and the York Recreation Complex.

2. Vehicular Access

The main entrance and parking lot for Royal York Commons will be accessed from Hunter Street. Traffic along Hunter Street is relatively light near the site and problems with accessibility are not expected.

3. Availability of Public Transit

Fixed-route public bus transportation is not available in York and York County. Dial-A-Ride services are available for residents of York County.

4. Inter Regional Transit

York is located within approximately 30 minutes of Interstate 85 to the northwest and Interstate 77 to the east. Interstate 85 provides access to Greenville/Spartanburg to the south and Gaffney/Charlotte to the north. Interstate 77 provides access to Charlotte to the north and Columbia to the south.

York is located within 45 minutes of the Charlotte International Airport and within three hours of the Port of Charleston. Outbound Amtrak passenger service is available in Charlotte.

5. Pedestrian Access

The subject site and immediate area are not served by sidewalks. As such, neighborhood amenities are not considered to be within walking distance of the subject site. As York is a suburban community, the lack of sidewalk access is common among area rental communities.

6. Accessibility Improvements under Construction and Planned

Roadway Improvements under Construction and Planned

RPRG reviewed information from local stakeholders to assess whether any capital improvement projects affecting road, transit, or pedestrian access to the subject site are currently underway or likely to commence within the next few years. Observations made during the site visit contributed to this process. Through this research, no major roadway improvements were identified that would have a direct impact on this market.

Transit and Other Improvements under Construction and/or Planned

None identified.

D. Residential Support Network

1. Key Facilities and Services near the Subject Sites

The appeal of any given community is often based in part to its proximity to those facilities and services required on a daily basis. Key facilities and services and their driving distances from the subject site are listed in Table 2. The location of those facilities is plotted on Map 3.

Table 2 Key Facilities and Services

Establishment	Type	Address	City	Driving Distance
Hunter Street Elementary School	Public School	1100 Hunter St.	York	0.1 mile
Bi-Lo	Grocery	717 E Liberty St.	York	1.4 miles
Fred's Store	General Retail	710 E Liberty St.	York	1.4 miles
YMCA	Community Center	103 E Madison St.	York	1.4 miles
Family Medicine Association	Doctor/Medical	826 E Liberty St.	York	1.5 miles
Yorkville Pharmacy	Pharmacy	822 E Liberty St.	York	1.5 miles
Bank of York	Bank	615 E Liberty St.	York	1.5 miles
York Police Department	Police	12 N Roosevelt St.	York	1.7 miles
York Fire Department	Fire	14 N Roosevelt St.	York	1.7 miles
York Public Library	Library	21 E Liberty St.	York	1.7 miles
El Rodeo	Restaurant	924 E Liberty St.	York	1.8 miles
Wal-Mart	General Retail	970 E Liberty St.	York	1.8 miles
Kangaroo Express	Convenience Store	910 E Liberty St.	York	1.8 miles
York Junior High School	Public School	1280 Johnson Rd.	York	3 miles
York Comprehensive High School	Public School	275 W Alexander Love Hwy.	York	3.6 miles
Piedmont Medical Center	Hospital	222 S Herlong Ave.	Rock Hill	11 miles

2. Essential Services

Health Care

Piedmont Medical Center is the largest medical provider in York County. This 288-bed medical center has a medical staff of more than 325 and offers a wide range of services including emergency medicine and general medical care. Piedmont Medical Center is located in Rock Hill, 11 miles from the subject site.

The town of York is served by several smaller medical clinics and doctor's offices. York Family Medicine Association is the closest of these facilities to the subject site within 1.5 miles.

Education

York is served by York School District 1, which including ten schools. The district has an enrollment of more than 5,100 students, 406 certified employees, and 348 classified employees. The closest schools to the subject site are including Hunter Street Elementary School (0.1 mile), York Junior High School (3.0 miles), and York Comprehensive High School (3.6 miles).

Colleges and universities in the greater Charlotte area include Belmont Abbey College, Central Piedmont Community College, Davidson College, Gaston College, Johnson C. Smith University, Pfeiffer University, Queens College, UNC-Charlotte, Wingate, and Winthrop.



3. Commercial Goods and Services

Convenience Goods

The term “convenience goods” refers to inexpensive, nondurable items that households purchase on a frequent basis and for which they generally do not comparison shop. Examples of convenience goods are groceries, fast food, health and beauty aids, household cleaning products, newspapers, and gasoline.

The closest shopping outlets to the subject site are located along Liberty Street (Highway 161) to the south. Shopping within 1.5 miles of the site along Liberty Street include a full-service grocery store (Bi-Lo), drug store (Yorkville Pharmacy), a grocery store/general retailer (Fred’s).

Shoppers Goods

The term “shoppers goods” refers to larger ticket merchandise that households purchase on an infrequent basis and for which they usually comparison shop. The category is sometimes called “comparison goods.” Examples of shoppers’ goods are apparel and accessories, furniture and home furnishings, appliances, jewelry, and sporting goods.

The largest retailer serving York is Wal-Mart, which is located 1.8 miles south of the subject site on Liberty Street near its intersection with Highway 5. The Rock Hill Galleria Mall is an enclosed shopping mall located near the intersection of Dave Lyle Boulevard and Interstate 77 in Rock Hill within 15 miles of the subject site. The mall is anchored by Belk, JC Penney and Sears with a variety of specialty retailers.

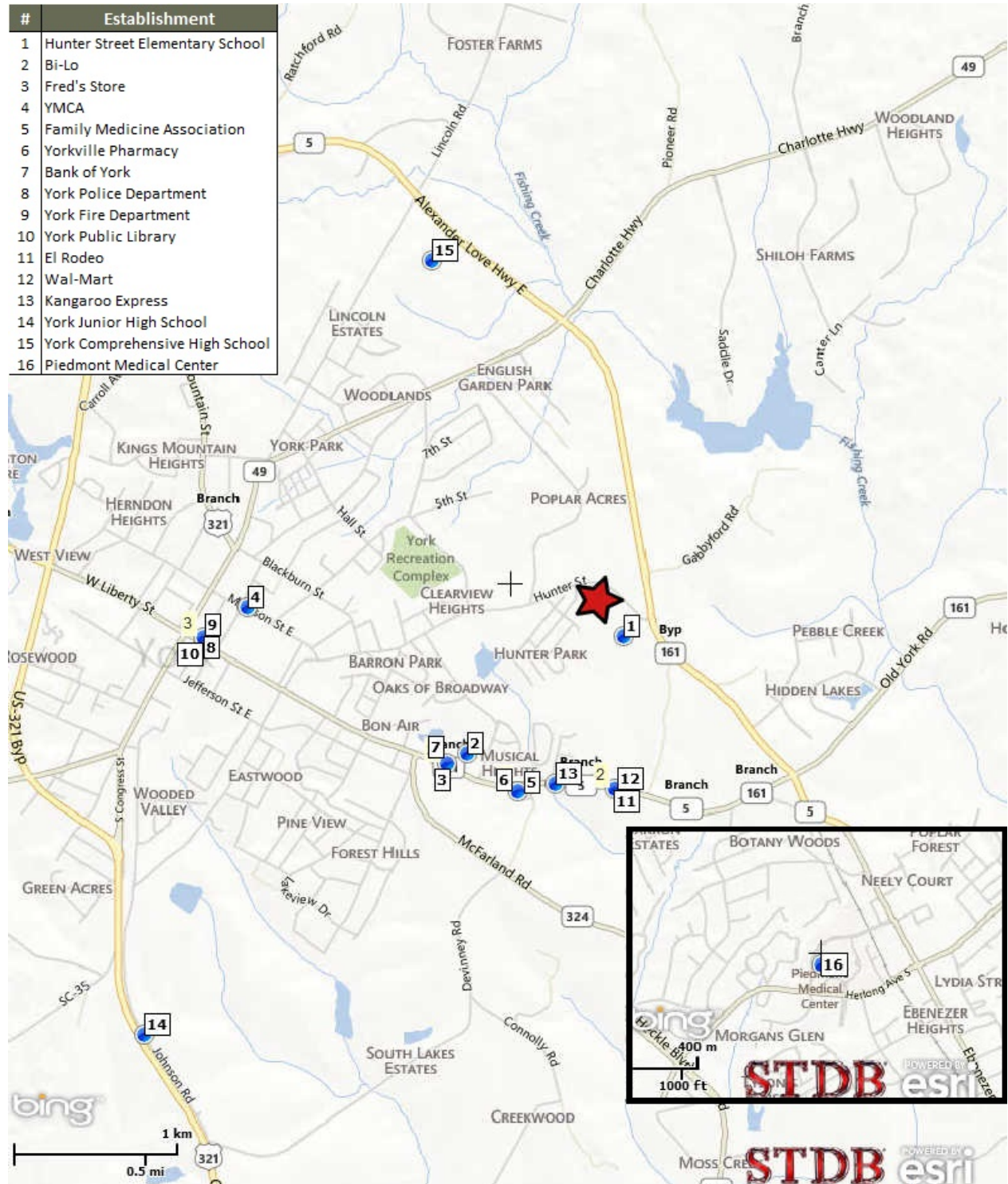
Recreation Amenities

The York County Parks and Recreation Department manages ten public parks and a paved bicycle trail. The largest park is the York Recreation Complex, which is within one mile of the subject site and home to five lighted ball fields, playground, lighted walking trails, three picnic shelters, and 18 championship horseshoe courts. The York Recreation Center is located in downtown York within three miles of the site and offers a large number of programs including gymnastics, Tae Kwon Do, and Zumba.



Map 3 Location of Key Facilities and Services

#	Establishment
1	Hunter Street Elementary School
2	Bi-Lo
3	Fred's Store
4	YMCA
5	Family Medicine Association
6	Yorkville Pharmacy
7	Bank of York
8	York Police Department
9	York Fire Department
10	York Public Library
11	El Rodeo
12	Wal-Mart
13	Kangaroo Express
14	York Junior High School
15	York Comprehensive High School
16	Piedmont Medical Center



4. ECONOMIC CONTEXT

A. Introduction

This section focuses on economic trends and conditions in York County, South Carolina, the county in which the subject site is located. For purposes of comparison, economic trends in the State of South Carolina and the nation are also discussed.

B. Labor Force, Resident Employment, and Unemployment

1. Trends in County Labor Force and Resident Employment

The labor force in York County has increased steadily since 2000. The labor force increased from roughly 89,000 in 2000 to more than 114,500 workers by 2011 for an overall increase of more than 25,000 workers or 29 percent. The labor force decreased slightly in 2012 before rebounding through the first two quarters of 2013 (Table 3).

2. Trends in County Unemployment Rate

York County's unemployment rate has generally followed state and national trends and was within one percentage point of the state's unemployment prior to 2009. York County's unemployment rate increased significantly during the national recession – more so than state and national unemployment rates. The county's unemployment rate more than doubled from 7.0 percent in 2008 to 15.4 percent in 2010. By comparison, the state and national unemployment rates peaked at 11.5 percent and 9.6 percent, respectively. The unemployment rates in all three areas have decreased recently although the county remains above both. Through the second quarter of 2013, unemployment rates were 10.4 percent in the county, 8.3 percent in the state, and 7.7 percent in the country.

Indicating the county's continued recovery from the national recession, the employed portion of the labor force was increased each of the past three years. Conversely, the number of persons classified as unemployed has decreased by more than 5,000 over the past two years.

C. Commutation Patterns

According to 2007-2011 American Community Survey (ACS) data, just under a third half (32.3 percent) of the workers residing in the Royal York Market Area commuted 15-29 minutes to work (Table 4). Over one-third (37.4 percent) of workers in the market area commuted 30 minutes or more and 25.9 percent commuted less than 15 minutes.

A majority of workers (75.1 percent) residing in the Royal York Market Area work in York County while 3.8 percent work in another South Carolina County. Over twenty percent (21.1 percent) of market area workers worked in another state. The large percentages of workers commuting more than 30 minutes and working outside of South Carolina illustrate the large number of jobs located in the Charlotte metro area. Many workers in the Royal York Market Area most likely work in the Charlotte metro area located in North Carolina.



Table 3 Labor Force and Unemployment Rates

Annual Unemployment Rates - Not Seasonally Adjusted

Annual Unemployment	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013 Q2
Labor Force	88,963	88,396	90,232	92,348	93,804	95,993	100,774	104,822	107,734	112,494	113,974	114,567	113,336	114,543
Employment	86,161	84,135	84,363	85,540	87,009	89,567	94,427	99,233	100,227	97,040	96,402	98,787	101,012	102,591
Unemployment	2,802	4,261	5,869	6,808	6,795	6,426	6,347	5,589	7,507	15,454	17,572	15,780	12,324	11,953
Unemployment Rate														
York County	3.1%	4.8%	6.5%	7.4%	7.2%	6.7%	6.3%	5.3%	7.0%	13.7%	15.4%	13.8%	10.9%	10.4%
South Carolina	3.6%	5.2%	6.0%	6.7%	6.8%	6.8%	6.4%	5.6%	6.8%	11.5%	11.2%	10.4%	9.1%	8.3%
United States	4.0%	4.7%	5.8%	6.0%	5.5%	5.1%	4.6%	4.6%	5.8%	9.3%	9.6%	8.8%	8.3%	7.7%

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

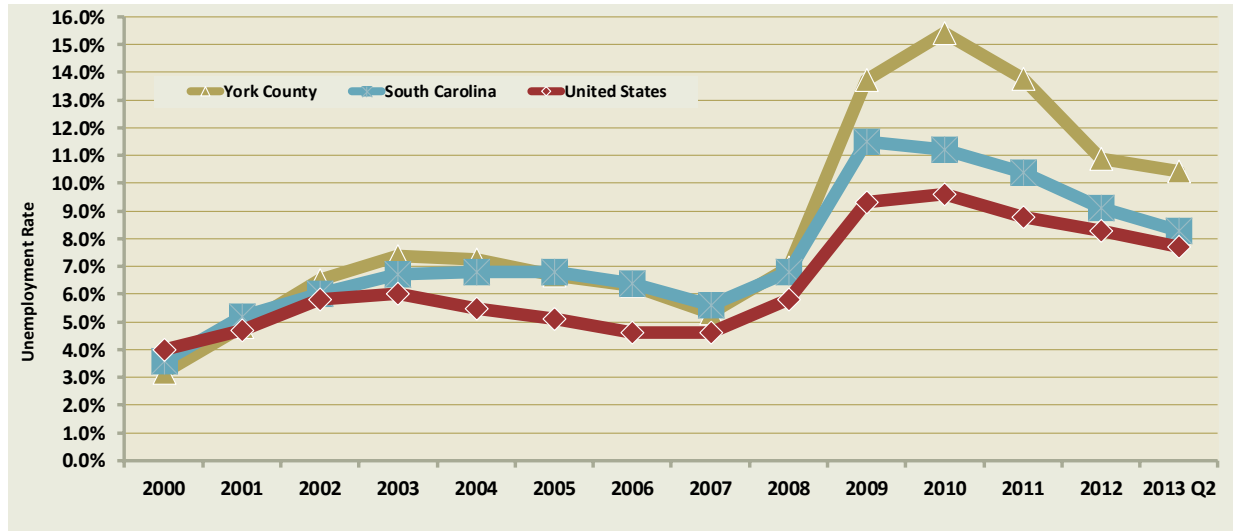


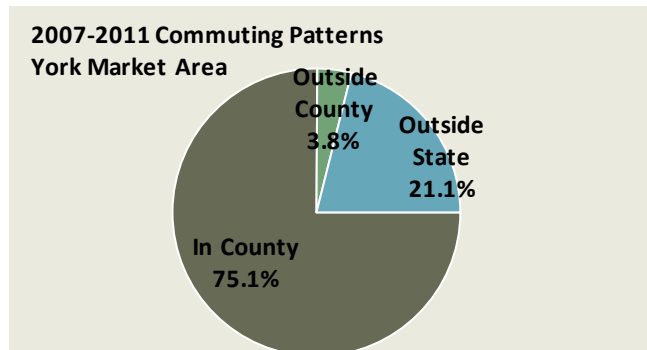
Table 4 Commutation Data

Travel Time to Work		
Workers 16 years+	#	%
Did not work at home	12,980	95.6%
Less than 5 minutes	465	3.4%
5 to 9 minutes	1,467	10.8%
10 to 14 minutes	1,591	11.7%
15 to 19 minutes	1,591	11.7%
20 to 24 minutes	1,419	10.5%
25 to 29 minutes	1,369	10.1%
30 to 34 minutes	1,826	13.5%
35 to 39 minutes	423	3.1%
40 to 44 minutes	595	4.4%
45 to 59 minutes	1,210	8.9%
60 to 89 minutes	724	5.3%
90 or more minutes	300	2.2%
Worked at home	591	4.4%
Total	13,571	

Source: American Community Survey 2007-2011

Place of Work		
Workers 16 years and over	#	%
Worked in state of residence:	10,711	78.9%
Worked in county of residence	10,191	75.1%
Worked outside county of residence	520	3.8%
Worked outside state of residence	2,860	21.1%
Total	13,571	100%

Source: American Community Survey 2007-2011

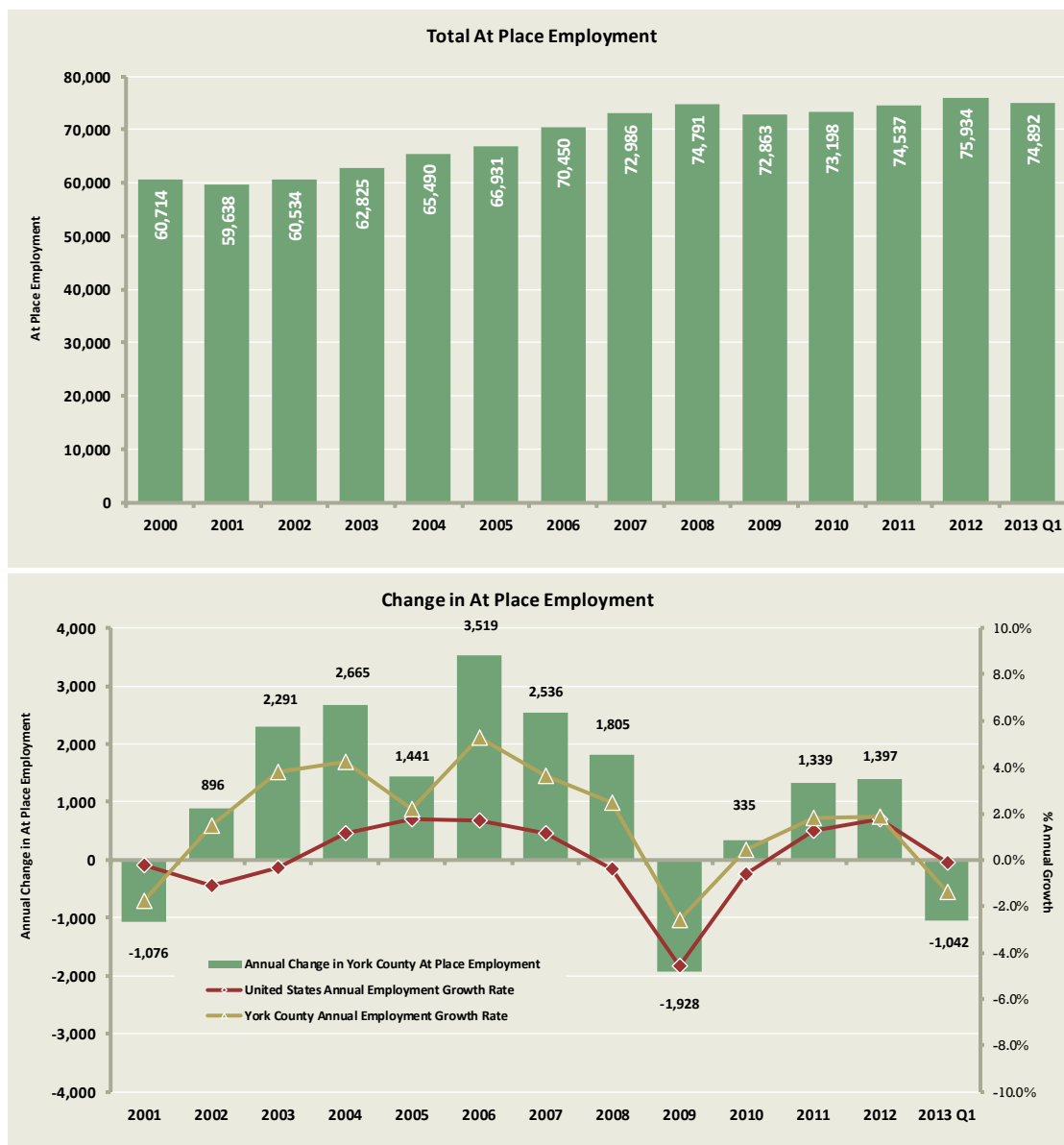


D. At-Place Employment

1. Trends in Total At-Place Employment

Overall, York County’s employment base increased steadily between 2000 and 2008 and peaked at 74,791 jobs in 2008. The net growth during this period was 14,077 jobs or 23.2 percent. Annual job growth during this period peaked in 2006 with 3,519 jobs added. York County experienced its first recent annual loss in At-Place Employment in 2009 with a net loss of 1,928 jobs or 2.6 percent of the annual average At-Place Employment in 2008, which resulted in the lowest job total since 2006 (Figure 4). From 2010 to 2012 York County gained 3,071 jobs which eclipsed the pre-recession highs in 2008 by more than 1,100 jobs. Through the first quarter of 2013, York County lost 1,042 jobs but it is inaccurate to compare quarterly figures with annual averages due to seasonality of jobs.

Figure 4 At-Place Employment



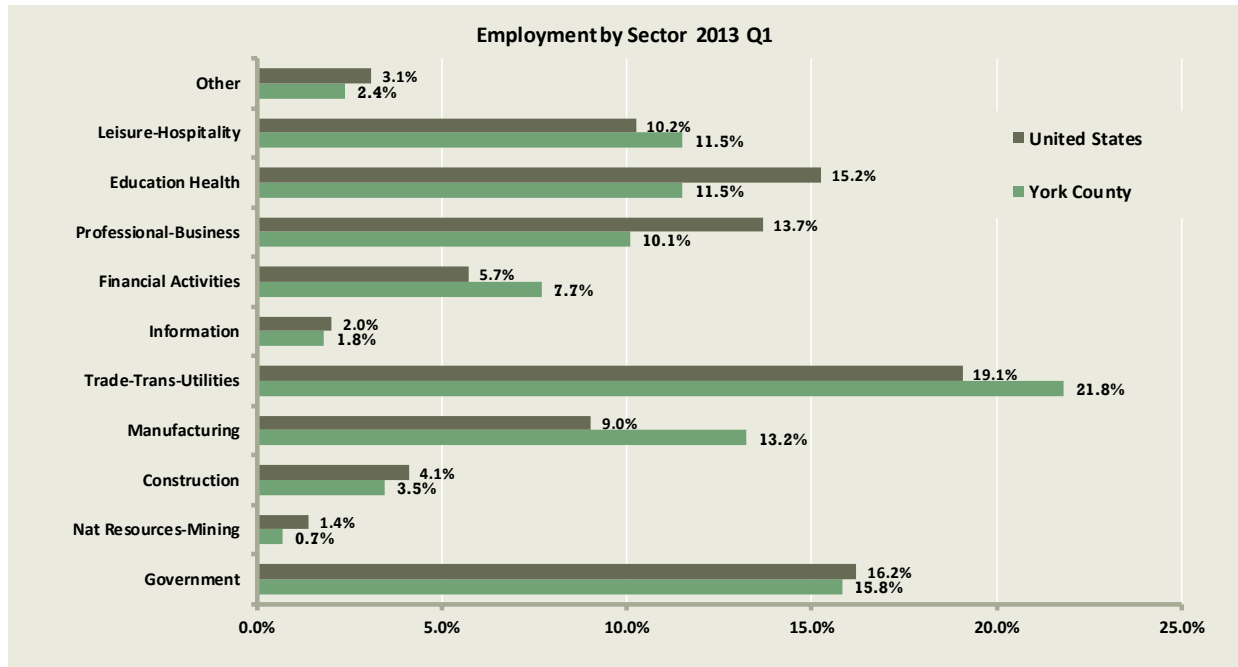
Source: U.S. Department of Labor, Bureau of Labor Statistics, Quarterly Census of Employment and Wages



2. At-Place Employment by Industry Sector

York County’s percentages of jobs in the Manufacturing, Trade-Transportation-Utilities, Financial Activities, and Leisure-Hospitality sectors are significantly higher than the national figures. These four sectors account for 54.2 percent of the jobs in York County and 44 percent of the jobs in the nation (Figure 5). Conversely, York County has much smaller percentages of its jobs in the Education-Health, and Professional-Business sectors. The county’s largest economic sectors are Government (15.8 percent) and Trade-Transportation-Utilities (21.8 percent).

Figure 5 Total Employment by Sector 2013 (Q1)



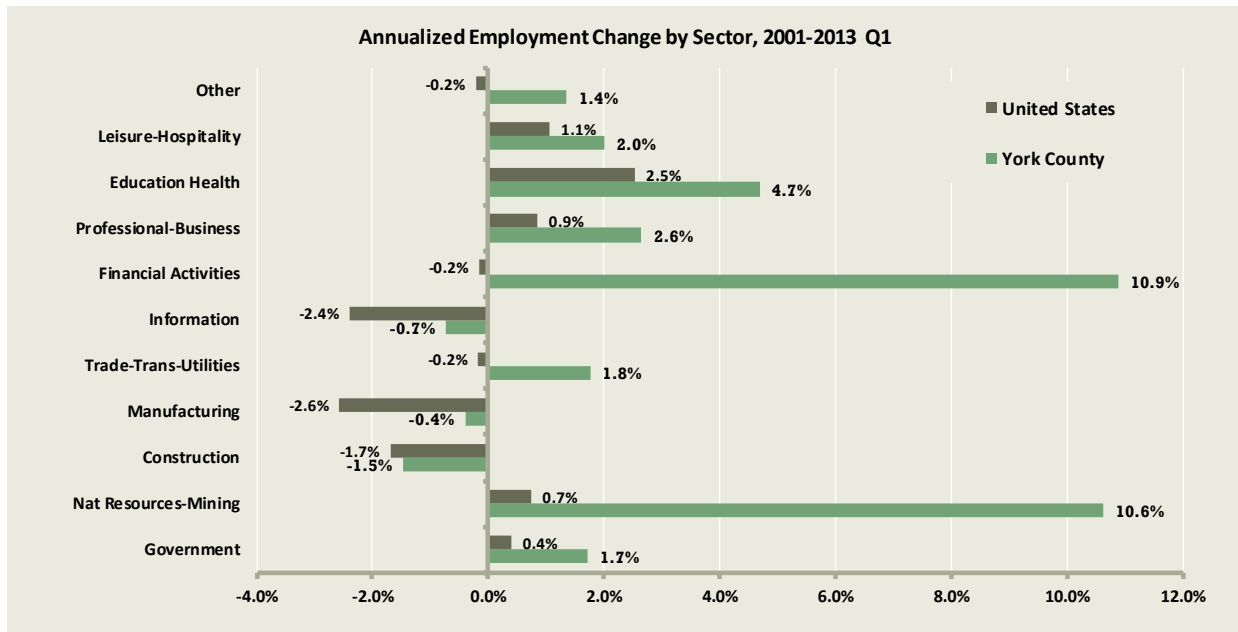
Source: U.S. Department of Labor, Bureau of Labor Statistics, Quarterly Census of Employment and Wages

Between 2001 and 2013 (Q1), eight of eleven employment sectors in York County reported a net increase in jobs. The fastest growing sectors were Financial Activities with 10.9 percent growth per year and Natural Resources-Mining with 10.6 percent growth per year. Education-Health and Professional-Business increased 4.7 percent and 2.6 percent per year, respectively. Four additional sectors grew at annual rates of over one percent per year. The only three sectors to lose jobs since 2001 were Information, Manufacturing and Construction, which combine for only 18.5 percent of the county’s total jobs. The losses among these three sectors are light and range from 0.4 percent to 1.5 percent per year.

In order to gain insight on how the recent economic downturn has affected the local job base, we examined employment changes by sector from 2007 through 2013(Q1) (Figure 7). York County only lost jobs in four sectors while the nation lost jobs in seven economic sectors since 2007. Over this approximate six year period, the county’s largest economic sector (Trade-Transportation-Utilities) added jobs at a rate of 8.5 percent. The second largest sector (Government) added jobs at a rate of 9.6 percent. York County’s 37.9 percent decrease in Construction jobs is the biggest percentage loss; although, the actual number of jobs lost is limited as it only makes up 3.5 percent of the jobs in the county.

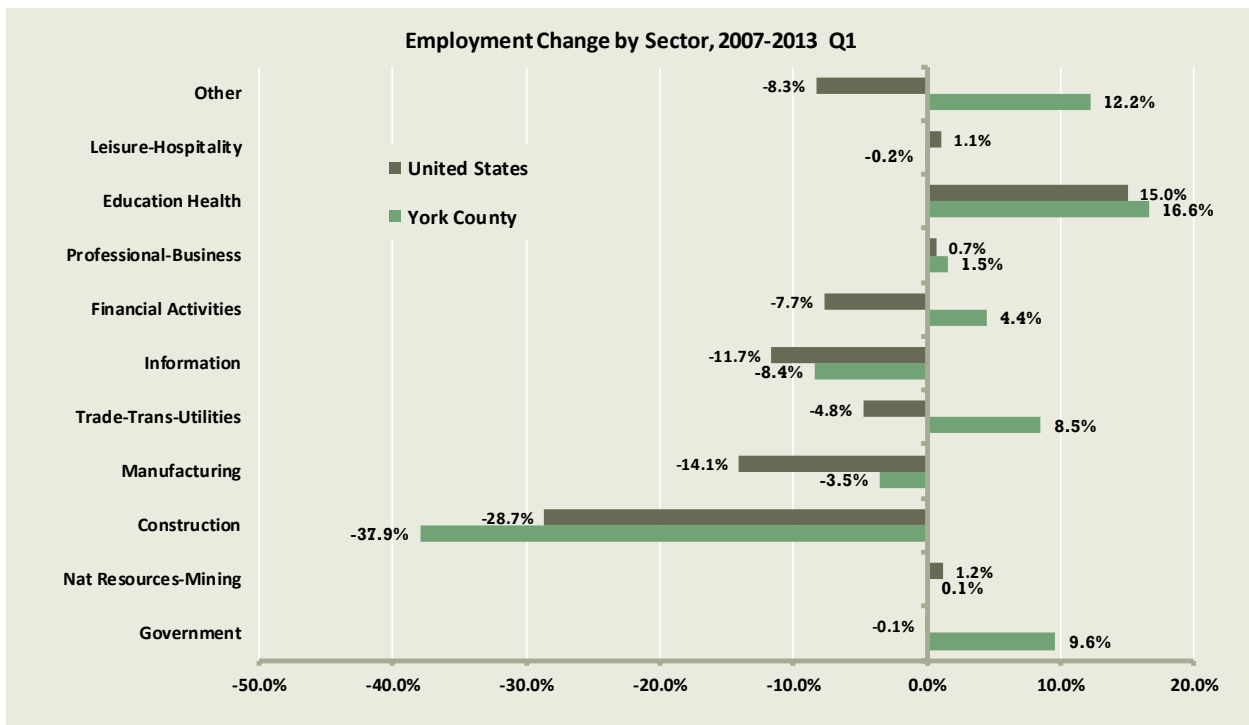


Figure 6 Change in Employment by Sector 2001-2013 (Q1)



Source: U.S. Department of Labor, Bureau of Labor Statistics, Quarterly Census of Employment and Wages

Figure 7 Change in Employment by Sector 2007-2013 (Q1)



Source: U.S. Department of Labor, Bureau of Labor Statistics, Quarterly Census of Employment and Wages



3. Major Employers

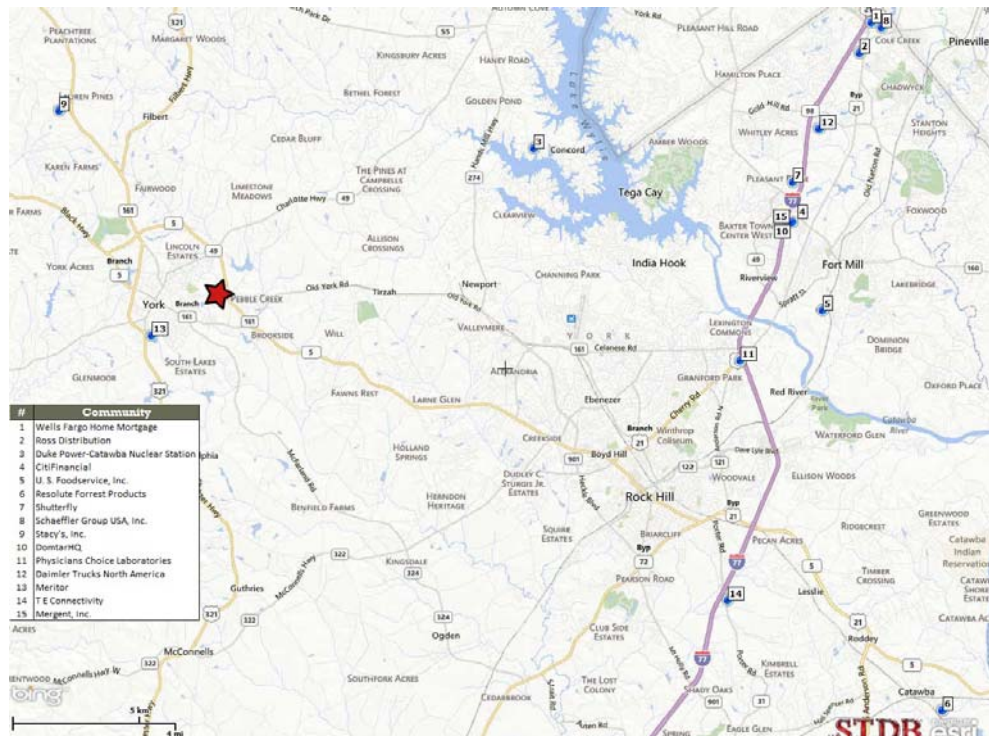
York County’s largest non-government employers include financial services, distribution centers, manufacturers, utility companies, and a mixture of companies representing the business services, retail, and healthcare services sectors (Table 5). A large number of these employers are located near or in Fort Mill along interstate 77 within twelve to eighteen miles of the site.

Table 5 Major Employers, York County

Rank	Name	Industry	Employment
1	Wells Fargo Home Mortgage	Financial Services	2,335
2	Ross Distribution	Distribution	1,790
3	Duke Power-Catawba Nuclear Station	Utilities	1,228
4	CitiFinancial	Financial Services	800
5	U. S. Foodservice, Inc.	Distribution	750
6	Resolute Forrest Products	Manufacturing	613
7	Shutterfly	Manufacturing	600
8	Schaeffler Group USA, Inc.	Manufacturing	558
9	Stacy's, Inc.	Retail	523
10	DomtarHQ	Manufacturing	430
11	Physicians Choice Laboratories	Healthcare Services	364
12	Daimler Trucks North America	Business Services	340
13	Meritor	Manufacturing	321
14	T E Connectivity	Manufacturing	320
15	Mergent, Inc.	Financial Services	305

Source: York County Economic Development

Map 4 Major Employers





5. HOUSING MARKET AREA

A. Introduction

The primary market area for the proposed Royal York Commons is defined as the geographic area from which future residents of the community would primarily be drawn and in which competitive rental housing alternatives are located. In defining the Royal York Market Area, RPRG sought to accommodate the joint interests of conservatively estimating housing demand and reflecting the realities of the local rental housing marketplace.

B. Delineation of Market Area

The Royal York Market Area is comprised of the census tracts in the western portion of York County, which primarily includes the town of York and surrounding tracts. This market area includes the portions of York County most comparable with the town of York and surrounding areas. Smaller towns included in the market area include McConnells, Sharon, Hickory Grove, and Smyrna. The market area does not include the eastern portion of the county, which includes the larger city of Rock Hill. Given the rural nature of this portion of the county, the market area stretches further to the west and south than to the north and east.

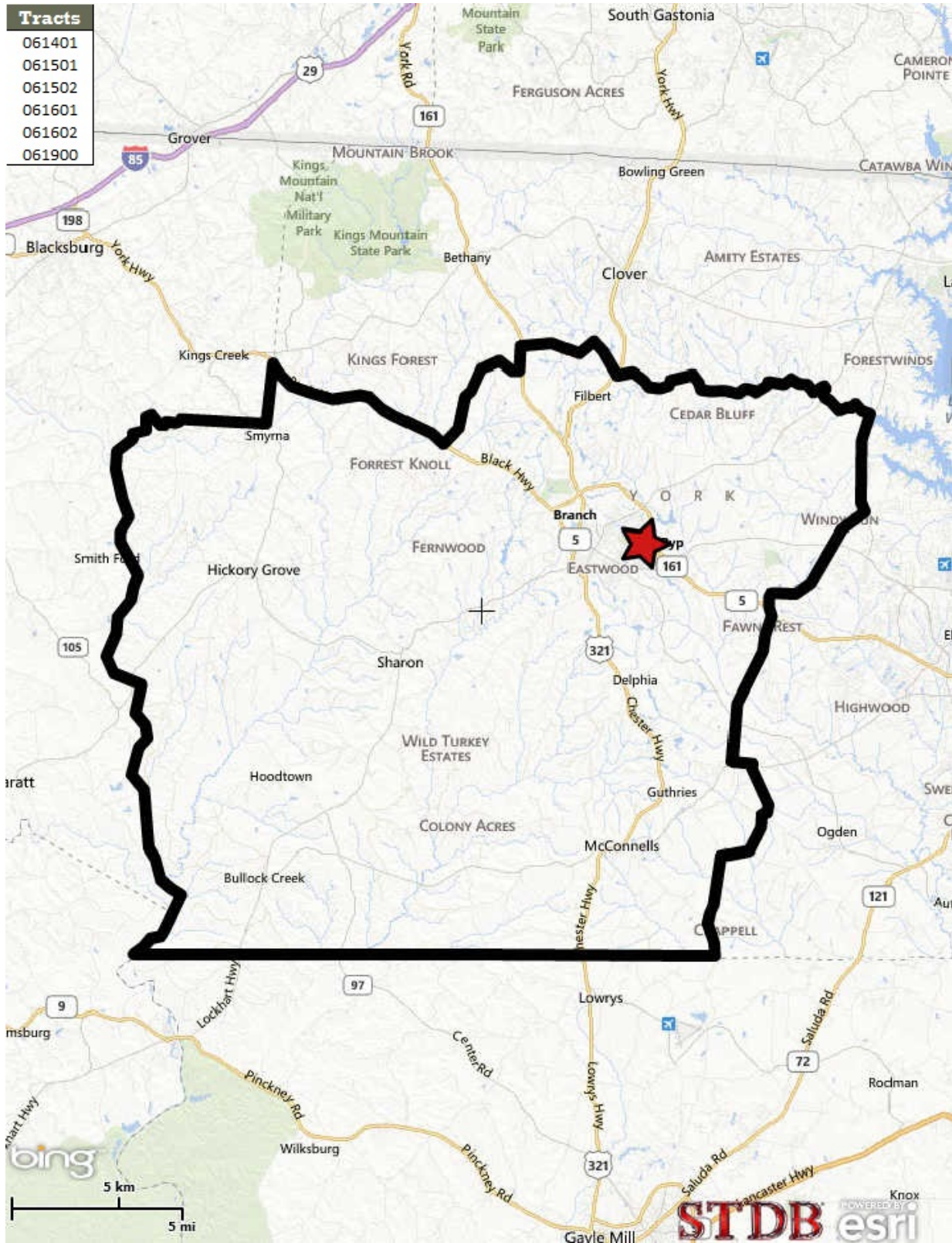
The boundaries of the primary market area and their approximate distance from the subject site are:

- **North:** Rural area – no definitive border (5.2 miles)
- **East:** Gordon Road (5.2 miles)
- **South:** Chester County (12.9 miles)
- **West:** Cherokee County (13.3 miles)

This market area is depicted in Map 5 and the 2010 Census tracts that comprise the market area are listed on the edge of the map. As appropriate for this analysis, the Royal York Market Area is compared to York County, which is considered as the secondary market area, although demand will be computed based on the Royal York Market Area only.



Map 5 Royal York Market Area





6. DEMOGRAPHIC ANALYSIS

A. Introduction and Methodology

RPRG analyzed recent trends in population and households in the Royal York Market Area and York County using several sources. Projections of population and households are based on data prepared by Esri, a national data vendor. The estimates and projections were examined, compared, and evaluated in the context of decennial U.S. Census data (from 2000 and 2010) as well as building permit trend information.

B. Trends in Population and Households

1. Recent Past Trends

Between 2000 and 2010 Census counts, the population of the Royal York Market Area increased by 15.9 percent, rising from 28,187 to 32,680 people (Table 6). This equates to an annual growth rate of 1.5 percent or 449 people. During the same time period, the number of households in the Royal York Market Area increased by 20.5 percent, from 9,981 to 12,026 households, an annual increase of 1.9 percent or 205 households.

York County experienced strong population and household growth during the past decade. Overall, York County's population expanded by 37.3 percent from 2000 to 2010 (3.2 percent annually), while the number of households increased by 40.6 percent (3.5 percent annually).

2. Projected Trends

Based upon Esri's projections, RPRG estimates that the Royal York Market Area increased by 1,293 people and 572 households between 2010 and 2013. RPRG further projects that the market area's population will increase by 1,352 people between 2013 and 2016, bringing the total population to 35,325 people in 2016. This represents an annual increase of 1.3 percent or 451 people. The number of households will increase at a slightly faster rate, gaining 1.5 percent or 193 new households per annum resulting in a total of 13,176 households in 2016.

York County's population is projected to increase by 1.7 percent per year between 2013 and 2016, while the number of households is projected to increase by 1.8 percent per year in the county.



Table 6 Population and Household Projections

		York County				Royal York Market Area				
Population	Count	Total Change		Annual Change		Count	Total Change		Annual Change	
		#	%	#	%		#	%	#	%
2000	164,614					28,187				
2010	226,073	61,459	37.3%	6,146	3.2%	32,680	4,493	15.9%	449	1.5%
2013	238,271	12,198	5.4%	4,066	1.8%	33,973	1,293	4.0%	431	1.3%
2016	250,481	12,209	5.1%	4,070	1.7%	35,325	1,352	4.0%	451	1.3%

Households	Count	Total Change		Annual Change		Count	Total Change		Annual Change	
		#	%	#	%		#	%	#	%
2000	61,051					9,981				
2010	85,864	24,813	40.6%	2,481	3.5%	12,026	2,045	20.5%	205	1.9%
2013	90,871	5,007	5.8%	1,669	1.9%	12,598	572	4.8%	191	1.6%
2016	95,827	4,955	5.5%	1,652	1.8%	13,176	579	4.6%	193	1.5%

Source: 2000 Census; 2010 Census; Esri; and Real Property Research Group, Inc.



3. Building Permit Trends

Building permit activity in York County increased steadily from 2,528 units permitted in 2001 to 3,503 units permitted in 2007. After reaching this high point in 2007, permit activity decreased for three consecutive years and reached a low of 938 units permitted in 2010 during the national recession and slowdown in the housing market. Permit activity has increased each of the past two years with 1,363 units permitted in 2012 (Table 7). Overall, an average of 2,591 units was permitted annually from 2000-2010, which is just slightly above the annual average growth of 2,481 households in the county.

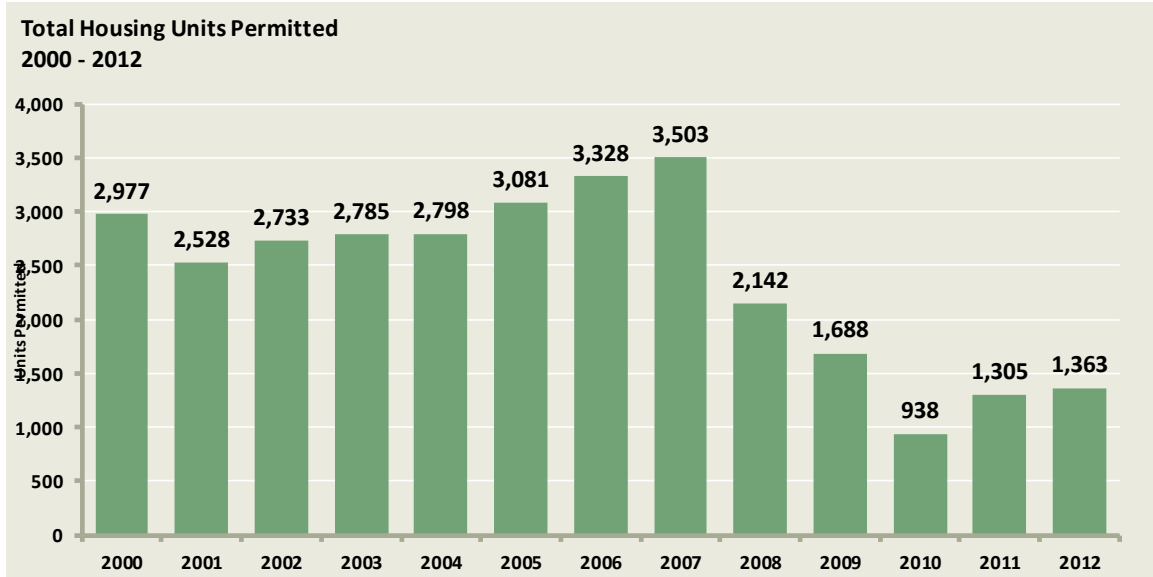
Since 2000, 84 percent of all permit activity has been for single-family detached homes and 16 percent has been for units contained within multi-family structures.



Table 7 Building Permits by Structure Type, York County

York County														2000-2012	Annual Average
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Single Family	1,708	2,053	2,207	2,497	2,544	2,848	2,892	2,791	1,998	1,394	917	1,257	1,131	26,237	2,018
Two Family	40	30	16	4	16	58	10	0	0	0	0	0	2	176	14
3 - 4 Family	0	35	73	68	73	51	48	0	12	8	0	0	0	368	28
5+ Family	1,229	410	437	216	165	124	378	712	132	286	21	48	230	4,388	338
Total	2,977	2,528	2,733	2,785	2,798	3,081	3,328	3,503	2,142	1,688	938	1,305	1,363	31,169	2,398

Source: U.S. Census Bureau, C-40 Building Permit Reports.



C. Demographic Characteristics

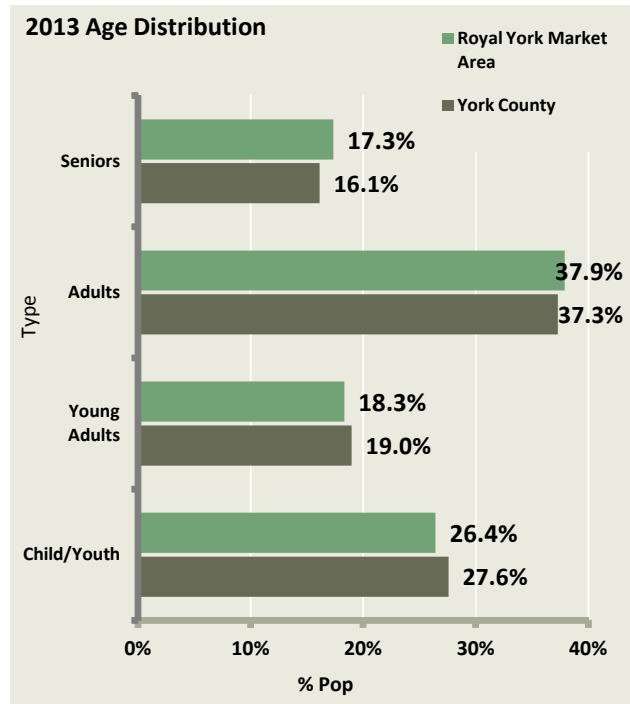
1. Age Distribution and Household Type

Based on Esri estimates, the populations in the Royal York Market Area and York County are relatively similar with median population ages of 38 and 36, respectively (Table 8). While the age 35-61 cohort is the largest in both areas at approximately 37 percent of the population, children/youth under the age of twenty comprise 26.4 percent of the population in the market area and 27.6 percent in the county. Seniors age 62 and older comprise 17.3 percent of the market area and 16.1 percent of the county.



Table 8 2013 Age Distribution

	York County		Royal York Market Area	
	#	%	#	%
Children/Youth	65,722	27.6%	8,978	26.4%
Under 5 years	15,808	6.6%	2,188	6.4%
5-9 years	16,523	6.9%	2,300	6.8%
10-14 years	16,923	7.1%	2,317	6.8%
15-19 years	16,467	6.9%	2,172	6.4%
Young Adults	45,248	19.0%	6,225	18.3%
20-24 years	15,990	6.7%	2,077	6.1%
25-34 years	29,258	12.3%	4,148	12.2%
Adults	88,856	37.3%	12,878	37.9%
35-44 years	32,992	13.8%	4,416	13.0%
45-54 years	35,172	14.8%	5,214	15.3%
55-61 years	20,693	8.7%	3,247	9.6%
Seniors	38,445	16.1%	5,892	17.3%
62-64 years	8,868	3.7%	1,392	4.1%
65-74 years	18,098	7.6%	2,798	8.2%
75-84 years	8,412	3.5%	1,274	3.7%
85 and older	3,066	1.3%	429	1.3%
TOTAL	238,271	100%	33,973	100%
Median Age	36		38	

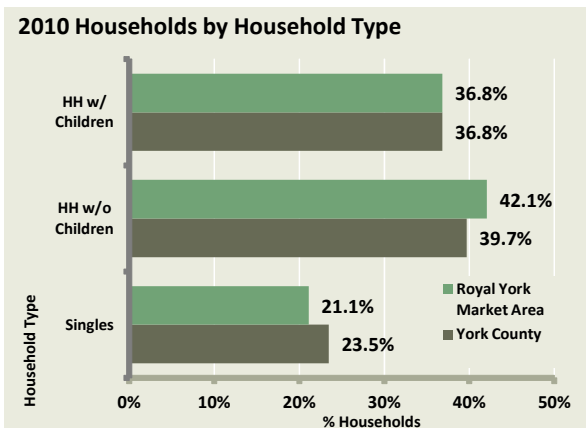


Source: Esri; RPRG, Inc.

Children are present in 36.8 percent of the households in both the Royal York Market Area and York County (Table 9). Households with two or more adults but no children comprise 42.1 percent of households in the market area and 39.7 percent of households in the county. Single person households comprise 21.1 percent of the households in the Royal York Market Area and 23.5 percent of the households in York County.

Table 9 2010 Households by Household Type

	York County		Royal York Market Area	
	#	%	#	%
Households by Household Type				
Married w/Children	20,802	24.2%	2,789	23.2%
Other w/ Children	10,817	12.6%	1,640	13.6%
Households w/ Children	31,619	36.8%	4,429	36.8%
Married w/o Children	24,349	28.4%	3,648	30.3%
Other Family w/o Children	5,384	6.3%	895	7.4%
Non-Family w/o Children	4,355	5.1%	516	4.3%
Households w/o Children	34,088	39.7%	5,059	42.1%
Singles Living Alone	20,157	23.5%	2,538	21.1%
Singles	20,157	23.5%	2,538	21.1%
Total	85,864	100%	12,026	100%



Source: 2010 Census; RPRG, Inc.



2. Renter Household Characteristics

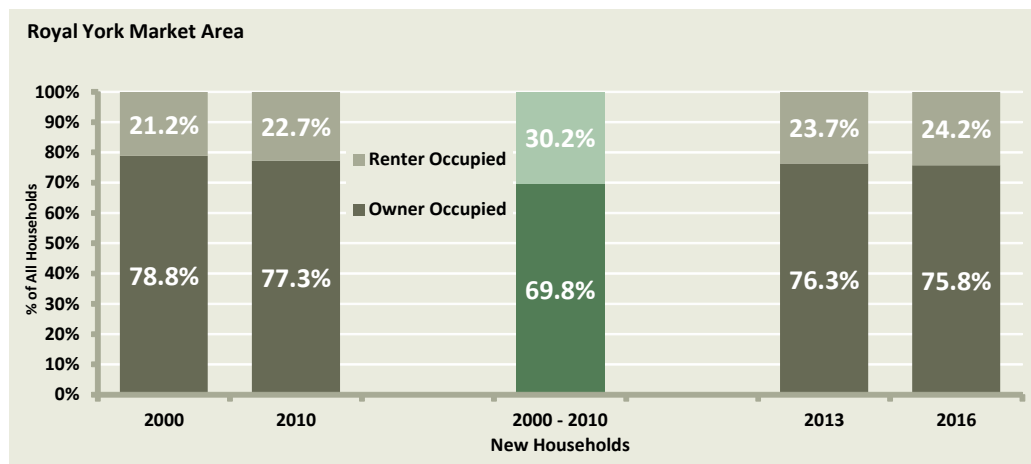
Less than one quarter (22.7 percent) of the householders in the Royal York Market Area rented in 2010 compared to 27.7 percent of the households in York County (Table 10). Renters accounted for 30.2 percent of net household growth between 2000 and 2010 in the market area and 29.5 percent in York County. Renter percentages are projected to grow in both areas and are projected at 24.2 percent in the Royal York Market Area and 28.8 percent in the county by 2016.

Table 10 Households by Tenure

York County	2000		2010		Change 2000-2010		2013		2016	
Housing Units	#	%	#	%	#	%	#	%	#	%
Owner Occupied	44,629	73.1%	62,119	72.3%	17,490	70.5%	65,021	71.6%	68,247	71.2%
Renter Occupied	16,422	26.9%	23,745	27.7%	7,323	29.5%	25,850	28.4%	27,579	28.8%
Total Occupied	61,051	100%	85,864	100%	24,813	100%	90,871	100%	95,827	100%
Total Vacant	5,010		8,332				8,818		9,299	
TOTAL UNITS	66,061		94,196				99,689		105,125	

Royal York Market Area	2000		2010		Change 2000-2010		2013		2016	
Housing Units	#	%	#	%	#	%	#	%	#	%
Owner Occupied	7,867	78.8%	9,295	77.3%	1,428	69.8%	9,611	76.3%	9,984	75.8%
Renter Occupied	2,114	21.2%	2,731	22.7%	617	30.2%	2,987	23.7%	3,193	24.2%
Total Occupied	9,981	100%	12,026	100%	2,045	100%	12,598	100%	13,176	100%
Total Vacant	718		1,185				1,241		1,298	
TOTAL UNITS	10,699		13,211				13,839		14,475	

Source: U.S. Census of Population and Housing, 2000, 2010; Esri, RPRG, Inc.



Over half (52.7 percent) of the renter households in the Royal York Market Area have one or two persons compared to 60.2 percent in York County (Table 11). Three and four person households comprise one-third (33.4 percent) of renter households in the Royal York Market Area and 13.9 percent of renter households have five or more members.

Young working age households form the core of the market area’s renters, as 43.8 percent of the renter occupied households are between the ages of 25 and 44 and 18.7 percent are age 45-54 years (Table 12). Young renters (under 25) in the Royal York Market Area comprise less than ten percent of renters (8.9 percent) in the market area and older adults age 55+ account for 28.5 percent of all market area renters.



Table 11 2010 Renter Households by Household Size

Renter Occupied	York County		Royal York Market Area	
	#	%	#	%
1-person hhld	8,002	33.7%	782	28.6%
2-person hhld	6,284	26.5%	657	24.1%
3-person hhld	4,136	17.4%	542	19.8%
4-person hhld	2,943	12.4%	370	13.5%
5+-person hhld	2,380	10.0%	380	13.9%
TOTAL	23,745	100%	2,731	100%

Source: 2010 Census

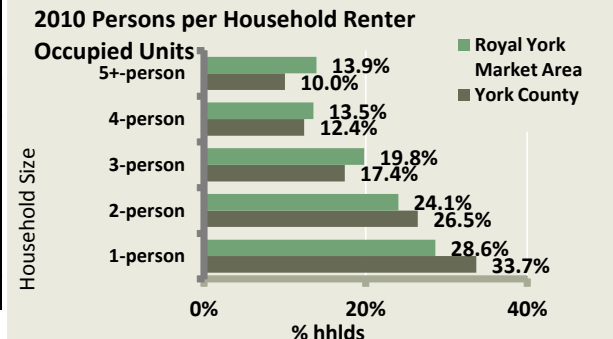
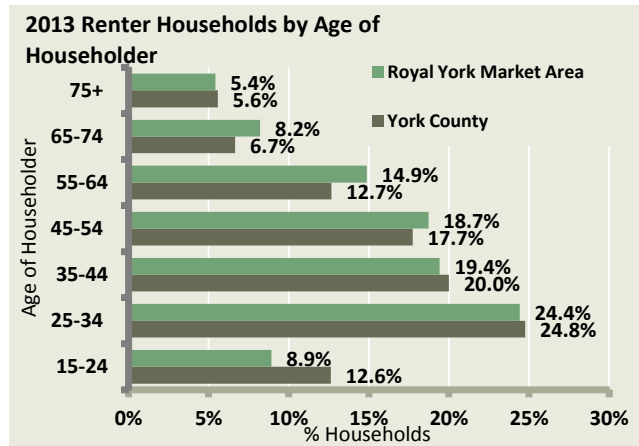


Table 12 Renter Households by Age of Householder

Renter Households	York County		Royal York Market Area	
	#	%	#	%
Age of HHldr				
15-24 years	3,262	12.6%	267	8.9%
25-34 years	6,399	24.8%	729	24.4%
35-44 years	5,170	20.0%	580	19.4%
45-54 years	4,586	17.7%	559	18.7%
55-64 years	3,274	12.7%	444	14.9%
65-74 years	1,721	6.7%	246	8.2%
75+ years	1,439	5.6%	162	5.4%
Total	25,850	100%	2,987	100%

Source: Esri, Real Property Research Group, Inc.



3. Income Characteristics

Based on Esri estimates, the Royal York Market Area’s 2013 median income of \$41,047 is \$11,513 or 21.9 percent lower than the \$52,560 median in York County (Table 13). Approximately 15 percent of the households earn less than \$15,000 in the Royal York Market Area, compared to 13 percent of York County’s households. Just under one-third (31.1 percent) of the households in the Royal York Market Area earn \$35,000 to \$75,000 compared to 31.6 percent in York County.

Based on the ACS data income projections, the breakdown of tenure, and household estimates, RPRG estimates that the median income of renters in the Royal York Market Area as of 2013 is \$25,255 (Table 14). This renter median income is 52 percent of the median among owner households of \$48,535. Among renter households, 49.4 percent earn less than \$25,000 and 27.9 percent earn \$25,000 to \$49,999.



Table 13 2013 Household Income, Royal York Market Area

Estimated 2013 Household Income		York County		Royal York Market Area	
		#	%	#	%
less than	\$15,000	11,790	13.0%	1,901	15.1%
	\$15,000 - \$24,999	11,041	12.2%	2,076	16.5%
	\$25,000 - \$34,999	9,473	10.4%	1,678	13.3%
	\$35,000 - \$49,999	11,352	12.5%	1,597	12.7%
	\$50,000 - \$74,999	17,366	19.1%	2,325	18.5%
	\$75,000 - \$99,999	12,223	13.5%	1,629	12.9%
	\$100,000 - \$149,999	11,278	12.4%	939	7.5%
	\$150,000 Over	6,347	7.0%	452	3.6%
Total		90,871	100%	12,598	100%
Median Income		\$52,560		\$41,047	

Source: Esri; Real Property Research Group, Inc.

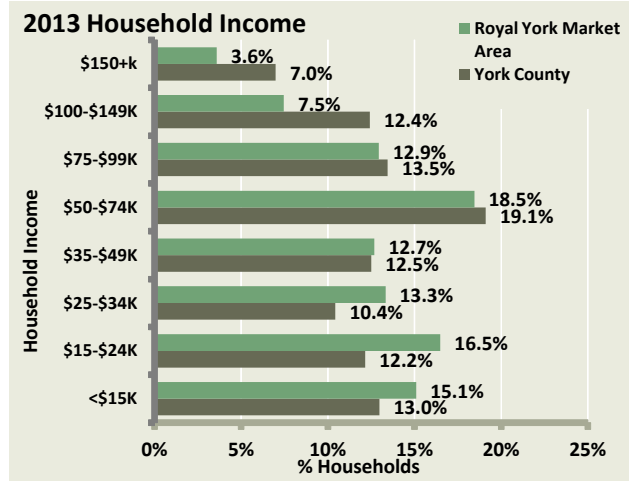
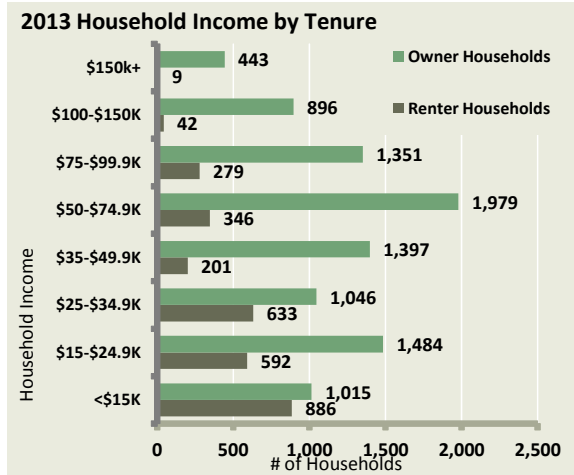


Table 14 2013 Income by Tenure

Royal York Market Area		Renter Households		Owner Households	
		#	%	#	%
less than	\$15,000	886	29.6%	1,015	10.6%
	\$15,000 - \$24,999	592	19.8%	1,484	15.4%
	\$25,000 - \$34,999	633	21.2%	1,046	10.9%
	\$35,000 - \$49,999	201	6.7%	1,397	14.5%
	\$50,000 - \$74,999	346	11.6%	1,979	20.6%
	\$75,000 - \$99,999	279	9.3%	1,351	14.1%
	\$100,000 - \$149,999	42	1.4%	896	9.3%
	\$150,000 over	9	0.3%	443	4.6%
Total		2,987	100%	9,611	100%
Median Income		\$25,255		\$48,535	

Source: American Community Survey 2007-2011 Estimates, RPRG, Inc.





7. COMPETITIVE HOUSING ANALYSIS

A. Introduction and Sources of Information

This section presents data and analyses pertaining to the supply of housing in the Royal York Market Area. We pursued several avenues of research in an attempt to identify residential rental projects that are actively being planned or that are currently under construction within the Royal York Market Area. Site visit observations and past RPRG work in the region also informed this process. The rental survey of competitive projects was conducted in December 2013.

B. Overview of Market Area Housing Stock

Based on the 2007-2011 ACS survey, single-family detached homes and mobile homes accounted for a large percentage of the rentals in the Royal York Market Area (81.5 percent) when compared to York County (50.7 percent). Multi-family structures with five or more units contain only 7.8 percent of the units in the market area compared to 32.8 percent in the county (Table 15).

The housing stock in the Royal York Market Area is older than in York County overall with a median year built of 1978 among renter occupied units and 1989 among owner occupied units. By comparison, the median year built of York County’s housing stock is 1987 among renter occupied units and 1992 among owner occupied units (Table 16). Thirty-two percent of the renter occupied units in the Royal York Market Area have been constructed since 1990 compared to 46 percent of the renter occupied units in York County.

According to ACS data, the median value among owner-occupied housing units in the Royal York Market Area was \$124,341, which is \$41,388 or 25 percent lower than York County’s median of \$165,730 (Table 17). ACS estimates home values based upon homeowners’ assessments of the values of their homes. This data is traditionally a less accurate and reliable indicator of home prices in an area than actual sales data, but offers insight of relative housing values among two or more areas.

Table 15 Renter Occupied Units by Structure

Renter Occupied	York County		Royal York Market Area	
	#	%	#	%
1, detached	8,645	36.9%	1,423	48.3%
1, attached	765	3.3%	23	0.8%
2	1,057	4.5%	157	5.3%
3-4	2,004	8.6%	136	4.6%
5-9	2,785	11.9%	166	5.6%
10-19	2,927	12.5%	13	0.4%
20+ units	1,965	8.4%	50	1.7%
Mobile home	3,234	13.8%	979	33.2%
Boat, RV, Van	19	0.1%	0	0.0%
TOTAL	23,401	100%	2,947	100%

Source: American Community Survey 2007-2011

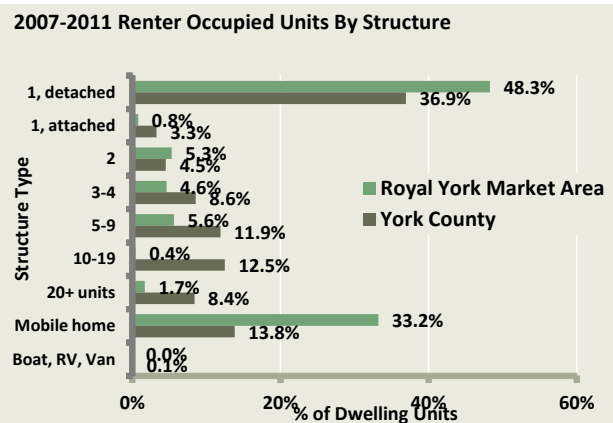




Table 16 Dwelling Units by Year Built and Tenure

	York County		Royal York Market Area	
	#	%	#	%
Owner Occupied				
2005 or later	8,818	14.5%	576	6.6%
2000 to 2004	10,511	17.3%	1,054	12.1%
1990 to 1999	13,340	21.9%	2,661	30.5%
1980 to 1989	8,817	14.5%	1,362	15.6%
1970 to 1979	8,054	13.2%	1,101	12.6%
1960 to 1969	3,981	6.5%	609	7.0%
1950 to 1959	3,667	6.0%	477	5.5%
1940 to 1949	1,900	3.1%	300	3.4%
1939 or earlier	1,773	2.9%	577	6.6%
TOTAL	60,861	100%	8,717	100%
MEDIAN YEAR BUILT	1992		1989	

Source: American Community Survey 2007-2011

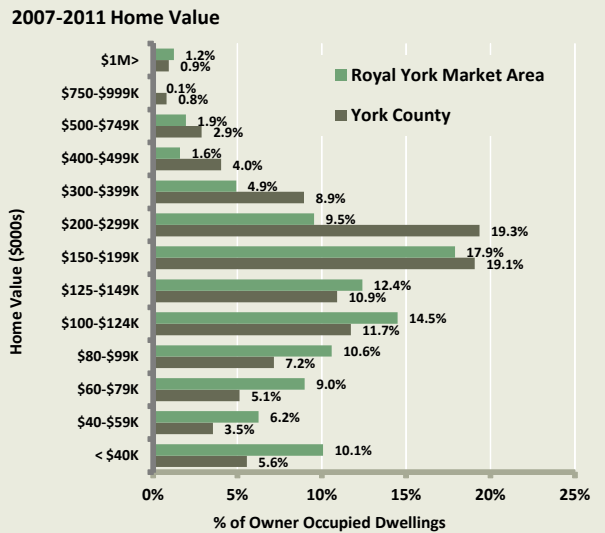
	York County		Royal York Market Area	
	#	%	#	%
Renter Occupied				
2005 or later	2,563	11.0%	138	4.7%
2000 to 2004	3,116	13.3%	166	5.6%
1990 to 1999	5,075	21.7%	640	21.7%
1980 to 1989	3,808	16.3%	487	16.5%
1970 to 1979	3,082	13.2%	414	14.0%
1960 to 1969	1,761	7.5%	337	11.4%
1950 to 1959	1,781	7.6%	165	5.6%
1940 to 1949	1,037	4.4%	161	5.5%
1939 or earlier	1,178	5.0%	439	14.9%
TOTAL	23,401	100%	2,947	100%
MEDIAN YEAR BUILT	1987		1978	

Source: American Community Survey 2007-2011

Table 17 Value of Owner Occupied Housing Stock

	York County		Royal York Market Area	
	#	%	#	%
less than \$40,000	3,322	5.6%	845	10.1%
\$40,000 \$59,000	2,117	3.5%	524	6.2%
\$60,000 \$79,999	3,065	5.1%	754	9.0%
\$80,000 \$99,999	4,279	7.2%	888	10.6%
\$100,000 \$124,999	7,004	11.7%	1,216	14.5%
\$125,000 \$149,999	6,518	10.9%	1,040	12.4%
\$150,000 \$199,999	11,395	19.1%	1,501	17.9%
\$200,000 \$299,999	11,560	19.3%	801	9.5%
\$300,000 \$399,999	5,348	8.9%	413	4.9%
\$400,000 \$499,999	2,412	4.0%	134	1.6%
\$500,000 \$749,999	1,721	2.9%	163	1.9%
\$750,000 \$999,999	482	0.8%	8	0.1%
\$1,000,000 over	557	0.9%	103	1.2%
Total	59,780	100%	8,390	100%
Median Value	\$165,730		\$124,341	

Source: American Community Survey 2007-2011





C. Survey of Competitive Rental Communities

1. Introduction to the Rental Housing Survey

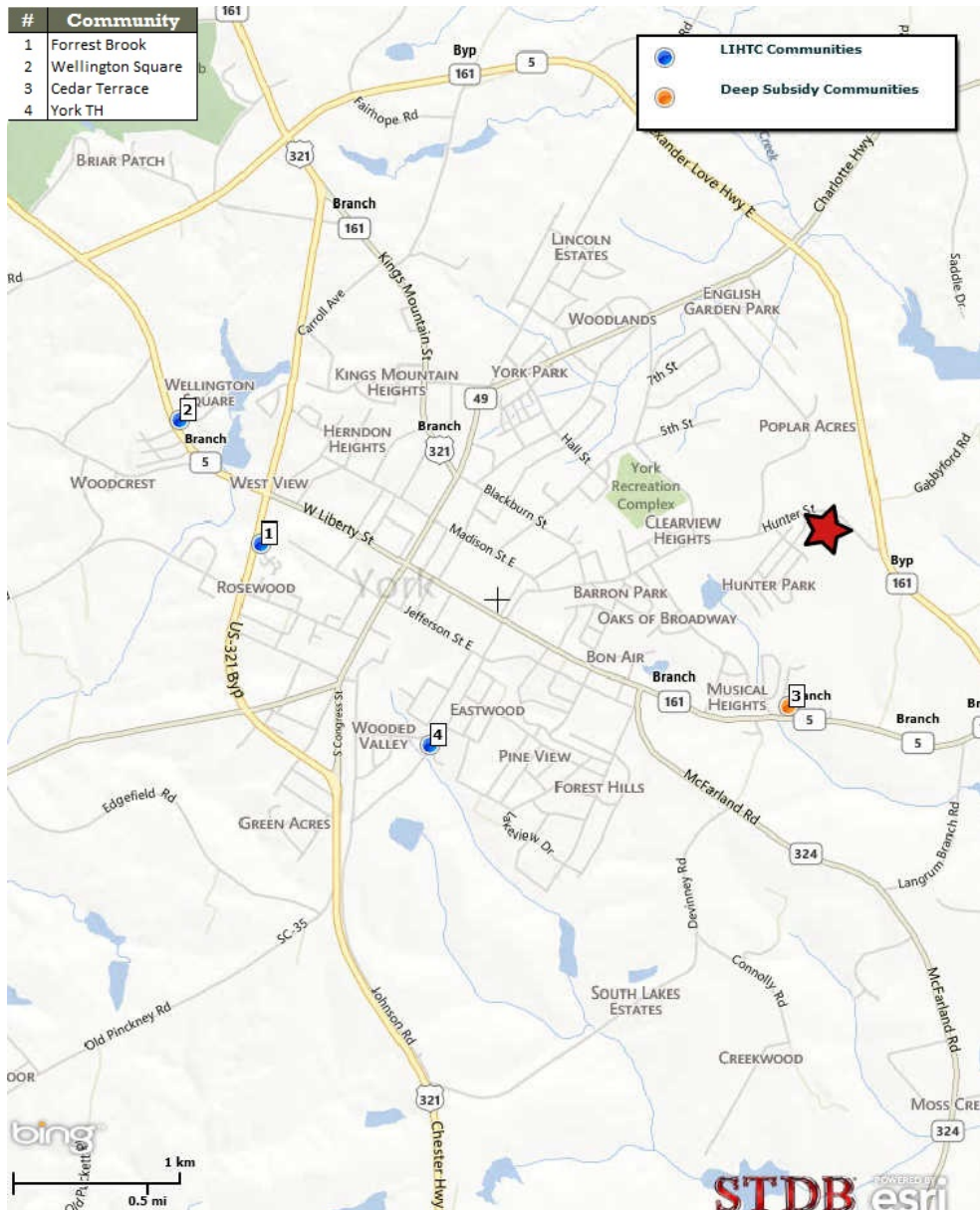
As part of this analysis, RPRG surveyed four general occupancy communities in the Royal York Market Area. Two of these communities are LIHTC properties offering units without project based rental subsidies and are considered the most comparable communities to the proposed development of Royal York Commons. The other two communities offer units with deep rental subsidies through either Section 8 or USDA Rural Development. Properties with deep rental subsidies are not comparable to LIHTC communities because rents are based on tenant incomes and these communities are evaluated separately from LIHTC communities without deep subsidies.

The two LIHTC communities without additional subsidies combine to offer 106 units (Table 18) and the two properties with additional subsidies have a combined 194 units (Table 19). Profile sheets with detailed information on each surveyed community, including photographs, are attached as Appendix 5.

2. Location

Map 6 shows the location of the surveyed competitive communities. Three of the four communities are located to the west near downtown York and the fourth is located south of the site along Liberty Street. Given the relatively small size of York, all existing comps are within 2-3 miles of the subject site.

Map 6 Surveyed Rental Communities





3. Age of Communities

The average year built of the two LIHTC communities in the market area is 2005. The newest multi-family rental community in the Royal York Market Area is Wellington Square, built in 2006. The two deeply subsidized communities were built in the 1980s.

4. Structure Type

The two LIHTC communities include one townhouse community and one duplex community. The two deeply subsidized communities include either garden style only or garden and townhouse units.

5. Size of Communities

The two LIHTC communities offer a combined 106 units for an average property size of 53 units. One of the two deeply subsidized communities offers 148 units, which makes it easily the largest in the market area. The other deeply subsidized community has 46 units. Three of the four surveyed communities have 46-56 units.

6. Vacancy Rates

The two LIHTC communities have combine for only one vacancy among 106 units, a rate of 0.9 percent. The sole vacancy was at Forrest Brook and Wellington Square was fully occupied. Among the deeply subsidized communities, no vacancies were reported for a 0.0 percent vacancy rate.

Looking at the vacancy by floor plan, the only vacant unit was a two bedroom unit (Table 20). None of the three bedroom units were reported vacant and neither LIHTC property offers one bedroom units.

The historic vacancy rate among the two comparable LIHTC communities was 2.4 percent for the second and fourth quarter of 2012 (Table 21). The historical vacancy rate for the LIHTC property with additional subsidies was 2.2 percent.

The overall occupancy rate for all LIHTC communities surveyed was 99.3 percent (Table 22).

7. Rent Concessions

None of the surveyed communities are currently offering rental incentives.

8. Absorption History

Absorption data was not available on existing communities in the market area.



Table 18 Rental Summary, Surveyed Rental Communities

Map #	Community	Year Built	Structure Type	Total Units	Vacant Units	Vacancy Rate	Avg 1BR Rent (1)	Avg 2BR Rent (1)	Incentive
	Subject Property		Garden	14				\$562	
	Subject Property		Garden	42				\$690	
1	Forrest Brook*	2003	TH	56	1	1.8%		\$655	None
2	Wellington Square*	2006	Duplex	50	0	0.0%		\$582	None
Total				106	1	0.9%			
Average		2005		53				\$618	

Tax Credit Communities*

(1) Rent is contract rent, and not adjusted for utilities or incentives

Source: Field Survey, Real Property Research Group, Inc. December 2013.

Table 19 Rental Summary, Surveyed Deep Subsidy Rental Communities

Map #	Community	Year Built	Year Rehab	Structure Type	Total Units	Vacant Units	Vacancy Rate	Avg 1BR Rent (1)	Avg 2BR Rent (1)	Incentive
3	Cedar Terrace**	1985		Gar	148	0	0.0%	\$671	\$692	None
4	York TH*	1988	2007	Gar/TH	46	0	0.0%	\$485	\$515	None
Total					194	0	0.0%			
Average		1987			97			\$578	\$604	

Tax Credit Communities*

(1) Rent is contract rent, and not adjusted for utilities or incentives

Source: Field Survey, Real Property Research Group, Inc. December 2013.

Table 20 Vacancy by Floor Plan

Property	Total	Units	Two Bedroom			Three Bedroom		
	Units	Vacant	Units	Vacant	Vac. Rate	Units	Vacant	Vac. Rate
Forrest Brook*	56	1	42	1	2.4%	14	0	0.0%
Wellington Square*	50	0	40	0	0.0%	10	0	0.0%
Total	106	1						
Total Reporting Breakdown	106	1	82	1	1.2%	24	0	0.0%
Total Percentage		100.0%	77.4%	100.0%		22.6%	0.0%	

LIHTC Community*

Source: Field Survey, Real Property Research Group, Inc. December, 2013



Table 21 Historical LIHTC Occupancy

Community	City	County	6/30/2012			12/31/2012		Avg. Occupancy	Type
			Total Units	Occupied Units	Occupancy Rate	Occupied Units	Occupancy Rate		
LIHTC Communities									
Forrest Brook	York	York	56	56	100.00%	56	100.00%	100.00%	Family
Wellington Square	York	York	50	48	96.00%	47	94.00%	95.00%	Family
Total			106	104	98.11%	103	97.17%	97.64%	
LIHTC / Deep Subsidy Communities									
York TH	York	York	46	46	100.00%	44	95.65%	97.83%	Family
Total			46	46	100.00%	44	95.65%	97.83%	
Grand Total			152	150	98.68%	147	96.71%	97.70%	

Source: SC Public Analysis 2012

Table 22 LIHTC Occupancy Rate

LIHTC Communities					
Community	City	County	Total Units	Occupied Units	Occupancy Rate
Forrest Brook	York	York	56	55	98.21%
Wellington Square	York	York	50	50	100.00%
York TH*	York	York	46	46	100.00%
Grand Total			152	151	99.34%

LIHTC / Deep Subsidy Communities*

Source: Field Survey, Real Property Research Group, Inc. December 2013.

D. Analysis of Rental Pricing and Product

1. Payment of Utility Costs

Among the surveyed communities, all four include the cost of water/sewer and trash removal in the price of rent (Table 23). Royal York Commons will also include the cost of water/sewer and trash removal.

2. Unit Features

Three of four surveyed communities offer kitchens equipped with stoves, refrigerators, and dishwashers. Two of the communities also include microwave ovens. All four communities include washer/dryer connections. Royal York Commons will be competitive with surveyed rental communities as features will include dishwashers, microwave, washer/dryer connections, and patio/balcony.

3. Parking

All surveyed communities include free surface parking as their standard parking option. None of the surveyed communities offer covered parking options.

4. Community Amenities

Among the surveyed communities, all four offer a playground. Two communities also have a community room (Table 24). Royal York Commons will include a community room, computer center, playground, and covered picnic area, which is comparable with the two LIHTC communities of similar size.



Table 23 Utilities and Unit Features– Surveyed Rental Communities

Community	Heat Type	Utilities Included in Rent					Dish-washer	Micro-wave	Parking	In-Unit Laundry	Storage	
		Heat	Hot Water	Cooking	Electric	Water						Trash
Subject	Elec	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Std	Std	Surface	Hookups	STD - In Unit
Cedar Terrace	Elec	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			Surface	Select	
Forrest Brook	Elec	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	STD	STD	Surface	Hook Ups	STD - In Unit
Wellington Square	Elec	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	STD	STD	Surface	Hook Ups	STD - In Unit
York TH	Elec	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	STD		Surface	Hook Ups	STD - In Unit

Source: Field Survey, Real Property Research Group, Inc. December 2013.

Table 24 Community Amenities – Surveyed Rental Communities

Community	Clubhouse	Fitness Room	Pool	Playground	Tennis Court	Business Center	Gated Entry
Subject	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cedar Terrace	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Forrest Brook	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wellington Square	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
York TH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Field Survey, Real Property Research Group, Inc. December 2013.

5. Distribution of Units by Bedroom Type

Among the LIHTC communities, both offer two and three bedroom units. Two bedroom units account for 77.4 percent of surveyed units and 22.6 percent are three bedroom units (Table 25). Neither of the LIHTC communities offers one bedroom units.

6. Effective Rents

Unit rents presented in Table 25 are net or effective rents, as opposed to street or advertised rents. To arrive at effective rents, we apply downward adjustments to street rents at some communities in order to control for current rental incentives. The net rents further reflect adjustments to street rents to equalize the impact of utility expenses across complexes. Specifically, the net rents represent the hypothetical situation where water/sewer and trash removal is included in monthly rents at all communities, with tenants responsible for other utility costs (electricity, heat, hot water, and cooking fuel).

Among all surveyed rental communities, net rents, unit sizes, and rents per square foot are as follows:



- **Two bedroom** units reported an average net rent of \$616 with a range from \$570 to \$655 per month. The average unit size is 984 square feet, which results in an average net rent per square foot of \$0.63.
- **Three bedroom** units reported an average net rent of \$719 with a range from \$675 to \$755 per month. The average unit size is 1,232 square feet, which results in an average net rent per square foot of \$0.58.
- None of the surveyed communities offer four bedroom units.

The proposed 50 percent rents are positioned below the average market averages and the proposed 60 percent rents are positioned comparable to the 60 percent units at Forrest Brook.

Table 25 Salient Characteristics, Surveyed Rental Communities

Community	Type	Total Units	Two Bedroom Units			Three Bedroom Units			Four Bedroom Units					
			Units	Rent(1)	SF	Rent/SF	Units	Rent(1)	SF	Rent/SF	Units	Rent(1)	SF	Rent/SF
Subject Property - 50% AMI	Garden	14	5	\$562	1,010	\$0.56	7	\$640	1,100	\$0.58	2	\$699	1,250	\$0.56
Subject Property - 60% AMI	Garden	42	15	\$690	1,010	\$0.68	21	\$745	1,100	\$0.68	6	\$825	1,250	\$0.66
Forrest Brook* 60% AMI	TH	28	21	\$655	1,020	\$0.64	7	\$755	1,302	\$0.58				
Forrest Brook* 50% AMI	TH	28	21	\$655	1,020	\$0.64	7	\$755	1,302	\$0.58				
Wellington Square	Duplex	10	8	\$615	960	\$0.64	2	\$719	1,185	\$0.61				
Wellington Square* 60% AMI	Duplex	10	7	\$585	960	\$0.61	3	\$690	1,185	\$0.58				
Wellington Square* 50% AMI	Duplex	30	25	\$570	960	\$0.59	5	\$675	1,185	\$0.57				
Total/Average		106		\$616	984	\$0.63		\$719	1,232	\$0.58				
Unit Distribution		106	82				24							
% of Total		100.0%	77.4%				22.6%							

Tax Credit Communities*

(1) Rent is adjusted to include only Water/Sewer and Trash and incentives

Source: Field Survey, Real Property Research Group, Inc. December 2013.

E. Housing Authority Data / Subsidized Housing List

The Section 8 Housing Assistance program for Rock Hill and York County is administered by the York County Housing Authority. According to Jenny Hammond, York County has 233 Section 8 vouchers with a waiting list of one to two years. The county also manages 125 public housing units with a waiting list of six months to one year. A list of all subsidized communities in the market area is detailed in Table 26 and the location relative to the site is shown on Map 7.

Table 26 Subsidized Rental Communities, Royal York Market Area

Community	Subsidy	Type	Address
Bay Tree	Rural Development	Family	205 W Jefferson St.
Cedar Terrace	Rural Development	Family	907 E Liberty St.
White Oaks	Section 8	Senior	7 S Pacific Ave.
Forrest Brook	Tax Credit	Family	106 Eaves Way
Wellington Square	Tax Credit	Family	1246 Wellington Square Dr.
Hunters Bay	Tax Credit	Senior	69 Hunter St.
York Townhouses	Tax Credit / Rural Development	Family	500 Railroad Ave.

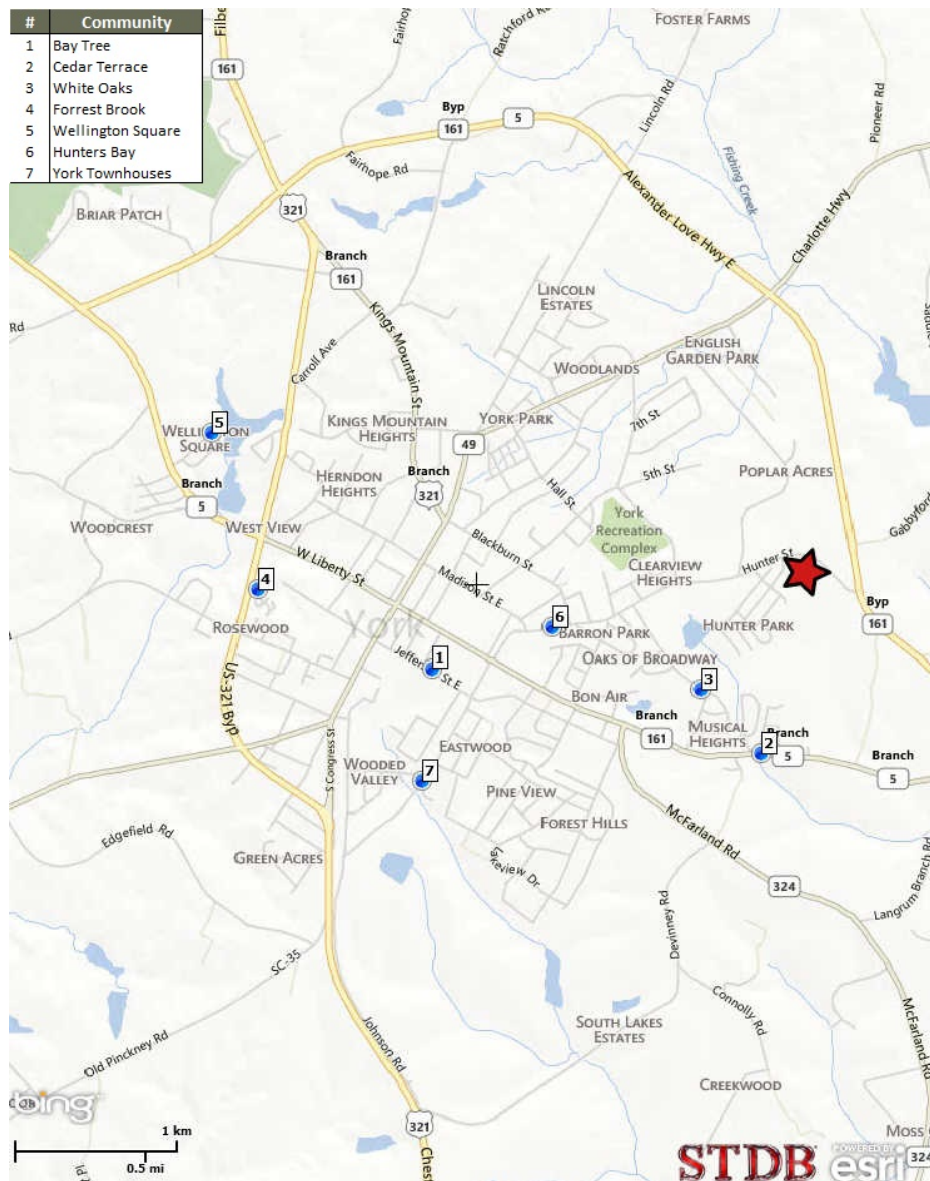


F. Potential Competition from For-Sale Housing/Scattered Site Rental

Few scattered site rentals were identified in the market area. The one scattered site rental identified as available was a three bedroom mobile home with 1,640 square feet for \$925. This mobile home pricing is well above existing rents in the market area and those proposed at the subject property.

Given the low proposed rents and income ranges targeted, we do not believe for-sale housing will compete with Royal York Commons. Although the community will include eight units will four bedrooms, many large families are renters by choice.

Map 7 Subsidized Rental Communities, Royal York Market Area





G. Proposed and Under Construction Rental Communities

According to planning officials with the City of York and York County, no new multi-family rental communities are planned in the Royal York Market Area. No LIHTC allocations have been made in York County in the past three years.

H. Estimate of Market Rent

To better understand how the proposed rents compare with the rental market, rents of the most comparable communities are adjusted for a variety of factors including curb appeal, square footage, utilities, and amenities. Given the lack of directly comparable market rate communities in the market area, three market rate communities located in Rock Hill are used in the estimate of market rent. Rock Hill is located east of the of the market area in York County. The adjustments made in this analysis are broken down into four classifications. These classifications and an explanation of the adjustments made follows:

- Rents Charged – current rents charged, adjusted for utilities and incentives, if applicable.
- Design, Location, Condition – adjustments made in this section include:
 - Building Design - An adjustment was made, if necessary, to reflect the attractiveness of the proposed product relative to the comparable communities above and beyond what is applied for year built and/or condition (Table 31).
 - Year Built/Rehabbed - We applied a value of \$0.75 for each year newer a property is relative to a comparable.
 - Condition and Neighborhood – We rated these features on a scale of 1 to 5 with 5 being the most desirable. A conservative adjustment of \$10 per variance was applied for condition as this factor is also accounted for in “year built.” The Neighborhood or location adjustment was also \$10 per numerical variance.
 - Square Footage - Differences between comparables and the subject property are accounted for by an adjustment of \$0.25 per foot.
- Unit Equipment/Amenities – Adjustments were made for amenities included or excluded at the subject property. The exact value of each specific value is somewhat subjective as particular amenities are more attractive to certain renters and less important to others. Adjustment values were between \$5 and \$30 for each amenity.
- Site Equipment – Adjustments were made in the same manner as with the unit amenities. Adjustment values were between \$5 and \$10 for each amenity.

According to our adjustment calculations, the estimated market rents for the units at Royal York Commons are \$768 for two bedroom units (Table 27), \$833 for three bedroom units (Table 28), and \$920 for four bedroom units (Table 29). As none of the competitive properties offer four bedroom units, the estimated market rent for four bedroom units is based on competitive three bedroom units with an adjustment for unit size and number of bedrooms. The proposed 50 percent rents result in market advantages of 23.12 percent to 26.84 percent. Among the 60 percent units, all units have a 10-11 percent rent advantage. The overall weighted average market advantage is 13.91 percent (Table 30). The maximum achievable/restricted rent for LIHTC units would be LIHTC maximums.



Table 27 Estimate of Market Rent, Two Bedroom Units

Two Bedroom Units							
Subject Property	Comparable Property #1		Comparable Property #2		Comparable Property #3		
Royal York Commons Hunter Street York, York County, SC	Brookstone 1800 Marett Blvd. Rock Hill York		Willow Glen 211 Garden Way Rock Hill York		Wellington Square 1246 Wellington Square Dr. York York		
A. Rents Charged	Subject	Data	\$ Adj.	Data	\$ Adj.	Data	\$ Adj.
Street Rent	\$690	\$855	\$0	\$683	\$0	\$615	\$0
Utilities Included	W, S, T	T	\$15	W,S,T	\$0	W,S,T	\$0
Rent Concessions	\$0	1 month free	(\$71)	None	\$0	None	\$0
Effective Rent	\$690	\$799		\$683		\$615	
<i>In parts B thru D, adjustments were made only for differences</i>							
B. Design, Location, Condition		Data	\$ Adj.	Data	\$ Adj.	Data	\$ Adj.
Structure / Stories	Garden	Garden	\$0	Townhouse	\$0	Duplex	\$0
Year Built / Condition	2015	2001	\$11	1973	\$32	2006	\$7
Quality/Street Appeal	Above Average	Average	\$10	Below Average	\$20	Average	\$10
Location	Above Average	Above Average	\$0	Below Average	\$20	Average	\$10
C. Unit Equipment / Amenities		Data	\$ Adj.	Data	\$ Adj.	Data	\$ Adj.
Number of Bedrooms	2	2	\$0	2	\$0	2	\$0
Number of Bathrooms	2	2	\$0	1.5	\$8	2	\$0
Unit Interior Square Feet	1,010	1,050	(\$10)	842	\$42	960	\$13
Balcony / Patio / Porch	Yes	Yes	\$0	Yes	\$0	Yes	\$0
AC: (C)entral / (W)all / (N)on	Central	Central	\$0	Central	\$0	Central	\$0
Range / Refrigerator	Yes / Yes	Yes / Yes	\$0	Yes / Yes	\$0	Yes / Yes	\$0
Microwave / Dishwasher	Yes / Yes	No / Yes	\$5	No / Yes	\$5	Yes / Yes	\$0
Washer / Dryer: In Unit	No	No	\$0	No	\$0	No	\$0
Washer / Dryer: Hook-ups	Yes	Yes	\$0	No	\$5	Yes	\$0
D. Site Equipment / Amenities		Data	\$ Adj.	Data	\$ Adj.	Data	\$ Adj.
Parking (\$ Fee)	Surface (\$0)	Surface (\$0)	\$0	Surface (\$0)	\$0	Surface (\$0)	\$0
Club House	Yes	Yes	\$0	No	\$10	Yes	\$0
Pool	No	Yes	(\$10)	No	\$0	No	\$0
Recreation Areas	Yes	Yes	\$0	Yes	\$0	Yes	\$0
Fitness Center	Yes	Yes	\$0	No	\$10	No	\$10
E. Adjustments Recap		Positive	Negative	Positive	Negative	Positive	Negative
Total Number of Adjustments		3	2	9	0	5	0
Sum of Adjustments B to D		\$26	(\$20)	\$152	\$0	\$50	\$0
F. Total Summary							
<i>Gross Total Adjustment</i>		\$46		\$152		\$50	
<i>Net Total Adjustment</i>		\$6		\$152		\$50	
G. Adjusted And Achievable Rents		Adj. Rent		Adj. Rent		Adj. Rent	
Adjusted Rent		\$805		\$835		\$665	
% of Effective Rent		100.8%		122.2%		108.1%	
Estimated Market Rent	\$768						
Rent Advantage \$	\$78						
Rent Advantage %	10.2%						



Table 28 Estimate of Market Rent, Three Bedroom Units

Three Bedroom Units							
Subject Property	Comparable Property #1		Comparable Property #2		Comparable Property #3		
Royal York Commons Hunter Street York, York County, SC	Brookstone 1800 Marett Blvd. Rock Hill York		Willow Glen 211 Garden Way Rock Hill York		Wellington Square 1246 Wellington Square Dr. York York		
A. Rents Charged	Subject	Data	\$ Adj.	Data	\$ Adj.	Data	\$ Adj.
Street Rent	\$745	\$995	\$0	\$699	\$0	\$719	\$0
Utilities Included	W,S,T	T	\$20	W,S,T	\$0	W,S,T	\$0
Rent Concessions		1 month free	(\$83)	None	\$0	None	\$0
Effective Rent	\$745	\$932		\$699		\$719	
<i>In parts B thru D, adjustments were made only for differences</i>							
B. Design, Location, Condition		Data	\$ Adj.	Data	\$ Adj.	Data	\$ Adj.
Structure / Stories	Garden	Garden	\$0	Townhouse	\$0	Duplex	\$0
Year Built / Condition	2015	2001	\$11	1973	\$32	2006	\$7
Quality/Street Appeal	Above Average	Average	\$10	Below Average	\$20	Below Average	\$20
Location	Above Average	Above Average	\$0	Below Average	\$20	Average	\$10
C. Unit Equipment / Amenities		Data	\$ Adj.	Data	\$ Adj.	Data	\$ Adj.
Number of Bedrooms	3	3	\$0	3	\$0	3	\$0
Number of Bathrooms	2	2	\$0	1.5	\$8	2	\$0
Unit Interior Square Feet	1,100	1,276	(\$44)	942	\$40	1,185	(\$21)
Balcony / Patio / Porch	Yes	Yes	\$0	Yes	\$0	Yes	\$0
AC: (C)entral / (W)all / (N)on	Central	Central	\$0	Central	\$0	Central	\$0
Range / Refrigerator	Yes / Yes	Yes / Yes	\$0	Yes / Yes	\$0	Yes / Yes	\$0
Microwave / Dishwasher	Yes / Yes	No / Yes	\$5	No / Yes	\$5	Yes / Yes	\$0
Washer / Dryer: In Unit	No	No	\$0	No	\$0	No	\$0
Washer / Dryer: Hook-ups	Yes	Yes	\$0	No	\$5	Yes	\$0
D. Site Equipment / Amenities		Data	\$ Adj.	Data	\$ Adj.	Data	\$ Adj.
Parking (\$ Fee)	Surface	Surface (\$0)	\$0	Surface (\$0)	\$0	Surface (\$0)	\$0
Club House	Yes	Yes	\$0	No	\$10	Yes	\$0
Pool	No	Yes	(\$10)	No	\$0	No	\$0
Recreation Areas	Yes	Yes	\$0	Yes	\$0	Yes	\$0
Fitness Center	Yes	Yes	\$0	No	\$10	No	\$10
E. Adjustments Recap		Positive	Negative	Positive	Negative	Positive	Negative
Total Number of Adjustments		3	2	9	0	4	1
Sum of Adjustments B to D		\$26	(\$54)	\$150	\$0	\$47	(\$21)
F. Total Summary							
<i>Gross Total Adjustment</i>		\$80		\$150		\$68	
<i>Net Total Adjustment</i>		(\$28)		\$150		\$26	
G. Adjusted And Achievable Rents							
		Adj. Rent		Adj. Rent		Adj. Rent	
Adjusted Rent		\$904		\$849		\$745	
% of Effective Rent		97.0%		121.4%		103.6%	
Estimated Market Rent	\$833						
Rent Advantage \$	\$88						
Rent Advantage %	10.5%						



Table 29 Estimate of Market Rent, Four Bedroom Units

Four Bedroom Units							
Subject Property	Comparable Property #1		Comparable Property #2		Comparable Property #3		
Royal York Commons Hunter Street York, York County, SC	Brookstone 1800 Marett Blvd. Rock Hill York		Willow Glen 211 Garden Way Rock Hill York		Wellington Square 1246 Wellington Square Dr. York York		
A. Rents Charged	Subject	Data	\$ Adj.	Data	\$ Adj.	Data	\$ Adj.
Street Rent	\$825	\$995	\$0	\$699	\$0	\$719	\$0
Utilities Included	W,S,T	T	\$20	W,S,T	\$0	W,S,T	\$0
Rent Concessions		1 month free	(\$83)	None	\$0	None	\$0
Effective Rent	\$825	\$932		\$699		\$719	
<i>In parts B thru D, adjustments were made only for differences</i>							
B. Design, Location, Condition		Data	\$ Adj.	Data	\$ Adj.	Data	\$ Adj.
Structure / Stories	Garden	Garden	\$0	Townhouse	\$0	Duplex	\$0
Year Built / Condition	2015	2001	\$11	1973	\$32	2006	\$7
Quality/Street Appeal	Above Average	Average	\$10	Below Average	\$20	Average	\$20
Location	Above Average	Above Average	\$0	Below Average	\$20	Average	\$10
C. Unit Equipment / Amenities		Data	\$ Adj.	Data	\$ Adj.	Data	\$ Adj.
Number of Bedrooms	4	3	\$50	3	\$50	3	\$50
Number of Bathrooms	2	2	\$0	1.5	\$8	2	\$0
Unit Interior Square Feet	1,250	1,276	(\$7)	942	\$77	1,185	\$16
Balcony / Patio / Porch	Yes	Yes	\$0	Yes	\$0	Yes	\$0
AC: (C)entral / (W)all / (N)on	Central	Central	\$0	Central	\$0	Central	\$0
Range / Refrigerator	Yes / Yes	Yes / Yes	\$0	Yes / Yes	\$0	Yes / Yes	\$0
Microwave / Dishwasher	Yes / Yes	No / Yes	\$5	No / Yes	\$5	Yes / Yes	\$0
Washer / Dryer: In Unit	No	No	\$0	No	\$0	No	\$0
Washer / Dryer: Hook-ups	Yes	Yes	\$0	No	\$5	Yes	\$0
D. Site Equipment / Amenities		Data	\$ Adj.	Data	\$ Adj.	Data	\$ Adj.
Parking (\$ Fee)	Surface	Surface (\$0)	\$0	Surface (\$0)	\$0	Surface (\$0)	\$0
Club House	Yes	Yes	\$0	No	\$10	Yes	\$0
Pool	No	Yes	(\$10)	No	\$0	No	\$0
Recreation Areas	Yes	Yes	\$0	Yes	\$0	Yes	\$0
Fitness Center	Yes	Yes	\$0	No	\$10	No	\$10
E. Adjustments Recap		Positive	Negative	Positive	Negative	Positive	Negative
Total Number of Adjustments		4	2	10	0	6	0
Sum of Adjustments B to D		\$76	(\$17)	\$237	\$0	\$113	\$0
F. Total Summary							
<i>Gross Total Adjustment</i>		\$93		\$237		\$113	
<i>Net Total Adjustment</i>		\$59		\$237		\$113	
G. Adjusted And Achievable Rents		Adj. Rent		Adj. Rent		Adj. Rent	
Adjusted Rent		\$991		\$936		\$832	
% of Effective Rent		106.3%		133.8%		115.7%	
Estimated Market Rent	\$920						
Rent Advantage \$	\$95						
Rent Advantage %	10.3%						



Table 30 Rent Advantage Summary

50% AMI Units	Two Bedroom Units	Three Bedrooms Units	Bedroom Units
Subject Rent	\$562	\$640	\$699
Estimated Market Ren	\$768	\$833	\$920
Rent Advantage (\$)	\$206	\$193	\$221
Rent Advantage (%)	26.84%	23.12%	23.98%
Proposed Units	5	7	2

60% AMI Units	Two Bedroom Units	Three Bedrooms Units	Bedroom Units
Subject Rent	\$690	\$745	\$825
Estimated Market Ren	\$768	\$833	\$920
Rent Advantage (\$)	\$78	\$88	\$95
Rent Advantage (%)	10.18%	10.51%	10.28%
Proposed Units	15	21	6

Overall Weighted Average Rent Advantage 13.91%

Table 31 Estimate of Market Rent Adjustments Summary

Rent Adjustments Summary	
B. Design, Location, Condition	
Structure / Stories	
Year Built / Condition	\$0.75
Quality/Street Appeal	\$10.00
Location	\$10.00
C. Unit Equipment / Amenities	
Number of Bedrooms	\$50.00
Number of Bathrooms	\$15.00
Unit Interior Square Feet	\$0.25
Balcony / Patio / Porch	\$5.00
AC Type:	\$5.00
Range / Refrigerator	\$25.00
Microwave / Dishwasher	\$5.00
Washer / Dryer: In Unit	\$25.00
Washer / Dryer: Hook-ups	\$5.00
D. Site Equipment / Amenities	
Parking (\$ Fee)	
Learning Center	\$10.00
Club House	\$10.00
Pool	\$10.00
Recreation Areas	\$5.00
Fitness Center	\$10.00

8. FINDINGS AND CONCLUSIONS

A. Key Findings

Based on the preceding review of the subject project, demographic and competitive housing trends in the Royal York Market Area, RPRG offers the following key findings:

1. Site and Neighborhood Analysis

Royal York Commons is located in a suburban neighborhood in the eastern portion of York.

- The neighborhood surrounding Royal York Commons is predominately residential with single-family detached homes the most common land use. Additional land uses include several businesses, a public school, and a church.
- The subject site is located within two miles of numerous commercial uses including a grocery store, drug store, and restaurants.
- The subject site is appropriate for the proposed use and will be comparable with existing multi-family rental communities in the market area.

2. Economic Context

York County's economy suffered job loss and increased unemployment rates through the recent national recession and prolonged economic downturn, but has recently shown signs of stabilization and job gain.

- York County's unemployment rate increased significantly during the national recession – more so than state and national unemployment rates. The county's unemployment rate more than doubled from 7.0 percent in 2008 to 15.4 percent in 2010. The unemployment rates in all three areas have decreased recently although the county remains above both. Through the second quarter of 2013, unemployment rates were 10.4 percent in the county, 8.3 percent in the state, and 7.7 percent in the country.
- York County experienced its first recent annual loss in At-Place Employment in 2009 with a net loss of 1,928 jobs or 2.6 percent of the annual average At-Place Employment in 2008, which resulted in the lowest job total since 2006. From 2010 to 2012 York County gained 3,071 jobs which eclipsed the pre-recession highs in 2008 by more than 1,100 jobs.
- York County's percentages of jobs in the Manufacturing, Trade-Transportation-Utilities, Financial Activities, and Leisure-Hospitality sectors are significantly higher than the national figures. These four sectors account for 54.2 percent of the jobs in York County and 44 percent of the jobs in the nation.

3. Growth Trends

Both the Royal York Market Area and York County grew steadily between the 2000 and 2010 census counts with the market area's growth rate coming in at roughly one-half the county's rate of growth. Growth rates in both areas are projected to remain strong in both areas through 2016 with the market area's growth rate only slightly below the county's growth rate.

- Between 2000 and 2010 Census counts, the population of the Royal York Market Area increased by 15.9 percent, rising from 28,187 to 32,680 people. During the same time period, the number of households in the Royal York Market Area increased by 20.5 percent, from 9,981 to 12,026 households, an annual increase of 1.9 percent or 205 households.



- Between 2013 and 2016, the market area is projected to have annual increases of 451 people (1.3 percent) and 193 households (1.5 percent). The county's annual growth is projected at 1.7 percent for population and 1.8 percent for households.

4. Demographic Trends

- Compared to the county, the market area is older, less likely to rent, and less affluent.
- The median age of the population is 44 in the market area and 41 in the county. While adults age 35-61 comprise the largest cohort in both areas, a significant percentage of both populations are seniors age 62+.
- Less than one quarter (22.7 percent) of the householders in the Royal York Market Area rented in 2010 compared to 27.7 percent of the households in York County (Table 10). Renters accounted for 30.2 percent of household growth between 2000 and 2010 in the market area and 29.5 percent in York County.
- Young working age households form the core of the market area's renters, as 43.8 percent of the renter occupied households are between the ages of 25 and 44 and 18.7 percent are age 45-54 years. Older adults age 55+ account for 28.5 percent of all market area renters.
- RPRG estimates that the 2013 median household income in the Royal York Market Area is \$41,047, \$11,513 or 21.9 percent lower than the \$52,560 median in York County.
- The market area's median income for renter households in 2013 is estimated at \$25,255, 52 percent of the owner median income of \$48,535. Among renter households, 49.4 percent earn less than \$25,000 and 27.9 percent earn \$25,000 to \$49,999.

5. Competitive Housing Analysis

The multi-family rental market is fairly limited in the market area with only four general occupancy communities surveyed including two LIHTC communities and two USDA communities. To compare rents with current market conditions, we also surveyed several communities in Rock Hill.

- The two LIHTC communities have combine for only one vacancy among 106 units, a rate of 0.9 percent. The sole vacancy was at Forrest Brook and Wellington Square was fully occupied. Among the deeply subsidized communities, no vacancies were reported for a 0.0 percent vacancy rate. Looking at the vacancy by floor plan, the only vacant unit was a two bedroom unit. None of the three bedroom units were reported vacant and neither LIHTC property offers one bedroom units.
- The historical vacancy rate among the two comparable LIHTC communities was 2.4 percent for the second and fourth quarter of 2012. The historic vacancy rate for the LIHTC property with additional subsidies was 2.2 percent
- Among the rental communities surveyed, net rents, unit sizes, and rents per square foot are as follows:
 - **Two bedroom** rents average \$616 for 984 square feet or \$0.63 per square foot.
 - **Three bedroom** rents average \$719 for 1,232 square feet or \$0.58 per square foot.
- The proposed 50 percent rents are positioned below the overage market averages and the proposed 60 percent rents are positioned comparable to the existing 60 percent rents at Forrest Brook with the proposed two bedroom units above Forrest Brook and the proposed three bedroom units below Forrest Brook.



- Few scattered site rentals were identified in the market area. The one scattered site rental identified as available was a three bedroom mobile home with 1,640 square feet for \$925.
- The estimated market rents for the units at Royal York Commons are \$768 for two bedroom units, \$833 for three bedroom units, and \$920 for four bedroom units. Rent advantages for proposed 50 percent units range from 23.12 percent to 26.8 percent. The proposed 60 percent rents result in at least 10 percent rent advantages for all units. The overall market advantage is 13.91 percent.
- No new rental communities are currently planned or under construction in the market area.

B. Affordability Analysis

1. Methodology

The Affordability Analysis tests the percent of income-qualified households in the market area that the subject community must capture in order to achieve full occupancy.

The first component of the Affordability Analyses involves looking at the total household income distribution and renter household income distribution among primary market area households for the target year of 2016. RPRG calculated the income distribution for both total households and renter households based on the relationship between owner and renter household incomes by income cohort from the 2007-2011 American Community Survey along with estimates and projected income growth as projected by Esri (Table 32).

A particular housing unit is typically said to be affordable to households that would be expending a certain percentage of their annual income or less on the expenses related to living in that unit. In the case of rental units, these expenses are generally of two types – monthly contract rents paid to landlords and payment of utility bills for which the tenant is responsible. The sum of the contract rent and utility bills is referred to as a household’s ‘gross rent burden’. For the Affordability Analyses, RPRG employs a 35 percent gross rent burden.

LIHTC units will target renter households earning up to 50 percent and 60 percent of the Area Median Income (AMI), adjusted for household size. Maximum income limits are derived from 2014 income limits for York County as computed by HUD and are based on average household sizes of 1.5 persons per bedroom.

Table 32 2016 Income Distribution by Tenure

York Market Area		Total Households		Renter Households	
		#	%	#	%
less than	\$15,000	1,921	14.6%	781	24.5%
	\$15,000	1,738	13.2%	707	22.1%
	\$25,000	1,700	12.9%	423	13.2%
	\$35,000	1,735	13.2%	571	17.9%
	\$50,000	2,564	19.5%	281	8.8%
	\$75,000	1,888	14.3%	245	7.7%
	\$100,000	1,121	8.5%	167	5.2%
	\$150,000	509	3.9%	17	0.5%
	Over				
Total		13,176	100%	3,193	100%
Median Income		\$45,626		\$27,560	

Source: American Community Survey 2007-2011 Projections, RPRG, Inc.

2. Affordability Analysis

The steps in the affordability analysis (Table 33) are as follows:

- Looking at the 50 percent two bedroom units, the overall shelter cost at the proposed rent would be \$722 (\$562 net rent plus a \$160 allowance to cover all utilities except water/sewer and trash removal).
- By applying a 35 percent rent burden to this gross rent, we determined that a 50 percent two-bedroom unit would be affordable to households earning at least \$24,754 per year. A total of 9,560 households are projected to earn at least this amount in 2016.
- Based on an average household size of 1.5 persons per bedroom, the maximum income limit for a two bedroom unit at 50 percent of the AMI is \$29,300. According to the interpolated income distribution for 2016, 8,786 market area households will have incomes exceeding this 50 percent LIHTC income limit.
- Subtracting the 8,786 households with incomes above the maximum income limit from the 9,560 households that could afford to rent this unit, RPRG computes that 774 households in the market area will be within the band of affordability for the subject site's two-bedroom units at 50 percent AMI.
- The subject property would need to capture 0.6 percent of these income-qualified households to absorb the five two-bedroom units at 50 percent AMI.
- RPRG next tested the range of qualified renter households and determined that 1,722 renter households can afford to rent a unit at the subject property. Of these, 1,523 have incomes above the maximum income of \$29,300. The net result is 199 renter households within the income band. To absorb the five 50 percent two-bedroom units, the subject property would need to capture 2.5 percent of income-qualified renter households.
- Using the same methodology, we determined the band of qualified households for remaining floor plan types and income levels offered in the community. We also computed the capture rates for all units.
- The remaining renter capture rates by floor plan range from 0.8 percent to 6.3 percent.
- By income level, renter capture rates are 2.6 percent for 50 percent units, 6.5 percent for 60 percent units, and 6.7 percent for the project as a whole.

All of these capture rates are within reasonable and achievable levels, indicating sufficient income qualified renter households exist in the Royal York Market Area to support the 56 units proposed at Royal York Commons.



Table 33 Affordability Analysis for Royal York Commons

50% Units	Two Bedroom		Three Bedroom		Four Bedroom	
	Min.	Max.	Min.	Max.	Min.	Max.
Number of Units	5		7		2	
Net Rent	\$562		\$640		\$699	
Gross Rent	\$722		\$835		\$931	
% Income for Shelter	35%		35%		35%	
Income Range (Min, Max)	\$24,754	\$29,300	\$28,629	\$33,875	\$31,920	\$37,800
Total Households						
Range of Qualified Hslds	9,560	8,786	8,900	8,008	8,341	7,493
# Qualified Households	774		892		847	
Total HH Capture Rate	0.6%		0.8%		0.2%	
Renter Households						
Range of Qualified Hhlds	1,722	1,523	1,551	1,329	1,412	1,175
# Qualified Hhlds	199		222		237	
Renter HH Capture Rate	2.5%		3.2%		0.8%	

60% Units	Two Bedroom		Three Bedroom		Four Bedroom	
Number of Units	15		21		6	
Net Rent	\$690		\$745		\$825	
Gross Rent	\$850		\$940		\$1,057	
% Income for Shelter	35%		35%		35%	
Income Range (Min, Max)	\$29,143	\$35,160	\$32,229	\$40,650	\$36,240	\$45,360
Total Households						
Range of Qualified Hslds	8,813	7,798	8,288	7,164	7,674	6,619
# Qualified Households	1,014		1,125		1,055	
Unit Total HH Capture Rate	1.5%		1.9%		0.6%	
Renter Households						
Range of Qualified Hhlds	1,529	1,276	1,399	1,067	1,234	888
# Qualified Hhlds	254		332		347	
Renter HH Capture Rate	5.9%		6.3%		1.7%	

Income Target	Units	All Households = 13,176				Renter Households = 3,193				
		Band of Qualified Hhlds		# Qualified HHs	Capture Rate	Band of Qualified Hhlds		# Qualified HHs	Capture Rate	
50% Units	14	<i>Income Households</i>	\$24,754 9,560	\$37,800 7,493	2,067	0.7%	\$24,754 1,722	\$37,800 1,175	547	2.6%
60% Units	42	<i>Income Households</i>	\$29,143 8,813	\$45,360 6,619	2,194	1.9%	\$29,143 1,529	\$45,360 888	642	6.5%
Total Units	56	<i>Income Households</i>	\$24,754 9,560	\$45,360 6,619	2,941	1.9%	\$24,754 1,722	\$45,360 888	834	6.7%

Source: 2010 U.S. Census, Esri, Estimates, RPRG, Inc.



C. Derivation of Demand

1. Demand Methodology

The South Carolina State Housing Finance and Development Authority’s LIHTC demand methodology for general occupancy communities consists of three components:

- The first component of demand is household growth. This number is the number of income qualified renter households projected to move into the Royal York Market Area between the base year of 2013 and estimated placed in service date of 2016.
- The second component of demand is income qualified renter households living in substandard households. “Substandard” is defined as having more than 1.01 persons per room and/or lacking complete plumbing facilities. According to 2007-2011 American Community Survey (ACS) data, 8.4 percent of the rental units in the Royal York Market Area that are “substandard” (Table 34).
- The third and final component of demand is cost burdened renters, which is defined as those renter households paying more than 35 percent of household income for housing costs. According to ACS data, 36.8 percent of Royal York Market Area renter households are categorized as cost burdened.
- As most of the units will have three and four bedrooms, the capture rates by bedroom size are adjusted to account for large households. Given the low proposed rents, we have limited this demand calculation with three or more persons for the three bedroom units. For four bedroom units, demand is limited to households with four or more people. As the community also includes two bedroom units, this adjustment is not made to the overall capture rates.

Table 34 Substandard and Cost Burdened Calculations, Royal York Commons

Rent Cost Burden			Substandardness	
Total Households	#	%	Total Households	
Less than 10.0 percent	138	4.7%	Owner occupied:	
10.0 to 14.9 percent	329	11.2%	Complete plumbing facilities:	8,660
15.0 to 19.9 percent	371	12.6%	1.00 or less occupants per room	8,502
20.0 to 24.9 percent	358	12.1%	1.01 or more occupants per room	158
25.0 to 29.9 percent	214	7.3%	Lacking complete plumbing facilities:	57
30.0 to 34.9 percent	141	4.8%	Overcrowded or lacking plumbing	215
35.0 to 39.9 percent	73	2.5%	Renter occupied:	
40.0 to 49.9 percent	167	5.7%	Complete plumbing facilities:	2,815
50.0 percent or more	665	22.6%	1.00 or less occupants per room	2,698
Not computed	491	16.7%	1.01 or more occupants per room	117
Total	2,947	100.0%	Lacking complete plumbing facilities:	132
			Overcrowded or lacking plumbing	249
			Substandard Housing	464
			% Total Stock Substandard	4.0%
			% Rental Stock Substandard	8.4%

Source: American Community Survey 2007-2011



2. Demand Analysis

Directly comparable units built or approved in the Royal York Market Area since the base year are subtracted from the demand estimates. No such units were identified in the market area.

The overall demand capture rates by AMI level are 5.5 percent for 50 percent units, 13.5 percent for 60 percent units, and 14.4 percent for the project as a whole. By floor plan, capture rates range from 5.4 percent to 28.6 percent.

Table 35 Demand by AMI Level

<i>Income Target</i>	50% Units	60% Units	Total Units
<i>Minimum Income Limit</i>	\$24,754	\$29,143	\$24,754
<i>Maximum Income Limit</i>	\$37,800	\$45,360	\$45,360
<i>(A) Renter Income Qualification Percentage</i>	17.1%	20.1%	26.1%
Demand from New Renter Households <i>Calculation: (C-B) * A</i>	23	28	36
Plus			
Demand from Substandard Housing <i>Calculation: B * D * F * A</i>	43	51	66
Plus			
Demand from Rent Over-burdened Households <i>Calculation: B * E * F * A</i>	189	221	288
Equals			
Total PMA Demand	255	300	389
Less			
Comparable Units	0	0	0
Equals			
Net Demand	255	300	389
Proposed Units	14	42	56
Capture Rate	5.5%	14.0%	14.4%

Demand Calculation Inputs	
(B) 2013 HH	12,598
(C) 2016 HH	13,176
(D) ACS Substandard Percentage	8.4%
(E) ACS Rent Over-Burdened Percentage	36.8%
(F) 2013 Renter Percent	23.7%



Table 36 Demand by Floor Plan

Two Bedroom Units	50% Units	60% Units
Minimum Income Limit	\$24,754	\$29,143
Maximum Income Limit	\$29,300	\$35,160
Renter Income Qualification Percentage	6.2%	8.0%
Total Demand	93	118
Supply	0	0
Net Demand	93	118
Units Proposed	5	15
Capture Rate	5.4%	12.7%

Four Bedroom Units	50% Units	60% Units
Minimum Income Limit	\$31,920	\$38,297
Maximum Income Limit	\$37,800	\$45,360
Renter Income Qualification Percentage	7.4%	8.4%
Total Demand	111	125
Large HH Percentage (4+ persons)	27.5%	27.5%
Large HH Demand	30	34
Supply	0	0
Net Demand	30	34
Units Proposed	2	6
Capture Rate	6.6%	17.4%

Three Bedroom Units	50% Units	60% Units
Minimum Income Limit	\$28,629	\$32,229
Maximum Income Limit	\$33,875	\$40,650
Renter Income Qualification Percentage	7.0%	10.4%
Total Demand	104	155
Large HH Percentage (3+ persons)	47.3%	47.3%
Large HH Demand	49	73
Supply	0	0
Net Demand	49	73
Units Proposed	7	21
Capture Rate	14.3%	28.6%

D. Target Markets

Royal York Commons will offer two, three, and four bedroom floor plans with 50 percent rents positioned comparable to existing LIHTC rents and 60 percent rents near the top of the market. These units will appeal to a wide variety of low and moderate income households ranging from single persons to small and large families.

E. Product Evaluation

Considered in the context of the competitive environment and in light of the planned development, the relative position of Royal York Commons is as follows:

- **Site:** The subject site is appropriate for the proposed development. The subject’s neighborhood is suburban in nature with residential uses common within two miles. Amenities within two miles of the subject site include shopping, public schools, and major employers. The subject site is comparable with existing LIHTC communities in the market area.
- **Unit Distribution:** The proposed unit mix includes two, three, and four bedroom units. Two and three bedroom units are both common in the Royal York Market Area. Although none of the communities offer four bedroom units, 27.5 percent of all renter households have five or more persons. The four bedroom units at Royal York Commons will provide an affordable alternative to scattered site rentals.
- **Unit Size:** The proposed unit sizes of 1,010 square feet for two bedroom units and 1,100 square feet for three bedroom units are comparable with the averages among surveyed rental communities in the market area. The proposed unit size of 1,250 square feet for four bedroom units are appropriate when compared to the proposed three bedroom units and existing three bedroom LIHTC units in the market area.
- **Unit Features:** The newly constructed units at the subject property will offer fully equipped kitchens with new energy star appliances (refrigerator with ice maker, range, garbage disposal, dishwasher, and microwave). Flooring will be a combination of wall-to-wall carpeting and vinyl tile in the kitchen/bathrooms. In addition, all units will include ceiling



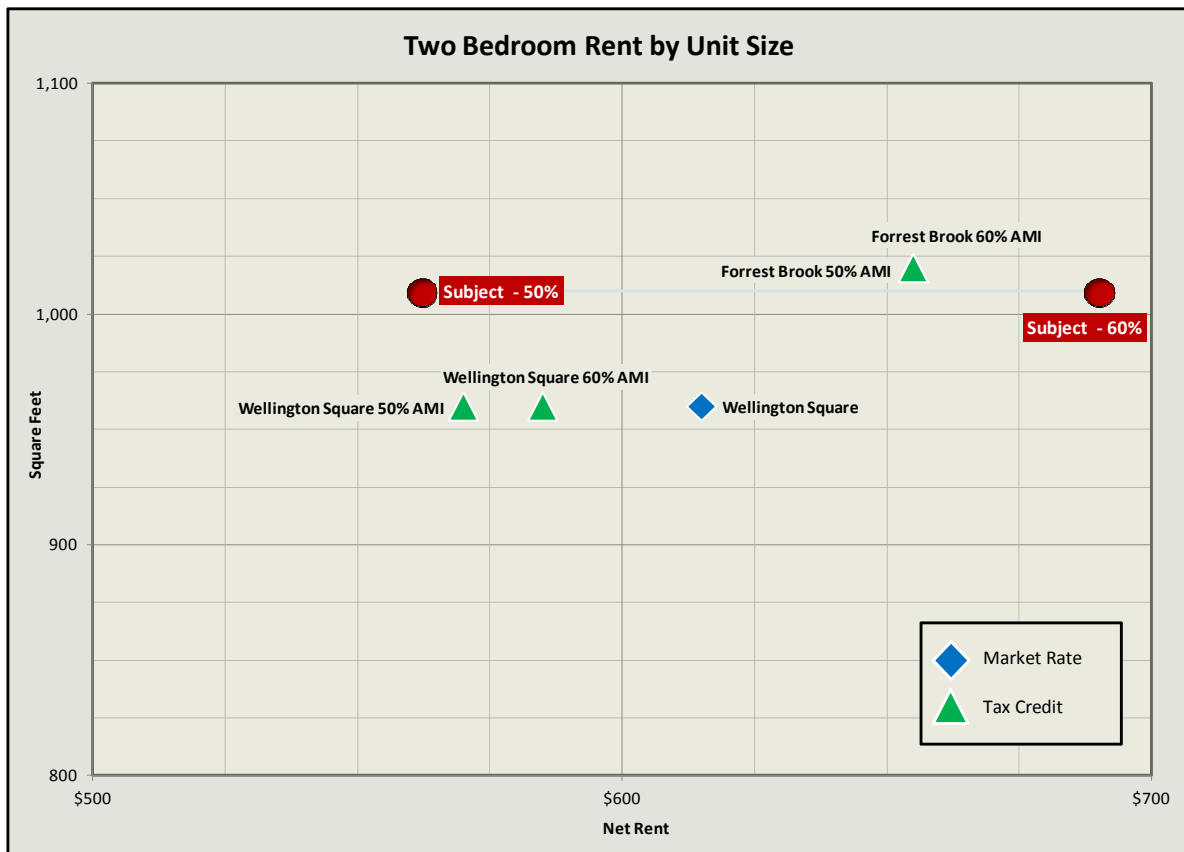
fans, washer/dryer connections, patios/balconies, central air conditioning and window blinds. The proposed unit features at Royal York Commons will be competitive with the existing rental stock in the market area, including properties funded with tax credits.

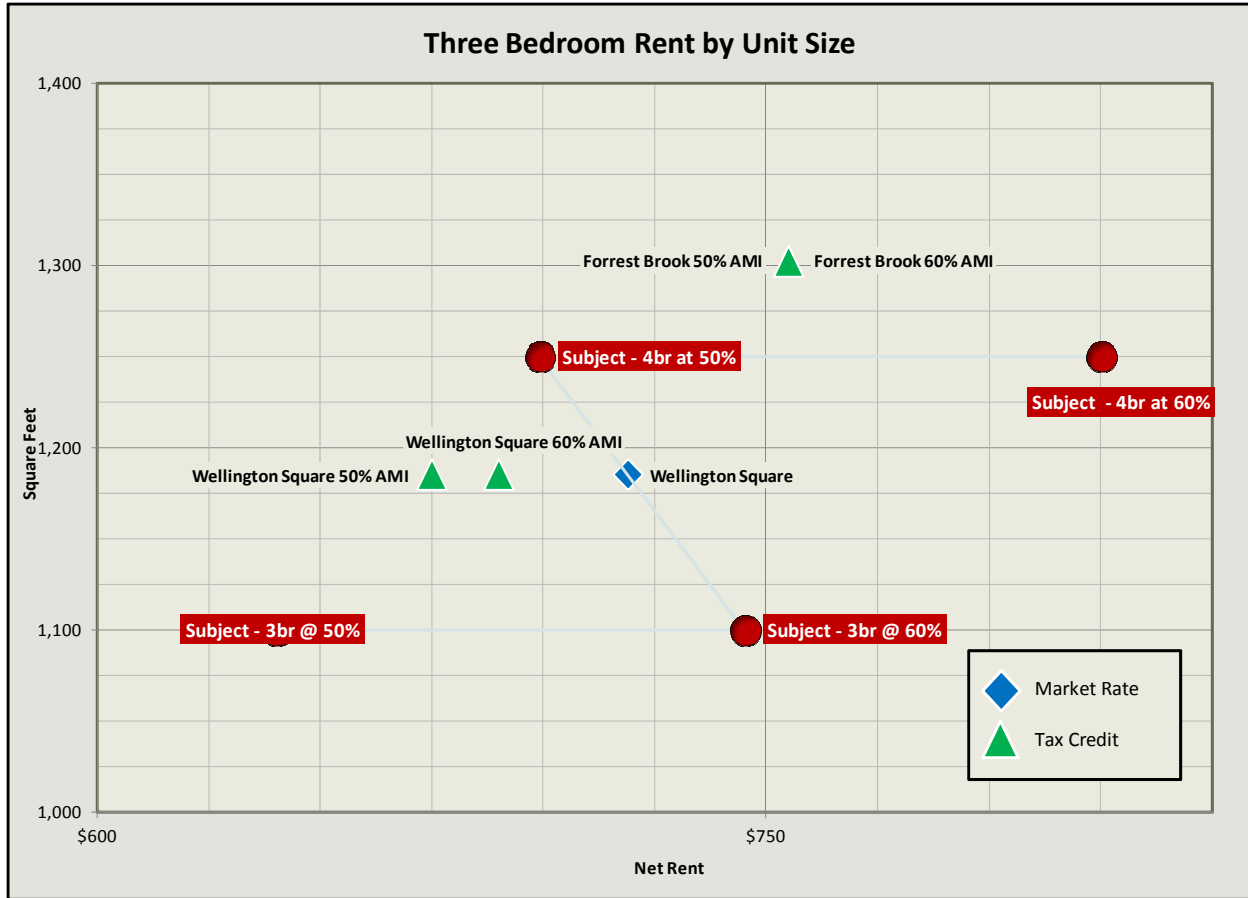
- **Community Amenities:** Commons’ amenity package will include a community room, playground, fitness center, computer center, central laundry, and security cameras, which will be competitive with the Royal York Market Area’s existing rental stock
- **Marketability:** The proposed units at Royal York Commons will be well received in the market area. The newly constructed units will be the nicest multi-family rental units in the market area and the only multi-family units constructed in the past decade. The proposed rents are reasonable and appropriate given the product to be constructed. All units will have at least a 10 percent rent advantage.

F. Price Position

As show in Figure 8, the proposed rents at Royal York Commons are positioned comparable to existing LIHTC communities in the market area. As shown by the estimate of market rent, the proposed rents are lower than comparable market rate communities in the region.

Figure 8 Price Position of Royal York Commons





G. Absorption Estimate

The newest community in the market area opened in 2006 and absorption data is not available. In lieu of lease-up data from comparable communities, absorption estimates are based on the experience of this community along with projected household growth, low overall vacancies, competitive rents, and an attractive product, we estimate that Royal York Commons will lease a minimum of 10 units per month. At this rate, the community would achieve 93 percent occupancy within 5-6 months.

H. Impact on Existing Market

Given the small number of units and projected household growth, the construction of Royal York Commons is not expected to have an adverse impact on existing rental communities in the Royal York Market Area. Overall, the rental market in the Royal York Market Area is performing well with limited vacancies and an aggregate LIHTC vacancy rate of just 0.9 percent. As the Royal York Market Area is projected to continue to experience steady population and household growth over the next three years, demand for rental housing is also likely to increase.

I. Final Conclusion and Recommendation

Based on an analysis of projected household growth trends, overall affordability and demand estimates, current rental market conditions, and socio-economic and demographic characteristics of the Royal York Market Area, RPRG believes that the proposed Royal York Commons will be able to



successfully reach and maintain a stabilized occupancy of at least 93 percent following entrance into the rental market. Given the product to be constructed, the subject property will be competitively positioned with existing market rate and LIHTC communities in the Royal York Market Area and the units will be well received by the target market. We recommend proceeding with the project as proposed.

A handwritten signature in black ink, appearing to read 'Tad Scepaniak', written in a cursive style.

Tad Scepaniak
Principal



9. APPENDIX 1 UNDERLYING ASSUMPTION AND LIMITING CONDITIONS

In conducting the analysis, we will make the following assumptions, except as otherwise noted in our report:

1. There are no zoning, building, safety, environmental or other federal, state or local laws, regulations or codes which would prohibit or impair the development, marketing or operation of the subject project in the manner contemplated in our report, and the subject project will be developed, marketed and operated in compliance with all applicable laws, regulations and codes.
2. No material changes will occur in (a) any federal, state or local law, regulation or code (including, without limitation, the Internal Revenue Code) affecting the subject project, or (b) any federal, state or local grant, financing or other program which is to be utilized in connection with the subject project.
3. The local, national and international economies will not deteriorate, and there will be no significant changes in interest rates or in rates of inflation or deflation.
4. The subject project will be served by adequate transportation, utilities and governmental facilities.
5. The subject project will not be subjected to any war, energy crisis, embargo, strike, earthquake, flood, fire or other casualty or act of God.
6. The subject project will be on the market at the time and with the product anticipated in our report, and at the price position specified in our report.
7. The subject project will be developed, marketed and operated in a highly professional manner.
8. No projects will be developed which will be in competition with the subject project, except as set forth in our report.
9. There are no existing judgments nor any pending or threatened litigation, which could hinder the development, marketing or operation of the subject project.



The analysis will be subject to the following limiting conditions, except as otherwise noted in our report:

1. The analysis contained in this report necessarily incorporates numerous estimates and assumptions with respect to property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates and the variations may be material.
2. Our absorption estimates are based on the assumption that the product recommendations set forth in our report will be followed without material deviation.
3. All estimates of future dollar amounts are based on the current value of the dollar, without any allowance for inflation or deflation.
4. We have no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal matters, environmental matters, architectural matters, geologic considerations, such as soils and seismic stability, and civil, mechanical, electrical, structural and other engineering matters.
5. Information, estimates and opinions contained in or referred to in our report, which we have obtained from sources outside of this office, are assumed to be reliable and have not been independently verified.
6. The conclusions and recommendations in our report are subject to these Underlying Assumptions and Limiting Conditions and to any additional assumptions or conditions set forth in the body of our report.



10. APPENDIX 2 ANALYST CERTIFICATIONS

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 & Development Authority's programs. I also affirm that I have no financial interest in the project or current business 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.

A handwritten signature in black ink, appearing to read 'Tad Scepaniak', is written over a horizontal line.

December, 3 2013

Tad Scepaniak
Principal
Real Property Research Group, Inc.

Date

Warning: Title 18 U.S.C. 1001, provides in part that whoever knowingly and willfully makes or uses a document containing any false, fictitious, or fraudulent statement or entry, in any manner in the jurisdiction of any department or agency of the United States, shall be fined not more than \$10,000 or imprisoned for not more than five years or both.



APPENDIX 3 ANALYST RESUMES

ROBERT M. LEFENFELD

Mr. Lefenfeld is the Managing Principal of the firm with over 30 years of experience in the field of residential market research. Before founding Real Property Research Group in February, 2001, Bob served as an officer of research subsidiaries of the accounting firm of Reznick Fedder & Silverman and Legg Mason. Between 1998 and 2001, Bob was Managing Director of RF&S Realty Advisors, conducting market studies throughout the United States on rental and for sale projects. From 1987 to 1995, Bob served as Senior Vice President of Legg Mason Realty Group, managing the firm's consulting practice and serving as publisher of a Mid-Atlantic residential data service, Housing Market Profiles. Prior to joining Legg Mason, Bob spent ten years with the Baltimore Metropolitan Council as a housing economist. Bob also served as Research Director for Regency Homes between 1995 and 1998, analyzing markets throughout the Eastern United States and evaluating the company's active building operation.

Bob oversees the execution and completion of all of the firm's research assignments, ranging from a strategic assessment of new development and building opportunities throughout a region to the development and refinement of a particular product on a specific site. He combines extensive experience in the real estate industry with capabilities in database development and information management. Over the years, he has developed a series of information products and proprietary databases serving real estate professionals.

Bob has lectured and written extensively on the subject of residential real estate market analysis. He has served as a panel member, speaker, and lecturer at events held by the National Association of Homebuilders, the National Council on Seniors' Housing and various local homebuilder associations. Bob serves as a visiting professor for the Graduate Programs in Real Estate Development, School of Architecture, Planning and Preservation, University of Maryland College Park. He has served as National Chair of the National Council of Affordable Housing Market Analysts (NCAHMA) and is currently a board member of the Baltimore chapter of Lambda Alpha Land Economics Society.

Areas of Concentration:

Strategic Assessments: Mr. Lefenfeld has conducted numerous corridor analyses throughout the United States to assist building and real estate companies in evaluating development opportunities. Such analyses document demographic, economic, competitive, and proposed development activity by submarket and discuss opportunities for development.

Feasibility Analysis: Mr. Lefenfeld has conducted feasibility studies for various types of residential developments for builders and developers. Subjects for these analyses have included for-sale single-family and townhouse developments, age-restricted rental and for-sale developments, large multi-product PUDs, urban renovations and continuing care facilities for the elderly.

Information Products: Bob has developed a series of proprietary databases to assist clients in monitoring growth trends. Subjects of these databases have included for sale housing, pipeline information, and rental communities. Information compiled is committed to a Geographic Information System (GIS), facilitating the comprehensive integration of data.

Education:

Master of Urban and Regional Planning; The George Washington University.
Bachelor of Arts - Political Science; Northeastern University.

**TAD SCEPANIAK**

Tad Scepianiak directs the Atlanta office of Real Property Research Group and leads the firm's affordable housing practice. Tad directs the firm's efforts in the southeast and south central United States and has worked extensively in North Carolina, South Carolina, Georgia, Florida, Tennessee, Iowa, and Michigan. He specializes in the preparation of market feasibility studies for rental housing communities, including market-rate apartments developed under the HUD 221(d)(4) program and affordable housing built under the Low-Income Housing Tax Credit program. Along with work for developer clients, Tad is the key contact for research contracts with the North Carolina, South Carolina, Georgia, Michigan, and Iowa Housing Finance agencies. Tad is also responsible for development and implementation of many of the firm's automated systems.

Tad is Co-Chair of the Standards Committee of the National Council of Housing Market Analysts (NCHMA). He has taken a lead role in the development of the organization's Standard Definitions and Recommended Market Study Content, and he has authored and co-authored white papers on market areas, derivation of market rents, and selection of comparable properties. Tad is also a founding member of the Atlanta chapter of the Lambda Alpha Land Economics Society.

Areas of Concentration:

Low Income Tax Credit Rental Housing: Mr. Scepianiak has worked extensively with the Low Income Tax Credit program throughout the United States, with special emphasis on the Southeast and Mid-Atlantic regions.

Senior Housing: Mr. Scepianiak has conducted feasibility analysis for a variety of senior oriented rental housing. The majority of this work has been under the Low Income Tax Credit program; however his experience includes assisted living facilities and market rate senior rental communities.

Market Rate Rental Housing: Mr. Scepianiak has conducted various projects for developers of market rate rental housing. The studies produced for these developers are generally used to determine the rental housing needs of a specific submarket and to obtain financing.

Student Housing: Tad has conducted market analyses of student housing solutions for small to mid-size universities. The analysis includes current rental market conditions, available on-campus housing options, student attitudes, and financial viability of proposed developments. Completed campus studies include Southern Polytechnic University, University of Illinois Champaign-Urbana, North Georgia State College and University, and Abraham Baldwin Agricultural College.

Education:

Bachelor of Science – Marketing; Berry College – Rome, Georgia

MICHAEL RILEY

Michael Riley joined the Atlanta office of Real Property Research Group upon college graduation in 2006. Beginning as a Research Associate, Michael gathered economic, demographic, and competitive data for market feasibility analyses concentrating in family and senior affordable housing. Since transitioning to an Analyst position in 2007, he has performed market analyses for both affordable and market rate rental developments throughout the southeastern United States including work in Georgia, North Carolina, South Carolina, Iowa, Louisiana, Michigan and Tennessee. Michael has also assisted in the development of research tools for the organization, including developing a rent comparability table that is now incorporated in many RPRG analyses.

Education:

Bachelor of Business Administration – Finance; University of Georgia

APPENDIX 4 NCHMA CHECKLIST

Introduction: Members of the National Council of Housing Market Analysts provide the following checklist referencing various components necessary to conduct a comprehensive market study for rental housing. By completing the following checklist, the NCHMA Analyst certifies that he or she has performed all necessary work to support the conclusions included within the comprehensive market study. By completion of this checklist, the analyst asserts that he/she has completed all required items per section.

		Page Number(s)
Executive Summary		
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Scope of Work		
2	Scope of Work	6
Project Description		
3	Unit mix including bedrooms, bathrooms, square footage, rents, and income targeting	9
4	Utilities (and utility sources) included in rent	9
5	Target market/population description	8
6	Project description including unit features and community amenities	9
7	Date of construction/preliminary completion	9
8	If rehabilitation, scope of work, existing rents, and existing vacancies	N/A
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11	Map of community services	17
12	Site evaluation/neighborhood including visibility, accessibility, and crime	14-16
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13	PMA description	26
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15	At-Place employment trends	22
16	Employment by sector	23
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18	Area major employers/employment centers and proximity to site	25, 25
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21	Area building permits	30
22	Population and household characteristics including income, tenure, and size	32-34
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31	Estimate of demand	56
32	Affordability analysis with capture rate	54
33	Penetration rate analysis with capture rate	N/A
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35	Evaluation of proposed rent levels including estimate of market/achievable rents.	45
36	Precise statement of key conclusions	59
37	Market strengths and weaknesses impacting project	59
38	Recommendations and/or modification to project discussion	59
39	Discussion of subject property's impact on existing housing	59
40	Discussion of risks or other mitigating circumstances impacting project projection	59
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43	Statement of qualifications	Appendix
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APPENDIX 5 MARKET AREA RENTAL COMMUNITY PROFILES

Community	Address	City	Phone Number	Date Surveyed	Contact
Brookstone	1800 Marett Blvd.	Rock Hill	803-985-5915	12/12/2013	Property Manager
Cedar Terrace	907 E Liberty St.	York	803-684-7290	12/12/2013	Property Manager
Forrest Brook	106 Eaves Way	York	803-628-6947	12/12/2013	Property Manager
Stone Haven Pointe	1304 Stoneypointe Dr.	Rock Hill	803-981-7600	12/12/2013	Property Manager
Wellington Square	1246 Wellington Square Dr.	York	803-684-3977	12/12/2013	Property Manager
Willow Glen	211 Garden Way	Rock Hill	803-328-8498	12/12/2013	Property Manager
York TH	500 Railroad Ave.	York	803-684-9133	12/12/2013	Property Manager

Brookstone

Multifamily Community Profile

1800 Marett Blvd.
Rock Hill, SC

CommunityType: Market Rate - General
Structure Type: Garden

348 Units 4.6% Vacant (16 units vacant) as of 12/12/2013

Opened in 2001



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	Pool-Outdr:
Eff	--	--	--	--	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
One	40.2%	\$650	721	\$0.90	Comm Rm: <input checked="" type="checkbox"/>	Basketball: <input checked="" type="checkbox"/>
One/Den	--	--	--	--	Centrl Lndry: <input checked="" type="checkbox"/>	Tennis: <input checked="" type="checkbox"/>
Two	46.6%	\$762	984	\$0.77	Elevator: <input type="checkbox"/>	Volleyball: <input checked="" type="checkbox"/>
Two/Den	--	--	--	--	Fitness: <input checked="" type="checkbox"/>	CarWash: <input checked="" type="checkbox"/>
Three	13.2%	\$937	1,276	\$0.73	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input checked="" type="checkbox"/>
Four+	--	--	--	--	Sauna: <input type="checkbox"/>	ComputerCtr: <input checked="" type="checkbox"/>
					Playground: <input checked="" type="checkbox"/>	

Features	
Standard: Dishwasher; Disposal; Ceiling Fan; In Unit Laundry (Hook-ups); Central A/C; Patio/Balcony; Storage (In Unit)	
Select Units:	--
Optional(\$):	--
Security:	Unit Alarms
Parking 1:	Free Surface Parking
Fee:	--
Parking 2:	--
Fee:	--
Property Manager:	JMG Realty
Owner:	--

Comments

Dog Park, DVD Library

Floorplans (Published Rents as of 12/12/2013) (2)										Historic Vacancy & Eff. Rent (1)			
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
Garden	--	1	1	140	\$693	721	\$.96	Market	12/12/13	4.6%	\$650	\$762	\$937
Garden	--	2	2	70	\$855	1,050	\$.81	Market	2/18/13	6.0%	\$705	\$783	\$930
Garden	--	2	1	92	\$775	933	\$.83	Market	2/2/12	2.9%	\$660	\$732	\$900
Garden	--	3	2	46	\$995	1,276	\$.78	Market					

Adjustments to Rent

Incentives:

1 month free

Utilities in Rent: Heat Fuel: Electric

Heat: Cooking: Wtr/Swr:

Hot Water: Electricity: Trash:

Brookstone

SC091-016377

Cedar Terrace

Multifamily Community Profile

907 E Liberty St.
York, SC

CommunityType: Deep Subsidy-General

Structure Type: 2-Story Garden

148 Units 0.0% Vacant (0 units vacant) as of 12/12/2013

Opened in 1985



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt		
Eff	--	--	--	--	Clubhouse: <input type="checkbox"/>	Pool-Outdr: <input type="checkbox"/>
One	--	\$671	800	\$0.84	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One/Den	--	--	--	--	Centrl Lndry: <input checked="" type="checkbox"/>	Tennis: <input type="checkbox"/>
Two	--	\$692	850	\$0.81	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two/Den	--	--	--	--	Fitness: <input type="checkbox"/>	CarWash: <input type="checkbox"/>
Three	--	\$710	900	\$0.79	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Four+	--	--	--	--	Sauna: <input type="checkbox"/>	ComputerCtr: <input type="checkbox"/>
					Playground: <input checked="" type="checkbox"/>	

Features	
Standard: Central A/C; Patio/Balcony	
Select Units: Ceiling Fan; In Unit Laundry	
Optional(\$): --	
Security: --	
Parking 1: Free Surface Parking Fee: --	Parking 2: -- Fee: --
Property Manager: -- Owner: --	

Comments

Rural development, all units have PBRA - Rent is contract rent.

Waitlist

Floorplans (Published Rents as of 12/12/2013) (2)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
Garden	--	1	1	--	\$671	800	\$.84	USDA	12/12/13	0.0%	\$671	\$692	\$710
Garden	--	2	1	--	\$692	850	\$.81	USDA	2/14/12	0.0%	\$559	\$579	\$527
Garden	--	3	1	--	\$710	900	\$.79	USDA					

Historic Vacancy & Eff. Rent (1)

Date	%Vac	1BR \$	2BR \$	3BR \$
12/12/13	0.0%	\$671	\$692	\$710
2/14/12	0.0%	\$559	\$579	\$527

Adjustments to Rent

Incentives:
None

Utilities in Rent: Heat Fuel: Electric
 Heat: Cooking: Wtr/Swr:
 Hot Water: Electricity: Trash:

Forrest Brook

Multifamily Community Profile

106 Eaves Way
York, SC

CommunityType: LIHTC - General

Structure Type: Townhouse

56 Units 1.8% Vacant (1 units vacant) as of 12/12/2013

Opened in 2003



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	Pool-Outdr:
Eff	--	--	--	--	<input checked="" type="checkbox"/>	<input type="checkbox"/>
One	--	--	--	--	<input checked="" type="checkbox"/>	<input type="checkbox"/>
One/Den	--	--	--	--	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Two	75.0%	\$655	1,020	\$0.64	<input type="checkbox"/>	<input type="checkbox"/>
Two/Den	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>
Three	25.0%	\$755	1,302	\$0.58	<input type="checkbox"/>	<input type="checkbox"/>
Four+	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>
					<input checked="" type="checkbox"/>	<input type="checkbox"/>

Features	
Standard: Dishwasher; Disposal; Microwave; Ice Maker; Ceiling Fan; In Unit Laundry (Hook-ups); Central A/C; Storage (In Unit)	
Select Units:	--
Optional(\$):	--
Security:	--
Parking 1: Free Surface Parking	Parking 2: --
Fee: --	Fee: --
Property Manager:	--
Owner:	--

Comments

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Floorplans (Published Rents as of 12/12/2013) (2)									Historic Vacancy & Eff. Rent (1)				
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
Townhouse	--	2	1.5	21	\$655	1,020	\$.64	LIHTC/ 50%	12/12/13	1.8%	--	\$655	\$755
Townhouse	--	2	1.5	21	\$655	1,020	\$.64	LIHTC/ 60%	2/14/12	0.0%	--	\$585	\$695
Townhouse	--	3	2	7	\$755	1,302	\$.58	LIHTC/ 50%					
Garden	--	3	2	7	\$755	1,302	\$.58	LIHTC/ 60%					

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Adjustments to Rent

Incentives:	
None	
Utilities in Rent:	Heat Fuel: Electric
Heat: <input type="checkbox"/>	Cooking: <input type="checkbox"/> Wtr/Swr: <input checked="" type="checkbox"/>
Hot Water: <input type="checkbox"/>	Electricity: <input type="checkbox"/> Trash: <input checked="" type="checkbox"/>

Stone Haven Pointe

Multifamily Community Profile

1304 Stonepointe Dr.
Rock Hill, SC

CommunityType: Market Rate - General

Structure Type: 3-Story Garden

264 Units 3.8% Vacant (10 units vacant) as of 12/12/2013

Opened in 1996



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	Pool-Outdr:
Eff	--	--	--	--	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
One	43.2%	\$568	720	\$0.79	Comm Rm: <input checked="" type="checkbox"/>	Basketball: <input type="checkbox"/>
One/Den	--	--	--	--	Centrl Lndry: <input checked="" type="checkbox"/>	Tennis: <input type="checkbox"/>
Two	38.6%	\$693	996	\$0.70	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two/Den	--	--	--	--	Fitness: <input checked="" type="checkbox"/>	CarWash: <input type="checkbox"/>
Three	18.2%	\$818	1,356	\$0.60	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Four+	--	--	--	--	Sauna: <input type="checkbox"/>	ComputerCtr: <input type="checkbox"/>
					Playground: <input type="checkbox"/>	

Features	
Standard: Dishwasher; Disposal; Patio/Balcony; Storage (In Unit)	
Select Units: In Unit Laundry; Fireplace	
Optional(\$): --	
Security: --	
Parking 1: Free Surface Parking Fee: --	Parking 2: -- Fee: --
Property Manager: Southwood Mgmt Owner: --	

Comments

Management refused occupancy information

Floorplans (Published Rents as of 12/12/2013) (2)

Historic Vacancy & Eff. Rent (1)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
Garden	--	1	1	114	\$570	720	\$.79	Market	12/12/13	3.8%	\$568	\$693	\$818
Garden	--	2	2	102	\$690	996	\$.69	Market	2/18/13	--	\$560	\$683	\$810
Garden	--	3	2	48	\$810	1,356	\$.60	Market	2/2/12	9.1%	\$535	\$638	\$800

Adjustments to Rent

Incentives:

\$200 off lease

Utilities in Rent: Heat Fuel: Electric

Heat: Cooking: Wtr/Swr:

Hot Water: Electricity: Trash:

Wellington Square

Multifamily Community Profile

1246 Wellington Square Dr.
York, SC

CommunityType: LIHTC - General

Structure Type: 2-Story Duplex

50 Units 0.0% Vacant (0 units vacant) as of 12/12/2013

Opened in 2006



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	Pool-Outdr:
Eff	--	--	--	--	<input checked="" type="checkbox"/>	<input type="checkbox"/>
One	--	--	--	--	<input checked="" type="checkbox"/>	<input type="checkbox"/>
One/Den	--	--	--	--	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Two	80.0%	\$582	960	\$0.61	<input type="checkbox"/>	<input type="checkbox"/>
Two/Den	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>
Three	20.0%	\$688	1,185	\$0.58	<input type="checkbox"/>	<input type="checkbox"/>
Four+	--	--	--	--	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Features	
Standard: Dishwasher; Disposal; Microwave; Ice Maker; In Unit Laundry (Hooks); Central A/C; Patio/Balcony; Storage (In Unit)	
Select Units:	--
Optional(\$):	--
Security:	--
Parking 1: Free Surface Parking	Parking 2: --
Fee: --	Fee: --
Property Manager:	--
Owner:	--

Comments

Waitlist

Floorplans (Published Rents as of 12/12/2013) (2)

Historic Vacancy & Eff. Rent (1)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
Duplex	--	2	2	25	\$570	960	\$.59	LIHTC/ 50%	12/12/13	0.0%	--	\$582	\$688
Duplex	--	2	2	7	\$585	960	\$.61	LIHTC/ 60%	2/14/12	4.0%	--	\$572	\$678
Duplex	--	2	2	8	\$615	960	\$.64	Market					
Duplex	--	3	2	5	\$675	1,185	\$.57	LIHTC/ 50%					
Duplex	--	3	2	3	\$690	1,185	\$.58	LIHTC/ 60%					
Duplex	--	3	2	2	\$719	1,185	\$.61	Market					

Adjustments to Rent

Incentives:

None

Utilities in Rent: Heat Fuel: Electric

Heat: Cooking: Wtr/Swr:

Hot Water: Electricity: Trash:

Wellington Square

SC091-016470

Willow Glen

Multifamily Community Profile

211 Garden Way
Rock Hill, SC

CommunityType: Market Rate - General

Structure Type: Garden/TH

96 Units 3.1% Vacant (3 units vacant) as of 12/12/2013

Opened in 1973



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	Pool-Outdr:
Eff	25.0%	\$564	420	\$1.34	<input type="checkbox"/>	<input type="checkbox"/>
One	25.0%	\$595	675	\$0.88	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One/Den	--	--	--	--	Centrl Lndry: <input checked="" type="checkbox"/>	Tennis: <input type="checkbox"/>
Two	41.7%	\$683	842	\$0.81	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two/Den	--	--	--	--	Fitness: <input type="checkbox"/>	CarWash: <input type="checkbox"/>
Three	8.3%	\$699	942	\$0.74	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Four+	--	--	--	--	Sauna: <input type="checkbox"/>	ComputerCtr: <input type="checkbox"/>
					Playground: <input checked="" type="checkbox"/>	

Features	
Standard: Dishwasher; Disposal; Central A/C; Patio/Balcony; Storage (In Unit)	
Select Units: Ceiling Fan	
Optional(\$): --	
Security: --	
Parking 1: Free Surface Parking Fee: --	Parking 2: -- Fee: --
Property Manager: -- Owner: --	

Comments

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Floorplans (Published Rents as of 12/12/2013) (2)									Historic Vacancy & Eff. Rent (1)				
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
Garden	--	Eff	1	24	\$564	420	\$1.34	Market	12/12/13	3.1%	\$595	\$683	\$699
Garden	--	1	1	24	\$595	675	\$0.88	Market	3/4/13	2.1%	\$565	\$635	\$735
Townhouse	--	2	1.5	40	\$683	842	\$0.81	Market	2/2/12	0.0%	\$498	\$600	\$698
Townhouse	--	3	1.5	8	\$699	942	\$0.74	Market					

Adjustments to Rent

Incentives:	
None	
Utilities in Rent:	Heat Fuel: Electric
Heat: <input type="checkbox"/>	Cooking: <input type="checkbox"/> Wtr/Swr: <input checked="" type="checkbox"/>
Hot Water: <input type="checkbox"/>	Electricity: <input type="checkbox"/> Trash: <input checked="" type="checkbox"/>

Willow Glen

SC091-016398

York TH

Multifamily Community Profile

500 Railroad Ave.
York, SC

CommunityType: LIHTC - General

Structure Type: Garden/TH

46 Units 0.0% Vacant (0 units vacant) as of 12/12/2013

Last Major Rehab in 2007 Opened in 1988



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	Pool-Outdr:
Eff	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>
One	63.0%	\$485	819	\$0.59	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One/Den	--	--	--	--	Centrl Lndry: <input checked="" type="checkbox"/>	Tennis: <input type="checkbox"/>
Two	37.0%	\$515	908	\$0.57	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two/Den	--	--	--	--	Fitness: <input type="checkbox"/>	CarWash: <input type="checkbox"/>
Three	--	--	--	--	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Four+	--	--	--	--	Sauna: <input type="checkbox"/>	ComputerCtr: <input type="checkbox"/>
					Playground: <input checked="" type="checkbox"/>	

Features	
Standard: Dishwasher; Ceiling Fan; In Unit Laundry (Hook-ups); Central A/C; Storage (In Unit)	
Select Units:	--
Optional(\$):	--
Security:	Cameras
Parking 1:	Free Surface Parking
Fee:	--
Parking 2:	--
Fee:	--
Property Manager:	--
Owner:	--

Comments

Rural development, rent is basic rent
Waitlist of 2 people
Accepts Section 8 vouchers

Floorplans (Published Rents as of 12/12/2013) (2)

Historic Vacancy & Eff. Rent (1)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
Garden	--	1	1	6	\$485	692	\$.70	USDA/ 50%	12/12/13	0.0%	\$485	\$515	--
Garden	--	1	1	6	\$485	692	\$.70	USDA/ 60%	2/14/12	10.9%	\$510	\$505	--
Townhouse	--	1	1.5	17	\$485	908	\$.53	USDA/ 60%					
Townhouse	--	2	1.5	17	\$515	908	\$.57	USDA/ 50%					

Adjustments to Rent

Incentives:
None

Utilities in Rent: Heat Fuel: Electric
Heat: Cooking: Wtr/Swr:
Hot Water: Electricity: Trash:

York TH

SC091-016471