



REAL PROPERTY RESEARCH GROUP
WASHINGTON/BALTIMORE ■ ATLANTA

Market Feasibility Analysis

Carlisle Place

Gaffney, Cherokee County, South Carolina

Prepared for:

Prestwick Development

Site Inspection: February, 15 2014

Effective Date: February, 26 2014



10400 Little Patuxent Parkway ■ Suite 450 ■ Columbia, Maryland 21044 ☎ 410.772.1004 ■ Fax 866.243.5057

3227 South Cherokee Lane ■ Suite 1360 ■ Woodstock, Georgia 30188 ■ 770.517.2666 ■ Fax 866.243.5057



TABLE OF CONTENTS

TABLE OF CONTENTS **I**

EXECUTIVE SUMMARY **1**

1. INTRODUCTION **6**

A. Overview of Subject.....6

B. Purpose of Report.....6

C. Format of Report.....6

D. Client, Intended User, and Intended Use6

E. Applicable Requirements.....6

F. Scope of Work6

G. Report Limitations7

H. Other Pertinent Remarks.....7

2. PROJECT DESCRIPTION..... **8**

A. Project Overview8

B. Project Type and Target Market.....8

C. Building Types and Placement.....8

D. Detailed Project Description.....8

1. Project Description.....8

2. Other Proposed Uses11

3. Pertinent Information on Zoning and Government Review.....11

4. Proposed Timing of Construction.....11

3. SITE AND NEIGHBORHOOD ANALYSIS **12**

A. Site Analysis12

1. Site Location.....12

2. Existing Uses.....12

3. Size, Shape, and Topography12

4. General Description of Land Uses Surrounding the Subject Site12

5. Specific Identification of Land Uses Surrounding the Subject Site.....12

B. Neighborhood Analysis.....16

1. General Description of Neighborhood.....16

2. Neighborhood Investment and Planning Activities.....16

3. Crime Index16

Map 2 Crime Index Map.....17

C. Site Visibility and Accessibility17

1. Visibility.....17

2. Vehicular Access.....17

3. Availability of Public Transit18

4. Inter Regional Transit.....18

5. Pedestrian Access.....18

6. Accessibility Improvements under Construction and Planned18

D. Residential Support Network.....18

1. Key Facilities and Services near the Subject Sites18

2. Essential Services19

3. Commercial Goods and Services20

4. Recreation Amenities.....20

4. ECONOMIC CONTEXT **21**

A. Introduction.....21

B. Labor Force, Resident Employment, and Unemployment.....21

1. Trends in County Labor Force and Resident Employment.....21

2. Trends in County Unemployment Rate.....21



C.	Commutation Patterns	21
D.	At-Place Employment	23
1.	Trends in Total At-Place Employment.....	23
2.	At-Place Employment by Industry Sector.....	24
3.	Major Employers.....	26
4.	Wages.....	26
5.	HOUSING MARKET AREA	28
A.	Introduction.....	28
B.	Delineation of Market Area	28
6.	DEMOGRAPHIC ANALYSIS	30
A.	Introduction and Methodology	30
B.	Trends in Population and Households.....	30
1.	Recent Past Trends.....	30
2.	Projected Trends	30
3.	Building Permit Trends.....	32
C.	Demographic Characteristics.....	33
1.	Age Distribution and Household Type	33
2.	Renter Household Characteristics.....	34
3.	Income Characteristics.....	36
7.	COMPETITIVE HOUSING ANALYSIS	38
A.	Introduction and Sources of Information	38
B.	Overview of Market Area Housing Stock.....	38
C.	Survey of Competitive Rental Communities.....	40
1.	Introduction to the Rental Housing Survey.....	40
2.	Location.....	40
3.	Age of Communities.....	40
4.	Structure Type.....	40
5.	Size of Communities.....	40
6.	Vacancy Rates	40
7.	Rent Concessions	43
8.	Absorption History	43
D.	Analysis of Rental Pricing and Product	43
1.	Payment of Utility Costs.....	43
2.	Unit Features.....	43
3.	Parking	43
4.	Community Amenities.....	44
5.	Distribution of Units by Bedroom Type.....	45
6.	Effective Rents	45
E.	Scattered Site Rentals.....	46
F.	Housing Authority Data / Subsidized Housing List.....	46
G.	Potential Competition from For-Sale Housing.....	48
H.	Proposed and Under Construction Rental Communities.....	48
I.	Estimate of Market Rent.....	48
8.	FINDINGS AND CONCLUSIONS.....	53
A.	Key Findings.....	53
1.	Site and Neighborhood Analysis	53
2.	Economic Context	53
3.	Growth Trends	53
4.	Demographic Trends.....	54
5.	Competitive Housing Analysis.....	54
B.	Affordability Analysis	55
1.	Methodology.....	55



2. Affordability Analysis	56
C. Derivation of Demand	57
1. Demand Methodology	57
2. Demand Analysis	58
D. Target Markets	60
E. Product Evaluation	60
F. Price Position	60
G. Absorption Estimate	62
H. Impact on Existing Market	62
I. Final Conclusion and Recommendation	62
APPENDIX 1 UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS	63
APPENDIX 2 ANALYST CERTIFICATIONS	65
APPENDIX 3 ANALYST RESUMES	66
APPENDIX 4 NCHMA CHECKLIST	69
APPENDIX 5 MARKET AREA RENTAL COMMUNITY PROFILES	71

TABLES, FIGURES AND MAPS

Table 1 Carlisle Place Project Summary	11
Table 2 Key Facilities and Services	19
Table 3 Labor Force and Unemployment Rates	22
Table 4 Commutation Data	22
Table 5 2012 Major Employers, Cherokee County	26
Table 6 Average Annual Pay and Annualized Wage Data by Sector, Cherokee County	27
Table 7 Population and Household Projections	31
Table 8 Building Permits by Structure Type, Cherokee County	32
Table 9 2012 Age Distribution	33
Table 10 2010 Households by Household Type	34
Table 11 Households by Tenure	35
Table 12 Renter Households by Household Size	36
Table 13 Renter Households by Age of Householder	36
Table 14 2013 Household Income, Gaffney Market Area	37
Table 15 2013 Income by Tenure	37
Table 16 Renter Occupied Units by Structure	38
Table 17 Dwelling Units by Year Built and Tenure	39
Table 18 Value of Owner Occupied Housing Stock	39
Table 19 Rental Summary, Surveyed Rental Communities	41
Table 20 Vacancy by Floor Plan	42
Table 21 Historical LIHTC Occupancy	42
Table 22 Overall LIHTC Occupancy	43
Table 23 Utilities and Unit Features—Surveyed Rental Communities	44
Table 24 Community Amenities – Surveyed Rental Communities	44
Table 25 Salient Characteristics, Surveyed Rental Communities	45
Table 26 Scattered Site Rentals	46
Table 27 LIHTC and Subsidized Rental Communities	47
Table 28 Estimate of Market Rent, Two Bedroom Units	50
Table 29 Estimate of Market Rent, Three Bedroom Units	51
Table 30 Rent Advantage Summary	52
Table 31 Estimate of Market Rent Adjustments Summary	52
Table 32 2016 Income Distribution by Tenure	55
Table 33 Affordability Analysis for Carlisle Place	57
Table 34 Substandard and Cost Burdened Calculations, Carlisle Place	58



Table 35 Demand by AMI Level	59
Table 36 Demand by Floor Plan	59
Figure 1 Site Plan, Carlisle Place	10
Figure 2 Views of Subject Site.....	14
Figure 3 Views of Surrounding Land Uses	15
Figure 4 At-Place Employment	23
Figure 5 Total Employment by Sector 2013 (Q1).....	24
Figure 6 Change in Employment by Sector 2001-2013 (Q1).....	25
Figure 7 Change in Employment by Sector 2007-2013 (Q1).....	25
Figure 8 Price Position of Carlisle Place	61
Map 1 Site Location	13
Map 2 Crime Index Map	17
Map 3 Major Employers	26
Map 4 Gaffney Market Area	29
Map 5 Surveyed Rental Communities	41
Map 6 LIHTC and Subsidized Rental Communities	47



EXECUTIVE SUMMARY

Proposed Site

- The site for Carlisle Place is located on the west side of Carlisle Street, just north of its intersection with Gaffney Avenue in Gaffney, Cherokee County, South Carolina. Relative to the surrounding area, the subject site is positioned approximately one mile northwest of downtown Gaffney and just 1.3 miles south of Interstate 85. Bordering land uses include undeveloped wooded land, single family residential structures, the White Oak multifamily rental community, and a mobile home park.
- Community services, neighborhood shopping centers, medical services, and recreational venues are all located in the subject site's immediate vicinity, many within a reasonable walking distance.
- The subject site is appropriate for the proposed use and will be comparable with the LIHTC communities in the market area.

Proposed Unit Mix and Rent Schedule

- The 56 units at Carlisle Place include 32 two bedroom units and 24 three bedroom units. All units will be townhomes and unit sizes will be 1,038 square feet for two bedroom units and 1,172 square feet for three bedroom units. All units will have two bathrooms.
- The income targeting includes 15 units targeting households at or below 50 percent of the Area Median Income and 41 units targeting households at or below 60 percent of the Area Median Income. Most of the units at 50 percent AMI will also have HOME financing with lower rents.
- The proposed two bedroom rents are \$366 for HOME units, \$400 for 50 percent units and \$499 for 60 percent units. The proposed three bedroom rents are \$428 for HOME units and \$575 for 60 percent units.
- The proposed rents result in an overall rent advantage of 25.38 percent relative to the estimate of market rent. Individual rent advantages range from 18.21 percent to 42.38 percent.

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 Carlisle Place will be competitive with existing communities in the market area.
- Carlisle Place' 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 Gaffney Market Area and are appropriate given the proposed rent levels.

Economic Analysis

- Cherokee 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.



- Cherokee County's unemployment rate increased from 6.7 percent in 2007 to 16.1 percent in 2009. Since reaching this high point, the unemployment rate has decreased to 11.7 percent in 2012 and 10.0 percent in 2013.
- In concert with the national economic recession, Cherokee County lost 1,834 jobs in 2009 and 406 jobs in 2010. After reaching a low of 17,320 jobs in 2010, employment has begun to recover, climbing back to 18,184 by second quarter 2013. Overall, the county experienced a net loss of 2,852 jobs or 13.6 percent from 2000 to second quarter 2013.
- Cherokee County's largest economic sectors are Manufacturing (31.4 percent), Trade-Transportation-Utilities (21.7 percent), and Government (13.0 percent). The percentage within Manufacturing is more than three times the national rate of 9.0 percent.

Population and Household Trends

- Between 2000 and 2010 Census counts, the population of the Gaffney Market Area increased by 5.5 percent, rising from 39,809 to 42,000 people. This equates to an annual growth rate of 0.5 percent or 219 people. During the same time period, the number of households in the Gaffney Market Area increased by 5.4 percent, from 15,470 to 16,306 households, an annual increase of 0.5 percent or 84 households.
- Between 2013 and 2016, the market area's population will increase by 624 people, bringing the total population to 43,301 people in 2016. This represents an annual increase of 0.5 percent or 208 people. The number of households will increase at the same rate, gaining 0.5 percent or 79 new households per annum resulting in a total of 16,797 households in 2016.

Demographic Analysis

- The median age is 38 in the market area and 37 in the county. While adults age 35-61 comprise the largest cohort in both areas, a significant percentage of both populations are children/youth under the age of 20.
- The 2010 renter percentages were 27.3 percent in the Gaffney Market Area and 27.7 percent in Cherokee and Spartanburg Counties. These percentages are projected to increase through 2016. In 2016 a projected 33.1 percent of market area households will be renters.
- Young working age households form the core of the market area's renters, as 42 percent of the renter occupied households are between the ages of 25 and 44 and 18 percent are age 45-54 years. Young renters (under 25) in the market area comprise 11 percent of all renter householders and older adults age 55+ account for 29 percent of all renters.
- RPRG estimates that the 2013 median household income in the Gaffney Market Area is \$33,918, 17 percent lower than the \$40,863 median income in Cherokee and Spartanburg Counties.
- The market area's median income for renter households in 2012 is estimated at \$22,163, which is 48 percent of the median among owner households of \$46,551. Among renter households, 35 percent earn less than \$15,000 per year and 37 percent earn from \$15,000 to \$34,999 annually.

Affordability Analysis

- As proposed, Carlisle Place 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 \$19,425 to \$24,825. With 552 renter households earning within this range, the capture rate for the 15 units at 50 percent of Area Median Income is 2.7 percent.



- The proposed 60 percent units will target renter households earning from \$23,486 to \$29,790. The 550 income qualified renter households within this range result in a capture rate of 7.5 percent for the 41 units at 60 percent overall.
- The overall capture rate for the 56 units is 5.8 percent, which is based on 965 renter households earning between \$19,425 and \$29,790.

Demand and Capture Rates

- By income target, demand capture rates are 5.9 percent for 50 percent units, 16.1 percent for 60 percent units, and 12.6 percent for all units.
- Capture rates by floor plan range from 7.1 percent to 24.5 percent.
- All capture rates are within acceptable ranges.

Competitive Environment

- The nine surveyed rental communities reporting occupancy data combine to offer 664 units, of which 26 or 3.9 percent were reported vacant. Among LIHTC communities, 15 of 274 units were vacant at the time of our survey, a rate of 5.5 percent.
- Among stabilized LIHTC communities, the average occupancy rate over the past two quarters per SCSHFDA's public analysis was 93.50 percent. The current occupancy rates among LIHTC communities (95.03 percent) are better than fourth quarter figures per the SCSHFDA public analysis.
- Among the ten rental communities surveyed, net rents, unit sizes, and rents per square foot are as follows:
 - **Two bedroom** units at \$528 for 909 square feet or \$0.58 per square foot.
 - **Three bedroom** units at \$619 for 1,137 square feet or \$0.54 per square foot.
- These overall averages include market rate communities and LIHTC communities restricted to both 50 percent and 60 percent of the Area Median Income. Most market rate rents in the market area are priced higher than these overall averages.
- The few scattered site rentals identified in the market area are single-family detached homes with rents well above those planned at the subject property.
- The estimated market rents for the units at Carlisle Place are \$635 for two bedroom units and \$703 for three bedroom units. Rent advantages range from 18.21 percent to 42.38 percent and the overall average market advantage is 25.38 percent.
- No new affordable 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 Gaffney Market Area, RPRG believes that the proposed Carlisle Place 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 Gaffney Market Area and the units will be well received by the target market. We recommend proceeding with the project as proposed.



SCSHFDA S-2 Rent Calculation Worksheet

# Units	Bedroom Type	Proposed Tenant Paid Rent	Gross Proposed Tenant Rent	Adjusted Market Rent	Gross Adjusted Market Rent	Tax Credit Gross Rent Advantage
3	2 BR	\$400	\$1,200	\$635	\$1,905	
4	2 BR	\$366	\$1,464	\$635	\$2,540	
25	2 BR	\$499	\$12,475	\$635	\$15,875	
8	3 BR	\$428	\$3,424	\$703	\$5,624	
16	3 BR	\$575	\$9,200	\$703	\$11,248	
Totals	56		\$27,763		\$37,192	

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

Development Name:	Carlisle Place	Total # Units:	56
Location:	603 W. Carlisle Street, Gaffney, SC	# LIHTC Units:	56
PMA Boundary:	North: North Carolina; East: Broad River; South: SC Highway 29/Thicketty Creek; West: Spartanburg County		
Development Type:	<input checked="" type="checkbox"/> Family <input type="checkbox"/> Older Persons	Farthest Boundary Distance to Subject:	12.3 miles

RENTAL HOUSING STOCK (found on page __)

Type	# Properties	Total Units	Vacant Units	Average Occupancy
All Rental Housing	11	806	26	98.4%
Market-Rate Housing	5	504	11	97.8%
Assisted/Subsidized Housing not to include LIHTC				%
LIHTC (All that are stabilized)*	6	302	15	95.0%
Stabilized Comps**	5	274	15	94.5%
Non-stabilized Comps				%

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

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

Subject Development					Adjusted Market Rent			Highest Unadjusted Comp Rent	
# Units	# Bedrooms	Baths	Size (SF)	Proposed Tenant Rent	Per Unit	Per SF	Advantage	Per Unit	Per SF
3	2	2	1,038	\$400	\$635	\$0.61	37.03%	\$680	\$0.66
4	2	2	1,038	\$366	\$635	\$0.61	42.38%	\$680	\$0.66
25	2	2	1,038	\$499	\$635	\$0.61	21.45%	\$680	\$0.66
8	3	2	1,172	\$428	\$703	\$0.60	39.12%	\$805	\$0.69
16	3	2	1,172	\$575	\$703	\$0.60	18.21%	\$805	\$0.69
Gross Potential Rent Monthly*				\$27,763	\$37,192		25.38%		

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

DEMOGRAPHIC DATA (found on page __)

	2000		2013		2016	
Renter Households	4,226	27.3%	5,453	32.9%	5,567	33.1%
Income-Qualified Renter HHs (LIHTC)	803	19.0%	1,038	19.0%	965	17.3%
Income-Qualified Renter HHs (MR)	(if applicable)	%		%		%

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

Type of Demand	50%	60%	Market-rate	Other: __	Other: __	Overall
Renter Household Growth	8	8				13
Existing Households (Overburd + Substand)	255	254				446
Homeowner conversion (Seniors)						
Other:						
Less Comparable/Competitive Supply	0	0				0
Net Income-qualified Renter HHs	255	254				446

CAPTURE RATES (found on page __)

Targeted Population	50%	60%	Market-rate	Other: __	Other: __	Overall
Capture Rate	5.9	16.1				12.6

ABSORPTION RATE (found on page __)

Absorption Period	5	months
-------------------	---	--------



1. INTRODUCTION

A. Overview of Subject

The subject of this report is Carlisle Place, a proposed multi-family rental community in Gaffney, Cherokee County, South Carolina. Carlisle Place 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, Carlisle Place will contain a total of 56 rental units with 15 reserved for households earning at or below 50 percent of the Area Median Income (AMI) and 41 units reserved for households at 60 percent 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 Prestwick Development. 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.
- Nicole Mathison (Analyst), conducted visits to the subject site, neighborhood, and market area on February 15, 2014.
- Primary information gathered through field and phone interviews was used throughout the various sections of this report. The interviewees included rental community property



managers, Donald Elder with the Cherokee County Building Inspectors Department, Tony Lavender at the City of Gaffney Community Development Department, Brian Griswell at the South Carolina Regional Housing Authority No.1, and Lisa Dewberry at the Gaffney Housing Authority.

- 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

Carlisle Place 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

Carlisle Place will target low to moderate income renter households. Income targeting includes 15 units at 50 percent AMI (including 12 HOME units) and 41 units at 60 percent AMI. With a unit mix of two and three bedroom units, the property will target a wide range of renter households. The units will be especially appealing to households with children, but will also attract smaller renter households desiring additional space.

C. Building Types and Placement

Carlisle Place will consist of ten two-story, townhome-style, residential buildings and a separate community building. The residential buildings will be positioned on the west, north and east perimeter of a central parking lot, while the community building will be located on the south side of the parking lot (Figure 1).

D. Detailed Project Description

1. Project Description

- The 56 units at Carlisle Place include 32 two-bedroom units and 24 three-bedroom units (Table 1).
- The proposed unit sizes are 1,038 square feet for two bedroom units and 1,172 square feet for three bedroom units. All units will have two bathrooms.

The proposed rents for Carlisle Place are listed in



- **Table 1**
- All rents will include the cost of trash removal. Tenants will bear the cost of all other utilities.
- Monthly utility allowances are \$186 for two bedroom units and \$226 for three bedroom units.

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.



Figure 1 Site Plan, Carlisle Place

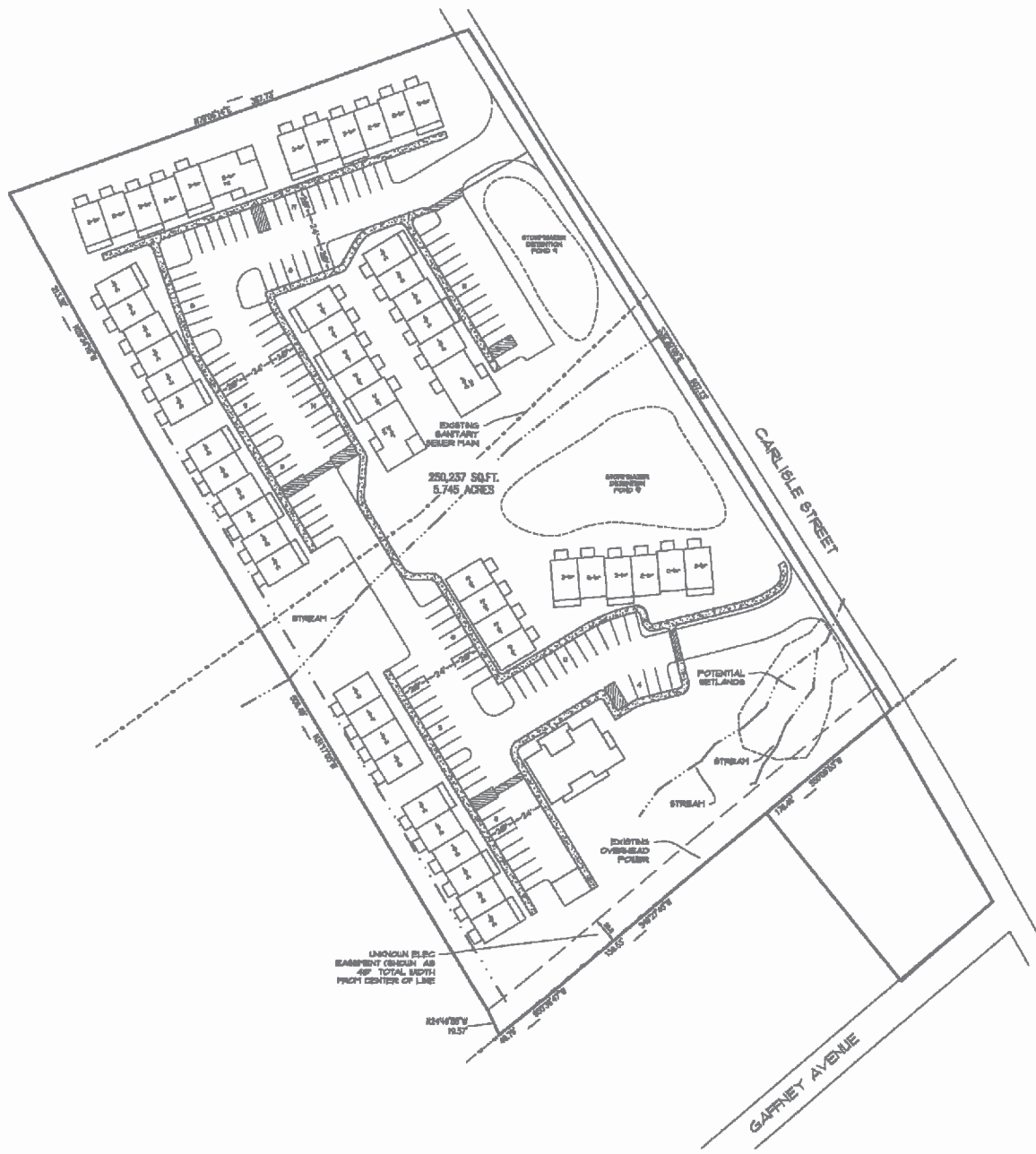




Table 1 Carlisle Place Project Summary

Unit Mix/Rents							
# Bed	# Bath	% AMI	Size (sqft)	Quantity	Net Rent	Utility Allowance	Gross Rent
2	2	60%	1,038	25	\$499	\$186	\$685
2	2	HOME	1,038	4	\$366	\$186	\$552
3	2	60%	1,172	16	\$575	\$226	\$801
3	2	HOME	1,172	8	\$428	\$226	\$654
2	2	50%	1,038	3	\$400	\$186	\$586
Total/Average			1095	56	\$496		
Project Information				Additional Information			
Number of Residential Buildings		10		Construction Start Date		3/2015	
Building Type		Townhomes		Date of First Move-In		10/2015	
Number of Stories		2		Construction Finish Date		1/2016	
Construction Type		New Const.		Parking Type		Surface	
Design Characteristics (exterior)		Hardi-Plank, Brick		Parking Cost		None	
Community Amenities	Community building with management office, community room, computer center, fitness center, and a laundry center. Perimeter fencing and security cameras. Playground.			Kitchen Amenities			
				Dishwasher		Yes	
				Disposal		Yes	
				Microwave		Yes	
				In Unit Laundry		No	
W/D Connections		Yes					
Unit Features	Kitchen with refrigerator, range/oven, dishwasher, and garbage disposal. Units will feature ceiling fans and patio/balcony. Flooring will include carpet in living areas and vinyl flooring in kitchen/bath.			Utilities Included			
				Water/Sewer		Tenant	
				Trash		Owner	
				Heat		Tenant	
				Heat Source		Elec	
				Hot/Water		Tenant	
				Electricity		Tenant	
Other:							

2. Other Proposed Uses

None

3. Pertinent Information on Zoning and Government Review

As of this report, the site for the proposed development is awaiting re-zoning approval from the Gaffney City Council. The re-zoning would change the site's current zoning from general residential to residential/multi-family in accordance with the proposed development. The first reading of the rezoning was approved in February and the final reading will be held on March 3, 2014.

4. Proposed Timing of Construction

Carlisle Place is expected to begin construction in March 2015 and the anticipated date of first movie-in is October 2015. The estimated date of construction completion is January 2016.



3. SITE AND NEIGHBORHOOD ANALYSIS

A. Site Analysis

1. Site Location

The site for Carlisle Place is located on the west side of Carlisle Street, just north of its intersection with Gaffney Avenue in Gaffney, Cherokee County, South Carolina. Relative to the surrounding area, the subject site is positioned approximately one mile northwest of downtown Gaffney and just 1.3 miles south of Interstate 85 (Map 1).

2. Existing Uses

The subject site primarily consists of wooded land. The site is bisected by a cleared line running east-west through the site. At the time of our site visit, we did not observe any environmental conditions that would restrict the property's use.

3. Size, Shape, and Topography

According to plans provided by the developer and field observations, the subject site encompasses 5.72 acres and is generally rectangular in shape. While the site has a generally flat topography, the dense trees and brush precluded close visible inspection.

4. General Description of Land Uses Surrounding the Subject Site

The Carlisle Place site is located in northwest Gaffney, just outside its historic downtown core. Surrounding land uses primarily consist of undeveloped wooded land, single family residential structures, the White Oak multifamily rental community, and a mobile home park. A vacant home currently exists adjacent to the southeast corner of the property, which will be razed prior to construction. Overall, the condition of development in the subject site's immediate area ranges from good to poor, which is similar to most areas of Gaffney.

5. Specific Identification of Land Uses Surrounding the Subject Site

The land uses bordering the subject site include:

- **North:** Mobile home park
- **East:** Wooded lot
- **South:** Modest single family detached homes
- **Southwest:** Wooded lot
- **Northwest:** White Oak Apartments



Map 1 Site Location.

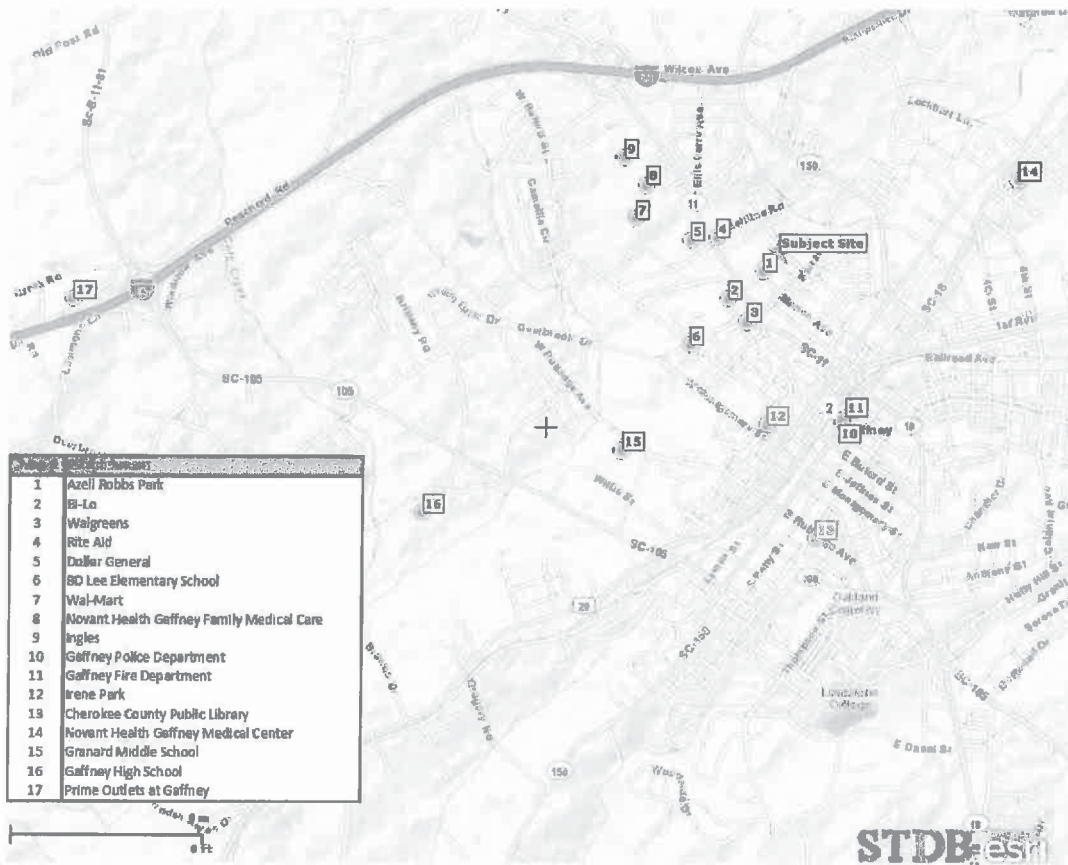


Figure 2 Views of Subject Site



View of eastern boundary of site which fronts Carlisle Street from northeast corner of site facing south



View of site facing west from Carlisle Street where open space bisects otherwise wooded lot



View of southeastern site boundary facing southwest from Carlisle Street

Figure 3 Views of Surrounding Land Uses



Mobile home park located north of the site on the east side of Carlisle Street



Wooded lot east of site; clearing is a continuation of the cleared area that bisects the subject site



Single family home east of the site



Vacant home adjacent to southeast corner of site; structure to be removed prior to construction of subject



Single family home fronting Gaffney Avenue southeast of site; similar to other homes on Gaffney Ave



White Oak Apartments; LIHTC community adjacent to site to the northwest



Rear view of US Post Office which is separated from the western boundary of the subject by a wooded lot owned by the US Postal Service

B. Neighborhood Analysis

1. General Description of Neighborhood

The subject site is located in the City of Gaffney a modest size municipality approximately six miles south of the South Carolina/North Carolina state line. Situated along the Interstate 85 corridor, Gaffney is centrally located between the major metropolitan areas of Charlotte, North Carolina to the northeast and Greenville, South Carolina to the southwest. Overall, the character of development throughout the city is primarily residential, consisting of low to moderate value single-family detached homes surrounding a major retail corridor along SC Highway 11 (West Floyd Baker Blvd.) and a small historic district.

2. Neighborhood Investment and Planning Activities

According to our research, including field observations at the time of the site visit, no current neighborhood investment / development activities were noted in the subject site's immediate area.

3. Crime Index

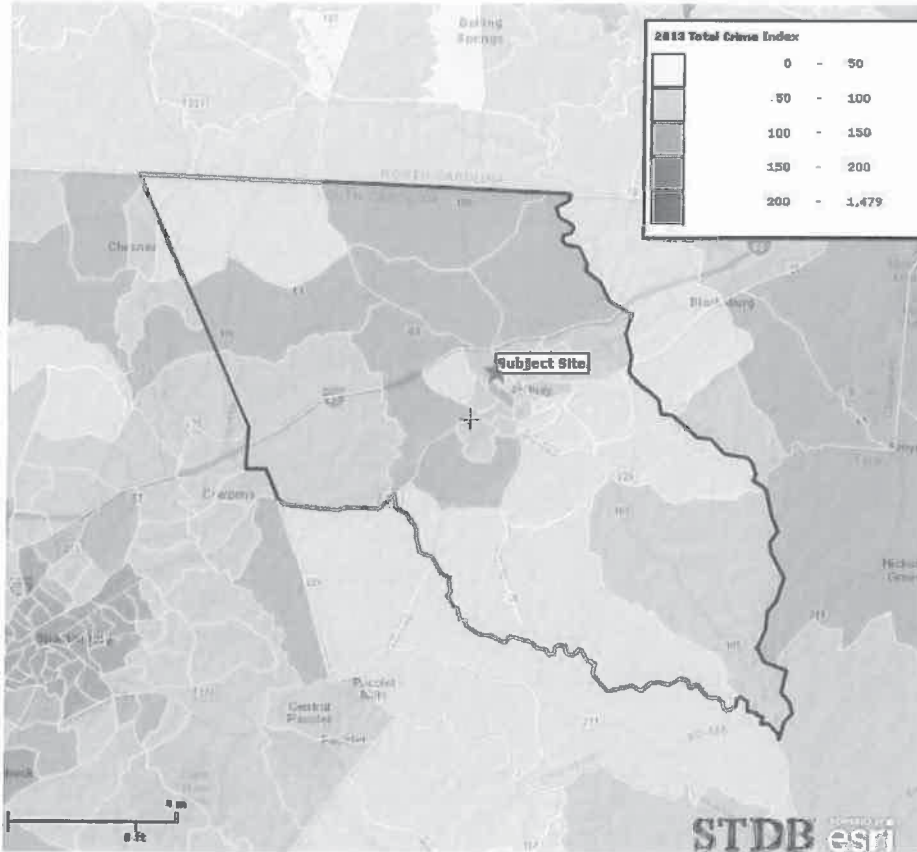
CrimeRisk is a block-group level index that measures the relative risk of crime compared to a national average. AGS analyzes known socio-economic indicators for local jurisdictions that report crime statistics to the FBI under the Uniform Crime Reports (UCR) program. Based on detailed modeling of these 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 a personal and property crimes separately as well as a total index. However one must recognize 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 subject sites' census tract and those in the immediately surrounding area are light orange to dark orange, indicating they have a modest crime risk (50-200) slightly above the national average (100). This crime risk is comparable to areas in and around Gaffney including portions of the city that contain the existing multi-family rental stock. The only census tracts with a lower crime risk encompass rural areas with a significantly lower population density. Based on this data and field observations, we do not expect crime or the perception of crime to negatively impact the subject



property's marketability. Extensive security measures such as gated entries are not prevalent in the primary market area.

Map 2 Crime Index Map



C. Site Visibility and Accessibility

1. Visibility

Carlisle Place will have visibility from both Carlisle Street and Gaffney Avenue. Carlisle Street is a narrow neighborhood road serving primarily residential traffic. Gaffney Avenue is slightly more traveled as it intersects with Floyd Baker Blvd, but it is still a quiet neighborhood serving street.

2. Vehicular Access

Carlisle Place will be accessible from Carlisle Street, where no problems with ingress or egress are anticipated. From Carlisle Street, West Floyd Baker Blvd. (SC Highway 11) is just 0.3 miles driving distance. This four-lane plus center turning lane road is the retail center of Gaffney. West Floyd Baker Blvd. also provides access to Interstate 85, a major interstate used for local and regional travel. The subject site is just 1.3 miles from the onramp to I-85. West Floyd Baker Blvd. also provides access to SC Highway 29 which is 0.8 miles from the site and which runs generally parallel to I-85 heading north to Blacksburg and south to Spartanburg.



3. Availability of Public Transit

There is no fixed-route bus service or other public transportation provided in Gaffney.

4. Inter Regional Transit

Cherokee County is served by an extensive highway system. Interstate 85 runs near downtown Gaffney and offers easy connections to Atlanta, Greenville, and Charlotte. Several U.S. and S.C. State Highways including Highways 11, 18, 29, 105, 150, and 329 also serve Gaffney. The subject site is centrally located between the Greenville-Spartanburg International Airport (GSP) 35 miles to the southwest and the Charlotte/Douglas International Airport (CLT) 41 miles to the northeast. Together, both airports serve more than 30 million passengers per year offering non-stop daily departures to most major cities across the United States.

5. Pedestrian Access

The site for Carlisle Place is located within a short walking distance (less than one-half mile) of various community amenities, retail establishments and neighborhoods. There are no sidewalks on Carlisle Street, as the portion where the site is located is generally undeveloped. Pedestrian access will ultimately be facilitated by the sidewalk already in place on Gaffney Avenue which intersects Carlisle Street 0.1 miles from the site.

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 impacting road, transit, or pedestrian access to the subject site are currently underway or likely to commence in the next few years. The primary documents considered were the Fiscal Year 2014 to 2019 South Carolina Statewide Transportation Improvement Program and the Fiscal Year 2014 to 2019 Greenville-Pickens Area Transportation Study (GPATS) Transportation Improvement Program. 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 1.



Table 2 Key Facilities and Services

Establishment	Type	Address	Distance
Azell Robbs Park	Park	202 Gaffney Ave	0.2 mi
Bi-Lo	Grocery	1013 W Floyd Baker Boulevard	0.4 mi
Walgreens	Pharmacy	837 W Floyd Baker Blvd	0.4 mi
Rite Aid	Pharmacy	1320 W Floyd Baker Boulevard	0.5 mi
Dollar General	General Retail	1309 W Floyd Baker Boulevard	0.5 mi
Skateland	Recreation	102 Ellis Ferry Ave	0.5 mi
First Piedmont Federal Savings	Bank	1229 W Floyd Baker Blvd	0.5 mi
Fast Point Gas Station	Gas Station	1406 W Floyd Baker Blvd	0.5 mi
BD Lee Elementary School	Public Education	401 Overbrook Dr	0.7 mi
Wal-Mart	General Retail	165 Walton Drive	0.9 mi
Novant Health Gaffney Family Medical Care	Medical	103 Stuard Street	0.9 mi
Ingles	Grocery	1627 W Floyd Baker Boulevard	1.0 mi
Gaffney Police Department	Police	201 N Limestone Street	1.0 mi
Gaffney Fire Department	Fire	205 N Limestone Street	1.0 mi
Irene Park	Park	222 S Oliver Street	1.1 mi
Cherokee County Public Library	Library	300 E Rutledge Avenue	1.6 mi
Novant Health Gaffney Medical Center	Medical/Hospital	1530 N Limestone Street	1.7 mi
Granard Middle School	Public Education	815 W Rutledge Av	2.0 mi
Gaffney High School	Public Education	149 Twin Lake Rd	2.7 mi
Prime Outlets at Gaffney	Retail/Employer	1 Factory Shops Boulevard	4.5 mi

Note: All establishments have Gaffney addresses.

Compiled by Real Property Research Group, Inc.

2. Essential Services

Health Care

The Novant Health Gaffney Medical Center, located in northeastern Gaffney, is the primary healthcare provider for residents of Cherokee County. As a 125 bed acute-care hospital, Novant Health Gaffney Medical Center offers a full range medical services including 24-hour emergency care, diabetes management, pediatrics, diagnostics, women’s services, wound center, outpatient services, and an intensive-care unit. This facility is located 1.7 miles from the subject site.

Novant Health Gaffney Family Medical Care houses a variety of primary medical services and offers both early morning and evening hours. Services include annual checkups and DOT physicals; care for chronic illnesses, such as diabetes and hypertension; women’s health services, including annual gynecologic exams; and on-site lab services. The office on Stuard Street is just one mile from the subject.

Education

The subject site is located within Cherokee County School District. The closest schools to the subject site are BD Lee Elementary School (0.4 miles), Gaffney Middle School (2.0 miles), and Gaffney High School (2.7 miles).

Nearby institutions of higher education include Limestone College and Spartanburg Community College (SCC) Cherokee County Campus. Limestone College is an independent, four-year liberal arts non-denominational Christian college. Its programs lead to the Bachelor of Arts, Bachelor of Fine Arts, Bachelor of Science, Bachelor of Social Work, Associate of Arts, Associate of Science and Master of Business Administration degree. Also located in Gaffney, SCC’s 62-acre Cherokee County Campus opened in 2007. The Cherokee County Campus offers a full array of general education courses and the Transitional Studies Department allows students to take prerequisite courses that



may be necessary for acceptance into SCC's curriculum programs. The Cherokee County Campus is also home to the Radiation Protection Technician Program. Through a unique partnership with Duke Energy, SCC students can train for a career in the high demand field of nuclear energy by acquiring the knowledge and skills needed for a career as a radiation protection technician in a nuclear power facility.

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 majority of Gaffney's commercial/retail development is situated along West Floyd Baker Boulevard (State Highway 11) between Interstate 85 and downtown Gaffney. West Floyd Baker Boulevard is just 0.3 miles from the site and is easily accessed via the sidewalk along Gaffney Avenue. The closest retail establishments to the site include Bi-Lo Grocery store, Rite Aid Pharmacy, CVS Pharmacy, and Dollar General; all are located along West Floyd Baker Boulevard and are within one-half mile of the site. Other shopping destinations along West Floyd Baker Boulevard include a Wal-Mart Supercenter, Belk, Lowes Home Improvement, and several restaurants.

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.

In addition to the general retail development within the city, Prime Outlets of Gaffney is located at the State Highway 105 and Interstate 85 interchange approximately 4.5 miles from the subject site. Prime Outlets of Gaffney provides a broad range of retailers containing over 80 brand name stores as well as an enclosed food court and children's playground. The shopping outlet mall is a regional attraction and is a major employer in Cherokee County.

4. Recreation Amenities

The subject site is located in close proximity to numerous recreational amenities, the closest of which is Azell Robbs Park. This park has a large playground, picnic pavilion, and public restrooms. The Cherokee Recreation District owns and operates over 18 athletic fields and parks in Cherokee County and offers a variety of youth sports. The closest district park to the site is Irene Park. Irene Park is approximately one mile from the site and contains a 75' X 100' swimming pool with bathhouse as well as a lighted Youth Baseball field with concession stand, restrooms and press box. This is the site for Dixie Youth Major League (10-12 years old), Pee Wee, and Minor League baseball regular season and tournament play. The closest branch of the Cherokee Public Library is just 1.6 miles from the site.

4. ECONOMIC CONTEXT

A. Introduction

This section focuses on economic trends and conditions in Cherokee 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

Since 2000, Cherokee County's labor force has ebbed and flowed, but overall, remained relatively stable. Despite periods of recession, the labor force in 2009 was approximately the same as it was in 2000, but since then, the labor force shrank by 600 workers. Overall, the county's labor force experienced a net loss of 704 workers or 2.7 percent from 2000 to second quarter 2013 (Table 3).

2. Trends in County Unemployment Rate

From 2000 to 2004, Cherokee County's unemployment rate gradually rose, reaching a high of 8.8 percent following a brief national recession. The county's unemployment rate dropped to 6.7 percent by 2007; however, this reprieve was short-lived. During the course of a second national recession, the county's unemployment rate surged, reaching 16.1 percent at its peak in 2009. As economic conditions improved over the past four years, the county's unemployment rate dropped consistently, falling to 10.0 percent in 2013. For the past twelve years, the county's unemployment rate has mirrored the state and national trends, but consistently exceeded both state and national figures in proportion of residents unemployed.

C. Commutation Patterns

According to 2008-2012 American Community Survey (ACS) data, 39 percent of the workers residing in the Gaffney Market Area spent less than 15 minutes commuting to/from work (Table 4). Over one-third (38 percent) of workers commuted 15-29 minutes and 23 percent commuted 30 minutes or longer.

The vast majority (68 percent) of Gaffney Market Area workers work in Cherokee County. Approximately 24 percent of Gaffney Market Area workers work in another South Carolina County and eight percent work outside the state, presumably in nearby 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
Labor Force	25,737	25,274	24,181	24,309	25,010	24,827	25,050	25,293	25,555	25,654	25,261	24,870	25,116	25,033
Employment	24,683	23,507	22,178	22,212	22,797	22,857	23,148	23,596	23,254	21,517	21,602	21,536	22,170	22,538
Unemployment	1,054	1,767	2,003	2,097	2,213	1,970	1,902	1,697	2,301	4,137	3,659	3,334	2,946	2,495
Unemployment Rate														
Cherokee County	4.1%	7.0%	8.3%	8.6%	8.8%	7.9%	7.6%	6.7%	9.0%	16.1%	14.5%	13.4%	11.7%	10.0%
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%	7.8%
United States	4.0%	4.7%	5.8%	6.0%	5.5%	5.1%	4.6%	4.6%	5.8%	9.3%	9.6%	8.9%	8.1%	7.4%

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

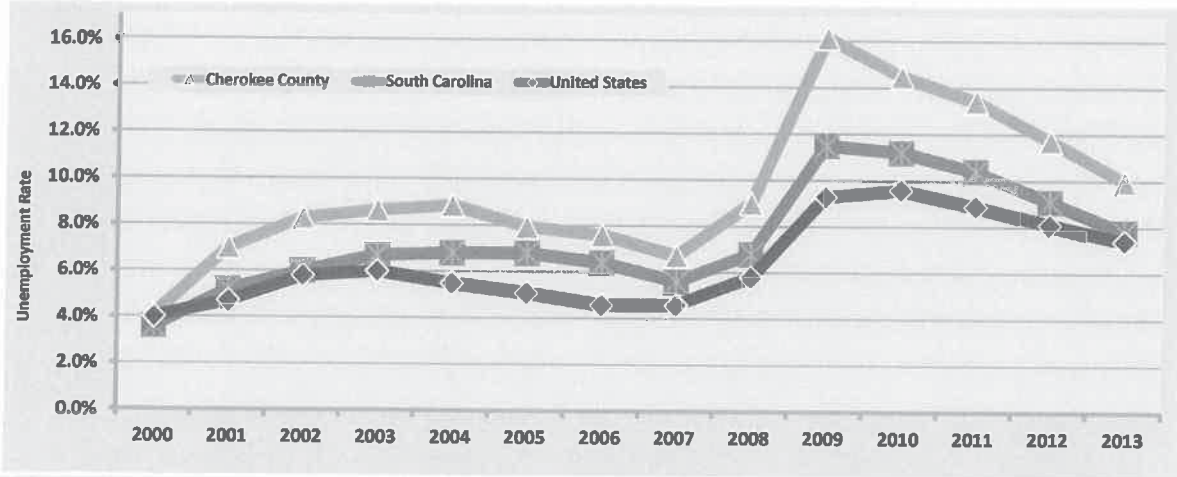
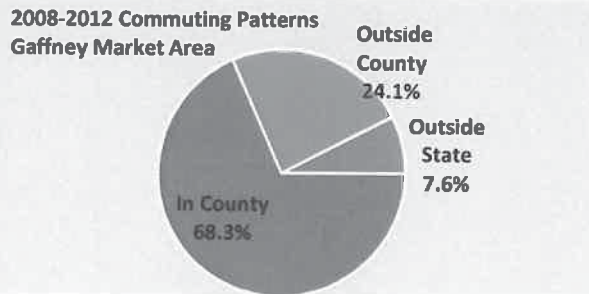


Table 4 Commutation Data

Travel Time to Work			Place of Work		
Workers 16 years+	#	%	Workers 16 years and over	#	%
Did not work at home:	15,464	98.2%	Worked in state of residence:	14,549	92.4%
Less than 5 minutes	361	2.3%	Worked in county of residence	10,752	68.3%
5 to 9 minutes	2,434	15.5%	Worked outside county of residence	3,797	24.1%
10 to 14 minutes	3,342	21.2%	Worked outside state of residence	1,194	7.6%
15 to 19 minutes	2,963	18.8%	Total	15,743	100%
20 to 24 minutes	2,307	14.7%			
25 to 29 minutes	681	4.3%			
30 to 34 minutes	1,668	10.6%			
35 to 39 minutes	206	1.3%			
40 to 44 minutes	376	2.4%			
45 to 59 minutes	557	3.5%			
60 to 89 minutes	368	2.3%			
90 or more minutes	201	1.3%			
Worked at home	279	1.8%			
Total	15,743				

Source: American Community Survey 2008-2012



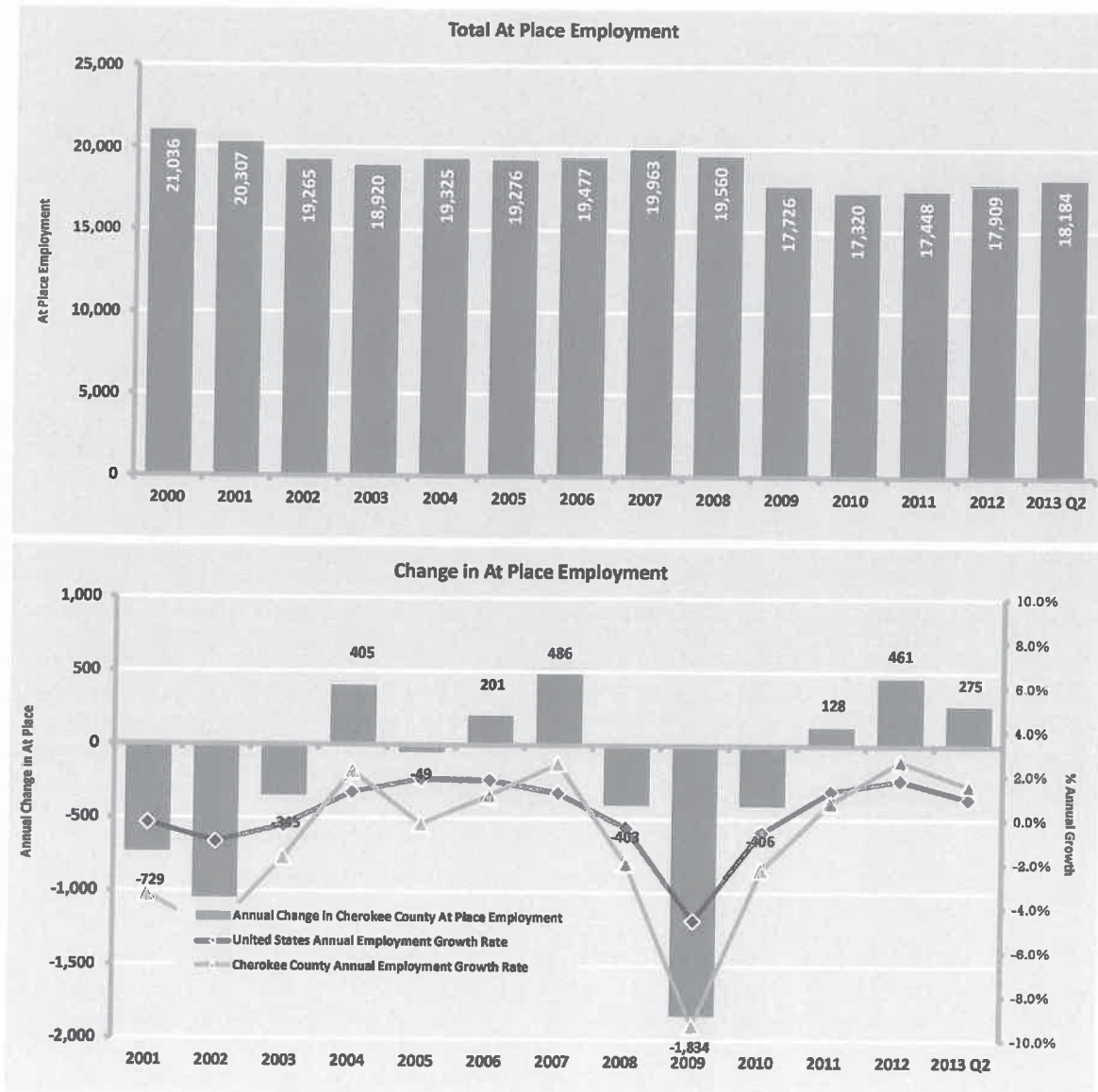
Source: American Community Survey 2008-2012

D. At-Place Employment

1. Trends in Total At-Place Employment

Over the past twelve years, Cherokee County's at-place employment has followed a cyclical trend with a steady period of growth (2004 to 2007) bookended by periods of decline (2000 to 2003 and 2008 to 2010) (Figure 4). After reaching a low of 17,320 jobs in 2010, employment has begun to recover, climbing back to 18,184 by second quarter 2013. Overall, the county experienced a net loss of 2,852 jobs or 13.6 percent from 2000 to second quarter 2013.

Figure 4 At-Place Employment

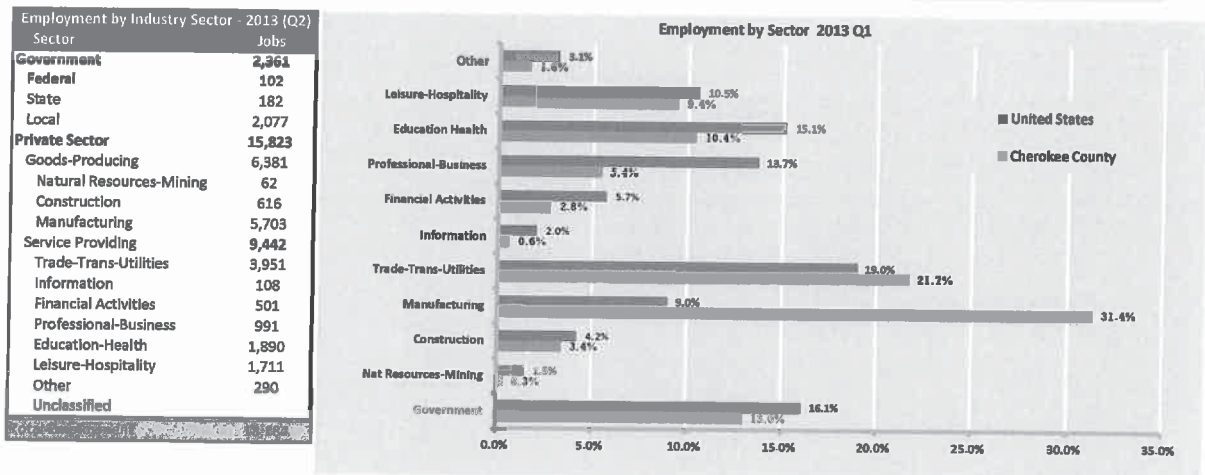


Source: U.S. Department of Labor, Bureau of Labor Statistics, Quarterly Census of Employment and Wages

2. At-Place Employment by Industry Sector

Manufacturing, Trade-Transportation-Utilities, and Government are the three largest employment sectors in Cherokee County, accounting for nearly two-thirds (66 percent) of total jobs through the first quarter of 2013 (Figure 5). Overall, Manufacturing has the largest disparity relative to national figures, accounting for 31.4 percent of employment in Cherokee County versus just 9.0 percent of jobs nationally. Cherokee County has a significantly smaller percentage of its job base employed in the Education-Health, Professional Business, and Financial Activities compared to the nation as a whole.

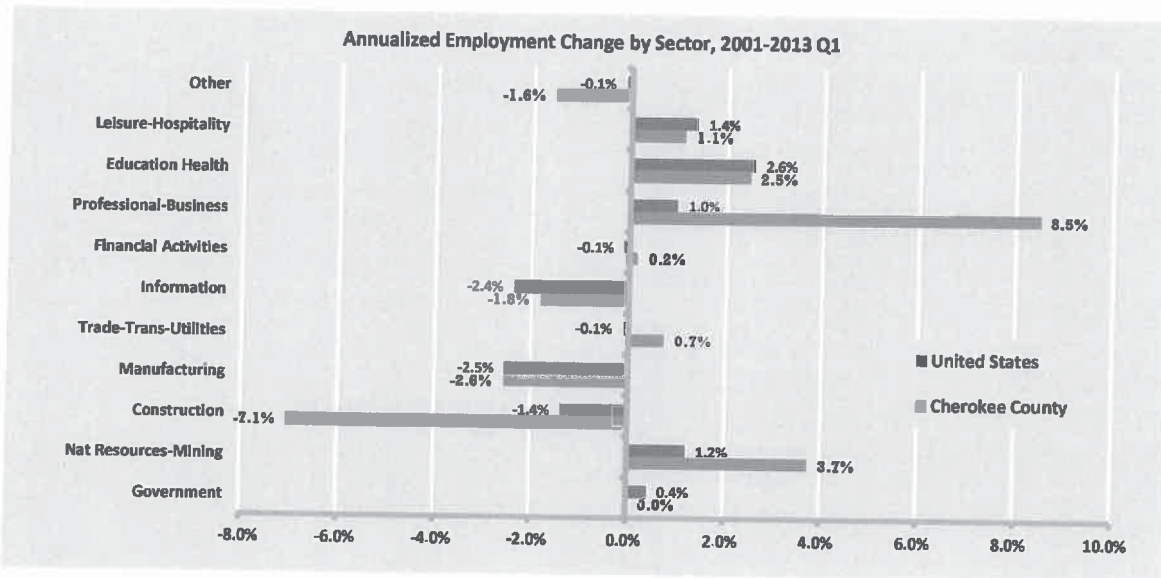
Figure 5 Total Employment by Sector 2013 (Q1)



Between 2001 and 2013(Q1), six of eleven economic sectors added jobs in Cherokee County (Figure 6). The largest annual percentage increase was in Professional Business at 8.5 percent. Other sectors experiencing growth included Education-Health at 2.5 percent, Natural Resources Mining at 3.7 percent, Leisure-Hospitality at 1.1 percent, Trade-Transportation-Utilities at 0.7 percent, and Financial Activities at 0.2 percent. Among the five sectors experiencing annual declines in employment, substantial losses were felt in the Construction (7.1 percent) sector as well as the Manufacturing (2.6 percent) sector given its significance as the county's largest industry.

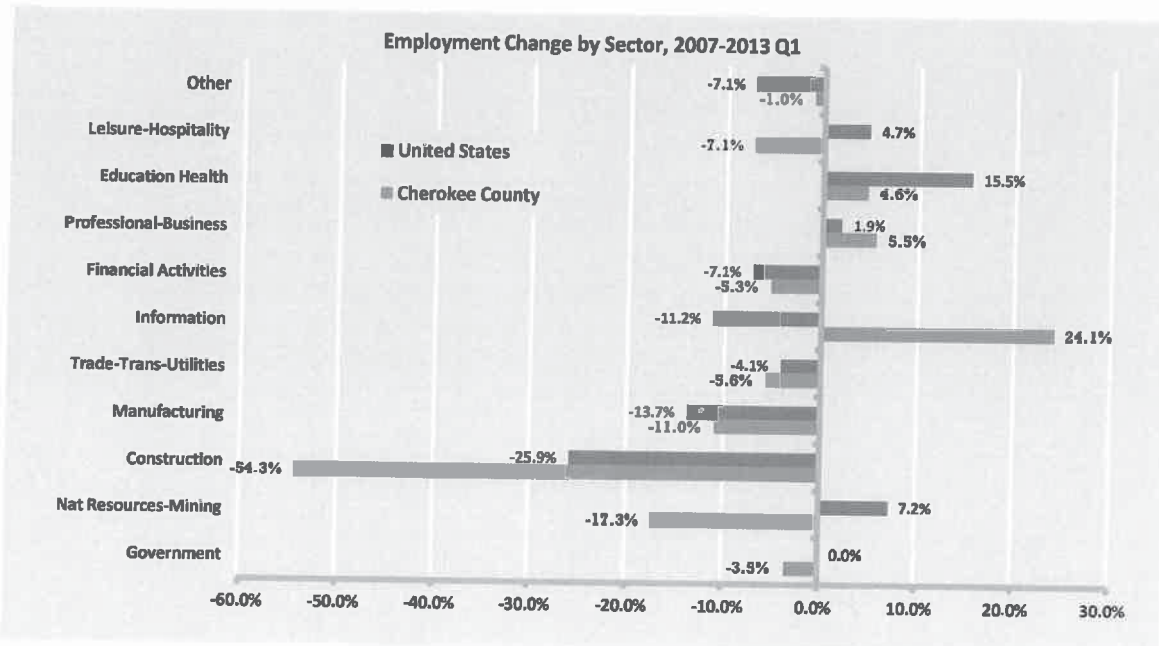
In order to gain insight on how the recent economic downturn has impacted the local job base, we examined employment changes by sector from 2007 through 2013(Q1) (Figure 7). During this period, eight of 11 economic sectors in Cherokee County reported a net loss in jobs. The only three sectors to add jobs during this period were Education Health (4.6 percent), Professional-Business (5.5 percent), and Information (24.1 percent).

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

The single-largest employer in Cherokee County is Nestle USA Prepared Food Division (Table 5). With a total employment of 1,300, Nestle is by far the largest private employer in the county, but followed closely by the School District of Cherokee County (1,231 total employees). Other major employers in the county include four manufacturing companies.

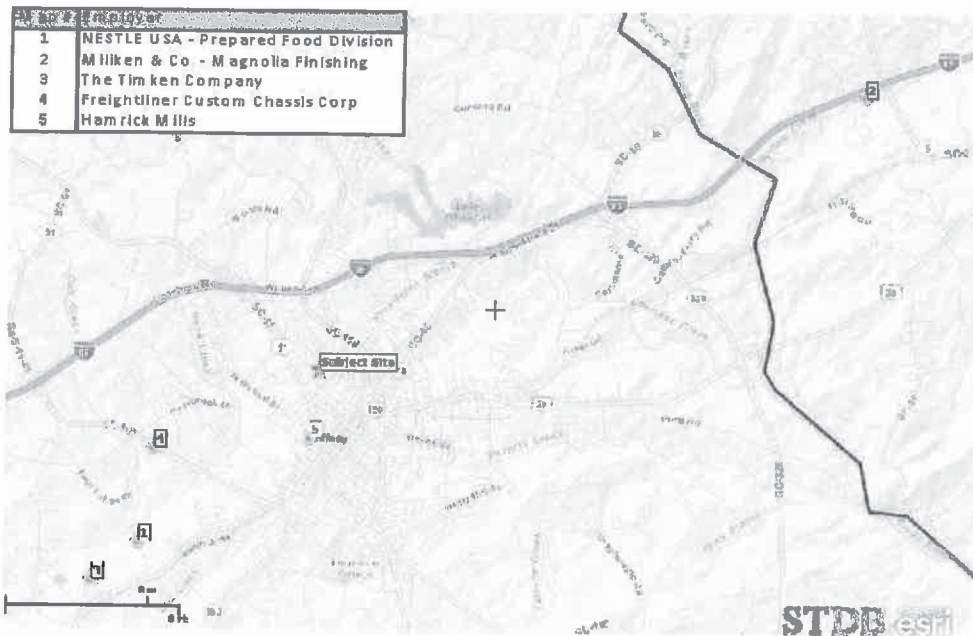
The major employers (except for the local school district which employee staff at various locations throughout the county) are noted on Map 3. All of these major employers are located within 10 miles of the subject site; most are located in and around the City of Gaffney, with the exception being Milken which is located just eight miles north in Blacksburg. In addition to these major employers, the subject site is located in close proximity to retail shopping centers and various local service providers, which provide alternative options for employment.

Table 5 2012 Major Employers, Cherokee County

Rank	Name	Employment
1	NESTLE USA - Prepared Food Division	1,300
2	School District of Cherokee County	1,231
3	Milken & Co. - Magnolia Finishing	809
4	The Timken Company	712
5	Freightliner Custom Chassis Corp	650
6	Hamrick Mills	425

Source: Cherokee County Development Board, Upstate South Carolina Alliance

Map 3 Major Employers



4. Wages

The average annual wage in 2012 for Cherokee County was \$33,425, which is 14.9 percent lower than the \$39,286 average in the State of South Carolina (Table 6). The state's average wage is

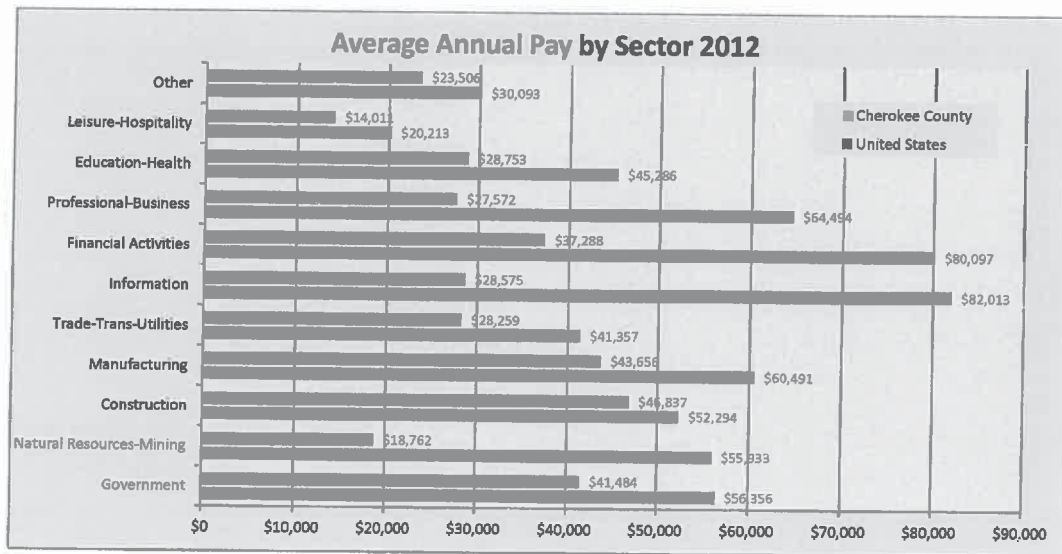
\$10,003 or twenty percent below the national average. Cherokee County's average annual wage in 2012 represents an increase of 22.7 percent since 2001.

The average wage in Cherokee County falls below the national average for every economic sector. The highest paying sectors in Cherokee County are Manufacturing and Construction.

Table 6 Average Annual Pay and Annualized Wage Data by Sector, Cherokee County

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Cherokee County	\$27,252	\$27,791	\$28,811	\$30,201	\$30,343	\$31,049	\$32,312	\$32,471	\$32,305	\$32,841	\$33,001	\$33,425
South Carolina	\$29,255	\$30,003	\$30,750	\$31,839	\$32,927	\$34,281	\$35,393	\$36,252	\$36,759	\$37,553	\$38,427	\$39,286
United States	\$36,219	\$36,764	\$37,765	\$39,354	\$40,677	\$42,535	\$44,458	\$45,563	\$45,559	\$46,751	\$48,043	\$49,289

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



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

5. HOUSING MARKET AREA

A. Introduction

The primary market area for the proposed Carlisle Place 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 Gaffney 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 Gaffney Market Area consists of ten 2010 Census tracts in Cherokee County, including most of the city of Gaffney and its immediately surrounding areas. The boundaries of the Gaffney Market Area and their approximate distance from the subject site are:

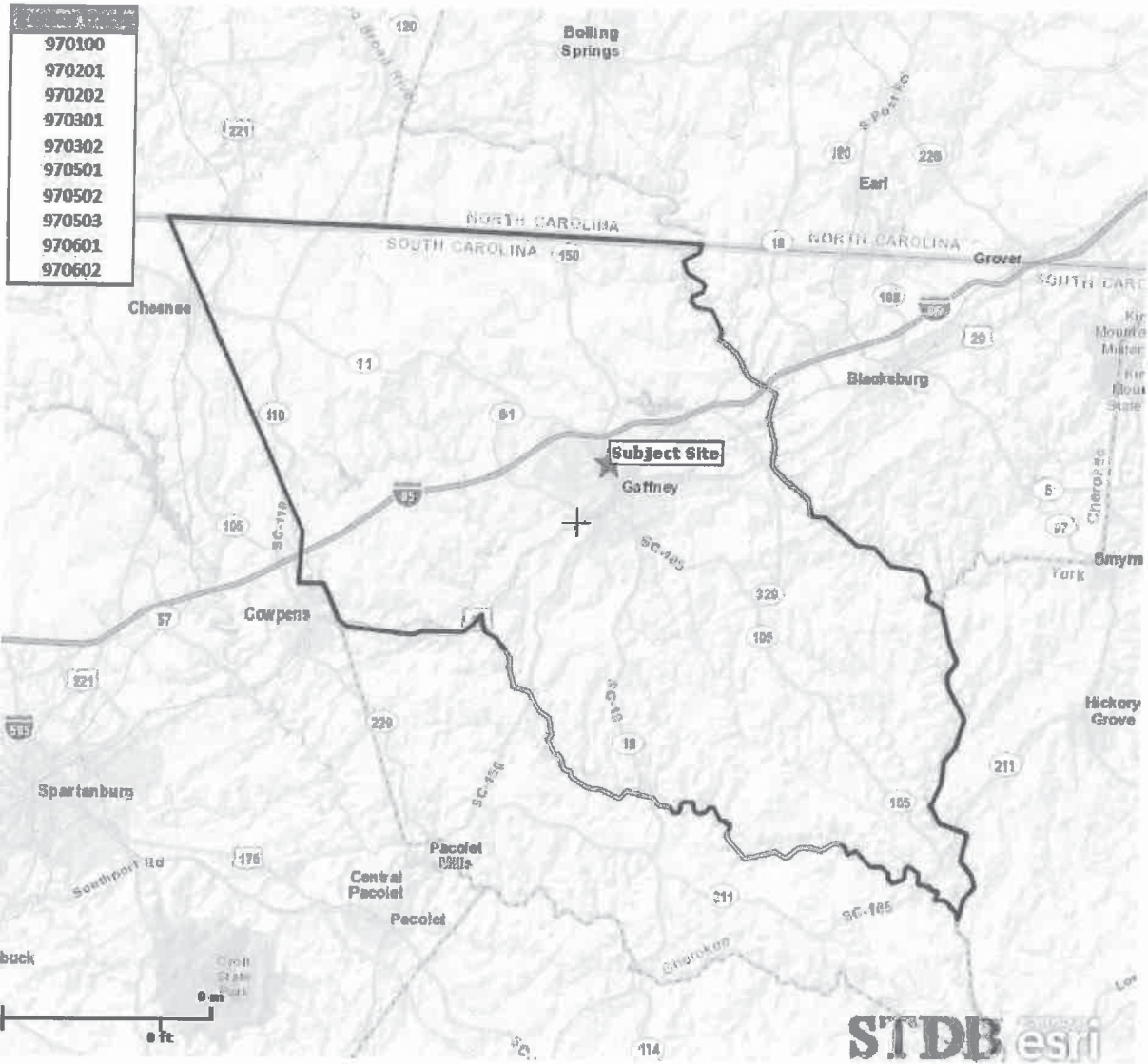
- **North:** North Carolina..... (6.3 miles)
- **East:** Broad River (5.7 miles)
- **South:** SC Highway 29/Thicketty Creek (12.3 miles)
- **West:** Spartanburg County (9.6 miles)

This portion of Cherokee County is compatible with the housing stock immediately surrounding the subject site. The exact size of the market area was influenced by the relatively large size and irregular shape of the census tracts. For example, to the northwest of the market area, the geographically large tract 9701.00 was included, as its exclusion would limit the PMA's western border to three miles from the subject property. As a result, removing this tract would be overly restrictive. Despite its large size, this census tract is sparsely developed and will likely add few renter households to the primary market area.

The market area does not include the town of Blacksburg to the northeast or the southernmost census tract in Cherokee County. Due to the Geographic distance from the subject site and the size of the remaining census tracts, including these areas would increase the size of the market area to encompass all of Cherokee County.

This market area is depicted in Map 4. As appropriate for this analysis, the Gaffney Market Area is compared to a bi-county market area consisting of Cherokee County and Spartanburg County, which is considered the secondary market area. Demand estimates, however, are based solely on the Gaffney Market Area.

Map 4 Gaffney Market Area





6. DEMOGRAPHIC ANALYSIS

A. Introduction and Methodology

RPRG analyzed recent trends in population and households in the Gaffney Market Area as well as Cherokee and Spartanburg Counties using U.S. Census data and data from Esri, a national data vendor that prepares small area estimates and projections of population and households. Building permit trends collected from the HUD State of the Cities Data Systems (SOCDS) database were also considered. Table 7 presents a series of panels that summarize these Census data, estimates, and projections.

B. Trends in Population and Households

1. Recent Past Trends

Between 2000 and 2010 Census counts, the population of the Gaffney Market Area increased by 5.5 percent, rising from 39,809 to 42,000 people. This equates to an annual growth rate of 0.5 percent or 219 people. During the same time period, the number of households in the Gaffney Market Area increased by 5.4 percent, from 15,470 to 16,306 households, an annual increase of 0.5 percent or 84 households.

Similar to the Gaffney Market Area, Cherokee and Spartanburg Counties experienced steady population and household growth during the past decade. Overall, the population of Cherokee and Spartanburg Counties expanded by 10.9 percent from 2000 to 2010 (1.0 percent annually), while the number of households in Cherokee and Spartanburg Counties increased by 10.6 percent (1.0 percent annually).

2. Projected Trends

By applying Esri's projected growth rates to the 2010 census counts, the Gaffney Market Area increased by 677 people and 255 households between 2010 and 2013. RPRG further projects that the market area's population will increase by 624 people between 2013 and 2016, bringing the total population to 43,301 people in 2016. This represents an annual increase of 0.5 percent or 208 people. The number of households will increase at the same rate, gaining 0.5 percent or 79 new households per annum resulting in a total of 16,797 households in 2016.

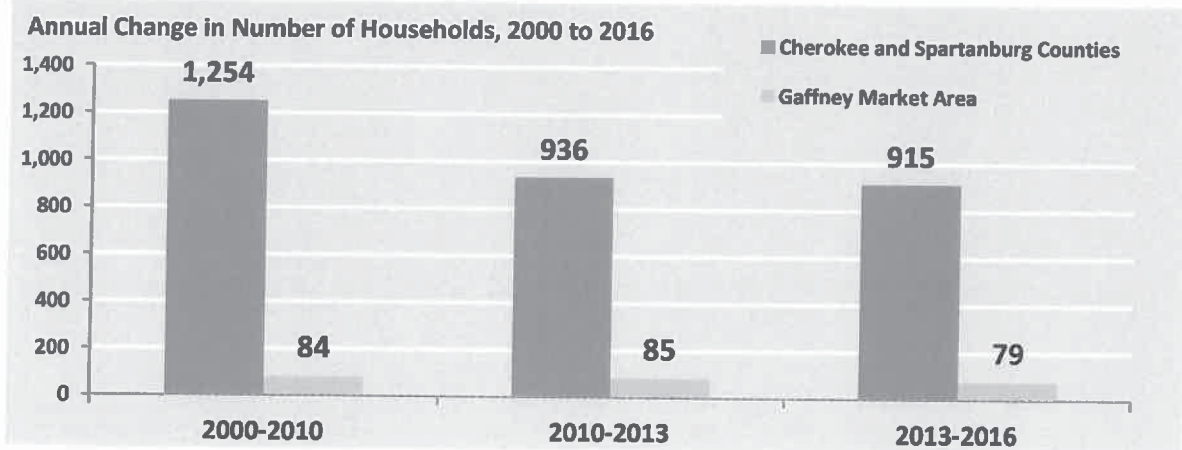
Cherokee and Spartanburg Counties' population and household base are projected to increase by 0.7 percent per year between 2013 and 2016.



Table 7 Population and Household Projections

Cherokee and Spartanburg Counties						Gaffney Market Area					
Population	Count	Total Change		Annual Change		Count	Total Change		Annual Change		
		#	%	#	%		#	%	#	%	
2000	306,328					39,809					
2010	339,649	33,321	10.9%	3,332	1.0%	42,000	2,191	5.5%	219	0.5%	
2013	346,670	7,021	2.1%	2,340	0.7%	42,677	677	1.6%	226	0.5%	
2016	353,621	6,951	2.0%	2,317	0.7%	43,301	624	1.5%	208	0.5%	
Households						Households					
Households	Count	Total Change		Annual Change		Count	Total Change		Annual Change		
		#	%	#	%		#	%	#	%	
2000	118,230					15,470					
2010	130,765	12,535	10.6%	1,254	1.0%	16,306	836	5.4%	84	0.5%	
2013	133,572	2,807	2.1%	936	0.7%	16,561	255	1.6%	85	0.5%	
2016	136,317	2,745	2.1%	915	0.7%	16,797	236	1.4%	79	0.5%	

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





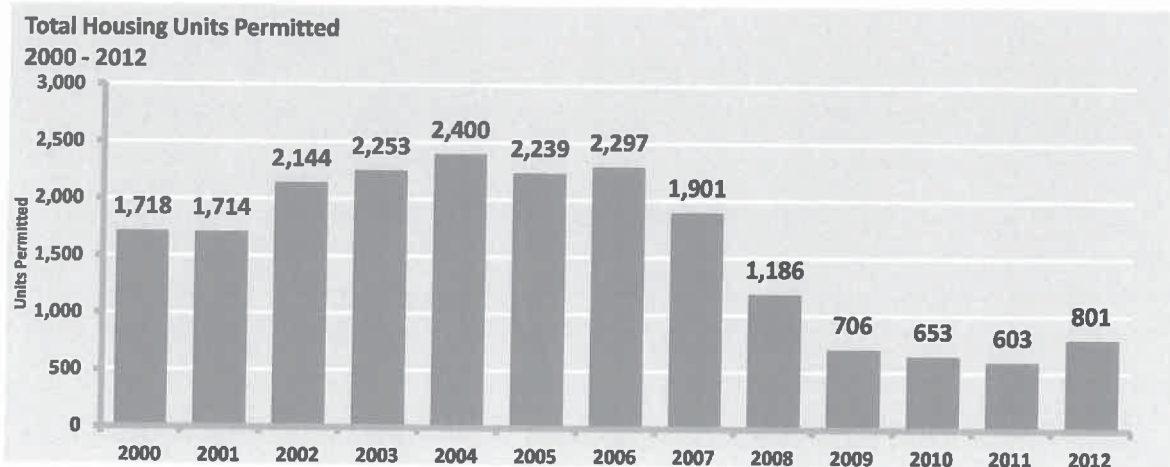
3. Building Permit Trends

From 2000 to 2007, building permit activity in Cherokee and Spartanburg Counties was relatively steady, ranging from 1,700 to 2,400 units per year (Table 8). Over the past five years, building permit activity dropped significantly due to the recent national housing market downturn and recession. Overall, the area averaged 1,586 permitted units per year from 2000 to 2012, but approximately 800 units or less in each of the past four years. From 2000 to 2012, 93 percent of all residential permits issued in Cherokee and Spartanburg Counties were for single-family detached homes and six percent were for multi-family structures with five or more units.

Table 8 Building Permits by Structure Type, Cherokee County

Cherokee and Spartanburg Counties														2000-2012	Annual Average
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Single Family	1,662	1,538	1,681	1,945	2,128	2,231	2,297	1,787	1,184	678	653	603	799	19,186	1,476
Two Family	20	22	82	48	4	4	0	0	2	0	0	0	2	184	14
3 - 4 Family	16	0	29	12	4	4	0	0	0	0	0	0	0	65	5
5+ Family	20	154	352	248	264	0	0	114	0	28	0	0	0	1,180	91
Total	1,718	1,714	2,144	2,253	2,400	2,239	2,297	1,901	1,186	706	653	603	801	20,615	1,586

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





C. Demographic Characteristics

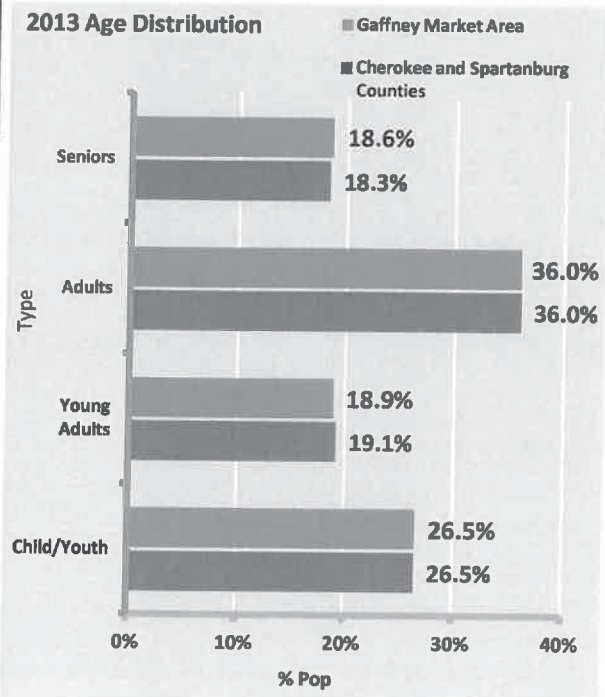
1. Age Distribution and Household Type

The population of the Gaffney Market Area is slightly older than that of Cherokee and Spartanburg Counties, with median ages of 38 and 37, respectively (Table 9). Adults (persons age 35-61) constitute the largest percentage of the population in both geographies at 36 percent. Among the remaining age cohorts, children/youth (persons under the age of 20) and young adults age 20-34 account for roughly 27 percent and 19 percent of the populations in both the market area and county, respectively. Only the proportion of seniors is notably less similar between the geographies, and even that is minimal, with seniors comprising 18.6 percent of the Gaffney Market Area compared to 18.3 percent in Cherokee and Spartanburg Counties.

Table 9 2012 Age Distribution

	Cherokee and Spartanburg Counties		Gaffney Market Area	
	#	%	#	%
Children/Youth	91,776	26.5%	11,322	26.5%
Under 5 years	22,540	6.5%	2,850	6.7%
5-9 years	22,793	6.6%	2,870	6.7%
10-14 years	22,915	6.6%	2,824	6.6%
15-19 years	23,528	6.8%	2,777	6.5%
Young Adults	66,387	19.1%	8,059	18.9%
20-24 years	23,730	6.8%	2,753	6.4%
25-34 years	42,656	12.3%	5,307	12.4%
Adults	124,946	36.0%	15,374	36.0%
35-44 years	44,634	12.9%	5,511	12.9%
45-54 years	49,000	14.1%	5,950	13.9%
55-61 years	31,312	9.0%	3,912	9.2%
Seniors	63,561	18.3%	7,922	18.6%
62-64 years	13,419	3.9%	1,677	3.9%
65-74 years	29,867	8.6%	3,741	8.8%
75-84 years	14,676	4.2%	1,781	4.2%
85 and older	5,598	1.6%	724	1.7%
TOTAL	346,670	100%	42,677	100%
Median Age	37		38	

Source: Esri; RPRG, Inc.



Over one-third (39 percent) of the households in the market area have at least two adults, but no children. This includes 26 percent of households that are married without children, such as empty-nesters and young couples. Children are present in 35 percent of households in both the market area and Cherokee and Spartanburg Counties (Table 10). Single person households comprise 26 percent of the households in both geographies.

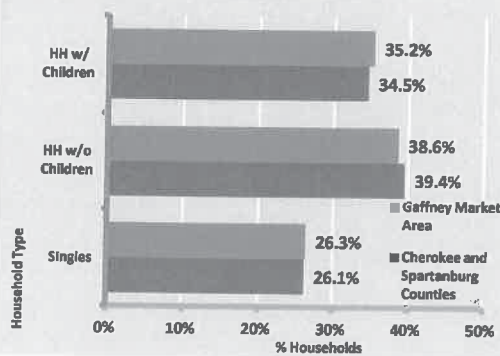


Table 10 2010 Households by Household Type

Households by Household Type	Cherokee and Spartanburg Counties		Gaffney Market Area	
	#	%	#	%
Married w/Children	27,276	20.9%	3,091	19.0%
Other w/ Children	17,773	13.6%	2,641	16.2%
Households w/ Children	45,049	34.5%	5,732	35.2%
Married w/o Children	36,069	27.6%	4,268	26.2%
Other Family w/o Children	9,652	7.4%	1,309	8.0%
Non-Family w/o Children	5,828	4.5%	709	4.3%
Households w/o Children	51,549	39.4%	6,286	38.6%
Singles Living Alone	34,167	26.1%	4,288	26.3%
Singles	34,167	26.1%	4,288	26.3%

Source: 2010 Census; RPRG, Inc.

2010 Households by Household Type



2. Renter Household Characteristics

Nearly one-third (32.4 percent) of the householders in the Gaffney Market Area were renters in 2010 compared to 30.3 percent of the households in Cherokee and Spartanburg Counties (Table 11). Between 2000 and 2010 census counts, net renter occupied households increased by 1,055 in the market area while owner occupied households declined by 219. As such, renter occupied households accounted for 100 percent of the market area’s net household change for the decade. Through 2016, Esri projects the market area’s renter percentage will continue to rise, reaching 33.1 percent.

Sixty percent of the renter households in the Gaffney Market Area as well as Cherokee and Spartanburg Counties have one or two persons (Table 12). Three and four persons comprise 30 percent of renter households in the market area while ten percent of renter households in the market area have five or more members.

Young working age households form the core of the market area’s renters, as 42 percent of the renter occupied households are between the ages of 25 and 44 (Table 13) and 18 percent are age 45-54 years. Young renters (under 25) in the market area comprise 11 percent of all renter householders and older adults age 55+ account for 29 percent of all renters.



Table 11 Households by Tenure

Cherokee and Spartanburg Counties Housing Units	2000		2010		Change 2000-2010		2013		2016	
	#	%	#	%	#	%	#	%	#	%
Owner Occupied	85,485	72.3%	91,093	69.7%	5,608	44.7%	92,078	68.9%	93,502	68.6%
Renter Occupied	32,745	27.7%	39,672	30.3%	6,927	55.3%	41,495	31.1%	42,815	31.4%
Total Occupied	118,230	100%	130,765	100%	12,535	100%	133,572	100%	136,317	100%
Total Vacant	11,156		15,860				16,201		16,533	
Total Housing Units	129,386		146,625				149,773		152,850	

Gaffney Market Area Housing Units	2000		2010		Change 2000-2010		2013		2016	
	#	%	#	%	#	%	#	%	#	%
Owner Occupied	11,244	72.7%	11,025	67.6%	-219	-26.2%	11,108	67.1%	11,230	66.9%
Renter Occupied	4,226	27.3%	5,281	32.4%	1,055	126.2%	5,453	32.9%	5,567	33.1%
Total Occupied	15,470	100%	16,306	100%	836	100%	16,561	100%	16,797	100%
Total Vacant	1,360		1,830				1,859		1,885	
Total Housing Units	16,830		18,136				18,420		18,682	

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

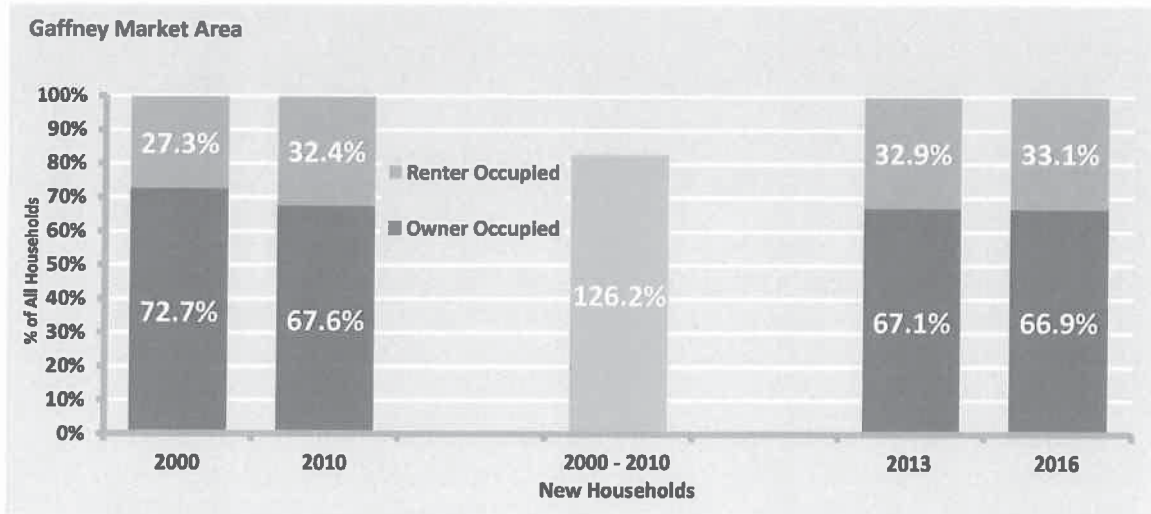




Table 12 Renter Households by Household Size

Renter Occupied	Cherokee and Spartanburg Counties		Gaffney Market Area	
	#	%	#	%
1-person hhld	13,809	34.8%	1,859	35.2%
2-person hhld	10,133	25.5%	1,313	24.9%
3-person hhld	6,760	17.0%	950	18.0%
4-person hhld	4,852	12.2%	638	12.1%
5+-person hhld	4,118	10.4%	521	9.9%
TOTAL	39,672	100%	5,281	100%

Source: 2010 Census

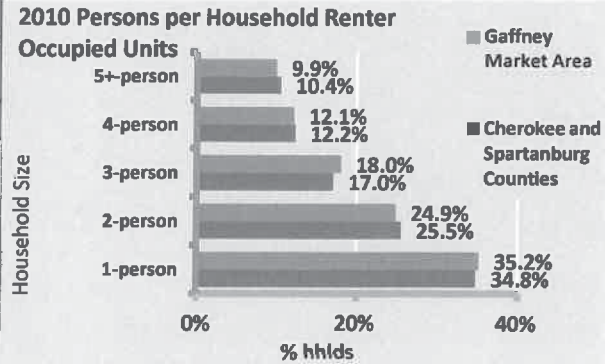
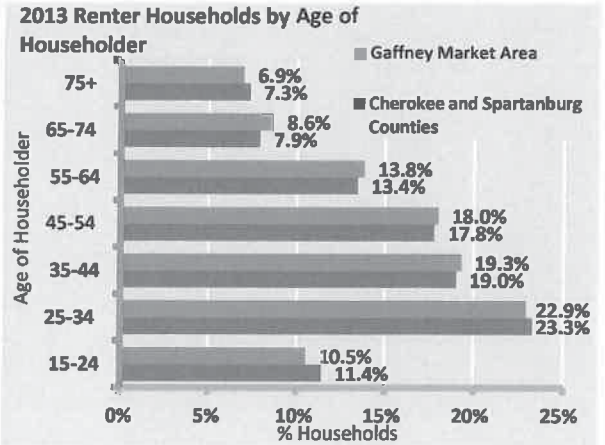


Table 13 Renter Households by Age of Householder

Renter Households	Cherokee and Spartanburg Counties		Gaffney Market Area	
	#	%	#	%
Age of HHldr				
15-24 years	4,735	11.4%	572	10.5%
25-34 years	9,651	23.3%	1,250	22.9%
35-44 years	7,886	19.0%	1,051	19.3%
45-54 years	7,372	17.8%	980	18.0%
55-64 years	5,569	13.4%	753	13.8%
65-74 years	3,264	7.9%	469	8.6%
75+ years	3,018	7.3%	378	6.9%
Total	41,795	100%	5,453	100%

Source: Esri, Real Property Research Group, Inc.



3. Income Characteristics

Based on Esri estimates, the Gaffney Market Area’s 2013 median income of \$33,918 is 17 percent lower than the \$40,863 median in Cherokee and Spartanburg Counties (Table 14). Approximately 22 percent of the households earn less than \$15,000 in the Gaffney Market Area, compared to 18 percent of Cherokee County’s households. Twenty-nine percent of the households in the Gaffney Market Area earn from \$15,000 to \$34,999 per year.

Based on the ACS data income projections, the breakdown of tenure, and household estimates, RPRG estimates that the median income of renters in the Gaffney Market Area as of 2013 is \$22,163 (Table 15). This renter median income is 48 percent of the median among owner households of \$46,551. Among renter households, 35 percent earn less than \$15,000 per year and 37 percent earn from \$15,000 to \$34,999 annually.



Table 14 2013 Household Income, Gaffney Market Area

Estimated 2013 Household Income		Cherokee and Spartanburg Counties		Gaffney Market Area	
		#	%	#	%
less than \$15,000		23,709	17.8%	3,695	22.3%
\$15,000 - \$24,999		19,673	14.7%	2,534	15.3%
\$25,000 - \$34,999		17,016	12.7%	2,300	13.9%
\$35,000 - \$49,999		16,341	12.2%	1,823	11.0%
\$50,000 - \$74,999		27,074	20.3%	3,069	18.5%
\$75,000 - \$99,999		14,260	10.7%	1,810	10.9%
\$100,000 - \$149,999		10,396	7.8%	1,105	6.7%
\$150,000 Over		5,103	3.8%	226	1.4%
Total		133,572	100%	16,561	100%
				\$22,163	

Source: Esri; Real Property Research Group, Inc.

2013 Household Income

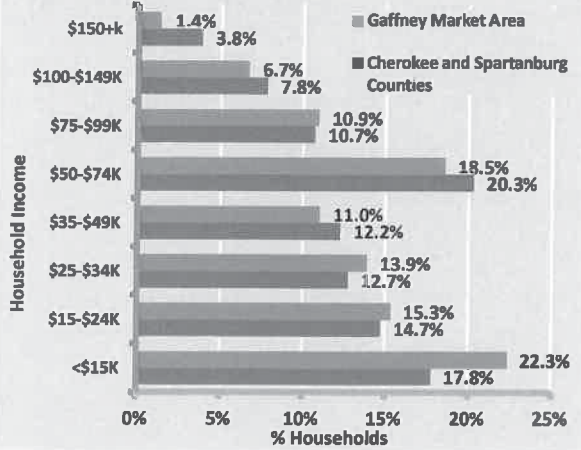
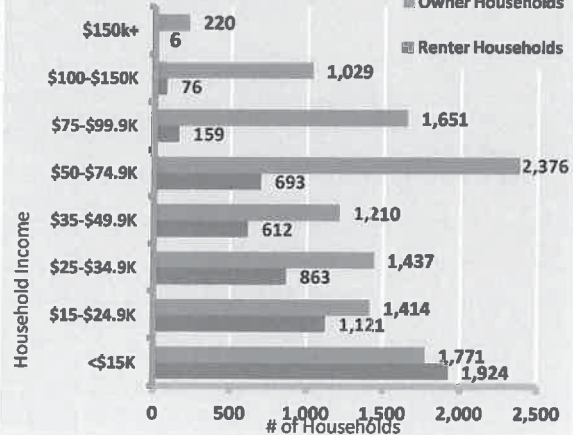


Table 15 2013 Income by Tenure

Gaffney Market Area		Renter Households		Owner Households	
		#	%	#	%
less than \$15,000		1,924	35.3%	1,771	15.9%
\$15,000 - \$24,999		1,121	20.6%	1,414	12.7%
\$25,000 - \$34,999		863	15.8%	1,437	12.9%
\$35,000 - \$49,999		612	11.2%	1,210	10.9%
\$50,000 - \$74,999		693	12.7%	2,376	21.4%
\$75,000 - \$99,999		159	2.9%	1,651	14.9%
\$100,000 - \$149,999		76	1.4%	1,029	9.3%
\$150,000 over		6	0.1%	220	2.0%
Total		5,453	100%	11,108	100%
Median Income		\$22,163		\$16,551	

Source: American Community Survey 2008-2012 Estimates, RPRG, Inc.

2013 Household Income by Tenure





7. COMPETITIVE HOUSING ANALYSIS

A. Introduction and Sources of Information

This section presents data and analyses pertaining to the supply of housing in the Gaffney 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 Gaffney Market Area, including corresponding with staff at the City of Gaffney and Cherokee County. Site visit observations and past RPRG work in the region also informed this process. The rental survey of competitive projects was conducted in February 2014.

B. Overview of Market Area Housing Stock

Based on the 2008-2012 ACS survey, single-family detached homes and mobile homes account for the largest percentage of rentals in both the market area (65 percent) and the bi-county area (57 percent). Multi-family structures with five or more units contain 21 percent of the units in the market area and 26 percent in Cherokee and Spartanburg Counties (Table 16).

The housing stock in the Gaffney Market Area is relatively similar to that in Cherokee and Spartanburg Counties overall with a median year built of 1980 among both renter and owner occupied units. By comparison, the median year built of the county's housing stock is 1978 among renter occupied units and 1983 among owner occupied units (Table 17). Approximately 15 percent of the renter occupied units in the market area have been constructed since 2000 while 37 percent were built in the 1980's or 1990's. Almost half (48 percent) of renter occupied units in the market were built prior to 1980.

According to ACS data, the median value among owner-occupied housing units in the Gaffney Market Area was \$91,559, 22 percent lower than Cherokee and Spartanburg Counties' median of \$116,888 (Table 18). 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 16 Renter Occupied Units by Structure

Renter Occupied	Cherokee and Spartanburg Counties		Gaffney Market Area	
	#	%	#	%
1, detached	14,027	35.3%	1,964	33.9%
1, attached	1,053	2.6%	56	1.0%
2	3,345	8.4%	408	7.0%
3-4	2,595	6.5%	353	6.1%
5-9	4,082	10.3%	610	10.5%
10-19	2,962	7.5%	398	6.9%
20+ units	3,127	7.9%	199	3.4%
Mobile home	8,512	21.4%	1,788	30.9%
Boat, RV, Van	42	0.1%	17	0.3%
TOTAL	39,745	100%	5,793	100%

Source: American Community Survey 2008-2012

2008-2012 Renter Occupied Units By Structure

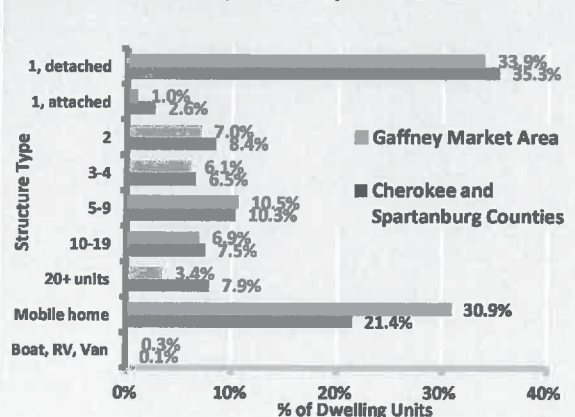




Table 17 Dwelling Units by Year Built and Tenure

Owner Occupied	Cherokee and Spartanburg Counties		Gaffney Market Area	
	#	%	#	%
2005 or later	274	0.3%	16	0.2%
2000 to 2004	17,321	19.6%	1,425	13.9%
1990 to 1999	17,974	20.4%	2,160	21.1%
1980 to 1989	11,990	13.6%	1,551	15.2%
1970 to 1979	14,307	16.2%	1,983	19.4%
1960 to 1969	10,045	11.4%	1,177	11.5%
1950 to 1959	7,299	8.3%	1,011	9.9%
1940 to 1949	3,245	3.7%	364	3.6%
1939 or earlier	5,721	6.5%	546	5.3%
TOTAL	88,176	100%	10,233	100%
MEDIAN YEAR BUILT	1983		1980	

Source: American Community Survey 2008-2012

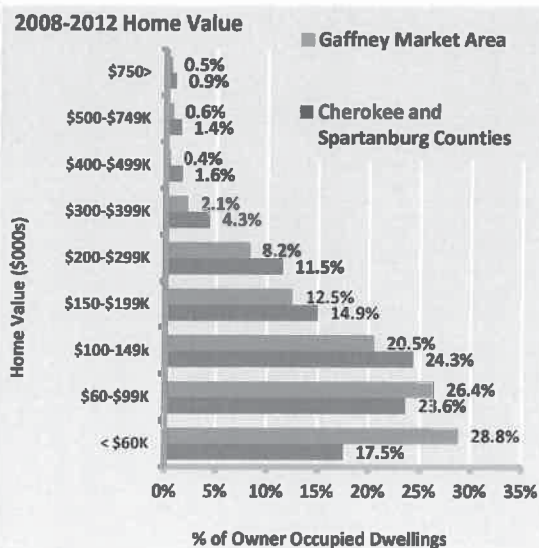
Renter Occupied	Cherokee and Spartanburg Counties		Gaffney Market Area	
	#	%	#	%
2005 or later	221	0.6%	0	0.0%
2000 to 2004	5,871	14.8%	856	14.8%
1990 to 1999	6,560	16.5%	1,156	20.0%
1980 to 1989	6,751	17.0%	933	16.1%
1970 to 1979	7,566	19.0%	895	15.4%
1960 to 1969	3,857	9.7%	500	8.6%
1950 to 1959	3,951	9.9%	710	12.3%
1940 to 1949	1,641	4.1%	264	4.6%
1939 or earlier	3,327	8.4%	479	8.3%
TOTAL	39,745	100%	5,793	100%
MEDIAN YEAR BUILT	1978		1980	

Source: American Community Survey 2008-2012

Table 18 Value of Owner Occupied Housing Stock

2008-2012 Home Value		Cherokee and Spartanburg Counties		Gaffney Market Area	
		#	%	#	%
less than \$60,000		14,992	17.5%	2,806	28.8%
\$60,000 \$99,999		20,159	23.6%	2,574	26.4%
\$100,000 \$149,999		20,759	24.3%	1,996	20.5%
\$150,000 \$199,999		12,770	14.9%	1,214	12.5%
\$200,000 \$299,999		9,818	11.5%	803	8.2%
\$300,000 \$399,999		3,666	4.3%	207	2.1%
\$400,000 \$499,999		1,349	1.6%	38	0.4%
\$500,000 \$749,999		1,228	1.4%	62	0.6%
\$750,000 over		776	0.9%	48	0.5%
Total		85,517	100%	9,748	100%
Median Value		\$116,888		\$91,559	

Source: 2008-2012 American Community Survey





C. Survey of Competitive Rental Communities

1. Introduction to the Rental Housing Survey

For the purposes of this analysis, RPRG surveyed 11 general occupancy rental communities in the Gaffney Market Area. Of these 11 communities, six were financed by Low Income Housing Tax Credits (LIHTC) and five are market rate. The LIHTC community Peachtree also provides project based rental assistance (PBRA) for all units. As tenants receiving PBRA are not subject to minimum income limits, these deeply subsidized rental communities are not considered comparable to Carlisle Place.

For reference purposes, data on the deeply subsidized LIHTC property is provided in Table 22; however, this community is not included in the analysis of rents or vacancies as it is not reflective of current market conditions. Profile sheets with detailed information on each surveyed community, including photographs, are attached as Appendix 5. The location of each community relative to the subject site is shown on Map 5.

2. Location

All of the surveyed rental communities are located in or just outside the City of Gaffney. The largest cluster of properties is situated in northern Gaffney along Interstate 85. Overall, the subject site's location is comparable with existing LIHTC properties in the market area.

3. Age of Communities

The 10 comparable rental communities surveyed have an average year built of 1989. In comparison, the LIHTC rental stock is slightly newer with an average year built of 1992. The newest LIHTC community (Iveywood Park) was constructed in 1998.

4. Structure Type

Five of the 10 comparable rental communities surveyed are comprised of garden style buildings. Of the remaining five properties, two include only townhouse style units and three are comprised of a mix of townhouse and garden units. Exterior features at surveyed rental communities are generally dependent on the age and price point of the communities with newer market rate communities being the most attractive.

5. Size of Communities

The average size of the 10 surveyed rental communities is 78 units. LIHTC communities are generally smaller than market rate communities, averaging 55 units.

6. Vacancy Rates

The nine surveyed rental communities reporting occupancy data combine to offer 664 units, of which 26 or 3.9 percent were reported vacant (Table 19). Among LIHTC communities, only 15 of 274 units were vacant at the time of our survey, a rate of 5.5 percent. Four of the five comparable LIHTC communities had two or fewer vacant units; the outlier was Huntington Square. At the time of the survey, ten units at that property were vacant. Management stated that this was somewhat high and that traffic had been slow during the winter.



Map 5 Surveyed Rental Communities

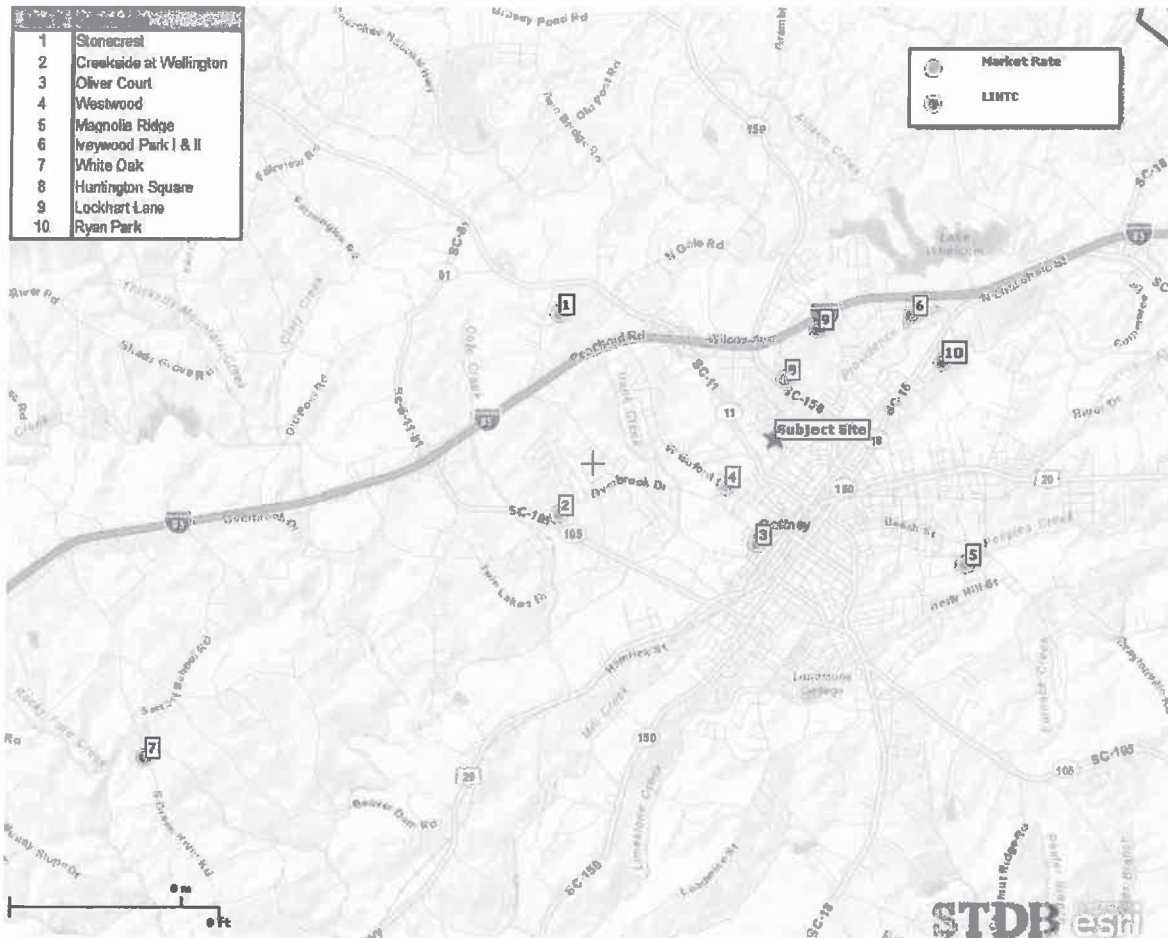


Table 19 Rental Summary, Surveyed Rental Communities

Map #	Community	Year Built	Structure Type	Total Units	Vacant Units	Vacancy Rate	Avg 1BR Rent (1)	Avg 2BR Rent (1)	Incentive
1	Stonecrest	2008	Garden	114	N/A	N/A	\$612	\$650	None
2	Creekside at Wellington	1985	Garden/TH	92	3	3.3%	\$553	\$589	None
3	Oliver Court	1985	Garden/TH	48	4	8.3%	\$475	\$538	1 month free rent
4	Westwood	1989	Garden	166	3	1.8%	\$420	\$510	None
5	Magnolia Ridge	1972	Garden	84	1	1.2%	\$425	\$499	None
6	Iveywood Park I & II **	1998	Garden	96	2	2.1%		\$493	1/2 month on 60%
7	White Oak **	1995	Garden/TH	50	0	0.0%	\$464	\$483	One month free rent
8	Huntington Square **	1982	Townhouse	48	10	20.8%	\$397	\$466	\$200 off 1st months
9	Lockhart Lane **	1994	Townhouse	32	2	6.3%	\$435	\$465	None
10	Ryan Park **	1984	Garden	48	1	2.1%	\$420	\$465	None
Total				778					
Reporting Total				664	26	3.9%			
Average		1989					\$467	\$516	
LIHTC Total				274	15	5.5%			
LIHTC Average		1992					\$429	\$474	

(**) Tax Credit Communities

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

Source: Field Survey, Real Property Research Group, Inc. February 2014.



Nine of the 10 surveyed rental communities reported unit distributions and vacancy data by floor plan (Table 20). Overall, vacancies by floor plan are generally consistent with unit distributions in the market. One and three bedroom vacancies account for a somewhat lower percentage of vacant units relative to their unit distribution while two bedroom vacancies account for a higher percentage. Average vacancy rates were 2.2 percent for one bedroom units, 5.2 percent for two bedroom units, 3.1 percent for three bedroom units, and 3.3 percent for studio units. All four bedroom units offered in the market were fully occupied. By floor plan:

- One bedroom units accounted for 15.4 percent of reported vacancies, lower than their proportion of total units (26.6 percent).
- Two bedroom units accounted for 65.4 percent of reported vacancies, higher than their proportion of total units (47.4 percent); however, 10 of the 17 vacant two bedroom units are at one community.
- Three bedroom units accounted for 11.5 percent of reported vacancies, lower than their proportion of total units (13.9 percent).

Table 20 Vacancy by Floor Plan

Property	Total Units		Vacant Units by Floorplan														
	Units	Vacan	One Bedroom			Two Bedroom			Three Bedroom			Four Bedroom			Studio		
			Units	Vacant	Vac. Rate	Units	Vacant	Vac. Rate	Units	Vacant	Vac. Rate	Units	Vacant	Vac. Rate	Units	Vacant	Vac. Rate
Creekside at Wellington	92	3	18	0	0.0%	70	2	2.9%	4	1	25.0%	-	-	-	-	-	-
Huntington Square **	48	10	8	0	0.0%	32	10	31.3%	8	0	0.0%	-	-	-	-	-	-
Iveywood Park I & II **	96	2	-	-	-	48	1	2.1%	48	1	2.1%	-	-	-	-	-	-
Lockhart Lane **	32	2	8	0	0.0%	24	2	8.3%	-	-	-	-	-	-	-	-	-
Magnolia Ridge	84	1	16	0	0.0%	32	0	0.0%	20	0	0.0%	4	0	0.0%	12	1	8.3%
Oliver Court	48	4	12	2	16.7%	36	2	5.6%	-	-	-	-	-	-	-	-	-
Peachtree ^	28	0	28	0	0.0%	-	-	-	-	-	-	-	-	-	-	-	-
Ryan Park **	48	1	16	N/A	N/A	32	N/A	N/A	N/A	N/A	N/A	-	-	-	-	-	-
Stoncrest	114	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	-	-	-
Westwood	166	3	70	2	2.9%	60	0	0.0%	16	1	6.3%	-	-	-	20	0	0.0%
White Oak **	50	0	24	0	0.0%	26	0	0.0%	-	-	-	-	-	-	-	-	-
Total Reporting Breakdown	806	26	184	4	2.2%	928	17	5.2%	96	3	3.1%	4	0	0.0%	32	1	3.1%
Total Percentage	692	3.6%	26.6%	15.4%	2.2%	47.4%	65.4%	5.2%	13.9%	11.5%	3.1%	0.6%	0.0%	0.0%	4.6%	3.8%	3.1%

** LIHTC Community (A) LIHTC/Deep Subsidy Community
 Source: Field Survey, Real Property Research Group, Inc. February, 2013

Among stabilized LIHTC communities, the average occupancy rate over the past two quarters per SCSHFDA's public analysis was 93.50 percent (Table 21). The current occupancy rates among LIHTC communities (95.03 percent) is better than fourth quarter figures per the SCSHFDA public analysis (Table 22), largely due to changes at one property: Peachtree Apartments. When surveyed in February 2014, management indicated that all units were currently occupied, whereas several had been vacant when surveyed for the public analysis in 2013.

Table 21 Historical LIHTC Occupancy

Community	City	County	Total Units	6/30/2013		12/31/2013		2/26/2014		2013 Avg. Occupancy	Type
				Occupied Units	Occupancy Rate	Occupied Units	Occupancy Rate	Occupied Units	Occupancy Rate		
Fairfield Apartments	Gaffney	Cherokee	60	59	98.33%	60	100.00%	N/A	N/A	99.17%	Family
Iveywood Park I & II Apartments	Gaffney	Cherokee	96	87	90.63%	89	92.71%	94	97.92%	91.67%	Family
Lockhart Lane Apartments	Gaffney	Cherokee	32	29	90.63%	28	87.50%	30	93.75%	89.06%	Family
New Huntington Square Apartments	Gaffney	Cherokee	48	42	87.50%	43	89.58%	38	79.17%	88.54%	Family
Peachtree Apartments**	Gaffney	Cherokee	28	18	64.29%	21	75.00%	28	100.00%	69.64%	Family
Ryan Park Apartments	Gaffney	Cherokee	48	46	95.83%	48	100.00%	47	97.92%	97.92%	Family
Westwind Village I Apartments	Gaffney	Cherokee	44	43	97.73%	44	100.00%	N/A	N/A	98.86%	Elderly
Westwind Village II Apartments	Gaffney	Cherokee	40	40	100.00%	40	100.00%	N/A	N/A	100.00%	Elderly
White Oaks Apartments	Gaffney	Cherokee	50	49	98.00%	48	96.00%	50	100.00%	97.00%	Family
Total			446	413	92.60%	421	94.39%	287	95.03%	93.50%	

LIHTC/Deep Subsidy Community**
 Source: SC Public Analysis 2013



Table 22 Overall LIHTC Occupancy

LIHTC Communities					
Community	City	County	Total Units	Occupied Units	Occupancy Rate
Fairfield ^	Gaffney	Cherokee	60	60	100.00%
Huntington Square	Gaffney	Cherokee	48	38	79.17%
Iveywood Park I & II	Gaffney	Cherokee	96	94	97.92%
Lockhart Lane	Gaffney	Cherokee	32	30	93.75%
Peachtree**	Gaffney	Cherokee	28	28	100.00%
Ryan Park	Gaffney	Cherokee	48	47	97.92%
White Oak	Gaffney	Cherokee	50	50	100.00%
Grand Total			362	347	95.86%

LIHTC/Deep Subsidy Community**

(^) Mangement could not be reached for survey. Vacancy is from December 2013; Source: SC 2013 Public Analysis

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

7. Rent Concessions

One market rate community and three LIHTC communities are currently offering rental incentives. Incentives range from \$200 off the first month to one month free. Some incentives apply to select units.

8. Absorption History

No recent absorption data is available as the newest community in the market was placed in service in 2008.

D. Analysis of Rental Pricing and Product

1. Payment of Utility Costs

At seven of the 10 comparable rental communities surveyed, utility expenses associated with trash removal are the responsibility of the landlord and included in rent, while the balance of utility expenses (water/sewer, cooking, heat, hot water, electricity) are the responsibility of the tenant (Table 23). Of the three remaining properties, one includes the cost of water/sewer and trash removal in rent and two do not include any utilities.

2. Unit Features

Seven of the comparable surveyed rental communities include washer/dryer connections; two of the remaining communities include connections in select units (Table 23). Five communities include dishwashers. None offer microwaves. Carlisle Place will be highly competitive with surveyed rental communities as features will include dishwashers, microwaves, washer/dryer connections, ceiling fans, and walk-in closets.

3. Parking

Like all other surveyed communities, Carlisle Place will offer free surface parking with no covered parking option.



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					
Subject	Elec	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	STD	STD	Surface	Hook Ups
Creekside at Wellington	Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	STD		Surface	Hook Ups
Huntington Square	Elec	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			Surface	Hook Ups
Iveywood Park I & II	Elec	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	STD		Surface	Hook Ups
Lockhart Lane	Elec	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			Surface	Hook Ups
Magnolia Ridge	Elec	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			Surface	
Oliver Court	Elec	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			Surface	Hook Ups STD - In Unit
Peachtree	Elec	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			Surface	Select
Ryan Park	Elec	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	STD		Surface	Hook Ups
Stonecrest	Elec	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	STD		Surface	Hook Ups In Bldg/Fee
Westwood	Elec	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	STD		Surface	Select
White Oak	Elec	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			Surface	Hook Ups

Source: Field Survey, Real Property Research Group, Inc. February 2014.

4. Community Amenities

Generally speaking, Gaffney is not a highly amenitized market area (Table 24). The most common recreational amenities in the market area are clubhouse/community rooms (four properties), swimming pools (three properties), playgrounds (eight properties), and fitness rooms (two properties). None of the communities offer business/computer centers. Three of the ten comparable communities offer at least three recreation amenities. Carlisle Place will include a community room, playground, fitness center, and computer center which will be comparable with surveyed rental communities. While Carlisle Place will not offer a swimming pool, the proposed amenities are appropriate given the smaller size and lower price point proposed.

Table 24 Community Amenities – Surveyed Rental Communities

Community	Clubhouse	Fitness Room	Pool	Playground	Business Center
Subject	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Creekside at Wellington	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Huntington Square	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Iveywood Park I & II	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lockhart Lane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Magnolia Ridge	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Oliver Court	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Peachtree	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ryan Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stonecrest	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Westwood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
White Oak	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Field Survey, Real Property Research Group, Inc. February 2014.



5. Distribution of Units by Bedroom Type

RPRG was able to obtain full unit distributions for nine of the ten surveyed communities, constituting 85.3 percent of the surveyed rental stock (Table 25). The overall unit distribution of these communities includes 25.9 percent one bedrooms, 54.2 percent two bedrooms, and 14.5 percent three bedroom units. All ten properties offer two bedroom units, while eight offer one bedroom units and seven offer three 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 are included in monthly rents at all communities, with tenants responsible for other utility costs (electricity, heat, hot water, and cooking fuel).

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

- **One bedroom units** averaged a net rent of \$475 with a range from \$412 to \$637 per month. The average unit size is 683 square feet, which results in an average net rent per square foot of \$0.70.
- **Two bedroom units** averaged a net rent of \$528 with a range from \$461 to \$680 per month. The average unit size is 909 square feet, which results in an average net rent per square foot of \$0.58.
- **Three bedroom units** averaged a net rent of \$619 with a range from \$466 to \$805 per month. The average unit size is 1,137 square feet, which results in an average net rent per square foot of \$0.54.

Table 25 Salient Characteristics, Surveyed Rental Communities

Community	Type	Total Units	One Bedroom Units				Two Bedroom Units				Three Bedroom Units							
			Units	Rent(1)	SF	Rent/SF	Units	Rent(1)	SF	Rent/SF	Units	Rent(1)	SF	Rent/SF				
	SUBJECT SITE-HOME	12					4	\$366	1,038	\$0.35								
	SUBJECT SITE-50%	3					3	\$400	1,038	\$0.39								
	SUBJECT SITE-60%	41					25	\$499	1,038	\$0.48				16	\$575	1,172	\$0.49	
Stonecrest	Garden	114		\$637	868	\$0.73		\$680	904	\$0.75					\$805	1,475	\$0.55	
Creekside at Wellington	Garden/TH	92	18	\$568	772	\$0.74	70	\$609	985	\$0.62			4	\$750	1,120	\$0.67		
Iveywood Park I & II ** 60% #	Garden	48					24	\$565	921	\$0.61			24	\$620	1,151	\$0.54		
Westwood ^	Garden	166	70	\$445	512	\$0.87	60	\$540	768	\$0.70			16	\$634	960	\$0.66		
Magnolia Ridge ^	Garden	84	16	\$440	720	\$0.61	32	\$519	860	\$0.60			20	\$550	1,000	\$0.55		
Oliver Court	Garden/TH	48	12	\$450	771	\$0.58	36	\$513	1,038	\$0.49								
Huntington Square **	Townhouse	48	8	\$412	580	\$0.71	32	\$486	860	\$0.57			8	\$507	1,100	\$0.46		
Lockhart Lane **	Townhouse	32	8	\$450	600	\$0.75	24	\$485	975	\$0.50								
Ryan Park **	Garden	48	16	\$435	700	\$0.62	32	\$485	900	\$0.54								
White Oak ** 60%	Garden/TH	50	24	\$441	625	\$0.71	26	\$463	872	\$0.53								
Iveywood Park I & II ** 50% #	Garden	48					24	\$461	921	\$0.50			24	\$466	1,151	\$0.40		
Total/Average		778		\$475	683	\$0.70		\$528	909	\$0.58				\$619	1137	\$0.54		
Unit Distribution		664	172				360						96					
% of Total		85.3%	25.9%				54.2%						14.5%					

(**) Tax Credit Communities (^) Magnolia Ridge has 12 studio units and four four-bedroom units not shown in table; Westwood has 20 studio units not shown.

(1) Rent is adjusted to include only Water/Sewer and Trash and Incentives (#) Unit distribution is an approximation

Source: Field Survey, Real Property Research Group, Inc. February 2014.



The proposed rent for the subject’s 50 percent AMI/HOME two-bedroom units will be less than all one or two-bedroom existing rents. The 60 percent AMI two-bedroom rents are less than all market rate properties and Iveywood Park, the newest LIHTC community, despite the subject’s provision of units which are larger and 18 years newer.

The proposed three-bedroom HOME rent will be below all existing rents in the market area for that floor plan and, again, the 60 percent AMI three-bedroom will be less than all market rate properties and Iveywood Park. While the 60 percent AMI units in each floor plan will be priced higher than most of the other LIHTC communities (except Iveywood Park), the subject is clearly offering a superior product. The units are at least comparable in size and often larger than existing LIHTC properties. The subject will not only be decades newer than many of these communities, the subject will also provided a level of amenities seldom enjoyed by resident at market rate comps in this market area, much less the residents at affordable properties.

E. Scattered Site Rentals

Households desiring a larger home such as a three-bedroom unit, may look outside multifamily communities for housing options. Moreover, three-quarters of the rental stock in the market area is single family detached/attached units or mobile homes. As such, we searched for scattered site rentals in the market area to determine whether such options would be competitive with the subject. Few scattered site rentals were identified in the market area; although single-family detached homes and mobile homes comprise a large percentage of rentals in the market area and county, these units are not generally professionally managed and are not comparable with a newly constructed and professionally managed community. Among these scattered site options identified, the average rent was \$733 for three bedroom units (Table 26). Given the significantly higher rents, these communities will not compete with the units at Carlisle Place.

Table 26 Scattered Site Rentals

Scattered Site Rentals					
Type	Bed	Bath	Square Feet	Rent	Location
Single Family	3	3	1779	\$800	Gaffney
Mobile Home	3	2		\$600	Gaffney
Single Family	3	2	2100	\$800	Gaffney
Three Bedroom Average			1940	\$733	

Source: Craigs List

F. Housing Authority Data / Subsidized Housing List

The South Carolina Regional Housing Authority No.1 (SCRHA) currently administers 168 Housing Choice Vouchers in Cherokee County. According to SCRHA Assistant Executive Director Brian Griswell (phone number: 864.984.0578 ext. 276), the waiting list for vouchers is currently two to four years.

The Gaffney Housing Authority (GHA) operates 274 public housing units at four sites. According to GHA Clerk/Receptionist Lisa Dewberry (phone number: 864.489.3193), the waiting list is 12 to 24 months for public housing units. A list of all subsidized communities in the market area is detailed in Table 27 and the location relative to the site is shown on Map 6.

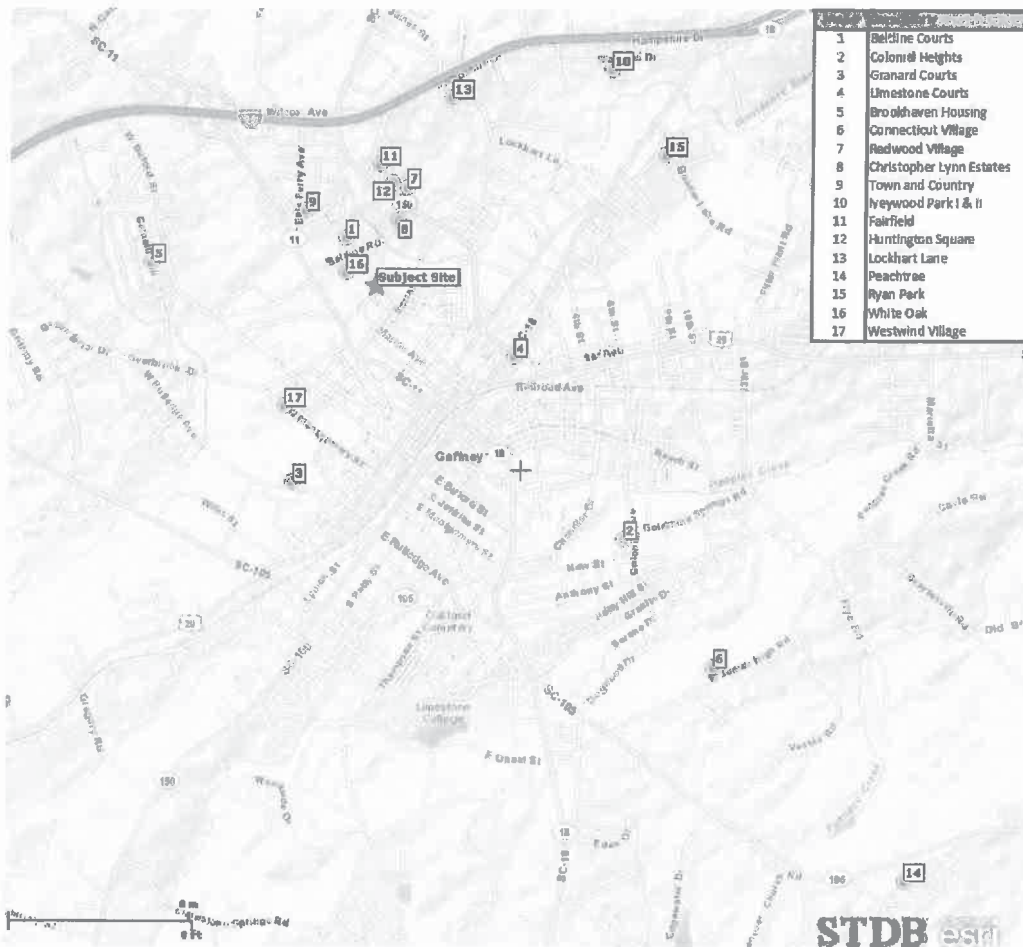


Table 27 LIHTC and Subsidized Rental Communities

Property	Subsidy	Type	Address
Beltline Courts	Public Housing	Family	125 Beltline Road, Gaffney
Colonial Heights	Public Housing	Family	630 Colonial Ave, Gaffney
Granard Courts	Public Housing	Family	524 W. Rutledge Ave, Gaffney
Limestone Courts	Public Housing	Family	940 N. Limestone St, Gaffney
Brookhaven Housing	Section 8	Disabled	Camellia Circle, Gaffney
Connecticut Village	Section 8	Family	409 Junior High Road, Gaffney
Redwood Village	Section 8	Family	100 Redwood Circle, Gaffney
Christopher Lynn Estates	Section 8	Senior	Beltline Road, Gaffney
Town and Country	Section 8	Senior	106 Ellis Ferry Ave, Gaffney
Iveywood Park I & II	Tax Credit	Family	112 Martin Ln, Gaffney
Fairfield	Tax Credit/USDA	Family	100 Fairfield Dr, Gaffney
Huntington Square	Tax Credit/USDA	Family	100 Huntington Square, Gaffney
Lockhart Lane	Tax Credit/USDA	Family	473 Lockhart Ln, Gaffney
Peachtree	Tax Credit/USDA	Family	100 Killion Dr, Gaffney
Ryan Park	Tax Credit/USDA	Family	400 Bonner Lake Dr, Gaffney
White Oak	Tax Credit/USDA	Family	100 White Oak Dr, Gaffney
Westwind Village	Tax Credit/USDA	Senior	523 W Montgomery St, Gaffney

Source: SC Public Analysis, HUD, and USDA

Map 6 LIHTC and Subsidized Rental Communities





G. Potential Competition from For-Sale Housing

Given the low proposed rents and income ranges targeted, we do not believe for-sale housing will compete with Carlisle Place. Although the community will include a large percentage of three bedroom units, the proposed rents are low and homeownership will not be a comparably priced alternative.

H. Proposed and Under Construction Rental Communities

Staff from the City of Gaffney and Cherokee County reported no new affordable rental units planned for the market area. In addition, no LIHTC communities have received nine percent tax credit allocations in the past three years. Both jurisdictions do have market rate projects under construction/rehab and details about each is noted below.

According to Zoning Administrator Tony Lavender (phone number: 864-487-8500), there are no new multifamily rental communities currently under construction. He noted that there may be as many as two other applications for nine percent tax credits during the state's 2014 allocation cycle. He also reported that the former Beverly Apartments is being completely renovated. The property has been closed and will reopen to residents this spring pending completion of the construction. The market rate community will now be referred to as Chandler Oaks.

Donald Elder from the Cherokee County Building Inspectors Department (864-242-9733) reported that there are no new affordable units under construction or planned in Cherokee County. The only multifamily project is an addition to the market rate Stonecrest community. Construction on Phase II of this community is underway and should be open this spring.

I. 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. Four market rate communities were used in this analysis. 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. In this instance, all four market rate communities are located in slightly more affluent and developed areas of Anderson than the subject site and are adjusted accordingly.
 - 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 \$15 for each amenity.

According to our adjustment calculations, the estimated market rents for the units at Carlisle Place are \$635 for two bedroom units (Table 28) and \$703 for three bedroom units (Table 29). The proposed rents are well below the estimated market rents and result in rent advantages of 21.45 percent for two-bedroom 60 percent AMI units (37.03 percent for 50 percent AMI units and 42.38 for HOME units), and 18.21 percent for three-bedroom 60 percent AMI units (39.12 percent for HOME units). The overall/weighted average market advantage is 25.38 percent (Table 30). The maximum achievable/restricted rent for LIHTC units would be LIHTC maximums.



Table 28 Estimate of Market Rent, Two Bedroom Units

Two Bedroom Units									
Subject Property		Comparable Property #1		Comparable Property #2		Comparable Property #3		Comparable Property #4	
Carlisle Place 603 W Carlisle Street Gaffney, SC		Creekside at Wellington		Westwood		Stonecrest		Oliver Court	
		1230 Overbrook Drive		1022 West Buford Street		102 Stonecrest Lane		506 S Oliver Street	
		Gaffney	Cherokee	Gaffney	Cherokee	Gaffney	Cherokee	Gaffney	Cherokee
A. Rents Charged	Subject	Data	\$ Adj.	Data	\$ Adj.	Data	\$ Adj.	Data	\$ Adj.
Street Rent	\$499	\$589	\$0	\$510	\$0	\$650	\$0	\$538	\$0
Utilities Included	T	T	\$0	None	\$10	None	\$10	T	\$0
Rent Concessions		None	\$0	None	\$0	None	\$0	1 mo free	(\$45)
	\$499	\$589		\$520		\$660		\$593	
<i>In parts B thru D, adjustments were made only for differences</i>									
B. Design, Location, Condition									
		Data	\$ Adj.	Data	\$ Adj.	Data	\$ Adj.	Data	\$ Adj.
Structure / Stories	Townhome	TH / 2	\$0	Garden / 2	\$0	Garden / 3	\$0	TH / 2	\$0
Year Built / Condition	2015	1985	\$23	1989	\$20	2008	\$5	1985	\$23
Quality/Street Appeal	Above Average	Average	\$10	Average	\$10	Above Average	\$0	Average	\$10
Location	Average	Average	\$0	Average	\$0	Average	\$0	Average	\$0
C. Unit Equipment / Amenities									
		Data	\$ Adj.	Data	\$ Adj.	Data	\$ Adj.	Data	\$ Adj.
Number of Bedrooms	2	2	\$0	2	\$0	2	\$0	2	\$0
Number of Bathrooms	2	1.5	\$15	1	\$30	2	\$0	1.5	\$15
Unit Interior Square Feet	1,038	1,014	\$6	768	\$68	904	\$34	1,038	\$0
Balcony / Patio / Porch	Yes	Yes	\$0	Yes	\$0	Yes	\$0	Yes	\$0
AC Type:	Central	Central	\$0	Central	\$0	Central	\$0	Central	\$0
Range / Refrigerator	Yes / Yes	Yes / Yes	\$0	Yes / Yes	\$0	Yes / Yes	\$0	Yes / Yes	\$0
Microwave / Dishwasher	Yes / Yes	Yes / Yes	\$0	No / Yes	\$5	No / Yes	\$5	No / Yes	\$5
Washer / Dryer: In Unit	No	No	\$0	No	\$0	No	\$0	No	\$0
Washer / Dryer: Hook-up:	Yes	Yes	\$0	Yes	\$0	Yes	\$0	Yes	\$0
D. Site Equipment / Amenities									
		Data	\$ Adj.	Data	\$ Adj.	Data	\$ Adj.	Data	\$ Adj.
Parking (\$ Fee)	Surface	Surface	\$0	Surface	\$0	Surface	\$0	Surface	\$0
Club House	Yes	Yes	\$0	Yes	\$0	Yes	\$0	No	\$10
Pool	No	Yes	(\$15)	Yes	(\$15)	Yes	(\$15)	No	\$0
Recreation Areas	Yes	Yes	\$0	Yes	\$0	Yes	\$0	Yes	\$0
Fitness Center	Yes	Yes	\$0	No	\$10	Yes	\$0	No	\$10
Computer Center	Yes	No	\$0	No	\$0	No	\$10	No	\$0
E. Adjustments Recap									
		Positive	Negative	Positive	Negative	Positive	Negative	Positive	Negative
Total Number of Adjustments		4	1	6	1	4	1	6	0
Sum of Adjustments B to D		\$54	(\$15)	\$143	(\$15)	\$54	(\$15)	\$73	\$0
F. Total Summary									
Gross Total Adjustment		\$69		\$158		\$69		\$73	
Net Total Adjustment		\$39		\$128		\$39		\$73	
G. Adjusted And Achievable Rents									
		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
Adjusted Rent		\$628		\$648		\$699		\$566	
% of Effective Rent		106.6%		124.6%		105.9%		114.8%	
Estimated Market Rent	\$695								
Rent Advantage \$	\$136								
Rent Advantage %	21.4%								



Table 29 Estimate of Market Rent, Three Bedroom Units

Three Bedroom Units									
Subject Property		Comparable Property #1		Comparable Property #2		Comparable Property #3		Comparable Property #4	
Carlisle Place 603 W Carlisle Street Gaffney, SC		Creekside at Wellington 1230 Overbrook Drive Gaffney		Westwood 1022 West Buford Street Cherokee		Stonecrest 102 Stonecrest Lane Gaffney		Oliver Court 506 S Oliver Street Cherokee	
A. Rents Charged	Subject	Data	\$ Adj.	Data	\$ Adj.	Data	\$ Adj.	Data	\$ Adj.
Street Rent	\$575	\$725	\$0	\$599	\$0	\$770	\$0	\$538	\$0
Utilities Included	T	T	\$0	None	\$10	None	\$10	T	\$0
Rent Concessions		None	\$0	None	\$0	None	\$0	1 mo free	(\$45)
		\$725		\$609		\$780		\$493	
<i>In parts B thru D, adjustments were made only for differences</i>									
B. Design, Location, Condition		Data	\$ Adj.	Data	\$ Adj.	Data	\$ Adj.	Data	\$ Adj.
Structure / Stories	Townhome	TH / 2	\$0	Garden / 2	\$0	Garden / 3	\$0	TH / 2	\$0
Year Built / Condition	2015	1985	\$23	1989	\$20	2008	\$5	1985	\$23
Quality/Street Appeal	Above Average	Average	\$10	Average	\$10	Above Average	\$0	Average	\$10
Location	Average	Average	\$0	Average	\$0	Average	\$0	Average	\$0
C. Unit Equipment / Amenities		Data	\$ Adj.	Data	\$ Adj.	Data	\$ Adj.	Data	\$ Adj.
Number of Bedrooms	3	3	\$0	3	\$0	3	\$0	2	\$50
Number of Bathrooms	2	1.5	\$15	2	\$0	2	\$0	1.5	\$15
Unit Interior Square Feet	1,172	1,120	\$13	960	\$53	1,475	(\$76)	1,038	\$34
Balcony / Patio / Porch	Yes	Yes	\$0	Yes	\$0	Yes	\$0	Yes	\$0
AC Type	Central	Central	\$0	Central	\$0	Central	\$0	Central	\$0
Range / Refrigerator	Yes / Yes	Yes / Yes	\$0	Yes / Yes	\$0	Yes / Yes	\$0	Yes / Yes	\$0
Microwave / Dishwasher	Yes / Yes	Yes / Yes	\$0	No / Yes	\$5	No / Yes	\$5	No / Yes	\$5
Washer / Dryer: In Unit	No	No	\$0	No	\$0	No	\$0	No	\$0
Washer / Dryer: Hook-up:	Yes	Yes	\$0	Yes	\$0	Yes	\$0	Yes	\$0
D. Site Equipment / Amenities		Data	\$ Adj.	Data	\$ Adj.	Data	\$ Adj.	Data	\$ Adj.
Parking (\$ Fee)	Surface	Surface	\$0	Surface	\$0	Surface	\$0	Surface	\$0
Club House	Yes	Yes	\$0	Yes	\$0	Yes	\$0	No	\$10
Pool	No	Yes	(\$15)	Yes	(\$15)	Yes	(\$15)	No	\$0
Recreation Areas	Yes	Yes	\$0	Yes	\$0	Yes	\$0	Yes	\$0
Fitness Center	Yes	Yes	\$0	No	\$10	Yes	\$0	No	\$10
Computer Center	Yes	No	\$0	No	\$0	Yes	\$0	Yes	\$0
E. Adjustments Recap		Positive	Negative	Positive	Negative	Positive	Negative	Positive	Negative
Total Number of Adjustments		4	1	5	1	2	2	8	0
Sum of Adjustments B to D		\$61	(\$15)	\$98	(\$15)	\$10	(\$91)	\$157	\$0
F. Total Summary									
Gross Total Adjustment		\$76		\$113		\$101		\$157	
Net Total Adjustment		\$46		\$83		(\$81)		\$157	
G. Adjusted And Achievable Rents		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
Adjusted Rent		\$771		\$692		\$699		\$650	
% of Effective Rent		106.3%		113.6%		89.6%		131.8%	
Estimated Market Rent	\$703								
Rent Advantage \$	\$128								
Rent Advantage %	18.2%								



Table 30 Rent Advantage Summary

60% AMI Units	Bedroom	Bedroom
Units	25	16
Subject Rent	\$499	\$575
Estimated Market Rent	\$635	\$703
Rent Advantage (\$)	\$136	\$128
Rent Advantage (%)	21.45%	18.21%
50% AMI Units	Bedroom	
Units	3	
Subject Rent	\$400	
Estimated Market Rent	\$635	
Rent Advantage (\$)	\$235	
Rent Advantage (%)	37.03%	
HOME Units	Bedroom	Bedroom
Units	4	8
Subject Rent	\$366	\$428
Estimated Market Rent	\$635	\$703
Rent Advantage (\$)	\$269	\$275
Rent Advantage (%)	42.38%	39.12%
Weighted Avg. Mkt. Advanta	56	25.38%

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	\$25.00
Number of Bathrooms	\$30.00
Unit Interior Square Feet	\$0.25
Balcony / Patio / Porch	\$5.00
AC Type:	\$10.00
Range / Refrigerator	\$25.00
Microwave / Dishwasher	\$5.00
Washer / Dryer: In Unit	\$25.00
Washer / Dryer: Hook-ups	\$10.00
D. Site Equipment / Amenities	
Parking (\$ Fee)	
Learning Center	\$10.00
Club House	\$10.00
Pool	\$15.00
Recreation Areas	\$5.00
Fitness Center	\$10.00
Computer Center	\$10.00



8. FINDINGS AND CONCLUSIONS

A. Key Findings

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

1. Site and Neighborhood Analysis

The subject site is a suitable location for affordable rental housing as it is compatible with surrounding land uses and has ample access to amenities, services, and transportation arteries.

- The site for Carlisle Place is located on the west side of Carlisle Street, just north of its intersection with Gaffney Avenue in Gaffney, Cherokee County, South Carolina. Relative to the surrounding area, the subject site is positioned approximately one mile northwest of downtown Gaffney and just 1.3 miles south of Interstate 85. Bordering land uses include undeveloped wooded land, single family residential structures, the White Oak multifamily rental community, and a mobile home park.
- Community services, neighborhood shopping centers, medical services, and recreational venues are all located in the subject site's immediate vicinity, many within a reasonable walking distance.
- No negative land uses were identified at the time of our site visit that would negatively impact the proposed development's viability in the marketplace.
- The subject site is considered comparable with existing LIHTC communities in the market area.

2. Economic Context

Cherokee County's economy suffered job loss and increased unemployment rates in conjunction with the national recession and prolonged economic downturn, but recently shown signs of stabilization.

- Cherokee County's unemployment rate increased from 6.7 percent in 2007 to 16.1 percent in 2009. Since reaching this high point, the unemployment rate has decreased to 11.7 percent in 2012 and 10.0 percent in 2013.
- In concert with the national economic recession, Cherokee County lost 1,834 jobs in 2009 and 406 jobs in 2010. After reaching a low of 17,320 jobs in 2010, employment has begun to recover, climbing back to 18,184 by second quarter 2013. Overall, the county experienced a net loss of 2,852 jobs or 13.6 percent from 2000 to second quarter 2013.
- Cherokee County's largest economic sectors are Manufacturing (31.4 percent), Trade-Transportation-Utilities (21.7 percent), and Government (13.0 percent). The percentage within Manufacturing is more than three times the national rate of 9.0 percent.

3. Growth Trends

Both the Gaffney Market Area as well as Cherokee and Spartanburg Counties experienced steady growth between the 2000 and 2010 Census. Growth rates in both areas are projected to remain steady in both areas through 2016.

- Between 2000 and 2010 Census counts, the population of the Gaffney Market Area increased by 5.5 percent, rising from 39,809 to 42,000 people. This equates to an annual growth rate of 0.5 percent or 219 people. During the same time period, the number of



households in the Gaffney Market Area increased by 5.4 percent, from 15,470 to 16,306 households, an annual increase of 0.5 percent or 84 households.

- Between 2013 and 2016, the market area's population will increase by 624 people, bringing the total population to 43,301 people in 2016. This represents an annual increase of 0.5 percent or 208 people. The number of households will increase at the same rate, gaining 0.5 percent or 79 new households per annum resulting in a total of 16,797 households in 2016.

4. Demographic Trends

Compared to the county, the market area is younger, more likely to rent, and less affluent.

- The median age is 38 in the market area and 37 in the county. While adults age 35-61 comprise the largest cohort in both areas, a significant percentage of both populations are children/youth under the age of 20.
- The 2010 renter percentages were 27.3 percent in the Gaffney Market Area and 27.7 percent in Cherokee and Spartanburg Counties. These percentages are projected to increase through 2016. In 2016 a projected 33.1 percent of market area households will be renters; the rentership rate is growing slower in Cherokee and Spartanburg Counties where the renter percentage will be 31.4 percent in 2016.
- Young working age households form the core of the market area's renters, as 42 percent of the renter occupied households are between the ages of 25 and 44 and 18 percent are age 45-54 years. Young renters (under 25) in the market area comprise 11 percent of all renter householders and older adults age 55+ account for 29 percent of all renters.
- RPRG estimates that the 2013 median household income in the Gaffney Market Area is \$33,918, which is 17 percent lower than the \$40,863 median income in Cherokee and Spartanburg Counties.
- The market area's median income for renter households in 2012 is estimated at \$22,163, which is 48 percent of the median among owner households of \$46,551. Among renter households, 35 percent earn less than \$15,000 per year and 37 percent earn from \$15,000 to \$34,999 annually.

5. Competitive Housing Analysis

RPRG surveyed 10 rental communities in the Gaffney Market Area, including five LIHTC communities. The overall market is performing well with relatively few vacancies.

- The nine surveyed rental communities reporting occupancy data combine to offer 664 units, of which 26 or 3.9 percent were reported vacant. Among LIHTC communities, 15 of 274 units were vacant at the time of our survey, a rate of 5.5 percent.
- Among stabilized LIHTC communities, the average occupancy rate over the past two quarters per SCSHFDA's public analysis was 93.50 percent. The current occupancy rates among LIHTC communities (95.03 percent) are better than fourth quarter figures per the SCSHFDA public analysis.
- Among the ten comparable rental communities surveyed, net rents, unit sizes, and rents per square foot are as follows:
 - **Two bedroom** units at \$528 for 909 square feet or \$0.58 per square foot.
 - **Three bedroom** units at \$619 for 1,137 square feet or \$0.54 per square foot.
- The proposed rent for the subject's 50 percent AMI/HOME two-bedroom units will be less than all one or two-bedroom existing rents. The 60 percent AMI two-bedroom rents are less than all market rate properties and Iveywood Park, the newest LIHTC community. The proposed three-bedroom HOME rent will be below all existing rents in the market area for



that floor plan and, again, the 60 percent AMI three-bedroom will be less than all market rate properties and Iveywood Park.

- Few scattered site rentals were identified in the market area. Most scattered site single-family detached homes identified had rents well above those planned at the subject property.
- The estimated market rents for the units at Carlisle Place are \$635 for two bedroom units and \$703 for three bedroom units. Rent advantages range from 18.21 percent to 42.38 percent and the overall average market advantage is 25.38 percent.
- No new affordable 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 2008-2012 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 Anderson 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

Gaffney Market Area		Total Households		Renter Households	
		#	%	#	%
less than	\$15,000	3,627	21.6%	1,631	29.3%
	\$15,000 \$24,999	2,271	13.5%	1,021	18.3%
	\$25,000 \$34,999	2,162	12.9%	826	14.8%
	\$35,000 \$49,999	1,934	11.5%	627	11.3%
	\$50,000 \$74,999	3,290	19.6%	955	17.2%
	\$75,000 \$99,999	2,066	12.3%	403	7.2%
	\$100,000 \$149,999	1,174	7.0%	89	1.6%
	\$150,000 Over	273	1.6%	15	0.3%
Total		16,797	100%	5,567	100%
Median Income		\$37,622		\$26,582	

Source: American Community Survey 2008-2012 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 \$567 (\$381 net rent plus a \$186 allowance to cover all utilities except trash removal; rent is a weighted average of the 50 percent AMI unit rent of \$400 and HOME unit rent of \$366).
- 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 \$19,425 per year. A total of 12,165 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 \$21,500. According to the interpolated income distribution for 2016, 11,694 households in the market area will have incomes exceeding this 50 percent LIHTC income limit.
- Subtracting the 11,694 households with incomes above the maximum income limit from the 12,165 households that could afford to rent this unit, RPRG computes that 471 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 1.5 percent of these income-qualified households to absorb the four two bedroom 50 percent LIHTC units.
- RPRG next tested the range of qualified renter households and determined that 3,483 renter households can afford to rent a unit at the subject property. Of these, 3,272 have incomes above the maximum income of \$21,500. The net result is 212 renter households within the income band. To absorb the seven 50 percent two bedroom units, the subject property would need to capture 3.3 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 3.3 percent to 11.3 percent.
- By income level, renter capture rates are 2.7 percent for 50 percent units, 7.5 percent for 60 percent units, and 5.8 percent for the project as a whole.
- All of these capture rates are well within reasonable and achievable levels, indicating sufficient income qualified renter households exist in the Gaffney Market Area to support the 56 units proposed at Carlisle Place.



Table 33 Affordability Analysis for Carlisle Place

50% Units	Two Bedroom		Three Bedroom	
	Min.	Max.	Min.	Max.
Number of Units	7		8	
Net Rent	\$381		\$428	
Gross Rent	\$567		\$654	
% Income for Shelter	35%		35%	
Income Range (Min, Max)	\$19,425	\$21,500	\$22,423	\$24,825
Total Households				
Range of Qualified Hhlds	12,165	11,694	11,484	10,938
# Qualified Households	471		546	
Total HH Capture Rate	1.5%		1.5%	
Renter Households				
Range of Qualified Hhlds	3,483	3,272	3,177	2,932
# Qualified Hhlds	212		245	
Renter HH Capture Rate	3.3%		3.3%	

60% Units	Two Bedroom		Three Bedroom	
	Min.	Max.	Min.	Max.
Number of Units	25		16	
Net Rent	\$499		\$575	
Gross Rent	\$685		\$801	
% Income for Shelter	35%		35%	
Income Range (Min, Max)	\$23,486	\$25,800	\$27,463	\$29,790
Total Households				
Range of Qualified Hhlds	11,243	10,726	10,366	9,863
# Qualified Households	517		503	
Unit Total HH Capture Rate	4.8%		3.2%	
Renter Households				
Range of Qualified Hhlds	3,069	2,848	2,711	2,518
# Qualified Hhlds	221		192	
Renter HH Capture Rate	11.3%		8.3%	

Income Target	Units	All Households = 16,797					Renter Households = 5,567				
		Income	Band of Qualified Hhlds	# Qualified HHs	Capture Rate	Income	Band of Qualified Hhlds	# Qualified HHs	Capture Rate		
50% Units	15	Income	\$19,425	\$24,825	1,226	1.2%	Income	\$19,425	\$24,825	552	2.7%
		Households	12,165	10,938			3,483	2,932			
60% Units	41	Income	\$23,486	\$29,790	1,379	3.0%	Income	\$23,486	\$29,790	550	7.5%
		Households	11,243	9,863			3,069	2,518			
Total Units	56	Income	\$19,425	\$29,790	2,302	2.4%	Income	\$19,425	\$29,790	965	5.8%
		Households	12,165	9,863			3,483	2,518			

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 Gaffney 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 2008-2012 American Community Survey (ACS) data, the percentage of rental units in the Gaffney Market Area that are “substandard” is 5.1 percent (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, 40.6 percent of Gaffney Market Area renter households are categorized as cost burdened.

Table 34 Substandard and Cost Burdened Calculations, Carlisle Place

Rent Cost Burden		
Total Households	#	%
Less than 10.0 percent	199	3.4%
10.0 to 14.9 percent	506	8.7%
15.0 to 19.9 percent	632	10.9%
20.0 to 24.9 percent	644	11.1%
25.0 to 29.9 percent	588	10.2%
30.0 to 34.9 percent	369	6.4%
35.0 to 39.9 percent	414	7.1%
40.0 to 49.9 percent	417	7.2%
50.0 percent or more	1,181	20.4%
Not computed	843	14.6%
40.6% of Total		

Source: American Community Survey 2008-2012

Substandardness	
Total Households	
Owner occupied:	
Complete plumbing facilities:	10,206
1.00 or less occupants per room	10,094
1.01 or more occupants per room	112
Lacking complete plumbing facilities:	27
Overcrowded or lacking plumbing	139
Renter occupied:	
Complete plumbing facilities:	5,759
1.00 or less occupants per room	5,498
1.01 or more occupants per room	261
Lacking complete plumbing facilities:	34
Overcrowded or lacking plumbing	295
Substandard Housing	434
% Total Stock Substandard	2.7%
% Rental Stock Substandard	5.1%

2. Demand Analysis

Directly comparable units built or approved in the Gaffney Market Area since the base year are subtracted from the demand estimates; however, no such units were identified.

The overall demand capture rates by AMI level are 5.9 percent for 50 percent units, 16.1 percent for 60 percent units, and 12.6 percent for the project as a whole. By floor plan, capture rates range from 7.1 percent to 24.5 percent. All of these demand capture rates are well within the range of acceptability and below SCSHFDA’s threshold for viability of 30 percent. As such, sufficient demand exists to support the proposed 56 units at Carlisle Place.



Table 35 Demand by AMI Level

<i>Income Target</i>	50% Units	60% Units	Total Units
<i>Minimum Income Limit</i>	\$19,425	\$23,486	\$19,425
<i>Maximum Income Limit</i>	\$24,825	\$29,790	\$29,790
<i>(A) Renter Income Qualification Percentage</i>	9.9%	9.9%	17.3%
Demand from New Renter Households <i>Calculation: (C-B) * A</i>	8	8	13
Plus			
Demand from Substandard Housing <i>Calculation: B * D * F * A</i>	28	27	48
Plus			
Demand from Rent Over-burdened Households <i>Calculation: B * E * F * A</i>	220	219	384
Equals			
Total PMA Demand	255	254	446
Less			
Comparable Units	0	0	0
Equals			
Net Demand	255	254	446
Proposed Units	15	41	56
Capture Rate	5.9%	16.1%	12.6%

Demand Calculation Inputs	
(B) 2013 HH	16,561
(C) 2016 HH	16,797
(D) ACS Substandard Percentage	5.1%
(E) ACS Rent Over-Burdened Percentage	40.6%
(F) 2013 Renter Percent	32.9%

Table 36 Demand by Floor Plan

Two Bedroom Units	50% Units	60% Units	Total Units
<i>Minimum Income Limit</i>	\$19,425	\$23,486	\$19,425
<i>Maximum Income Limit</i>	\$21,500	\$25,800	\$25,800
<i>Renter Income Qualification Percentage</i>	3.8%	4.0%	11.4%
Total Demand	98	102	294
Supply	0	0	0
Net Demand	98	102	294
Units Proposed	7	25	32
Capture Rate	7.1%	24.5%	10.2%

Three Bedroom Units	50% Units	60% Units	Total Units
<i>Minimum Income Limit</i>	\$22,423	\$27,463	\$22,423
<i>Maximum Income Limit</i>	\$24,825	\$29,790	\$29,790
<i>Renter Income Qualification Percentage</i>	4.4%	3.5%	11.8%
Total Demand	113	89	304
Supply	0	0	0
Net Demand	113	89	304
Units Proposed	8	16	24
Capture Rate	7.1%	18.0%	7.9%

Demand by floor plan is based on gross demand multiplied by each floor plan's income qualification percentage.



D. Target Markets

Carlisle Place will offer two and three bedroom floor plans with LIHTC rents positioned comparable to existing LIHTC units in the market area. These units will appeal to a wide variety of low and moderate income households including couples, roommates, and families with children.

E. Product Evaluation

Considered in the context of the competitive environment and in light of the planned development, the relative position of Carlisle Place is as follows:

- **Site:** The subject site is appropriate for the development of multi-family apartments. The site is located within close proximity to transportation arteries, community amenities, shopping, and employment nodes.
- **Unit Distribution:** The proposed unit mix includes 32 two-bedroom units (57 percent) and 24 three-bedroom units (43 percent). The distribution of units within the market rate supply includes one bedroom units (26 percent) and proportionally fewer three bedrooms units (15 percent). That said, the subject is an all-townhome community in a market area dominated by garden style communities. Townhome communities seldom have one-bedroom units as they require a larger footprint and typically appeal to larger households. Overall, the unit distribution is appropriate for a townhome community in this market area and the larger units will provide an affordable, high-quality alternative to scattered site rentals.
- **Unit Size:** The proposed unit size of 1,038 square feet for two bedroom units is 14 percent larger than the market area average of 909 square feet. The proposed three-bedroom size of 1,172 square feet is three percent larger than the average three-bedroom unit size.
- **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 Carlisle Place will be competitive with the existing rental stock in the market area, including properties funded with tax credits.
- **Community Amenities:** Carlisle Place's amenity package will include a community room, playground, fitness center, computer center, central laundry, and security cameras, which will be superior to most of the communities in the Gaffney Market Area's existing rental stock. While the subject property will not include a swimming pool, the proposed amenities are more than appropriate given the low price position and small number of units.
- **Marketability:** The proposed units at Carlisle Place will be well received in the market area. The newly constructed units will have the lowest rents (in the case of 50 percent AMI/HOME units) or among the lowest (in the case of 60 percent AMI units) in the market area with a very competitive product and design.

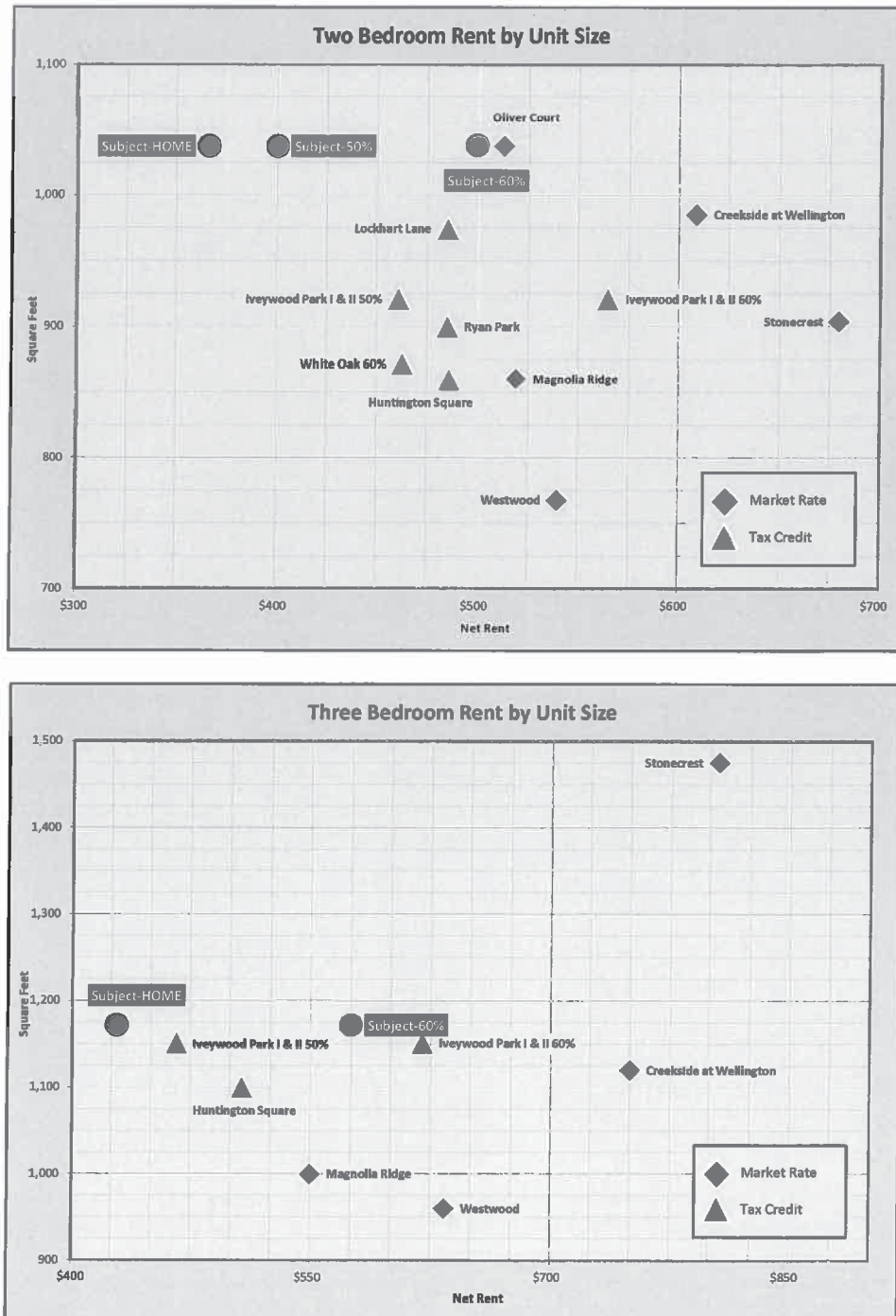
F. Price Position

Figure 8 illustrates the relative positions of the proposed rent structure in the current marketplace. As noted earlier, the proposed rent for the subject's 50 percent AMI/HOME two-bedroom units will be less than all one or two-bedroom existing rents. The 60 percent AMI two-bedroom rents are less than all market rate properties and Iveywood Park, the newest LIHTC community, despite the subject's provision of units which are larger and 18 years newer. The proposed three-bedroom HOME rent will be below all existing rents in the market area for that floor plan and, again, the 60 percent AMI three-bedroom will be less than all market rate properties and Iveywood Park.



While the 60 percent AMI units in each floor plan will be priced higher than most of the other LIHTC communities (except Iveywood Park), the subject is clearly offering a superior product. The units are at least comparable in size and often larger than existing LIHTC properties. The subject will not only be decades newer than many of these communities, the subject will also provide a level of amenities seldom enjoyed by resident at market rate comps in this market area, much less the residents at affordable properties. As such, the subject's units are appropriately priced.

Figure 8 Price Position of Carlisle Place





G. Absorption Estimate

There is no recent absorption history in this market as the newest community was placed in service in 2008 (the newest LIHTC community was constructed in 1997). As such, absorption rates are based on the overall depth of demand and the appeal of the proposed units. Given the demand estimates, projected household growth, the product to be constructed, and the low proposed rents, we estimate that Carlisle Place will lease an average of at least 10 units per month. At this rate, Carlisle Place will reach a stabilized occupancy of 93 percent within five months.

H. Impact on Existing Market

Given the small number of units and projected household growth, the construction of Carlisle Place is not expected to have an adverse impact on existing rental communities in the Gaffney Market Area. Overall, the rental market in the Gaffney Market Area is performing well with limited vacancies. As the Gaffney Market Area continues 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 Gaffney Market Area, RPRG believes that the proposed Carlisle Place 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 Gaffney Market Area and the units will be well received by the target market. We recommend proceeding with the project as proposed.

Handwritten signature of Nicole D. Mathison in black ink.

Nicole D. Mathison

Analyst

Handwritten signature of Tad Scepaniak in black ink.

Tad Scepaniak

Principal



APPENDIX 1 UNDERLYING ASSUMPTIONS 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.



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.

Nicole D. Mathison

February, 26 2014

Nicole D. Mathison

Date

Analyst

Real Property Research Group, Inc.

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



NICOLE D. MATHISON

Nicole Mathison joined RPRG in 2013 where she focuses on rental market studies and community and economic analyses for development projects. She has also completed countywide rental assessments in Maryland for the Maryland Department of Housing and Community Development.

Nicole’s background is in research and nonprofit administration in the fields of public health and higher education. Nicole recently earned a Master of Urban and Regional Planning degree at Virginia Tech. She obtained a specialization in Land Use Planning and completed coursework in Geographic Information Systems (GIS). As a student she conducted research on downtown revitalization, adaptive reuse of vacant big box stores, and the value of public art.

Areas of Concentration:

- Low Income Housing Tax Credits: Nicole prepares rental market studies for submission to lenders and state agencies for nine percent and four percent Low Income Housing Tax Credit allocations. Studies include analysis of new construction as well as the feasibility of renovating existing family rental communities.
- FHA Section 221(d)(4): Nicole prepares comprehensive feasibility studies for submission to HUD regional offices as part of a lender’s application for Section 221(d)(4) mortgage insurance. These reports strictly adhere to HUD’s Multifamily Accelerated Processing (MAP) guidelines for market studies.

Education:

Master of Urban & Regional Planning – Virginia Tech, Blacksburg, VA
Bachelor of Science, Food Science – North Carolina State University, Raleigh, NC



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		
1	Executive Summary	1
Scope of Work		
2	Scope of Work	6
Project Description		
3	Unit mix including bedrooms, bathrooms, square footage, rents, and income targeting	11
4	Utilities (and utility sources) included in rent	11
5	Target market/population description	8
6	Project description including unit features and community amenities	11
7	Date of construction/preliminary completion	11
8	If rehabilitation, scope of work, existing rents, and existing vacancies	N/A
Location		
9	Concise description of the site and adjacent parcels	12
10	Site photos/maps	14,15
11	Map of community services	12
12	Site evaluation/neighborhood including visibility, accessibility, and crime	16-18
Market Area		
13	PMA description	28
14	PMA MAP	28
Employment and Economy		
15	At-Place employment trends	23
16	Employment by sector	24
17	Unemployment rates	21
18	Area major employers/employment centers and proximity to site	26, 25
19	Recent or planned employment expansions/reductions	N/A
Demographic Characteristics		
20	Population and household estimates and projections	31
21	Area building permits	32
22	Population and household characteristics including income, tenure, and size	35-37
23	For senior or special needs projects, provide data specific to target market	N/A
Competitive Environment		
24	Comparable property profiles and photos	Appendix
25	Map of comparable properties	40
26	Existing rental housing evaluation including vacancy and rents	41
27	Comparison of subject property to comparable properties	43

28	Discussion of availability and cost of other affordable housing options including homeownership, if applicable	48
29	Rental communities under construction, approved, or proposed	48
30	For senior or special needs populations, provide data specific to target market	N/A
Affordability, Demand, and Penetration Rate Analysis		
31	Estimate of demand	59
32	Affordability analysis with capture rate	57
33	Penetration rate analysis with capture rate	N/A
Analysis/Conclusions		
34	Absorption rate and estimated stabilized occupancy for subject	62
35	Evaluation of proposed rent levels including estimate of market/achievable rents.	48
36	Precise statement of key conclusions	62
37	Market strengths and weaknesses impacting project	62
38	Recommendations and/or modification to project discussion	62
39	Discussion of subject property's impact on existing housing	62
40	Discussion of risks or other mitigating circumstances impacting project projection	62
41	Interviews with area housing stakeholders	46
Other Requirements		
42	Certifications	Appendix
43	Statement of qualifications	Appendix
44	Sources of data not otherwise identified	N/A



APPENDIX 5 MARKET AREA RENTAL COMMUNITY PROFILES

Community	Address	City	Phone Number	Date Surveyed	Contact
Iveywood Park I & II	112 Martin Ln	Gaffney	864-488-0093	2/21/2014	Property Manager
Huntington Square	100 Huntington Square	Gaffney	864-489-3551	2/14/2014	Property Manager
Lockhart Lane	473 Lockhart Ln	Gaffney	864-487-9277	2/11/2014	Property Manager
Peachtree	100 Killion Dr	Gaffney	864-487-9064	2/26/2014	Property Manager
Ryan Park	400 Bonner Lake Dr	Gaffney	864-489-8126	2/21/2014	Property Manager
White Oak	100 White Oak Dr	Gaffney	864-487-5724	2/21/2014	Property Manager
Creekside at Wellington	1230 Overbrook Drive	Gaffney	864-487-5757	2/11/2014	Property Manager
Magnolia Ridge	266 Goldmine Springs Rd	Gaffney	864-489-0692	2/21/2014	Property Manager
Oliver Court	506 S Oliver St	Gaffney	864-489-8702	2/21/2014	Property Manager
Stonecrest	102 Stonecrest Ln	Gaffney	864-488-2224	2/18/2014	Property Manager
Westwood	1022 W Buford	Gaffney	864-487-2167	2/11/2014	Property Manager

Creekside at Wellington

Multifamily Community Profile

1230 Overbrook Dr
Gaffney, SC

Community Type: Market Rate - General

Structure Type: 2-Story Garden/TH

92 Units 3.3% Vacant (3 units vacant) as of 2/11/2014

Opened in 1985



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse: <input checked="" type="checkbox"/>	Pool-Outdr: <input checked="" type="checkbox"/>
Eff	--	--	--	--	Comm Rm: <input checked="" type="checkbox"/>	Basketball: <input type="checkbox"/>
One	19.6%	\$568	772	\$0.74	Centrl Lndry: <input checked="" type="checkbox"/>	Tennis: <input type="checkbox"/>
One/Den	--	--	--	--	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two	76.1%	\$609	985	\$0.62	Fitness: <input checked="" type="checkbox"/>	CarWash: <input type="checkbox"/>
Two/Den	--	--	--	--	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Three	4.3%	\$750	1,120	\$0.67	Sauna: <input type="checkbox"/>	ComputerCtr: <input type="checkbox"/>
Four+	--	--	--	--	Playground: <input checked="" type="checkbox"/>	

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

Comments

Floorplans (Published Rents as of 2/11/2014) (2)										Historic Vacancy & Eff. Rent (1)				
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$	
Garden	--	1	1	14	\$549	764	\$.72	Market	2/11/14	3.3%	\$568	\$609	\$750	
Townhouse	--	1	1.5	4	\$569	800	\$0.71	Market	2/29/12	3.3%	\$516	\$590	\$695	
Townhouse	--	2	1.5	30	\$589	1,014	\$0.58	Market	3/27/08	1.1%	\$496	\$570	\$625	
Garden	--	2	2	40	\$589	964	\$0.61	Market						
Townhouse	--	3	1.5	4	\$725	1,120	\$0.65	Market						

Adjustments to Rent	
Incentives:	None
Utilities In Rent:	Heat Fuel: Gas
Heat: <input type="checkbox"/>	Cooking: <input type="checkbox"/> Wtr/Swr: <input type="checkbox"/>
Hot Water: <input type="checkbox"/>	Electricity: <input type="checkbox"/> Trash: <input checked="" type="checkbox"/>

Creekside at Wellington

SC021-010939

Huntington Square

Multifamily Community Profile

100 Huntington Square Dr
Gaffney, SC

CommunityType: USDA Rural Development

Structure Type: 2-Story Townhouse

48 Units 20.8% Vacant (10 units vacant) as of 2/14/2014

Last Major Rehab in 2009 Opened in 1982



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	16.7%	\$412	580	\$0.71	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One/Den	--	--	--	--	Centrl Lndry: <input checked="" type="checkbox"/>	Tennis: <input type="checkbox"/>
Two	66.7%	\$486	860	\$0.57	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two/Den	--	--	--	--	Fitness: <input type="checkbox"/>	CarWash: <input type="checkbox"/>
Three	16.7%	\$507	1,100	\$0.46	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: Ceiling Fan; In Unit Laundry (Hook-ups); Central A/C; Patio/Balcony						
Select Units: --						
Optional(\$): --						
Security: --						
Parking 1: Free Surface Parking			Parking 2: --			
Fee: --			Fee: --			
Property Manager: --						
Owner: --						

Comments

Rural Development, rents listed are basic rents.
Note rent: 1BR - \$480, 2BR - \$549, 3BR - \$565
No reason given for high vacancy.

Floorplans (Published Rents as of 2/14/2014) (2)

Historic Vacancy & Eff. Rent (1)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
Townhouse	--	1	1	8	\$397	580	\$.68	Rural Developme	2/14/14	20.8%	\$412	\$486	\$507
Townhouse	--	2	1.5	32	\$466	860	\$.54	Rural Developme	2/29/12	16.7%	\$412	\$486	\$502
Townhouse	--	3	1.5	8	\$482	1,100	\$.44	Rural Developme	3/27/08	10.4%	\$435	\$460	\$480

Adjustments to Rent

Incentives:

\$200 off 1st months rent

Utilities in Rent: Heat Fuel: Electric

Heat: Cooking: Wtr/Swr:

Hot Water: Electricity: Trash:

Huntington Square

SC021-010933

© 2014 Real Property Research Group, Inc.

(1) Effective Rent is Published Rent, net of concessions and assumes that water, sewer and trash is included in rent

(2) Published Rent is rent as quoted by management.

Iveywood Park I & II

Multifamily Community Profile

112 Martin Ln
Gaffney, SC

CommunityType: LIHTC - General
Structure Type: 2-Story Garden

96 Units 2.1% Vacant (2 units vacant) as of 2/21/2014

Opened In 1998



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	--	--	--	--	Comm Rm:	Basketball:		
One/Den	--	--	--	--	Centrl Lndry:	Tennis:		
Two	--	\$513	921	\$0.56	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Two/Den	--	--	--	--	Elevator:	Volleyball:		
Three	--	\$543	1,151	\$0.47	Fitness:	CarWash:		
Four+	--	--	--	--	Hot Tub:	BusinessCtr:		
					Sauna:	ComputerCtr:		
					Playground:	<input checked="" type="checkbox"/>		

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

Comments

There are 48 2 bedroom units and 48 3 bedroom units

Floorplans (Published Rents as of 2/21/2014) (2)									Historic Vacancy & Eff. Rent (1)				
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
Garden	--	2	1.5	--	\$441	921	\$0.48	LIHTC/ 50%	2/21/14	2.1%	--	\$513	\$543
Garden	--	2	1.5	--	\$545	921	\$0.59	LIHTC/ 60%	2/29/12	11.5%	--	\$480	\$550
Garden	--	3	2	--	\$441	1,151	\$0.38	LIHTC/ 50%	3/27/08	14.6%	--	\$483	\$546
Garden	--	3	2	--	\$595	1,151	\$0.52	LIHTC/ 60%					

Adjustments to Rent	
Incentives: 1/2 month on 60% units	
Utilities in Rent:	Heat Fuel: Electric
Heat: <input type="checkbox"/>	Cooking: <input type="checkbox"/> Wtr/Swr: <input type="checkbox"/>
Hot Water: <input type="checkbox"/>	Electricity: <input type="checkbox"/> Trash: <input checked="" type="checkbox"/>

Iveywood Park I & II

SC021-010930

Lockhart Lane

Multifamily Community Profile

473 Lockhart Ln
Gaffney, SC

CommunityType: **USDA Rural Development**
Structure Type: **Townhouse**

32 Units 6.3% Vacant (2 units vacant) as of 2/11/2014

Opened in 1994



Unit Mix & Effective Rent (1)					Community Amenities			
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	Pool-Outdr:	Comm Rm:	Basketball:
Eff	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
One	25.0%	\$450	600	\$0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
One/Den	--	--	--	--	Centrl Lndry: <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two	75.0%	\$485	975	\$0.50	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two/Den	--	--	--	--	Fitness: <input type="checkbox"/>	CarWash: <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Three	--	--	--	--	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Four+	--	--	--	--	Sauna: <input type="checkbox"/>	ComputerCtr: <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					Playground: <input checked="" type="checkbox"/>			
Features								
Standard: Ceiling Fan; In Unit Laundry (Hook-ups); Central A/C								
Select Units: Patio/Balcony								
Optional(\$): --								
Security: --								
Parking 1: Free Surface Parking				Parking 2: --				
Fee: --				Fee: --				
Property Manager: --								
Owner: --								

Comments

No waitlist

USDA Rural Development. Listed rents are basic rents. Note rent on 1BR is \$620, 2BR is \$654

Floorplans (Published Rents as of 2/11/2014) (2)									Historic Vacancy & Eff. Rent (1)				
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
Townhouse	--	1	1	8	\$435	600	\$0.73	Rural Developme	2/11/14	6.3%	\$450	\$485	--
Townhouse	--	2	1.5	24	\$465	975	\$0.48	Rural Developme	2/29/12	0.0%	\$424	\$465	--
									3/27/08	0.0%	\$587	\$622	--
Adjustments to Rent													
Incentives: None													
Utilities in Rent: Heat Fuel: Electric													
Heat: <input type="checkbox"/>				Cooking: <input type="checkbox"/>				Wtr/Swr: <input type="checkbox"/>					
Hot Water: <input type="checkbox"/>				Electricity: <input type="checkbox"/>				Trash: <input checked="" type="checkbox"/>					

Lockhart Lane

SC021-010937

Magnolia Ridge

Multifamily Community Profile

266 Goldmine Springs Rd
Gaffney, SC

CommunityType: Market Rate - General

Structure Type: 2-Story Garden

84 Units 1.2% Vacant (1 units vacant) as of 2/21/2014

Opened In 1972



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse: <input type="checkbox"/>	Pool-Outdr: <input type="checkbox"/>
Eff	14.3%	\$358	470	\$0.76	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One	19.0%	\$440	720	\$0.61	Centrl Lndry: <input checked="" type="checkbox"/>	Tennis: <input type="checkbox"/>
One/Den	--	--	--	--	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two	38.1%	\$519	860	\$0.60	Fitness: <input type="checkbox"/>	CarWash: <input type="checkbox"/>
Two/Den	--	--	--	--	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Three	23.8%	\$550	1,000	\$0.55	Sauna: <input type="checkbox"/>	ComputerCtr: <input type="checkbox"/>
Four+	4.8%	\$658	1,160	\$0.57	Playground: <input checked="" type="checkbox"/>	

Features	
Standard:	Central A/C
Select Units:	--
Optional(\$):	--
Security:	--
Parking 1:	Free Surface Parking
Fee:	--
Parking 2:	--
Fee:	--
Property Manager:	--
Owner:	--

Comments

Floorplans (Published Rents as of 2/21/2014) (2)									Historic Vacancy & Eff. Rent (1)				
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
Garden	--	Eff	1	12	\$345	470	\$0.73	Market	2/21/14	1.2%	\$440	\$519	\$550
Garden	--	1	1	16	\$425	720	\$0.59	Market	2/29/12	3.6%	\$390	\$490	\$525
Garden	--	2	1	32	\$499	860	\$0.58	Market	3/27/08	3.6%	\$365	\$450	\$495
Garden	--	3	1	20	\$525	1,000	\$0.53	Market					
Garden	--	4	2	4	\$628	1,160	\$0.54	Market					

Adjustments to Rent

Incentives:

None

Utilities in Rent: Heat Fuel: Electric

Heat: Cooking: Wtr/Swr:

Hot Water: Electricity: Trash:

Magnolia Ridge

SC021-010935

© 2014 Real Property Research Group, Inc.

(1) Effective Rent is Published Rent, net of concessions and assumes that water, sewer and trash is included in rent

(2) Published Rent is rent as quoted by management.

Oliver Court

Multifamily Community Profile

506 S Oliver St.
Gaffney, SC

CommunityType: Market Rate - General

Structure Type: Garden/TH

48 Units 8.3% Vacant (4 units vacant) as of 2/21/2014

Opened in 1985



Unit Mix & Effective Rent (1)					Community Amenities			
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	Pool-Outdr:	Comm Rm:	Basketball:
Eff	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
One	25.0%	\$450	771	\$0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
One/Den	--	--	--	--	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two	75.0%	\$513	1,038	\$0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two/Den	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Three	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Four+	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Features
Standard: In Unit Laundry (Hook-ups); Central A/C; Patio/Balcony; Storage (In Unit)

Select Units: Ceiling Fan
Optional(\$): --
Security: --
Parking 1: Free Surface Parking Parking 2: --
Fee: -- Fee: --
Property Manager: --
Owner: --

Comments

Some 2BR units have been renovated with new flooring (those rent for \$550 compared to \$525; published rent is avg)

Floorplans (Published Rents as of 2/21/2014) (2)									Historic Vacancy & Eff. Rent (1)				
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
Garden	--	1	1	12	\$475	771	\$.62	Market	2/21/14	8.3%	\$450	\$513	--
Townhouse	--	2	1.5	36	\$538	1,038	\$.52	Market	2/29/12	6.3%	\$480	\$558	--

Adjustments to Rent

Incentives:
1 month free rent
Utilities in Rent: Heat Fuel: Electric
Heat: Cooking: Wtr/Swr:
Hot Water: Electricity: Trash:

Oliver Court

SC021-016545

Peachtree

Multifamily Community Profile

100 Killion Dr
Gaffney, SC

Community Type: USDA Rural Development

Structure Type: 2-Story Townhouse

28 Units 0.0% Vacant (0 units vacant) as of 2/26/2014

Last Major Rehab In 1990 Opened in 1975



Unit Mix & Effective Rent (1)					Community Amenities			
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	Pool-Outdr:	Comm Rm:	Basketball:
Eff	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
One	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
One/Den	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two	100.0%	\$0	--	--	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two/Den	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Three	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Four+	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Features
Standard: In Unit Laundry (Hook-ups); Central A/C; Patio/Balcony

Select Units: --
Optional(\$): --
Security: --
Parking 1: Free Surface Parking Parking 2: --
Fee: -- Fee: --
Property Manager: --
Owner: --

Comments
Rural Development. Rents are based on income.

Floorplans (Published Rents as of 2/26/2014) (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	28	--	--	--	-- Development	2/26/14	0.0%	--	\$0	--
									2/29/12	0.0%	--	\$625	--
									3/27/08	7.1%	--	\$721	--

Adjustments to Rent
Incentives:
None
Utilities in Rent: Heat Fuel: Electric
Heat: Cooking: Wtr/Swr:
Hot Water: Electricity: Trash:

Ryan Park

Multifamily Community Profile

400 Bonner Lake Dr
Gaffney, SC

Community Type: USDA Rural Development
Structure Type: 2-Story Garden

48 Units 2.1% Vacant (1 units vacant) as of 2/21/2014

Opened in 1984



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse: <input type="checkbox"/>	Pool-Outdr: <input type="checkbox"/>
Eff	--	--	--	--	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One	33.3%	\$435	700	\$0.62	Centrl Lndry: <input checked="" type="checkbox"/>	Tennis: <input type="checkbox"/>
One/Den	--	--	--	--	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two	66.7%	\$485	900	\$0.54	Fitness: <input type="checkbox"/>	CarWash: <input type="checkbox"/>
Two/Den	--	--	--	--	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Three	--	--	--	--	Sauna: <input type="checkbox"/>	ComputerCtr: <input type="checkbox"/>
Four+	--	--	--	--	Playground: <input checked="" type="checkbox"/>	

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

Comments

Rural Development, Rents are basic rents
24 units have PBRA

Floorplans (Published Rents as of 2/21/2014) (2)									Historic Vacancy & Eff. Rent (1)				
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
Garden	--	1	1	16	\$420	700	\$.60	Rural Developme	2/21/14	2.1%	\$435	\$485	--
Garden	--	2	1	32	\$465	900	\$.52	Rural Developme	2/29/12	0.0%	\$435	\$485	--
									3/27/08	6.3%	\$451	\$522	--

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

Ryan Park

SC021-010938

© 2014 Real Property Research Group, Inc.

(1) Effective Rent is Published Rent, net of concessions and assumes that water, sewer and trash is included in rent
(2) Published Rent is rent as quoted by management.

Stonecrest

Multifamily Community Profile

102 Stonecrest Ln.
Gaffney, SC

CommunityType: **Market Rate - General**
Structure Type: **3-Story Garden**

114 Units Occupancy data not currently available

Opened in 2008



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse: <input checked="" type="checkbox"/>	Pool-Outdr: <input checked="" type="checkbox"/>
Eff	--	--	--	--	Comm Rm: <input checked="" type="checkbox"/>	Basketball: <input type="checkbox"/>
One	--	\$570	708	\$0.81	Centrl Lndry: <input checked="" type="checkbox"/>	Tennis: <input type="checkbox"/>
One/Den	--	\$670	948	\$0.71	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two	--	\$680	904	\$0.75	Fitness: <input checked="" type="checkbox"/>	CarWash: <input checked="" type="checkbox"/>
Two/Den	--	--	--	--	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Three	--	\$805	1,475	\$0.55	Sauna: <input type="checkbox"/>	ComputerCtr: <input type="checkbox"/>
Four+	--	--	--	--	Playground: <input type="checkbox"/>	

Features
Standard: Dishwasher; Disposal; In Unit Laundry (Hook-ups); Central A/C; Patio/Balcony

Select Units: --

Optional(\$): --

Security: --

Parking 1: Free Surface Parking Parking 2: Detached Garage
Fee: -- Fee: \$80

Property Manager: South Corp Prop. LL
Owner: --

Comments

DVD Library
Management refused occupancy information
Phase II planned for Spring 2014.

Floorplans (Published Rents as of 2/18/2014) (2)									Historic Vacancy & Eff. Rent (1)				
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
Sunroom / Garden	Den	1	1	--	\$695	1,063	\$0.65	Market	2/18/14	--	\$637	\$680	\$805
Garden	--	1	1	--	\$545	708	\$0.77	Market	2/29/12	--	\$585	\$695	\$805
Sunroom / Garden	Den	1	1	--	\$595	833	\$0.71	Market					
Garden	--	2	2	--	\$650	904	\$0.72	Market					
Sunroom / Garden	Den	3	2	--	\$770	1,475	\$0.52	Market					

Adjustments to Rent
Incentives: None
Utilities in Rent: Heat Fuel: Electric
Heat: Cooking: Wtr/Swr:
Hot Water: Electricity: Trash:

Stonecrest

SC021-016546

(1) Effective Rent is Published Rent, net of concessions and assumes that water, sewer and trash is included in rent
(2) Published Rent is rent as quoted by management.

Westwood

Multifamily Community Profile

1022 W Buford
Gaffney, SC

CommunityType: Market Rate - General
Structure Type: 2-Story Garden

166 Units 1.8% Vacant (3 units vacant) as of 2/11/2014

Opened In 1989



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse: <input checked="" type="checkbox"/>	Pool-Outdr: <input checked="" type="checkbox"/>
Eff	12.0%	\$423	288	\$1.47	Comm Rm: <input checked="" type="checkbox"/>	Basketball: <input type="checkbox"/>
One	42.2%	\$445	512	\$0.87	Centri Lndry: <input checked="" type="checkbox"/>	Tennis: <input type="checkbox"/>
One/Den	--	--	--	--	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two	36.1%	\$540	768	\$0.70	Fitness: <input type="checkbox"/>	CarWash: <input type="checkbox"/>
Two/Den	--	--	--	--	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Three	9.6%	\$634	960	\$0.66	Sauna: <input type="checkbox"/>	ComputerCtr: <input type="checkbox"/>
Four+	--	--	--	--	Playground: <input checked="" type="checkbox"/>	

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

Comments

Currently have 3 units offline for renovations.
Efficiency units are fully furnished and include all utilities.
Trash fee \$5/month

Floorplans (Published Rents as of 2/11/2014) (2)									Historic Vacancy & Eff. Rent (1)				
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
Furnished / Garden	--	Eff	1	20	\$400	288	\$1.39	Market	2/11/14	1.8%	\$445	\$540	\$634
Garden	--	1	1	70	\$420	512	\$0.82	Market	2/29/12	27.7%	\$450	\$540	\$634
Garden	--	2	1	60	\$510	768	\$0.66	Market	3/27/08	16.3%	\$424	\$529	\$660
Garden	--	3	2	16	\$599	960	\$0.62	Market					

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

Westwood

SC021-010936

White Oak

Multifamily Community Profile

100 White Oak Dr.
Gaffney, SC

Community Type: LIHTC - General
Structure Type: 2-Story Garden/TH

50 Units 0.0% Vacant (0 units vacant) as of 2/21/2014

Opened in 1995



Unit Mix & Effective Rent (1)					Community Amenities			
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	Pool-Outdr:	Comm Rm:	Basketball:
Eff	--	--	--	--	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
One	48.0%	\$441	625	\$0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
One/Den	--	--	--	--	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two	52.0%	\$463	872	\$0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two/Den	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Three	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Four+	--	--	--	--	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Comments

36 units have Rental Assistance

Washer and Dryer Hook-ups in 2 bedrooms only

Floorplans (Published Rents as of 2/21/2014) (2)									Historic Vacancy & Eff. Rent (1)				
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
Garden	--	1	1	24	\$464	625	\$0.74	LIHTC/ 60%	2/21/14	0.0%	\$441	\$463	--
Townhouse	--	2	1.5	26	\$483	872	\$0.55	LIHTC/ 60%	4/2/08	16.0%	\$470	\$534	--

Adjustments to Rent	
Incentives:	
One month free rent	
Utilities in Rent:	Heat Fuel: Electric
Heat: <input type="checkbox"/>	Cooking: <input type="checkbox"/> Wtr/Swr: <input type="checkbox"/>
Hot Water: <input type="checkbox"/>	Electricity: <input type="checkbox"/> Trash: <input checked="" type="checkbox"/>

White Oak

SC021-010962

(1) Effective Rent is Published Rent, net of concessions and assumes that water, sewer and trash is included in rent
(2) Published Rent is rent as quoted by management.