John Wall and Associates Market Analysis

Clarendon Court Family Tax Credit (Sec. 42) Apartments

Summerton, South Carolina Clarendon County

Prepared For: Hallmark Clarendon Court, LP

June 2022 (Revised June 9, 2022)

PCN: 22-021



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1 Foreword

1.1 Qualifications Statement

John Wall and Associates specializes in market analysis, data mapping, and analysis of troubled properties. The firm began in 1983 concentrating on work in the Southeastern United States. In 1990, the office expanded its work to the entire United States.

John Wall and Associates has done over 2,600 market analyses, the majority of these being for apartment projects (both conventional and affordable). However, the firm is equipped for, and has done many other types of real estate market analyses, data mapping, troubled property analysis, shopping center master plans, industrial park master plans, housing and demographic studies, land planning projects, site analysis, location analysis and GIS projects. Clients include private developers, government officials, syndicators and lending institutions.

John Wall and Associates is a charter member of the National Council of Housing Market Analysts (NCHMA). All market analysts in our office have successfully passed the NCHMA peer review process and possess their HUD MAP certificates.

Bob Rogers has a Bachelor of Science degree in Business from Penn State University, and a Master of Business Administration from the University of Tennessee. He has been a market analyst with John Wall and Associates since 1992. He has served as Vice Chair and Co-Chair of the NCHMA Standards Committee (from 2004 to 2010). As Co-Chair, he led the revision of the NCHMA market study model content and market study terms. He was lead author for **NCHMA's** "Selecting Comparable Properties" best practices paper and also NCHMA's "Field Work" white paper. In 2007, he wrote "Ten Things Developers Should Know About Market Studies" for Affordable Housing Finance Magazine. In 2014 Mr. Rogers authored the draft "Senior **NCHMA** paper Housing Options".

Joe Burriss has a Bachelor of Science degree in Marketing from Clemson University, and has been a market analyst with John Wall and Associates since 1999. He has successfully completed the National Council of Housing Market Analysts (NCHMA) peer review process, and has served as a member of the council's membership committee. In addition to performing market analysis, Mr. Burriss maintains many of the firm's client relationships and is responsible for business development.

1.2 Release of Information

This report shall not be released by John Wall and Associates to persons other than the client and his/her designates for a period of at least sixty (60) days. Other arrangements can be made upon the client's request.

1.3 Truth and Accuracy

It is hereby attested to that the information contained in this report is true and accurate. The report can be relied upon as a true assessment of the low income housing rental market. However, no assumption of liability is being made or implied.

1.4 Identity of Interest

The market analyst will receive no fees contingent upon approval of the project by any agency or lending institution, before or after the fact, and the market analyst will have no interest in the housing project.

1.5 Certifications

1.5.1 Certification of Physical Inspection

I affirm that I, or an individual employed by my company, have made a physical inspection of the market area and that information has been used in the full assessment of the need and demand for new rental units.

1.5.2 Required Statement

The statement below is required precisely as worded by some clients. It is, in part, repetitious of some of the other statements in this section, which are required by other clients *exactly* as *they* are worded.

I affirm that I have made a physical of market inspection the 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 any 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 the client and SCSHFDA to present a true assessment of the lowincome housing rental market.

1.5.3 NCHMA Member Certification

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

John Wall and Associates is duly qualified and experienced in providing market analysis for Affordable Housing. The company's principals participate in the National Council of Housing Market Analysts (NCHMA) educational and information sharing programs to the highest professional maintain standards and state-of-the-art

knowledge. John Wall and Associates is an independent market analyst. No principal or employee of John Wall and Associates has any financial interest whatsoever in the development for which this analysis has been undertaken.

(Note: Information on the National Council of Housing Market Analysts may be obtained by calling

202-939-1750, or by visiting www.housingonline.com)

Submitted and attested to by:

Joe Burriss, Principal <u>6-8-22</u> Date

Bob Rogers, Principal <u>6-8-22</u> Date

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3 Introduction

3.1 Purpose

The purpose of this report is to analyze the apartment market for a specific site in Summerton, South Carolina.

3.2 Scope of Work

Considered in this report are market depth, bedroom mix, rental rates, unit size, and amenities. These items are investigated principally through a field survey conducted by John Wall and Associates. Unless otherwise noted, all charts and statistics are the result of this survey.

In general, only complexes of 30 units or more built since 1980 are considered in the field survey. Older or smaller projects are sometimes surveyed when it helps the analysis. Projects with rent subsidized units are included, if relevant, and noted.

3.3 Methodology

Three separate approaches to the analysis are used in this report; each is a check on the other. By using three generally accepted approaches, reasonable conclusions can be drawn. The three approaches used are:

- (1) Statistical
- (2) Like-Kind Comparison
- (3) Interviews

Regional Locator Map



The Statistical approach uses Census data and local statistics; 2010 is used as a base year. The population that would qualify for the proposed units is obtained from these figures.

The Like-Kind Comparison approach collects data on projects similar in nature to that which is being proposed and analyzes how they are doing. This approach assesses their strong points, as well as weak points, and compares them with the subject.

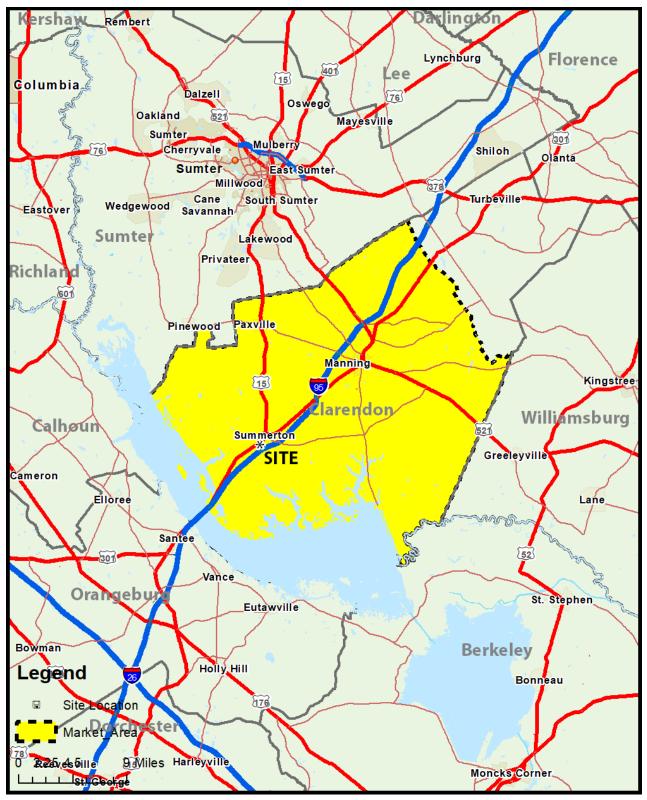
The last section, Interviews, assesses key individuals' special knowledge about the market area. While certainly subjective and limited in perspective, their collective knowledge, gathered and assessed, can offer valuable information.

Taken individually, these three approaches give a somewhat restricted view of the market. However, by examining them together, knowledge sufficient to draw reasonable conclusions can be achieved.

3.4 Limitations

This market study was written according to the Client's *Market Study Guide*. To the extent this guide differs from the NCHMA *Standard Definitions of Key Terms* or *Model Content Standards*, the client's guide has prevailed.

Area Locator Map



4 Executive Summary

The projected completion date of the proposed project is on or before 12/31/2024.

The market area consists of Census tracts 9603, 9604, 9605, 9606, 9607.01, 9607.02, 9607.03, 9608.01, and 9608.02 in Clarendon County.

The proposed project consists of 40 units (plus one additional staff unit) of rehabilitation.

The proposed project is for family households with incomes at 60% of AMI. Net rents range from \$585 to \$635; however, all of the units have project based rental assistance.

4.1 Demand

Table 1—Demand	
	60% AMI: \$0 to \$34,260
New Housing Units Required	35
Rent Overburden Households	914
Substandard Units	86
Demand	1,035
Less New Supply	0
Net Demand	1,035

4.1.1 Market Bedroom Mix

The following bedroom mix will keep the market in balance over the long term. Diversity among projects is necessary for a healthy market.

Table 2—Market Bedroom Mix

Bedrooms	Mix
1	30%
2	50%
3	20%
4	0%
Total	100%

4.1.2 Absorption

This is not applicable. The subject is fully occupied, and all the tenants are income qualified to remain in the subject, so it should take less than a month after construction is complete until all the units are occupied (exceeding the required 93% occupancy).

4.2 NCHMA Capture Rate

NCHMA defines capture rate as:

The percentage of age, size, and income qualified renter households in the primary market area that the property must capture to achieve the stabilized level of occupancy. Funding agencies may require restrictions to the qualified households used in the calculation including age, income, living in substandard housing, mover-ship and other comparable factors. The capture rate is calculated by dividing the total number of units at the property by the total number of age, size and income qualified renter households in the primary market area. See penetration rate for rate for entire market area.

Effective demand is defined as the number of income qualified renter households in the market area. It is shown as the first column of the table below.

Table 3—NCHMA Capture Rate

	Income		
	Qualified		
	Renter		Capture
	Households	Proposal	Rate
60% AMI: \$0 to \$34,260	1,914	40	2.1%

4.3 Capture Rate

Table 4—Capture Rate by Unit Size (Bedrooms) and Targeting

			Capture
Demand	%	Proposal	Rate
311	30%	16	5.1%
518	50%	24	4.6%
207	20%	0	0.0%
0	0%	0	_
1,035	100%	40	3.9%
	311 518 207 0	311 30% 518 50% 207 20% 0 0%	311 30% 16 518 50% 24 207 20% 0 0 0% 0

* Numbers may not add due to rounding.

The capture rate is not intended to be used in isolation. A low capture rate does not guarantee a successful project, nor does a high capture rate assure failure; the capture rate should be considered in the context of all the other indicators presented in the study. It is one of many factors considered in reaching a conclusion.

4.3.1 *Effective Capture Rate*

The effective capture rate is the number of units that will actually need to be leased divided by the demand. Since the subject is fully occupied, the effective capture rate is 0.0%.

4.4 Conclusions

- 4.4.1 Summary of Findings
 - The **site** appears suitable for the project. It is currently developed as apartments.

- The **neighborhood** is compatible with the project. It is a mix of residential, undeveloped and agricultural.
- The **location** is suitable for the project.
- The **population** growth in the market area is negative, but **household growth** in the market area is good. The market area will grow by 184 households from 2021 to 2024.
- The **economy** has been fairly stable.
- The calculated **demand** for the project is strong. Overall demand is 1,035.
- The **capture rates** for the project are reasonable. The overall LIHTC capture rate is 3.9%, and the effective capture rate is 0.0%.
- The **most comparable** properties are Clarendon Court, the subject property, and Meadowfield, another Rural Development complex with rental assistance that has been recently rehabilitated.
- The **vacancy rate** of Clarendon Court is 0.0%, and the vacancy rate of Meadowfield is 4.2%.
- There are no **concessions** in the comparables.
- The proposed **bedroom mix** is reasonable for the market.
- The **unit sizes** are appropriate for the project.
- The subject's **amenities** are good, especially considering the units have rental assistance.
- The proposal would have no long term **impact** on existing LIHTC projects.
- 4.4.2 Recommendations

None

4.4.3 Notes

None

- 4.4.3.1 Strengths
 - Full project based rental assistance
 - Currently fully occupied with 9 on the waiting list
 - All existing tenants are income qualified
 - Household growth in market area

4.4.3.2 Weaknesses

None

4.4.4 Conclusion

In the analyst's professional opinion, the project will be successful as proposed.

SC Housing Exhibit S-2 5

Exhibit S-2 SCSHFDA Primary Market Area Analysis	Summary:		
Development Name: Clarendon Court	_ Total of # Units:	41	
Address: 12 Annie Tindal Rd. Summerton	_ # of LIHTC Units:	40	
PMA Boundary: see map on p. 27			
Development Type: X Family Older Persons Farthest Boundary Distance	ce to Subject:19		Miles
Rental Housing Stock (found on page 61)		

Kentai Housing	Stock (Iouna on	page of)	
Туре	# of Properties	Total Units	Vacant Units	Average Occupancy
All Rental Housing	13	561	3	99.47%
Market-Rate Housing	4	236	0	100%
Assisted/Subsidized Housing not to include LIHTC	3	144	3	97.92%
LIHTC (All that are stabilized)*	6	181	0	100%
Stabilized Comparables**	2	89	2	97.75%
Non Stabilized Comparables				100%

* Stabilized occupancy of at least 93% (Excludes projects still in initial lease up). ** Comparables - 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				HUD Area FMR			Highest Unadjusted Comparable Rent		
Units	Bedrooms	Baths	Size (SF)	Proposed Tenant Rent	Per Unit	Per SF	Advantage (%)	Per Unit	Per SF
16	1	1	591	\$585.00	\$552.00	\$0.93	-5.98%	\$575.00	\$0.97
24	2	2	737	\$635.00	\$712.00	\$0.97	10.81%	\$1,025.00	\$1.39
							0%		
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Gro	ss Potentia	al Rent M	Monthly*	\$24,600.00	\$25,920.00		5.09%		

*Market Advantage is calculated using the following formula: Gross HUD FMR (minus) Net Proposed Tenant Rent (divided by) Gross HUD FMR. The calculation should be expressed as a percentage and rounded to two decimal points. 2022-V3

Page 1

	Demogra	phic Data	(found	on page	33, 49)		
		2010			2021	2	024
Renter Households	2,683	26	%	2,928	26%	2,976	26%
Income-Qualified Renter HHs (LIHTC)	1,982	67	%	2,164	67%	2,199	67%
Income-Qualified Renter HHs (MR)							
Targeted Income-	Qualified I	Renter Ho	useholo	d Deman	d (found on p	age 9)	-22
Type of Demand	50%	60%	Marke	t Rate	Editable	Editable	Overall
Renter Household Growth		35					35
Existing Households (Overburd + Substand)		1,000					1,000
Homeowner conversion (Seniors)							
Other:							
Less Comparable/Competitive Supply		0					0
Net Income-qualified Renters HHs		1,035					1,035
	Capt	ure Rates	(found	on page	10)		
Targeted Population	50%	60%	Marke	t Rate			Overall
Capture Rate		3.9%					3.9%
	Absorp	tion Rate	(found	on page	9)		į
Absorption Period0 mor	nths.						

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.

Market Analyst Author: Bob Rogers Company				John Wall and Associates			
Signature:	Bob Rogers	Digitally signed by Bob Rogers Date: 2022.06.09 10:30:38 -04'00'	Date:	June 9, 2022			

2022-V3

Page 2

5.1 2022 S-2 RENT CALCULATION WORKSHEET

		Proposed	Net			Tax Credit
	Bedroom	Tenant	Proposed	Gross	Gross HUD	Gross Rent
# Units	Туре	Paid Rent	Tenant Rent	HUD FMR	FMR Total	Advantage
	0 BR		\$0		\$0	
	0 BR		\$0		\$0	
	0 BR		\$0		\$0	
16	1 BR	\$585	\$9,360	\$552	\$8,832	
	1 BR		\$0		\$0	
	1 BR		\$0		\$0	
24	2 BR	\$635	\$15,240	\$712	\$17,088	
	2 BR		\$0		\$0	
	2 BR		\$0		\$0	
	3 BR		\$0		\$0	
	3 BR		\$0		\$0	
	3 BR		\$0		\$0	
	4 BR		\$0		\$0	
	4 BR		\$0		\$0	
	4 BR		\$0		\$0	
Totals	40		\$24,600		\$25,920	5.09%

The FY 2022 Clarendon County, SC HUD Metro FMR Area FMRs for All Bedroom Sizes

Final FY 2022 & Final FY 2021 FMRs By Unit Bedrooms								
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom			
FY 2022 FMR	\$548	\$552	\$712	\$880	\$1,050			
FY 2021 FMR	\$512	\$515	\$679	\$845	\$1,014			

Clarendon County, SC is part of the Clarendon County, SC HUD Metro FMR Area, which consists of the following counties: Clarendon County, SC. All information here applies to the entirety of the Clarendon County, SC HUD Metro FMR Area.

6 **Project Description**

The project description is provided by the developer.

6.1 Development Location

The site is on the south side of Summerton, South Carolina. It is located at 12 Annie Tindal Road.

6.2 Construction Type

Rehabilitation

6.3 Occupancy

The proposal is for occupancy by family households.

6.4 Target Income Group

Low income (60% AMI)

6.5 Special Population

5% of units designed for mobility impaired, 2% of units designed for sensory impaired, and two units designated for mentally impaired

6.6 Structure Type

Garden; the subject has one community and five residential buildings; the residential buildings have two floors

Floor plans and elevations were not available at the time the study was conducted.

6.7 Unit Sizes, Rents and Targeting

Table 5—Unit Sizes, Rents, and Targeting

			Number	Square	Net	Utility	Gross	Target
AMI	Bedrooms	Baths	of Units	Feet	Rent	Allow.	Rent	Population
60%	1	1	16	591	585	118	703	PBRA
60%	2	2	24	737	635	143	778	PBRA
	Total Units		41					
	Tax Credit Units		40					
	PBRA Units		40					
	Mkt. Rate Units		0					

These *pro forma* rents will be evaluated in terms of the market in the Supply section of the study.

There is one additional two bedroom unit used as a staff unit.

6.8 Development Amenities

Gazebo, playground, laundry room and clubhouse/community center

6.9 Unit Amenities

Refrigerator, range/oven, microwave, dishwasher, garbage disposal, washer/dryer connections, ceiling fan, and cable pre-wired

6.10 Utilities Included

Trash

6.11 Rehab

Current occupancy: 100%

Current rents: PBRA

Tenant incomes: all tenants are income qualified

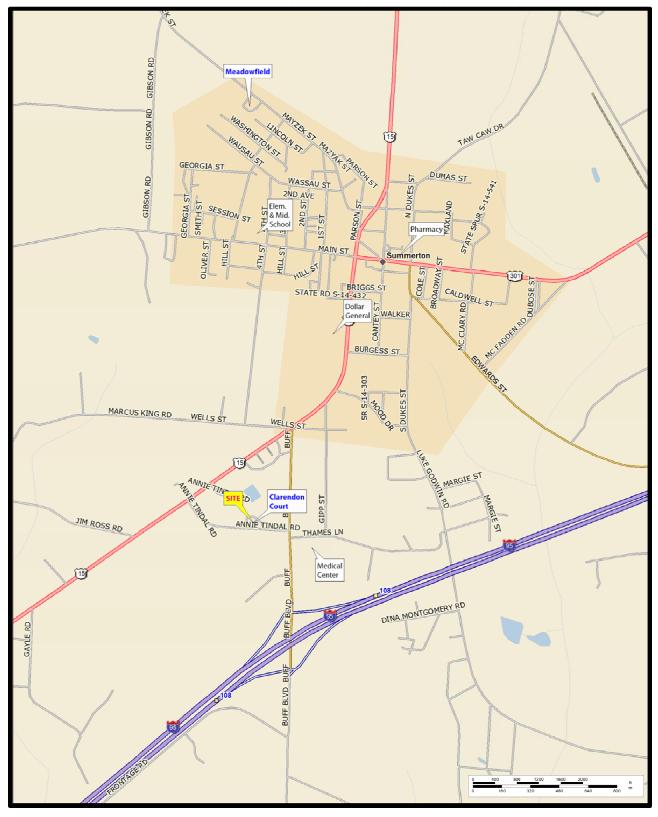
Scope of work: See rehab appendix

6.12 **Projected Certificate of Occupancy Date**

It is anticipated that the subject will have its final certificates of occupancy on or before 12/31/2024.

7 Site Evaluation

Site Location Map



Neighborhood Map



7.1 Date of Site Visit

Bob Rogers visited the site on April 22, 2021 and April 3, 2022.

7.2 Description of Site and Adjacent Parcels

In addition to the following narrative, a visual description of the site and the adjacent parcels is provided in the maps on the preceding pages and the photographs on the following pages.

7.3 Visibility and Curb Appeal

The site has good visibility from Annie Tindal Road, and it has good curb appeal.

7.4 Ingress and Egress

Access to the site is from Annie Tindal Road, and there are no problems with ingress and egress.

7.5 **Physical Conditions**

The site is currently developed as apartments.

7.6 Adjacent Land Uses and Conditions

- N: Woods
- E: Single family homes
- S: A single family home and agricultural fields
- W: Woods

7.7 Views

There are no views out from the site that could be considered negative.

7.8 Neighborhood

The neighborhood is primarily residential.

N: Summerton is to the north of the site.

- E: East of the site is rural.
- S: There is an interstate highway interchange about ¹/₄ mile south of the site.
- W: West of the site is rural.

7.9 Shopping, Goods, and Services

All the shopping, goods, and services available in Summerton are within about a mile of the site.

7.10 Employment Opportunities

The employment opportunities in Summerton are within about 2 miles of the site. The largest sector in the market area economy is "Educational services, and health care and social assistance" (23.3%) while the greatest number of people are employed in the "Management, professional, and related occupations" (26.9%).

7.11 Transportation

The site has easy access to Interstate 95.

The Santee Wateree Regional Transportation Authority (SWRTA) provides public transportation in Clarendon, Kershaw, Lee and Sumter counties. SWRTA provides county residents demand-response paratransit service on a space-available basis. Normal hours of operation are from 5:30 a.m. until 7:00 p.m. Fares are as follows: ADA passengers living within 3/4 of a mile of any Sumter City fixed route is transported for \$2.00 each way. Spaceavailable zone fares \$3.00 for first 10 miles; \$5.00 from 11-20 miles; \$7.00 from 21-30 miles. (These rates only apply if a route exists in the area). Riders may call SWRTA customer service for additional information at (803) 775-9347 ext. 147, 124 or 128.

7.12 Observed Visible Environmental or Other Concerns

There were no environmental or other concerns observed.

7.13 Crime

According to the FBI, in 2019 the following crimes were reported to police:

	r	
	City	County
Population:	939	_
Violent Crime	9	137
Murder	0	3
Rape	0	16
Robbery	2	10
Assault	7	108
Property Crime	47	668
Burglary	16	206
Larceny	31	412
Motor Vehicle Theft	0	50
Arson	0	1

Table 6—Crimes Reported to Police

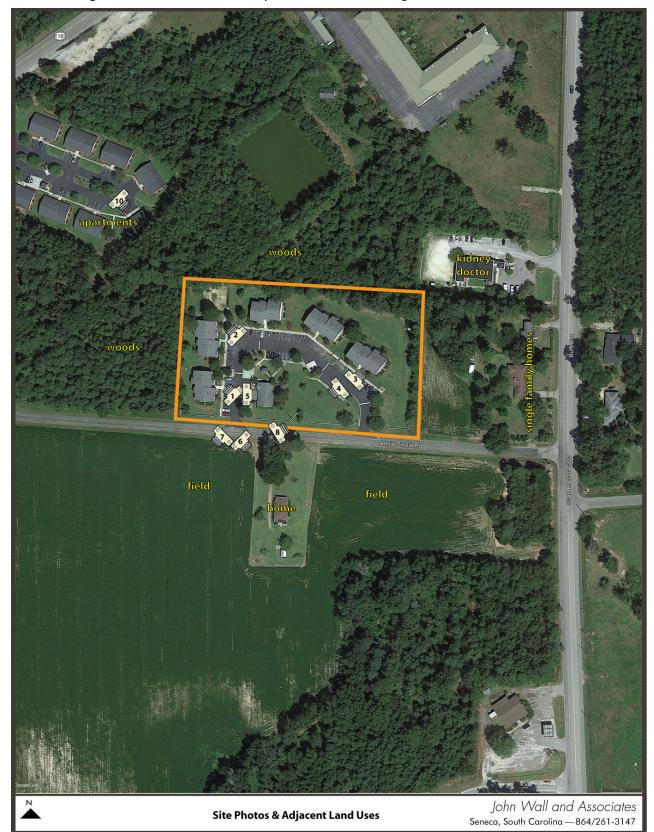
Source: 2019 Crime in the United States

https://ucr.fbi.gov/crime-in-the-u.s/2019/crime-in-the-u.s.-2019/topic-pages/tables/table-8/table-8.xls/view https://ucr.fbi.gov/crime-in-the-u.s/2019/crime-in-the-u.s.-2019/topic-pages/tables/table-10/table-10.xls/view

A crime map is in the appendix. The site does not appear to be in a problematic area.

7.14 Conclusion

The site is well suited for the proposed rehabilitation.



Site and Neighborhood Photos and Adjacent Land Uses Map

7.15 Site and Neighborhood Photos



Photo 1 – the subject

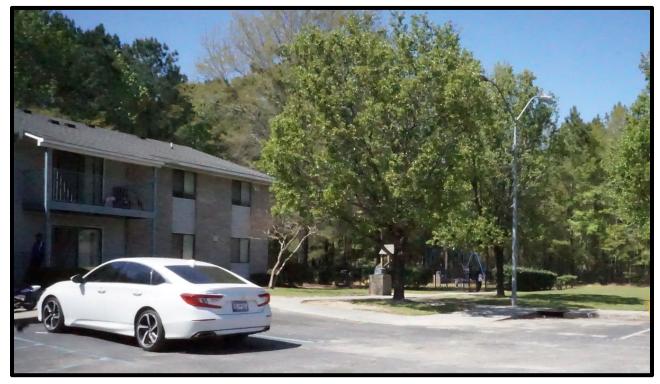


Photo 2 – the playground at the subject



Photo 3 – the subject



Photo 4 – green space at the subject



Photo 5 – the management office of the subject



Photo 6 – single family home across the street from the subject



Photo 7 – agricultural field across the street from the subject



Photo 8 – the subject's sign



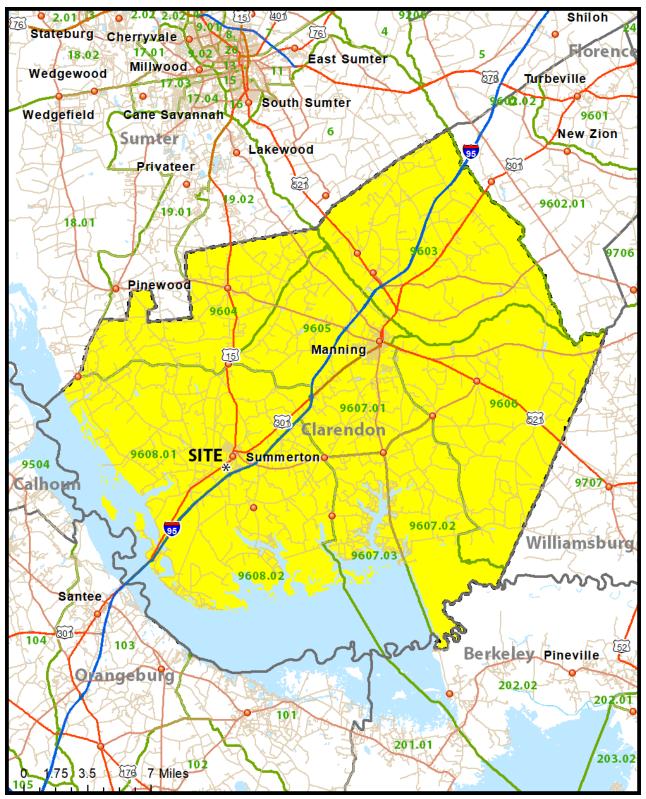
Photo 9 - a vacant motel near the subject; the photo is not shown on the map



Photo 10 - elderly apartments near the site

8 Market Area

Market Area Map



8.1 Market Area Determination

The market area is the community where the project will be located and only those outlying rural areas that will be significantly impacted by the project, generally excluding other significant established communities. The market area is considered to be the area from which most of the prospective tenants will be drawn. Some people will move into the market area from nearby towns, while others will move away. These households are accounted for in the "Household Trends" section. The border of the market area is based on travel time, commuting patterns, the gravity model, physical boundaries, and the distribution of renters in the area. The analyst visits the area before the market area definition is finalized.

Housing alternatives and local perspective will be presented in the Development Comparisons section of this report.

8.2 Driving Times and Place of Work

Commuter time to work is shown below:

Table 7—Workers' Travel Time to Work for the Market Area (Time in Minutes)

	State	%	County	%	Market Area	%	City	%
Total:	2,163,285		11,249		8,996		338	
Less than 5 minutes	64,328	3.0%	385	3.4%	280	3.1%	25	7.4%
5 to 9 minutes	189,273	8.7%	1,004	8.9%	897	10.0%	30	8.9%
10 to 14 minutes	296,132	13.7%	1,007	9.0%	814	9.0%	51	15.1%
15 to 19 minutes	365,805	16.9%	1,489	13.2%	1,221	13.6%	59	17.5%
20 to 24 minutes	339,709	15.7%	2,012	17.9%	1,500	16.7%	51	15.1%
25 to 29 minutes	146,798	6.8%	659	5.9%	458	5.1%	18	5.3%
30 to 34 minutes	314,713	14.5%	1,716	15.3%	1,298	14.4%	24	7.1%
35 to 39 minutes	71,752	3.3%	309	2.7%	212	2.4%	9	2.7%
40 to 44 minutes	72,178	3.3%	434	3.9%	351	3.9%	24	7.1%
45 to 59 minutes	168,836	7.8%	832	7.4%	695	7.7%	29	8.6%
60 to 89 minutes	92,114	4.3%	819	7.3%	737	8.2%	14	4.1%
90 or more minutes	41,647	1.9%	583	5.2%	533	5.9%	4	1.2%

Source: 2019-5yr ACS (Census)

8.3 Market Area Definition

The market area for this report has been defined as Census tracts 9603, 9604, 9605, 9606, 9607.01, 9607.02, 9607.03, 9608.01, and 9608.02 in Clarendon County (2010 Census). The market area is defined in terms of standard US Census geography so it will be possible to obtain accurate, verifiable information about it. The Market Area Map highlights this area.

8.3.1 Market Area Boundaries

- N: County line—12 miles
- E: County line—18 miles
- S: Lake Marion—8 miles
- W: Lake Marion—6.5miles

8.3.2 Secondary Market Area

The secondary market area for this report has been defined as Clarendon County. Demand will neither be calculated for, nor derived from, the secondary market area.

9 Demographic Analysis

9.1 Population

9.1.1 Population Trends

The following table shows the population in the state, county, market area, and city for several years that the Census Bureau provides data.

Table	o-ropt	nation	11chus	
Year	State	County	Market Area	City
2008	4,511,428	34,621	28,385	1,030
2009	4,575,864	34,746	28,311	1,341
2010	4,630,351	34,746	28,265	1,114
2011	4,679,602	34,652	28,153	1,086
2012	4,727,273	34,439	27,866	1,029
2013	4,777,576	34,178	27,562	1,093
2014	4,834,605	34,056	27,078	1,013
2015	4,893,444	34,156	27,085	1,031
2016	4,955,925	34,017	27,036	997

Table 8—Population Trends

Sources: 2010 through 2019 5yr ACS (Census)

33,957

27,157

9.1.2 Age

2017

Population is shown below for several age categories. The percent figures are presented in such a way as to easily compare the market area to the state, which is a "norm." This will point out any peculiarities in the market area.

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Table 9—Persons b	y Age
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5,020,806

	State	%	Country	%	Market Area	%	City	%
	State	70	County	70	Market Area	%	City	%0
Total	4,625,364		34,971		28,163		1,000	
Under 20	1,224,425	26.5%	8,905	25.5%	7,135	25.3%	243	24.3%
20 to 34	924,550	20.0%	6,182	17.7%	4,272	15.2%	158	15.8%
35 to 54	1,260,720	27.3%	8,895	25.4%	7,258	25.8%	256	25.6%
55 to 61	418,651	9.1%	3,632	10.4%	3,087	11.0%	99	9.9%
62 to 64	165,144	3.6%	1,490	4.3%	1,322	4.7%	48	4.8%
65 plus	631,874	13.7%	5,867	16.8%	5,089	18.1%	196	19.6%
55 plus	1,215,669	26.3%	10,989	31.4%	9,498	33.7%	343	34.3%
62 plus	797,018	17.2%	7,357	21.0%	6,411	22.8%	244	24.4%

Source: 2010 Census

9.1.3 Race and Hispanic Origin

The racial composition of the market area does not factor into the demand for units; the information below is provided for reference.

Note that "Hispanic" is not a racial category. "White," "Black," and "Other" represent 100% of the population. Some people in each of those categories also consider themselves "Hispanic." The percent figures allow for a comparison between the state ("norm") and the market area.

-							
State	%	County	%	Market Area	%	City	%
4,625,364		34,971		28,163		1,000	
4,389,682	94.9%	34,072	97.4%	27,435	97.4%	984	98.4%
2,962,740	64.1%	16,160	46.2%	12,145	43.1%	347	34.7%
1,279,998	27.7%	17,379	49.7%	14,807	52.6%	616	61.6%
16,614	0.4%	71	0.2%	55	0.2%	1	0.1%
58,307	1.3%	222	0.6%	211	0.7%	14	1.4%
2,113	0.0%	4	0.0%	4	0.0%	1	0.1%
5,714	0.1%	7	0.0%	6	0.0%	0	0.0%
64,196	1.4%	229	0.7%	207	0.7%	5	0.5%
235,682	5.1%	899	2.6%	728	2.6%	16	1.6%
97,260	2.1%	285	0.8%	234	0.8%	2	0.2%
10,686	0.2%	125	0.4%	112	0.4%	4	0.4%
2,910	0.1%	15	0.0%	14	0.0%	0	0.0%
744	0.0%	3	0.0%	1	0.0%	0	0.0%
593	0.0%	0	0.0%	0	0.0%	0	0.0%
107,750	2.3%	411	1.2%	320	1.1%	10	1.0%
15,739	0.3%	60	0.2%	47	0.2%	0	0.0%
	State 4,625,364 4,389,682 2,962,740 1,279,998 16,614 58,307 2,113 5,714 64,196 235,682 97,260 10,686 2,910 744 593 107,750	State % 4,625,364 4,389,682 94.9% 2,962,740 64.1% 1,279,998 27.7% 16,614 0.4% 58,307 1.3% 2,113 0.0% 5,714 0.1% 64,196 1.4% 235,682 5.1% 97,260 2.1% 10,686 0.2% 2,910 0.1% 744 0.0% 593 0.0% 107,750 2.3%	State % County 4,625,364 34,971 4,389,682 94.9% 34,072 2,962,740 64.1% 16,160 1,279,998 27.7% 17,379 16,614 0.4% 71 58,307 1.3% 222 2,113 0.0% 4 5,714 0.1% 7 64,196 1.4% 229 235,682 5.1% 899 97,260 2.1% 285 10,686 0.2% 125 2,910 0.1% 15 744 0.0% 3 593 0.0% 0 107,750 2.3% 411	State % County % 4,625,364 34,971 4,389,682 94.9% 34,072 97.4% 2,962,740 64.1% 16,160 46.2% 1,279,998 27.7% 17,379 49.7% 16,614 0.4% 71 0.2% 58,307 1.3% 222 0.6% 2,113 0.0% 4 0.0% 5,714 0.1% 7 0.0% 64,196 1.4% 229 0.7% 235,682 5.1% 899 2.6% 97,260 2.1% 285 0.8% 10,686 0.2% 125 0.4% 2,910 0.1% 15 0.0% 3 0.0% 593 0.0% 0 0.0% 593 0.0% 0 0.0% 11 1.2% 12%	State%County%Market Area $4,625,364$ $34,971$ $28,163$ $4,389,682$ 94.9% $34,072$ 97.4% $27,435$ $2,962,740$ 64.1% $16,160$ 46.2% $12,145$ $1,279,998$ 27.7% $17,379$ 49.7% $14,807$ $16,614$ 0.4% 71 0.2% 55 $58,307$ 1.3% 222 0.6% 211 $2,113$ 0.0% 4 0.0% 4 $5,714$ 0.1% 7 0.0% 6 $64,196$ 1.4% 229 0.7% 207 $235,682$ 5.1% 899 2.6% 728 $97,260$ 2.1% 285 0.8% 234 $10,686$ 0.2% 125 0.4% 112 $2,910$ 0.1% 15 0.0% 1 744 0.0% 3 0.0% 1 593 0.0% 0 0.0% 0 $107,750$ 2.3% 411 1.2% 320	State%County%Market Area% $4,625,364$ $34,971$ $28,163$ $4,389,682$ 94.9% $34,072$ 97.4% $27,435$ 97.4% $2,962,740$ 64.1% $16,160$ 46.2% $12,145$ 43.1% $1,279,998$ 27.7% $17,379$ 49.7% $14,807$ 52.6% $16,614$ 0.4% 71 0.2% 55 0.2% $58,307$ 1.3% 222 0.6% 211 0.7% $2,113$ 0.0% 4 0.0% 4 0.0% $5,714$ 0.1% 7 0.0% 6 0.0% $64,196$ 1.4% 229 0.7% 207 0.7% $235,682$ 5.1% 899 2.6% 728 2.6% $97,260$ 2.1% 285 0.8% 234 0.8% $10,686$ 0.2% 125 0.4% 112 0.4% $2,910$ 0.1% 15 0.0% 1 0.0% 744 0.0% 3 0.0% 1 0.0% 593 0.0% 0 0.0% 0 0.0%	State%County%Market Area%City $4,625,364$ $34,971$ $28,163$ $1,000$ $4,389,682$ 94.9% $34,072$ 97.4% $27,435$ 97.4% 984 $2,962,740$ 64.1% $16,160$ 46.2% $12,145$ 43.1% 347 $1,279,998$ 27.7% $17,379$ 49.7% $14,807$ 52.6% 616 $16,614$ 0.4% 71 0.2% 55 0.2% 1 $58,307$ 1.3% 222 0.6% 211 0.7% 14 $2,113$ 0.0% 4 0.0% 4 0.0% 1 $5,714$ 0.1% 7 0.0% 6 0.0% 0 $64,196$ 1.4% 229 0.7% 207 0.7% 5 $235,682$ 5.1% 899 2.6% 728 2.6% 16 $97,260$ 2.1% 285 0.8% 234 0.8% 2 $10,686$ 0.2% 125 0.4% 112 0.4% 4 $2,910$ 0.1% 15 0.0% 1 0.0% 0 744 0.0% 3 0.0% 1 0.0% 0 593 0.0% 0 0.0% 0 0.0% 0

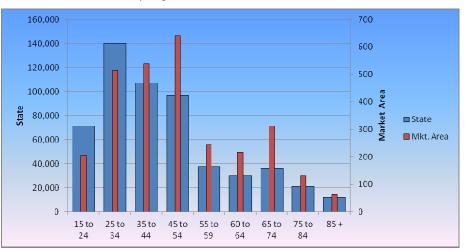
Table 10—Race and Hispanic Origin

Source: 2010 Census

Note that the "Native Hawaiian" category above also includes "Other Pacific Islander" and the "American Indian" category also includes "Alaska Native."

9.2 Households

Renter Households by Age of Householder



Source: 2010 Census

The graph above shows the relative distribution of households by age in the market area as compared to the state.

9.2.1 Household Trends

The following table shows the number of households in the state, county, market area, and city for several years that the Census Bureau provides data.

Iuuic	11 110	usenoid	licitatio	
Year	State	County	Market Area	City
2008	1,741,994	12,636	10,799	418
2009	1,758,732	12,165	10,408	526
2010	1,768,255	12,215	10,438	457
2011	1,780,251	12,690	10,782	489
2012	1,795,715	12,768	10,855	478
2013	1,815,094	13,161	11,165	536
2014	1,839,041	13,282	11,254	521
2015	1,839,041	13,573	11,421	533
2016	1,839,041	13,327	11,211	461
2017	1,839,041	13,161	11,153	444
Sources	2010 throw	rh 2019 51	r ACS (Census	.)

Table 11—Household Trends

Sources: 2010 through 2019 5yr ACS (Census)

9.2.2 Household Tenure

The table below shows how many units are occupied by owners and by renters. The percent of the households in the market area that are occupied by renters will be used later in determining the demand for new rental housing.

Table 12—Occupied Housing Units by Tenure

	State	%	County	%	Market Area	%	City	%
Households	1,801,181	_	13,132	_	11,140	_	449	_
Owner	1,248,805	69.3%	9,802	74.6%	8,276	74.3%	273	60.8%
Renter	552,376	30.7%	3,330	25.4%	2,864	25.7%	176	39.2%

Source: 2010 Census

From the table above, it can be seen that 25.7% of the households in the market area rent. This percentage will be used later in the report to calculate the number of general occupancy units necessary to accommodate household growth.

9.2.3 Projections

Population projections are based on the average trend from the most recent Census data. First the percent change in population is calculated for each pair of years.

Table 13—Population

	I			
ACS Year	Market Area	Change	Percent Change	
2010	28,385	_	-	
2011	28,311	-74	-0.3%	
2012	28,265	-46	-0.2%	
2013	28,153	-112	-0.4%	
2014	27,866	-287	-1.0%	
2015	27,562	-304	-1.1%	
2016	27,078	-484	-1.8%	
2017	27,085	7	0.0%	
2018	27,036	-49	-0.2%	
2019	27,157	121	0.4%	

Sources: 2010 through 2019 5yr ACS (Census)

As seen in the previous table, the percent change ranges from -1.8% to 0.4%. Excluding the highest and lowest observed values, the average is -0.4%. This value will be used to project future changes.

Household projections are based on the average trend from the most recent Census data. First the percent change in population is calculated for each pair of years.

Table 14—Households

ACS Year	Market Area	Change	Percent Change
2010	10,799	_	_
2011	10,408	-391	-3.6%
2012	10,438	30	0.3%
2013	10,782	344	3.3%
2014	10,855	73	0.7%
2015	11,165	310	2.9%
2016	11,254	89	0.8%
2017	11,421	167	1.5%
2018	11,211	-210	-1.8%
2019	11,153	-58	-0.5%

Sources: 2010 through 2019 5yr ACS (Census)

As seen in the table above, the percent change ranges from -3.6% to 3.3%. Excluding the highest and lowest observed values, the average is 0.5%. This value will be used to project future changes.

The average percent change figures calculated above are used to generate the projections that follow.

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Projections	Population	Annual Change	Households	Annual Change
2020	26,800		11,333	
2021	26,682	-118	11,394	61
2022	26,564	-118	11,455	61
2023	26,447	-117	11,516	61
2024	26,330	-117	11,578	62

-117

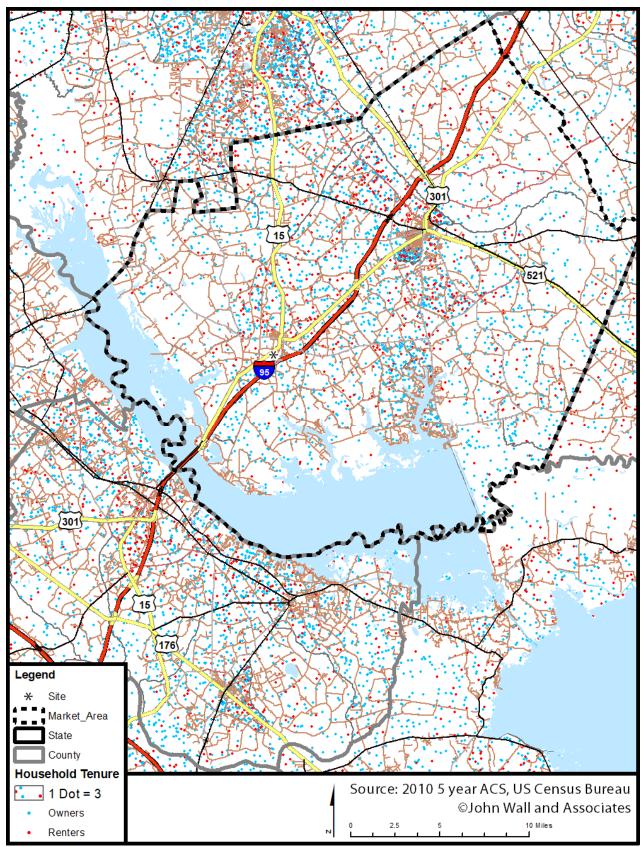
Table 15—Population and Household Projections

-352 Source: John Wall and Associates from figures above

2021 to 2024

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Tenure Map



9.2.4 Household Size

Household size is another characteristic that needs to be examined. The household size of those presently renting can be used as a strong indicator of the bedroom mix required. Renters and owners have been shown separately in the tables below because the make-up of owner-occupied units is significantly different from that of renters. A comparison of the percent figures for the market area and the state ("norm") is often of interest.

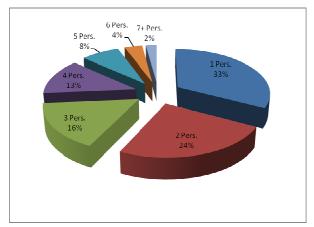
	State		County		Mar	ket Area	City	
Owner occupied:	1,248,805	_	9,802	_	8,276	_	273	_
1-person	289,689	23.2%	2,338	23.9%	2,014	24.3%	96	35.2%
2-person	477,169	38.2%	3,765	38.4%	3,280	39.6%	83	30.4%
3-person	210,222	16.8%	1,579	16.1%	1,309	15.8%	45	16.5%
4-person	164,774	13.2%	1,184	12.1%	941	11.4%	29	10.6%
5-person	69,110	5.5%	550	5.6%	417	5.0%	16	5.9%
6-person	24,016	1.9%	227	2.3%	187	2.3%	3	1.1%
7-or-more	13,825	1.1%	159	1.6%	128	1.5%	1	0.4%
Renter occupied:	552,376	_	3,330	_	2,864	_	176	_
1-person	188,205	34.1%	1,088	32.7%	937	32.7%	78	44.3%
2-person	146,250	26.5%	819	24.6%	698	24.4%	41	23.3%
3-person	93,876	17.0%	561	16.8%	474	16.6%	26	14.8%
4-person	67,129	12.2%	425	12.8%	372	13.0%	18	10.2%
5-person	33,904	6.1%	249	7.5%	218	7.6%	6	3.4%
6-person	13,817	2.5%	118	3.5%	104	3.6%	7	4.0%
7-or-more	9,195	1.7%	70	2.1%	61	2.1%	0	0.0%

Table 16—Housing Units by Persons in Unit

Source: 2010 Census

The percent and number of large (5 or more persons) households in the market is an important fact to consider in projects with a significant number of 3 or 4 bedroom units. In such cases, this fact has been taken into account and is used to refine the analysis. It also helps to determine the upper income limit for the purpose of calculating demand. In the market area, 13.4% of the renter households are large, compared to 10.3% in the state.

Renter Persons Per Unit For The Market Area



9.2.5 Household Incomes

The table below shows the number of households (both renter and owner) that fall within various income ranges for the market area.

						0		
	State	%	County	%	Market Area	%	City	%
Total:	1,921,862		13,161		11,153		444	
Less than \$10,000	143,083	7.4%	1,532	11.6%	1,408	12.6%	107	24.1%
\$10,000 to \$14,999	97,388	5.1%	1,133	8.6%	912	8.2%	73	16.4%
\$15,000 to \$19,999	98,220	5.1%	822	6.2%	672	6.0%	34	7.7%
\$20,000 to \$24,999	101,830	5.3%	1,090	8.3%	1,014	9.1%	24	5.4%
\$25,000 to \$29,999	99,103	5.2%	748	5.7%	591	5.3%	21	4.7%
\$30,000 to \$34,999	102,683	5.3%	473	3.6%	422	3.8%	23	5.2%
\$35,000 to \$39,999	91,602	4.8%	640	4.9%	581	5.2%	20	4.5%
\$40,000 to \$44,999	89,060	4.6%	718	5.5%	648	5.8%	9	2.0%
\$45,000 to \$49,999	83,794	4.4%	566	4.3%	408	3.7%	24	5.4%
\$50,000 to \$59,999	154,988	8.1%	889	6.8%	788	7.1%	7	1.6%
\$60,000 to \$74,999	194,827	10.1%	1,308	9.9%	1,033	9.3%	31	7.0%
\$75,000 to \$99,999	239,986	12.5%	1,450	11.0%	1,220	10.9%	20	4.5%
\$100,000 to \$124,999	153,293	8.0%	761	5.8%	638	5.7%	26	5.9%
\$125,000 to \$149,999	91,323	4.8%	426	3.2%	357	3.2%	8	1.8%
\$150,000 to \$199,999	91,944	4.8%	309	2.3%	248	2.2%	4	0.9%
\$200,000 or more	88,738	4.6%	296	2.2%	213	1.9%	13	2.9%

Table 17—Number of Households in Various Income Ranges

Source: 2019-5yr ACS (Census)

10 Market Area Economy

The economy of the market area will have an impact on the need for apartment units.

	State	%	County	%	Market Area	%	City	9
Total	2,275,531		11,923		9,579		357	
Management, business, science, and arts occupations:	793,973	35%	3,383	28%	2,806	29%	102	299
Management, business, and financial occupations:	314,728	14%	1,094	9%	860	9%	25	79
Management occupations	214,179	9%	812	7%	633	7%	25	79
Business and financial operations occupations	100,549	4%	282	2%	227	2%	0	0
Computer, engineering, and science occupations:	107,887	5%	262	2%	191	2%	18	5
Computer and mathematical occupations	47,492	2%	156	1%	149	2%	6	2
Architecture and engineering occupations	45,017	2%	60	1%	18	0%	12	3
Life, physical, and social science occupations	15,378	1%	46	0%	24	0%	0	0
Education, legal, community service, arts, and media								
occupations:	228,365	10%	1,061	9%	912	10%	44	12
Community and social service occupations	41,246	2%	186	2%	172	2%	9	3
Legal occupations	19,613	1%	59	0%	46	0%	0	0
Education, training, and library occupations	134,207	6%	724	6%	611	6%	35	10
Arts, design, entertainment, sports, and media								
occupations	33,299	1%	92	1%	83	1%	0	0
Healthcare practitioners and technical occupations:	142,993	6%	966	8%	843	9%	15	4
Health diagnosing and treating practitioners and								
other technical occupations	93,672	4%	506	4%	417	4%	15	4
Health technologists and technicians	49,321	2%	460	4%	426	4%	0	0
Service occupations:	402,999	18%	2,036	17%	1,736	18%	75	21
Healthcare support occupations	61,672	3%	458	4%	348	4%	9	3
Protective service occupations:	47,387	2%	272	2%	247	3%	15	4
Fire fighting and prevention, and other								
protective service workers including supervisors	25,032	1%	103	1%	103	1%	2	1
Law enforcement workers including supervisors	22,355	1%	169	1%	144	2%	13	4
Food preparation and serving related occupations	137,607	6%	512	4%	457	5%	39	11
Building and grounds cleaning and maintenance								
occupations	97,474	4%	612	5%	530	6%	1	0
Personal care and service occupations	58,859	3%	182	2%	154	2%	11	3
Sales and office occupations:	506,822	22%	2,628	22%	2,017	21%	101	28
Sales and related occupations	248,779	11%	1,251	10%	943	10%	50	14
Office and administrative support occupations	258,043	11%	1,377	12%	1,074	11%	51	14
Natural resources, construction, and maintenance	-		-					
occupations:	209,803	9%	1,418	12%	965	10%	0	0
Farming, fishing, and forestry occupations	9,545	0%	229	2%	138	1%	0	0
Construction and extraction occupations	114,225	5%	768	6%	548	6%	0	0
Installation, maintenance, and repair occupations	86,033	4%	421	4%	279	3%	0	0
Production, transportation, and material moving								
occupations:	361,934	16%	2,458	21%	2,055	21%	79	22
Production occupations	189,180	8%	1,349	11%	1,135	12%	35	10
Transportation occupations	81,092	4%	455	4%	335	3%	0	0
Material moving occupations	91,662	4%	654	5%	585	6%	44	12

Source: 2019-5yr ACS (Census)

Occupation for the State and Market Area

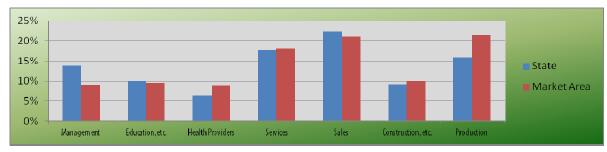


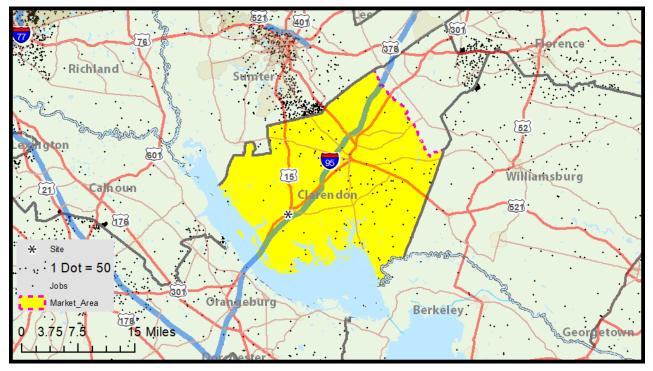
Table 19—Industry of Employed Persons Age 16 Years And Over

	State	%	County	%	Market Area	%	City	%
Total:	2,275,531		11,923		9,579		357	
Agriculture, forestry, fishing and hunting, and mining:	21,880	1%	390	3%	267	3%	8	2%
Agriculture, forestry, fishing and hunting	19,960	1%	386	3%	267	3%	8	2%
Mining, quarrying, and oil and gas extraction	1,920	0%	4	0%	0	0%	0	0%
Construction	155,284	7%	1,001	8%	759	8%	9	3%
Manufacturing	310,780	14%	1,681	14%	1,426	15%	27	8%
Wholesale trade	54,613	2%	252	2%	205	2%	10	3%
Retail trade	271,168	12%	1,575	13%	1,192	12%	78	22%
Transportation and warehousing, and utilities:	116,010	5%	648	5%	485	5%	0	0%
Transportation and warehousing	88,734	4%	559	5%	434	5%	0	0%
Utilities	27,276	1%	89	1%	51	1%	0	0%
Information	36,651	2%	186	2%	141	1%	0	0%
Finance and insurance, and real estate and rental and leasing:	131,913	6%	570	5%	446	5%	4	1%
Finance and insurance	88,826	4%	377	3%	271	3%	4	1%
Real estate and rental and leasing	43,087	2%	193	2%	175	2%	0	0%
Professional, scientific, and management, and administrative								
and waste management services:	232,631	10%	705	6%	557	6%	21	6%
Professional, scientific, and technical services	121,328	5%	241	2%	166	2%	0	0%
Management of companies and enterprises	1,841	0%	0	0%	0	0%	0	0%
Administrative and support and waste management services	109,462	5%	464	4%	391	4%	21	6%
Educational services, and health care and social assistance:	494,977	22%	2,731	23%	2,236	23%	94	26%
Educational services	203,821	9%	955	8%	777	8%	54	15%
Health care and social assistance	291,156	13%	1,776	15%	1,459	15%	40	11%
Arts, entertainment, and recreation, and accommodation and								
food services:	231,565	10%	1,095	9%	981	10%	63	18%
Arts, entertainment, and recreation	38,096	2%	190	2%	182	2%	6	2%
Accommodation and food services	193,469	9%	905	8%	799	8%	57	16%
Other services, except public administration	117,388	5%	451	4%	367	4%	9	3%
Public administration	100,671	4%	638	5%	517	5%	34	10%

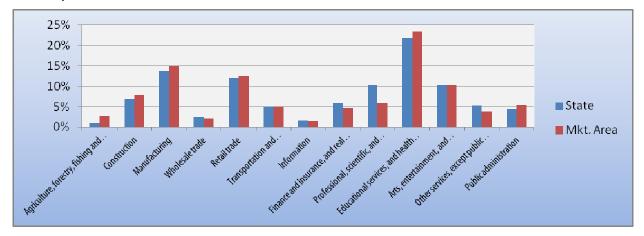
Source: 2019-5yr ACS (Census)

Note: Bold numbers represent category totals and add to 100%

Employment Concentrations Map



Industry for the State and Market Area



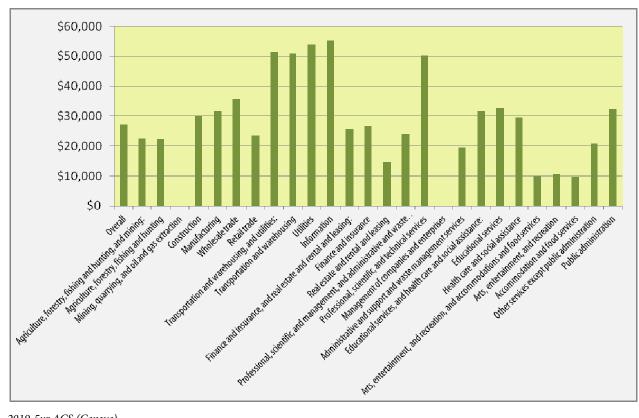
Source: 2019-5yr ACS (Census)

Table 20—Median Wages by Industry

	State	County	City
Overall	\$33,365	\$27,201	\$26,477
Agriculture, forestry, fishing and hunting, and mining:	\$29,601	\$22,424	_
Agriculture, forestry, fishing and hunting	\$27,019	\$22,273	_
Mining, quarrying, and oil and gas extraction	\$53,328	_	_
Construction	\$34,109	\$30,038	_
Manufacturing	\$43,307	\$31,767	\$12,125
Wholesale trade	\$44,887	\$35,658	_
Retail trade	\$22,050	\$23,567	\$25,500
Transportation and warehousing, and utilities:	\$44,260	\$51,250	_
Transportation and warehousing	\$40,351	\$50,817	_
Utilities	\$63,207	\$53,906	_
Information	\$44,484	\$55,163	_
Finance and insurance, and real estate and rental and leasing:	\$43,494	\$25,690	_
Finance and insurance	\$46,564	\$26,706	_
Real estate and rental and leasing	\$38,319	\$14,583	_
Professional, scientific, and management, and administrative and waste management services:	\$38,209	\$24,018	\$30,804
Professional, scientific, and technical services	\$54,240	\$50,208	_
Management of companies and enterprises	\$64,509	_	_
Administrative and support and waste management services	\$25,827	\$19,551	\$30,804
Educational services, and health care and social assistance:	\$35,687	\$31,775	\$28,056
Educational services	\$37,561	\$32,824	\$27,292
Health care and social assistance	\$34,281	\$29,432	\$43,750
Arts, entertainment, and recreation, and accommodations and food services	\$15,945	\$9,821	\$14,625
Arts, entertainment, and recreation	\$18,268	\$10,667	_
Accommodation and food services	\$15,674	\$9,665	\$16,250
Other services except public administration	\$24,916	\$20,880	_
Public administration	\$43,725	\$32,279	\$63,750

Source: 2019-5yr ACS (Census)

Note: Dashes indicate data suppressed by Census Bureau; no data is available for the market area.



Wages by Industry for the County

2019-5yr ACS (Census)

10.1 Major Employers

Table 21—Major Employers in the County

Company

ATC Home Care Services LLC
City of Manning
Clarendon County Disabilities & Special Needs
Clarendon County Council
Clarendon County School District 1
Clarendon County School District 2
Clarendon County School District 3
Georgia Pacific
Meritor Automotive
Kent International Inc.
Manning Education Association Inc.
McLeod Health Clarendon
Piggly Wiggly of Manning Inc.
Professional Care of Manning LLC
SC Department of Corrections
Southern States Cooperative Inc.
TA Operating Corporation
Trimaco LLC
Wal-Mart Associates Inc.
Willow Glen Academy South Carolina I
Courses: Clarendon County Economic Develo

Source: Clarendon County Economic Development

10.2 New or Planned Changes in Workforce

If there are any, they will be discussed in the Interviews section of the report.

10.3 Employment (Civilian Labor Force)

10.4 Total Jobs

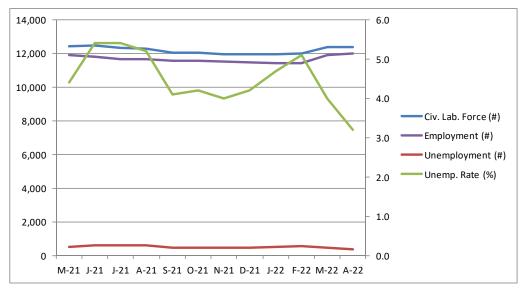
In order to determine how employment affects the market area and whether the local economy is expanding, declining, or stable, it is necessary to inspect employment statistics for several years. The table below shows the increase or decrease in employment and the percentage of unemployed at the county level. This table also shows the change in the size of the labor force, an indicator of change in housing requirements for the county.

	Civilian				Employment Change		Annual Change	
	Labor			•	0		0	
Year	Force	Unemployment	Rate (%)	Employment	Number	Pct.	Number	Pct.
2000	12,964	676	5.5	12,288	_	_	_	_
2019	12,371	453	3.8	11,918	-370	-3.0%	-19	-0.2%
2020	12,388	767	6.6	11,621	-297	-2.5%	-297	-2.5%
2021	12,274	573	4.9	11,701	80	0.7%	80	0.7%
M-21	12,451	525	4.4	11,926	225	1.9%		
J-21	12,469	639	5.4	11,830	-96	-0.8%		
J-21	12,318	631	5.4	11,687	-143	-1.2%		
A-21	12,275	607	5.2	11,668	-19	-0.2%		
S-21	12,045	474	4.1	11,571	-97	-0.8%		
0-21	12,051	486	4.2	11,565	-6	-0.1%		
N-21	11,964	460	4.0	11,504	-61	-0.5%		
D-21	11,972	483	4.2	11,489	-15	-0.1%		
J-22	11,976	538	4.7	11,438	-51	-0.4%		
F-22	11,994	582	5.1	11,412	-26	-0.2%		
M-22	12,381	476	4.0	11,905	493	4.3%		
A-22	12,378	384	3.2	11,994	89	0.7%		

Table 22—Employment Trends

Source: State Employment Security Commission

County Employment Trends



Source: State Employment Security Commission

10.5 Workforce Housing

The subject is not located in an area that is drawn from for some other area (e.g., a resort area) so this topic is not relevant.

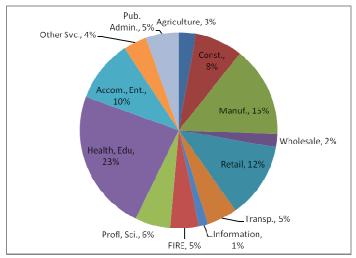
10.6 Economic Summary

The largest number of persons in the market area is employed in the "Management, professional, and related occupations" occupation category and in the "Educational services, and health care and social assistance" industry category.

A change in the size of labor force frequently indicates a corresponding change in the need for housing. The size of the labor force has been increasing over the past several years.

Employment has been stable over the past several years. For the past 12 months, the unemployment rate has varied from 3.2% to 5.4%; in the last month reported it was 3.2%.

A downturn in the economy and thus a corresponding increase in unemployment will impact LIHTC properties without rental assistance. LIHTC properties without rental assistance require tenants who either earn enough money to afford the rent or have a rent subsidy voucher. When there is an increase in unemployment, there will be households where one or more employed persons become unemployed. Some households that could afford to live in the proposed units will no longer have enough income. By the same token, there will be other households that previously had incomes that were too high to live in the proposed units that will now be income qualified.



Percent of Workers by Industry for the Market Area

Source: 2019-5yr ACS (Census)

11 Income Restrictions and Affordability

Several economic factors need to be examined in a housing market study. Most important is the number of households that would qualify for apartments on the basis of their incomes. A variety of circumstances regarding restrictions and affordability are outlined below.

These minimum and maximum incomes are used to establish the income *range* for households entering the project. Only households whose incomes fall within the range are considered as a source of demand.

Income data have been shown separately for owner and renter households. Only the renter household income data are used for determining demand for rental units.

Gross rent includes utilities, but it excludes payments of rental assistance by federal, state, and local entities. In this study, gross rent is always monthly.

11.1 Households Receiving HUD Rental Assistance

The lower limit of the acceptable income range for units with rental assistance is zero income. The upper limit of the acceptable income range for units with HUD rental assistance is established by the HUD guidelines. HUD allows very low income households (50% AMI or less) to receive rental assistance in the general case, and low income households (80% AMI or less) in some cases. HUD also requires that 75% of rental assistance to go to households at or below the 30% AMI level. For the purpose of this study, the tax credit set aside will be used to compute the income limits.

11.2 Households Not Receiving Rental Assistance

Most households do not receive rental assistance. With respect to estimating which households may consider the subject a possible housing choice, we will evaluate the gross rent as a percent of their income according to the following formula:

gross rent \div X% x 12 months = annual income

X% in the formula will vary, depending on the circumstance, as outlined in the next two sections.

11.3 Households Qualifying for Tax Credit Units

Households who earn less than a defined percentage (usually 50% or 60%) of the county or MSA median income as adjusted by HUD (AMI) qualify for low income housing tax credit (LIHTC) units. Therefore, feasibility for projects expecting to receive tax credits will be based in part on the incomes required to support the tax credit rents.

For those tax credit units occupied by low income households, the monthly gross rent should not realistically exceed 35% of the household income.

11.4 Establishing Tax Credit Qualifying Income Ranges

It is critical to establish the number of households that qualify for apartments under the tax credit program based on their incomes. The income ranges are established in two stages. First, the maximum incomes allowable are calculated by applying the tax credit guidelines. Then, minimum incomes required are calculated. According to United States Code, either 20% of the units must be occupied by households who earn under 50% of the area median gross income (AMI), OR 40% of the units must be occupied by households who earn under 50% of the area median gross income (AMI), OR 40% of the units must be occupied by households who earn under 60% of the AMI. Sometimes units are restricted for even lower income households. In many cases, the developer has chosen to restrict the rents for 100% of the units to be for low income households.

Pers.	VLIL	60%
1	22,200	26,640
2	25,350	30,420
3	28,550	34,260
4	31,700	38,040
5	34,250	41,100
6	36,750	44,100
7	39,300	47,160
8	41,850	50,220

Table 23—Maximum Income Limit (HUD FY 2021)

Source: Very Low Income (50%) Limit and 60% limit: HUD, Low and Very-Low Income Limits by Family Size; Others: John Wall and Associates, derived from HUD figures

The table above shows the maximum tax credit allowable incomes for households moving into the subject based on household size and the percent of area median gross income (AMI). Because the county is below the national non-metro, and because the site is not an ineligible area as determined by RD and because the subject is not using bond funds, the national non-metro figures have been substituted for the standard income limits. After establishing the maximum income, the lower income limit will be determined. The lower limit is the income a household must have in order to be able to afford the rent and utilities. The realistic lower limit of the income range is determined by the following formula:

Gross rent \div 35% [or 30% or 40%, as described in the subsections above] x 12 months = annual income

This provides for up to 35% [*or 30% or 40%*] of adjusted annual income (AAI) to be used for rent plus utilities.

The proposed gross rents, as supplied by the client, and the minimum incomes required to maintain 35% [or 30% or 40%] or less of income spent on gross rent are:

Table 24—Minimum Incomes Required and Gross Rents

					Minimum	
		Number	Net	Gross	Income	Target
	Bedrooms	of Units	Rent	Rent	Required	Population
60%	1	16	585	703	\$0	PBRA
60%	2	24	635	778	\$0	PBRA

Source: John Wall and Associates from data provided by client

From the tables above, the practical lower income limits for units *without* rental assistance can be established. Units *with* rental assistance will use \$0 as their lower income limit.

When the minimum incomes required are combined with the maximum tax credit limits, the income *ranges* for households entering the project can be established. Only households whose incomes fall within the ranges can be considered as a source of demand. Note that *both* the income limits *and* the amount of spread in the ranges are important.

11.5 Qualifying Income Ranges

The most important information from the tables above is summarized in the table below. Income requirements for any PBRA units will be calculated for the contract rent.

Table 25—Qualifying Income Ranges by Bedrooms and Persons Per Household

				Income		
				Based	Spread	
			Gross	Lower	Between	Upper
AMI	Bedrooms	Persons	Rent	Limit	Limits	Limit
60%	1	1	703	24,100	2,540	26,640
60%	1	2	703	24,100	6,320	30,420
60%	2	2	778	26,670	3,750	30,420
60%	2	3	778	26,670	7,590	34,260
60%	2	4	778	26,670	11,370	38,040

Sources: Gross rents: client; Limits: tables on prior pages; Spread: calculated from data in table

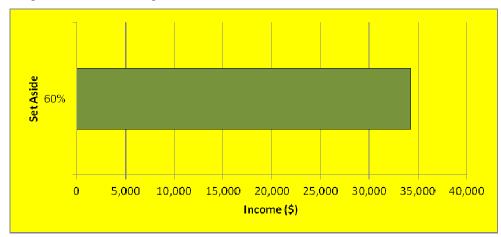
11.6 Programmatic and Pro Forma Rent Analysis

The table below shows a comparison of programmatic rent and *pro forma* rent.

Table 26—Qualifying and Proposed and Programmatic Rent Summary

	1-BR	2-BR
60% Units		
Number of Units	16	24
Max Allowable Gross Rent	\$713	\$856
Pro Forma Gross Rent	\$703	\$778
Difference (\$)	\$10	\$78
Difference (%)	1.4%	9.1%

Note: Rental assistance does not count toward the maximum allowable rent; only the portion of the rent that the tenant pays.



Targeted Income Ranges

An income range of \$0 to \$34,260 is reasonable for the 60% AMI PBRA units.

11.7 Households with Qualified Incomes

The table below shows income levels for renters and owners separately. The number and percent of income qualified *renter* households is calculated from this table.

Table 27—Number of Specified Households in Various Income Ranges by Tenure

	State	%	County	%	Market Area	%	City	%
Owner occupied:	1,333,839		10,133		8,565		190	
Less than \$5,000	33,772	2.5%	405	4.0%	397	4.6%	7	3.7%
\$5,000 to \$9,999	26,502	2.0%	394	3.9%	368	4.3%	19	10.0%
\$10,000 to \$14,999	49,034	3.7%	717	7.1%	567	6.6%	12	6.3%
\$15,000 to \$19,999	52,455	3.9%	579	5.7%	490	5.7%	10	5.3%
\$20,000 to \$24,999	56,975	4.3%	603	6.0%	538	6.3%	19	10.0%
\$25,000 to \$34,999	119,989	9.0%	884	8.7%	724	8.5%	11	5.8%
\$35,000 to \$49,999	171,461	12.9%	1,650	16.3%	1,422	16.6%	24	12.6%
\$50,000 to \$74,999	252,613	18.9%	1,902	18.8%	1,600	18.7%	35	18.4%
\$75,000 to \$99,999	192,821	14.5%	1,318	13.0%	1,094	12.8%	6	3.2%
\$100,000 to \$149,999	212,784	16.0%	1,110	11.0%	933	10.9%	30	15.8%
\$150,000 or more	165,433	12.4%	571	5.6%	432	5.0%	17	8.9%
Renter occupied:	588,023		3,028		2,588		254	
Less than \$5,000	42,547	7.2%	310	10.2%	271	10.5%	34	13.4%
\$5,000 to \$9,999	40,262	6.8%	423	14.0%	372	14.4%	47	18.5%
\$10,000 to \$14,999	48,354	8.2%	416	13.7%	345	13.3%	61	24.0%
\$15,000 to \$19,999	45,765	7.8%	243	8.0%	182	7.0%	24	9.4%
\$20,000 to \$24,999	44,855	7.6%	487	16.1%	476	18.4%	5	2.0%
\$25,000 to \$34,999	81,797	13.9%	337	11.1%	289	11.2%	33	13.0%
\$35,000 to \$49,999	92,995	15.8%	274	9.0%	215	8.3%	29	11.4%
\$50,000 to \$74,999	97,202	16.5%	295	9.7%	221	8.5%	3	1.2%
\$75,000 to \$99,999	47,165	8.0%	132	4.4%	126	4.9%	14	5.5%
\$100,000 to \$149,999	31,832	5.4%	77	2.5%	62	2.4%	4	1.6%
\$150,000 or more	15,249	2.6%	34	1.1%	29	1.1%	0	0.0%

Source: 2019 5yr ACS (Census)

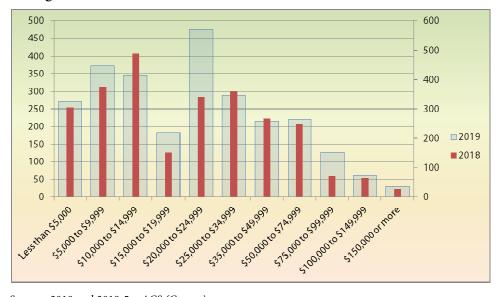
The percent of renter households in the appropriate income ranges will be applied to the renter household growth figures to determine the number of new renter households that will be income qualified to move into each of the different unit types the subject will offer.

AMI			PBRA		Tx. Cr.		Overall
Lower Limit			0		0		0
Upper Limit			34,260		0		34,260
	Mkt. Area						
Renter occupied:	Households	%	#	%	#	%	#
Less than \$5,000	271	1.00	271	1.00	271	1.00	271
\$5,000 to \$9,999	372	1.00	372	_	0	1.00	372
\$10,000 to \$14,999	345	1.00	345	_	0	1.00	345
\$15,000 to \$19,999	182	1.00	182	_	0	1.00	182
\$20,000 to \$24,999	476	1.00	476	_	0	1.00	476
\$25,000 to \$34,999	289	0.93	268	_	0	0.93	268
\$35,000 to \$49,999	215	_	0	_	0	_	0
\$50,000 to \$74,999	221	_	0	_	0	_	0
\$75,000 to \$99,999	126	_	0	_	0	_	0
\$100,000 to \$149,999	62	_	0	_	0	_	0
\$150,000 or more	29	—	0	—	0	_	0
Total	2,588		1,914		271		1,914
Percent in Range			73.9%		10.5%		73.9%

Table 28—Percent of Renter Households in Appropriate Income Ranges for the Market Area

Source: John Wall and Associates from figures above

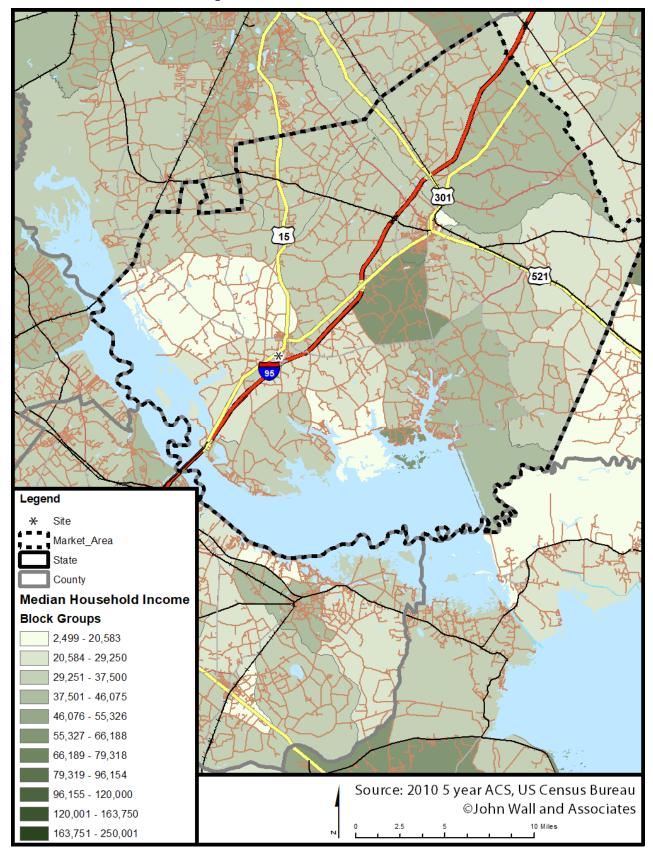
The previous table shows how many renter households are in each income range. The number and percent are given in the last two rows (e.g., 1,914, or 73.9% of the renter households in the market area are in the PBRA range.)



Change in Renter Household Income

Sources: 2018 and 2019-5yr ACS (Census)

The above table shows the change in renter households in various income ranges. The more current data is reflected on the left axis.



12 Demand

12.1 Demand from New Households

12.1.1 New Households

It was shown in the Household Trends section of this study that 184 new housing units will be needed by the year of completion due to household growth. It was shown in the Tenure section that the area ratio of rental units to total units is 25.7%. Therefore, 47 of these new units will need to be rental.

The table "Percent of Renter Households in Appropriate Income Ranges for the Market Area" shows the percentage of renter households in various income ranges. These percentages are applied to the total number of new rental units needed to arrive at the *number* of new rental units needed in the relevant income categories:

 Table 29—New Renter Households in Each Income Range for the Market

 Area

	New	Percent	Demand	
	Renter	Income	due to new	
	Households	Qualified	Households	
60% AMI: \$0 to \$34,260	47	73.9%	35	

Source: John Wall and Associates from figures above

12.2 Demand from Existing Households

12.2.1 Demand from Rent Overburden Households

A household is defined as rent overburdened when it pays 30% or more of its income on gross rent (rent plus utilities). Likewise, the household is *highly* rent overburdened if it pays 35% or more of its income on gross rent.

For tax credit units *without* rental assistance, households may pay 35% of their incomes for gross rent. Therefore, up to 35% of income for gross rent is used in establishing affordability in the "Demand from New Households" calculations. Hence, only *highly* (paying in excess of 35%) rent overburdened households are counted as a source of demand for tax credit units without rental assistance.

For units *with* rental assistance (tenants pay only 30% of their income for gross rent), any households paying more than 30% for gross rent would benefit by moving into the unit so all overburdened households in the relevant income range are counted as a source of demand.

The following table presents data on rent overburdened households in various income ranges.

	State		County		Market Area		City	
Less than \$10,000:	82,809		733		643		81	
30.0% to 34.9%	1,612	1.9%	20	2.7%	13	2.0%	13	16.09
35.0% or more	50,209	60.6%	229	31.2%	187	29.1%	19	23.59
\$10,000 to \$19,999:	94,119		659		527		85	
30.0% to 34.9%	4,864	5.2%	27	4.1%	19	3.6%	0	0.0%
35.0% or more	67,955	72.2%	372	56.4%	311	59.0%	48	56.5%
\$20,000 to \$34,999:	126,652		824		765		38	
30.0% to 34.9%	19,159	15.1%	186	22.6%	157	20.5%	6	15.89
35.0% or more	65,332	51.6%	250	30.3%	247	32.3%	5	13.29
\$35,000 to \$49,999:	92,995		274		215		29	
30.0% to 34.9%	14,225	15.3%	0	0.0%	0	0.0%	0	0.09
35.0% or more	17,563	18.9%	0	0.0%	0	0.0%	0	0.09
\$50,000 to \$74,999:	97,202		295		221		3	
30.0% to 34.9%	6,110	6.3%	0	0.0%	0	0.0%	0	0.09
35.0% or more	5,939	6.1%	3	1.0%	0	0.0%	0	0.09
\$75,000 to \$99,999:	47,165		132		126		14	
30.0% to 34.9%	867	1.8%	0	0.0%	0	0.0%	0	0.09
35.0% or more	1,029	2.2%	0	0.0%	0	0.0%	0	0.09
\$100,000 or more:	47,081		111		91		4	
30.0% to 34.9%	342	0.7%	0	0.0%	0	0.0%	0	0.09
35.0% or more	269	0.6%	0	0.0%	0	0.0%	0	0.09

Table 30—Percentage of Income Paid For Gross Rent (Renter Households in Specified Housing Units)

Source: 2019-5yr ACS (Census)

From the previous table, the number of rent overburdened households in each appropriate income range can be estimated in the table below. Note that the 30-35% table is only used for PBRA demand.

Table 31—Rent Overburdened Households in Each Income Range for the Market Area

30% to 35% Overburden							
AMI			PBRA		Tx. Cr.		Overall
Lower Limit			0		0		0
Upper Limit	Mkt. Area		34,260		0		34,260
	Households	<u>%</u>	#	<u>%</u>	#	<u>%</u>	<u>#</u>
Less than \$10,000:	13	1.00	13	1.00	13	1.00	13
\$10,000 to \$19,999:	19	1.00	19	—	0	1.00	19
\$20,000 to \$34,999:	157	0.95	149	—	0	0.95	149
\$35,000 to \$49,999:	0	—	0	—	0	—	0
\$50,000 to \$74,999:	0	—	0	—	0	—	0
\$75,000 to \$99,999:	0	—	0	—	0	—	0
\$100,000 or more:	0	_	0	_	0	_	0
Column Total	189		181		13		181
35%+ Overburden							
AMI			PBRA		Tx. Cr.		Overall
Lower Limit			0		0		0
Upper Limit	Mkt. Area		34,260		0		34,260
	<u>Households</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>
Less than \$10,000:	187	1.00	187	1.00	187	1.00	187
\$10,000 to \$19,999:	311	1.00	311	—	0	1.00	311
\$20,000 to \$34,999:	247	0.95	235	_	0	0.95	235
\$35,000 to \$49,999:	0	_	0	_	0	_	0
\$50,000 to \$74,999:	0	—	0	—	0	—	0
\$75,000 to \$99,999:	0	—	0	—	0	—	0
\$100,000 or more:	0	—	0	—	0	—	0
Column Total	745		733		187		733

Source: John Wall and Associates from figures above

12.2.2 Demand from Substandard Conditions

The Bureau of the Census defines substandard conditions as 1) lacking plumbing, or 2) 1.01 or more persons per room.

	State	%	County	%	Market Area	%	City	%
Owner occupied:	1,333,839		10,133		8,565		190	
Complete plumbing:	1,330,584	100%	10,109	100%	8,546	100%	190	100%
1.00 or less	1,316,857	99%	9,848	97%	8,333	97%	190	100%
1.01 to 1.50	10,754	1%	225	2%	181	2%	0	0%
1.51 or more	2,973	0%	36	0%	32	0%	0	0%
Lacking plumbing:	3,255	0%	24	0%	19	0%	0	0%
1.00 or less	3,125	0%	24	0%	19	0%	0	0%
1.01 to 1.50	50	0%	0	0%	0	0%	0	0%
1.51 or more	80	0%	0	0%	0	0%	0	0%
Renter occupied:	588,023		3,028		2,588		254	
Complete plumbing:	584,776	99%	3,007	99%	2,576	100%	254	100%
1.00 or less	562,038	96%	2,863	95%	2,472	96%	254	100%
1.01 to 1.50	15,368	3%	132	4%	92	4%	0	0%
1.51 or more	7,370	1%	12	0%	12	0%	0	0%
Lacking plumbing:	3,247	1%	21	1%	12	0%	0	0%
1.00 or less	2,903	0%	21	1%	12	0%	0	0%
1.01 to 1.50	51	0%	0	0%	0	0%	0	0%
1.51 or more	293	0%	0	0%	0	0%	0	0%
Total Renter Substandard					116			

Table 32—Substandard Occupied Units

Source: 2019-5yr ACS (Census)

From these tables, the need from substandard rental units can be drawn. There are 116 substandard rental units in the market area.

From the figures above the number of substandard units in each appropriate income range can be estimated in the table below.

Table 33—Substandard Conditions in Each Income Range for the Market Area

	Total	Percent	Demand
	Substandard	Income	due to
60% AMI: \$0 to \$34,260	Units	Qualified	Substandard
	116	73.9%	86

Source: John Wall and Associates from figures above

13 Demand for New Units

The demand components shown in the previous section are summarized below.

Table 34—Demand Components

	60% AMI: \$0 to \$34,260
New Housing Units Required	35
Rent Overburden Households	914
Substandard Units	86
Demand	1,035
Less New Supply	0
Net Demand	1,035

* Numbers may not add due to rounding.

14 Supply Analysis (and Comparables)

This section contains a review of statistical data on rental property in the market area and an analysis of the data collected in the field survey of apartments in the area.

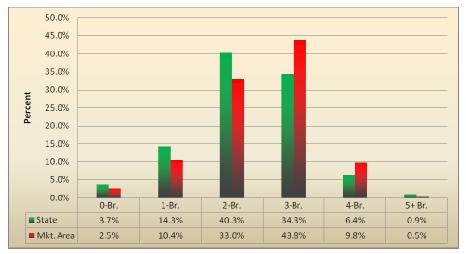
14.1 Tenure

Table 35-	-Tenure by	y Bedrooms
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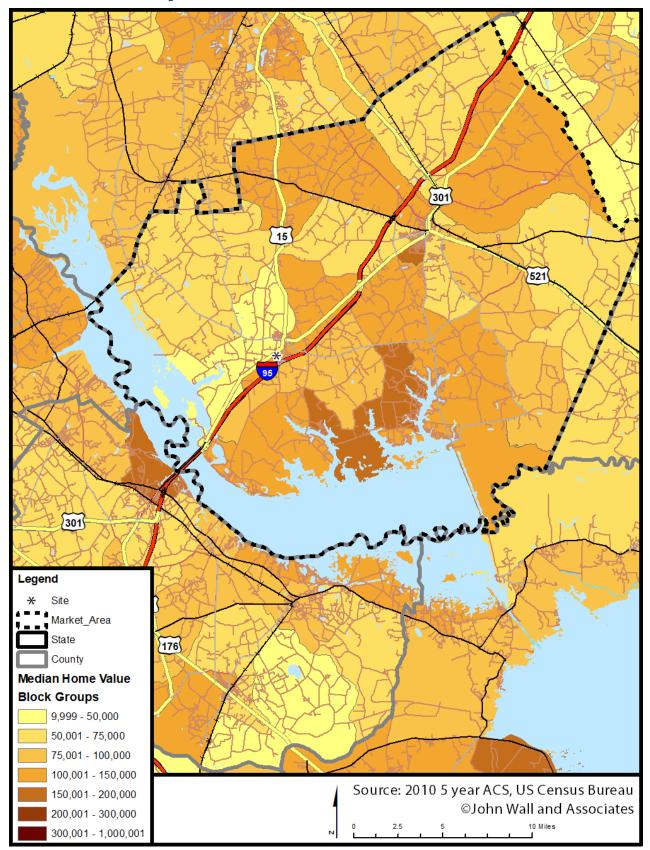
	State	%	County	%	Market Area	%	City	%
Owner occupied:	1,333,839		10,133		8,565		190	
No bedroom	3,881	0.3%	22	0.2%	22	0.3%	2	1.1%
1 bedroom	13,555	1.0%	51	0.5%	38	0.4%	0	0.0%
2 bedrooms	188,127	14.1%	1,367	13.5%	1,107	12.9%	55	28.9%
3 bedrooms	761,155	57.1%	5,979	59.0%	5,032	58.8%	89	46.8%
4 bedrooms	292,473	21.9%	2,365	23.3%	2,083	24.3%	28	14.7%
5 or more bedrooms	74,648	5.6%	349	3.4%	283	3.3%	16	8.4%
Renter occupied:	588,023		3,028		2,588		254	
No bedroom	21,594	3.7%	64	2.1%	64	2.5%	0	0.0%
1 bedroom	84,225	14.3%	388	12.8%	270	10.4%	102	40.2%
2 bedrooms	236,920	40.3%	969	32.0%	853	33.0%	83	32.7%
3 bedrooms	201,898	34.3%	1,335	44.1%	1,134	43.8%	50	19.7%
4 bedrooms	37,800	6.4%	259	8.6%	254	9.8%	19	7.5%
5 or more bedrooms	5,586	0.9%	13	0.4%	13	0.5%	0	0.0%

Source: 2019-5yr ACS (Census)

Tenure by Bedrooms for the State and Market Area



Median Home Value Map



14.2 Building Permits Issued

Building permits are an indicator of the economic strength and activity of a community. While permits are never issued for a market area, the multi-family permits issued for the county and town are an indicator of apartments recently added to the supply:

		County			City	
Year	Total	Single Family	Multi-Family	Total	Single Family	Multi-Family
2000	109	109	0	2	2	0
2001	114	114	0	0	0	0
2002	117	117	0	0	0	0
2003	103	103	0	0	0	0
2004	126	122	4	0	0	0
2005	228	228	0	0	0	0
2006	167	167	0	0	0	0
2007	240	156	84	0	0	0
2008	111	105	6	0	0	0
2009	79	77	2	0	0	0
2010	70	68	2	0	0	0
2011	44	44	0	0	0	0
2012	51	49	2	0	0	0
2013	54	54	0	0	0	0
2014	97	41	56	0	0	0
2015	37	37	0	1	1	0
2016	44	32	12	1	1	0
2017	47	34	13	0	0	0
2018	46	46	0	0	0	0
2019	74	60	14	0	0	0
2020	75	73	2	0	0	0

Source: "SOCDS Building Permits" https://socds.huduser.gov/permits/

14.3 Survey of Apartments

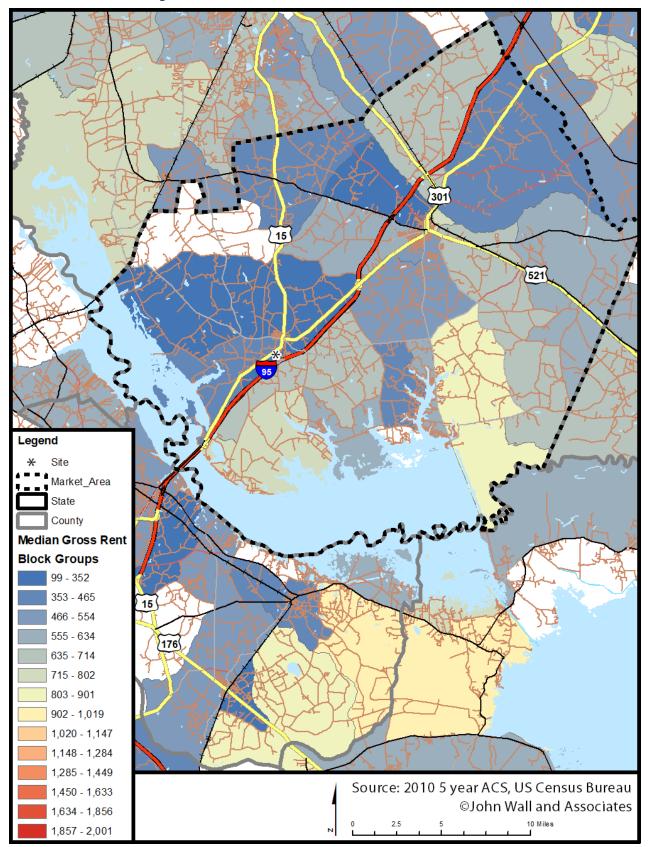
John Wall and Associates conducted a survey of apartments in the area. All of the apartments of interest are surveyed. Some of them are included because they are close to the site, or because they help in understanding the context of the segment where the subject will compete. The full details of the survey are contained in the apartment photo sheets later in this report. A summary of the data focusing on rents is shown in the apartment inventory, also later in this report. A summary of vacancies sorted by rent is presented in the schedule of rents, units, and vacancies.

		Vacancy		
Name	Units	Rate	Туре	Comments
Ashton Mill	276	N/A	Conventional	Management company will not release vacancy information
Cambridge Court	60	0.0%	Conventional	Former LIHTC property
Clarendon Court	41	0.0%	LIHTC/Sec 515	Subject; comparable
Forest Villa	48	2.1%	Sec 8	
Huntington Place	200	N/A	Conventional	Market rent comparable outside PMA; management company will not release vacancy information
Kensington Pointe	48	0.0%	LIHTC/HOME (50% & 60%)	
Lakebrook	40	N/A	LIHTC (50% & 60%)	Unable to update information
Lakewood	176	0.0%	Conventional	Market rent comparable located outside PMA
Manning Gardens	50	0.0%	LIHTC/Sec 8	
Manning Lane	42	0.0%	LIHTC/Bond/Sec 515	
Meadowfield	48	4.2%	Sec 515/Sec 8	Comparable
Village St. Claire	48	0.0%	Sec 515	
Westwood	48	UR	LIHTC (30%, 50% & 60%)/Sec 8	Rehab is scheduled to begin soon, but the property is currently still only a Section 8 property

Table 37—List of Apartments Surveyed

14.4 Other Affordable Housing Alternatives

The market area contains other apartments with comparable rents. These other apartments would be the primary other affordable housing alternatives. There are no reasons to believe the single family home and/or condominium market conditions will adversely impact the project. According to the 2009 American Housing Survey (US Census Bureau), 70.8% of households living in apartments did not consider any other type of housing choice. Similar percentages apply to households who chose to live in single family homes and mobile homes. Based on these statistics, it is reasonable to conclude that for most households, apartments, single family homes, and mobile home are not interchangeable options.



14.5 Comparables

The apartments in the market most comparable to the subject are listed below:

Table 38—Comparison of Comparables to Subject

	Approximate		
Project Name	Distance	Reason for Comparability	Degree of Comparability
Clarendon Court	n/a	Existing subject	Very high
Meadowfield	2 miles	RD property w/full PBRA and recently rehabilitated	High

The subject will be newly rehabilitated, has a good site location and will continue to have full PBRA. Overall, the subject is well positioned in the market.

14.6 Public Housing and Vouchers

All the units at the subject have project-based rental assistance.

14.7 Long Term Impact

The proposed project will not adversely impact any existing LIHTC projects or comparable housing or create excessive concentration of multifamily units.

14.8 New "Supply"

SCSHFDA requires comparable units built since 2021 and comparable units built in previous years that are not yet stabilized to be deducted from demand. Only comparable units within comparable complexes will be deducted from demand, as indicated by the asterisks.

Table 39—Apartment Units Built or Proposed Since the Base Year

		Units With	30% AMI,	50% AMI,	60% AMI,	Above	
	Year	Rental	No Rental	No Rental	No Rental	Moderate	
Project Name	Built	Assistance	Assistance	Assistance	Assistance	Income	TOTAL
NONE							

There are no units to deduct as new supply. Westwood is a 2020 LIHTC allocation, but it will not add any new units to the supply since it is a rehabilitation project. Additionally, the Town of Summerton reported no recent multifamily development and nothing in the pipeline.

14.9 Market Advantage

Table 40—Market Advantage

			U		
		Number	Net	Market	Market
	Bedrooms	of Units	Rent	Rent	Advantage
60%	1	16	585	617	5.2%
60%	2	24	635	757	16.1%

The subject was compared to several conventional properties in or near the market area. The calculations show all of the subject's proposed rents to have market advantages.

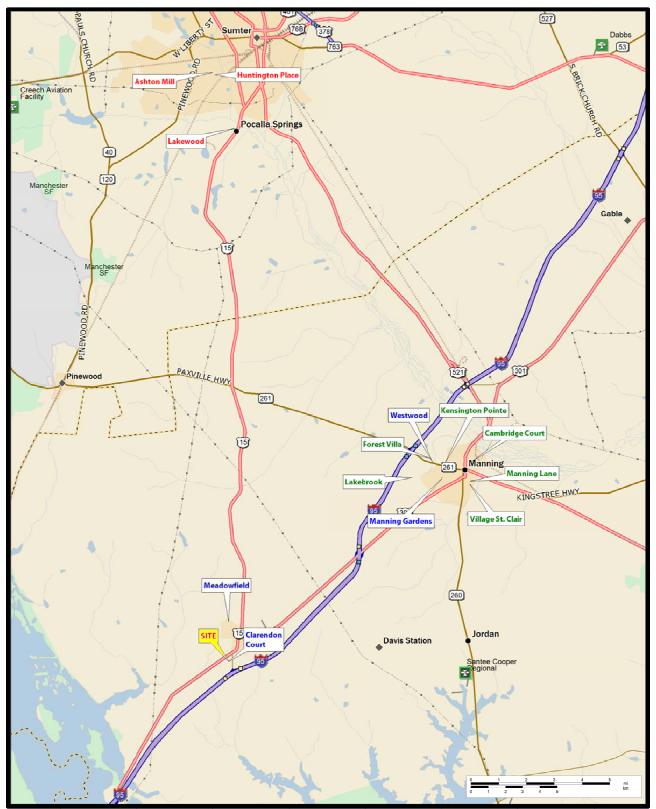
		FACT	OR:	2	2	2	2	2	2	2	1							
Project Name	Year Built	Number Of Units	Vacancy Rate	Location/Neighborhood	Design/Layout	Appearance/Condition	Amenities	Unit Size 1BR	Unit Size 2BR	Unit Size 3BR	Age	Total Points 1BR	Total Points 2BR	Total Points 3BR	1BR	Rent 2 BR	3 BR	Comparability Factor
Cambridge Court	1974	60	0.0	7	7	7	6	6.7	6.6	6.6	7	74.4		74.2	575	665	765	1.0 1.0
Huntington Place	1974	200	0.0 N/A	8	7	7	7	0.7	8.0	9.0	7	/4.4	81.0	83.0	515	803	1003	1.0
Lakewood	2002	176	0.0	8	7	8	9		7.8	5.0	7		86.6	05.0		801	1003	1.0
Lakewood	2002	170	0.0	0	'	0	3		7.0		1		00.0			001		1.0
													_	_				1.0
													_					1.0
													_					
													_					1.0
SUBJECT	Proposed		N/A	6	8	8	8	5.9	6.4		8	79.8	80.7					N/A
Weighted average market rents for subj	ect														617	757		
0 = Poor; 10 = Excellent Points are re																		
m = FmHa Market rent; Average; a =									onstruction	and the r	enabilitatio	on						
Where information is unattainable, points	s may be awar	ded bas	ed on an e	estimate: 7	his is also	denoted	by an "a'											
g = garden; t = townhouse																		
b = adjusted age considering proposed	renovations																	
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Table 41—Unrestricted Market Rent Determination

14.10 Apartment Inventory

The apartment inventory follows this page. Summary information is shown for each apartment surveyed and detailed information is provided on individual property photo sheets.

Apartment Locations Map



APARTMENT INVENTORY Summerton, South Carolina (PCN: 22-021)

	ID#	Apartment Name	Year Built vac%			ncy/Stu Bedro	udio (e) oom		Tw	vo Bedro	oom		Th	ree Bedi	oom	F	our	Bedro	oom	COMMENTS
				Units	Vacar	nt	Rent	Units	Va	cant	Rent	Units	Va	cant	Rent	Units V	/acar	nt	Rent	
		22-021 SUBJECT Clarendon Court 12 Annie Tindal Rd. Summerton	Proposed Rehab	1	16	Р	PBRA	24	4 1	Р Р	PBRA **NRU									LIHTC (60%)/Sec 515; PBRA=40 *Gazebo and leasing office; **This is a staff unit
		Ashton Mill 595 Ashton Mill Dr. Sumter Tracy - mgt. co. (4-4-22) 803-773-3600 - mgt. co.	2014					22(0	N/A	950-1025	56]	N/A	1125-1200					WL=few Conventional; HCV=not accepted 276 total units - bedroom mix approximated by management; Market rent comparable located outside PMA; Managed by Powers Properties; **Patio/balcony; Office hours: M-F 9-5; Management company will not release vacancy information
		Cambridge Court 211 Dickson St. Manning Elaine (4-8-22) 803-435-8786	1974 2000 Rehab 0%		8	0	575	40	0	0	665	8	3	0	765		4	0	815	Formerly called Holly Court; Former LIHTC property - 1998 LIHTC allocation (Elaine said th property was only in the program for a few years and has been out for over 15 years or more)
		Clarendon Court SUBJECT - Present 12 Annie Tindal Rd. Summerton Felicia (4-13-22) 803-485-2318	1995 0%	1	16	0	PBRA	24		0 C	PBRA **NRU									WL=9 LIHTC/Sec 515; PBRA=40 1994 LIHTC allocation; Office hours: TuTh 9-5; **This is a staff unit
		Forest Villa 1423 Fleming Cir. Manning Renee (4-14-22)	1981 2.1%					24	4	0	PBRA	24		1	PBRA					WL=1.5 years (2BR) & 6 months (3BR) Sec 8 Office hours: TuTh 8:30-5:30; *Community roor This property is not on HUD's property map
Halles i ins 🍙		803-435-4633 Huntington Place 395 Coachman Dr. Sumter Tracy - mgt. co. (4-4-22) 803-773-3600 - mgt. co.	1989					160	0	N/A	790-815	40]	N/A	990-1015					Conventional; HCV=not accepted 200 total units - bedroom mix is approximated by management; Market rent comparable located outside PMA; Managed by Powers Properties; **Patio/balcony; Office hours: M-F 9-5; Management company will not release vacancy information
		Kensington Pointe 201 Kensington Cir. Manning Shelly (4-1-22) 803-696-4226	2015 0%						3 3 4	0 C C	431 540 680	2 4 18	ļ	0 C O	479 605 770		4	0	840	WL=20-25 LIHTC/HOME (50% & 60%); PBRA=0; HCV=8 2013 LIHTC allocation; All four bedroom units are 60% AMI units; *Business center, picnic/ grilling area and gazebo; Office hours: MWF 9-5; This property leased up in 5 months in 2015
		Lakebrook 860 Raccoon Rd. Manning (4-22-22) 803-473-9355	1999					24	4	N/A	N/A	16]	N/A	N/A					LIHTC (50% & 60%); PBRA=0; Sec 8=some 1997 LIHTC allocation; Managed by United Management Services; Office hours: TuTh 8-5; Unable to update information after numerous attempts with the property and management company - from 2021 JWA survey, 2BR rents were \$460 and \$510 and 3BR rents were \$578 an \$653, there were two vacancies and two on the waiting list
		Lakewood 10 Putter Dr. Sumter Ricardo (3-31-22) 803-506-4060	2002 0%					140 30		0 C	776 826									Conventional; HCV=0 Market rent comparable located outside PMA; *Movie room, fishing pond, nature trail and picn area; **Patio/balcony
		Manning Gardens 214 Alfred Henry Dr. Manning Tammy (4-1-22)	1970s 2006 Rehab 0%	1	16	0	PBRA	20	0	0	PBRA	8	;	0	PBRA		6	0	PBRA	WL=several LIHTC/Sec 8; PBRA=50 2004 LIHTC allocation

APARTMENT INVENTORY Summerton, South Carolina (PCN: 22-021)

11	D# A	partment Name	Year Built vac%			ency/St le Bedro	udio (e) oom		Two Be	droom		Thre	ee Bedr	room	Four Bedro	oom	COMMENTS
				Units			Rent	Units	/acant	Rent	Units	Vac	ant	Rent	Units Vacant	Rent	
	30 M Tu	Ianning Lane 00 E. South St. Ianning udi (3-31-22))3-435-4492	1992 2016 Rehab 0%		8	0	464h 524n	30	0	565b 727n		1	0	649b 974n			WL=6 LIHTC/Bond/Sec 515; PBRA=34; Sec 8=6 1992 LIHTC & 2014 LIHTC/Bond allocations
	10 Su Ja	leadowfield D15 Meadowfield Dr. ummerton In (4-1-22) D3-485-8259	1982 2015 Rehab 4.2%		4	1	PBRA	28	0	PBRA	10	ó	1	PBRA			WL=2 (2BR) Sec 515/Sec 8; PBRA=48 Managed by CAHEC; Jan said the three bedroo- will be filled as soon as the unit is ready
	20 M (4 80	illage St. Claire 01 E. Hospital St. Ianning -22-22) 03-435-4081 - property 36-760-8100 - mgt. co.	1984 0%	1	6	0	PBRA	24	0	PBRA	5	3	0	PBRA			WL=yes Sec 515; PBRA=48 Managed by Landura; Unable to update information after numerous attempts with the property and management company - it is assumed there are still no vacancies and a waitin list
	10 M Ai	/estwood)28 Westwood Dr. lanning nne (4-12-22))3-435-8592	1974 2022 Rehab		3	UR UR UR	PRRA PBRA PBRA	8 8 10	UR	PBRA PBRA PBRA		4	UR UR UR	PBRA PBRA PBRA			Ist WL=few LIHTC (30%, 50% & 60%)/Sec 8; PBRA=48 2020 LIHTC allocation; *Computer center and community room; The rehabilitation is schedule to begin soon, but the property is currently still only a Section 8 property

						Ame	nities	Applian	ces	Unit Features		
Map Number	Complex:		Year I	Built:	Laundry Facility	l ennis Court Swimming Pool Club House Garrose	Oatages Playground Access/Security Gate Other Other	Refrigerator Range/Oven Dishwasher Garbage Disposal W/D Connection Washer Drver	Microwave Oven Other Other	Fireplace Free Cable Furnished Air Conditioning Drapes/Blinds Cable Pre-Wired Utilities Included Other Other	Two-Bed Size (s.f.)	room Rent
	22-021 SUBJECT		Propo	osed	X	X	x *	<u>x x x x x</u>	X X	x x t	737 737	PBRA **NRU
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall				TTC (60%)/Sec 515; RA=40	/3/	- INKO
	Ashton Mill		2014			X	X X	<u>x x x x</u>	X	X X X WS **	1095	950-1025
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall				ventional; HCV=not epted		
	Cambridge Court		1974		X		X	X X		X X X WS	858	665
	Vacancy Rates:	1 BR 0.0%	2 BR 0.0%	3 BR 0.0%	4 BR 0.0%	overall 0.0%			Con	ventional; HCV=14		
	Clarendon Court		1995		X		X	x x		X X X	737	PBRA
	Vacancy Rates:	1 BR 0.0%	2 BR 0.0%	3 BR	4 BR	overall 0.0%			LIH	TC/Sec 515; PBRA=40	785	**NRU
	Forest Villa		1981		X		x *	x x x		X X X	N/A	PBRA
	Vacancy Rates:	1 BR	2 BR 0.0%	3 BR 4.2%	4 BR	overall 2.1%			Sec	8		
	Huntington Place		1989			X		x x x	X	X X X WS **	1000	790-815
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall				ventional; HCV=not pted		
	Kensington Pointe		2015		X	х	x x *	x x x x	X X	X X X	1100	431
	Vacancy Rates:	1 BR	2 BR 0.0%	3 BR 0.0%	4 BR 0.0%	overall 0.0%				TC/HOME (50% & 60%); A=0; HCV=8	1100 1100	540 680
	Lakebrook		1999		X		<u>X</u>	<u> </u>		X X X WS	N/A	N/A
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall				TC (50% & 60%); PBRA=0; 8=some		

						Am	enities		Appliances	U	Init Features		
Map Number	Complex:		Year I	Built:	Laundry Facility	Lenris Court Swimming Pool Club House	Garages Playground Access/Security Gate Other	Refrigerator Range/Oven	Dishwasher Garbage Disposal W/D Connection Washer, Dryer Microwave Oven	Other Other Fireplace Free Cable	Furnished Air Conditioning Drapes/Blinds Cable Pre-Wired Utilities Included Other Other	Two-Bedro Size (s.f.)	om Rent
	Lakewood		2002			X X	<u>x x</u> *	XX	<u>x x x x x x</u>	<u> </u>	<u>x x x **</u>	980	776
	Vacancy Rates:	1 BR	2 BR 0.0%	3 BR	4 BR	overall 0.0%				Conventiona	al; HCV=0	1100	826
	Manning Gardens		1970s			X	X	XX	x x x x		X X X WS	N/A	PBRA
	Vacancy Rates:	1 BR 0.0%	2 BR 0.0%	3 BR 0.0%	4 BR 0.0%	overall 0.0%				LIHTC/Sec	8; PBRA=50		
	Manning Lane		1992		X		X	<u>x x</u>	X		x x x	750	565b
	Vacancy Rates:	1 BR 0.0%	2 BR 0.0%	3 BR 0.0%	4 BR	overall 0.0%				LIHTC/Bor PBRA=34; S			727n
	Meadowfield		1982		X		X	X X	S		X X X WS	770	PBRA
	Vacancy Rates:	1 BR 25.0%	2 BR 0.0%	3 BR 6.3%	4 BR	overall 4.2%				Sec 515/Sec	8; PBRA=48		
	Village St. Claire		1984		X			X X			X X X	791	PBRA
	Vacancy Rates:	1 BR 0.0%	2 BR 0.0%	3 BR 0.0%	4 BR	overall 0.0%				Sec 515; PBI	RA=48		
	Westwood		1974		X		<u>x x</u> *	X X	<u> </u>	<u> </u>	X X X WS	1036	PBRA
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall				LIHTC (30% 8; PBRA=48	%, 50% & 60%)/Sec 3	1036 1036	PBRA PBRA

N	lo. of Units	Baths	Vacant	Size (s.f.)	Rent	Complex:	Map Number:
Efficiency/Studio						22-021 SUBJECT	
One-Bedroom	16	1	Р	591	PBRA	Clarendon Court	
1 BR vacancy rate						12 Annie Tindal Rd. Summerton	
Two-Bedroom	24	2	Р	737	PBRA		
2 BR vacancy rate	1	2	Р	737	**NRU		
						Year Built:	
Three-Bedroom						Proposed	
3 BR vacancy rate						Rehab	
Four-Bedroom							
4 BR vacancy rate							
TOTALS	41		0				
						L	ast Rent Increase
menities	Α	ppliance	s		Unit Featur		
<u>x</u> Laundry Facility Tennis Court	_	x Re	frigerator nge/Oven		Firej Utili	place -	becials
Swimming Pool	_		crowave O	ven	Uun		
x Club House		x Di	shwasher			Conditioning W	aiting List
Garages Playground			rbage Disp /D Connec		Drap	pes/Blinds le Pre-Wired	5
Access/Security			isher, Drye				ibsidies
Fitness Center	_		iling Fan			e Internet L	IHTC (60%)/Sec 515;
* Other	_	Ot	her		Oth	er Pl	BRA=40

Comments: *Gazebo and leasing office; **This is a staff unit



N	No. of Units	Baths	Vacant	Size (s.f.)	Rent	Complex:	Map Number:
Efficiency/Studio						Ashton Mill	
One-Bedroom						595 Ashton Mill	Dr.
1 BR vacancy rate						Sumter Tracy - mgt. co. ((4-4-22)
						803-773-3600 - m	ngt. co.
Two-Bedroom	220	2	N/A	1095	950-1025		
2 BR vacancy rate							
						Year Built:	
Three-Bedroom	56	2	N/A	1325	1125-1200	2014	
3 BR vacancy rate							
Four-Bedroom							
4 BR vacancy rate							
TOTALS	276		0				
						1	Last Rent Increase
menities		ppliance			Unit Featur		Specials
Laundry Facility Tennis Court			frigerator nge/Oven			place ities Included	Specials
x Swimming Pool	_		crowave O	ven	0ui	nished	
Club House Garages	_	Ga	shwasher rbage Disp		<u> </u>	Conditioning pes/Blinds le Pre-Wired	Waiting List WL=few
Playground Access/Security	Gate		/D Connec 1sher, Drye			e Cable	Subsidies
x Fitness Center Other	Ξ		iling Fan her		Free Oth	e Internet Ier	Conventional; HCV=not accepted

Comments: 276 total units - bedroom mix approximated by management; Market rent comparable located outside PMA; Managed by Powers Properties; **Patio/balcony; Office hours: M-F 9-5; Management company will not release vacancy information

Project: Summerton, South Carolina (PCN: 22-021)



	No. of Uni	ts Bath	s Vacant	Size (s.f.)	Rent	Complex:	Map Number
Efficiency/Studi	0					Cambridge Court	-
One-Bedroom 1 BR vacancy rate	0.0%	8 1	L O	672	575	211 Dickson St. Manning Elaine (4-8-22) 803-435-8786	
Two-Bedroom 2 BR vacancy rate	0.0%	40 1	L 0	858	665		
Three-Bedroom 3 BR vacancy rate	0.0%	8 1	L 0	962	765	Year Built: 1974 2000 Rehab	
Four-Bedroom 4 BR vacancy rate	0.0%	4 1.5	5 0	1120	815		
TOTALS	0.0%	60	0				
							Last Rent Increase
Amenities <u>x</u> Laundry Faci — Tennis Court			ces Refrigerator Range/Oven		Unit Feature Firep wst Utili		Specials
Swimming Po Club House Garages X Playground Access/Secur Fitness Cente	ity Gate		Microwave O Dishwasher Garbage Disp W/D Connec Washer, Drye Ceiling Fan	osal	$\begin{array}{c c} x & Air \\ \hline x & Drap \\ \hline x & Cabl \\ \hline & Free \end{array}$	nished Conditioning pes/Blinds e Pre-Wired Cable Internet	Waiting List Subsidies Conventional; HCV=14

Comments: Formerly called Holly Court; Former LIHTC property - 1998 LIHTC allocation (Elaine said the property was only in the program for a few years and has been out for over 15 years or more)



	No. of U	Inits	Baths	Vacant	Size (s.f.)	Rent	Complex:	Map Number:
Efficiency/Studi	0						Clarendon Court	-
One-Bedroom		16	1	0	591	PBRA	SUBJECT - Prese 12 Annie Tindal F	
1 BR vacancy rate	0.0%						Summerton Felicia (4-13-22)	
Two-Bedroom		24	2	0	737	PBRA	803-485-2318	
2 BR vacancy rate	0.0%	1	2	0	785	**NRU		
							Year Built:	
Three-Bedroom							1995	
3 BR vacancy rate								
Four-Bedroom								
4 BR vacancy rate								
TOTALS	0.0%	41		0				
								Last Rent Increase
Amenities		Α	ppliance	s		Unit Featur	es	a
<u>x</u> Laundry Faci				frigerator		Fire		Specials
Tennis Court				nge/Oven			ties Included	
Swimming Po Club House	loc			crowave O shwasher	ven		nished Conditioning	XX7 · · · · ·
Garages				rbage Disp	osal		pes/Blinds	Waiting List WL=9
<u>x</u> Playground			W/	D Connec	tion	<u> </u>	le Pre-Wired	WL-9
Access/Secur		_		isher, Drye	r		Cable	Subsidies
Fitness Cente Other	r	_		iling Fan her		Free Oth	Internet	LIHTC/Sec 515; PBRA=40
			0	net		0m		

Comments: 1994 LIHTC allocation; Office hours: TuTh 9-5; **This is a staff unit



	No. of Uni	ts Baths	S Vacant	Size (s.f.)	Rent	Complex:	Map Number:
Efficiency/Studi One-Bedroom 1 BR vacancy rate						Forest Villa 1423 Fleming Cir Manning Renee (4-14-22) 803-435-4633	- -
Two-Bedroom 2 BR vacancy rate		24 1	0	N/A	PBRA		
Three-Bedroom 3 BR vacancy rate		24 1.5	1	N/A	PBRA	Year Built: 1981	
Four-Bedroom 4 BR vacancy rate							
TOTALS	2.1%	8	1				I D I
X Laundry Facility Tennis Court Swimming Pool Club House Garages X Playground Access/Security Gate Fitness Center * Other		X Refrigerator X Range/Oven Microwave Oven Dishwasher X Garbage Disposal W/D Connection Washer, Dryer Ceiling Fan Other			Unit Features Fireplace Utilities Included Furnished X Air Conditioning X Drapes/Blinds X Cable Pre-Wired Free Cable Free Internet Other Other		Last Rent Increase Specials Waiting List WL=1.5 years (2BR) & 6 months Subsidies Sec 8

Comments: Office hours: TuTh 8:30-5:30; *Community room; This property is not on HUD's property map



N	o. of Units	Baths	Vacant	Size (s.f.)	Rent	Complex:	Map Number:
Efficiency/Studio						Huntington Place	
One-Bedroom						395 Coachman Dr	
1 BR vacancy rate						Sumter	4.00)
-						Tracy - mgt. co. (4 803-773-3600 - mg	<i>,</i>
	1.40		N.T. / A	1000	F 00.045	00 <i>5-775-5</i> 000 - Ilig	gi. co.
Two-Bedroom	160	2	N/A	1000	790-815		
2 BR vacancy rate							
						Year Built:	
Three-Bedroom	40	2	N/A	1200	990-1015	1989	
3 BR vacancy rate			,				
Four-Bedroom							
4 BR vacancy rate							
TOTALS	200		0				
							Last Rent Increase
menities	Α	ppliance	es		Unit Featur		
Laundry Facility			frigerator			place	Specials
Tennis Court			nge/Oven			ities Included	
x Swimming Pool Club House	_		crowave O shwasher	ven		nished Conditioning	
Garages	_		rbage Disp	osal		pes/Blinds	Waiting List
Playground		<u>x</u> W/	/D Connec	tion	<u> </u>	le Pre-Wired	
Access/Security	Gate		isher, Drye	r			Subsidies
Fitness Center Other	_		iling Fan her		Free Oth	0.4	Conventional; HCV=not
		01	1101		0.0	~1	accepted

Comments: 200 total units - bedroom mix is approximated by management; Market rent comparable located outside PMA; Managed by Powers Properties; **Patio/balcony; Office hours: M-F 9-5; Management company will not release vacancy information



	No. of U	nits	Baths	Vacant	Size (s.f.)	Rent	Complex:
Efficiency/Studio							Kensington Point
One-Bedroom							201 Kensington C
1 BR vacancy rate							Manning
							Shelly (4-1-22) 803-696-4226
							605-090-4220
Two-Bedroom		3	2	0	1100	431	
2 BR vacancy rate	0.0%	3	2	0	1100	540	
		14	2	0	1100	680	
							Year Built:
Three-Bedroom		2	2	0	1250	479	2015
3 BR vacancy rate	0.0%	4	2	0	1250	605	
,		18	2	0	1250	770	
Four-Bedroom		4	2.5	0	1400	840	
4 BR vacancy rate	0.0%						
TOTALS	0.0%	48		0			

Map Number:

Last Rent Increase

Specials

Waiting List WL=20-25

Subsidies LIHTC/HOME (50% & 60%); PBRA=0; HCV=8

Comments: 2013 LIHTC allocation; All four bedroom units are 60% AMI units; *Business center, picnic/grilling area and gazebo; Office hours: MWF 9-5; This property leased up in 5 months in 2015

Unit Features

Fireplace

Furnished

Free Cable

Other

Free Internet

Utilities Included

Air Conditioning

Cable Pre-Wired

Drapes/Blinds

Appliances

- Refrigerator

- Range/Oven

_ Dishwasher

- Microwave Oven

Garbage Disposal

W/D Connection

Washer, Dryer

Ceiling Fan

_ Other

х

Amenities

Laundry FacilityTennis Court

Swimming Pool

Club House

Playground Access/Security Gate

Fitness Center

Garages

_ Other

х

x



N	No. of Units	Baths	Vacant	Size (s.f.)	Rent	Complex:	Map Number:
Efficiency/Studio One-Bedroom 1 BR vacancy rate						Lakebrook 860 Raccoon Rd. Manning (4-22-22) 803-473-9355	
Two-Bedroom 2 BR vacancy rate	24	1	N/A	N/A	N/A		
Three-Bedroom 3 BR vacancy rate Four-Bedroom	16	2	N/A	N/A	N/A	Year Built: 1999	
4 BR vacancy rate							
TOTALS	40		0				Last Rent Increase
Amenities <u>x</u> Laundry Facility Tennis Court Swimming Pool		x Rat	s frigerator nge/Oven crowave Ov				Specials
Club House Garages X Playground Access/Security Fitness Center	_	x Dis x Ga W/ Wa Cei	shwasher rbage Disp 'D Connec sher, Drye ling Fan	osal tion	x Air C x Drap x Cable Free Free	Conditioning bes/Blinds e Pre-Wired Cable Internet	Waiting List Subsidies LIHTC (50% & 60%); PBRA=0;
Other		Otl	ner		Othe	er	Sec 8=some

Comments: 1997 LIHTC allocation; Managed by United Management Services; Office hours: TuTh 8-5; Unable to update information after numerous attempts with the property and management company - from 2021 JWA survey, 2BR rents were \$460 and \$510 and 3BR rents were \$578 and \$653, there were two vacancies and two on the waiting list

KEY: P = proposed; UC = under construction; R = renovated; BOI = based on income; s = some; a = average; b = basic rent



	No. of U	Units	Baths	Vacant	Size (s.f.)	Rent	Complex:	Map Number
Efficiency/Studie	2						Lakewood	-
One-Bedroom	J						10 Putter Dr.	
1 BR vacancy rate							Sumter	
,							Ricardo (3-31-22) 803-506-4060	
Two-Bedroom		140	1	0	980	776		
2 BR vacancy rate	0.0%	36	2	0	1100	826		
							Year Built:	
Three-Bedroom							2002	
3 BR vacancy rate								
Four-Bedroom								
4 BR vacancy rate								
TOTALS	0.0%	176		0				
								Last Rent Increase
menities		Ap	pliance	s		Unit Feature	es	0 . 1
Laundry Facil				frigerator		Firep		Specials
Tennis Court X Swimming Po			x Rai x Mi	nge/Oven crowave Ov	100		ties Included iished	
x Club House	001			shwasher	ven		Conditioning	Waiting List
<u>x</u> Garages				rbage Disp			pes/Blinds	waiting List
Playground Access/Secur	ity Gate			D Connec sher, Drye			e Pre-Wired Cable	Subsidies
x Fitness Cente				ling Fan	-	Free	Internet	Conventional; HCV=0
* Other			Ot			**_ Othe	- #	

Comments: Market rent comparable located outside PMA; *Movie room, fishing pond, nature trail and picnic area; **Patio/balcony



	No. of U	nits	Baths	Vacant	Size (s.f.)	Rent
Efficiency/Studie	D					
One-Bedroom 1 BR vacancy rate	0.0%	16	1	0	N/A	PBRA
Two-Bedroom 2 BR vacancy rate	0.0%	20	1	0	N/A	PBRA
Three-Bedroom 3 BR vacancy rate	0.0%	8	1.5	0	N/A	PBRA
Four-Bedroom 4 BR vacancy rate	0.0%	6	2	0	N/A	PBRA
TOTALS	0.0%	50		0		

Appliances

- Refrigerator

- Range/Oven

_ Dishwasher

- Microwave Oven

_ Garbage Disposal

Washer, Dryer

Ceiling Fan

_ Other

W/D Connection

х

х

х

Complex: Manning Gardens 214 Alfred Henry Dr. Manning Tammy (4-1-22) 803-435-2717

Year Built: 1970s

Map Number:

2006 Rehab

Last Rent Increase

Specials

Waiting List WL=several

Subsidies LIHTC/Sec 8; PBRA=50

Amenities

Laundry Facility Tennis Court Swimming Pool x Club House Garages Playground Access/Security Gate Fitness Center _ Other

Comments: 2004 LIHTC allocation

Unit Features





	No. of U	Inits	Baths	Vacant	Size (s.f.)	Rent	Complex:
Efficiency/Studi	D						Manning Lane 300 E. South St
One-Bedroom 1 BR vacancy rate	0.0%	8	1	0	600	464b 524n	500 E. South Si Manning Tudi (3-31-22) 803-435-4492
Two-Bedroom 2 BR vacancy rate	0.0%	30	1.5	0	750	565b 727n	
Three-Bedroom 3 BR vacancy rate	0.0%	4	2	0	1000	649b 974n	Year Built: 1992 2016 Rehab
Four-Bedroom 4 BR vacancy rate							
TOTALS	0.0%	42		0			

Amenities

X	Laundry Facility
	Tennis Court
	Swimming Pool
	Club House
	Garages
X	Playground
	Access/Security Gate
	Fitness Center
	Other

Appliances

 x
 Refrigerator

 x
 Range/Oven

 Microwave Oven
 Dishwasher

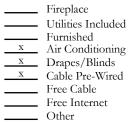
 Garbage Disposal
 X

 x
 W/D Connection

 Washer, Dryer
 Ceiling Fan

 Other
 Other

Unit Features



Last Rent Increase

Map Number:

Specials

Waiting List WL=6

Subsidies LIHTC/Bond/Sec 515; PBRA=34; Sec 8=6

Comments: 1992 LIHTC & 2014 LIHTC/Bond allocations



	No. of Uni	ts Baths	Vacant	Size (s.f.)	Rent	Complex:	Map Number:
Efficiency/Studi	n					Meadowfield	
One-Bedroom 1 BR vacancy rate		4 1	1	625	PBRA	1015 Meadowfiel Summerton Jan (4-1-22) 803-485-8259	d Dr.
Two-Bedroom 2 BR vacancy rate	0.0%	28 1.5	0	770	PBRA		
Three-Bedroom 3 BR vacancy rate		16 2	1	900	PBRA	Year Built: 1982 2015 Rehab	
Four-Bedroom 4 BR vacancy rate							
TOTALS	4.2%	48	2				
							Last Rent Increase
Laundry Faci Tennis Court Swimming Po Club House Garages Playground Access/Secur Fitness Cente	ool ity Gate	M D G W		osal tion	wst Utili Furr X Air C X Drap X Cabl	place ties Included nished Conditioning	Specials Waiting List WL=2 (2BR) Subsidies Sec 515/Sec 8; PBRA=48

Comments: Managed by CAHEC; Jan said the three bedroom will be filled as soon as the unit is ready



	No. of U	nits	Baths	Vacant	Size (s.f.)	Rent	Complex:	Map Nu
Efficiency/Studie	0						Village St. Claire	1
One-Bedroom 1 BR vacancy rate	0.0%	16	1	0	600	PBRA	201 E. Hospital St. Manning (4-22-22)	
Two-Bedroom 2 BR vacancy rate	0.0%	24	1	0	791	PBRA	803-435-4081 - property 336-760-8100 - mgt. co.	r
Three-Bedroom		8	1	0	955	PBRA	Year Built: 1984	
3 BR vacancy rate	0.0%		-	Ť				
Four-Bedroom								
4 BR vacancy rate								
TOTALS	0.0%	48		0				
							Last	Rent Increa
Amenities x Laundry Facil Tennis Court Tennis Court Swimming Po Swimming Po	,	_	x Ra	es frigerator nge/Oven crowave O		Unit Feature — Firep — Utili — Furm	place Spect	ials
Club House Garages Playground Access/Secur Fitness Cente Other	ity Gate		Dis Ga W/ Wa	shwasher rbage Disp /D Connec asher, Drye iling Fan	osal tion	$\begin{array}{c c} x & Air C \\ \hline x & Drap \\ \hline x & Cabl \\ \hline & Free \end{array}$	Conditioning bes/BlindsWaiti WL=cableSubsInternetSec 5	

Comments: Managed by Landura; Unable to update information after numerous attempts with the property and management company - it is assumed there are still no vacancies and a waiting list



	No. of Units	Baths	Vacant	Size (s.f.)	Rent	Complex:	Map Nur
Efficiency/Studio)					Westwood	
One-Bedroom	3	1	UR	684	PBRA	1028 Westwood Dr.	
1 BR vacancy rate	3	1	UR	684	PBRA	Manning	
	4	1	UR	684	PBRA	Anne (4-12-22) 803-435-8592	
Two-Bedroom	8	1	UR	1036	PBRA		
2 BR vacancy rate	8	1	UR	1036	PBRA		
	10	1	UR	1036	PBRA		
						Year Built:	
Three-Bedroom	4	1.5	UR	1064	PBRA	1974	
3 BR vacancy rate	4	1.5	UR	1064	PBRA	2022 Rehab	
·	4	1.5	UR	1064	PBRA		
Four-Bedroom							
4 BR vacancy rate							
TOTALS	48		0				
						Last	Rent Increase
menities	А	ppliance	s		Unit Features	1	

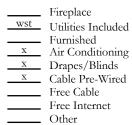
Amenities

<u> </u>
Tennis Court
—— Swimming Pool
——— Club House
— Garages
<u>x</u> Playground
Access/Security Gate
<u>x</u> Fitness Center
* Other

Appliances

Refrigerator - Range/Oven - Microwave Oven _ Dishwasher Garbage Disposal W/D Connection Washer, Dryer _ Ceiling Fan _ Other

Unit Features



Specials

Waiting List WL=few

Subsidies LIHTC (30%, 50% & 60%)/Sec 8; PBRA=48

Comments: 2020 LIHTC allocation; *Computer center and community room; The rehabilitation is scheduled to begin soon, but the property is currently still only a Section 8 property

15 Interviews

The following interviews were conducted regarding demand for the subject.

15.1 Economic Development

According to Clarendon County Economic Development no companies have announced openings or expansions in the last year.

Since the pandemic started several new companies have opened at the Clarendon County Industrial Park, creating more than 345 jobs.

According to the 2021 and 2022 South Carolina Layoff Notification Reports, no companies in Clarendon County have announced layoffs or closures in the past year.

16 Rehab Appendix

16.1 Scope of Work

Construction Cost Addendum		CBI Propos	ea co	at Addendun					
NOTE: Line items highlighted in RED are intended to									
ite Work	Q	tγ		Unit Pric			Total Cost	Material Information / Notes/ Comments	
learing/Grubbing		ACRE]	Per ACRE	\$	-		
rosion Control		ACRE	6	10.000.00	Per ACRE	\$			
xcavate Lot To Proper Grade	1	CY	\$	16,000.00	Per CY	\$	16,000.00	Allowance for positive site drainage	
mport/Export		CY LE			Per CY Per LF	Ş	-		
Nater Line to Street & Tie-In Nater Meters, not including tap & Impact fees		EA			Per LF	\$ S	-	•	
Sanitary Line To Street & Tie-In		LF			Per LA	⇒ S		4	
Sanitary Line To Street & He-In Sanitary Sewer Manhole/Structure	6	EA EA	\$	10,000.00	Per LF Per EA	\$	- 	Jet & Camera - Cost estimated per building	
Sanitary Sewer Lift Station	.0	EA	5	10,000.00	PerEA	\$	00,000.00	Set & Carleia - Cost estimated per building	
Storm Sewer		LA			PerLF	S		-	
Storm Sewer Manhole/Inlet Structure		EA			Per EA	\$			
Sas Line- Complete		LF			PerLF	\$		•	
Electric/Power Line To Unit		LF			PerLF	\$			
Site Lighting-Complete- Per Light Pole		POLES			Per POLE	\$			
Concrete Driveway- Finished	1	SY			Per SY	Ş			
Concrete Sidewalk - Einished	2860	SY	S	10,75	Per SY	ŝ	30,745,00	This is in SF	
Concrete Curb & Gutter	280	LF	S	24.00	Per LF	Š		At accessible ramps and parking	
Parking Lot- Stone Base & Asphalt	43125	SY	S	2.99	Per SY	\$		This is in SF of overlay and includes 4100 sf of base course	
Heavy Duty Paving - Stone Base & Asphalt		SY			Per SY	\$	-		
Parking Striping & Signage	1	LS	\$	6,500.00	Per LS	\$	6,500.00		
Demolition of Existing Structures/Buildings		EA			Per EA	Ş	-		
Demolish/Dispose of Concrete		CY			Per CY	\$	-	1	
Demolish/Dispose of Asphalt		CY			Per CY	\$	-	1	
Bollards	8	EA	\$	350.00	Per EA	\$	2,800.00		
Remove and Replace Concrete	230	SF	S	25.42		\$	5,846.60	To remove and replace concrete slabs for Accessibility Unit	
Total Cost					-	\$	257,555.35		
andscaping, Hardscaping & Amenities	Q	tγ		Unit Pric	e		Total Cost		
andscaping	4.19	ACRE	S	16,200.00	Per ACRE	S	67,878.00		
rrigation	1	ACRE	s	57.947.00	Per ACRE	S	57,947.00	1	
Vonument Sign	1	EA	ŝ	3,000.00	Per EA	\$	3,000.00		
Gazebo	1	EA	S	50,416.42	Per EA	S		Includes Gazebo, pavillion	
Mail Center	1	EA	s	12,500.00	Per EA	\$	12,500.00		
Benches	3	EA	ŝ	1.000.00	Per EA	Ś	3,000.00	•	
Bike Racks		EA	*	2,000.00	Per EA	\$		-	
Playground, Complete	1	EA	¢.	15,500.00	Per EA	Š	15,500.00		
ot Lot, Complete		FA	*	10,000.00	Per EA	Ş		•	
Dumpster Pad & Fencing- Complete	2048	EA	S	16.43	Per EA	S	33,648,64	This is SF and includeds accessible dumpster pads, aprons	
Site Retaining Walls & Fall Protection		SF	Ť		Per SF	Ś	-		
encing, Temporary		LE			Per LF	\$	-		
Fending, Permanent		LF			Per LF	\$			
Demolition of Fencing		LF			Per LF	\$	-		
Open Line Item For Developer's Use As Needed					1	Ş			
Open Line Item For Developer's Use As Needed						\$	-	1	
Total Cost						\$	243,890.06	1	
Concrete	Q	tγ		Unit Pric	e		Total Cost		
Concrete Footings, complete		CY			Per CY	\$	-	1	
ermite Pretreatment		SF			Per SF	\$	-		
Concrete Slab On Grade, ind. gravel & vapor barrier		SF			Per SF	\$	-		
Concrete SOG Porches		CY			Per CY	\$	-	1	
levated Porch concrete & waterproofing		SF			Per SF	\$	-		
levated Breezeways & Landings Concrete		⊊.			Per SF	Š	-		
Sypcrete Flooring		SF			Per SF	ŝ		1	
Demolish/Dispose of Concrete		CY			Per CY	\$	-		
Open Line Item For Developer's Use As Needed					10000 0000	Š	-		
						Ş		1	
Open Line I tem For Developer's Use As Needed									
Open Line Item For Developer's Use As Needed Total Cost						\$		1	
Total Cost	0	tv		Unit Prid	e	\$	- Total Cost		
	Q			Unit Pric			- Total Cost -		
Total Cost Masonry	Q	tγ SF SF		Unit Prio	e PerSF PerSF	\$ \$ \$	- Total Cost -		
Total Cost Masonry Concrete Block Brick Veneer	Q	SF		Unit Prio	Per SF	\$ \$	- Total Cost - -		
Total Cost Vlasonry Concrete Block Carlck Veneer Vlasonry Steps	Q	SF SF RISER		Unit Prio	Per SF Per SF Per RISER	\$ \$ \$	- Total Cost - - -		
Total Cost Mesonry Concrete Block Arick Veneer Vlasonry Steps Demolition of Concrete Block	Q	SE SE		Unit Prid	Per SF Per SF Per RISER Per SF	\$ \$ \$ \$	- Total Cost - - - -		
Total Cost Concrete Block Grick Veneer Vasionry Steps Demolition of Concrete Block Demolition of Brick	6	SF SF RISER SF SF	S		Per SF Per SF Per RISER Per SF Per SF	\$ \$ \$	-		
Total Cost Masonry Concrete Block Arick Veneer Masonry Steps Demolition of Brick Demolition of Brick Use Point Existing Brick		SF SF RISER SF SF BLDG	S S	Unit Prid 720.00 1.350.00	Per SF Per SF Per RISER Per SF Per SF Per BLDG	\$ \$ \$ \$ \$	- - - - 4,320.00		
Total Cost Concrete Block Grick Veneer Vasionry Steps Demolition of Concrete Block Demolition of Brick	6	SF SF RISER SF SF	\$ \$ \$	720.00	Per SF Per SF Per RISER Per SF Per SF	\$ \$ \$ \$ \$ \$ \$	-		
Total Cost Concrete Block Jarick Veneer Vlasonry Steps Demolition of Concrete Block Demolition of Concrete Block Demolition of Concrete Block Demolition of Barick ressure Wash Existing Brick & Stdewalk	6	SF SF RISER SF SF BLDG BLDG	\$	720.00 1,350.00	Per SF Per RISER Per SF Per SF Per BLDG Per BLDG	\$ \$ \$ \$ \$ \$ \$ \$ \$	- - 4,320.00 8,100.00 12,420.00		
Total Cost Masonry Concrete Block Arick Veneer Masonry Steps Demolition of Brick Demolition of Brick Oremolition of Brick Oremolition of Brick Pressure Wash Existing Brick & Sidewalk Total Cost Vietals	6	SF SF RISER SF BLDG BLDG BLDG	\$ \$	720.00	Per SF Per SF Per RISER Per SF Per BLDG Per BLDG	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- - - 4,320.00 8,100.00		
Total Cost Wasonry Concrete Block Concrete Block Vasonry Steps Demolition of Concrete Block Demolition of Brick Pressure Wash Existing Brick Pressure Wash Existing Brick Vetals Vetals Ulty enclosed Stafrs & Ralis, non gaivanized	6	SF SF RISER SF SF BLDG BLDG	\$	720.00 1,350.00	Per SF Per RISER Per SF Per SF Per BLDG Per BLDG	\$ \$ \$ \$ \$ \$ \$ \$ \$	- - 4,320.00 8,100.00 12,420.00		
Total Cost Masonny Concrete Block Orker Veneer Wasonny Steps Demolition of Brick Demolition of Brick Demolition of Brick Demolition of Brick Demolition of Brick Demolition of Brick Pressure Wash Existing Brick & Sidewalk Total Cost Total Cost Total Cost Vetals Fully enclosed Stairs & Rails, non-galvanized	6	SF SF RISER SF BLDG BLDG BLDG RISER	\$	720.00 1,350.00	Per SF Per SF Per RISER Per SF Per SF Per BLDG Per BLDG Per BLDG	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- - 4,320.00 8,100.00 12,420.00		
Total Cost Masonry Concrete Block Concrete Block Parcel Veneer Wasonry Steps Permolition of Brick Permolition of Brick Permolition of Brick Pressure Wash Existing Brick & Sidewalk Pressure Wash Existing Brick & Sidewalk Total Cost Vetals Uily enclosed Stairs & Ralls, non-galvanized Exister or Stairs & ralls, galvanized Exister or Stairs & ralls, galvanized	6	SF RISER SF BLDG BLDG BLDG RISER RISER LF	\$ \$ \$	720.00 1,350.00	Per SF Per SF Per RISER Per SF Per BLDG Per BLDG Per BLDG Per RISER Per RISER Per LF	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- - 4,320.00 8,100.00 12,420.00		
Total Cost Wasonry Concrete Block Concrete Block Vasonry Steps Demolition of Concrete Block Demolition of Brick rack Point Existing Brick Vash Point Existing Brick Vash Existing Brick & Stdewalk Vetals Vetals Uily enclosed Stairs & Rails, non-galvanized Exterior Stairs & rails, galvanized Intels, galvanized Intels, galvanized Untels Upport Column	6	SF SF RISER SF BLDG BLDG BLDG RISER RISER EA	\$ \$ \$	720.00 1,350.00	Per SF Per RISER Per RISER Per SF Per BLDG Per BLDG Per RISER Per RISER Per LF Per EA	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- - 4,320.00 8,100.00 12,420.00		
Total Cost Masonny Concrete Block Concrete Block Strick Veneer Wasonny Steps Demolition of Brick Oreasure Block Pressure Wash Existing Brick Cost Vetals Total Cost Vetals Uilly enclosed Stairs & Ralis, non-gaivanized Lintels, gaivanized Lintels, gaivanized Lintels, gaivanized Lintels, gaivanized Uillevator Steel, (beam, liadder, grate)	6	SF RISER SF BLDG BLDG BLDG RISER RISER LF EA EA	\$ \$ \$	720.00 1,350.00	Per SF Per RISER Per SF Per SE Per BLDG Per BLDG Per RISER Per RISER Per LF Per EA Per EA	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- - 4,320.00 8,100.00 12,420.00		
Total Cost Wasonry Concrete Block Concrete Block Vasonry Steps Demolition of Concrete Block Demolition of Brick Pressure Wash Existing Brick Vasonry Steps Total Cost Vetals Uly enclosed Stairs & Ralls, non-galvanized Untels, galvanized Untel	6 6 Q	SF SF RISER SF BLDG BLDG BLDG RISER RISER LF EA EA EA LF	\$ \$ \$	720.00 1,350.00 Unit Pric	Per SF Per SF Per RISER Per SF Per SF Per BLDG Per BLDG Per RISER Per LF Per EA Per LF	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	4,320.00 8,100.00 12,420.00 Total Cost		
Total Cost Masonny Concrete Block Concrete Block Strick Veneer Wasonny Steps Demolition of Brick Oreasure Block Pressure Wash Existing Brick Cost Vetals Total Cost Vetals Uilly enclosed Stairs & Ralis, non-gaivanized Lintels, gaivanized Lintels, gaivanized Lintels, gaivanized Lintels, gaivanized Uillevator Steel, (beam, liadder, grate)	6	SF RISER SF BLDG BLDG BLDG RISER RISER LF EA EA	\$ \$ \$	720.00 1,350.00	Per SF Per RISER Per SF Per SE Per BLDG Per BLDG Per RISER Per RISER Per LF Per EA Per EA	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- - 4,320.00 8,100.00 12,420.00		

att Hoor. Jokk/True System 9:7 Per 9:7 S								
Date Right System S Per S S Per S S Deak Joint System S Per S S S S Deak Joint System S Per S S S S Deak Joint System S <td>Framing / Rough Carpentry</td> <td>Q</td> <td></td> <td></td> <td>Unit Pric</td> <td></td> <td></td> <td>Total Cost</td>	Framing / Rough Carpentry	Q			Unit Pric			Total Cost
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Date Joints System Part P Part P S Part P S Part P S Startof Will Sharthing 142.63 SP S<								-
2/F Torogan & Group Rog Searching 9/F 9/F 9/F 9/F 9/F 5 - Syspam.First Rated Wail Sheathing 4 9/F 8/F Per 9/F 5 - Syspam.First Rated Wail Sheathing 42.65 9/F 5 50.00 Per 9/F 5 - Social Wail Complete 9/F Per 9/F 5 - - Per 9/F 5 -							Design of the second	-
Exterior Wall Sheathing SP Per SP S	Deck Joists System	1						-
System / The Rated Weil Searching 9 7 <th7< th=""> 7 7 <</th7<>								-
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Stati Wall Complete SP Per SP S	Gypsum/Fire Rated Wall Sheathing							-
Framing Labor SP Prof SP S Demolfal focal System SP Per SP S - Demolfal focal System Total Cost S S - Mindor Casing/Trim EA Per FA S - Sec Casing/Trim EA Per FA S - Sec Casing/Trim EA Per FF S - Sec Casing/Trim EA S 73.5 Per FF S Sec Casing/Trim EA S 73.5 Per FF S - Sec Casing/Trim EA S 73.5 Per FF S - Sec Casing/Trim EA S 73.5 Per FF S -		142.63		\$	50.00		-	7,131.50
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Brance and Replace Stud Wall for Accessible Common 1 LS S 6,000.00 Lump Sum S 6,000.00 Open Unite Time To Develops''s Use As Neesid Total Cost S 1,131.15.0 Time Care and the accessible Common Per LA S 1,213.15.0 Dec Casing/Trim EA Unit Prise S 1,213.15.0 Dec Casing/Trim EA Per LF S - - Date Main/Trim LF Per LF S - <td></td> <td></td> <td></td> <td></td> <td>1</td> <td></td> <td></td> <td>-</td>					1			-
Open Line lizer Developer's Use As Needed Image S S S Finda' Turin Carpentry Cotal Cart Unit Prise Fotal Cast Mindow Calang/Trim EA Per EA \$ - Deer Cast/Trim EA Per EA \$ - Deer Cast/Trim LF Per LF \$ - Stair Ral/Trim LF Per LF \$ - Demolifian Caling/Trim/Chair Ral/Molding LF Per S \$ - Demolifian Caling/Trim/Chair Ral/Molding LF Per S \$ - Demolifian Caling/Trim/Chair Ral/Molding LF Per S \$ - Stair Ral/Trim Cotal Cast S 2,0,000 Per S \$ Stair Ral/Trim					0.000.00		-	-
Total Cost SQ Unit Prior Total Cost Window Casing/Trim EA Window Casing/Trim Per EA S Door Casting/Trim LF Per LF S S Door Casting/Trim LF Per LF S S Doar Casting/Trim LF Per LF S S Courts ModRing/Trim LF Per LF S S Courts ModRing/Trim LF Per LF S S Wood ShekVing LF Per LF S S Ormolfan (Ether Casing/Trim/Chair Rel/ModRing LF Per LF S Z Saeboard, Shoe ModI Casing, Common Areast L LA S Z<		1	LS	\$	6,000.00	Lump Sum		6,000.00
Initial TrimUNUNUNTotal CastDoor CastryTrimEAPer EA\$-Door CastryTrimEAPer EA\$-Daw MoldingTrimEAPer EA\$-Door CastryTrimEPer EA\$-Door CastryTrimEPer EA\$-Stair RAJTrimEPer E\$-Stair RAJTrimEPer E\$-Stair RAJTrimEPer E\$-Stair RAJTrimEPer E\$-Stair RAJTrimEPer E\$-Stair RAJTrimEPer E\$-Door CastryTrimEPer E\$-Domolfan CalingTrim/Chair RAJMoldingEPer E\$-Domolfan CalingTrim/Chair RAJMoldingEPer E\$-Domolfan CalingTrim/Chair RAJMoldingEPer E\$-Stair RAJMoldi Casing Units40EA\$7.437.75Per Unit\$RAJES Bat Timulation (Specify R-Value & Inches)EPer E\$RAJES RAT Timulat				1			20200	-
Window Gasing/Trim EA Per EA S - Door Gasing/Trim EA Per LF S - Date Molding/Trim LF Per LF S - Date Molding/Trim LF Per LF S - Date Mal/Trim LF Per LF S - Star Ral/Trim LF Per LF S - Modd Shedwing LF Per LF S - Domelian Kichen Caliney HA S 743.75 Per LH S Domelian Kichen Caliney HA S 743.75 Per LH S 743.75 Damelian Kichen Caliney HA S 743.75 Per Unit S 742.750.00 Bateboard, Shoe Mold Calery Comman Areas 1 EA S 743.75 Per S S - Total Cost Total Cost Total Cost Total Cost North Caliney S - - Total Cost S A07.54 S -<		0	4	r	Limit Dais		Ş	
Deer Caring/Trim EA Per EA S - Crown Molding/Trim LF Per LF S - Crown Molding/Trim LF Per LF S - Dark Ra/Trim LF Per LF S - Stafr Ra/Trim LF Per LF S - Stafr Ra/Trim LF Per LF S - Ond Shading LF Per LF S - Interfor Trim Labor Per LF S - - Demolfs/ Casing/Trim/Chair Ra/TMolding LF Per SF S - Demolfs/ Mold Nucle Strept Proving 40 EA S 72,000 Per LH 2,250,00 Baeboard, Show Mold Casing Common Areas 1 EA S 2,250,00 Per LH 2,250,00 Baeboard, Show Mold Casing Common Areas 1 EA S 2,250,00 Per SF S - Tealsore Yee Mold Asset Staft Boom Non-Interving Boom Trailation SF Per SF S <		ų			onicritic		Ś	Total Cost
Base Moding/Trim UF Per UF S . Chair Bal/Trim UF Per UF S . Chair Bal/Trim UF Per UF S . Star Ral/Trim UF Per UF S . Wood Shewing UF Per UF S . Demolian Ktchen Calinest 40 EA S 10000 S .								
Crown Molding/Trim IF Per IF S . Stair Rai/Trim IF Per S S . . Stair Rai/Trim IF Per SF S .								-
Chair Ray/Trim LF Per LF S . Wood Sheving LF Per LF S . Wood Sheving LF Per LF S . Demolish Kitchen Caling/Trim/Chair Rail/Molding LF Per LF S . Demolish Kitchen Calinets 43 EA S 743.75 Per Unit S 243.500 Per LF S . . 243.500 Per LF S . . . 243.500 Per LF S . . . 243.500 Per SF S .								
State Rail/Trim LF Par LF S - nmetra/Trim Labor LF Par LF S - nmetra/Trim Labor LF Par LF S - parolish Casing/Trim/Chair Rail/Molding LF Par LF S - parolish Casing/Trim/Chair Rail/Molding LF Par LF S 2,95000 parolish Casing/Trim/Chair Rail/Molding LF A S 7,873.5 Per LH S 2,95000 parolish Casing/Trim/Chair Rail/Molding LF A S 2,25000 Per LH S 3,81,50.00 mailaition Total Cost Total Cost Total Cost Total Cost Total Cost mailaition (specify R-Value & Inches) SF Per SF S - - parolish Actic Inaulation (specify R-Value & Inches) SF Per SF S - parolish Actic Inaulation SF Per SF S - - parolish Actic Inaulation SF Per SF S - -	Choir Boll /Trim		-					
Wood Sheving LF Per LF S - Demolish Casing/Trim/Chair Rail/Molding LF Per LF S - Demolish Clashed Casing/Trim/Chair Rail/Molding 43. EA S 743.75 Per LA S 6,150.00 Baeboard, Shoe Mold Casing Common Areas 1 EA S 743.75 Per Unit S 22,050.00 Baeboard, Shoe Mold Casing Common Areas 1 EA S 743.75 Per Unit S 22,050.00 Baeboard, Shoe Mold Casing Common Areas 0tr Unit Price Total Cost S 743.75 Per Unit S 2,050.00 Baeboard, Shoe Mold Casing Common Areas 0tr Unit Price Total Cost Total Cost Per SF S - Baeboard, Shoe Mold Casing Common Areas 5 Baeboard, Shoe Mold Casing Common Areas S - - Total Cost Per SF S - - - - - - - - - - - - - -								
Interfer SF Per SF S Demolish Castry find/Dair Rel/Molding LF Per LF S Demolish Kitzhen Cabineta 431 EA S 130,000 Per LF S Demolish Kitzhen Cabineta 431 EA S 130,000 Per LF S 2,0,750,00 Baeboard, Shoe Mold Casing Common Areas 1 EA S 2,250,00 Total Cost S - <								
Demolis Casing/Trim/Chair Rai/Molding LF Per UF S			-					-
Demolish Kitchen Cabinets 43. EA S 130,000 Per KA S 6,150,000 Baseboard, Shoe Wold Casing Common Areas 1 EA S 2,250,00 Per Unit S 2,250,00 Baseboard, Shoe Wold Casing Common Areas 1 EA S 2,250,00 Per Unit S 2,250,00 Malls- Batt Insulation (Specify R-Value & Inches) SF Unit Price Total Cost Total Cost Malls- Batt Insulation (Specify R-Value & Inches) SF Per SF S - Onors Batt Insulation (Specify R-Value & Inches) SF Per SF S - Demolish Attic Insulation SF Per SF S - Demolish Attic Insulation SF Per SG S - Second S & Gutters QV Unit Price Total Cost Total Cost Reading & Gutters Nowspouts LiF Per SQ, S - Second S & Gutters & Conspouts LiF Per SQ, S - - Second S & Gutters <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>*</td></td<>								*
Baseboard, Shoe Mold Casing Linits 40 EA S 743.27 Per Unit S 2.280.00 Baseboard, Shoe Mold Casing Common Areas 1 EA S 2.280.00 Per Unit S 2.250.00 Walls-Batt Insulation (Specify R-Value & Inches) SF Per SF S - Formalis Walls Ast Insulation (Specify R-Value & Inches) SF Per SF S - Marks-Ras Blown-In Recycled Calludes SF Per SF S - Bamboard, Shae Mold Casing Common SF Per SF S - Bernolfs Walls / Floor Insulation SF Per SF S - Bernolfs Walls / Floor Insulation to achieve R 38 6 BLOG S 4,407.54 S 2,645.24 Dem Olfs Marks / Shingler,Fet / Accessories SQ Vister SC S - - Roofing & Gutters Squares SQ Vister SC S - - Sutters / Covers (no flat mexh) LF Per SQ, S S - - Sutters /		61	EI.	¢	150.00			6 150 00
Baseback, Shoe Mold Casing Common Areas 1 EA S 2,250,00 Per Unit S 2,250,00 Insulation Ots Ots Statissical Statis								
Total Cost \$ 38,150.00 Walls- Batt insulation (Specify R-Value & Inches) Gr Unit Price Total Cost Walls- Batt insulation (Specify R-Value & Inches) SF Per SF \$ - Natics R-33 Blown-In Recycled Cellose SF Per SF \$ - Mattics R-33 Blown-In Recycled Cellose SF Per SF \$ - Demolish Walls Floor Insulation SF Per SF \$ - Bemowe/Replace Blown Insulation to achieve R3 6 BLOG \$ 4,407,54 \$ 26,445.24 Roofing & Gutters Qty Unit Price \$ 26,445.24 \$ Roofing & Gutters Qty Unit Price \$ 26,445.24 \$ Roofing & Gutters Qty Unit Price \$ 26,445.24 \$ Roofing & Gutters SQ Per SD \$ - \$ 26,445.24 Suters & Downspouts LF Per EA \$ - \$ 16,415.24 \$ - Suters & Downspouts LF								
Insulation Oty Unit Price Total Cost Walls Batt Insulation (Specify R-Value & Inches) SF Per SF \$ Floors-Batt Insulation (Specify R-Value & Inches) SF Per SF \$ Floors-Batt Insulation (Specify R-Value & Inches) SF Per SF \$ Demolish Actionaulation SF Per SF \$ Demolish Actionaulation SF Per SF \$ Semone/Replace Blown Insulation SF Per SF \$ Remove/Replace Blown Insulation to achieve R 38 6 BLOG \$ 4,407.54 \$ 26,445.24 Open Une Item For Developer's Use As Needed IF Per SF \$ - 5 26,445.24 Staturs Covers (or Bate meth) LF Per SC \$ - 3 26,445.24 Staturs Covers (or Bate meth) LF Per SC \$ - - 5 - - 5 - - - 5 - - - 5 - - - - -	Describer d, Shoe Wold Casing Common Areas	1	EA	5	2,250.00	PerUnit		
Walls-Batt Insulation (Specify R-Value & Inches) SF Per SF S Total Cost SF Per SF S - Attics-R-38 Blown-In Recycled Cellulose SF Per SF S - Attics-R-38 Blown-In Recycled Cellulose SF Per SF S - Demolith Walls / Floor Insulation SF Per SF S - Demolith Attic Insulation to achieve R 33 6 BLDG S 4,477,54 S 26,4452.04 RemoveRsplace Blown Insulation to achieve R 33 6 BLDG S 4,477,54 S 26,4452.04 S 26,44				-			\$	
Floors-Battinsulation (Specify R-Value & Index) SF Per SF S . Attics-R-38 Blowm-in Recycled Cellulose SF Per SF S . Attics-R-38 Blowm-in Recycled Cellulose SF Per SF S . Demolifs Attic Insulation SF Per SF S . Demolifs Attic Insulation SF . Per SF S . RemoveReplace Blown insulation to achieve R 38 6 BLDG S 4.407.54 S 26,445.24 Demolifs Attic Insulation SG Per SQ S . 764.264.24 RemoveReplace Blown insulation to achieve R 38 Oty Unit Price Total Cost S . 764.45.24 RemoveReplace Blown insulation to achieve R 38 Cty Unit Price Total Cost . 764.36.24 . <t< td=""><td></td><td>Q</td><td></td><td></td><td>Unit Pric</td><td></td><td>6</td><td>I otal Cost</td></t<>		Q			Unit Pric		6	I otal Cost
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Remove/Replace Blown Insulation to achieve R 33 6 BLDG \$ 4,407.54 \$ 26,445,24 Open Unit tem For Developer's Use As Needed S 26,445,24 S 26,445,24 Working Sutters SQ Per SQ, S - 7ctal Cost Total Cost Weat Rooting, Sutters SQ Per SQ, S -								-
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Total Cost \$ 26,485,24 Roofing & Gutters Qty Unit Prior Total Cost New Roof-Asphalt Shingley,Felt/Accessories SQ Per SQ, S Metal Roofing SQ Per SQ, S Gutters & Oownspouts LF Per LF S Sutters Covers for Bat meth) LF Per LF S Sutters Covers for Bat meth) LF Per LF S Semow2D/Ispose existing roofing & felt SQ Per SQ, S Remove/Dispose existing roofing & felt SQ Per LF, S 1.5 Remove/Dispose eduters/Oownspouts LF Per LF, S 1.17,431,22 Open Line tem For Developer's Use AssNeeded S 1.17,431,22 S 1.17,431,22 Unity for Carenet Fiber Soffit LF Per SF, S - Vinyl or Carenet Fiber Soffit LF Per SF, S - Vinyl Soffing Fasion SF, Per SF, S - Fiber Cement Board Siding - Plank Type SF, Per SF, S<		6	BLDG	\$	4,407.54		1000	26,445.24
Roofing & Gutters Otty Unit Price Total Cost New Roof-Asphal ShingleyFelt/Accessories SQ Per SQ, S								-
New Roof-Asphalt Shingles/Fet/Accessories SQ Per SQ, S - Gutters & Downspouts UF Per SQ, S - Gutters & Downspouts UF Per LF S - Gutters Covers for Bat meth) UF Per LF S - Remove/Dispose existing rooting & feit SQ Per SQ, S - Remove/Dispose existing rooting & feit SQ Per SQ, S - Soof & Ridge Vent All Buidings 6 BLDG S 19,571,877 S 117,431,22 Open Une Item For Developer's Use As Needed Image G Per SP, S - - Stating / Soffit / Fascia Qty Unit Price Total Cost S 117,431,22 Stating / Soffit / Fascia Qty Unit Price S - - Nubber Tober Soffit Lif Per SP, S - - - - - - - - - - - - - - - -	I I I I I I I I I I I I I I I I I I I							
Metal Rooting SQ Per EQ S Sutters & Downspouts LF Per EA S File in Root Drains Underground EA Per EA S Sutters & Downspouts LF Per EA S Sutters Covers (no file mesh) LF Per EA S Remove/Dispose Gutters //Downspouts LS Per SQ, S S Remove/Dispose Gutters //Downspouts LS Per LS S Cost & Ridge Vent All Buildings 6 BLDG \$ 117,431.22 Cost Uner term For Developer's Use As Needed S 117,431.22 S 117,431.22 Stating / Sofft / Fascia Cty Unit Price Total Cost S 117,431.22 Stating / Sofft / Fascia Cty Unit Price S 117,431.22 S 117,431.22 Stating / Sofft / Fascia Cty Unit Price Total Cost S 117,431.22 S 117,431.22 S 117,431.22 S 117,431.22 S 117,431.22 S 117,431.22 S <	Poofing & Gutters	~	tv		Linit D-1	<u>a</u>	4	
Gutters & Downspouts LF PPE FF S - Gutters & Downspouts EA Per EA S - Gutters Covers (no flat mesh) LF Per EA S - Ramove/Dipose existing (rooling & felt SQ Per SQ, S - Ramove/Dipose existing (rooling & felt SQ Per SQ, S - Ramove/Dipose edisting /Ownspouts LS Per LS S - Noof & Ridge Vent All Buildings 6 BLDG S 19,571,877 S 117,431,22 Open Une Item For Developer's Use As Needed V Unit Price Total Cost Total Cost Total Cost Total Cost S - Nubberized Hashing at Doors/Windows EA Per SF S - - Total Cost -	Roofing & Gutters	Q			Unit Pric			
Title in Boof Drains Underground EA Per LA S - Remove/Dispose existing rooting & fait. SQ. Per VQ. S - Remove/Dispose existing rooting & fait. SQ. Per LS S - Remove/Dispose existing rooting & fait. SQ. Per LS S - Remove/Dispose existing rooting & fait. SQ. Per LS S 117,431.22 Open Line tem For Developer's Use As Needed S 117,431.22 S 117,431.22 Open Line tem For Developer's Use As Needed SF Per SF S - S - Uses Wrizh-Ekling at Doors/Windows EA SF Per SF S - - S - Vinyl or Cement Riber Soffit LF LF Per SF S - <td< td=""><td>New Roof- Asphalt Shingles/Felt/Accessories</td><td>Q</td><td>SQ</td><td></td><td>Unit Pric</td><td>Per SQ.</td><td>\$</td><td></td></td<>	New Roof- Asphalt Shingles/Felt/Accessories	Q	SQ		Unit Pric	Per SQ.	\$	
Sutters Covers (no flat mesh) IF Per IF S Ramove/Dispose dutter /Downspouts LS Per SQ, S Romove/Dispose dutter /Downspouts LS Per SQ, S Stating / Soft / Fascia C S 117,431.22 Routber/Text Vult Price Total Cost S House Wrap-Fully Taped SF Per SF S - House Wrap-Fully Taped SF Per SF S - House Wrap-Fully Taped SF Per SF S - Fiber CementBoard Siding-Plank Type SF Per SF S - Fiber CementBoard Siding-Shingle Type SF Per SF S - Fiber CementBoard Siding-Shingle Type SF Per SF S - Scereend In Park Ins LF Per SF S </td <td>New Roof- Asphalt Shingles/Felt/Accessories Metal Roofing</td> <td>Q</td> <td>SQ SQ</td> <td></td> <td>Unit Pric</td> <td>Per SQ. Per SQ.</td> <td>\$ \$</td> <td></td>	New Roof- Asphalt Shingles/Felt/Accessories Metal Roofing	Q	SQ SQ		Unit Pric	Per SQ. Per SQ.	\$ \$	
Remove/Dispose existing rooting & feit SQ Per LS S	New Roof- Asphalt Shingles/Felt/Accessories Metal Roofing Gutters & Downspouts	Q	SQ SQ LF		Unit Prio	Per SQ. Per SQ. Per LF	\$ \$ \$	
Remove/Dispose Gutter/JCownsports I.S Per I.S \$ Roof & Ridge Vent All Buildings 6 BLDG \$ 117,431.22 Roof & Ridge Vent All Buildings 6 BLDG \$ 117,431.22 Stains / Soft / Fascia Cot \$ 117,431.22 Stains / Soft / Fascia Cty Unit Price Total Cost House Wrap-Fully Taped SF Per S \$ Rubberized Flashing at Doors/Windows E A Per S \$ Vinyl or CementFiber Soffit LF Per S \$ Fiber CementBoard Siding-Plank Type SF Per SF \$ Fiber CementBoard Siding-Shingle Type SF Per SF \$ Sceneed In Porth Trim E A Per SF \$ \$	New Roof-Asphalt Shingles/Felt/Accessories Metal Roofing Gutters & Downspouts Tie in Roof Drains Underground	Q	SQ SQ LF EA		Unit Pric	Per SQ. Per SQ. Per LF Per EA	\$ \$ \$	
Bubb S 117,431,22 Open Une Item For Developer's Use As Needed S 117,431,22 Open Une Item For Developer's Use As Needed S 117,431,22 Stiding / Soffit / Fascia Qty Unit Price Total Cost Stiding / Soffit / Fascia Qty Unit Price Total Cost Stiding / Soffit / Fascia Qty Unit Price Total Cost Nubber Item Soffit / Soffit / Fascia Qty Unit Price Total Cost Stiding / Soffit / Fascia Qty Unit Price Total Cost Stiding / Soffit / Fascia Qty Unit Price Total Cost Stiding / Soffit	New Roof-Asphalt Shingles/Felt/Accessories Metal Roofing Gutters & Downspouts Tie in Roof Drains Underground Gutters Covers (no flat mesh)	Q	SQ SQ LF EA LF		Unit Pric	Per SQ. Per SQ. Per LF Per EA Per LF	\$ \$ \$ \$ \$	
Open Unite Item For Developer's Use As Needed S S Siding / Soffit / Fascia Qty Unit Price Total Cost Siding / Soffit / Fascia Qty Unit Price Total Cost Subbritzed Flashing at Doors/Windows EA Per SF \$ Viny for Cement Fiber Soffit LF Per SF \$ Viny for Cement Fiber Soffit LF Per SF \$ Viny for Cement Board Siding- Plank Type SF Per SF \$ Fiber Cement Board Siding- Shingle Type SF Per SF \$ Fiber Cement Board Siding- Shingle Type SF Per SF \$ Fiber Cement Board Siding- Shingle Type SF Per SF \$ Forch Column Surrounds 1 EA Per FA \$ 3,500.00 Viny Railing SF Per SF \$ - - - Remove/Dispose Siding SF Per FA \$ 12,4959.93 - Remove/Dispose Porth Columns EA Per FA \$ 12,4959.93 - <td< td=""><td>New Roof- Asphalt Shingles/Felt/Accessories Metal Roofing Gutters & Downspouts Tife In Roof Drains Underground Gutters Covers (no flat mesh) Remove/Dispose existing roofing & felt</td><td>Q</td><td>SQ SQ LF EA LF SQ</td><td></td><td>Unit Pric</td><td>Per SQ. Per SQ. Per LF Per EA Per LF Per SQ.</td><td>\$ \$ \$ \$ \$ \$ \$</td><td></td></td<>	New Roof- Asphalt Shingles/Felt/Accessories Metal Roofing Gutters & Downspouts Tife In Roof Drains Underground Gutters Covers (no flat mesh) Remove/Dispose existing roofing & felt	Q	SQ SQ LF EA LF SQ		Unit Pric	Per SQ. Per SQ. Per LF Per EA Per LF Per SQ.	\$ \$ \$ \$ \$ \$ \$	
Total Cost \$ 117/431.22 Siding / Safit / Fascia Oty Unit Price Total Cost House Wrap-Fully Taped SF Per SF \$ - Aubberitzed Flashing at Doors/Windows EA Per FA \$ - Nurber Cement Fiber Soffit LF Per SF \$ - Fiber Cement Board Siding-Plank Type SF Per SF \$ - Fiber Cement Board Siding-Plank Type SF Per SF \$ - Fiber Cement Panels EA Per SF \$ - Sceened In Porch Trim EA Per SF \$ - Ramove and Replace House Wrap, Hardle Siding, Fascia 6 8LDG \$ 20,828.33 per BLDG \$ 124,969.96 Sutters, guards, Downspouts and Splash Blocks 6 8LDG \$ 4,060.00 per BLDG \$ 24,380.00	New Roof- Asphalt Shingles/Felt/Accessories Metal Roofing Gutters & Downspouts Tie in Roof Drains Underground Gutters Covers (no flat mesh) Remove/Dispose existing roofing & felt Remove/Dispose Gutters/Downspouts		SQ SQ LF EA LF SQ LS			Per SQ. Per SQ. Per LF Per EA Per LF Per SQ.	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Total Cost - - - - - - -
Siding / Soffit / Fascia Oty Unit Price Total Cost House Wrap-Fully Taped SF Per SF \$ - House Wrap-Fully Taped SF Per SF \$ - Ubbritzed Flashing at Doors/Windows EA Per SF \$ - Virnyl or Cement Flber Soffit LF Per SF \$ - Flber Cement Board Siding- Plank Type SF Per SF \$ - Flber Cement Board Siding- Shingle Type SF Per SF \$ - Flber Comment Board Siding- Shingle Type SF Per SF \$ - Flber Comment Board Siding- Shingle Type SF Per SF \$ - Flber Comment Board Siding- Shingle Type SF Per SF \$ - Floer Common Surrounds 1 EA Per SF \$ - Screened In Porch Trim EA Per FA \$ 3,500.00 Per EA \$ 3,500.00 Screened In Porch Trim EA 20,528.33 Per EA \$ 124	New Roof- Asphalt Shingles/Felt/Accessories Metal Roofing Gutters & Downspouts Tie In Roof Drains Underground Gutters Course, (no flat mesh) Remove/Dispose existing roofing & felt Remove/Dispose Gutters/Downspouts Roof & Ridge Vent All Buildings		SQ SQ LF EA LF SQ LS	\$		Per SQ. Per SQ. Per LF Per EA Per LF Per SQ.	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
House Wirap-Fully Taged SF Per FA S	New Roof- Asphalt Shingles/Felt/Accessories Metal Roofing Gutters & Downspouts Tife In Roof Drains Underground Gutters Covers (no flat mesh) Remove/Dispose existing roofing & felt Remove/Dispose Gutters/Downspouts Roof & Ridge Vent All Buildings Open Line Item For Developer's Use As Needed		SQ SQ LF EA LF SQ LS	\$		Per SQ. Per SQ. Per LF Per EA Per LF Per SQ.	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Total Cost
Bubbertrad Flashing at Doors/Windows EA Per EA S Vinly for Crement Fiber Soffit UF Per UF S Vinly Siding SF Per SF S Vinly Grament Fiber Soffit SF Per SF S Vinly Grament Board Siding-Plank Type SF Per SF S Fiber Cement Board Siding-Shingle Type SF Per SF S Fiber Cement Board Siding-Shingle Type SF Per SF S Fiber Cement Board Siding-Shingle Type SF Per SF S Fiber Cement Board Siding-Shingle Type SF Per SF S Fiber Cement Board Siding-Shingle Type SF Per SF S Screened In Porch Tilm EA Per SF S Screened In Porch Tilm EA Per SF S Remove/Dipose Siding SF Per SF S Remove and Replace House Wrap, Hardle Siding, Fescal BLDG \$ 20,828.33 per BLDG \$ 24,350.00 Sutters guards, Downspouts and Splash Blocks 6 BLDG	New Root- Asphalt Shingles/Felt/Accessories Metal Roofing Gutters & Downspouts Trie In Roof Drains Underground Gutters Course; no flat mesh) Remove/Dispose existing roofing & felt Remove/Dispose Gutters/Oownspouts Roof & Ridge Vent All Buildings Open Line Item For Developer's Use AsNeeded Total Cost	6	SQ SQ LF EA LF SQ LS BLDG	\$	19,571.87	Per SQ. Per SQ. Per LF Per EA Per LF Per SQ. Per LS	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Total Cost
Virnyl or Cement Fiber Soffit LF Per LF S - Virnyl Sding SF Per SF S - Fiber Cement Board Siding- Plank Type SF Per SF S - Fiber Cement Board Siding- Shingle Type SF Per SF S - Fiber Cement Paral Siding - Plank Type SF Per SF S - Fiber Cement Paral Siding - Shingle Type SF Per LS - - Fiber Cement Paral Siding - Shingle Type SF Per LS - - Port A S, 3, 500.00 Per LS - </td <td>New Roof- Asphalt Shingles/Felt/Accessories Metal Roofing. Gutters & Downspouts Tie In Roof Drains Underground Gutters Course, fon Bat mesh) Remove/Dispose Gutters/Downspouts Roof & Ridge Vent All Buildings Open Line Item For Developer's Use As Needed Total Cox Siding / Soffit / Fascia</td> <td>6</td> <td>SQ SQ LF EA LF SQ LS BLDG</td> <td>\$</td> <td>19,571.87</td> <td>Per SQ. Per SQ. Per LF Per EA Per LF Per SQ. Per LS</td> <td>\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$</td> <td>Total Cost</td>	New Roof- Asphalt Shingles/Felt/Accessories Metal Roofing. Gutters & Downspouts Tie In Roof Drains Underground Gutters Course, fon Bat mesh) Remove/Dispose Gutters/Downspouts Roof & Ridge Vent All Buildings Open Line Item For Developer's Use As Needed Total Cox Siding / Soffit / Fascia	6	SQ SQ LF EA LF SQ LS BLDG	\$	19,571.87	Per SQ. Per SQ. Per LF Per EA Per LF Per SQ. Per LS	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Total Cost
Viryl Soling SF Per SF S - Fiber Cement Board Siding- Plank Type SF Per SF S - Fiber Cement Board Siding- Shingle Type SF Per SF S - Fiber Cement Panels EA Per SF S - Fiber Cement Panels EA Per SF S - Froch Column Surrounds 1 EA S.3,500.00 Per EA S Sceened In Parch Trim EA Per SF S - - Remove/Dispose Siding SF Per SF S - - - Remove and Replace House Wrap, Hardle Siding, Fascia 6 8LDG S 20,828.33 per BLDG S 24,386.00 Per SG S 24,386.00 - 3153,2829.98 5 24,386.00 S 24,386.00	New Roof- Asphalt Shingles/Felt/Accessories Metal Roofing Gutters & Downspouts Tie In Roof Drains Underground Gutters Covers (no flat mesh) Remove/Dispose existing roofing & felt Remove/Dispose Gutters/Downspouts Roof & Ridge Vent All Buildings Open Line Item For Developer's Use As Needed Total Cost Siding / Soffit / Fascia House Wirap-Fully Taped	6	SQ SQ LF EA LF SQ LS BLDG BLDG	\$	19,571.87	Per SQ. Per SQ. Per LF Per EA Per LF Per SQ. Per LS	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Total Cost
Elber Cerment Board Siding-Plank Type 9F Per SF \$ Fiber Cerment Board Siding-Shingle Type SF Per SF \$ Fiber Cerment Board Siding-Shingle Type SF Per SF \$ Fiber Cerment Board Siding-Shingle Type SF Per SF \$ Parch Column Surrounds 1 EA \$ 3,500.00 Per EA \$ 3,500.00 Vinyl Bailing LF Per EA \$ 3,500.00 Per EA \$ 3,500.00 Screened In Porch Trim EA Per EA \$ 3,500.00 Per EA \$ 2,24,950.90 \$ 2,42,450.90 \$ 12,4,450.90 \$ 12,4,950.90 \$ 12,4,950.90 \$ 12,4,950.90 \$ 12,4,950.90 \$	New Roof- Asphalt Shingles/Felt/Accessories Metal Roofing Gutters & Downspouts Tie in Roof Drains Underground Gutters Course, Kon Bat mesh) Remove/Dispose existing roofing & felt Remove/Dispose Guttery/Downspouts Roof & Ridge Vent All Budlings Open Line Item For Developer's Use As Needed Total Cost Siding / Soffit / Fascia House Wrap-Fully Taped Rubberized Flashing at Doors/Windows	6	SQ SQ LF EA LF SQ LS BLDG ty SF EA	\$	19,571.87	Per SQ. Per LF Per EA Per LF Per SQ. Per LS Per SQ. Per SF Per EA	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Total Cost
Tilber Cement Board Stilling- Shingle Type 9F Per EA Per EA S Eiber Cement Panels EA Per EA S S S Eiber Cement Panels EA Per EA S S S Vinyl Railing LF Per EA S S S S Scenerad In Porch Trim EA Per EA S <	New Roof- Asphalt Shingles/Felt/Accessories Metal Roofing. Gutters & Downspouts Tie In Roof Drains Underground Gutters Covers (no flat mesh) Remove/Dispose Gutters/Downspouts Roof & Ridge Vent All Buildings Open Line Item For Developer's Use As Needed Total Cox Siding / Soffit / Fascia House Wrap-Fully Taped Rubber/zed Flashing at Doors/Windows Unyl or Cement Fiber Soffit	6	SQ SQ LF EA LF SQ LS BLDG ty SF EA LF	\$	19,571.87	Per SQ. Per LF Per LF Per LF Per LS Per LS Per SF Per SF Per LF	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Total Cost
EA Per EA S Porch Column Surrounds 1 EA Per EA S Porch Column Surrounds 1 EA \$ 3,500.00 Per EA S Porch Column Surrounds 1 EA \$ 3,500.00 Per EA S 3,500.00 ScreenedIn Porch Trim EA Per EA S - - Remove/Dispose Porch Columns EA Per EA S - - Remove/Dispose Porch Columns EA Per EA S 124,969.98 - Remove/Dispose Porch Columns EA BLDG \$ 124,969.98 - 152,829.98 - Doors & Windows Total Cost Total Cost S 152,829.98 -	New Roof-Asphalt Shingles/Felt/Accessories Metal Roofing Gutters & Downspouts Trie In Roof Dirains Underground Gutters Covers, (no flat mesh) Remove/Dispose existing roofing & felt Remove/Dispose Gutters/Oownspouts Roof & Ridge Vent All Buildings Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed Gotting / Soffit / Fascia House Wrap-Fully Taped Rubber/azd Flashing at Doors/Windows Viny Gement Fiber Soffit	6	SQ LF EA LF SQ LS BLDG BLDG ty SF EA LF SF	\$	19,571.87	Per SQ. Per SQ. Per LF Per EA Per LF Per SQ. Per LS Per SF Per EA Per LF Per SF	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Total Cost
Parch Column Surrounds 1 EA \$ 3,500.00 Per EA \$ 3,500.00 Vinyl Railing LF Per LA \$ 3,500.00 Per LA \$ 3,500.00 Vinyl Railing LF Per LA \$ 3,500.00 Per LA \$ 3,500.00 Screened In Porch Trim EA Per EA \$ - - Remove/Dispose Siding SF Per EA \$ - Remove/Dispose Porch Columns EA Per EA \$ - Remove/Dispose Porch Columns EA Per EA \$ - Sutters, guards, Downspouts and Splash Blocks 6 BLDG \$ 20,328.33 per BLDG \$ 24,360.00 Doors & Windows Ctv Unit Price Total Cost \$ 152,829.93 Doors & Windows EA Per EA \$ - - Natricin Pre-Hung, Metal Door-Standard EA Per EA \$ - Apt Exterior Pre-Hung, Metal Door-Standard EA Per EA \$ - Apt Exterior Pre-Hung, Metal Door-Standard EA Per EA \$ - Per EA S -	New Root- Asphalt Shingles/Felt/Accessories Metal Roofing. Gutters & Downspouts Tite in Rool Dirains Underground Sutters Covers (no flat mesh) Remove/Dispose duiters/Downspouts Roof & Ridge Vent All Buildings Open Line Item For Developer's Use As Needed Total Cox Siding / Soffit / Fascia House Wrap-Fully Taped Rubberized Flashing, at Doors/Windows Vinyl or Cement Fiber Soffit Vinyl Siding Fiber Cement Board Siding-Plank Type	6	SQ SQ LF EA LF SQ BLDG BLDG BLDG SF EA LF SF SF	\$	19,571.87	Per SQ. Per SQ. Per LF Per LF Per LF Per SQ. Per LS Per LS Per SF Per SF Per SF Per SF Per SF	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Total Cost
Viny Railing LF Per EA S Screened In Porch Trim EA Per EA S Remove/Dispose Porch Columna EA Per SF S Sutters, guards, Downspouts and Splash Blocks 6 BLDG \$ 20,822.33 per BLDG \$ 24,380.00 Sutters, guards, Downspouts and Splash Blocks 6 BLDG \$ 4,060.00 per EA \$ 5 152,829.98 Sutters, guards, Downspouts and Splash Blocks 6 BLDG \$ 4,060.00 per BLDG \$ 24,380.00 Staterior Pre-Hung, Metal Door-Standard EA Per EA \$ - - AD & Exterior Net-Hung, Metal Door-Standard EA Per EA \$ - - Pato Door EA Per E	New Roof- Asphalt Shingles/Felt/Accessories Metal Roofing Gutters & Downspouts Tie In Roof Drains Underground Gutters Covers (no flat mesh) Remove/Dispose existing roofing & felt Remove/Dispose Gutters/Downspouts Roof & Ridge Vent All Buildings Open Line Item For Developer's Use As Needed Total Cost Sting / Soffit / Fascia House Wirap-Fully Taped Rubberzed Flashing at Doors/Windows Vind or Cement Fiber Soffit Vind Sting Fiber Cement Board Stiding-Plank Type Fiber Cement Board Stiding-Shingle Type	6	SQ SQ EA LF EA LS BLDG SF EA LF SF SF	\$	19,571.87	Per SQ. Per SQ. Per EA Per EA Per LF Per SQ. Per LS Per SF Per EA Per SF Per SF Per SF Per SF	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Total Cost
ScreenedIn Porch Trim EA Per FA S Remove/Dipose Softing 9F Per S S Remove/Dipose Porch Columns EA Per EA S Statters, guards, Downspouts and Splash Blocks 6 BLDG S 20,828.33 per BLDG S 124,959.95 Doors & Windows Total Cost S 152,829.95 Total Cost S 152,829.95 Doors & Windows EA Per EA S - Total Cost Total Cost Total Cost Total Cost - Total Cost -	New Roof- Asphalt Shingles/Felt/Accessories Metal Roofing Gutters & Downspouts Trie in Roof Drains Underground Gutters 20 vers, fon flat mesh) Remove/Dispose existing roofing & felt Remove/Dispose Gutters/Downspouts Roof & Ridge Vent All Buildings Open Une Item For Developer's Use As Needed State Strike Strike Ruberized Flashing at Doors/Windows Winyl or Cement Fiber Soffit Vinyl Sding Fiber Cement Board Stding-Plank Type Fiber Cement Board Stding-Shingle Type Fiber Cement Panels	6 Q	SQ SQ EA LF SQ LS BLDG ty SF EA LF SF SF SF SF SF EA		19,571.87 Unit Pric	Per SQ. Per SQ. Per LF Per EA Per LF Per LS Per LS Per LS Per LS Per LS Per SF Per SF	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Total Cost
Remove/Dispose Siding 9F Per EA S	New Root-Asphalt Shingles/Felt/Accessories Metal Roofing Gutters & Downspouts Tie In Roof Drains Underground Gutters Covers (no flat mesh) Remove/Dispose existing roofing & felt Remove/Dispose Gutters/Downspouts Roof & Ridge Vent All Buildings Open Line Item For: Developer's Use As Needed Sting / Soffit / Fascia House Wrap-Fully Taped Rubberized Flashing at Doors/Windows Vinyl or Cement Fiber Soffit Vinyl Siding Fiber Cement Board Siding-Shingle Type Fiber Cement Banes	6 Q	SQ SQ EA LF SQ LS BLDG SF EA SF EA EA EA		19,571.87 Unit Pric	Per SQ. Per SQ. Per EA Per EA Per LF Per SQ. Per LS Per LS Per EA Per SF Per SF Per SF Per SF Per SF Per SA Per EA	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Total Cost
Remove/Dispose Siding 9F Per EA S	New Root- Asphalt Shingles/Felt/Accessories Metal Roofing Gutters & Downspouts Trie In Roof Drains Underground Gutters Covers, (on flat mesh) Remove/Dispose existing roofing & fielt Remove/Dispose Gutters/Downspouts Roof & Ridge Vent All Buildings Open Une tem For Developer's Use As Needed Open Une tem For Developer's Use As Needed Gutter Scovers (Southers Scovers) Stilling / Soffit / Fascia House Wirap-Fully Taped Rubberized Hashing at Doors/Windows Virny for Cement Fiber Soffit Virny Siding Fiber Cement Board Siding-Flank Type Fiber Cement Board Siding-Shingle Type Fiber Cement Board Siding-Shingle Type Fiber Column Surrounds	6 Q	SQ SQ LF EA LF SQ LS BLDG F SC EA LF SF EA EA EA LF		19,571.87 Unit Pric	Per SQ. Per SQ. Per LF Per LF Per EA Per LF Per SQ. Per SQ. Per SG. Per EA Per SF Per SF Per SF Per SF Per SF Per EA Per EA Per LF	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Total Cost
Bernove and Replace House Wrap, Hardle Sting, Fasca 6 BLDG \$ 20,828.33 per BLDG \$ 124,959.93 Sutters, guards, Downspouts and Splash Blocks 6 BLDG \$ 4,060.00 per BLDG \$ 42,850.00 Doers & Windows 6 BLDG \$ 4,060.00 per BLDG \$ 152,829.93 Doers & Windows Ctv Unit Price Total Cost	New Root- Asphalt Shingles/Felt/Accessories Metal Roofing. Gutters & Downspouts Trie In Roof Drains Underground Gutters 2 Covers, fon flat mesh) Remove/Dispose existing roofing & felt Remove/Dispose existing roofing & felt Remove/Dispose existing roofing & felt Roof & Ridge vent All Buildings Open Line Item For Developer's Use As Needed Stating / Sofit / Fascia House Wrap-Fully Taped Rubberized Fashing at Doors/Windows Vinyl or Cement Fiber Soffit Vind Siding Fiber Cement Board Siding-Plank Type Fiber Cement Board Siding-Shingle Type Fiber Cement Panels Porch Column Surrounds Vinyl Railing Soreened In Porch Trim	6 Q	SQ SQ LF EA LS BLDG SQ LS BLDG SQ LS SQ LS SQ EA EA EA EA EA EA		19,571.87 Unit Pric	Per SQ. Per SQ. Per LF Per LF Per EA Per LF Per SF Per LS Per SF Per EA Per SF Per SF Per SF Per SF Per SF Per EA Per EA Per EA	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Total Cost
Bernove and Replace House Wrap, Hardle Sting, Fasca 6 BLDG \$ 20,828.33 per BLDG \$ 124,959.93 Sutters, guards, Downspouts and Splash Blocks 6 BLDG \$ 4,060.00 per BLDG \$ 42,850.00 Doers & Windows 6 BLDG \$ 4,060.00 per BLDG \$ 152,829.93 Doers & Windows Ctv Unit Price Total Cost	New Root- Asphalt Shingles/Felt/Accessories Metal Roofing Gutters & Downspouts Trie In Roof Drains Underground Gutters Covers, (on flat mesh) Remove/Dispose existing roofing & fielt Remove/Dispose Gutters/Downspouts Roof & Ridge Vent All Buildings Open Une tem For Developer's Use As Needed Open Une tem For Developer's Use As Needed Gutter Scovers (Southers Scovers) Stilling / Soffit / Fascia House Wirap-Fully Taped Rubberized Hashing at Doors/Windows Virny for Cement Fiber Soffit Virny Siding Fiber Cement Board Siding-Flank Type Fiber Cement Board Siding-Shingle Type Fiber Cement Board Siding-Shingle Type Fiber Column Surrounds	6 Q	SQ SQ LF EA LS BLDG SQ LS BLDG SQ LS SQ LS SQ EA EA EA EA EA EA		19,571.87 Unit Pric	Per SQ. Per SQ. Per LF Per LF Per EA Per LF Per SF Per LS Per SF Per EA Per SF Per SF Per SF Per SF Per SF Per EA Per EA Per EA	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Total Cost
Gutters, guards, Downspouts and Splash Blods 6 BLDG \$ 4,060.00 per BLDG \$ 24,380.00 Total Cost \$ 152,829.93 152,829.93 152,829.93 152,829.93 152,829.93 152,829.93 152,829.93 152,829.93 152,829.93 152,829.93 152,829.93 152,829.93 152,829.93 152,829.93 152,829.93 152,829.93 152,829.93	New Root- Asphalt Shingles/Felt/Accessories Metal Roofing Gutters & Downspouts Trie in Roof Drains Underground Gutters 20 vers, (on flat mesh) Remove/Dispose existing roofing & felt Remove/Dispose Gutters/Downspouts Roof & Ridge Vent All Buildings Open Une Item For Developer's Use As Needed Stating / Sofiti / Fescia House Wrap-Fully Taped Rubberized Hashing at Doors/Windows Viny Jor Cement Fiber Sofiti Viny Siding Fiber Cement Board Siding-Plank Type Fiber Cement Board Siding-Plank Type Fiber Cement Board Siding-Shingle Sofie Viny Railing Screened in Porch Trim Remove/Dispose Softing	6 Q	SQ SQ LF EA LS BLDG SQ LS BLDG SF EA EA EA EA		19,571.87 Unit Pric	Per SQ. Per SQ. Per LA Per LA Per LS Per LS Per LS Per LS Per LS Per SF Per SF	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Total Cost
Total Cost \$ 152,829.98 Doors & Windows Qty Unit Price Total Cost Interfor Pre-Hung, Metal Door-Standard EA Per EA - AD Exterior Pre-Hung, Metal Door-Standard EA Per EA - AD Exterior Pre-Hung, Metal Door-Standard EA Per EA - AD Exterior Pre-Hung, Metal Door-Standard EA Per EA - Partic Access Door EA Per EA - Partic Mindow EA Per EA - Demolish Interior/Exterior Door EA S 575:00 Per EA \$ Remove/Replace Existing Window 80 EA \$ 575:00 Lump Sum \$ 5,000:00 Common Area Door Package with Hardware,Door 40	New Root- Asphalt Shingles/Felt/Accessories Metal Roofing Gutters & Downspouts Trie In Roof Drains Underground Gutters Covers (no flat mesh) Remove/Dispose existing roofing & felt Remove/Dispose Gutters/Ownspouts Roof & Ridge Vent All Buildings Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed Cotal Cost Siding / Soffit / Fascia House Wirap - Fully Taped Rubbertzed Flashing at Doors/Windows Vinyl or Cement Fiber Soffit Viny Siding Fiber Cement Board Siding-Shingle Type Fiber Cement Board Siding-Shingle Type Fiber Cement Bards Vinyl Railing Screened in Porch Trim Remove/Dispose Siding	6 Q	SQ SQ LF EA LS BLDG SQ LS BLDG SF EA EA EA EA	\$	19,571.87 Unit Pric	Per SQ. Per SQ. Per LA Per LA Per LS Per LS Per LS Per LS Per LS Per SF Per SF	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Total Cost
Obors & Windows Oty Unit Price Total Cost Interior Pre-Hung, Metal Door-Standard EA Per EA \$ Exterior Pre-Hung, Metal Door-Standard EA Per EA \$ ADA Exterior Pre-Hung, Metal Door-Standard EA Per EA \$ ADA Exterior Pre-Hung, Metal Door-Standard EA Per EA \$ ADA Exterior Pre-Hung, Metal Door-Standard EA Per EA \$ Patio Door EA Per EA \$ - Patio Door EA Per EA \$ - Storm Door EA Per EA \$ - Opensitist Window EA Per EA \$ - Demolish Interior/Exterior Door EA Per EA \$ - Demove/Reglace Existing Window 80 EA \$ S/5/500 Per EA \$ CommovAreglace Existing Window 80 EA \$ \$ \$ \$ CommovAreglace Existing Window 80 EA \$ \$ \$ <	New Root- Asphalt Shingles/Felt/Accessories Metal Roofing Gutters & Downspouts Tife In Roof Drains Underground Gutters Covers (no flat meth) Remove/Dispose existing roofing & felt Remove/Dispose Gutters/Ownspouts Roof & Ridge Vent All Buildings Open Line tem For: Developer's Use As Needed Sting / Softi / Fascia House Wirap-Fully Taped Rubbertzed Flashing at Doors/Windows 'Und or Cemeent Fiber Soffit Ving I Sding-Flashing - Plank Type Fiber Cement Board StidingShingle Type Fiber Cement Board StidingShingle Type Fiber Cement Board StidingShingle Type Fiber Cement Board StidingShingle Type Fiber Cement Board Stiding-Shingle Type Fiber Cement Board Stiding-Shingle Type Fiber Cement Panels Porch Column Surrounds Ving Railing Screenedin Porch Trim Remove/Dispose Stiding Removee/Dispose Porch Columns	6 Q 1	SQ SQ LF EA SQ LF SQ LF BLDG BLDG SF EA EA EA EA EA EA EA EA BLDG	\$	19,571.87 Unit Price 3,500.00	Per SQ. Per SQ. Per LP Per LF Per LF Per LS Per LS Per LS Per LS Per LS Per SF Per SF Per SF Per SF Per SF Per SF Per LF Per	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Total Cost
Interfor Pre-Hung, Metal Door-Standard EA Per EA \$ Exterior Pre-Hung, Metal Door-Standard EA Per EA \$ DA Exterior Pre-Hung, Metal Door-Standard EA Per EA \$ DA Exterior Pre-Hung, Metal Door-Standard EA Per EA \$ Pado Door EA Per EA \$ - Pado Door EA Per EA \$ - Vinyl Energy Star Window EA Per EA \$ - Demolish Interior/Exterior Door EA Per EA \$ - Remove/Replace Existing Window B0 EA \$ \$ 460,000.00 Chromon Area Door Package -1 LS \$ 6,005.00 Lmp Sum \$ 5,005.00 Lmp Sum \$ \$ 6,005.00	New Root- Asphalt Shingles/Felt/Accessories Metal Roofing Guters & Downspouts Trie In Roof Drains Underground Gutters Course, (on flat mesh) Remove/Dispose existing roofing & fielt Remove/Dispose Gutters/Oownspouts Roof & Ridge Vent All Buildings Open Line Item For Developer's Use As Needed Total Cost Siding / Soffit / Fascia House Wrap-Fully Taped Rubber/zed Flashing at Doors/Windows Viny Grement Fiber Soffit Viny Siding Fiber Cement Board Siding-Plank Type Fiber Cement Board Siding-Plank Type Fiber Cement Board Siding-Shingle Type Fiber Cem	6 Q 1	SQ SQ LF EA SQ LF SQ LF BLDG BLDG SF EA EA EA EA EA EA EA EA BLDG	\$	19,571.87 Unit Price 3,500.00	Per SQ. Per SQ. Per LP Per LF Per LF Per LS Per LS Per LS Per LS Per LS Per SF Per SF Per SF Per SF Per SF Per SF Per LF Per	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Total Cost
Exterior Pre-Hung, Metal Door-Standard EA Per EA S DAD Exterior Pre-Hung, Metal Door-Standard EA Per EA S Attic Access Door EA Per EA S Patio Door EA Per EA S Patio Door EA Per EA S Storm Door EA Per EA S Door EA Per EA S Umpl Energy Star Window EA Per EA S Denoilsh Interfor/Statefor Door EA Per EA S Remove/Replace Existing Window B0 EA \$ 575,00 Per EA S Common Area Door Package with Hardware,Door 40 UNIT \$ 3,813,0 Per Intt \$ 152,524,00	New Root- Asphalt Shingles/Felt/Accessories Metal Roofing Guters & Downspouts Trie In Roof Drains Underground Gutters Course, (on flat mesh) Remove/Dispose existing roofing & fielt Remove/Dispose Gutters/Oownspouts Roof & Ridge Vent All Buildings Open Line Item For Developer's Use As Needed Total Cost Siding / Soffit / Fascia House Wrap-Fully Taped Rubber/zed Flashing at Doors/Windows Viny Grement Fiber Soffit Viny Siding Fiber Cement Board Siding-Plank Type Fiber Cement Board Siding-Plank Type Fiber Cement Board Siding-Shingle Type Fiber Cem	6 1 6 6	SQ SQ LF EA BLDG SF EA LF SQ LF SQ SQ SQ LF SQ EA LF SF SA EA BLDG BLDG	\$	19,571.87 Unit Pric 2,500.00 20,828.83 4,060.00	Per SQ. Per SQ. Per LP Per LF Per LS Per LS Per LS Per LS Per LS Per EA Per LF Per SF Per SF Per SF Per SF Per EA Per LF Per SF Per SF Per LS Per	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Total Cost
ADA Exterior Pre-Hung, Metal Door-Standard EA Per EA \$ Attic Access Door EA Per EA \$ - Attic Access Door EA Per EA \$ - Storm Door EA Per EA \$ - Storm Door EA Per EA \$ - Door EA Per EA \$ - Door EA Per EA \$ - Demolish Interlor/Exterior Door EA Per EA \$ Remove/Replace Existing Window B0 EA \$ \$ 46,000.00 Interior and Exterior Door Package with Hardware,Door 40 UNIT \$ 3,813.00 Per Unit \$ 12,524.00 Common Area Door Package -1 LS \$ 6,005.00 Linp Sum \$ 6,005.00	New Root- Asphalt Shingles/Felt/Accessories Metal Roofing Gutters & Downspouts Trie In Roof Drains Underground Gutters Covers, Kon flat mesh) Remove/Dispose existing roofing & fielt Remove/Dispose Gutters/Ownspouts Roof & Ridge Vent All Buildings Open Line Item For Developer's Use As Needed Total Cost Siding / Soffit / Fascia House Wrap-Fully Taped Rubber/rad Flashing at Doors/Windows Vinyl or Cement Fiber Soffit Vinyl Siding Fiber Cement Board Siding-Plank Type Fiber Cement Board Siding-Shingle Type Fiber Cement Board	6 1 6 6	SQ SQ SQ LF LF EA LF SQ LF SQ LF SQ LS BLDG SF SF EA LF SF SF EA EA EA SF EA BLDG BLDG BLDG	\$	19,571.87 Unit Pric 2,500.00 20,828.83 4,060.00	Per SQ. Per SQ. Per LF Per LF Per LF Per SQ. Per SQ. Per SG. Per SG. Per SF Per EA Per LF Per SF Per EA Per LF Per EA Per LF Per EA Per LF Per EA Per LF Per EA Per LF Per SF Per EA Per LF Per EA Per LF Per SF Per SF	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Total Cost
Attic Access Door EA Per EA \$ Patio Door EA Per EA \$ Scirm Door EA Per EA \$ Scirm Door EA Per EA \$ Univ Energy Star Window EA Per EA \$ Demolish Interior/Exterior Door EA Per EA \$ Remove/Replace Existing Window 80 EA \$ \$575.00 Per EA \$ Common Area Door Package with Hardware,Door 40 UNIT \$ \$,813.10 Per Unit \$ <td>New Root- Asphalt Shingles/Felt/Accessories Metal Roofing Gutters & Downspouts Trie in Roof Drains Underground Gutters Courses (no flat mesh) Remove/Dispose existing roofing, & felt Remove/Dispose Gutters/Downspouts Roof & Ridge Vent All Buildings Open Une Item For Developer's Use As Needed Total Cost Siding / Soffit / Fascia House Wrap-Fully Taped Rubber/zed Hashing at Doors/Windows Viny Jor Cement/Fiber Soffit Viny Siding Fiber Cement Board Siding-Plank Type Fiber Cement Board Siding-Plank Type Fiber Cement Board Siding-Plank Type Fiber Cement Board Siding-Plank Type Fiber Cement Board Siding-Plank Type Screened in Porch Trim Screened in Porch Trim Remove/Dispose Porch Columns Remove and Replace House Wrap, Hardle Siding, Fascia Gutters, guards, Downspouts and Splash Biodes Sutters, Guards, Total Cost Doors & Windowe Interior Pre-Hung</td> <td>6 1 6 6</td> <td>SQ SQ SQ LF LF EA LS BLDG V SF SF SF SF EA LF EA LF BLDG V SF SF SF SF BLDG BLDG BLDG BLDG BLDG BLDG BLDG</td> <td>\$</td> <td>19,571.87 Unit Pric 2,500.00 20,828.83 4,060.00</td> <td>Per SQ. Per SQ. Per LF Per LF Per LF Per SQ. Per SQ. Per SQ. Per SQ. Per SP Per EA Per LF Per SF Per SF Per SF Per SF Per SF Per EA Per LA Per LA</td> <td>5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5</td> <td>Total Cost</td>	New Root- Asphalt Shingles/Felt/Accessories Metal Roofing Gutters & Downspouts Trie in Roof Drains Underground Gutters Courses (no flat mesh) Remove/Dispose existing roofing, & felt Remove/Dispose Gutters/Downspouts Roof & Ridge Vent All Buildings Open Une Item For Developer's Use As Needed Total Cost Siding / Soffit / Fascia House Wrap-Fully Taped Rubber/zed Hashing at Doors/Windows Viny Jor Cement/Fiber Soffit Viny Siding Fiber Cement Board Siding-Plank Type Fiber Cement Board Siding-Plank Type Fiber Cement Board Siding-Plank Type Fiber Cement Board Siding-Plank Type Fiber Cement Board Siding-Plank Type Screened in Porch Trim Screened in Porch Trim Remove/Dispose Porch Columns Remove and Replace House Wrap, Hardle Siding, Fascia Gutters, guards, Downspouts and Splash Biodes Sutters, Guards, Total Cost Doors & Windowe Interior Pre-Hung	6 1 6 6	SQ SQ SQ LF LF EA LS BLDG V SF SF SF SF EA LF EA LF BLDG V SF SF SF SF BLDG BLDG BLDG BLDG BLDG BLDG BLDG	\$	19,571.87 Unit Pric 2,500.00 20,828.83 4,060.00	Per SQ. Per SQ. Per LF Per LF Per LF Per SQ. Per SQ. Per SQ. Per SQ. Per SP Per EA Per LF Per SF Per SF Per SF Per SF Per SF Per EA Per LA Per LA	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Total Cost
Patio Door EA Per EA \$ Storm Door EA Per EA \$ Wrivpl Energy Star Window EA Per EA \$ Demolish Interior/Exterior Door EA Per EA \$ Remove/Replace Existing Window 80 EA \$ \$ Netror and Exterior Door Package 40 UNIT \$ \$,813.0 Per LA \$ Common Area Door Package 1 LS \$ \$,600.00 Lump Sum \$ 6,005.00	New Root- Asphalt Shingles/Felt/Accessories Metal Roofing Gutters & Downspouts Trie In Roof Drains Underground Gutters Covers (no flat mesh) Remove/Dispose existing roofing & felt Remove/Dispose Gutters/Ownspouts Roof & Ridge Vent All Buildings Open Line Item For Developer's Use As Needed Total Cost Siding / Soffit / Fascia House Wirap-Fully Taped Rubberized Flashing at Doors/Windows Vinyl or Cement Fiber Soffit Vinyl Siding Fiber Cement Board Siding-Plank Type Fiber Cement Board Siding-Shingle Type Fiber Cement Barles Screened In Porch Trim Remove/Dispose Siding Remove/Dispose Siding Remove Dispose Porch Columns Remove Roleplace House Wirap, Hardle Siding, Fascia Gutters, guards, Downspouts and Splash Biolds Total Cost Doors & Windows	6 1 6 6	SQ SQ LF LF SQ LF SQ LF SQ LF SQ SQ LF SQ SF EA LF SF EA LF EA LF EA LF EA LF EA LDG BLDG EA EA EA EA	\$	19,571.87 Unit Pric 2,500.00 20,828.83 4,060.00	Per SQ. Per SQ. Per LF Per LF Per LF Per SA Per LA Per LA Per SA Per LA Per LA Per LA Per LA Per SA Per LA Per LA	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Total Cost
Storm Door EA Per EA \$ Vinyl Energy Star Window EA Per EA \$ Demolish Interior/Exterior Door EA Per EA \$ Remove/Replace Existing Window 80 EA \$ \$ Remove/Replace Existing Window 80 EA \$ \$ \$ Common Area Door Package with Hardware,Door 40 UNIT \$ 3,813.10 Per Unit. \$	New Roof- Asphalt ShingleyFelt/Accessories Metal Roofing Gutters & Downspouts Trie in Roof Drains Underground Gutters (2 overs (no flat mesh) Remove/Dispose existing roofing & felt Remove/Dispose Gutters/Downspouts Roof & Ridge Vent All Buildings Open Line Item For Developer's Use As Needed Total Cost Stding / Soffit / Fascia House Wrap-Fully Taped Rubberized Flashing at Doors/Windows Viny Jor Cement Fiber Soffit Viny Siding Fiber Cement Baard Siding-Plank Type Fiber Coment Baard Siding-Plank Type Screened In Porch Trim Remove/Dispose Siding Gutters, guards, Downspouts and Splash Blocks Gutters, guards, Downspouts and Splash Blocks Gutters, Guards, Total Cost Doors & Windowe Interior Pre-Hung	6 1 6 6	SQ SQ SQ LF LF LF LF SQ LF SQ LF SQ LF SQ LF SQ LF SQ EA EA EA EA SF EA EA SF EA BLDG BLDG EA EA EA EA EA EA EA	\$	19,571.87 Unit Pric 2,500.00 20,828.83 4,060.00	Per SQ. Per SQ. Per LF Per LF Per LF Per LS Per LS Per LS Per SF Per	5 5 5 5 5 5 5 5 5 5 5 5 5 5	Total Cost
Vinyl Energy Star Window EA Per EA S Demolish Interlor/Exterior Door EA Per EA S Ramove/Reglace Esisting Window 80 EA S 575.00 Per EA S Ramove/Reglace Esisting Window 80 EA S 575.00 Per EA S 46,000.00 Common Area Door Package with Hardware,Door 40 UNIT S 3,813.00 Per Unit: S 152,524.00 Common Area Door Package 1 LS S 6,005.00 Lump Sum S 6,005.00	New Roof- Asphalt Shingley/Felt/Accessories Metal Roofing Gutters & Downspouts Tife in Roof Drains Underground Gutters Covers (no flat mesh) Remove/Dispose existing roofing & felt Remove/Dispose Guttery/Downspouts Roof & Ridge Vent All Buildings Open Line Item For:Developer's Use As Needed Stding / Soffit / Fascia House Wirap-Fully Taped House Wirap-Fully Taped House Wirap-Fully Taped House Wirap-Fully Taped Fiber Cement Fiber Soffit Viny of Cement Fiber Soffit Viny of Siding - Plank Type Fiber Cement Bard Siding - Shaple Type Fiber Cement Bard Siding - Shaple Type Fiber Cement Bard Siding - Shaple Type Fiber Cement Fanels Porch Column Surrounds Viny Railing Screenedin Porch Trim Remove All Balcace House Wirap, Hardle Siding, Fascia Gutters, guards, Downspouts and Splash Blocks Total Cost Doors & Windows Instrior Pre-Hung, Metal Door-Standard ADA Exterior Pre-Hung, Metal Door-Standard Attic Access Door	6 1 6 6	SQ SQ LF EA SQ BLDG BLDG Y SF EA LF SF EA LF SF EA LF SF EA LF EA LF EA LF EA LDG BLDG BLDG EA	\$	19,571.87 Unit Pric 2,500.00 20,828.83 4,060.00	Per SQ. Per SQ. Per LF Per LF Per LF Per LF Per SG. Per SG. Per SG. Per LG Per LF Per SF Per EA Per LA Per LD Per BLDG Per BLDG Per BLDG Per EA Per BLDG	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Total Cost
Demolish Interior/Exterior Door EA Per EA \$ Remove/Replace Existing Window 80 EA \$ 575.00 Per EA \$ Interior and Exterior Door Package with Hardware,Door 40 UNIT \$ 3,83.30 Per Unit \$ 152,524.00 Common Area Door Package -1 LS \$ 6,005.00 Lump Sum \$ 6,005.00	New Root- Asphalt Shingles/Felt/Accessories Metal Roofing Gutters & Downspouts Trie In Roof Drains Underground Gutters Covers, fon flat mesh) Remove/Dispose existing roofing, & felt Remove/Dispose Gutters/Ownspouts Roof & Ridge Vent All Buildings Open Line Item For Developer's Use As Needed Total Cox Siding / Soffit / Fascia House Wrap-Fully Taped Rubberized Flashing at Doors/Windows Vinyl or Cement Fiber Soffit Vinyl Siding Fiber Cement Board Siding-Plank Type Fiber Cement Board Siding-Plank Type Fiber Cement Board Siding-Plank Type Fiber Cement Board Siding-Shile Type Fiber Cement Board Siding-	6 1 6 6	SQ SQ LF LF EA LF SQ LF EA LF SQ SF EA LF SF EA BLDG SF EA EA BLDG SF EA BLDG Y EA BLDG SF EA BLDG EA EA	\$	19,571.87 Unit Pric 2,500.00 20,828.83 4,060.00	Per SQ. Per SQ. Per LF Per LF Per LF Per SG. Per SG. Per SG. Per SG. Per SF Per EA Per LF Per EA Per LF Per EA Per EA Per EA Per EA Per EA Per EA Per EA Per EA	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Total Cost
Remove/Replace Existing Window B0 EA \$ 575,000 Per EA \$ 46,000,000 Interior Rad Exterior Door Package with Hardware, Door 40 UNIT \$ 3,813,10 Per Unit \$ 152,524,000 Common Area Door Package -11 LS \$ 6,000,000 Lmp Struct \$ 6,005,000	New Root- Asphalt Shingles/Felt/Accessories Metal Roofing Gutters & Downspouts Tife in Roof Drains Underground Gutters Covers (no flat mesh) Remove/Dispose existing roofing & felt Remove/Dispose Gutters/Ownspouts Roof & Ridge Vent All Buildings Open Line tem For: Developer's Use As Needed Total Cost Siding / Soffit / Fascia House Wirap-Fully Taped House Wirap-Fully Taped Fiber Cement Board Stiding-Plank Type Fiber Cement Board Stiding-Shingle Type Fiber Cement Ranels Porch Columns Remove.0Dispose Porch Columns Remove.0Dispose Porch Columns Remove.0Dispose Sting Gutters_guards, Downspouts and Splash Blocks Total Cost Distrior Pre-Hung, Metal Door-Standard ADA Exterior Pre-Hung, Me	6 1 6 6	SQ SQ LF EA LF SQ LS SF EA LF SF EA LF SF EA LF EA EA BLDG BLDG BLDG EA EA EA EA EA EA EA EA	\$	19,571.87 Unit Pric 2,500.00 20,828.83 4,060.00	Per SQ. Per SQ. Per LF Per LF Per LF Per SG. Per SG. Per SG. Per SG. Per SF Per SF	5 5 5 5 5 5 5 5 5 5 5 5 5 5	Total Cost
Interior and Exterior Door Package with Hardware,Door 40 UNIT \$ 3,813.10 Per Unit \$ 152,524.00 Common Area Door Package 1 LS \$ 6,005.00 Lump Sum \$ 6,005.00	New Roof- Asphalt Shingles/Felt/Accessories Metal Roofing Gutters & Downspouts Tife in Roof Drains Underground Gutters Covers (no flat mesh) Remove/Dispose existing roofing & felt Remove/Dispose Gutters/Downspouts Roof & Ridge Vent All Buildings Oper Line Item For Developer's Use As Needed Oper Line Item For Developer's Use As Needed Rubbertzed Flashing at Doors/Windows Vinyl or Cement Fiber Soffit Vinyl Siding Fiber Cement Board Siding-Plank Type Fiber Cement Board Siding-Shingle Type Fiber Cement Bands Vinyl Railing Screened in Porch Trim Remove/Dispose Siding Remove/Dispose Siding Remove/Dispose Porch Colurms Remove Siding Palace House Wrap, Hardle Siding, Fakcia Gutters, guards, Downspouts and Splash Blocks Total Cox Doors & Windows Interior Pre-Hung, Metal Door-Standard ADA Exterior Pre-Hung Atti Access Door Prodo	6 1 6 6	SQ SQ SQ LF LF EA SQ SF BLDG SF EA LF SF EA LF SF BLDG SF EA LF EA LF EA EA EA EA BLDG BLDG BLDG EA EA EA	\$	19,571.87 Unit Pric 2,500.00 20,828.83 4,060.00	Per SQ. Per SQ. Per LF Per LF Per LF Per LS Per SG. Per SG. Per SG. Per SG. Per LS Per LA Per LF Per EA Per EA	5 5 5 5 5 5 5 5 5 5 5 5 5 5	Total Cost
Common Area Door Package 1 LS \$ 6,005.00 Lump Sum \$ 6,005.00	New Roof- Asphalt Shingles/Felt/Accessories Metal Roofing Gutters & Downspouts Tife in Roof Drains Underground Gutters Covers (no flat mesh) Remove/Dispose existing roofing & felt Remove/Dispose Gutters/Ownspouts Roof & Ridge Vent All Buildings Open Line Item For Developer's Use As Needed Total Cost Siding / Soffit / Fascia House Wriap-Fully Taped Rubberized Flashing at Doors/Windows Vinyl or Cement Fiber Soffit Vinyl Siding Fiber Cement Board Siding-Plank Type Fiber Cement Board Siding-Shingle Type Fiber Cement Parles Fiber Cement Fiber Soffit Coord Siding Sidin	6 Q 1 6 6 6	SQ SQ SQ LF LF EA LF SQ LS BLDG SF SF SF	\$	19,571:87 Unit Pric 3,560.00 20,828.33 4,060.00 Unit Pric	Per SQ. Per SQ. Per LF Per LF Per LF Per LS Per LS Per SC. Per	S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S	Total Cost
Total Cost \$ 0,005,00 Long com \$ 0,005,00 Long com \$ 0,005,00 Long com \$ 204,529,00	New Roof- Asphalt ShingleyFelt/Accessories Metal Roofing Gutters & Downspouts Tife In Roof Drains Underground Gutters Covers (no flat meth) Remove/Dispose suisting roofing & fielt Remove/Dispose Gutters/Downspouts Roof & Ridge Vent All Buildings Open Line Item For Developer's Use As Needed Total Cox Siding / Soffit / Fassia House Winsp-Tully Taped Rubbertzed Flashing at Doors/Windows Viny I coment Fiber Soffit Viny G Cement Fiber Soffit Viny G Cement Board Siding-Plank Type Fiber Cement Board Siding-Shingle Type Fiber Cement Soffit Cost Soffit	6 Q 1 1 80	SQ SQ LF LF SQ LF SQ LF SQ BLDG SF EA LF SF EA LF SF EA LF EA LF EA LF EA	\$	19,571.87 Unit Price 3,500.00 20,828.33 4,060.00 Unit Price 575.00	Per SQ. Per SQ. Per LF Per LF Per LF Per LF Per SQ. Per SQ. Per SQ. Per SP Per EA Per LF Per SF Per EA Per LF Per EA Per LF Per EA Per BLOG Per EA Per EA	5 5 5 5 5 5 5 5 5 5 5 5 5 5	Total Cost
Totel Coa \$ 204,523.00	New Roof- Asphalt Shingley/Felt/Accessories Metal Roof-Asphalt Shingley/Felt/Accessories Metal Roof Drains Underground Gutters Covers (no flat mesh) Remove/Dispose existing roofing & felt Remove/Dispose Gutters/Ownspouts Roof & Ridge Vent All Buildings Open Line Item For Developer's Use As Needed Total Cost Siding / Soffit / Fascia House Warp-Fully Taped Rubbertrad Flashing at Doors/Windows Vinyl or Cement Fiber Soffit Vinyl Siding Fiber Cement Board SidingNingle Type Fiber Cement Board SidingShingle Cement Siding Fiber Cement Board SidingShingle Cement Siding Fiber Cement Siding Fiber Cement Board SidingShingle Cement Siding Fiber Cement Siding Fiber Cement Siding Fiber Cement Siding Fiber Ceme	6 Q 1 6 6 6 80 40	SQ SQ SQ LF LF EA LF SQ LS BLDG SF EA LF SF EA EA BLDG SF EA EA BLDG SF EA EA BLDG SF EA EA EA EA	5 5 5 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	19,571.87 Unit Pric 3,500.00 Unit Pric Unit Pric 575.00 3,813.10	Per SQ. Per SQ. Per LF Per LF Per LF Per SG. Per SG. Per SG. Per SG. Per SG. Per SG. Per EA Per LF Per SG. Per SG.	5 5	Total Cost
	New Roof- Asphalt Shingley/Felt/Accessories Metal Roofing Gutters & Downspouts Tife In Roof Drains Underground Gutters Covers (no flat mesh) Remove/Dispose Gutters/Ownspouts Roof & Ridge Vent All Buildings Open Line Item For Developer's Use As Needed Total Cost Siding / Soffit / Fassia House Wing- Fully Taped Rubberized Flashing at Doors/Windows Ying / a Cement Fiber Soffit Ving / Siding, Shaling, Plank Type Fiber Cement Board Siding, Plank Type Fiber Cement Board Siding, Shaling in Yope ScreenedIn Porch Trim Remove/Dispose Siding Remove/Dispose Porth Columns Remove All Replace House Wrap, Hardle Siding, Fascia Gutters, guards, Downsputs and Splash Blocks Total Cost Star Open Linergy Star Window Demolish Interior/Exterior Door Remove/Replace Existing Window Interliner Parelage Mindow Demolish Interior/Exterior Door Remove/Replace Existing Window Interliner and Exterior Door Remove/Replace Existing Window Interliner and Exterior Door Package with Hardware,Door Remove/Replace Door Package	6 Q 1 6 6 6 80 40	SQ SQ SQ LF LF EA LF SQ LS BLDG SF EA LF SF EA EA BLDG SF EA EA BLDG SF EA EA BLDG SF EA EA EA EA	5 5 5 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	19,571.87 Unit Pric 3,500.00 Unit Pric Unit Pric 575.00 3,813.10	Per SQ. Per SQ. Per LF Per LF Per LF Per SG. Per SG. Per SG. Per SG. Per SG. Per SG. Per EA Per LF Per SG. Per SG.	S S	Total Cost

Drywall / Acoustics/Paint	0	tγ		Unit Prie	e	Total Cost	
Drywall, Taped/Finished, Ready For Prime/Paint	1	SF	\$	6,300.00	Per SF	\$ 6,300.0	Drywall for Common Area Accessibility Conversion
Drywall Repair	40	EA	\$	1,870.00	Per EA	\$ 74,800.0	
Suspended/Drop Ceiling incl. Grid- Complete		SF			Per SF	\$ -	
Interior Painting Drywall Sprayed		SF			Per SF	\$ -	
Interior Painting Doors		EA			Per EA	\$ -	
Interior Painting Base and Window Casing		LF			Per LF	\$ -	
Exterior Painting Siding		SF			Per SF	\$ - \$ -	_
Exterior Trim and Accessories Remove Drywall		EA SF			Per EA Per SF	\$ - \$	_
		SF SF			Per SF	\$ -	
Remove Suspended/Drop Ceiling ind. Grid-Complete Open Line Item For Developer's Use As Needed	6	BLDG	s	11.891.66	rei ar		Exterior Building Painting including siding, trim, doors
Open Line I tem For Developer's Use As Needed	41	EA	Š	1,850.00		\$ 75,850.0	Full Unit Prime and Paint including walls, trim, doors
Total Cost	14		*	4000100		\$ 228,299.9	
Flooring & Tile	C	Įtγ	1	Unit Prie	æ	Total Cost	
Vinyl Plank Flooring	0	S F			Per SF	\$ -	
Vinyl Sheet Flooring		SF			Per SF	\$ -	
Vinyl Tile Flooring		SF			Per SF	\$ -	
Carpet & Pad		SF			Per SF	\$ -	
Carpet- Glue Down		SF			Per SF	\$ -	
Carpet-Indoor/Outdoor		SF			Per SF	\$ -	_
Engineered Wood Flooring		SF			Per SF	\$ -	
Prefinished Solid Wood Flooring		SF			Per SF	\$ -	_
Ceramic Tile Flooring		SF			Per SF	\$ -	_
Ceramic Wall Tile		SF			Per SF	\$ -	
Demolish Carpet and Pad		SF SF			Per SF Per SF	\$ - \$ -	-
Repair/Replace Subfloor and Vinyl Repair/Replace Wood Flooring		9 1 97			Per SF Per SF	\$ - \$ -	-
	-	SF SF			Per SF	\$ -	-
Repair/Replace Ceramic Tile Remove/Replace with Vinyl Plank Flooring uncludes Tub	40	UNIT	s	3,698,00	Per SF	\$ 147,920.0	1
Open Line Item For Developer's Use As Needed	1	LS	ŝ	6,900.00		\$ 6,900.0	
Total Cost			Ŷ	0,000,00	comp barr	\$ 154,820.0	
Hardware and Accessories	0	tγ	1	Unit Prie	.	Total Cost	-
Medicine Cabinet- Basic	40	EA	S	160.00	Per EA	\$ 6,400.0	
Mirror-Plate Glass	42	EA	S	146.43	Per EA	\$ 6,150.0	
Weighted Shower Curtain		EA			Per EA	\$ -	
Bath Accessory- Basic (e.g., towel ring, towel bar, etc.)	42	EA	\$	124.88	Per EA	\$ 5,244.9	5
Fire Extinguishers, Stove	1	EA			Per EA	\$ -	
Fire Extinguishers, Units	42	EA	\$	50.00	Per EA	\$ 2,100.0	
Fire Extinguishers, Large with Cabinets		EA			Per EA	\$ -	
Door Hardware		EA			Per EA	\$ -	
Wire Shelving		LF			Per LF	\$ -	
Unit Signage	1	EA	\$	4,000.00	Per EA	\$ 4,000.0	
Building Signage	1	EA	\$	5,755.00	Per EA	\$ 5,755.0	
Remove Medicine Cabinet or Mirror		EA	11		Per EA	\$ -	
Remove Shower Door		EA		le su	Per EA	\$ -	
Stove top fire suppression	1	LS	\$	8,890.00	Lump Sum		
Open Line Item For Developer's Use As Needed						\$ -	-
Total Cost		à	-	Lin it Dai	-	\$ 38,540.0	2
Cabinets, Appliances & Furnishings Kitchen Cabinets & Plam Tops	41	tγ FA	s	Unit Prie 6,580.00	Per EA	Total Cost \$ 269,780.0	2
Bathroom Vanities & Plan Tops	41	EA	\$	1,179.59	Per EA	\$ 48,363.1	
Granite Tops	-91	EA	\$	1,173,35	Per EA	\$ -	
Kitchen Appliances	41	EA	s	2,785.36	Per EA		Appliance Packages - Range, Refridge, Micro Hood, Dishwashe
Unit Washers & Dryers		PAIR	Ť	2,,00,00	Per PAIR	\$ -	
Blinds	80	EA	\$	150.00	Per EA	\$ 12,000.0	
Remove Cabinets & Tops		FA	×	100.00	Per EA	\$ -	
Remove Appliances		EA		-1	Per EA	\$ -	
Open Line Item For Developer's Use As Needed						\$ -	
Open Line Item For Developer's Use As Needed				11		\$ -	
Total Cost						\$ 444,342.9	5
Elevators	C	lty		Unit Prie		Total Cost	
Elevator, Stretcher Ready	1	EA			Per EA	\$ -	
ADA Platform Lift		EA	-		Per EA	\$ -	
Stair Lift		EA			Per EA	\$ -	
Open Line Item For Developer's Use As Needed						\$ -	
Open Line Item For Developer's Use As Needed						\$ -	
Total Cost		0.4.0	-			\$.	
Plumbing	C	tγ		Unit Prie		Total Cost	_
Bathtub-Standard		EA	s	4 000 02	Per EA	\$ - \$ 72,542.7	
Bathtub & Shower Combo-Fiberglass Standard Shower Stall- Standard	38	EA	\$	1,909.02	Per EA Per EA	\$ 12,542.7	2
ADA Accessible Shower Stall/Unit	2	EA	ş	3,024.00	Per EA	\$ 6,048.0	
	38	EA	2	3,024.00	Per EA	\$ 9,804.0	
Toilet complete ADA Accessible Toilet complete		EA	s S	258.00	Per EA	\$ 9,804.0	
Pedestal Sink complete	4	EA	ŝ	290.00	Per EA	\$ 260.0	
Bathroom Sink Faucet-Standard	38	EA	÷ S	205.00	Per EA	\$ 7,790.0	
Water Heater- Electric- Complete w/ pan	40	EA	s S	945.00	Per EA	\$ 37,800.0	
Water Heater- Gas- Complete w/ pan	N	EA	1	545.55	Per EA	\$ -	
Rough In Plumbing Per Fixture		EA			Per EA	\$ -	
Rough In Plumbing Per SF		SF			Per SF	\$ -	
Remove/Dispose of Toilet/Tub/Sink, etc.		EA			Per EA	\$ -	
Remove/Dispose of Water Heater, etc.		EA			Per EA	\$ -	
Accessible unit and common plumbing conversion	3	EA	\$	2,938.33	Per EA	\$ 8,814.9	
Kitchen Sinks, Faucets, Pipe Wrap, Common Area WH, H	1	EA	\$	17,021.00		\$ 17,021.0	
Total Cost						\$ 161,864.7	5

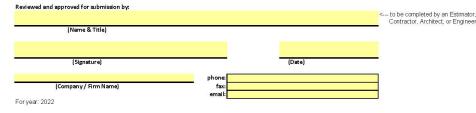
HVAC	C	tγ	Unit Pri	ce		Total Cost	
Energy Star 15 SEER HVAC/Heat Pump- 2 Ton		EA		Per EA	S		
Air Handler		SE		Per SF	ŝ		
Flexible Ductwork System, Registers, etcENTIRE UNIT		SF		Per SF	\$	4	
Programmable Thermostat	41	EA	\$ 57.00	Per EA	\$	2,337.00	
Remove/Dispose of HVAC Unit/Air Handler/Furnace, etc.		EA		Per EA	\$		
Remove & Replace HVAC Systems Including Heat Pump	41	EA	\$ 5,235.00	Per EA	\$	214,635.00	Remove & Replace HVAC Systems Including Heat Pump, Air
Open Line Item For Developer's Use As Needed				2	S	-	
Total Cost					\$	216,972.00	
Electrical / Lighting	C	tγ	Unit Pri	ce		Total Cost	
Interior Light Fixture- Standard	41	EA	\$ 1,273.07	Per EA	\$	52,195.87	Full Lighting Packages includes all rooms/fixtures and fans
Ceiling Fan w/ Light		EA		Per EA	Ś	-	
Fluorescent Light Fix ture	1	EA		Per EA	\$	-	
Exterior Light Fixture-Standard		EA		Per EA	\$		
Exterior Spot/Flood Light- Standard		EA		Per EA	\$		
Wire Whole UNIT Incl. receptacles/switches etc.	27929	SF	\$ 3.28	Per SF	\$	91,607.12	Includes all wiring, devices, upgrades for breakers, disconnec
150 AMP Service Panel w/ breakers, meter & mast, etc.		EA		Per EA	S	-	
200 AMP Service Panel w/ breakers, meter, mast, etc.		EA		Per EA	\$		
Misc. Equipment Connection (e.g., HVAC unit, etc.)		EA		Per EA	\$		
400 Amp service with two meters and disconnect		EA		Per EA	Ś	-	
Remove/Dispose of Light Fixture/Ceiling Fan		EA		Per EA	\$	-	
SiteLighting	1	LS	\$ 32,000.00	Lump Sum	\$	32,000.00	
Low Voltage	1	LS	\$ 20,000.00	Lump Sum	\$	20,000.00	
Total Cost					\$	195,802.99	
Low Voltage Systems	c	įtγ	Unit Pri	ce		Total Cost	
Fire Alarm System	1	EA		Per EA	\$	-	
Nurse Call System		EA		Per EA	\$	-	1
Cable/Tele prewire		EA		Per EA	\$	-	
Access/Entry System		EA		Per EA	\$	-	
Camera System	1	EA	\$ 26,000.00	Per EA	\$	26,000.00	
Open Line Item For Developer's Use As Needed				1	\$	-	
Open Line Item For Developer's Use As Needed				1	\$	-	
Total Cost					\$	26,000.00	
Miscellaneous / Other Items Not Included	c	įtγ	Unit Pri	ce		Total Cost	
Contractor Contingency	1	LS	\$ 273,963.00	Lump Sum	\$	273,963.00	
Depreciable FF&E	1	LS	\$ 15,000.00	Lump Sum	\$	15,000.00	
Construction Clean Accessible Areas	3	EA	\$ 500.00	Lump Sum	\$	1,500.00	
New Maintenance Building	1	LS	\$ 26,000.00	Lump Sum	\$	26,000.00	
Repair Attic Smoke Wallks	1	LS	\$ 3,250.00	Lump Sum	\$	3,250.00	
					\$	-	
				1	\$	-	
					\$		
Total Cost	3.				\$	319,713.00	
			Sub Total		Ś	3,028,588.00	

CONSTRUCTION COST SUM	MMARY	
Site Work	\$	257,555.35
Landscaping & Amenities	\$	243,890.06
Concrete	\$	
Masonry	\$	12,420.00
Metals	\$	175,849.98
Framing / Rough Carpentry	\$	13,131.50
Finish / Trim Carpentry	\$	38,150.00
Insulation	\$	26,445.24
Roofing & Gutters	\$	117,431.22
Siding / Soffit / Fascia	\$	152,829.98
Doors & Windows	\$	204,529.00
Drywall / Acoustics/Paint	\$	228,299.96
Flooring & Tile	\$	154,820.00
Hardware & Accessories	\$	38,540.02
Cabinets & Appliances	\$	444,342.95
Elevators/Lifts	\$	ā
Plumbing	\$	161,864.75
HVAC	\$	216,972.00
Electrical / Lighting	\$	195,802.99
Low Voltage Systems	\$	26,000.00
Miscellaneous / Other items not included	\$	319,713.00
Total Construction	\$	3,028,588.00
General Requirements (max 6%)	\$	164,378.00
Contractor Profit and Overhead (max 8%)	\$	219,171.00
Total Project Development	\$	3,412,137.00
Total Project Development (less site work)	Ś	3,154,581.65

Construction Cost Addendum Certification: I certify that to the best of my knowledge all known relevant factors affecting the cost of construction have been taken into consideration in the preparation of this construction cost addendum. I have been provided a copy of the 2020 Qualified Allocation Plan and the estimated costs necessary to build the project in accordance with the Development Design Criteria have been incorporated into the addendum. I have been provided and have reviewed the plans and specifications. I have been provided and have reviewed the geotechnical reports and the estimated costs for all recommendations have been incorporated into the addendum. If applicable, I have been provided and have reviewed the asbestos and/or lead-based paint assessment reports and taken into consideration the sustainable building certification selected by the project on sets and state regulations. If applicable, I have ealso taken into consideration the consideration the consideration the sustainable building certification selected by the project onver.

If this is a New Construction application, I certify that I am an independent third party and that no conflict of interest exists with the owner, applicant or any principals involved in the development or financing of the proposed project. I understand that I will not be allowed to bid on the proposed project if awarded. I certify that I have the appropriate credentials to prepare this construction cost addendum and that neither I nor the company(s) I work for have any financial interest in the proposed LIHT C application other than in the practice of our profession.

The credentials of the preparer of the construction cost addendum must be submitted with the application.



CCA

17 Crime Appendix



Source: https://www.adt.com/crime

18 NCHMA Market Study Index/Checklist

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.

Executive Summary Scope of Work 2. Scope of Work7 **Project Description** 3. Unit mix including bedrooms, bathrooms, square footage, rents, and income targeting......16 4. Utilities (and utility sources) included in rent......17 5. Target market/population description 16 6. Project description including unit features and community amenities17 7. Date of construction/preliminary completion17 8. If rehabilitation, scope of work, existing rents, and existing vacancies65, 62 Location 9. Concise description of the site and adjacent 10. Site photos/maps......23, 18 12. Site evaluation/neighborhood including Market Area **Employment and Economy** 18. Area major employers/employment centers 19. Recent or planned employment expansions/reductions......64 **Demographic Characteristics** 20. Population and household estimates and 22. Population and household characteristics 23. For senior or special needs projects, provide data specific to target market N/A

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27. Comparison of subject property to
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occupancy for subject9
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35. Evaluation of proposed rent levels including estimate of market/achievable rents 10, 62
35. Evaluation of proposed rent levels including estimate of market/achievable rents
 35. Evaluation of proposed rent levels including estimate of market/achievable rents
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19 Business References

Ms. Wendy Hall Louisiana Housing Corporation 2415 Quail Drive Baton Rouge, Louisiana 70808 225/763-8647

Mr. Jay Ronca Vantage Development 1544 S. Main Street Fyffe, Alabama 35971 256/417-4920 ext. 224

Mr. Scott Farmer North Carolina Housing Finance Agency 3508 Bush Street Raleigh, North Carolina 37609 919/877-5700

20 Résumés

Bob Rogers

Experience

Principal and Market Analyst

John Wall and Associates, Seneca, South Carolina (2017 to Present)

Responsibilities include: Development of housing demand methodology; development of computer systems and technologies; analysis of demographic trends; creation and production of analytic maps and graphics; and CRA compliance.

Senior Market Analyst

John Wall and Associates, Anderson, South Carolina (1992 to 2017)

Responsibilities included: Development of housing demand methodology; development of computer systems and technologies; analysis of demographic trends; creation and production of analytic maps and graphics; CRA compliance; courtroom presentation graphics.

Manager

Institute for Electronic Data Analysis, Knoxville, Tennessee (1990 to 1992) Responsibilities included: Marketing, training new employees and users of US Bureau of the Census data products, and custom research.

Consultant

Sea Ray Boats, Inc., Knoxville, Tennessee (1991) Project included: Using various statistical techniques to create customer profiles that the senior management team used to create a marketing strategy.

Consultant

Central Transport, High Point, North Carolina (1990) Project included: Research and analysis in the area of driver retention and how to improve the company's turnover ratio.

Professional Organization

National Council of Housing Market Analysts (NCHMA) Executive Committee Member (2004-2010) Standards Committee Co-Chair (2006-2010) Standards Committee Vice Chair (2004-2006) Member delegate (2002-Present)

Publications

Senior Housing Options, NCHMA White Paper (draft) Field Work for Market Studies, NCHMA White Paper, 2011 Ten Things Developers Should Know About Market Studies, Affordable Housing Finance Magazine, 2007 Selecting Comparable Properties (Best Practices), NCHMA publication 2006

Education

Continuing Education, National Council of Housing Market Analysts (2002 to present) Multifamily Accelerated Processing (MAP) Certificate, HUD (May 2012) MBA Transportation and Logistics, The University of Tennessee, Knoxville, Tennessee (1991) BS Business Logistics, Penn State, University Park, Pennsylvania (1989)

Joe Burriss

Experience

Principal and Market Analyst

John Wall and Associates, Seneca, South Carolina (2017 to present)

Responsibilities include: Author of numerous apartment market studies; make, review and evaluate recommendations regarding student housing analysis; collect and analyze multifamily rental housing information (both field and census); conduct site and location analysis. Design marketing plans and strategies; client development.

Marketing Director

John Wall and Associates, Anderson, South Carolina (2003 to 2017) Responsibilities included: Designing marketing plans and strategies; client development.

Senior Market Analyst and Researcher

John Wall and Associates, Anderson, South Carolina (1999 to 2017)

Responsibilities included: Author of numerous apartment market studies; making, reviewing and evaluating recommendations regarding student housing analysis; collecting and analyzing multifamily rental housing information (both field and census); conducting site and location analysis.

Professional Organization

National Council of Housing Market Analysts (NCHMA) FHA Lender and Underwriting (MAP) Committee (2012-Present) Member Delegate (2002-Present)

Education

Continuing Education, *National Council of Housing Market Analysts (2002-Present)* Multifamily Accelerated Processing (MAP) Certificate, *HUD (May 2012)* BS Marketing, *Clemson University, Clemson, South Carolina (2002)*