

A MARKET FEASIBILITY STUDY OF:
MARKET PLACE
APARTMENTS

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MARKET PLACE

APARTMENTS

Located at:
1333 Coronet Court
Rock Hill, York County, SC 29730

Effective Date: November 8, 2023
Report Date: December 14, 2023

Prepared for:
Jackson Reed
Project Coordinator
Vitus Development IV, LLC
415 1st Avenue North #19240
Seattle, WA 98109

Prepared by:
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December 14, 2023

Jackson Reed
Project Coordinator
Vitus Development IV, LLC
415 1st Avenue North #19240
Seattle, WA 98109

Re: Market Study for Market Place Apartments, located in Rock Hill, York County, South Carolina

Dear Jackson Reed:

At your request, Novogradac & Company LLP, doing business under the brand name Novogradac Consulting (Novogradac), has performed a study of the multifamily rental market in the Rock Hill, York County, South Carolina area relative to the above-referenced proposed affordable housing acquisition/rehabilitation project.

The purpose of this market study is to assess the viability of the acquisition/rehabilitation of Market Place Apartments (Subject), an existing 68-unit Section 8 multifamily property located at 1333 Coronet Square, in Rock Hill, York County, South Carolina. All of the Subject's units currently benefit from Section 8 subsidy; thus, tenants pay 30 percent of their income towards rent. Post renovation, all of the units will be LIHTC-restricted to families earning 60 percent of the Area Median Income (AMI) or below, and all 68 units will continue to benefit from Section 8 subsidy. As such, tenants will continue to pay just 30 percent of their income towards rent.

We are concurrently preparing an appraisal of the Subject. We previously prepared an application appraisal and rent comparability study (RCS) for the Subject property, both of which are effective in March 2021, as well as a market study in June 2021. The following report provides support for the findings of the study and outlines the sources of information and the methodologies used to arrive at these conclusions. The scope of this report meets the 2023 requirements of the South Carolina State Housing Finance and Development Authority (SC Housing), including the following:

- Inspecting the site of the proposed Subject and the general location.
- Analyzing appropriateness of the proposed Subject's unit mix, rent levels, available amenities and site.
- Estimating market rent, absorption and stabilized occupancy levels for the market area.
- Investigating the health and conditions of the multifamily housing market.
- Calculating income bands, given the proposed Subject rents.
- Estimating the number of income-eligible households.
- Reviewing relevant public records and contacting appropriate public agencies.
- Analyzing the economic and social conditions in the market area in relation to the proposed project.
- Establishing the Subject Primary and Secondary Market Area(s) if applicable.
- Surveying competing projects, both Low-Income Housing Tax Credit (LIHTC) and market rate.

This report contains, to the fullest extent possible and practical, explanations of the data, reasoning, and analyses that were used to develop the opinions contained herein. The depth of discussion contained in the report is specific to the needs of the client and the requirements of SC Housing; both are identified intended users, and the intended use is for tax credit application submission. The report and the conclusions are subject to the *Assumptions and Limiting Conditions* attached.

The National Council of Housing Market Analysts (NCHMA) is a professional organization chartered to promote the development of high-quality market analysis for the affordable housing industry. Novogradac is a charter member of this organization. NCHMA has compiled model content standards for market studies. This report, which is a comprehensive market analysis full narrative report, conforms to those standards; any slight modifications or departures from those standards are considered incidental and result from client or agency-specific needs.

The authors of this report certify that we are not part of the development team, owner of the Subject site, general contractor, nor are we affiliated with any member of the development team engaged in the development of the Subject property or the development's partners or intended partners. The recommendations and conclusions are based solely on the professional opinions and best efforts of the analysts. There exists no identity of interest between the analyst and the entity for which the report is prepared, the applicant or its principals (general partners, members, etc.).

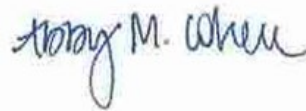
The Stated Purpose of this assignment is for application. You agree not to use the Report other than for the Stated Purpose, and you agree to indemnify us for any claims, damages or losses that we may incur as the result of your use of the Report for other than the Stated Purpose. Without limiting the general applicability of this paragraph, under no circumstances may the Report be used in advertisements, solicitations and/or any form of securities offering.

Please do not hesitate to contact us if there are any questions regarding the report or if Novogradac can be of further assistance. It has been our pleasure to assist you with this project.

Respectfully submitted,
Novogradac



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I. EXECUTIVE SUMMARY

Property Summary of Subject

Subject Property Overview:

The Subject is an existing 68-unit Section 8 apartment property located at 1333 Coronet Square, Rock Hill, York County, SC 29730. The Subject’s units are contained in 14 one and two-story walkup and townhome residential buildings, along with a single-story community building housing the leasing office and central laundry facility, which were originally built in 1973 and renovated in 2000 (non-LIHTC). Based on our physical inspection, the Subject exhibits average overall condition.

The property currently offers 16 one-bedroom units, 20 two-bedroom units, 20 three-bedroom, and 12 four-bedroom units targeted to family households, all of which benefit from a Section 8 HAP contract. As such, tenants pay just 30 percent of their income towards rents. Post-renovation, all of the Subject’s units will be LIHTC restricted at the 60 percent AMI level, and all units will continue to benefit from Section 8 subsidy. As such, tenants will continue to pay just 30 percent of their income towards rent. Further, all tenants are expected to remain income qualified post-renovation.

Targeted Tenancy:

For SC Housing purposes, the tenancy is considered the general population. The targeted tenancy is not age-restricted and will consist primarily of households ranging from one to five-persons.

Proposed Rents, Unit Mix and Utility Allowance:

The following table details the Subject’s proposed rents, utility allowances, unit mix, and unit sizes. Post-renovation, all 68 units will be LIHTC restricted to families earning 60 percent of the AMI or below, and all units will continue to benefit from Section 8 subsidy. As such, tenants will continue to pay just 30 percent of their income towards rent, not to exceed the lesser of the LIHTC rents and contract rents.

PROPOSED RENTS							
Unit Type	Unit Size (SF)	# Units	Net LIHTC Rent	Utility Allowance (1)	Gross LIHTC Rent	2023 LIHTC Maximum Allowable Gross Rent	Proposed Contract Rent (2)
@60% (Section 8)							
1BR/1BA	680	12	\$1,027	\$95	\$1,122	\$1,122	\$1,350
1BR/1BA	680	4	\$1,049	\$73	\$1,122	\$1,122	\$1,375
2BR/1BA	891	20	\$1,216	\$131	\$1,347	\$1,347	\$1,500
3BR/1BA	1,000	20	\$1,406	\$149	\$1,555	\$1,555	\$1,750
4BR/1BA	1,250	12	\$1,555	\$180	\$1,735	\$1,735	\$1,950
Total		68					

Based on a HAP contract effective July 1, 2023

(2) Based on post-renovation conclusions from third-party RCS conducted by Doyle Real Estate Advisors LLC, effective December 6, 2023.

Scope of Renovations:

The total renovation hard costs are estimated to be approximately \$4,428,483, or \$65,125 per unit. According to the relocation plan provided by the developer, renovations will occur with minimal disruption to tenants; however, residents may be temporarily relocated during the day. In the event that a unit will need extensive work, tenants may be relocated to a nearby hotel paid for by the developer. No tenants will be permanently displaced. The scope of renovations includes, but is not limited to:

- Parking and drives: full mill, overlay, and striping
- Concrete repair and replace all steps, sidewalks, & curbs
- Groundwork improvements
- Jet all existing sewer lines to remove debris
- Site lighting
- Security cameras, repair existing fencing
- New signage
- Upgrade laundry facility
- Replace playground
- Replace mailboxes
- ADA compliant community spaces
- Replace and add additional exterior lighting
- Paint exterior
- Attic insulation
- Repair masonry
- Replace vinyl siding
- Replace all exterior/interior doors
- Upgrade kitchens to include flooring, painting, cabinets, and countertops
- New energy star appliance package refrigerator, microwave/rangehood combo, range, dishwasher
- Upgrade bathrooms to include flooring, painting, cabinets, & sinks
- Upgrade all fixtures and toilets to be low flow
- Upgrade to energy efficient lighting package
- Replace bathtub and shower surround
- Install ceiling fans and replace light fixtures
- Install new blinds
- Replace outlets and covers as needed
- New HVAC equipment
- ADA upgrades

Market Vacancy

The following table summarizes overall weighted vacancy trends at the surveyed properties.

OVERALL VACANCY

Property Name	Program	Tenancy	Total Units	Vacant Units	Vacancy %
Cherry Laurel	LIHTC	Family	42	2	4.8%
Cotton Mill Village	LIHTC	Family	39	2	5.1%
Innsbrook Commons	LIHTC	Family	72	7	9.7%
Wildwood Springs	LIHTC	Family	144	3	2.1%
Bradford Park	Market	Family	280	11	3.9%
Galleria Pointe	Market	Family	192	5	2.6%
Legacy At Manchester Village	Market	Family	288	6	2.1%
The Finley Apartments	Market	Family	90	5	5.6%
The Villas At Garden Way	Market	Family	96	4	4.2%
LIHTC Total			297	14	4.7%
Market Total			946	31	3.3%
Overall Total			1,243	45	3.6%

The comparable properties reported vacancy rates ranging from 2.1 to 9.7 percent, with an overall weighted average of 3.6 percent. It should be noted that vacancy rate at Innsbrook Commons is somewhat elevated. Management was not able to comment on why vacancy is elevated at the properties, but they noted that the vacant units are in the process of being filled from applicants on the waiting lists. The average vacancy rate reported by the affordable comparables was 4.7 percent, above the 3.3 percent weighted average reported by the market rate properties. All of the market rate properties reported vacancy rates of 5.6 percent or less. The property has operated with vacancy and collection loss ranging from 1.4 to 5.3 percent between 2020 and 2022. Based on a rent roll dated September 30, 2023, the Subject was fully occupied. Based on the performance of the LIHTC comparables, we expect the Subject will operate with a vacancy and collection loss of three percent or less. As an existing subsidized affordable property, the Subject has performed well, and we expect this trend to continue going forward.

Capture Rates

The following table illustrates the capture rates for the Subject.

CAPTURE RATE ANALYSIS CHART

Bedrooms/AMI Level	Total Demand	Supply	Net Demand	Units Proposed	Capture Rate
@60% / Section 8 - As Proposed With Subsidy					
1BR - @60% / Section 8	2,554	100	2,454	16	0.7%
2BR - @60% / Section 8	1,947	52	1,895	20	1.1%
3BR - @60% / Section 8	826	0	826	20	2.4%
4BR - @60% / Section 8	389	0	389	12	3.1%
Overall - With Subsidy	5,907	152	5,755	68	1.2%
@60% - Absent Subsidy					
1BR - @60%	1,426	100	1,326	16	1.2%
2BR - @60%	429	52	377	20	5.3%
3BR - @60%	341	0	341	20	5.9%
4BR - @60%	160	0	160	12	7.5%
Overall - Absent Subsidy	2,270	152	2,118	68	3.1%

As the analysis illustrates, the Subject's capture rates as proposed with subsidy range from 0.7 to 3.1 percent. Absent subsidy, the Subject's capture rates at the 60 percent AMI level range from 1.2 to 7.5 percent. The overall capture rates for the Subject's units as proposed and absent subsidy are 1.2 and 3.1 percent,

respectively, which indicates there is adequate continued demand for the Subject. Further, capture rates for all units, as well as the overall property, are below the 30 percent capture rate threshold as determined by SC Housing.

Projected Absorption Period

None of the comparables were able to provide absorption information. As such, we expanded our search to other properties within Rock Hill and the surrounding area. The following table details the nearest absorption comparables we were able to identify.

ABSORPTION

Property Name	Program	Tenancy	City	Year	Total Units	Absorption (units/month)	Distance to Subject
Madison Place	Market	Family	Charlotte	2022	215	14	15.5 miles
Pringle Square	Market	Family	Charlotte	2021	334	75	17.4 miles
The Collins	Market	Family	Charlotte	2021	350	19	17.6 miles
Granite Pointe Apartments	LIHTC	Family	Charlotte	2020	198	18	17.7 miles
Keltonwood At Berewick	Market	Family	Charlotte	2019	230	19	18.1 miles
The Haven At Rivergate	Market	Family	Charlotte	2018	248	21	13.8 miles
Berewick Pointe	Market	Family	Charlotte	2017	275	16	17.9 miles
Whistler’s Cove	LIHTC	Senior	Mount Airy	2016	27	7	112.2 miles
Mountain View	LIHTC	Family	Wilkesboro	2016	48	47	89.3 miles
Average Affordable					91	24	
Average Market					275	27	
Overall Average					214	26	

Note the Subject is an existing property, and will not need to re-lease its units. Therefore, this discussion is hypothetical, and assumes the Subject were 100 percent vacant. We obtained absorption data from nine properties, located between 13.8 and 112.2 miles from the Subject. These properties reported absorption rates ranging from 7 to 75 units per month, with an overall average of 26 units per month. Overall, we expect the Subject will experience an absorption rate of 20 units per month, if vacant. This equates to an absorption period of approximately three to four months.

Market Conclusions

Overall, the local multifamily market is performing well with a 3.6 percent vacancy rate among all of the surveyed comparable projects. All of LIHTC properties maintain waiting lists, suggesting pent-up demand for affordable housing. One of the comparables is achieving maximum allowable rents at the 60 percent AMI level; however, the managers at the three remaining LIHTC properties are achieving rents set at the 50 percent AMI maximum and noted that maximum allowable rents at 60 percent are achievable at their respective properties. As such, we have concluded to achievable LIHTC rents at the 2023 maximum allowable level for the Subject’s one, two, three and four-bedroom units, respectively. These conclusions provide rent advantages between 19 to 24 percent relative to our market rent conclusions. It is important to note that the Subject will continue to benefit from Section 8 subsidy post-renovation for all 68 units. As such, tenants will continue to pay just 30 percent of their income towards rent. Overall, we believe that the Subject will continue to be successful in the local market as proposed.

Recommendations

We believe there is ample demand for the Subject in the PMA and the market supports the renovation of the Subject development as proposed. The overall capture rates for the Subject’s units as proposed and absent subsidy are 1.2 and 3.1 percent, respectively, both of which are well within the acceptable demand threshold and are considered excellent. Individual capture rates by bedroom type range from 0.7 to 3.1 percent as proposed, and from 1.2 to 7.5 percent absent subsidy, which are all considered good to excellent. Between 2023 and market entry, the total number of households is expected to increase at a rate of 0.3 percent

annually in the PMA. The Subject is located within two miles of most community services and facilities that tenants would utilize on a consistent basis.

One of the comparables reported achieving rents at the maximum allowable levels at 60 percent AMI. Three of the comparables reported vacancy rates of 5.1 percent or less and all of the comparables reported maintaining waiting lists. It should be noted that Cherry Laurel, Cotton Mill Village, and Innsbrook Commons are managed by the same company and rents at these properties for the 60 percent units are set at the 50 percent AMI maximum allowable levels for all units to increase affordability. Management at the properties stated that rents at the 60 percent maximums are likely achievable in the market. The renovated Subject will be similar to slightly superior to the comparables in terms of condition. The Subject will be inferior to the comparables in terms of in-unit amenities and slightly inferior to slightly superior in terms of property amenities. As such, we believe the Subject's proposed rents at the maximum allowable levels at the 60 percent AMI level are achievable absent subsidy. These conclusions provide rent advantages between 13 and 16 percent relative to our market rent conclusions. It is important to note that the Subject will continue to benefit from Section 8 subsidy post-renovation for all 68 units. As such, tenants will continue to pay just 30 percent of their income towards rent. Overall, we believe that the Subject will continue to be successful in the local market as proposed.

Further, there are several apparent strengths of the Subject's site, development scheme, and market, which include:

- Rehabilitation of the Subject's units will positively impact the surrounding area by improving the Subject's condition and street appeal, and thus representing an improvement to the neighborhood.
- All of the Subject's 68 units will continue to benefit from Section 8 subsidy post-renovation; thus, these tenants will continue to pay 30 percent of their income towards rent.
- The Subject is an existing property that is 100 percent occupied and maintains a waiting list, and all tenants are expected to remain income qualified post-renovation.
- The Subject will be in good condition upon completion and will fill a need for good quality/newly renovated affordable housing in Rock Hill and the surrounding areas.

As such, we recommend the Subject as proposed, with no suggested modifications.

Long Term Impact on Existing LIHTC Properties in the PMA

There are 14 vacant LIHTC units among the four LIHTC comparables surveyed, and all of the LIHTC comparables maintain waiting lists. Within the PMA, there are just nine existing subsidized properties, totaling 415 units. Furthermore, other than the Subject, there are nine subsidized affordable properties in the PMA. Therefore, the availability of LIHTC housing targeting low and moderate incomes is considered constrained given the demographic growth of the PMA, and the availability of subsidized housing is further limited. The renovation of the Subject will improve the existing affordable housing stock in the PMA, and will preserve subsidized units for low-income families.

Rent versus Buy Analysis

We performed a rent/buy analysis. The following analysis is hypothetical and assumes the Subject operates absent subsidy. In reality, all of the Subject's units will continue to benefit from Section 8 subsidy, post-renovation. As such, tenants will continue to pay just 30 percent of their income towards rent.

We performed a rent/buy analysis. Our inputs assume a four-bedroom, single-family home listing on Zillow in the Subject's neighborhood with a purchase price of \$309,000 and an interest rate of 7.08 percent for a 30-year fixed mortgage with a ten percent down payment. This was compared with the cost to rent the Subject's

four-bedroom unit at 60 percent of AMI (assuming a tenant would pay the full LIHTC rent). The analysis indicates that with a monthly differential of \$963, it is more affordable to rent than purchase a home. The rent buy analysis is illustrated in the following table.

RENT BUY ANALYSIS			
Property Type:	Four-Bedroom Single-Family Home		
Sales Price			\$309,000
Down Payment at 10.0%			\$30,900
Mortgage Amount			\$278,100
Current Interest Rate			7.08%
<i>Homeownership Costs</i>		<i>Monthly</i>	<i>% of Home Value</i>
Mortgage Payment		\$1,866	
Property Taxes		\$322	1.25%
Private Mortgage Insurance*		\$116	0.50%
Maintenance		\$515	2.00%
Utility Costs**		\$188	
Tax Savings		(\$489)	
			\$22,391
			\$3,863
			\$1,391
			\$6,180
			\$2,256
			(\$5,869)
Cost Comparison			
		<i>Monthly</i>	<i>Annual</i>
Costs of Homeownership		\$2,518	\$30,212
Cost of Renting At Subject		\$1,555	\$18,660
Differential		\$963	\$11,552
Cost of Occupancy			
		<i>Homeownership</i>	
Closing Costs		3.00%	\$9,270
Down Payment at 10.0%		10.00%	\$30,900
Total			\$40,170
		<i>Subject Rental</i>	
First Month's Rent		\$1,555	
Security Deposit		\$1,555	
Total		\$3,110	

* Based upon 0.50% of mortgage amount
 ** Utility Costs Included in Rent at Subject

As illustrated, the cash due at occupancy category is more than \$40,000 for the down payment and closing costs. The cash necessary for homeownership is still a barrier to many families. In general, first-time home buyers have difficulty saving for a down payment. Further, renting at the Subject is more affordable than purchasing even a modest single-family home in the Subject's neighborhood. Overall, we believe the Subject will face limited competition from homeownership.

MARKET PLACE APARTMENTS – ROCK HILL, SC – APPLICATION MARKET STUDY

Exhibit S-2 SCSHFDA Primary Market Area Analysis Summary:

Development Name:	Market Place Apartments	Total # of Units:	68
Address:	1333 Coronet Court, Rock Hill York County, SC 29730	# of LIHTC/TEB Units:	68
PMA Boundary:	County Road 161, Catawba River to the north, York/Chester County Line to the south, Catawba River to the east, and County Roads 165 and 324 to the west.		
Development Type:	Family	Farthest Boundary Distance to Subject:	10.4 Miles

Rental Housing Stock (found on page 111)

Type	# of Properties	Total Units	Vacant Units	Average
All Rental Housing	65	14,873	1474	90.10%
Market-Rate Housing	47	8,154	200	96.70%
Assisted/Subsidized Housing not to include LIHTC	9	415	18	95.70%
LIHTC (All that are stabilized)*	9	553	14	97.40%
Stabilized Comparables**	10	1,878	50	97.30%
Non Stabilized Comparables	1	72	7	90.30%

* 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
12	1	1	680	\$1,027	\$1,384	\$ 2.04	25.8%	\$1,855	\$ 2.73
4	1	1	680	\$1,049	\$1,384	\$ 2.04	24.2%	\$2,250	\$ 3.31
20	2	1	891	\$1,216	\$1,554	\$ 1.74	21.8%	\$1,855	\$ 2.08
20	3	1	1,000	\$1,406	\$1,936	\$ 1.94	27.4%	\$2,250	\$ 2.25
12	4	1	1,250	\$1,555	\$2,481	\$ 1.98	37.3%	\$1,855	\$ 1.48
Gross Potential Rent Monthly*				\$ 87,620	\$ 121,716		25.0%		

*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.

Demographic Data (found on page 46)

	2010		2023		2028	
Renter Households	15,174	34.90%	17,694	34.80%	18,452	34.00%
Income-Qualified Renter HHs (LIHTC)			4,696	26.50%		
Income-Qualified Renter HHs (MR)						

Targeted Income-Qualified Renter Household Demand (found on page 54)

Type of Demand	50%	60%	Market Rate	Editable	Editable	Overall
Renter Household Growth		85				85
Existing Households (Overburd + Substand)		2,356				2,356
Homeowner conversion (Seniors)						
Other:						
Less Comparable/Competitive Supply		-152				-152
Net Income-qualified Renters HHs	0	2,204	0	0	0	2,204

Capture Rates (found on page 63)

Targeted Population	50%	60%	Market Rate	Overall
Capture Rate		3.10%		3.10%

Absorption Rate (found on page 64)

Absorption Period	3 to 4	months.
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2023 S-2 RENT CALCULATION WORKSHEET

Bedroom Type	# of Units	Proposed Tenant Paid Rent	Net Proposed Tenant Rent by Bedroom Type	Gross HUD FMR	Gross HUD FMR Total	Tax Credit Gross Rent Advantage
1BR	12	\$1,027	\$12,324	\$1,384	\$16,608	25.8%
1BR	4	\$1,049	\$4,196	\$1,384	\$5,536	24.2%
2BR	20	\$1,216	\$24,320	\$1,554	\$31,080	21.8%
3BR	20	\$1,406	\$28,120	\$1,936	\$38,720	27.4%
4BR	12	\$1,555	\$18,660	\$2,481	\$29,772	37.3%
Totals	68		\$87,620		\$121,716	25.0%

Source: SC Housing, Novogradac, December 2023

II. PROJECT DESCRIPTION

PROJECT DESCRIPTION

- Development Location:** The Subject is located at 1333 Coronet Square, Rock Hill, York County, SC 29730.
- Construction Type:** The Subject consists of 14 one and two-story walkup and townhome residential buildings, along with a single-story community building housing the leasing office and central laundry facility. The buildings are wood-frame with brick and vinyl siding exteriors with pitched asphalt shingled roofs.
- Year Built:** The Subject was originally built in 1973 and renovated in 2000 (non-LIHTC). Based on our physical inspection, the Subject exhibits average overall condition.
- Occupancy Type:** For SC Housing purposes, the tenancy is considered general population. The targeted tenancy is not age-restricted and will consist primarily of households ranging from one to six-persons.
- Target Income Group:** The Subject will continue to target income-qualified family households with one to six persons. As proposed, the annual household income levels for the Subject’s units will range from \$0 to \$69,420. Absent subsidy, income limits for the Subject’s units would hypothetically range from \$38,469 to \$69,420.
- Special Population Target:** None.
- Number of Units by Unit Type:** The Subject includes 16 one-bedroom, 20 two-bedroom, 20 three-bedroom, and 12 four-bedroom units.
- Number of Buildings and Stories:** The Subject consists of 14 one and two-story walkup and townhome residential buildings.
- Unit Mix:** The following table summarizes the Subject’s unit sizes.

UNIT MIX AND SQUARE FOOTAGE

Unit Type	Number of Units	Unit Size (SF)	Net Leasable Area (SF)
1BR/1BA – Garden	16	680	10,880
2BR/2BA – Townhouse	20	891	17,820
3BR/2BA – Townhouse	20	1,000	20,000
4BR/2BA – Townhouse	12	1,250	15,000
TOTAL	68		63,700

- Structure Type/Design:** The Subject consists of 14 one and two-story walkup and townhome residential buildings, along with a single-story community building housing the leasing office and central laundry facility. The buildings are wood-frame with brick and vinyl siding exteriors with pitched asphalt roofs.

Proposed Rents and Utility Allowance:

The following table details the Subject’s proposed rents, utility allowances, unit mix, and unit sizes. Post-renovation, all 68 units will be LIHTC-restricted to families earning 60 percent of the AMI or below, and all units will continue to benefit from Section 8 subsidy. As such, tenants will continue to pay just 30 percent of their income towards rent, not to exceed the lesser of the LIHTC rents and contract rents.

PROPOSED RENTS							
Unit Type	Unit Size (SF)	# Units	Net LIHTC Rent	Utility Allowance (1)	Gross LIHTC Rent	2023 LIHTC Maximum Allowable Gross Rent	Proposed Contract Rent (2)
@60% (Section 8)							
1BR/1BA	680	12	\$1,027	\$95	\$1,122	\$1,122	\$1,350
1BR/1BA	680	4	\$1,049	\$73	\$1,122	\$1,122	\$1,375
2BR/1BA	891	20	\$1,216	\$131	\$1,347	\$1,347	\$1,500
3BR/1BA	1,000	20	\$1,406	\$149	\$1,555	\$1,555	\$1,750
4BR/1BA	1,250	12	\$1,555	\$180	\$1,735	\$1,735	\$1,950
Total		68					

Based on a HAP contract effective July 1, 2023

(2) Based on third-party RCS conducted by Doyle Real Estate Advisors LLC, effective December 6, 2023.

Utility Structure/Allowance:

The tenant is responsible for electric cooking, electric heating, electric water heating, central air conditioning, and general electric expenses. The landlord is responsible for cold water, sewer, and trash removal expenses, along with all common area utilities. There are no proposed changes to the tenant-paid utility structure post-renovation. The utility structure varies among the comparable properties; we have adjusted the comparables’ rents in accordance with the utility schedule obtained from The South Carolina State Housing Finance and Development Agency (Upstate Region), which includes York County, effective February 27, 2023, which is the most recent available.

Existing or Proposed Project-Based Rental Assistance:

All 68 units benefit from Section 8 subsidy; thus, tenants pay 30 percent of their income towards rent. All units will continue to benefit from Section 8 subsidy post-renovation.

Community Amenities:

The Subject’s community amenities include a clubhouse/community room, computer lab, central laundry facility, off-street parking, on-site management, and a playground. Post-renovation, the Subject’s community amenities will remain the same. The comparables generally offer similar to slightly superior common area amenities relative to the Subject. These properties offer features including exercise facility, swimming pool, picnic area, recreation area, and community Wi-Fi, all of which the Subject lacks. The differences in amenities have been accounted for in our determination of the Subject’s achievable rents.

Unit Amenities:

The Subject’s unit amenities include blinds, carpeting, a coat closet, and central heating and cooling. Kitchen appliances include a

range/oven, refrigerator, and dishwasher. Post-renovation, microwaves will be added in all units. All of the comparables offer similar to slightly superior in-unit amenities relative to the Subject. These properties generally offer features including a balcony/patio, ceiling fan, walk-in closet, and garbage disposals, all of which the Subject lacks. The differences in amenities have been accounted for in our determination of the Subject’s achievable rents.

Current Rents & Unit Mix:

Based on a rent roll dated September 30, 2023, the Subject is fully occupied. According to property management, the property maintains an extensive waiting list. Further, the Subject’s historical financials indicated vacancy and collection loss between 1.4 to 1.6 percent between 2020 and 2022. The following table summarizes current tenant-paid rents at the Subject.

CURRENT TENANT-PAID RENTS (1)

Unit Type	Unit Size (SF)	# of Units	Occupied Units	Current Contract Rent (2)	Minimum Tenant Paid Rent	Maximum Tenant Paid Rent	Average Tenant Paid Rent
<i>Section 8</i>							
1BR/1BA	680	12	12	\$1,232	\$0	\$480	\$234
1BR/1BA - HC	680	4	4	\$1,242	\$0	\$231	\$198
2BR/2BA	891	20	20	\$1,450	\$0	\$604	\$201
3BR/2BA	1,000	20	20	\$1,668	\$0	\$1,078	\$272
4BR/2BA	1,250	12	12	\$1,886	\$0	\$925	\$370
Total		68	68				

(1) Based on rent roll dated September 30, 2023
 (2) Based on HAP contract effective June 30, 2023.

Scope of Renovations:

The total renovation hard costs are estimated to be approximately \$4,428,483, or \$65,125 per unit. According to the relocation plan provided by the developer, renovations will occur with minimal disruption to tenants; however, residents may be temporarily relocated during the day. In the event that a unit will need extensive work, tenants may be relocated to a nearby hotel paid for by the developer. No tenants will be permanently displaced. The scope of renovations includes, but is not limited to:

- Parking and drives: full mill, overlay, and striping
- Concrete repair and replace all steps, sidewalks, & curbs
- Groundwork improvements
- Jet all existing sewer lines to remove debris
- Site lighting
- Security cameras, repair existing fencing
- New signage
- Upgrade laundry facility
- Replace playground
- Replace mailboxes
- ADA compliant community spaces

- Replace and add additional exterior lighting
- Paint exterior
- Attic insulation
- Repair masonry
- Replace vinyl siding
- Replace all exterior/interior doors
- Upgrade kitchens to include flooring, painting, cabinets, and countertops
- New energy star appliance package refrigerator, microwave/rangehood combo, range, dishwasher
- Upgrade bathrooms to include flooring, painting, cabinets, & sinks
- Upgrade all fixtures and toilets to be low flow
- Upgrade to energy efficient lighting package
- Replace bathtub and shower surround
- Install ceiling fans and replace light fixtures
- Install new blinds
- Replace outlets and covers as needed
- New HVAC equipment
- ADA upgrades

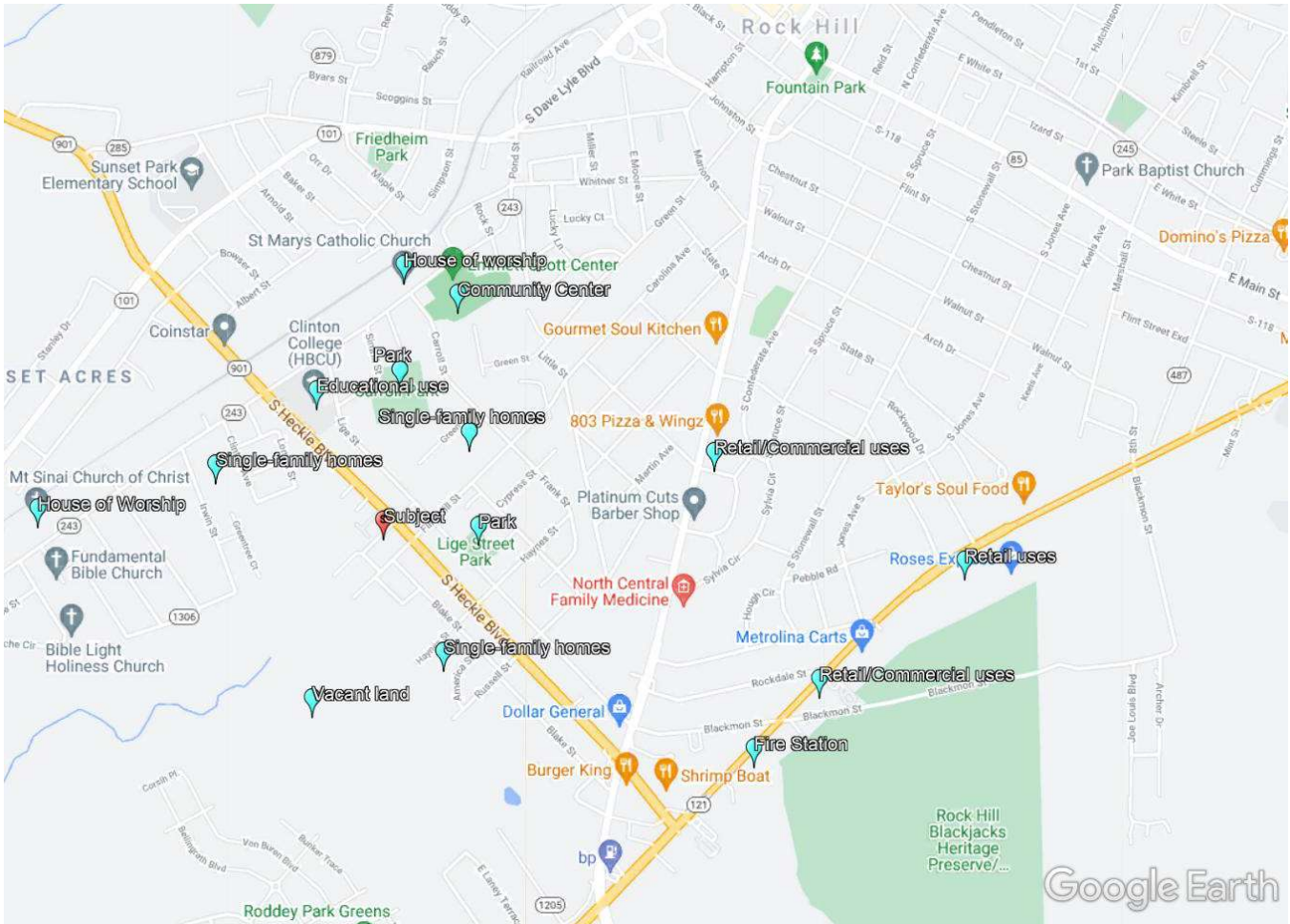
III. SITE DESCRIPTION

SITE DESCRIPTION

The location of a multifamily property can have a substantial negative or positive impact upon the performance, safety, and appeal of the project. The site description discusses the physical features of the site, as well as the layout, access issues, and traffic flow.

Date of Site Visit: November 8, 2023.

Surrounding Land Uses: The following map illustrate the surrounding land uses.



Source: Google Earth, November 2023

Physical Features of Site: The Subject site is approximately 5.6 acres, or 243,936 square feet in size. The site is rectangular in shape and is generally level. The site is improved with 14 one and two-story walkup and townhome residential buildings, along with a single-story community building housing the leasing office and central laundry facility, which were originally built in 1973 and renovated in 2000 (non-LIHTC). According to the Rock Hill Zoning Department, the Subject site is zoned MF-15 (Multifamily), which is intended to allow for a wide range of medium and high-density housing types, including multifamily dwellings.

Location/Surrounding Uses:

The Subject is located in a primarily residential neighborhood in Rock Hill, South Carolina, which consists of single-family homes, multifamily uses, as well as houses of worship, educational uses, and commercial/retail uses concentrated to the southeast of the Subject site along Saluda Street. Immediately to the north of the Subject is Carroll Park, as well as single-family homes in average condition and Clinton College. Further northeast and east of the Subject are single-family homes in average to good condition. To the south are single-family homes in average to good condition, followed by forested undeveloped land. Southwest of the Subject are single-family homes in fair to average condition. Immediately to the west of the Subject is heavily forested land. Beyond this forested land are single-family homes in average to good condition. The nearest commercial corridor is approximately 0.7 miles to the southeast along Saluda Street. Commercial/retail occupancy along this corridor was estimated at 85 to 90 percent at the time of inspection, with uses that include a pharmacy, grocery store, bank, and other shopping amenities. There are no observed negative influences or nuisances in the area.

Photographs of Subject Site and Surrounding Uses



Subject exterior



Subject exterior and walkways



Subject exterior



Subject exterior



Subject playground



Subject signage



Subject exterior



Subject dumpster and parking area



Subject perimeter fencing



Subject playground and perimeter fencing



View north on McCullough Street



View south along McCullough Street



View west on Heckle Boulevard



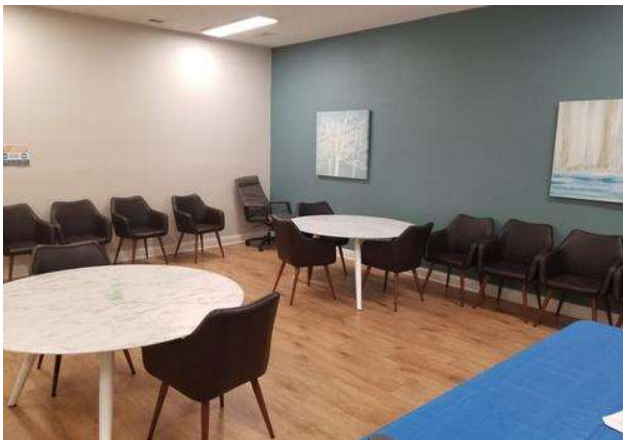
View east on Heckle Boulevard



Mailbox area



Subject community building lobby



Community room



Business center



Community room



Leasing office



Central laundry



Central laundry



Maintenance work area



Maintenance work area



Typical in-unit stairway



Typical living room



Typical kitchen



Typical bedroom



Typical closet



Typical bathroom



Typical walkway/living room



Typical kitchen/dining area



Typical bedroom



Typical bedroom



Typical in-unit stairway/walkway



Typical bathroom



Typical living room



Typical kitchen



Typical bedroom



Typical bedroom



Typical bedroom



Typical bathroom



Vacant land north of Subject



Single-family home north of Subject



Educational use north of Subject



Single-family homes north of Subject



Vacant land east of Subject



Senior center east of Subject



Single-family home east of Subject



Single-family home east of Subject



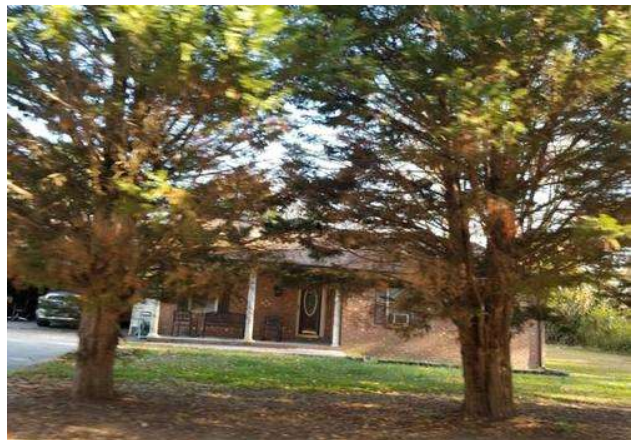
Single-family homes south of Subject



Single-family home south of Subject



Single-family home south of Subject



Single-family home south of Subject



Single-family home west of Subject



Single-family home west of Subject

Visibility/Views:

The Subject has average visibility from South Heckle Boulevard. Views to the north of the Subject include Carroll Park, as well as Clinton College. Views to the south of the Subject consist of heavily wooded areas and single-family homes in average to good condition. Views to the west of the Subject include undeveloped heavily wooded land. Views to the east of the Subject consist of single-family homes in average to good condition. Overall, visibility and views are considered average/typical.

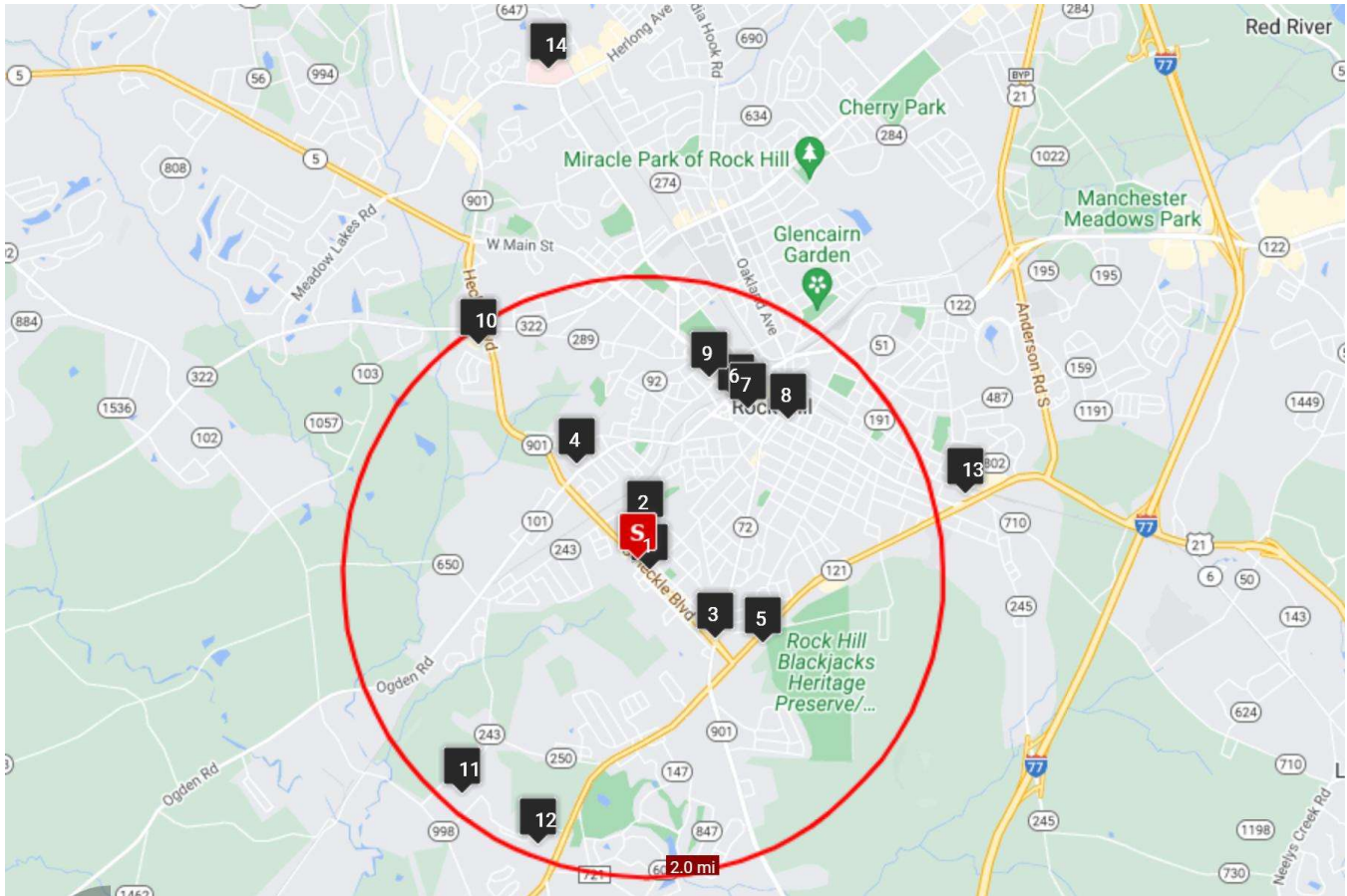
Detrimental Influence:

At the time of the site inspection, there were no detrimental influences observed by the appraiser that would adversely impact the marketability of the Subject.

Proximity to Local Services:

The Subject is located in reasonable proximity to local services including medical services and retail. The following table details the Subject's distance from key locational amenities. A *Locational Amenities Map* and table is following.

MARKET PLACE APARTMENTS – ROCK HILL, SC – APPLICATION MARKET STUDY



Source: Google Earth, October 2023

LOCATIONAL AMENITIES

#	Service or Amenity	Distance to Subject	#	Service or Amenity	Distance to Subject
1	Bus Stop	0.1 miles	8	TD Bank	1.3 miles
2	Carroll Park	0.2 miles	9	United States Postal Service	1.3 miles
3	Citgo Gas Station	0.7 miles	10	Food Lion	1.7 miles
4	Sunset Park Elementary School	0.7 miles	11	South Pointe High School	1.9 miles
5	Rock Hill Fire Station 1	1.0 mile	12	Saluda Trail Middle School	2.0 miles
6	Rock Hill Police Department	1.2 miles	13	Walgreens Pharmacy	2.2 miles
7	Rock Hill Main Library	1.2 miles	14	Piedmont Medical Center	3.3 miles

Availability of Public Transportation:

My Ride Rock Hill provides public transportation throughout Rock Hill. My Ride Rock Hill operates fixed-route service throughout the city and operates Monday through Saturday, 7:00 AM to 7:00 PM, with limited hours on Sundays. Bus service is offered free of charge to all riders. The nearest bus stop is located 0.1 miles north of the Subject at the intersection of Crawford Road and Clinton College, and is served by Route 2.

Road/Infrastructure Proposed Improvements:

We witnessed no current road improvements within the Subject’s immediate neighborhood.

Crime Rates:

The following table illustrates crime statistics in the Subject’s PMA compared to the MSA. Any number above 100 is above average compared to the national crime index, while any number below 100 indicates lower than average crime.

2023 CRIME INDICES

	PMA	MSA
Total Crime*	154	138
Personal Crime*	208	144
Murder	119	123
Rape	154	104
Robbery	93	139
Assault	271	151
Property Crime*	147	138
Burglary	136	156
Larceny	158	135
Motor Vehicle Theft	82	104

Source: Esri Demographics 2023, Novogradac, October 2023

*Unweighted aggregations

Total crime indices in the PMA are elevated relative to the national average and slightly above the surrounding MSA. Both geographic areas feature crime indices above the overall nation. In particular, the category of personal crime in the PMA is substantially elevated relative to both the nation and the MSA. According to the property manager, there has been some recent crime at the Subject, but crime has not been a consistent issue historically. The Subject offers intercom (buzzer), perimeter fencing, and video surveillance.

Access and Traffic Flow:

The Subject is located along South Heckle Boulevard, a four-lane connector road that provides access to State Route 121 approximately 0.8 miles to the south. State Route 121 provides access to Interstate 77, which runs north to Interstate 90 in Cleveland, Ohio and south to Interstate 26 in Columbia, South Carolina. Overall, access is considered average/typical, and traffic flow in the Subject’s immediate area is considered light.

Positive/Negative Attributes:

The Subject has good access to area retail and community services in Rock Hill, most of which are within 1.9 miles of the Subject site. The Subject is considered to be in an adequate location for an affordable multifamily development.

IV. MARKET AREA

PRIMARY MARKET AREA

For the purpose of this study, it is necessary to define the market area, or the area from which potential tenants for the project are likely to be drawn. In some areas, residents are very much “neighborhood oriented” and are generally very reluctant to move from the area where they have grown up. In other areas, residents are much more mobile and will relocate to a completely new area, especially if there is an attraction such as affordable housing at below market rents.

The Subject is located in the southwestern portion of Rock Hill, South Carolina. Rock Hill is located in the northeastern portion of South Carolina and is part of the Charlotte-Gastonia-Concord, NC-SC Metropolitan Statistical Area (MSA), which is comprised of Anson, Cabarrus, Gaston, Iredell, Lincoln, Mecklenburg, Rowan, Union, and York Counties in South Carolina, as well as Chester, and Lancaster Counties in North Carolina. According to the 2020 Census, Rock Hill had a population of 74,372. The PMA for the Subject covers approximately 204 square miles and consists largely of the city of Rock Hill, as well as the census-designated areas of Newport and Lesslie. The boundaries of the PMA are defined as County Road 161, and the Catawba River to the north, York/Chester County Line to the south, Catawba River to the east, and County Roads 165 and 324 to the west. While the PMA is somewhat large, we believe this is reasonable given the exurban location of the Subject as tenants will likely be willing to travel further for affordable housing in these types of locations. Given the natural boundaries, we anticipate that the vast majority of the Subject’s tenants will come from within the boundaries of the PMA. We confirmed the PMA with property managers in the area, including the Subject’s property manager. Approximate distances to the farthest boundaries of the PMA in each direction are as follows:

- North: 8.1 miles
- East: 6.1 miles
- South: 3.9 miles
- West: 10.4 miles

The PMA includes all or part of the following census tracts:

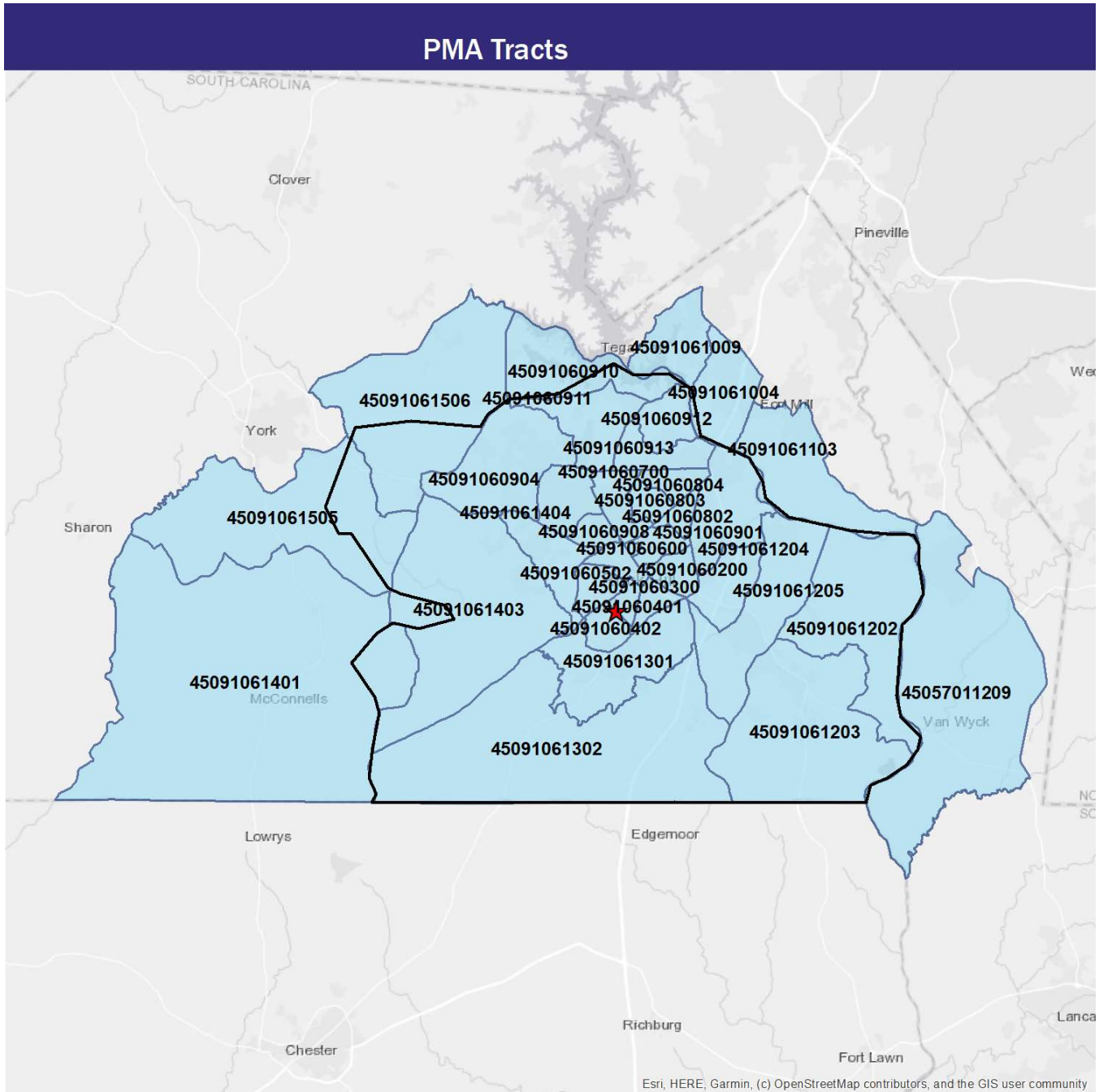
CENSUS TRACTS IN PMA (35)		
450,910,614.01	450,910,613.02	450,570,112.09
450,910,614.03	450,910,615.05	450,910,615.06
450,910,612.03	450,910,612.02	450,910,612.05
450,910,611.03	450,910,609.04	450,910,613.01
450,910,609.10	450,910,609.01	450,910,609.11
450,910,610.04	450,910,614.04	450,910,610.09
450,910,612.04	450,910,609.09	450,910,609.12
450,910,609.13	450,910,607.00	450,910,601.02
450,910,605.02	450,910,608.02	450,910,608.03
450,910,608.04	450,910,609.08	450,910,604.02
450,910,602.00	450,910,605.01	450,910,603.00
450,910,604.01	450,910,606.00	

The primary market area has been identified based upon conversations with management at market rate and LIHTC properties in the area as well as other market participants in addition to demographic characteristics of census tracts within the area. Although we believe that neighborhood characteristics and geographic/infrastructure barriers are typically the best indicators of PMA boundaries, we have also examined demographic characteristics of census tracts in and around the Rock Hill area in an effort to better identify the Subject’s PMA. It is important to note however that we do not base our PMA determinations on census tract information alone as these boundaries are rarely known to the average person. The secondary market area (SMA) for the Subject is considered to be the Charlotte-Gastonia-Concord, NC-SC Metropolitan Statistical

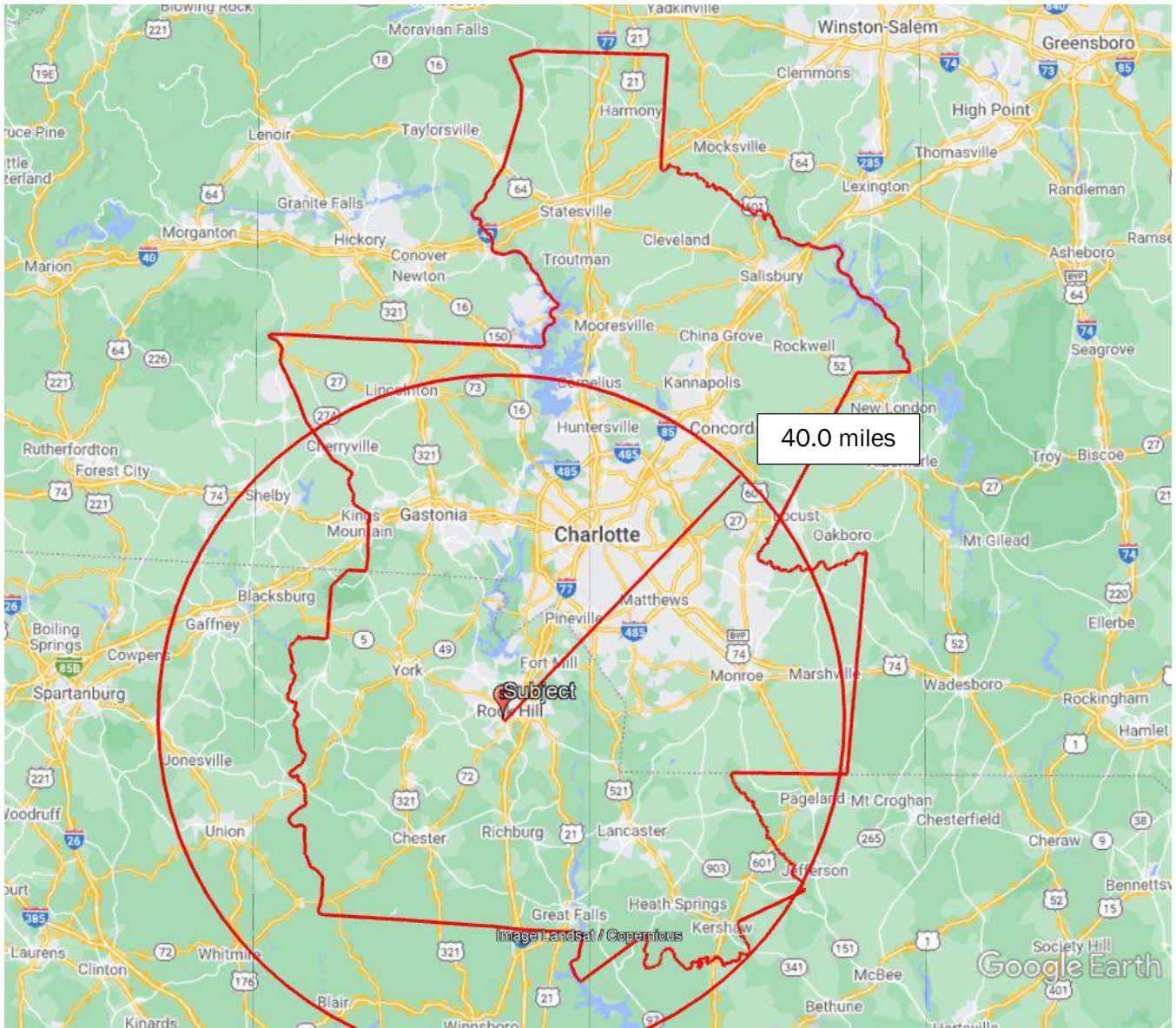
Area (MSA), which is comprised of Anson, Cabarrus, Gaston, Iredell, Lincoln, Mecklenburg, Rowan, Union, York Counties in South Carolina, as well as Chester, and Lancaster Counties in North Carolina.

Per specific SC Housing guidelines, we have not accounted for leakage and have assumed 100 percent of demand will come from within the PMA boundaries.

The following maps outline the PMA and MSA, and identifies the census tracts included within the PMA boundaries.



Secondary Market Area Map



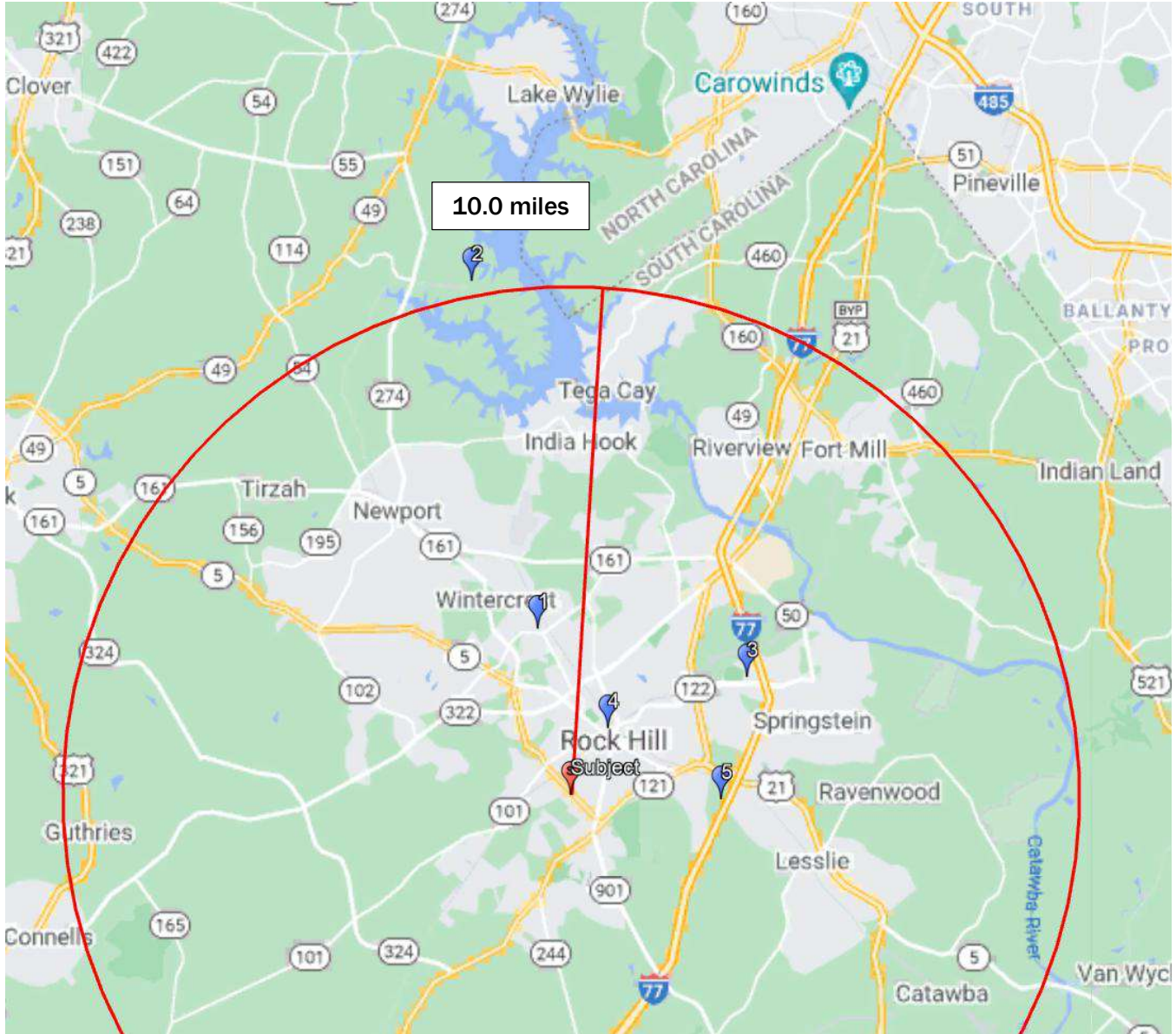
Source: Google Earth, November 2023

V. MARKET AREA ECONOMY

MARKET AREA ECONOMY

Map of Employment Centers

The following map illustrates the Subject’s location compared to major employment centers in the surrounding areas.



Source: Google Earth, November 2023

MAJOR EMPLOYERS – ROCK HILL, SC

Map #	Employer	Industry
1	Piedmont Medical Center	Healthcare
2	Duke Energy	Utilities
3	OneMain Financial Group LLC	Finance
4	Williams & Fudge Inc.	Finance
5	West Marine Products Inc.	Distribution

Source: Source: York County Economic Development, retrieved November 2023

Employment by Industry

The following table illustrates employment by industry for the PMA and nation as of 2023.

2023 - EMPLOYMENT BY INDUSTRY

Industry	PMA		USA	
	Number Employed	Percent Employed	Number Employed	Percent Employed
Manufacturing	9,168	14.8%	16,269,811	10.0%
Healthcare/Social Assistance	7,622	12.3%	22,115,876	13.6%
Retail Trade	7,212	11.6%	16,983,329	10.4%
Educational Services	5,211	8.4%	14,946,247	9.2%
Accommodation/Food Services	4,882	7.9%	10,883,169	6.7%
Transportation/Warehousing	3,748	6.0%	9,030,239	5.5%
Prof/Scientific/Tech Services	3,617	5.8%	13,955,403	8.6%
Admin/Support/Waste Mgmt Svcs	3,475	5.6%	7,195,078	4.4%
Construction	3,087	5.0%	11,436,301	7.0%
Other Services	3,081	5.0%	7,645,568	4.7%
Finance/Insurance	3,022	4.9%	8,135,144	5.0%
Public Administration	1,940	3.1%	7,857,180	4.8%
Wholesale Trade	1,761	2.8%	3,029,965	1.9%
Information	1,038	1.7%	3,143,826	1.9%
Arts/Entertainment/Recreation	1,034	1.7%	3,578,110	2.2%
Utilities	1,020	1.6%	1,335,595	0.8%
Real Estate/Rental/Leasing	952	1.5%	2,901,274	1.8%
Agric/Forestry/Fishing/Hunting	177	0.3%	1,800,335	1.1%
Mining	63	0.1%	572,355	0.4%
Mgmt of Companies/Enterprises	32	0.1%	216,588	0.1%
Total Employment	62,142	100.0%	163,031,393	100.0%

Source: Esri Demographics 2023, Novogradac, October 2023

Employment in the PMA is concentrated in manufacturing, healthcare/social assistance, and retail trade, which collectively comprise 38.7 percent of local employment. The large share of PMA employment in the manufacturing and retail trade is notable as both industries are historically volatile, and prone to contraction during economic downturns. However, the PMA also has a significant share of employment in the healthcare/social assistance industry, which typically exhibits greater stability during economic recessions. Relative to the nation, the PMA features comparatively greater employment in the manufacturing, retail trade, and accommodation/food services industries. Conversely, the PMA is underrepresented in the professional/scientific/technology services, construction, and public administration sectors.

The following table illustrates the changes in employment by industry from 2010 to 2023, in the Subject’s PMA.

2010-2023 CHANGE IN EMPLOYMENT - PMA

Industry	2010		2023		2010-2023	
	Number Employed	Percent Employed	Number Employed	Percent Employed	Growth	Annualized Percent
Manufacturing	7,682	14.9%	9,168	14.8%	1,486	1.5%
Healthcare/Social Assistance	5,828	11.3%	7,622	12.3%	1,794	2.4%
Retail Trade	6,305	12.2%	7,212	11.6%	907	1.1%
Educational Services	4,803	9.3%	5,211	8.4%	408	0.7%
Accommodation/Food Services	2,576	5.0%	4,882	7.9%	2,306	6.9%
Transportation/Warehousing	1,774	3.4%	3,748	6.0%	1,974	8.6%
Prof/Scientific/Tech Services	2,795	5.4%	3,617	5.8%	822	2.3%
Admin/Support/Waste Mgmt Svcs	2,394	4.6%	3,475	5.6%	1,081	3.5%
Construction	4,129	8.0%	3,087	5.0%	-1,042	-1.9%
Other Services	2,084	4.0%	3,081	5.0%	997	3.7%
Finance/Insurance	2,772	5.4%	3,022	4.9%	250	0.7%
Public Administration	1,689	3.3%	1,940	3.1%	251	1.1%
Wholesale Trade	2,152	4.2%	1,761	2.8%	-391	-1.4%
Information	1,397	2.7%	1,038	1.7%	-359	-2.0%
Arts/Entertainment/Recreation	850	1.6%	1,034	1.7%	184	1.7%
Utilities	1,170	2.3%	1,020	1.6%	-150	-1.0%
Real Estate/Rental/Leasing	825	1.6%	952	1.5%	127	1.2%
Agric/Forestry/Fishing/Hunting	236	0.5%	177	0.3%	-59	-1.9%
Mining	5	0.0%	63	0.1%	58	89.2%
Mgmt of Companies/Enterprises	167	0.3%	32	0.1%	-135	-6.2%
Total Employment	51,633	100.0%	62,142	100.0%	10,509	1.6%

Source: Esri Demographics 2023, Novogradac, October 2023

Total employment in the PMA increased an annualized rate of 1.6 percent between 2010 and 2023. The industries that nominally expanded most substantially during this period include accommodation/food services, transportation/warehousing, and healthcare/social assistance. Conversely during this same period, the construction, wholesale trade, and information sectors experienced the least nominal growth and actually contracted during this time.

Major Employers

The table following details the major employers in York County, South Carolina.

MAJOR EMPLOYERS YORK COUNTY, SC

Employer Name	Industry	# Of Employees
Ross Stores, Inc.	Distribution Centers	3,300
LPL Financial	Finance & Insurance	3,242
Piedmont Medical Center	Healthcare & Social Assistance	2,000
Wells Fargo Home Mortgage	Finance & Insurance	1,283
Lash Group	Healthcare & Social Assistance	1,096
Comporium, Inc.	Telecommunications	986
Schaeffler Group USA, Inc.	Manufacturing	946
Duke Energy Catawba Nuclear Station	Energy & Utilities	793
U.S. Foods, Inc.	Distribution Centers	738
Shutterfly, Inc.	Publishing Service	500
Cummins-Meritor	Manufacturing	500
Daimler Trucks North America	Manufacturing	467
Stanley Black & Decker	Distribution Centers	450
New-Indy Containerboard LLC	Manufacturing	425
Atlas Copco USA	Manufacturing	400
RoundPoint Mortgage	Finance & Insurance	396
Macleon Power Systems	Manufacturing	375
Williams & Fudge	Collection Agency	370
Metrolina Greenhouses, Inc.	Plant Nursery	364
Totals		18,631

Source: York County Economic Development, 2022, accessed October 2023

York County’s major employers are primarily concentrated within the distribution, manufacturing, finance, and healthcare industries. We believe the diverse mix of industries bodes well for the local area economy.

Employment Expansion/Contractions

We reviewed publications by the SC Works listing WARN (Worker Adjustment and Retraining Notification Act) notices since the start of 2022. These layoffs are illustrated in the following table.

WARN LISTINGS YORK COUNTY, SC 2022-YTD 2023

Company	Industry	Employees Affected	Layoff Date
Caraustar Industrial	Packaging Materials	71	10/30/2023
Aspiration Partners, Inc.	Professional Services	1	6/1/2023
HealthHelp Nurse	Healthcare & Social Assistance	1	3/24/2023
Monitronics Internation, Inc.	Home Security	1	3/5/2023
BayFirst Financial	Finance & Insurance	1	11/25/2022
Total		75	

Source: SC Works, accessed October 2023

As illustrated in the previous table, there were a total of 75 layoffs between January 2022 and October 2023. Due to the size of the York County area labor market, these recent WARN filings are not anticipated to substantively affect total employment in the PMA or MSA as overall job growth has far exceeded these losses.

We attempted to contact the York County Economic Development Department in order to gather information about economic expansions in the area; however, our calls have not been returned as of the date of this report. We have conducted our own research into economic expansions in the area. Notable expansions include, but are not limited to, the following:

- In June 2023, leading automation technology manufacturer and software development company STIWA Group, announced plans to invest over \$36 million in a new facility and machining operation in Rock Hill. The company bought a 30-acre site and plans to develop a 75,000-square foot office and workshop by September 2024. The company estimates that they will hire up to 160 new employees for the site.
- In November 2022, Masonite International Corporation, a leading global designer and manufacturer of door systems, celebrated the opening of their new manufacturing facility in Fort Mill, South Carolina. Masonite plans to hire up to 220 new employees once fully staffed.
- In October 2022, producer of high purity silicone materials, Elkem Silicones, held a grand opening for their new production facility in York, South Carolina. The site features 18,000 square feet of working space and is located half a mile from their main manufacturing campus, also located in York County.
- In April 2022, Trinity Transport, a third-party logistics user, signed a lease to occupy approximately 201,788 square feet of warehousing and office space in York County. The company currently operates 100 tractors and 350 trailers.

Employment and Unemployment Trends

The following table details employment and unemployment trends for the MSA from 2007 to August 2023.

EMPLOYMENT & UNEMPLOYMENT TRENDS (NOT SEASONALLY ADJUSTED)

Year	MSA				USA			
	Total Employment	% Change	Unemployment Rate	Change	Total Employment	% Change	Unemployment Rate	Change
2007	1,015,925	-	5.4%	-	146,046,667	-	4.6%	-
2008	1,020,753	0.5%	6.6%	1.2%	145,362,500	-0.5%	5.8%	1.2%
2009	966,977	-5.3%	12.3%	5.7%	139,877,500	-3.8%	9.3%	3.5%
2010	1,012,597	4.7%	11.6%	-0.7%	139,063,917	-0.6%	9.6%	0.3%
2011	1,036,870	2.4%	10.6%	-1.0%	139,869,250	0.6%	9.0%	-0.7%
2012	1,071,281	3.3%	9.4%	-1.2%	142,469,083	1.9%	8.1%	-0.9%
2013	1,097,007	2.4%	7.6%	-1.8%	143,929,333	1.0%	7.4%	-0.7%
2014	1,133,169	3.3%	6.0%	-1.6%	146,305,333	1.7%	6.2%	-1.2%
2015	1,172,526	3.5%	5.4%	-0.6%	148,833,417	1.7%	5.3%	-0.9%
2016	1,213,116	3.5%	4.8%	-0.6%	151,435,833	1.7%	4.9%	-0.4%
2017	1,236,766	1.9%	4.3%	-0.5%	153,337,417	1.3%	4.3%	-0.5%
2018	1,264,009	2.2%	3.7%	-0.5%	155,761,000	1.6%	3.9%	-0.4%
2019	1,298,223	2.7%	3.5%	-0.2%	157,538,083	1.1%	3.7%	-0.2%
2020	1,234,590	-4.9%	7.1%	3.6%	147,794,750	-6.2%	8.1%	4.4%
2021	1,302,839	5.5%	4.6%	-2.5%	152,580,667	3.2%	5.4%	-2.7%
2022	1,377,095	5.7%	3.4%	-1.2%	158,291,083	3.7%	3.6%	-1.7%
2023 YTD Average*	1,410,563	2.4%	3.3%	-0.1%	160,773,875	1.6%	3.7%	0.0%
Aug-2022	1,373,614	-	3.9%	-	158,714,000	-	3.8%	-
Aug-2023	1,429,114	4.0%	3.3%	-0.6%	161,427,000	1.7%	3.9%	0.1%

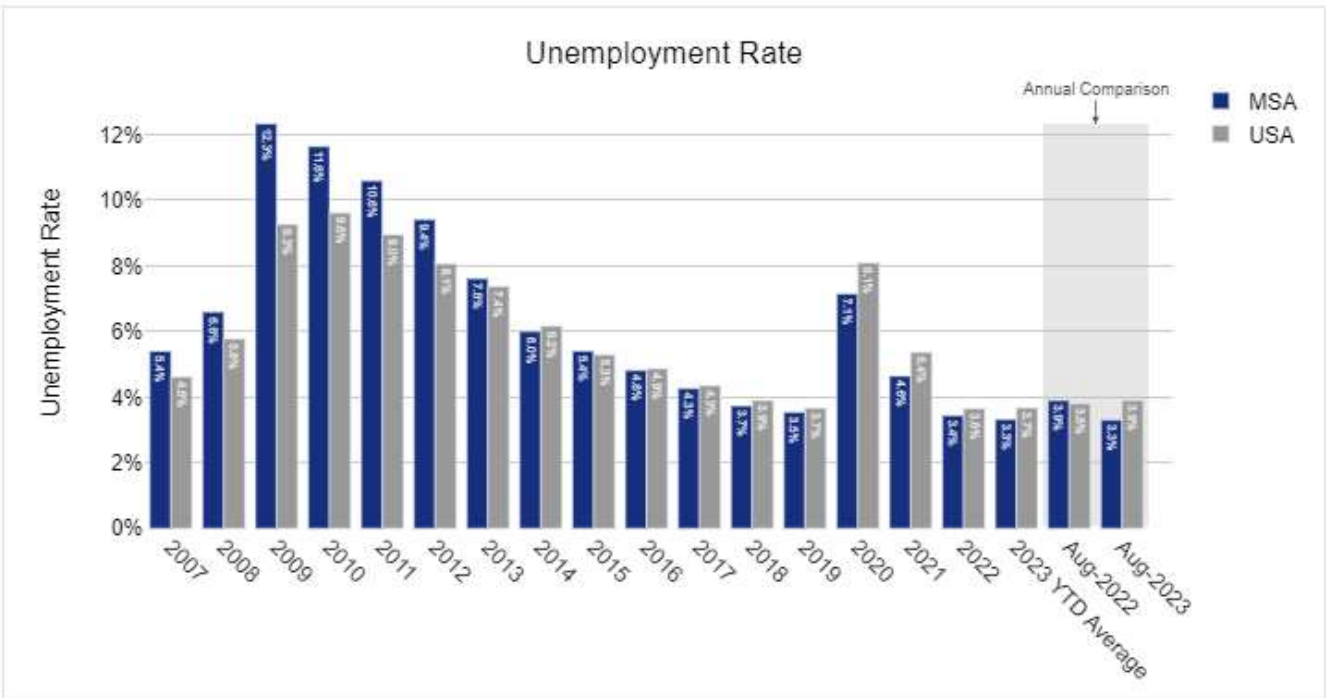
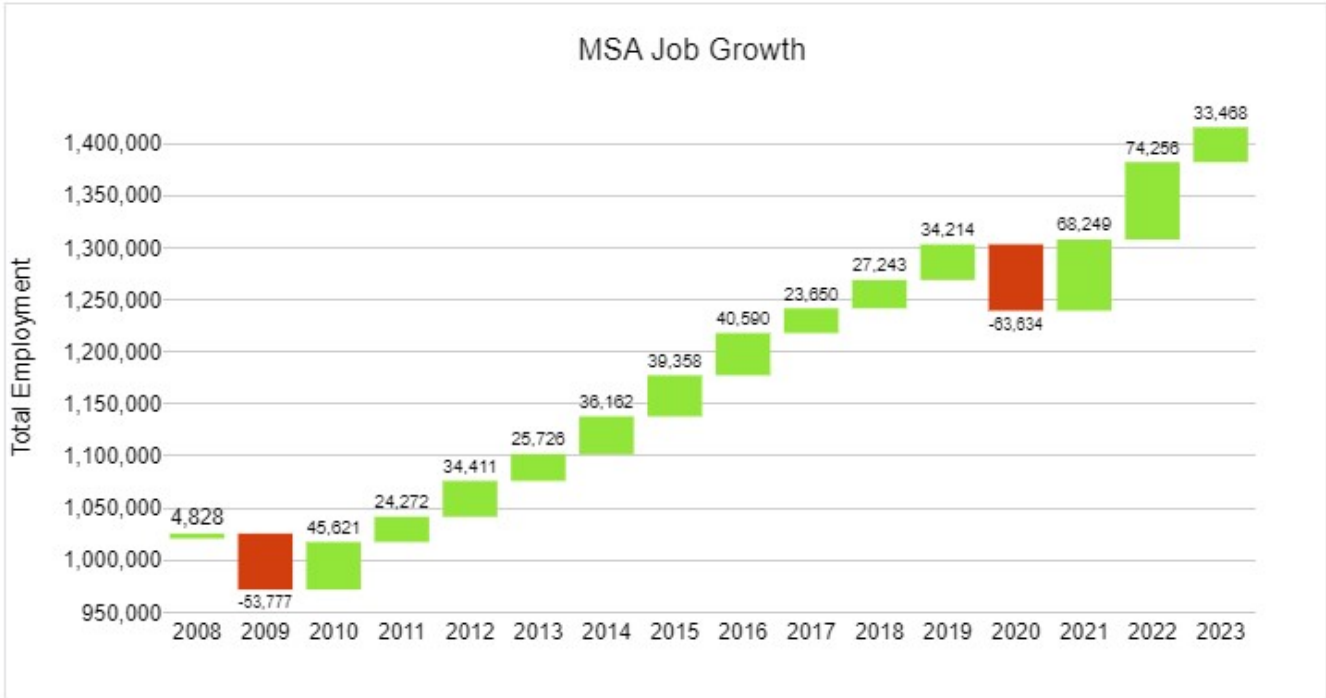
Source: U.S. Bureau of Labor Statistics, October 2023

*2023 YTD Average is through August

Between 2012 and 2019, employment growth in the MSA exceeded the nation in every year. Employment in the MSA declined by 4.9 percent in 2020 amid the pandemic, compared to 6.2 percent across the overall nation. The MSA subsequently recovered all pandemic-related job losses, and employment levels are currently at a record high. As of August 2023, employment in the MSA increased 4.0 percent year over year, compared to 1.7 percent growth across the nation.

During the period preceding the onset of COVID-19 (2012 - 2019), the MSA generally experienced a similar unemployment rate relative to the nation. The MSA unemployment rate increased by 3.6 percentage points in

2020 amid the pandemic, reaching a high of 7.1 percent. For comparison, the national unemployment rate rose by 4.4 percentage points and reached a high of 8.1 percent over the same time period. According to the latest labor statistics, dated August 2023, the current MSA unemployment rate is 3.3 percent. This is slightly below the current national unemployment rate of 3.9 percent.



Housing and Economy

There are ten LIHTC and nine Section 8 properties in the Subject’s PMA, in addition to the Subject. Given the low vacancy rates and presence of waiting lists among the LIHTC comparables, the availability of housing for low income renters is considered limited.

As noted prior, as of August 2023, the unemployment rate in the MSA is 3.3 percent, which is lower than the current national unemployment rate of 3.9 percent.

According to Zillow, the median home value of Rock Hill is \$312,290, up 3.0 percent from last year. Further, according to Realtor.com, Rock Hill is currently a Somewhat Competitive market, indicating that some homes get multiple offers, but typically take weeks to sell.

Commuting Patterns

The chart below shows the travel time to work for the PMA.

COMMUTING PATTERNS

ACS Commuting Time to Work	Number of Commuters	Percentage
Travel Time < 5 min	1,607	2.9%
Travel Time 5-9 min	5,657	10.2%
Travel Time 10-14 min	7,886	14.3%
Travel Time 15-19 min	8,944	16.2%
Travel Time 20-24 min	7,031	12.7%
Travel Time 25-29 min	3,182	5.8%
Travel Time 30-34 min	7,598	13.7%
Travel Time 35-39 min	2,006	3.6%
Travel Time 40-44 min	2,330	4.2%
Travel Time 45-59 min	5,297	9.6%
Travel Time 60-89 min	2,715	4.9%
Travel Time 90+ min	1,060	1.9%
Weighted Average	27 minutes	

Source: Esri Demographics 2023, Novogradac, November 2023

As shown in the preceding table, the weighted average commute time in the PMA is approximately 27 minutes. More than 54 percent of PMA commuters travel under 24 minutes, indicating many households work in the local area.

Conclusion

Employment in the PMA is concentrated in manufacturing, healthcare/social assistance, and retail trade, which collectively comprise 38.6 percent of local employment. The large share of PMA employment in manufacturing and retail trade is notable as these industries are historically volatile, and prone to contraction during economic recessions. However, the PMA also has a significant share of employment in the healthcare/social assistance industry, which typically exhibits greater stability during recessionary periods. Relative to the nation, the PMA features comparatively greater employment in the manufacturing, retail trade, and accommodation/food services industries. Conversely, the PMA is underrepresented in the prof/scientific/tech services, construction, and public administration sectors. Employment in the MSA declined sharply by 4.9 percent in 2020 amid the pandemic, compared to 6.2 percent across the overall nation. The MSA subsequently recovered all pandemic-related job losses, and employment levels are currently at a post-recessionary record. As of August 2023, employment in the MSA increased 4.0 percent year over year, compared to 1.7 percent growth across the nation.

VI. COMMUNITY DEMOGRAPHIC DATA

COMMUNITY DEMOGRAPHIC DATA

The following sections will provide an analysis of the demographic characteristics within the market area. Data such as population, households and growth patterns will be studied to determine if the Primary Market Area (PMA) and Charlotte-Gastonia-Concord, NC-SC Metropolitan Statistical Area, which serves as the Secondary Market Area (SMA), are areas of growth or contraction. The discussions will also describe typical household size and will provide a picture of the health of the community and the economy. The following demographic tables are specific to the populations of the PMA, MSA, and nation.

Population Trends

The following tables illustrate (a) Total Population/Growth Rate and (b) Population by Age Group.

POPULATION

Year	PMA		MSA		USA	
	Number	Annual Change	Number	Annual Change	Number	Annual Change
2010	112,592	-	2,243,837	-	308,730,056	-
2023	126,879	1.0%	2,798,267	1.9%	337,460,311	0.7%
Proj Mkt Entry	130,201	1.2%	2,859,539	1.0%	339,786,457	0.3%
2028	134,261	1.2%	2,934,426	1.0%	342,629,524	0.3%

Source: Esri Demographics 2023, Novogradac, November 2023

POPULATION BY AGE GROUP

	PMA			
	2010	2023	Proj Mkt Entry	2028
0-4	7,669	7,370	7,877	7,598
5-9	7,420	7,818	7,970	7,886
10-14	7,409	8,014	8,413	8,194
15-19	8,432	8,672	9,177	8,899
20-24	9,339	8,888	9,713	9,259
25-29	7,748	8,568	8,765	8,657
30-34	7,343	9,151	8,332	8,782
35-39	7,705	8,339	9,417	8,824
40-44	7,733	8,176	8,603	8,368
45-49	8,115	7,547	8,322	7,896
50-54	7,773	7,778	7,672	7,730
55-59	6,908	7,746	7,754	7,750
60-64	6,001	7,880	7,621	7,763
65-69	4,288	7,079	7,465	7,253
70-74	3,047	5,852	6,464	6,127
75-79	2,307	3,789	5,094	4,376
80-84	1,680	2,214	3,121	2,622
85+	1,675	1,998	2,481	2,215
Total	112,592	126,879	134,261	130,201

Source: Esri Demographics 2023, Novogradac, November 2023

Population increased from 2010 to 2023 in the PMA, at a slower rate than the MSA and a faster rate than the overall nation. Population growth in the PMA is anticipated to continue increasing through market entry and 2028, at a faster rate relative to the MSA and nation.

The population in the PMA in 2023 was concentrated in the age groups of 30 to 34, 20 to 24, 15 to 19, and 25 to 29, and combined these age groups represent 27.8 percent of the total population in the PMA. Through market entry and 2028, the age groups of 20 to 24, 15 to 19, 35 to 39, and 30 to 34 will have the highest representation in the PMA.

HOUSEHOLD TRENDS

Total Number of Households, Average Household Size, and Group Quarters

Year	PMA		MSA		USA	
	Number	Annual Change	Number	Annual Change	Number	Annual Change
2010	43,456	-	858,456	-	116,709,667	-
2023	50,785	1.3%	1,092,620	2.1%	129,912,564	0.9%
Proj Mkt Entry	52,351	1.4%	1,120,128	1.1%	131,343,686	0.5%
2028	54,265	1.4%	1,153,748	1.1%	133,092,836	0.5%

Source: Esri Demographics 2023, Novogradac, November 2023

Household growth in the PMA occurred at an annual rate of 1.3 percent between 2010 and 2023, which was below that of the MSA, but above the nation. Annualized PMA growth is projected to be 1.4 percent through market entry and 2028, above the MSA and nation.

Year	PMA		MSA		USA	
	Number	Annual Change	Number	Annual Change	Number	Annual Change
2010	2.51	-	2.57	-	2.57	-
2023	2.43	-0.2%	2.52	-0.1%	2.53	-0.1%
Proj Mkt Entry	2.42	-0.2%	2.52	-0.1%	2.52	-0.2%
2028	2.41	-0.2%	2.51	-0.1%	2.51	-0.2%

Source: Esri Demographics 2023, Novogradac, November 2023

As of 2023, the average household size in the PMA is 2.43 persons. The average household size is expected to remain decrease slightly in the PMA through market entry and 2028.

Year	PMA		MSA		USA	
	Number	Annual Change	Number	Annual Change	Number	Annual Change
2010	3,548	-	38,130	-	8,273,022	-
2023	3,535	-0.4%	39,915	4.7%	8,230,258	-0.5%
Projected Mkt Entry	-	-	-	-	-	-
2028	-	-	-	-	-	-

Source: Esri Demographics 2020, Novogradac, November 2023

The number of persons in group quarters decreased in the PMA between 2010 and 2023, while the MSA experienced an increase. Note that forecasted data for the population in group quarters is not available as growth in this population is more often a result of changes to local facilities than macro demographic trends.

Households by Tenure

The table below depicts household growth by tenure from 2010 through 2028.

TENURE PATTERNS - OVERALL POPULATION

Year	PMA			
	Owner-Occupied Units		Renter-Occupied Units	
	Number	Percentage	Number	Percentage
2010	28,282	65.1%	15,174	34.9%
2023	33,091	65.2%	17,694	34.8%
Proj Mkt Entry	34,316	65.5%	18,035	34.5%
2028	35,813	66.0%	18,452	34.0%

Source: Esri Demographics 2023, Novogradac, November 2023

As of 2023 the percentage of renter-occupied units is estimated to be 34.8 percent. The percentage of renter-occupied units in the PMA is expected to decrease slightly through market entry and 2028, while the number of renter-occupied units is projected to increase.

Household Income Distribution

The following table depicts household income in the PMA from 2023 to 2028.

HOUSEHOLD INCOME DISTRIBUTION - PMA

Income Cohort	2023		Proj Mkt Entry		2028	
	Number	Percentage	Number	Percentage	Number	Percentage
\$0-9,999	2,824	5.6%	2,734	5.2%	2,624	4.8%
\$10,000-19,999	4,051	8.0%	3,858	7.4%	3,623	6.7%
\$20,000-29,999	4,954	9.8%	4,639	8.9%	4,255	7.8%
\$30,000-39,999	5,062	10.0%	4,976	9.5%	4,871	9.0%
\$40,000-49,999	4,297	8.5%	4,420	8.4%	4,571	8.4%
\$50,000-59,999	4,445	8.8%	4,180	8.0%	3,856	7.1%
\$60,000-74,999	5,461	10.8%	5,602	10.7%	5,775	10.6%
\$75,000-99,999	6,114	12.0%	6,450	12.3%	6,860	12.6%
\$100,000-124,999	4,550	9.0%	4,806	9.2%	5,118	9.4%
\$125,000-149,999	3,201	6.3%	3,526	6.7%	3,924	7.2%
\$150,000-199,999	2,827	5.6%	3,384	6.5%	4,064	7.5%
\$200,000+	2,999	5.9%	3,775	7.2%	4,724	8.7%
Total	50,785	100.0%	52,351	100.0%	54,265	100.0%

Source: HISTA Data / Ribbon Demographics 2023, Novogradac, November 2023

As of 2023, approximately 61.5 percent of households in the PMA earn less than \$75,000 annually.

Renter Household Income Distribution

The following tables depict renter household incomes in the PMA in 2023, the market entry date, and 2028.

RENTER HOUSEHOLD INCOME DISTRIBUTION - PMA

Income Cohort	2023		Proj Mkt Entry		2028	
	Number	Percentage	Number	Percentage	Number	Percentage
\$0-9,999	1,962	11.1%	1,902	10.5%	1,828	9.9%
\$10,000-19,999	2,236	12.6%	2,130	11.8%	2,000	10.8%
\$20,000-29,999	2,962	16.7%	2,776	15.4%	2,549	13.8%
\$30,000-39,999	2,502	14.1%	2,538	14.1%	2,582	14.0%
\$40,000-49,999	1,670	9.4%	1,746	9.7%	1,839	10.0%
\$50,000-59,999	1,654	9.3%	1,608	8.9%	1,552	8.4%
\$60,000-74,999	1,576	8.9%	1,640	9.1%	1,718	9.3%
\$75,000-99,999	1,208	6.8%	1,397	7.7%	1,628	8.8%
\$100,000-124,999	579	3.3%	660	3.7%	758	4.1%
\$125,000-149,999	354	2.0%	412	2.3%	482	2.6%
\$150,000-199,999	627	3.5%	745	4.1%	890	4.8%
\$200,000+	364	2.1%	482	2.7%	626	3.4%
Total	17,694	100.0%	18,035	100.0%	18,452	100.0%

Source: HISTA Data / Ribbon Demographics 2023, Novogradac, November 2023

As of 2023, approximately 82.1 percent of renter households in the PMA earn less than \$75,000 annually.

Renter Households by Number of Persons in the Household

The following table illustrates household size for renter households in the PMA.

RENTER HOUSEHOLDS BY NUMBER OF PERSONS - PMA

Household Size	2023		Proj Mkt Entry		2028	
	Number	Percentage	Number	Percentage	Number	Percentage
1 Person	6,920	39.1%	7,104	39.4%	7,328	39.7%
2 Persons	4,748	26.8%	4,765	26.4%	4,786	25.9%
3 Persons	2,935	16.6%	3,009	16.7%	3,099	16.8%
4 Persons	1,709	9.7%	1,751	9.7%	1,803	9.8%
5+ Persons	1,382	7.8%	1,406	7.8%	1,436	7.8%
Total Households	17,694	100%	18,035	100%	18,452	100%

Source: HISTA Data / Ribbon Demographics 2023, Novogradac, November 2023

The Subject offers one, two, three, and four-bedroom units and will generally cater to households consisting of one to six people. Thus, as indicated in the previous table, the Subject will support the majority of renter household sizes within the PMA.

Conclusion

Population in the PMA increased at an annualized rate of 1.0 percent between 2010 and 2023, compared to growth of 1.9 percent in the MSA and 0.7 percent across the nation. The percentage of renter households in the PMA declined between 2010 and 2023 and is estimated to be 35 percent as of 2023. This is similar to the estimated 33 percent of renter households across the overall nation. The median income in the PMA as of 2023 is below the MSA and overall nation. According to ESRI demographic projections, population, household, and median income levels are all expected to rise through 2028. Overall, the combination of rising population and median household income bodes well for future demand for multifamily housing.

VII. PROJECT-SPECIFIC DEMAND ANALYSIS

PROJECT SPECIFIC DEMAND ANALYSIS

The following demand analysis evaluates the potential amount of qualified households, which the Subject would have a fair chance at capturing. The structure of the analysis is based on the guidelines provided by SC Housing.

1. Income Restrictions

LIHTC rents are based upon a percentage of the Area Median Gross Income (AMI), adjusted for household size and utilities. HUD and South Carolina State Housing Finance and Development Authority (SC Housing) will estimate the relevant income levels, with annual updates. The rents are calculated assuming that the maximum net rent a household will pay is 30 percent of its household income at the appropriate AMI level.

Household size is assumed to be 1.5 persons per bedroom for general population projects. For example, for one-bedroom units we assume the average income limits of a one and two-person household and for three-bedroom units we assume the average income limits for a four- and five-person household. This applies to family projects. For elderly projects, we have used a maximum income based on two-person households. Additionally, HUD assumes that one-person households are accommodated in one-bedroom units. For LIHTC income purposes, the actual size of the household is used.

To assess the likely number of tenants in the market area eligible to live in the Subject, we use Census information as provided by ESRI Business Information Solutions to estimate the number of potential tenants who would qualify to occupy the Subject as a LIHTC project.

The maximum income levels are based upon information obtained from the Rent and Income Limits Guidelines Table as accessed from Novogradac Consulting’s website.

2. Affordability

As discussed above, the maximum income for LIHTC units is set by HUD/SC Housing while the minimum is based upon the minimum income needed to support affordability. This is based upon a standard of 35 percent. Lower and moderate-income families typically spend greater than 30 percent of their income on housing. These expenditure amounts can range higher than 50 percent depending upon market area. However, the 30 to 40 percent range is generally considered a reasonable range of affordability. SC Housing guidelines utilize 35 percent for families and 40 percent for senior households, which we will use to set the minimum income levels for the demand analysis.

3. Minimum and Maximum Income Levels

The following tables illustrate the minimum and maximum allowable income levels for the Subject’s units, as proposed with Section 8 subsidy and absent subsidy.

INCOME LIMITS - AS PROPOSED

Unit Type	Minimum Allowable Income	Maximum Allowable Income
	@60% (Section 8)	
1BR	\$0	\$47,880
2BR	\$0	\$53,880
3BR	\$0	\$64,620
4BR	\$0	\$69,420

INCOME LIMITS - ABSENT SUBSIDY

Unit Type	Minimum Allowable Income	Maximum Allowable Income
	@60%	
1BR	\$38,469	\$47,880
2BR	\$46,183	\$53,880
3BR	\$53,314	\$64,620
4BR	\$59,486	\$69,420

4. Demand

The demand for the Subject will be derived from two sources: existing households and new households. These calculations are illustrated in the following tables.

4a. Demand from New Renter Households

The number of new households entering the market is the first level of demand calculated. South Carolina State Housing Finance and Development Authority (SC Housing) has requested that we utilize 2023 as the base year for the analysis, with demographic projections to October 2025 (Subject’s market entry/anticipated completion date). This is considered the gross potential demand for the Subject property. This number is adjusted for income eligibility and renter tenure.

4b. Demand from Existing Households

Demand for existing households is estimated by summing three sources of potential tenants, plus a fourth allowance for other demand, if deemed applicable. (a) The first source is tenants who are rent overburdened. These are households who are paying over 35 percent of their income in housing costs for general occupancy housing or over 40 percent of their income in housing costs for elderly housing. This number is estimated using Census 2010 or American Community Survey (ACS) data. (b) The second source is households living in substandard housing. This number is estimated using 2020 Census data. (c) The third source is those seniors likely to move from their own homes into rental housing. Data from the American Housing Survey and interviews with area senior apartment property managers regarding the number or share of current renters who originated from homeownership must be used to refine the analysis. The Subject is urban and generally not likely to attract homeowners seeking to downsize into a family rental unit. (d) The fourth potential “Other” source of demand is demand which may exist that is not captured by the above methods, which may be allowed if the factors used can be fully justified.

4c. Additions to Supply

South Carolina State Housing Finance and Development Authority (SC Housing) guidelines indicate that units in all competing projects that were allocated, under construction, placed in service, or funded since 2020 as well as those units at properties that have not reached a stabilized occupancy of 93 percent should be removed from the demand analysis.

According to the South Carolina State Housing Finance and Development Authority (SC Housing) LIHTC allocation lists from 2020 to 2023, there have not been any competitive properties allocated tax credits within the PMA. According to CoStar, there is one 152-unit affordable development in the PMA proposed for construction in the PMA, which we have accounted for in this analysis.

5. Method – Capture Rates

The above calculations and derived capture rates are illustrated in the following table.

60% AMI/Section 8

NEW RENTER HOUSEHOLD DEMAND BY INCOME COHORT - @60%/Section 8

Minimum Income Limit		\$0		Maximum Income Limit		\$69,420	
Income Category	New Renter Households - Total Change in Households PMA 2023 to Prj Mrkt Entry October 2025		Income Brackets	Percent within Cohort	Renter Households within Bracket		
\$0-9,999	-60	-17.7%	\$9,999	100.0%	-60		
\$10,000-19,999	-106	-31.1%	\$9,999	100.0%	-106		
\$20,000-29,999	-186	-54.5%	\$9,999	100.0%	-186		
\$30,000-39,999	36	10.6%	\$9,999	100.0%	36		
\$40,000-49,999	76	22.3%	\$9,999	100.0%	76		
\$50,000-59,999	-46	-13.5%	\$9,999	100.0%	-46		
\$60,000-74,999	64	18.7%	\$9,421	62.8%	40		
\$75,000-99,999	189	55.4%	\$0	0.0%	0		
\$100,000-124,999	81	23.6%	\$0	0.0%	0		
\$125,000-149,999	58	16.9%	\$0	0.0%	0		
\$150,000-199,999	118	34.7%	\$0	0.0%	0		
\$200,000+	118	34.6%	\$0	0.0%	0		
Total	341	100.0%		-72.1%	-246		

POTENTIAL EXISTING HOUSEHOLD DEMAND BY INCOME COHORT - @60%/Section 8

Minimum Income Limit		\$0		Maximum Income Limit		\$69,420	
Income Category	Total Renter Households PMA 2023		Income Brackets	Percent within Cohort	Households within Bracket		
\$0-9,999	1,962	11.1%	\$9,999	100.0%	1,962		
\$10,000-19,999	2,236	12.6%	\$9,999	100.0%	2,236		
\$20,000-29,999	2,962	16.7%	\$9,999	100.0%	2,962		
\$30,000-39,999	2,502	14.1%	\$9,999	100.0%	2,502		
\$40,000-49,999	1,670	9.4%	\$9,999	100.0%	1,670		
\$50,000-59,999	1,654	9.3%	\$9,999	100.0%	1,654		
\$60,000-74,999	1,576	8.9%	\$9,421	62.8%	990		
\$75,000-99,999	1,208	6.8%	\$0	0.0%	0		
\$100,000-124,999	579	3.3%	\$0	0.0%	0		
\$125,000-149,999	354	2.0%	\$0	0.0%	0		
\$150,000-199,999	627	3.5%	\$0	0.0%	0		
\$200,000+	364	2.1%	\$0	0.0%	0		
Total	17,694	100.0%		79.0%	13,976		

ASSUMPTIONS - @60%/Section 8

Tenancy	Family	% of Income towards Housing	35%		
Rural/Urban	Urban	Maximum # of Occupants	6		
Persons in Household	OBR	1BR	2BR	3BR	4BR+
1	0%	100%	0%	0%	0%
2	0%	20%	80%	0%	0%
3	0%	0%	60%	40%	0%
4	0%	0%	30%	40%	30%
5+	0%	0%	0%	50%	50%

Demand from New Renter Households 2023 to October 2025

Income Target Population	@60%
New Renter Households PMA	341
Percent Income Qualified	-72.1%
New Renter Income Qualified Households	-246

Demand from Existing Households 2023

Demand from Rent Overburdened Households

Income Target Population	@60%
Total Existing Demand	17,694
Income Qualified	79.0%
Income Qualified Renter Households	13,976
Percent Rent Overburdened Prj Mrkt Entry October 2025	40.5%
Rent Overburdened Households	5,657

Demand from Living in Substandard Housing

Income Qualified Renter Households	13,976
Percent Living in Substandard Housing	2.2%
Households Living in Substandard Housing	307

Total Demand

Total Demand from Existing Households	5,963
Total New Demand	-246
Total Demand (New Plus Existing Households)	5,717

By Bedroom Demand

One Person	39.4%	2,252
Two Persons	26.4%	1,511
Three Persons	16.7%	954
Four Persons	9.7%	555
Five Persons	7.8%	446
Total	100.0%	5,717

To place Person Demand into Bedroom Type Units

Of one-person households in 1BR units	100%	2,252
Of two-person households in 1BR units	20%	302
Of two-person households in 2BR units	80%	1,208
Of three-person households in 2BR units	60%	572
Of four-person households in 2BR units	30%	167
Of three-person households in 3BR units	40%	382
Of four-person households in 3BR units	40%	222
Of five-person households in 3BR units	50%	223
Of four-person households in 4BR units	30%	167
Of five-person households in 4BR units	50%	223
Total Demand		5,717

Total Demand (Subject Unit Types)		Additions to Supply			Net Demand
1 BR	2,554	-	100	=	2,454
2 BR	1,947	-	52	=	1,895
3 BR	826	-	0	=	826
4 BR	389	-	0	=	389
5 BR	-	-	-	=	-
Total	5,717		152		5,565
	Developer's Unit Mix		Net Demand		Capture Rate
1 BR	16	/	2,454	=	0.7%
2 BR	20	/	1,895	=	1.1%
3 BR	20	/	826	=	2.4%
4 BR	12	/	389	=	3.1%
5 BR	-	/	-	=	-
Total	68		5,565		1.2%

60% AMI – Absent Subsidy

NEW RENTER HOUSEHOLD DEMAND BY INCOME COHORT - @60%

Minimum Income Limit		\$38,469		Maximum Income Limit		\$69,420	
Income Category	New Renter Households - Total Change in Households PMA 2023 to Prj Mrkt Entry October 2025		Income Brackets	Percent within Cohort	Renter Households within Bracket		
\$0-9,999	-60	-17.7%	\$0	0.0%	0		
\$10,000-19,999	-106	-31.1%	\$0	0.0%	0		
\$20,000-29,999	-186	-54.5%	\$0	0.0%	0		
\$30,000-39,999	36	10.6%	\$4,033	40.3%	15		
\$40,000-49,999	76	22.3%	\$9,999	100.0%	76		
\$50,000-59,999	-46	-13.5%	\$9,999	100.0%	-46		
\$60,000-74,999	64	18.7%	\$9,421	62.8%	40		
\$75,000-99,999	189	55.4%	\$0	0.0%	0		
\$100,000-124,999	81	23.6%	\$0	0.0%	0		
\$125,000-149,999	58	16.9%	\$0	0.0%	0		
\$150,000-199,999	118	34.7%	\$0	0.0%	0		
\$200,000+	118	34.6%	\$0	0.0%	0		
Total	341	100.0%		24.9%	85		

POTENTIAL EXISTING HOUSEHOLD DEMAND BY INCOME COHORT - @60%

Minimum Income Limit		\$38,469		Maximum Income Limit		\$69,420	
Income Category	Total Renter Households PMA 2023		Income Brackets	Percent within Cohort	Households within Bracket		
\$0-9,999	1,962	11.1%	\$0	0.0%	0		
\$10,000-19,999	2,236	12.6%	\$0	0.0%	0		
\$20,000-29,999	2,962	16.7%	\$0	0.0%	0		
\$30,000-39,999	2,502	14.1%	\$4,033	40.3%	1,009		
\$40,000-49,999	1,670	9.4%	\$9,999	100.0%	1,670		
\$50,000-59,999	1,654	9.3%	\$9,999	100.0%	1,654		
\$60,000-74,999	1,576	8.9%	\$9,421	62.8%	990		
\$75,000-99,999	1,208	6.8%	\$0	0.0%	0		
\$100,000-124,999	579	3.3%	\$0	0.0%	0		
\$125,000-149,999	354	2.0%	\$0	0.0%	0		
\$150,000-199,999	627	3.5%	\$0	0.0%	0		
\$200,000+	364	2.1%	\$0	0.0%	0		
Total	17,694	100.0%		30.1%	5,323		

ASSUMPTIONS - @60%

Persons in Household	0BR	1BR	2BR	3BR	4BR+
1	0%	100%	0%	0%	0%
2	0%	80%	20%	0%	0%
3	0%	0%	60%	40%	0%
4	0%	0%	30%	40%	30%
5+	0%	0%	0%	50%	50%

Demand from New Renter Households 2023 to October 2025

Income Target Population	@60%
New Renter Households PMA	341
Percent Income Qualified	24.9%
New Renter Income Qualified Households	85

Demand from Existing Households 2023

Demand from Rent Overburdened Households

Income Target Population	@60%
Total Existing Demand	17,694
Income Qualified	30.1%
Income Qualified Renter Households	5,323
Percent Rent Overburdened Prj Mrkt Entry October 2025	40.5%
Rent Overburdened Households	2,154

Demand from Living in Substandard Housing

Income Qualified Renter Households	5,323
Percent Living in Substandard Housing	2.2%

Households Living in Substandard Housing

Total Demand	117
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Total Demand from Existing Households	2,271
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Total New Demand	85
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Total Demand (New Plus Existing Households)	2,356
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By Bedroom Demand

One Person	39.4%	928
Two Persons	26.4%	623
Three Persons	16.7%	393
Four Persons	9.7%	229
Five Persons	7.8%	184
Total	100.0%	2,356

MARKET PLACE APARTMENTS – ROCK HILL, SC – APPLICATION MARKET STUDY

To place Person Demand into Bedroom Type Units

Of one-person households in 1BR units	100%	928
Of two-person households in 1BR units	80%	498
Of three-person households in 1BR units	0%	0
Of four-person households in 1BR units	0%	0
Of five-person households in 1BR units	0%	0
<hr/>		
Of one-person households in 2BR units	0%	0
Of two-person households in 2BR units	20%	125
Of three-person households in 2BR units	60%	236
Of four-person households in 2BR units	30%	69
Of five-person households in 2BR units	0%	0
<hr/>		
Of one-person households in 3BR units	0%	0
Of two-person households in 3BR units	0%	0
Of three-person households in 3BR units	40%	157
Of four-person households in 3BR units	40%	92
Of five-person households in 3BR units	50%	92
<hr/>		
Of one-person households in 4BR units	0%	0
Of two-person households in 4BR units	0%	0
Of three-person households in 4BR units	0%	0
Of four-person households in 4BR units	30%	69
Of five-person households in 4BR units	50%	92
Total Demand		2,356

	Total Demand (Subject Unit Types)		Additions to Supply		Net Demand
0 BR	-	-	-	=	-
1 BR	1,426	-	100	=	1,326
2 BR	429	-	52	=	377
3 BR	341	-	0	=	341
4 BR	160	-	0	=	160
5 BR	-	-	-	=	-
Total	2,356		152		2,204

	Developer's Unit Mix		Net Demand		Capture Rate
0 BR	-	/	-	=	-
1 BR	16	/	1,326	=	1.2%
2 BR	20	/	377	=	5.3%
3 BR	20	/	341	=	5.9%
4 BR	12	/	160	=	7.5%
5 BR	-	/	-	=	-
Total	68		2,204		3.1%

Additionally, SC Housing requires that a refined analysis of demand from large households (three-persons and larger) be included in instances where more than 20 percent of proposed rental units are comprised of three-bedroom units or larger.

60% AMI/Section 8 – Large Households

NEW RENTER HOUSEHOLD DEMAND BY INCOME COHORT - @60%/Section 8 – Large Family

Minimum Income Limit		\$0	Maximum Income Limit		\$69,420
Income Category	New Renter Households - Total Change in Households PMA 2023 to Prj Mrkt Entry October 2025		Income Brackets	Percent within Cohort	Renter Households within Bracket
\$0-9,999	-60	-17.7%	\$9,999	100.0%	-60
\$10,000-19,999	-106	-31.1%	\$9,999	100.0%	-106
\$20,000-29,999	-186	-54.5%	\$9,999	100.0%	-186
\$30,000-39,999	36	10.6%	\$9,999	100.0%	36
\$40,000-49,999	76	22.3%	\$9,999	100.0%	76
\$50,000-59,999	-46	-13.5%	\$9,999	100.0%	-46
\$60,000-74,999	64	18.7%	\$9,421	62.8%	40
\$75,000-99,999	189	55.4%	\$0	0.0%	0
\$100,000-124,999	81	23.6%	\$0	0.0%	0
\$125,000-149,999	58	16.9%	\$0	0.0%	0
\$150,000-199,999	118	34.7%	\$0	0.0%	0
\$200,000+	118	34.6%	\$0	0.0%	0
Total	341	100.0%		-72.1%	-246

POTENTIAL EXISTING HOUSEHOLD DEMAND BY INCOME COHORT - @60%/Section 8 – Large Family

Minimum Income Limit		\$0	Maximum Income Limit		\$69,420
Income Category	Total Renter Households PMA 2023		Income Brackets	Percent within Cohort	Households within Bracket
\$0-9,999	1,962	11.1%	\$9,999	100.0%	1,962
\$10,000-19,999	2,236	12.6%	\$9,999	100.0%	2,236
\$20,000-29,999	2,962	16.7%	\$9,999	100.0%	2,962
\$30,000-39,999	2,502	14.1%	\$9,999	100.0%	2,502
\$40,000-49,999	1,670	9.4%	\$9,999	100.0%	1,670
\$50,000-59,999	1,654	9.3%	\$9,999	100.0%	1,654
\$60,000-74,999	1,576	8.9%	\$9,421	62.8%	990
\$75,000-99,999	1,208	6.8%	\$0	0.0%	0
\$100,000-124,999	579	3.3%	\$0	0.0%	0
\$125,000-149,999	354	2.0%	\$0	0.0%	0
\$150,000-199,999	627	3.5%	\$0	0.0%	0
\$200,000+	364	2.1%	\$0	0.0%	0
Total	17,694	100.0%		79.0%	13,976

ASSUMPTIONS - @60%/Section 8 – Large Family

Tenancy	Family	% of Income towards Housing	35%		
Rural/Urban	Urban	Maximum # of Occupants	6		
Persons in Household	OBR	1BR	2BR	3BR	4BR+
1	0%	0%	0%	0%	0%
2	0%	0%	0%	0%	0%
3	0%	0%	60%	40%	0%
4	0%	0%	30%	40%	30%
5+	0%	0%	0%	50%	50%

Demand from New Renter Households 2023 to October 2025

Income Target Population	@60%
New Renter Households PMA	341
Percent Income Qualified	-72.1%
New Renter Income Qualified Households	-246

Demand from Existing Households 2023

Demand from Rent Overburdened Households

Income Target Population	@60%
Total Existing Demand	17,694
Income Qualified	79.0%
Income Qualified Renter Households	13,976
Percent Rent Overburdened Prj Mrkt Entry October 2025	40.5%
Rent Overburdened Households	5,657

Demand from Living in Substandard Housing

Income Qualified Renter Households	13,976
Percent Living in Substandard Housing	2.2%

Households Living in Substandard Housing
Total Demand

Total Demand from Existing Households	5,963
Total New Demand	-246
Total Demand (New Plus Existing Households)	5,717

By Bedroom Demand

One Person	39.4%	2,252
Two Persons	26.4%	1,511
Three Persons	16.7%	954
Four Persons	9.7%	555
Five Persons	7.8%	446
Total	100.0%	5,717

MARKET PLACE APARTMENTS – ROCK HILL, SC – APPLICATION MARKET STUDY

To place Person Demand into Bedroom Type Units

Of one-person households in 1BR units	0%	0
Of two-person households in 1BR units	0%	0
Of three-person households in 1BR units	0%	0
Of four-person households in 1BR units	0%	0
Of five-person households in 1BR units	0%	0
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Of one-person households in 2BR units	0%	0
Of two-person households in 2BR units	0%	0
Of three-person households in 2BR units	60%	572
Of four-person households in 2BR units	30%	167
Of five-person households in 2BR units	0%	0
<hr/>		
Of one-person households in 3BR units	0%	0
Of two-person households in 3BR units	0%	0
Of three-person households in 3BR units	40%	382
Of four-person households in 3BR units	40%	222
Of five-person households in 3BR units	50%	223
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Of one-person households in 4BR units	0%	0
Of two-person households in 4BR units	0%	0
Of three-person households in 4BR units	0%	0
Of four-person households in 4BR units	30%	167
Of five-person households in 4BR units	50%	223
Total Demand		1,955

	Total Demand (Subject Unit Types)		Additions to Supply		Net Demand
0 BR	-	-	-	=	-
1 BR	0	-	100	=	-100
2 BR	739	-	52	=	687
3 BR	826	-	0	=	826
4 BR	389	-	0	=	389
5 BR	-	-	-	=	-
Total	1,955		152		1,803

	Developer's Unit Mix		Net Demand		Capture Rate
0 BR	-	/	-	=	-
1 BR	16	/	-100	=	-16.0%
2 BR	20	/	687	=	2.9%
3 BR	20	/	826	=	2.4%
4 BR	12	/	389	=	3.1%
5 BR	-	/	-	=	-
Total	68		1,803		3.8%

60% AMI – Large Households Absent Subsidy

NEW RENTER HOUSEHOLD DEMAND BY INCOME COHORT - @60%

Minimum Income Limit		\$38,469		Maximum Income Limit		\$69,420	
Income Category	New Renter Households - Total Change in Households PMA 2023 to Prj Mrkt Entry October 2025		Income Brackets	Percent within Cohort	Renter Households within Bracket		
\$0-9,999	-60	-17.7%	\$0	0.0%	0		
\$10,000-19,999	-106	-31.1%	\$0	0.0%	0		
\$20,000-29,999	-186	-54.5%	\$0	0.0%	0		
\$30,000-39,999	36	10.6%	\$4,033	40.3%	15		
\$40,000-49,999	76	22.3%	\$9,999	100.0%	76		
\$50,000-59,999	-46	-13.5%	\$9,999	100.0%	-46		
\$60,000-74,999	64	18.7%	\$9,421	62.8%	40		
\$75,000-99,999	189	55.4%	\$0	0.0%	0		
\$100,000-124,999	81	23.6%	\$0	0.0%	0		
\$125,000-149,999	58	16.9%	\$0	0.0%	0		
\$150,000-199,999	118	34.7%	\$0	0.0%	0		
\$200,000+	118	34.6%	\$0	0.0%	0		
Total	341	100.0%		24.9%	85		

POTENTIAL EXISTING HOUSEHOLD DEMAND BY INCOME COHORT - @60%

Minimum Income Limit		\$38,469		Maximum Income Limit		\$69,420	
Income Category	Total Renter Households PMA 2023		Income Brackets	Percent within Cohort	Households within Bracket		
\$0-9,999	1,962	11.1%	\$0	0.0%	0		
\$10,000-19,999	2,236	12.6%	\$0	0.0%	0		
\$20,000-29,999	2,962	16.7%	\$0	0.0%	0		
\$30,000-39,999	2,502	14.1%	\$4,033	40.3%	1,009		
\$40,000-49,999	1,670	9.4%	\$9,999	100.0%	1,670		
\$50,000-59,999	1,654	9.3%	\$9,999	100.0%	1,654		
\$60,000-74,999	1,576	8.9%	\$9,421	62.8%	990		
\$75,000-99,999	1,208	6.8%	\$0	0.0%	0		
\$100,000-124,999	579	3.3%	\$0	0.0%	0		
\$125,000-149,999	354	2.0%	\$0	0.0%	0		
\$150,000-199,999	627	3.5%	\$0	0.0%	0		
\$200,000+	364	2.1%	\$0	0.0%	0		
Total	17,694	100.0%		30.1%	5,323		

ASSUMPTIONS - @60% - Large Family

Persons in Household	0BR	1BR	2BR	3BR	4BR+
1	0%	0%	0%	0%	0%
2	0%	0%	0%	0%	0%
3	0%	0%	60%	40%	0%
4	0%	0%	30%	40%	30%
5+	0%	0%	0%	50%	50%

Demand from New Renter Households 2023 to October 2025

Income Target Population	@60%
New Renter Households PMA	341
Percent Income Qualified	24.9%
New Renter Income Qualified Households	85

Demand from Existing Households 2023

Demand from Rent Overburdened Households

Income Target Population	@60%
Total Existing Demand	17,694
Income Qualified	30.1%
Income Qualified Renter Households	5,323
Percent Rent Overburdened Prj Mrkt Entry October 2025	40.5%
Rent Overburdened Households	2,154

Demand from Living in Substandard Housing

Income Qualified Renter Households	5,323
Percent Living in Substandard Housing	2.2%

Households Living in Substandard Housing	117
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Total Demand	
Total Demand from Existing Households	2,271
Total New Demand	85
Total Demand (New Plus Existing Households)	2,356

By Bedroom Demand

One Person	39.4%	928
Two Persons	26.4%	623
Three Persons	16.7%	393
Four Persons	9.7%	229
Five Persons	7.8%	184
Total	100.0%	2,356

To place Person Demand into Bedroom Type Units

Of one-person households in 1BR units	0%	0
Of two-person households in 1BR units	0%	0
Of three-person households in 1BR units	0%	0
Of four-person households in 1BR units	0%	0
Of five-person households in 1BR units	0%	0
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Of one-person households in 2BR units	0%	0
Of two-person households in 2BR units	0%	0
Of three-person households in 2BR units	60%	236
Of four-person households in 2BR units	30%	69
Of five-person households in 2BR units	0%	0
<hr/>		
Of one-person households in 3BR units	0%	0
Of two-person households in 3BR units	0%	0
Of three-person households in 3BR units	40%	157
Of four-person households in 3BR units	40%	92
Of five-person households in 3BR units	50%	92
<hr/>		
Of one-person households in 4BR units	0%	0
Of two-person households in 4BR units	0%	0
Of three-person households in 4BR units	0%	0
Of four-person households in 4BR units	30%	69
Of five-person households in 4BR units	50%	92
Total Demand		806

	Total Demand (Subject Unit Types)		Additions to Supply		Net Demand
0 BR	-	-	-	=	-
1 BR	0	-	100	=	-100
2 BR	304	-	52	=	252
3 BR	341	-	0	=	341
4 BR	160	-	0	=	160
5 BR	-	-	-	=	-
Total	806		152		654

	Developer's Unit Mix		Net Demand		Capture Rate
0 BR	-	/	-	=	-
1 BR	16	/	-100	=	-16.0%
2 BR	20	/	252	=	7.9%
3 BR	20	/	341	=	5.9%
4 BR	12	/	160	=	7.5%
5 BR	-	/	-	=	-
Total	68		654		10.4%

Conclusions

Several factors affect the indicated capture rates and are discussed following.

- The number of general population renter households in the PMA is expected to increase 0.3 percent between 2023 and projected market entry of October 2025.
- This demand analysis does not measure the PMA’s or Subject’s ability to attract additional or latent demand into the market from elsewhere by offering an affordable option. We believe this to be moderate and therefore the demand analysis is somewhat conservative in its conclusions because this demand is not included.

The following table illustrates demand and net demand for the Subject’s units. Note that these estimates are not based on appropriate bedroom types, as calculated previously.

DEMAND AND NET DEMAND

	HH at 60%/Section 8 (\$0 to \$69,420)	HH at 60% AMI (\$38,469 to \$69,420)	HH at 60%/Section 8 - Large Families (\$0 to \$69,420)	HH at 60% AMI - Large Families (\$38,469 to \$69,420)	Overall Demand
Demand from New Households (age and income appropriate)	-246	85	-246	85	85
PLUS	+	+	+	+	+
Demand from Existing Renter Households - Rent Overburdened Households	5,657	2,154	5,657	2,154	2,154
PLUS	+	+	+	+	+
Demand from Existing Renter Households - Substandard Housing	307	117	307	117	117
=	=	=	=	=	=
Sub Total	5,717	2,356	5,718	2,356	2,356
Demand from Existing Households - Elderly Homeowner Turnover (Limited to 20% where applicable)	0	0	0	0	0
Equals Total Demand	5,717	2,356	5,718	2,356	2,356
Less	-	-	-	-	-
New Supply	152	152	152	152	152
Equals Net Demand	5,565	2,204	5,566	2,204	2,204

Note that the above *Demand and Net Demand* estimates include all income-eligible renter households. These estimates are then adjusted to reflect only the size-appropriate households by bedroom type in the following *Capture Rate Analysis*.

CAPTURE RATE ANALYSIS CHART

Bedrooms/AMI Level	Total Demand	Supply	Net Demand	Units Proposed	Capture Rate
@60% / Section 8 - As Proposed With Subsidy					
1BR - @60% / Section 8	2,554	100	2,454	16	0.7%
2BR - @60% / Section 8	1,947	52	1,895	20	1.1%
3BR - @60% / Section 8	826	0	826	20	2.4%
4BR - @60% / Section 8	389	0	389	12	3.1%
Overall - With Subsidy	5,907	152	5,755	68	1.2%
@60% - Absent Subsidy					
1BR - @60%	1,426	100	1,326	16	1.2%
2BR - @60%	429	52	377	20	5.3%
3BR - @60%	341	0	341	20	5.9%
4BR - @60%	160	0	160	12	7.5%
Overall - Absent Subsidy	2,270	152	2,118	68	3.1%

As the analysis illustrates, the Subject’s capture rates as proposed with subsidy range from 0.7 to 3.1 percent. Absent subsidy, the Subject’s capture rates at the 60 percent AMI level range from 1.2 to 7.5 percent. The overall capture rates for the Subject’s units as proposed and absent subsidy are 1.2 and 3.1 percent, respectively, which indicates there is adequate continued demand for the Subject. Further, capture rates for all units, as well as the overall property, are below the 30 percent capture rate threshold as determined by SC Housing.

Absorption Rate Projected Absorption Period

None of the comparables were able to provide absorption information. As such, we expanded our search to other properties within Rock Hill and the surrounding area. The following table details the nearest absorption comparables we were able to identify.

ABSORPTION

Property Name	Program	Tenancy	City	Year	Total Units	Absorption (units/month)	Distance to Subject
Madison Place	Market	Family	Charlotte	2022	215	14	15.5 miles
Pringle Square	Market	Family	Charlotte	2021	334	75	17.4 miles
The Collins	Market	Family	Charlotte	2021	350	19	17.6 miles
Granite Pointe Apartments	LIHTC	Family	Charlotte	2020	198	18	17.7 miles
Keltonwood At Berewick	Market	Family	Charlotte	2019	230	19	18.1 miles
The Haven At Rivergate	Market	Family	Charlotte	2018	248	21	13.8 miles
Berewick Pointe	Market	Family	Charlotte	2017	275	16	17.9 miles
Whistler’s Cove	LIHTC	Senior	Mount Airy	2016	27	7	112.2 miles
Mountain View	LIHTC	Family	Wilkesboro	2016	48	47	89.3 miles
Average Affordable					91	24	
Average Market					275	27	
Overall Average					214	26	

Note the Subject is an existing property, and will not need to re-lease its units. Therefore, this discussion is hypothetical, and assumes the Subject were 100 percent vacant. We obtained absorption data from nine properties, located between 13.8 and 112.2 miles from the Subject. These properties reported absorption rates ranging from 7 to 75 units per month, with an overall average of 26 units per month. Overall, we expect the Subject will experience an absorption rate of 20 units per month, if vacant. This equates to an absorption period of approximately three to four months.

VIII. SUPPLY ANALYSIS

SURVEY OF COMPARABLE PROJECTS

Comparable properties are examined on the basis of physical characteristics, i.e. building type, age/quality, level of common amenities, absorption, as well as similarity in rent. We attempted to compare the Subject to complexes from the competing market to provide a broader picture of the health and available supply in the market. We surveyed many properties that we chose not to use in the survey because they were not as comparable to the Subject as others that were selected.

Description of Property Types Surveyed/Determination of Number of Tax Credit Units

We interviewed numerous properties to determine which ones were considered “true” competition for the Subject. Several properties in the market area were interviewed and not included because of their dissimilarity or other factors. Fully subsidized properties were excluded due to differing rent structures from the Subject; however, it should be noted that subsidized properties in the market area were found to have stable occupancies. The following table illustrates the excluded properties.

EXCLUDED PROPERTIES WITHIN THE PMA

Property Name	Rent Structure	Tenancy	Reason for Exclusion
Arborwood Park Apartments	LIHTC	Family	Unable to contact
Catawba Pointe Townhomes	LIHTC	Family	Unable to contact
Courtyard At Highland Park	LIHTC	Senior/Disabled	Differing target tenancy
Manor York Senior Residences	LIHTC	Senior	Differing target tenancy
Brown Villas	Section 8	Senior/Disabled	Subsidized/Target tenancy
Carolina Place Inc.	Section 8	Senior/Disabled	Subsidized/Target tenancy
Farrow Place Apartments	Section 8	Senior/Disabled	Subsidized/Target tenancy
Eastside Homes	Section 8	Family	Subsidized
The Glens	Section 8	Family	Subsidized
York County Special Housing, Inc.	Section 8	Senior	Subsidized/Target tenancy
Community Alternatives Inc.	Section 8	Senior/Disabled	Subsidized/Target tenancy
Holly Ridge Apartments, Inc.	Section 8	Senior/Disabled	Subsidized/Target tenancy
Willowbrook Crossing	Section 8	Senior/Disabled	Subsidized/Target tenancy
Chandler Place Retirement Community	Market	Senior/Disabled	Differing target tenancy
Deerfield Apartments	Market	Family	Unable to contact
Paces River	Market	Family	Unable to contact

New Supply

We were unable to reach a contact with the City of Rock Hill Planning Department regarding planned, proposed, or under construction developments in the PMA. Therefore, we conducted online research and utilized a CoStar new construction report. The results of our findings are detailed in the table below.

PLANNED DEVELOPMENT

Property Name	Rent Structure	Tenancy	Total Units	Competitive Units	LIHTC Allocation Year	Construction Status	Distance to Subject
175 Black St	Market	Family	47	0	N/A	Under Construction	1.3 miles
Engage at Knowledge Park	Market/Affordable	Senior	300	0	N/A	Proposed	1.4 miles
Marvell Rock Hill	Market	Family	318	0	N/A	Proposed	6.2 miles
Arbors at Manchester Village	Market	Family	220	0	N/A	Proposed	3.8 miles
Porter's Landing	Market	Family	352	0	N/A	Proposed	6.2 miles
Catawba Crossing	Affordable	Senior	50	0	N/A	Proposed	4.3 miles
Heckle Boulevard	Affordable	Family	152	152	N/A	Proposed	1.8 miles
The Park at Wilkerson	Market	Senior	136	0	N/A	Under Construction	5.4 miles
Totals			1,575	152			

Source: CoStar, November 2023

LIHTC Competition / Recent and Proposed Construction

Additionally, we consulted the SC Housing listings of LIHTC allocations from 2020 to present. There have been no allocations in the PMA since 2020.

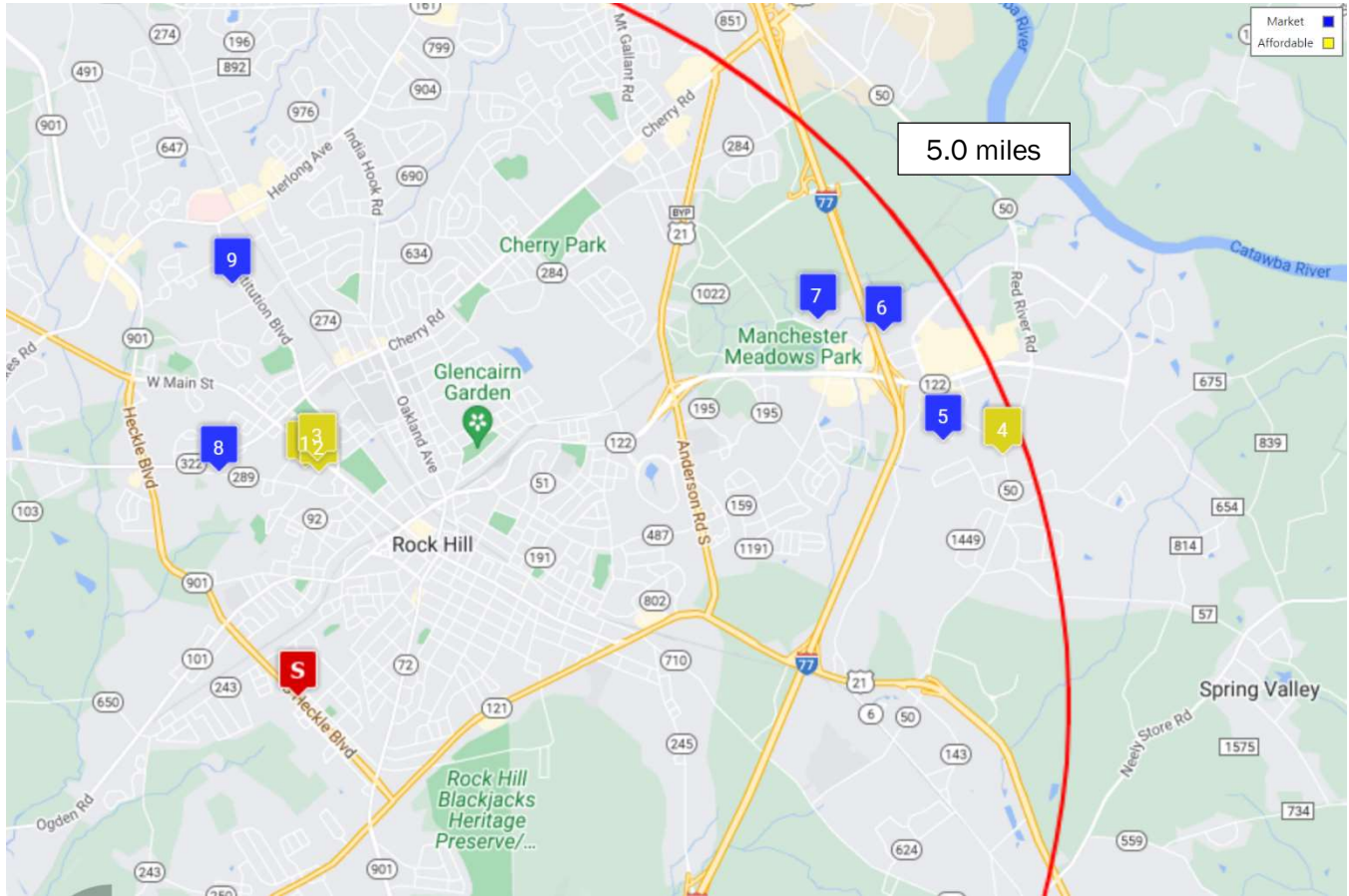
Comparable Properties

Property managers and realtors were interviewed for information on unit mix, size, absorption, unit features and project amenities, tenant profiles, and market trends in general. Our competitive survey includes nine comparable properties containing 1,243 units. It should be noted that there is a lack of traditional, long-term affordable multifamily supply in the Subject’s immediate market area.

The availability of the LIHTC data is considered good. We included four affordable developments located between 1.5 and 4.9 miles from the Subject site, all of which are located inside the PMA. The availability of the market rate data is also considered good. We included five market rate properties located between 1.6 and 4.5 miles from the Subject site, all of which are located inside the PMA. It is of note that there is a lack of four-bedroom market rate comparables in the Subject’s PMA and surrounding areas. Therefore, we have included classified listings of four-bedroom single-family rentals in our analysis of achievable four-bedroom market rents. Overall, we believe the availability of data is more than adequate to support our conclusions. Other market rate properties were excluded based on unit types and inability to contact the properties.

A detailed matrix describing the individual competitive properties as well as the proposed Subject is provided on the following pages. A Comparable Properties Map, illustrating the location of the Subject in relation to comparable properties is also provided on the following page. The properties are further profiled in the write-ups following. The property descriptions include information on vacancy, turnover, absorption, age, competition, and the general health of the rental market, when available. Throughout the course of performing this analysis of the local rental market, many apartment managers, realtors, leasing agents, and owners were contacted in person, or through the telephone or email.

COMPARABLE RENTAL PROPERTY MAP



COMPARABLE PROPERTIES

#	Property Name	City	Rent Structure	Distance to Subject
S	Market Place Apartments	Rock Hill	@60% (Section 8)	-
1	Cherry Laurel	Rock Hill	@50%, @60%	1.5 miles
2	Cotton Mill Village	Rock Hill	@50%, @60%	1.5 miles
3	Innsbrook Commons	Rock Hill	@50%, @60%	1.6 miles
4	Wildwood Springs	Rock Hill	@60%	4.9 miles
5	Bradford Park	Rock Hill	Market	4.5 miles
6	Galleria Pointe	Rock Hill	Market	4.5 miles
7	Legacy At Manchester Village	Rock Hill	Market	4.2 miles
8	The Finley Apartments	Rock Hill	Market	1.6 miles
9	The Villas At Garden Way	Rock Hill	Market	2.7 miles

The following tables illustrate unit mix by bedroom type and income level, square footage by bedroom type, year built, common area and in-unit amenities, rent per square foot, monthly rents and utilities included, and vacancy information for the comparable properties and the Subject in a comparative framework.

MARKET PLACE APARTMENTS – ROCK HILL, SC – APPLICATION MARKET STUDY

SUMMARY MATRIX

#	Property Name	Distance	Type/Built/Renovated	AMI	Unit Type	#	%	SF	Restriction	Rent (Adj)	Max Rent?	Waiting List	Vacant Units	Vacancy Rate
S	Market Place Apartments 1333 Coronet Court Rock Hill, SC York County		Various 2-stories 1973 / 2023 Family	@60% (Section 8)	1BR/1BA	12	17.6%	680	@60% (Section 8)	\$1,027	Yes	Yes	0	0%
					1BR/1BA	4	5.9%	680	@60% (Section 8)	\$1,049	Yes	Yes	0	0%
					2BR/1BA	20	29.4%	891	@60% (Section 8)	\$1,216	Yes	Yes	2	10.0%
					3BR/1BA	20	29.4%	1,000	@60% (Section 8)	\$1,406	Yes	Yes	0	0%
					4BR/1BA	12	17.6%	1,250	@60% (Section 8)	\$1,555	Yes	Yes	0	0%
					68							2	2.9%	
1	Cherry Laurel 107 Cherry Laurel Lane Rock Hill, SC York County	1.5 miles	Townhouse 2-stories 2009 Family	@50% @60%	3BR/2BA	21	50.0%	1,200	@50%	\$1,204	Yes	Yes	1	4.8%
					3BR/2BA	21	50.0%	1,200	@60%	\$1,204	Yes	Yes	1	4.8%
						42							2	4.8%
2	Cotton Mill Village 129 Hardin St Rock Hill, SC York County	1.5 miles	Lowrise 2-stories 2011 Family	@50% @60%	1BR/1BA	5	12.8%	710	@50%	\$795	Yes	Yes	0	0%
					1BR/1BA	12	30.8%	710	@60%	\$795	Yes	Yes	0	0%
					2BR/2BA	1	2.6%	975	@50%	\$1,000	Yes	Yes	0	0%
					2BR/2BA	3	7.7%	975	@60%	\$1,000	Yes	Yes	1	33.3%
					3BR/2BA	5	12.8%	1,200	@50%	\$1,050	Yes	Yes	1	20.0%
					39			@60%	\$1,050	Yes	Yes	0	0%	
						2							5.1%	
3	Innsbrook Commons 514 Innsbrook Commons Cir Rock Hill, SC York County	1.6 miles	Garden 3-stories 2007 Family	@50% @60%	2BR/2BA	24	33.3%	985	@50%	\$914	Yes	Yes	N/A	N/A
					2BR/2BA	24	33.3%	985	@60%	\$1,114	Yes	Yes	N/A	N/A
					3BR/2BA	12	16.7%	1,160	@50%	\$1,304	Yes	Yes	N/A	N/A
					3BR/2BA	12	16.7%	1,160	@60%	\$1,304	Yes	Yes	N/A	N/A
						72							7	9.7%
4	Wildwood Springs 1103 Springdale Road Rock Hill, SC York County	4.9 miles	Various 2-stories 1996 Family	@60%	2BR/2BA	8	5.6%	898	@60%	\$1,258	Yes	Yes	0	0%
					2BR/2BA	56	38.9%	1,093	@60%	\$1,261	Yes	Yes	0	0%
					3BR/2BA	8	5.6%	1,061	@60%	\$1,457	Yes	Yes	2	25.0%
					3BR/2BA	72	50.0%	1,309	@60%	\$1,460	Yes	Yes	1	1.4%
						144							3	2.1%
5	Bradford Park 417 Bushmill Drive Rock Hill, SC York County	4.5 miles	Garden 3-stories 2008 Family	Market	1BR/1BA	99	35.4%	640	Market	\$1,225	N/A	No	4	4.0%
					2BR/2BA	133	47.5%	1,057	Market	\$1,499	N/A	No	3	2.3%
					3BR/2BA	48	17.1%	1,334	Market	\$1,862	N/A	No	4	8.3%
						280							11	3.9%
6	Galleria Pointe 2303 Galleria Pointe Circle Rock Hill, SC York County	4.5 miles	Various 2-stories 1999 Family	Market	1BR/1BA	20	10.4%	790	Market	\$1,219	N/A	No	0	0%
					1BR/1BA	19	9.9%	799	Market	\$1,349	N/A	No	4	21.1%
					2BR/2BA	20	10.4%	1,074	Market	\$1,419	N/A	No	0	0%
					2BR/2BA	19	9.9%	1,086	Market	\$1,464	N/A	No	0	0%
					2BR/1.5BA	19	9.9%	1,154	Market	\$1,639	N/A	No	0	0%
					2BR/1.5BA	19	9.9%	1,154	Market	\$1,614	N/A	No	0	0%
					2BR/2.5BA	38	19.8%	1,181	Market	\$1,564	N/A	No	1	2.6%
					3BR/2.5BA	38	19.8%	1,705	Market	\$1,864	N/A	No	0	0%
	192							5	2.6%					
7	Legacy At Manchester Village 159 Longsight Lane Rock Hill, SC York County	4.2 miles	Garden 2-stories 2007 Family	Market	1BR/1BA	36	12.5%	756	Market	\$1,427	N/A	No	2	5.6%
					1BR/1BA	36	12.5%	826	Market	\$1,567	N/A	No	0	0%
					2BR/2BA	72	25.0%	1,027	Market	\$1,434	N/A	No	1	1.4%
					2BR/2BA	36	12.5%	1,137	Market	\$2,215	N/A	No	1	2.8%
					2BR/2BA	36	12.5%	1,173	Market	\$1,731	N/A	No	0	0%
					3BR/2BA	72	25.0%	1,235	Market	\$2,044	N/A	No	2	2.8%
	288							6	2.1%					
8	The Finley Apartments 802 S. York Avenue Rock Hill, SC York County	1.6 miles	Garden 2-stories 1970 / 2023 Family	Market	1BR/1BA	10	11.1%	630	Market	\$1,200	N/A	No	N/A	N/A
					2BR/1BA	54	60.0%	810	Market	\$1,300	N/A	No	N/A	N/A
					3BR/1BA	26	28.9%	1,170	Market	\$1,500	N/A	No	N/A	N/A
						90							5	5.6%
9	The Villas At Garden Way 211 Garden Way Rock Hill, SC York County	2.7 miles	Garden 2-stories 1973 / 2005 Family	Market	0BR/1BA	25	26.0%	420	Market	\$1,111	N/A	No	1	4.0%
					1BR/1BA	23	24.0%	675	Market	\$1,214	N/A	No	1	4.3%
					2BR/1.5BA	40	41.7%	842	Market	\$1,364	N/A	No	1	2.5%
					3BR/1.5BA	8	8.3%	942	Market	\$1,604	N/A	No	1	12.5%
	96											4	4.2%	

MARKET PLACE APARTMENTS – ROCK HILL, SC – APPLICATION MARKET STUDY

RENT AND SQUARE FOOTAGE RANKING – All rents adjusted for utilities and concessions extracted from the market.								
	Units Surveyed	1,243	Weighted Occupancy	96.40%				
	Market Rate	946	Market Rate	96.70%				
	Tax Credit	297	Tax Credit	95.30%				
1.0 Bed x 1.0 Bath		2.0 Bed x 1.0 Bath		3.0 Bed x 1.0 Bath		4.0 Bed x 1.0 Bath		
RENT	Legacy At Manchester Village (Market)	\$1,567	Legacy At Manchester Village (Market)(2.0BA)	\$2,215	RENT	Legacy At Manchester Village (Market)	\$1,567	Legacy At Manchester Village (Market)(2.0BA)
	Legacy At Manchester Village (Market)	\$1,427	Legacy At Manchester Village (Market)(2.0BA)	\$1,731		Legacy At Manchester Village (Market)	\$1,427	Legacy At Manchester Village (Market)(2.0BA)
	Market Place Apartments (AMR)	\$1,375	Galleria Pointe (Market)(1.5BA)	\$1,639		Market Place Apartments (AMR)	\$1,375	Galleria Pointe (Market)(1.5BA)
	Galleria Pointe (Market)	\$1,349	Galleria Pointe (Market)(1.5BA)	\$1,614		Galleria Pointe (Market)	\$1,349	Galleria Pointe (Market)(1.5BA)
	Bradford Park (Market)	\$1,225	Galleria Pointe (Market)(2.5BA)	\$1,564		Bradford Park (Market)	\$1,225	Galleria Pointe (Market)(2.5BA)
	Galleria Pointe (Market)	\$1,219	Market Place Apartments (AMR)	\$1,500		Galleria Pointe (Market)	\$1,219	Market Place Apartments (AMR)
	The Villas At Garden Way (Market)	\$1,214	Bradford Park (Market)(2.0BA)	\$1,499		The Villas At Garden Way (Market)	\$1,214	Bradford Park (Market)(2.0BA)
	The Finley Apartments (Market)	\$1,200	Galleria Pointe (Market)(2.0BA)	\$1,464		The Finley Apartments (Market)	\$1,200	Galleria Pointe (Market)(2.0BA)
	Market Place Apartments (@60%)	\$1,049	Legacy At Manchester Village (Market)(2.0BA)	\$1,434		Market Place Apartments (@60%)	\$1,049	Legacy At Manchester Village (Market)(2.0BA)
	Market Place Apartments (@60%) (ALR)	\$1,049	Galleria Pointe (Market)(2.0BA)	\$1,419		Market Place Apartments (@60%) (ALR)	\$1,049	Galleria Pointe (Market)(2.0BA)
	Market Place Apartments (@60%)	\$1,027	The Villas At Garden Way (Market)(1.5BA)	\$1,364		Market Place Apartments (@60%)	\$1,027	The Villas At Garden Way (Market)(1.5BA)
	Market Place Apartments (@60%) (ALR)	\$1,027	The Finley Apartments (Market)	\$1,300		Market Place Apartments (@60%) (ALR)	\$1,027	The Finley Apartments (Market)
	Cotton Mill Village (@50%)	\$795	Wildwood Springs (@60%)(2.0BA)	\$1,261		Cotton Mill Village (@50%)	\$795	Wildwood Springs (@60%)(2.0BA)
	Cotton Mill Village (@60%)	\$795	Wildwood Springs (@60%)(2.0BA)	\$1,258		Cotton Mill Village (@60%)	\$795	Wildwood Springs (@60%)(2.0BA)
			Market Place Apartments (@60%)	\$1,216				Market Place Apartments (@60%)
		Market Place Apartments (@60%) (ALR)	\$1,216			Market Place Apartments (@60%) (ALR)		
		Innsbrook Commons (@60%)(2.0BA)	\$1,114			Innsbrook Commons (@60%)(2.0BA)		
		Cotton Mill Village (@50%)(2.0BA)	\$1,000			Cotton Mill Village (@50%)(2.0BA)		
		Cotton Mill Village (@60%)(2.0BA)	\$1,000			Cotton Mill Village (@60%)(2.0BA)		
		Innsbrook Commons (@50%)(2.0BA)	\$914			Innsbrook Commons (@50%)(2.0BA)		

MARKET PLACE APARTMENTS – ROCK HILL, SC – APPLICATION MARKET STUDY

SQUARE FOOTAGE	Legacy At Manchester Village (Market)	826	Galleria Pointe (Market)(2.5BA)	1,181	Galleria Pointe (Market)(2.5BA)	1,705	Market Place Apartments (@60%)	1,250
	Galleria Pointe (Market)	799	Legacy At Manchester Village (Market)(2.0BA)	1,173	Bradford Park (Market)(2.0BA)	1,334		
	Galleria Pointe (Market)	790	Galleria Pointe (Market)(1.5BA)	1,154	Wildwood Springs (@60%)(2.0BA)	1,309		
	Legacy At Manchester Village (Market)	756	Galleria Pointe (Market)(1.5BA)	1,154	Legacy At Manchester Village (Market)(2.0BA)	1,235		
	Cotton Mill Village (@50%)	710	Legacy At Manchester Village (Market)(2.0BA)	1,137	Cherry Laurel (@50%)(2.0BA)	1,200		
	Cotton Mill Village (@60%)	710	Wildwood Springs (@60%)(2.0BA)	1,093	Cherry Laurel (@60%)(2.0BA)	1,200		
	Market Place Apartments (@60%)	680	Galleria Pointe (Market)(2.0BA)	1,086	Cotton Mill Village (@50%)(2.0BA)	1,200		
	Market Place Apartments (@60%)	680	Galleria Pointe (Market)(2.0BA)	1,074	Cotton Mill Village (@60%)(2.0BA)	1,200		
	The Villas At Garden Way (Market)	675	Bradford Park (Market)(2.0BA)	1,057	The Finley Apartments (Market)	1,170		
	Bradford Park (Market)	640	Legacy At Manchester Village (Market)(2.0BA)	1,027	Innsbrook Commons (@50%)(2.0BA)	1,160		
	The Finley Apartments (Market)	630	Innsbrook Commons (@50%)(2.0BA)	985	Innsbrook Commons (@60%)(2.0BA)	1,160		
			Innsbrook Commons (@60%)(2.0BA)	985	Wildwood Springs (@60%)(2.0BA)	1,061		
			Cotton Mill Village (@50%)(2.0BA)	975	Market Place Apartments (@60%)	1,000		
			Cotton Mill Village (@60%)(2.0BA)	975	The Villas At Garden Way (Market)(1.5BA)	942		
			Wildwood Springs (@60%)(2.0BA)	898				
			Market Place Apartments (@60%)	891				
			The Villas At Garden Way (Market)(1.5BA)	842				
			The Finley Apartments (Market)	810				

MARKET PLACE APARTMENTS – ROCK HILL, SC – APPLICATION MARKET STUDY

RENT PER SQUARE FOOT	Market Place Apartments (AMR)	\$2.02	Legacy At Manchester Village (Market)(2.0BA)	\$1.95	Market Place Apartments (AMR)	\$1.75	Market Place Apartments (AMR)	\$1.56
	Bradford Park (Market)	\$1.91	Market Place Apartments (AMR)	\$1.68	The Villas At Garden Way (Market)(1.5BA)	\$1.70	Market Place Apartments (@60%)	\$1.24
	The Finley Apartments (Market)	\$1.90	The Villas At Garden Way (Market)(1.5BA)	\$1.62	Legacy At Manchester Village (Market)(2.0BA)	\$1.66	Market Place Apartments (@60%) (ALR)	\$1.24
	Legacy At Manchester Village (Market)	\$1.90	The Finley Apartments (Market)	\$1.60	Market Place Apartments (@60%)	\$1.41		
	Legacy At Manchester Village (Market)	\$1.89	Legacy At Manchester Village (Market)(2.0BA)	\$1.48	Market Place Apartments (@60%) (ALR)	\$1.41		
	The Villas At Garden Way (Market)	\$1.80	Galleria Pointe (Market)(1.5BA)	\$1.42	Bradford Park (Market)(2.0BA)	\$1.40		
	Galleria Pointe (Market)	\$1.69	Bradford Park (Market)(2.0BA)	\$1.42	Wildwood Springs (@60%)(2.0BA)	\$1.37		
	Galleria Pointe (Market)	\$1.54	Wildwood Springs (@60%)(2.0BA)	\$1.40	The Finley Apartments (Market)	\$1.28		
	Market Place Apartments (@60%)	\$1.54	Galleria Pointe (Market)(1.5BA)	\$1.40	Innsbrook Commons (@50%)(2.0BA)	\$1.12		
	Market Place Apartments (@60%) (ALR)	\$1.54	Legacy At Manchester Village (Market)(2.0BA)	\$1.40	Innsbrook Commons (@60%)(2.0BA)	\$1.12		
	Market Place Apartments (@60%)	\$1.51	Market Place Apartments (@60%)	\$1.36	Wildwood Springs (@60%)(2.0BA)	\$1.12		
	Market Place Apartments (@60%) (ALR)	\$1.51	Market Place Apartments (@60%) (ALR)	\$1.36	Galleria Pointe (Market)(2.5BA)	\$1.09		
	Cotton Mill Village (@50%)	\$1.12	Galleria Pointe (Market)(2.0BA)	\$1.35	Cherry Laurel (@50%)(2.0BA)	\$1.00		
	Cotton Mill Village (@60%)	\$1.12	Galleria Pointe (Market)(2.5BA)	\$1.32	Cherry Laurel (@60%)(2.0BA)	\$1.00		
		Galleria Pointe (Market)(2.0BA)	\$1.32	Cotton Mill Village (@50%)(2.0BA)	\$0.88			
		Wildwood Springs (@60%)(2.0BA)	\$1.15	Cotton Mill Village (@60%)(2.0BA)	\$0.88			
		Innsbrook Commons (@60%)(2.0BA)	\$1.13					
		Cotton Mill Village (@50%)(2.0BA)	\$1.03					
		Cotton Mill Village (@60%)(2.0BA)	\$1.03					
		Innsbrook Commons (@50%)(2.0BA)	\$0.93					

MARKET PLACE APARTMENTS – ROCK HILL, SC – APPLICATION MARKET STUDY

AMENITY MATRIX

	Market Place Apartments	Bradford Park	Galleria Pointe	Legacy At Manchester Village	The Finley Apartments	The Villas At Garden Way
Program	LIHTC/ Section 8	Market	Market	Market	Market	Market
Tenancy	Family	Family	Family	Family	Family	Family
Building						
Property Type	Various	Garden	Various	Garden	Garden	Garden
# Stories	2	3	2	2	2	2
Year Built	1973	2008	1999	2007	1970	1973
Year Renovated	2000/2023				2023	2005
Courtyard	no	no	yes	no	no	no
Utility Structure						
Heat	no	no	no	no	no	no
Cooking	no	no	no	no	no	no
Other Electric	no	no	no	no	no	no
Air Conditioning	no	no	no	no	no	no
Water Heat	no	no	no	no	no	no
Water	yes	no	no	no	yes	no
Sewer	yes	no	no	yes	yes	no
Unit						
Balcony	no	yes	yes	yes	no	yes
Blinds	yes	yes	yes	yes	yes	yes
Carpeting	yes	yes	yes	yes	yes	yes
Ceiling Fan	no	yes	yes	yes	no	yes
Central/AC	yes	yes	yes	yes	yes	yes
Coat Closet	yes	yes	yes	yes	yes	yes
Exterior Storage	no	no	yes	yes	no	no
Vaulted Ceilings	no	yes	yes	no	no	no
Vinyl Plank Flooring	no	no	yes	no	no	no
Walk-In-Closet	no	yes	yes	no	no	no
W/D Hookups	no	yes	yes	yes	no	no
Kitchen						
Dishwasher	yes	yes	yes	yes	no	yes
Disposal	no	yes	yes	yes	no	yes
Microwave	yes	yes	yes	yes	no	no
Oven	yes	yes	yes	yes	yes	yes
Refrigerator	yes	yes	yes	yes	yes	yes
Community						
Business Center	yes	no	yes	yes	no	no
Central Laundry	yes	yes	yes	yes	yes	yes
Clubhouse	yes	yes	yes	yes	no	no
Concierge	no	no	no	yes	no	no
On-Site Mgmt	yes	yes	yes	yes	yes	yes
Pet Park	no	no	yes	no	no	no
WiFi	no	no	yes	no	no	yes
Recreation						
Exercise Facility	no	yes	yes	yes	no	no
Picnic Area	no	yes	no	yes	no	yes
Playground	yes	yes	yes	yes	yes	yes
Recreational Area	no	no	no	no	no	yes
Swimming Pool	no	yes	yes	yes	no	no
Theatre	no	no	no	yes	no	no
Volleyball Court	no	no	no	yes	no	no
Services						
Car Wash	no	no	no	yes	no	no
Security						
Intercom (Buzzer)	yes	no	no	no	no	no
In-Unit Alarm	no	no	no	yes	no	no
Patrol	no	no	no	yes	no	no
Perimeter Fencing	yes	no	no	no	no	no
Video Surveillance	yes	yes	no	no	no	no
Parking						
Garage	no	no	yes	yes	no	no
Surface	yes	yes	yes	yes	yes	yes

PROPERTY PROFILE REPORT

Cherry Laurel

Effective Rent Date	10/23/2023
Location	107 Cherry Laurel Lane Rock Hill, SC 29730 York County
Distance	1.5 miles
Units	42
Vacant Units	2
Vacancy Rate	4.8%
Type	Townhouse (2 stories)
Year Built/Renovated	2009 / N/A
Marketing Began	4/01/2009
Leasing Began	6/29/2009
Last Unit Leased	6/29/2009
Major Competitors	None identified
Tenant Characteristics	None identified
Contact Name	Amber
Phone	803-328-2844



Market Information

Program	@50%, @60%
Annual Turnover Rate	25%
Units/Month Absorbed	N/A
HCV Tenants	15%
Leasing Pace	Within one week
Annual Chg. in Rent	Increased up to 10%
Concession	None
Waiting List	Yes, length unknown

Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
3	2	Townhouse (2 stories)	21	1,200	\$1,075	\$0	@50%	Yes	1	4.8%	yes	None
3	2	Townhouse (2 stories)	21	1,200	\$1,075	\$0	@60%	Yes	1	4.8%	yes	None

Unit Mix

@50%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent	@60%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
3BR / 2BA	\$1,075	\$0	\$1,075	\$129	\$1,204	3BR / 2BA	\$1,075	\$0	\$1,075	\$129	\$1,204

Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	Video Surveillance	None
Carpeting	Central A/C		
Coat Closet	Dishwasher		
Exterior Storage	Ceiling Fan		
Garbage Disposal	Microwave		
Oven	Refrigerator		
Walk-In Closet	Washer/Dryer hookup		
Property		Premium	Other
Business Center/Computer Lab	Clubhouse/Meeting Room/Community	None	None
Central Laundry	Off-Street Parking		
On-Site Management	Picnic Area		
Playground			

Comments

Management was unable to state the reasoning for the 50 and 60 percent AMI rents being the same. The property maintains a waiting list, but the contact did not know the length. This property is jointly managed alongside Cotton Mill Village and Innsbrook Commons. The contact stated that the vacant units are in the process of being leased from the waiting list.

Trend Report

Vacancy Rates

2Q16	2Q21	4Q21	4Q23
2.4%	0.0%	0.0%	4.8%

Trend: @50%

3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2016	2	4.8%	\$694	\$0	\$694	\$823
2021	2	0.0%	\$875	\$0	\$875	\$1,004
2021	4	0.0%	\$875	\$0	\$875	\$1,004
2023	4	4.8%	\$1,075	\$0	\$1,075	\$1,204

Trend: @60%

3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2016	2	0.0%	\$694	\$0	\$694	\$823
2021	2	0.0%	\$875	\$0	\$875	\$1,004
2021	4	0.0%	\$875	\$0	\$875	\$1,004
2023	4	4.8%	\$1,075	\$0	\$1,075	\$1,204

Trend: Comments

2Q16	The property is managed by the same company as Innsbrook Commons. Management was unable to state the reason for the 50 percent and 60 percent units renting for the same price. The property maintains a wait list consisting of three households.
2Q21	Management was unable to state the reasoning for the 50 and 60 percent units renting at the same rates and mentioned everything is the same except the income limits. The property maintains a wait list, but the contact did not know the length. Rents are set at the 2021 maximum allowable levels at the 50 percent AMI level. The contact further noted that they believe maximum allowable rents at the 60 percent AMI level are achievable. The contact mentioned no increase in turnover or operation issues due to COVID-19.
4Q21	Management was unable to state the reasoning for the 50 and 60 percent rents being set at the same level. The property maintains a wait list, but the contact did not know the length. Rents are set at the 2021 maximum allowable levels at 50 percent of AMI. The contact also noted that they believe maximum allowable rents at the 60 percent AMI level are achievable. The contact indicated that the property has generally been unaffected by the COVID-19 pandemic.
4Q23	Management was unable to state the reasoning for the 50 and 60 percent AMI rents being the same. The property maintains a waiting list, but the contact did not know the length. This property is jointly managed alongside Cotton Mill Village and Innsbrook Commons. The contact stated that the vacant units are in the process of being leased from the waiting list.

Photos



PROPERTY PROFILE REPORT

Cotton Mill Village

Effective Rent Date	10/23/2023
Location	129 Hardin St Rock Hill, SC 29730 York County
Distance	1.5 miles
Units	39
Vacant Units	2
Vacancy Rate	5.1%
Type	Lowrise (2 stories)
Year Built/Renovated	2011 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	None identified
Tenant Characteristics	None identified
Contact Name	Amber
Phone	803-328-2844



Market Information

Program	@50%, @60%
Annual Turnover Rate	28%
Units/Month Absorbed	N/A
HCV Tenants	25%
Leasing Pace	Within two weeks
Annual Chg. in Rent	Increased up to 8%
Concession	None
Waiting List	Yes, length unknown

Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	included
Sewer	included
Trash Collection	included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Lowrise (2 stories)	5	710	\$795	\$0	@50%	Yes	0	0.0%	no	None
1	1	Lowrise (2 stories)	12	710	\$795	\$0	@60%	Yes	0	0.0%	no	None
2	2	Lowrise (2 stories)	1	975	\$1,000	\$0	@50%	Yes	0	0.0%	no	None
2	2	Lowrise (2 stories)	3	975	\$1,000	\$0	@60%	Yes	1	33.3%	no	None
3	2	Lowrise (2 stories)	5	1,200	\$1,050	\$0	@50%	Yes	1	20.0%	no	None
3	2	Lowrise (2 stories)	13	1,200	\$1,050	\$0	@60%	Yes	0	0.0%	no	None

Unit Mix

@50%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent	@60%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$795	\$0	\$795	\$0	\$795	1BR / 1BA	\$795	\$0	\$795	\$0	\$795
2BR / 2BA	\$1,000	\$0	\$1,000	\$0	\$1,000	2BR / 2BA	\$1,000	\$0	\$1,000	\$0	\$1,000
3BR / 2BA	\$1,050	\$0	\$1,050	\$0	\$1,050	3BR / 2BA	\$1,050	\$0	\$1,050	\$0	\$1,050

Cotton Mill Village, continued

Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	Intercom (Buzzer)	None
Carpeting	Central A/C	Limited Access	
Dishwasher	Ceiling Fan		
Microwave	Oven		
Refrigerator	Walk-In Closet		
Washer/Dryer hookup			
Property		Premium	Other
Clubhouse/Meeting Room/Community	Central Laundry	None	None
Off-Street Parking	On-Site Management		
Playground			

Comments

Management was unable to state the reasoning for the 50 and 60 percent AMI rents being the same. The property maintains a waiting list, but the contact did not know the length. This property is jointly managed alongside Cherry Laurel and Innsbrook Commons. The contact stated that the vacant units are in the process of being leased from the waiting list.

Cotton Mill Village, continued

Trend Report

Vacancy Rates

2Q09	1Q10	4Q23
N/A	N/A	5.1%

Trend: @50%

1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2009	2	N/A	\$437	\$0	\$437	\$437
2010	1	N/A	\$437	\$0	\$437	\$437
2023	4	0.0%	\$795	\$0	\$795	\$795

2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2009	2	N/A	\$497	\$0	\$497	\$497
2010	1	N/A	\$497	\$0	\$497	\$497
2023	4	0.0%	\$1,000	\$0	\$1,000	\$1,000

3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2009	2	N/A	\$595	\$0	\$595	\$595
2010	1	N/A	\$595	\$0	\$595	\$595
2023	4	20.0%	\$1,050	\$0	\$1,050	\$1,050

Trend: @60%

1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2009	2	N/A	\$437	\$0	\$437	\$437
2010	1	N/A	\$437	\$0	\$437	\$437
2023	4	0.0%	\$795	\$0	\$795	\$795

2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2009	2	N/A	\$497	\$0	\$497	\$497
2010	1	N/A	\$497	\$0	\$497	\$497
2023	4	33.3%	\$1,000	\$0	\$1,000	\$1,000

3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2009	2	N/A	\$645	\$0	\$645	\$645
2010	1	N/A	\$645	\$0	\$645	\$645
2023	4	0.0%	\$1,050	\$0	\$1,050	\$1,050

Trend: Comments

2Q09	This is a Subject property.
1Q10	This is a Subject property. The developer indicated that the project should close in March 2010, and that the project is expected to be completed in January 2011.
4Q23	Management was unable to state the reasoning for the 50 and 60 percent AMI rents being the same. The property maintains a waiting list, but the contact did not know the length. This property is jointly managed alongside Cherry Laurel and Innsbrook Commons. The contact stated that the vacant units are in the process of being leased from the waiting list.

Photos



PROPERTY PROFILE REPORT

Innsbrook Commons

Effective Rent Date	10/23/2023
Location	514 Innsbrook Commons Cir Rock Hill, SC 29730 York County
Distance	1.6 miles
Units	72
Vacant Units	7
Vacancy Rate	9.7%
Type	Garden (3 stories)
Year Built/Renovated	2007 / N/A
Marketing Began	N/A
Leasing Began	11/01/2007
Last Unit Leased	3/01/2008
Major Competitors	Cardinal Pointe, Arborwood, Wildwood
Tenant Characteristics	Mostly families from York County
Contact Name	Amber
Phone	803-328-2844



Market Information

Program	@50%, @60%
Annual Turnover Rate	10%
Units/Month Absorbed	18
HCV Tenants	30%
Leasing Pace	Pre-leased
Annual Chg. in Rent	Increased up to 5%
Concession	None
Waiting List	Yes, length unknown

Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
2	2	Garden (3 stories)	24	985	\$825	\$0	@50%	Yes	N/A	N/A	no	None
2	2	Garden (3 stories)	24	985	\$1,025	\$0	@60%	Yes	N/A	N/A	no	None
3	2	Garden (3 stories)	12	1,160	\$1,175	\$0	@50%	Yes	N/A	N/A	no	None
3	2	Garden (3 stories)	12	1,160	\$1,175	\$0	@60%	Yes	N/A	N/A	no	None

Unit Mix

@50%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent	@60%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
2BR / 2BA	\$825	\$0	\$825	\$89	\$914	2BR / 2BA	\$1,025	\$0	\$1,025	\$89	\$1,114
3BR / 2BA	\$1,175	\$0	\$1,175	\$129	\$1,304	3BR / 2BA	\$1,175	\$0	\$1,175	\$129	\$1,304

Amenities

In-Unit		Security	Services
Blinds	Cable/Satellite/Internet	None	None
Carpeting	Central A/C		
Dishwasher	Ceiling Fan		
Garbage Disposal	Microwave		
Oven	Refrigerator		
Walk-In Closet	Washer/Dryer hookup		
Property		Premium	Other
Business Center/Computer Lab	Central Laundry	None	None
Off-Street Parking	On-Site Management		
Picnic Area	Playground		

Comments

Parking is available in a surface lot. High speed internet is included. Management was unable to state the reasoning for the three-bedroom 50 and 60 percent AMI rents being the same. The property maintains a waiting list, but the contact did not know the length. This property is jointly managed alongside Cherry Laurel and Cotton Mill Village. The contact stated that the vacant units are in the process of being leased from the waiting list. Management was unable to provide the breakdown of vacancy by unit type or provide the typical vacancy rate at the property. Management did not comment on why the current vacancy rate is elevated.

Trend Report

Vacancy Rates

2Q19	1Q21	4Q21	4Q23
0.0%	0.0%	6.9%	9.7%

Trend: @50%

2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2019	2	0.0%	\$663	\$0	\$663	\$752
2021	1	0.0%	\$940	\$0	\$940	\$1,029
2021	4	N/A	\$770	\$0	\$770	\$859
2023	4	N/A	\$825	\$0	\$825	\$914

3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2019	2	0.0%	\$768	\$0	\$768	\$897
2021	1	0.0%	\$1,085	\$0	\$1,085	\$1,214
2021	4	N/A	\$890	\$0	\$890	\$1,019
2023	4	N/A	\$1,175	\$0	\$1,175	\$1,304

Trend: @60%

2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2019	2	0.0%	\$699	\$0	\$699	\$788
2021	1	0.0%	\$1,128	\$0	\$1,128	\$1,217
2021	4	N/A	\$960	\$0	\$960	\$1,049
2023	4	N/A	\$1,025	\$0	\$1,025	\$1,114

3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2019	2	0.0%	\$868	\$0	\$868	\$997
2021	1	0.0%	\$1,302	\$0	\$1,302	\$1,431
2021	4	N/A	\$1,110	\$0	\$1,110	\$1,239
2023	4	N/A	\$1,175	\$0	\$1,175	\$1,304

Trend: Comments

2Q19	The property accepts Housing Choice Vouchers (HCVs), however the contact could not disclose the number of tenants utilizing HCVs.
1Q21	The property accepts Housing Choice Vouchers (HCVs), however the contact could not disclose the number of tenants utilizing HCVs. The contact reported the property had not faced any significant difficulties due to COVID-19. Parking is available in a surface lot. High speed internet is included.
4Q21	Parking is available in a surface lot. High speed internet is included. Management was unable to state the reasoning for the three-bedroom 50 and 60 percent AMI rents being the same. The property maintains a waiting list, but the contact did not know the length. This property is jointly managed alongside Cherry Laurel and Cotton Mill Village. The contact stated that the vacant units are in the process of being leased from the waiting list.
4Q23	Parking is available in a surface lot. High speed internet is included. Management was unable to state the reasoning for the three-bedroom 50 and 60 percent AMI rents being the same. The property maintains a waiting list, but the contact did not know the length. This property is jointly managed alongside Cherry Laurel and Cotton Mill Village. The contact stated that the vacant units are in the process of being leased from the waiting list. Management was unable to provide the breakdown of vacancy by unit type or provide the typical vacancy rate at the property. Management did not comment on why the current vacancy rate is elevated.

Photos





PROPERTY PROFILE REPORT

Wildwood Springs

Effective Rent Date	10/17/2023
Location	1103 Springdale Road Rock Hill, SC 29730 York County
Distance	4.9 miles
Units	144
Vacant Units	3
Vacancy Rate	2.1%
Type	Various (2 stories)
Year Built/Renovated	1996 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Cardinal Pointe, Arborwood Park
Tenant Characteristics	None identified
Contact Name	Ashley
Phone	803-325-2225



Market Information

Program	@60%
Annual Turnover Rate	25%
Units/Month Absorbed	N/A
HCV Tenants	N/A
Leasing Pace	Pre-leased
Annual Chg. in Rent	Increased to 2023 max
Concession	None
Waiting List	Yes, length unknown

Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	included
Sewer	included
Trash Collection	included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
2	2	One-story	8	898	\$1,258	\$0	@60%	Yes	0	0.0%	yes	None
2	2	Townhouse (2 stories)	56	1,093	\$1,261	\$0	@60%	Yes	0	0.0%	yes	None
3	2	One-story	8	1,061	\$1,457	\$0	@60%	Yes	2	25.0%	yes	None
3	2	Townhouse (2 stories)	72	1,309	\$1,460	\$0	@60%	Yes	1	1.4%	yes	None

Unit Mix

@60%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
2BR / 2BA	\$1,258 - \$1,261	\$0	\$1,258 - \$1,261	\$0	\$1,258 - \$1,261
3BR / 2BA	\$1,457 - \$1,460	\$0	\$1,457 - \$1,460	\$0	\$1,457 - \$1,460

Wildwood Springs, continued

Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	Patrol	None
Carpeting	Central A/C	Video Surveillance	
Coat Closet	Dishwasher		
Exterior Storage	Garbage Disposal		
Oven	Refrigerator		
Walk-In Closet	Washer/Dryer hookup		
Property		Premium	Other
Business Center/Computer Lab	Clubhouse/Meeting Room/Community	None	None
Central Laundry	Off-Street Parking		
On-Site Management	Playground		
Swimming Pool			

Comments

According to the contact, rents are set at the 2023 maximum allowable levels.

Trend Report

Vacancy Rates

3Q21	4Q21	1Q23	4Q23
0.0%	0.0%	0.7%	2.1%

Trend: @60%

2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	3	0.0%	\$1,014 - \$1,016	\$0	\$1,014 - \$1,016	\$1,014 - \$1,016
2021	4	0.0%	\$1,014 - \$1,016	\$0	\$1,014 - \$1,016	\$1,014 - \$1,016
2023	1	0.0%	\$1,170 - \$1,173	\$0	\$1,170 - \$1,173	\$1,170 - \$1,173
2023	4	0.0%	\$1,258 - \$1,261	\$0	\$1,258 - \$1,261	\$1,258 - \$1,261

3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	3	0.0%	\$1,172 - \$1,174	\$0	\$1,172 - \$1,174	\$1,172 - \$1,174
2021	4	0.0%	\$1,172 - \$1,174	\$0	\$1,172 - \$1,174	\$1,172 - \$1,174
2023	1	1.3%	\$1,354 - \$1,357	\$0	\$1,354 - \$1,357	\$1,354 - \$1,357
2023	4	3.8%	\$1,457 - \$1,460	\$0	\$1,457 - \$1,460	\$1,457 - \$1,460

Trend: Comments

3Q21	The contact reported that the property was not negatively affected by the COVID-19 pandemic.
4Q21	The property is currently achieving maximum allowable rents. Additionally, the contact indicated that the property has generally been unaffected by the COVID-19 pandemic.
1Q23	The contact stated that rents are set to the maximum allowable levels for 2022. The contact stated that demand for affordable housing is high in the area. The property accepts Housing Choice Vouchers, however the contact was unaware of how many tenants are currently utilizing vouchers.
4Q23	According to the contact, rents are set at the 2023 maximum allowable levels.

Photos





PROPERTY PROFILE REPORT

Bradford Park

Effective Rent Date	10/18/2023
Location	417 Bushmill Drive Rock Hill, SC 29730 York County
Distance	4.5 miles
Units	280
Vacant Units	11
Vacancy Rate	3.9%
Type	Garden (3 stories)
Year Built/Renovated	2008 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Legacy at Manchester
Tenant Characteristics	Combination of Rock Hill Residents and out of town transfers from Charlotte
Contact Name	Lisa
Phone	803-526-7063



Market Information

Program	Market
Annual Turnover Rate	22%
Units/Month Absorbed	N/A
HCV Tenants	0%
Leasing Pace	Within one month
Annual Chg. in Rent	Changes daily
Concession	\$750 off first month
Waiting List	None

Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (3 stories)	99	640	\$1,224	\$63	Market	No	4	4.0%	N/A	None
2	2	Garden (3 stories)	133	1,057	\$1,473	\$63	Market	No	3	2.3%	N/A	None
3	2	Garden (3 stories)	48	1,334	\$1,796	\$63	Market	No	4	8.3%	N/A	None

Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$1,224	\$63	\$1,161	\$64	\$1,225
2BR / 2BA	\$1,473	\$63	\$1,410	\$89	\$1,499
3BR / 2BA	\$1,796	\$63	\$1,733	\$129	\$1,862

Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	Video Surveillance	None
Carpeting	Central A/C		
Coat Closet	Dishwasher		
Ceiling Fan	Garbage Disposal		
Microwave	Oven		
Refrigerator	Vaulted Ceilings		
Walk-In Closet	Washer/Dryer hookup		
Property		Premium	Other
Clubhouse/Meeting Room/Community	Exercise Facility	None	Dog Park
Central Laundry	Off-Street Parking		
On-Site Management	Picnic Area		
Playground	Swimming Pool		

Comments

The property utilizes an LRO pricing software and rents change daily. The contact noted that there are currently no tenants utilizing housing choice vouchers.

Trend Report

Vacancy Rates

1Q21	2Q21	4Q21	4Q23
1.4%	1.4%	1.1%	3.9%

Trend: Market

1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	1	3.0%	\$1,011	\$0	\$1,011	\$1,075
2021	2	2.0%	\$1,050	\$0	\$1,050	\$1,114
2021	4	0.0%	\$1,189	\$0	\$1,189	\$1,253
2023	4	4.0%	\$1,224	\$63	\$1,161	\$1,225

2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	1	0.8%	\$1,210	\$0	\$1,210	\$1,299
2021	2	0.8%	\$1,265	\$0	\$1,265	\$1,354
2021	4	2.3%	\$1,440	\$0	\$1,440	\$1,529
2023	4	2.3%	\$1,473	\$63	\$1,410	\$1,499

3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	1	0.0%	\$1,350	\$0	\$1,350	\$1,479
2021	2	2.1%	\$1,465	\$0	\$1,465	\$1,594
2021	4	0.0%	\$1,587	\$0	\$1,587	\$1,716
2023	4	8.3%	\$1,796	\$63	\$1,733	\$1,862

Trend: Comments

1Q21	The property faced some difficulty with rent collection and elevated vacancy earlier in the pandemic but has since stabilized and been able to fill all vacant units relatively quickly since Fall 2020. Management has waived late fees as needed for struggling tenants. The property normally raises rents annually in January but is hesitant due to some of the prior difficulties in rent collection with the pandemic. Parking is available in a surface lot.
2Q21	The contact stated 2021 has been very busy in the rental market as well as in the real estate market overall as many households have been buying homes in the area.
4Q21	The property does not accept Housing Choice Vouchers (HCVs). The contact indicated that the property utilizes a daily pricing system, and has generally been unaffected by the COVID-19 pandemic.
4Q23	The property utilizes an LRO pricing software and rents change daily. The contact noted that there are currently no tenants utilizing housing choice vouchers.

Photos



PROPERTY PROFILE REPORT

Galleria Pointe

Effective Rent Date	10/18/2023
Location	2303 Galleria Pointe Circle Rock Hill, SC 29730 York County
Distance	4.5 miles
Units	192
Vacant Units	5
Vacancy Rate	2.6%
Type	Various (2 stories)
Year Built/Renovated	1999 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Burkstone Apartments
Tenant Characteristics	Some families, couples
Contact Name	Katie
Phone	803-985-0444



Market Information

Program	Market
Annual Turnover Rate	10%
Units/Month Absorbed	N/A
HCV Tenants	0%
Leasing Pace	Within two weeks
Annual Chg. in Rent	Increased up to 11% annually since 2021
Concession	None
Waiting List	None

Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (2 stories)	19	799	\$1,285	\$0	Market	No	4	21.1%	N/A	HIGH*
1	1	Garden (2 stories)	20	790	\$1,155	\$0	Market	No	0	0.0%	N/A	LOW*
2	1.5	Townhouse (2 stories)	19	1,154	\$1,550	\$0	Market	No	0	0.0%	N/A	HIGH*
2	1.5	Townhouse (2 stories)	19	1,154	\$1,525	\$0	Market	No	0	0.0%	N/A	LOW*
2	2	Garden (2 stories)	19	1,086	\$1,375	\$0	Market	No	0	0.0%	N/A	HIGH*
2	2	Garden (2 stories)	20	1,074	\$1,330	\$0	Market	No	0	0.0%	N/A	LOW*
2	2.5	Townhouse (2 stories)	38	1,181	\$1,475	\$0	Market	No	1	2.6%	N/A	None
3	2.5	Garden (2 stories)	38	1,705	\$1,735	\$0	Market	No	0	0.0%	N/A	None

Galleria Pointe, continued

Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$1,155 - \$1,285	\$0	\$1,155 - \$1,285	\$64	\$1,219 - \$1,349
2BR / 1.5BA	\$1,525 - \$1,550	\$0	\$1,525 - \$1,550	\$89	\$1,614 - \$1,639
2BR / 2BA	\$1,330 - \$1,375	\$0	\$1,330 - \$1,375	\$89	\$1,419 - \$1,464
2BR / 2.5BA	\$1,475	\$0	\$1,475	\$89	\$1,564
3BR / 2.5BA	\$1,735	\$0	\$1,735	\$129	\$1,864

Amenities

In-Unit	Blinds	Security	Services
Balcony/Patio	Blinds	None	None
Carpeting	Central A/C		
Coat Closet	Dishwasher		
Exterior Storage(\$45.00)	Ceiling Fan		
Garbage Disposal	Microwave		
Oven	Refrigerator		
Vaulted Ceilings	Vinyl Plank Flooring		
Walk-In Closet	Washer/Dryer hookup		
Property		Premium	Other
Business Center/Computer Lab	Clubhouse/Meeting Room/Community	None	None
Courtyard	Exercise Facility		
Garage(\$85.00)	Central Laundry		
Off-Street Parking	On-Site Management		
Pet Park	Playground		
Swimming Pool	Wi-Fi		

Comments

Management stated that they are currently not accepting Housing Choice Vouchers. Rents vary based on the floor plan and square footage. The contact noted that exterior storage is offered for an additional monthly fee of \$45 and garage parking is available for \$85 per month.

Trend Report

Vacancy Rates

1Q08	4Q16	1Q21	4Q23
0.0%	4.7%	5.7%	2.6%

Trend: Market

1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2008	1	N/A	\$680	\$0	\$680	\$744
2016	4	N/A	\$845 - \$865	\$0	\$845 - \$865	\$909 - \$929
2021	1	2.6%	\$1,115 - \$1,135	\$0	\$1,115 - \$1,135	\$1,179 - \$1,199
2023	4	10.3%	\$1,155 - \$1,285	\$0	\$1,155 - \$1,285	\$1,219 - \$1,349

2BR / 1.5BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2008	1	N/A	\$785	\$0	\$785	\$874
2016	4	N/A	\$975 - \$995	\$0	\$975 - \$995	\$1,064 - \$1,084
2021	1	5.3%	\$1,180 - \$1,230	\$0	\$1,180 - \$1,230	\$1,269 - \$1,319
2023	4	0.0%	\$1,525 - \$1,550	\$0	\$1,525 - \$1,550	\$1,614 - \$1,639

2BR / 2.5BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2008	1	N/A	\$820	\$0	\$820	\$909
2016	4	N/A	\$1,010 - \$1,060	\$0	\$1,010 - \$1,060	\$1,099 - \$1,149
2021	1	2.6%	\$1,340	\$0	\$1,340	\$1,429
2023	4	2.6%	\$1,475	\$0	\$1,475	\$1,564

2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2008	1	N/A	\$742	\$0	\$742	\$831
2016	4	N/A	\$915 - \$925	\$0	\$915 - \$925	\$1,004 - \$1,014
2021	1	12.8%	\$1,185 - \$1,200	\$0	\$1,185 - \$1,200	\$1,274 - \$1,289
2023	4	0.0%	\$1,330 - \$1,375	\$0	\$1,330 - \$1,375	\$1,419 - \$1,464

3BR / 2.5BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2008	1	N/A	\$1,015	\$0	\$1,015	\$1,144
2016	4	N/A	\$1,180 - \$1,230	\$0	\$1,180 - \$1,230	\$1,309 - \$1,359
2021	1	5.3%	\$1,525	\$0	\$1,525	\$1,654
2023	4	0.0%	\$1,735	\$0	\$1,735	\$1,864

Trend: Comments

1Q08	Washer and dryers are available for rent. Management stated that they are currently not accepting Housing Choice Vouchers.
4Q16	Management stated that they are currently not accepting Housing Choice Vouchers. Rents vary based on the floor plan and square footage.
1Q21	Management stated that they are currently not accepting Housing Choice Vouchers. Rents vary based on the floor plan and square footage. In-unit washer/dryers are included with rent. The contact declined to note the pandemic's effect on the property's performance.
4Q23	Management stated that they are currently not accepting Housing Choice Vouchers. Rents vary based on the floor plan and square footage. The contact noted that exterior storage is offered for an additional monthly fee of \$45 and garage parking is available for \$85 per month.

Photos



PROPERTY PROFILE REPORT

Legacy At Manchester Village

Effective Rent Date	10/10/2023
Location	159 Longsight Lane Rock Hill, SC 29730 York County
Distance	4.2 miles
Units	288
Vacant Units	6
Vacancy Rate	2.1%
Type	Garden (2 stories)
Year Built/Renovated	2007 / N/A
Marketing Began	N/A
Leasing Began	10/01/2007
Last Unit Leased	3/30/2009
Major Competitors	Bradford Park, Whisper Creek
Tenant Characteristics	Majority of residents originate from Rock Hill. Some student transfers from out of state
Contact Name	Wanda
Phone	803-329-7599



Market Information

Program	Market
Annual Turnover Rate	21%
Units/Month Absorbed	16
HCV Tenants	0%
Leasing Pace	Within one week
Annual Chg. in Rent	Changes daily
Concession	None
Waiting List	None

Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	not included
Sewer	included
Trash Collection	included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (2 stories)	36	756	\$1,405	\$0	Market	No	2	5.6%	N/A	None
1	1	Garden (2 stories)	36	826	\$1,545	\$0	Market	No	0	0.0%	N/A	None
2	2	Garden (2 stories)	72	1,027	\$1,404	\$0	Market	No	1	1.4%	N/A	None
2	2	Garden (2 stories)	36	1,137	\$2,185	\$0	Market	No	1	2.8%	N/A	None
2	2	Garden (2 stories)	36	1,173	\$1,701	\$0	Market	No	0	0.0%	N/A	None
3	2	Garden (2 stories)	72	1,235	\$1,999	\$0	Market	No	2	2.8%	N/A	None

Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$1,405 - \$1,545	\$0	\$1,405 - \$1,545	\$22	\$1,427 - \$1,567
2BR / 2BA	\$1,404 - \$2,185	\$0	\$1,404 - \$2,185	\$30	\$1,434 - \$2,215
3BR / 2BA	\$1,999	\$0	\$1,999	\$45	\$2,044

Legacy At Manchester Village, continued

Amenities

In-Unit

Balcony/Patio
Carpeting
Coat Closet
Exterior Storage(\$65.00)
Garbage Disposal
Oven
Washer/Dryer hookup

Blinds
Central A/C
Dishwasher
Ceiling Fan
Microwave
Refrigerator

Security

In-Unit Alarm
Patrol

Services

None

Property

Business Center/Computer Lab
Clubhouse/Meeting Room/Community
Exercise Facility
Central Laundry
On-Site Management
Playground
Theatre

Car Wash
Concierge
Garage(\$75.00)
Off-Street Parking
Picnic Area
Swimming Pool
Volleyball Court

Premium

None

Other

DVD Library

Comments

The property utilizes an LRO pricing software and rents change daily. Garage parking is available for an additional fee of \$75 per month, while extra storage is available for an additional fee of \$65 per month. The contact noted that there are currently no tenants utilizing housing choice vouchers.

Legacy At Manchester Village, continued

Trend Report

Vacancy Rates

1Q21	2Q21	4Q21	4Q23
4.9%	3.5%	0.7%	2.1%

Trend: Market

1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	1	5.6%	\$1,034 - \$1,109	\$0	\$1,034 - \$1,109	\$1,056 - \$1,131
2021	2	2.8%	\$1,092 - \$1,197	\$0	\$1,092 - \$1,197	\$1,114 - \$1,219
2021	4	0.0%	\$1,325 - \$1,407	\$0	\$1,325 - \$1,407	\$1,347 - \$1,429
2023	4	2.8%	\$1,405 - \$1,545	\$0	\$1,405 - \$1,545	\$1,427 - \$1,567

2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	1	5.6%	\$1,343 - \$1,588	\$0	\$1,343 - \$1,588	\$1,373 - \$1,618
2021	2	4.2%	\$1,343 - \$1,475	\$0	\$1,343 - \$1,475	\$1,373 - \$1,505
2021	4	0.0%	\$1,511 - \$1,730	\$0	\$1,511 - \$1,730	\$1,541 - \$1,760
2023	4	1.4%	\$1,404 - \$2,185	\$0	\$1,404 - \$2,185	\$1,434 - \$2,215

3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	1	2.8%	\$1,627	\$0	\$1,627	\$1,672
2021	2	2.8%	\$1,831	\$0	\$1,831	\$1,876
2021	4	2.8%	\$1,878	\$0	\$1,878	\$1,923
2023	4	2.8%	\$1,999	\$0	\$1,999	\$2,044

Trend: Comments

1Q21	The contact reported the property had faced difficulty filling empty units and experienced an elevated vacancy earlier in the pandemic but has since stabilized. Garage parking is available for an additional fee of \$75 per month, while extra storage is available for an additional fee of \$65 per month.
2Q21	The contact reported the property had faced difficulty filling empty units and experienced an elevated vacancy during the early months of the pandemic but has since stabilized. She stated the rental market has been strong during 2021. Garage parking is available for an additional fee of \$75 per month, while extra storage is available for an additional fee of \$65 per month.
4Q21	The property does not accept Housing Choice Vouchers (HCVs). The contact indicated that the property experienced an increase in turnover and a decrease in inquiries as a result of the COVID-19 pandemic. However, management noted that demand stabilized in June 2021 and has remained strong. Garage parking is available for an additional fee of \$75 per month, while extra storage is available for an additional fee of \$65 per month.
4Q23	The property utilizes an LRO pricing software and rents change daily. Garage parking is available for an additional fee of \$75 per month, while extra storage is available for an additional fee of \$65 per month. The contact noted that there are currently no tenants utilizing housing choice vouchers.

Photos



PROPERTY PROFILE REPORT

The Finley Apartments

Effective Rent Date	10/18/2023
Location	802 S. York Avenue Rock Hill, SC 29730 York County
Distance	1.6 miles
Units	90
Vacant Units	5
Vacancy Rate	5.6%
Type	Garden (2 stories)
Year Built/Renovated	1970 / 2023
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Cardinal Point
Tenant Characteristics	Most tenants from Rock Hill, many are in the education, healthcare, and manufacturing sectors
Contact Name	Franklin
Phone	803-328-3500



Market Information

Program	Market
Annual Turnover Rate	25%
Units/Month Absorbed	N/A
HCV Tenants	0%
Leasing Pace	Within two days
Annual Chg. in Rent	Remained stable
Concession	None
Waiting List	None

Utilities

A/C	not included -- central
Cooking	not included -- gas
Water Heat	not included -- gas
Heat	not included -- gas
Other Electric	not included
Water	included
Sewer	included
Trash Collection	included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (2 stories)	10	630	\$1,200	\$0	Market	No	N/A	N/A	N/A	None
2	1	Garden (2 stories)	54	810	\$1,300	\$0	Market	No	N/A	N/A	N/A	None
3	1	Garden (2 stories)	26	1,170	\$1,500	\$0	Market	No	N/A	N/A	N/A	None

Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$1,200	\$0	\$1,200	\$0	\$1,200
2BR / 1BA	\$1,300	\$0	\$1,300	\$0	\$1,300
3BR / 1BA	\$1,500	\$0	\$1,500	\$0	\$1,500

The Finley Apartments, continued

Amenities

In-Unit		Security	Services
Blinds	Carpeting	None	None
Central A/C	Coat Closet		
Oven	Refrigerator		
Property		Premium	Other
Central Laundry	Off-Street Parking	None	None
On-Site Management	Playground		

Comments

The contact stated that management changed in February 2022 and that the property is currently undergoing renovations. These renovations consist of full interior and exterior renovations with all new appliances. Rents reflected in the profile are for renovated units. The contact was unable to provide the vacancy rate for each different unit type, but provided the total number of vacancies. The property does not accept Housing Choice Vouchers.

The Finley Apartments, continued

Trend Report

Vacancy Rates

4Q16	1Q21	1Q23	4Q23
0.0%	7.8%	22.2%	5.6%

Trend: Market

1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2016	4	0.0%	\$505	\$0	\$505	\$505
2021	1	10.0%	\$740	\$0	\$740	\$740
2023	1	N/A	\$1,100	\$0	\$1,100	\$1,100
2023	4	N/A	\$1,200	\$0	\$1,200	\$1,200

2BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2016	4	0.0%	\$555	\$0	\$555	\$555
2021	1	7.4%	\$750	\$0	\$750	\$750
2023	1	N/A	\$1,300	\$0	\$1,300	\$1,300
2023	4	N/A	\$1,300	\$0	\$1,300	\$1,300

3BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2016	4	0.0%	\$800	\$0	\$800	\$800
2021	1	7.7%	\$840	\$0	\$840	\$840
2023	1	N/A	\$1,500	\$0	\$1,500	\$1,500
2023	4	N/A	\$1,500	\$0	\$1,500	\$1,500

Trend: Comments

4Q16 N/A

1Q21 The contact declined to note the pandemic's effect on the property's performance. Furthermore, the contact noted that rents for one and two-bedroom units are similar as two-bedroom units are located in a less desirable location on the property.

1Q23 The contact stated that management changed in February of 2022 and that the property is currently undergoing renovations. These renovations consist of full interior and exterior renovations with all new appliances. All 20 of the vacant units are being held offline for renovations. Rents reflected in the profile are for renovated units. The contact was unable to provide the vacancy rate for each different unit type, but provided the total number of vacancies. The property does not accept Housing Choice Vouchers.

4Q23 The contact stated that management changed in February 2022 and that the property is currently undergoing renovations. These renovations consist of full interior and exterior renovations with all new appliances. Rents reflected in the profile are for renovated units. The contact was unable to provide the vacancy rate for each different unit type, but provided the total number of vacancies. The property does not accept Housing Choice Vouchers.

Photos



PROPERTY PROFILE REPORT

The Villas At Garden Way

Effective Rent Date	10/18/2023
Location	211 Garden Way Rock Hill, SC 29732 York County
Distance	2.7 miles
Units	96
Vacant Units	4
Vacancy Rate	4.2%
Type	Garden (2 stories)
Year Built/Renovated	1973 / 2005
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Market Place Apartments
Tenant Characteristics	Residents originate from Rock Hill and York County
Contact Name	Kassey
Phone	803-328-8498



Market Information

Program	Market
Annual Turnover Rate	25%
Units/Month Absorbed	N/A
HCV Tenants	12%
Leasing Pace	Within one to two weeks
Annual Chg. in Rent	Increased up to 15% annually since 2021
Concession	None
Waiting List	None

Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
0	1	Garden (2 stories)	25	420	\$1,050	\$0	Market	No	1	4.0%	N/A	None
1	1	Garden (2 stories)	23	675	\$1,150	\$0	Market	No	1	4.3%	N/A	None
2	1.5	Garden (2 stories)	40	842	\$1,275	\$0	Market	No	1	2.5%	N/A	None
3	1.5	Garden (2 stories)	8	942	\$1,475	\$0	Market	No	1	12.5%	N/A	None

Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
Studio / 1BA	\$1,050	\$0	\$1,050	\$61	\$1,111
1BR / 1BA	\$1,150	\$0	\$1,150	\$64	\$1,214
2BR / 1.5BA	\$1,275	\$0	\$1,275	\$89	\$1,364
3BR / 1.5BA	\$1,475	\$0	\$1,475	\$129	\$1,604

The Villas At Garden Way, continued

Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	None	None
Carpeting	Central A/C		
Coat Closet	Dishwasher		
Ceiling Fan	Garbage Disposal		
Oven	Refrigerator		
Property		Premium	Other
Central Laundry	Off-Street Parking	None	None
On-Site Management	Picnic Area		
Playground	Recreation Areas		
Wi-Fi			

Comments

The contact noted that the property was formerly known as Willow Glen Apartments.

The Villas At Garden Way, continued

Trend Report

Vacancy Rates

1Q10	4Q16	1Q21	4Q23
4.2%	3.1%	0.0%	4.2%

Trend: Market

1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2010	1	N/A	\$555	\$0	\$555	\$619
2016	4	N/A	\$707	\$0	\$707	\$771
2021	1	0.0%	\$845	\$0	\$845	\$909
2023	4	4.3%	\$1,150	\$0	\$1,150	\$1,214

2BR / 1.5BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2010	1	N/A	\$605	\$0	\$605	\$694
2016	4	N/A	\$770	\$0	\$770	\$859
2021	1	0.0%	\$945	\$0	\$945	\$1,034
2023	4	2.5%	\$1,275	\$0	\$1,275	\$1,364

3BR / 1.5BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2010	1	N/A	\$725	\$0	\$725	\$854
2016	4	N/A	\$953	\$0	\$953	\$1,082
2021	1	0.0%	\$1,025	\$0	\$1,025	\$1,154
2023	4	12.5%	\$1,475	\$0	\$1,475	\$1,604

Studio / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2010	1	N/A	\$485	\$0	\$485	\$546
2016	4	N/A	\$591	\$0	\$591	\$652
2021	1	0.0%	\$745	\$0	\$745	\$806
2023	4	4.0%	\$1,050	\$0	\$1,050	\$1,111

Trend: Comments

1Q10	Management stated that they are no longer offering concessions due to increases in demand.
4Q16	The ranges listed are due to daily fluctuations in rents from Yieldstar. Tenants pay a flat fee for water and sewer, which is as follows: 1 occupant - \$45 2 occupants - \$50 3 occupants - \$55 4+ occupants - \$60
1Q21	The contact declined to note the pandemic's effect on the property's performance. The contact noted that the property was formerly known as Willow Glen Apartments. Tenants are required to earn three times monthly rent to income qualify.
4Q23	The contact noted that the property was formerly known as Willow Glen Apartments.

Photos



CLASSIFIED LISTING - COMP #1

Address: 650 Ann Carson Ct, Rock Hill, SC 29732

Distance: 3.7 miles



Bedrooms	Baths	Square Footage	Age	Rent
4	3	2,838	2007	\$3,500
Tenant Paid Utilities: Gas, Electric, Water/Sewer, Trash		Amenities: Blinds, garage, ceiling fans, central A/C, oven, refrigerator, microwave, dishwasher, coat closet, patio		
Comments: None				

CLASSIFIED LISTING - COMP #2

Address: 159 Morning Gap Pkwy, Fort Mill, SC 29715

Distance: 7.3 miles



Bedrooms	Baths	Square Footage	Age	Rent
4	3.5	2,035	2023	\$2,500
Tenant Paid Utilities: Gas, Electric, Water/Sewer, Trash		Amenities: Blinds, garage, ceiling fans, central A/C, oven, microwave, dishwasher, coat closet, washer/dryer, balcony		
Comments: None				


CLASSIFIED LISTING - COMP #3


Address: 301-a Ebenezer ave, Rock Hill, SC 29730

Distance: 1.7 miles



Bedrooms	Baths	Square Footage	Age	Rent
4	2	1,450	1990	\$1,800
Tenant Paid Utilities: Gas, Electric, Water/Sewer, Trash		Amenities: Blinds, central A/C, oven, refrigerator, microwave, dishwasher, coat closet, patio		
Comments: None				

CLASSIFIED LISTING - COMP #4					
Address: 2615 Maggie Ln, Rock Hill, SC 29730			Distance: 7.1 miles		
	Bedrooms	Baths	Square Footage	Age	
	4	2	1,862	1980	
	Tenant Paid Utilities:		Amenities:		
	Gas, Electric, Water/Sewer, Trash		Blinds, garage, central A/C, oven, refrigerator, microwave, dishwasher, coat closet, patio		
Comments: None					

CLASSIFIED LISTING - COMP #5					
Address: 708 Winding Branch Rd, Rock Hill, SC 29732			Distance: 8.9 miles		
	Bedrooms	Baths	Square Footage	Age	
	4	2	1,609	2010	
	Tenant Paid Utilities:		Amenities:		
	Gas, Electric, Water/Sewer, Trash		Blinds, garage, ceiling fans, central A/C, oven, refrigerator, microwave, dishwasher, coat closet, patio		
Comments: None					

CLASSIFIED LISTING - COMP #6					
Address: 362 Ginsbrg Rd #32, Rock Hill, SC 29732			Distance: 3.4 miles		
	Bedrooms	Baths	Square Footage	Age	
	4	3	2,286	2022	
	Tenant Paid Utilities:		Amenities:		
	Gas, Electric, Water/Sewer, Trash		Blinds, garage, ceiling fans, central A/C, oven, refrigerator, microwave, dishwasher, coat closet, patio, washer/dryer		
Comments: None					

COMPARABLE PROPERTY ANALYSIS

Following are relevant characteristics of comparable properties surveyed:

Location

The following table illustrates the Subject and comparable property household incomes, median gross rents, median home values, and WalkScores.

LOCATIONAL COMPARISON SUMMARY

#	Property Name	Program	Distance Subject	Household Income	Median Home Value	Median Rent	Crime Index	Walk Score	Vacant Housing	% Renter HH
S	Market Place Apartments	LIHTC/Section 8		\$37,868	\$225,191	\$1,494	167	14	7.4%	41.7%
1	Cherry Laurel	LIHTC	1.5 miles	\$27,687	\$225,191	\$1,494	204	45	8.0%	64.0%
2	Cotton Mill Village	LIHTC	1.5 miles	\$25,271	\$225,191	\$1,494	270	52	33.8%	49.6%
3	Innsbrook Commons	LIHTC	1.6 miles	\$25,340	\$225,191	\$1,494	270	45	34.5%	49.4%
4	Wildwood Springs	LIHTC	4.9 miles	\$56,111	\$225,191	\$1,494	82	39	6.1%	39.7%
5	Bradford Park	Market	4.5 miles	\$55,526	\$225,191	\$1,494	161	47	7.0%	39.4%
6	Galleria Pointe	Market	4.5 miles	\$51,186	\$225,191	\$1,494	161	38	8.0%	75.5%
7	Legacy At Manchester Village	Market	4.2 miles	\$51,534	\$225,191	\$1,494	161	39	7.4%	74.5%
8	The Finley Apartments	Market	1.6 miles	\$36,529	\$225,191	\$1,494	168	32	9.1%	37.0%
9	The Villas At Garden Way	Market	2.7 miles	\$44,923	\$280,856	\$1,548	94	7	5.6%	52.5%

The Subject is located in the southwest portion of Rock Hill. The Subject’s immediate neighborhood consists of single-family homes, multifamily uses and parks, as well as houses of worship, educational uses, and commercial/retail uses concentrated to the east and southeast of the Subject site along Saluda Street. The Subject’s location is designated Car-Dependent by Walk Score with a score of 14, and is not considered walkable.

The affordable properties are located between 1.5 and 4.9 miles from the Subject site. The LIHTC comparables are in neighborhoods with similar median home values and rents. Wildwood Springs is in a location with higher household incomes, lower crime indices, and a higher walk score than the Subject. The remaining LIHTC comparables are in locations with lower household income, higher crime indices, and higher walk scores than the Subject. Overall, we have considered Wildwood Springs to be in a slightly superior location to the Subject, while the locations of the remaining LIHTC comparables are considered slightly inferior to the Subject’s.

The market rate developments are located between 1.6 and 4.5 miles from the Subject site. The Finley Apartments is located in a neighborhood with similar household incomes, similar median home values and rents, and similar crime indices than the Subject. We have considered the location of this comparable similar to the Subject’s. The Villas At Garden Way is in a location with higher household incomes, home values and rents than the Subject. We have considered this comparable’s location superior to the Subject’s. The remaining market rate comparables are in locations with similar median home values and rents, higher household incomes and higher walk scores than the Subject’s. Overall the locations of these comparables are considered slightly superior to the Subject’s.

Unit Size

The following table summarizes unit sizes in the market area, and provides a comparison of the Subject's unit size relative to the surveyed average unit sizes in the market.

UNIT SIZE COMPARISON

Bedroom Type	1BR	2BR	3BR	4BR
Subject	680	891	1,000	1,250
Average	726	1,036	1,221	N/A
Min	630	810	942	N/A
Max	826	1,181	1,705	N/A
Advantage/Disadvantage	-6.4%	-14.0%	-18.1%	N/A

The Subject's unit sizes are within the range of the surveyed comparable unit sizes but below the comparable averages. We have considered the Subject's unit sizes in our determination of achievable rents.

Vacancy

The following table summarizes overall weighted vacancy levels at the surveyed properties.

OVERALL VACANCY

Property Name	Program	Tenancy	Total Units	Vacant Units	Vacancy %
Cherry Laurel	LIHTC	Family	42	2	4.8%
Cotton Mill Village	LIHTC	Family	39	2	5.1%
Innsbrook Commons	LIHTC	Family	72	7	9.7%
Wildwood Springs	LIHTC	Family	144	3	2.1%
Bradford Park	Market	Family	280	11	3.9%
Galleria Pointe	Market	Family	192	5	2.6%
Legacy At Manchester Village	Market	Family	288	6	2.1%
The Finley Apartments	Market	Family	90	5	5.6%
The Villas At Garden Way	Market	Family	96	4	4.2%
LIHTC Total			297	14	4.7%
Market Total			946	31	3.3%
Overall Total			1,243	45	3.6%

The comparable properties reported vacancy rates ranging from 2.1 to 9.7 percent, with an overall weighted average of 3.6 percent. It should be noted that vacancy rate at Innsbrook Commons is somewhat elevated. Management was not able to comment on why vacancy is elevated but they noted that the vacant units are in the process of being filled from applicants on the waiting lists. The average vacancy rate reported by the affordable comparables was 4.7 percent, above the 3.3 percent weighted average reported by the market rate properties. All of the market rate properties reported vacancy rates of 5.6 percent or less. The property has operated with vacancy and collection loss ranging from 1.4 to 5.3 percent between 2020 and 2022. Based on a rent roll dated September 30, 2023, the Subject was fully occupied. Based on the performance of the LIHTC comparables, we expect the Subject will operate with a vacancy and collection loss of three percent or less. As an existing subsidized affordable property, the Subject has performed well and we expect this trend to continue going forward.

LIHTC Vacancy – All LIHTC Properties in PMA

There are 297 total LIHTC units in the PMA that we included in this comparable analysis. There are 14 total vacant units among these four properties, and all maintain waiting lists. This indicates strong demand for affordable rental housing in the PMA. There is an additional 328 LIHTC units located within the PMA, which have not been utilized in our analysis.

EXISTING AFFORDABLE IN PMA

Property Name	Location	Program	Tenancy	Total Units	Competitive Units
Wildwood Springs*	Rock Hill	LIHTC	Family	144	144
Mcfadden Estates	Rock Hill	LIHTC	Family	2	2
Courtyard At Highland Park	Rock Hill	LIHTC/Section 8	Senior	116	0
Innsbrook Commons*	Rock Hill	LIHTC	Family	72	36
Cherry Laurel*	Rock Hill	LIHTC	Family	42	21
Manor York Senior Residences	Rock Hill	LIHTC/Market	Senior	72	0
Cotton Mill Village*	Rock Hill	LIHTC	Family	39	28
Rock Pointe I	Rock Hill	LIHTC	Family	48	24
Rock Pointe II	Rock Hill	LIHTC	Family	40	30
Catawaba Crossing	Rock Hill	LIHTC	Senior	50	0
Totals				625	285

*utilized as a rent comparable

REASONABILITY OF RENTS

This report is written to SC Housing guidelines. Therefore, the conclusions contained herein may not be replicated by a more stringent analysis. We recommend that the sponsor understand the guidelines of all those underwriting the Subject development to ensure the proposed rents are acceptable to all.

Rents provided by property managers at some properties may include all utilities while others may require tenants to pay all utilities. To make a fair comparison of the Subject rent levels to comparable properties, rents at comparable properties are typically adjusted to be consistent with the Subject. Adjustments are made using the South Carolina State Housing Finance and Development Agency (Upstate Region), which includes York County, effective February 27, 2023, which is the most recent available. The rent analysis is based on net rents at the Subject as well as surveyed properties.

The following table summarizes the Subject’s proposed 60 percent AMI net rents (absent subsidy) compared to the maximum allowable 60 percent AMI rents, and the net 60 percent AMI rents at the comparables.

LIHTC RENT COMPARISON @60%

Property Name	County	1BR	2BR	3BR	4BR	Max Rent?
Market Place Apartments	York	\$1,027 & \$1,049	\$1,216	\$1,406	\$1,555	Yes
LIHTC Maximum Rent (Net) (@60%)	York	\$1,027 & \$1,049*	\$1,216	\$1,406	\$1,555	-
Cherry Laurel	York	-	-	\$1,204	-	No
Cotton Mill Village	York	\$795	\$1,000	\$1,050	-	No
Innsbrook Commons	York	-	\$1,114	\$1,304	-	No
Wildwood Springs	York	-	\$1,261	\$1,460	-	Yes
Average	-	\$795	\$1,125	\$1,255	-	-
Achievable LIHTC Rent		\$1,027 & \$1,049	\$1,216	\$1,406	\$1,555	Yes

*1BR proposed and achievable rents vary due to differing utility allowance amounts

All of the Subject’s units at the 60 percent of the AMI or less will continue to benefit from Section 8 subsidies. The Subject’s proposed LIHTC rents are set at the maximum allowable levels. One of the comparables reported achieving rents at the maximum allowable levels at 60 percent AMI. Three of the comparables reported vacancy rates of 5.1 percent or less and all of the comparables reported maintaining waiting lists. It should be noted that Cherry Laurel, Cotton Mill Village, and Innsbrook Commons are managed by the same company and rents at these properties are set at the 50 percent AMI maximum allowable levels for all units to increase affordability. Management at the properties stated that rents at the 60 percent maximums are likely achievable in the market. Further, Wildwood Springs, which was built in 1996 and exhibits inferior condition to the Subject reported rents at the maximum allowable levels. The renovated Subject will be similar to slightly superior to the comparables in terms of condition. The Subject will be inferior to the comparables in terms of

in-unit amenities and slightly inferior to slightly superior in terms of property amenities. As such, we believe the Subject’s proposed rents at the maximum allowable levels at the 60 percent AMI level are achievable absent subsidy.

Achievable Market Rents

Based on the quality of the surveyed comparable properties and the anticipated quality of the proposed Subject, we conclude that the Subject’s rental rates are below the achievable market rates for the Subject’s area. The following table shows both adjusted market rent comparisons and achievable market rents.

MARKET RENT COMPARISON

Property Name	1BR	2BR	3BR	4BR
Subject Pro Forma @60%	\$1,027 - \$1,049	\$1,216	\$1,406	\$1,555
Bradford Park	\$1,225	\$1,499	\$1,862	-
	\$1,219	\$1,419	\$1,864	-
	\$1,349	\$1,464	-	-
Galleria Pointe	-	\$1,564	-	-
	-	\$1,614	-	-
	-	\$1,639	-	-
	\$1,427	\$1,434	\$2,044	-
Legacy At Manchester Village	\$1,567	\$1,731	-	-
	-	\$2,215	-	-
The Finley Apartments	\$1,200	\$1,300	\$1,500	-
The Villas At Garden Way	\$1,214	\$1,364	\$1,604	-
60 Ann Carson Ct	-	-	-	\$3,500
159 Morning Gap Pkw	-	-	-	\$2,500
301-a Ebenezer Ave	-	-	-	\$1,800
2615 Maggie Ln	-	-	-	\$2,060
708 Winding Branch Rd	-	-	-	\$2,395
362 Ginsberg Rd #32	-	-	-	\$3,000
Average	\$1,314	\$1,568	\$1,775	\$2,543
Achievable Market Rents	\$1,350 - \$1,375	\$1,500	\$1,750	\$1,950

MARKET RENT COMPARISON/SF

Property Name	1BR	2BR	3BR	4BR
Subject Pro Forma @60%	\$1.51 - 1.54	\$1.36	\$1.41	\$1.24
Bradford Park	\$1.91	\$1.42	\$1.40	-
	\$1.54	\$1.32	\$1.09	-
	\$1.69	\$1.32	-	-
Galleria Pointe	-	\$1.35	-	-
	-	\$1.40	-	-
	-	\$1.42	-	-
	\$1.89	\$1.40	\$1.66	-
Legacy At Manchester Village	\$1.90	\$1.48	-	-
	-	\$1.95	-	-
The Finley Apartments	\$1.90	\$1.60	\$1.28	-
The Villas At Garden Way	\$1.80	\$1.62	\$1.70	-
60 Ann Carson Ct	-	-	-	\$1.23
159 Morning Gap Pkw	-	-	-	\$1.23
301-a Ebenezer Ave	-	-	-	\$1.24
2615 Maggie Ln	-	-	-	\$1.11
708 Winding Branch Rd	-	-	-	\$1.49
362 Ginsberg Rd #32	-	-	-	\$1.31
Average/SF	\$1.80	\$1.48	\$1.43	\$1.27
Achievable Rent/SF	\$1.99 - \$2.02	\$1.68	\$1.75	\$1.56

We have placed greatest weight upon the market rate rents at Bradford Park, Legacy At Manchester Village, and The Villas At Garden Way as these properties are the most similar to the Subject in terms of condition.

The Villas At Garden Way is a 96-unit property located 2.7 miles north of the Subject, in a neighborhood considered superior relative to the Subject's location. This property was constructed in 1973 and renovated in 2005. We consider the condition of this property similar relative to the Subject, which was built in 1973 and renovated in 2000. The manager at The Villas At Garden Way reported a low vacancy rate of 4.2 percent, indicating the current rents are well accepted in the market. The following table compares the Subject with The Villas At Garden Way.

SUBJECT COMPARISON TO THE VILLAS AT GARDEN WAY

Unit Type	Rent Level	Subject Pro Forma Rent	Square Feet	Subject RPSF	Comparable Rent	Square Feet	Comparable RPSF	Subject Rent Advantage
1BR/1BA	@60% (Section 8)	\$1,027	680	\$1.51	\$1,214	675	\$1.80	15%
1BR/1BA	@60% (Section 8)	\$1,049	680	\$1.54	\$1,214	675	\$1.80	14%
2BR/1BA	@60% (Section 8)	\$1,216	891	\$1.36	\$1,364	842	\$1.62	11%
3BR/1BA	@60% (Section 8)	\$1,406	1,000	\$1.41	\$1,604	942	\$1.70	12%

The Villas At Garden Way offers balconies/patios, ceiling fans, disposals, picnic areas, recreational areas, and common area WiFi, all of which the Subject lacks. However, the Subject offers a business center, a clubhouse, and microwaves, none of which are provided by The Villas At Garden Way. On balance, we consider the in-unit and property amenity packages offered by The Villas At Garden Way to be superior and inferior relative to the Subject, respectively. In overall terms, we believe the Subject is a similar product relative to The Villas At Garden Way. The Subject's pro forma rents are 12 to 15 percent below the rents reported by The Villas At Garden Way.

Legacy At Manchester Village is a 288-unit property located 4.2 miles northeast of the Subject, in a neighborhood considered slightly superior relative to the Subject's location. This property was constructed in 2007. We consider the condition of this property similar relative to the Subject, which was built in 1973 and

renovated in 2000. The manager at Legacy At Manchester Village reported a low vacancy rate of 2.1 percent, indicating the current rents are well accepted in the market. The following table compares the Subject with Legacy At Manchester Village.

SUBJECT COMPARISON TO LEGACY AT MANCHESTER VILLAGE

Unit Type	Rent Level	Subject Pro Forma Rent	Square Feet	Subject RPSF	Comparable Rent	Square Feet	Comparable RPSF	Subject Rent Advantage
1BR/1BA	@60% (Section 8)	\$1,027	680	\$1.51	\$1,427	756	\$1.89	28%
1BR/1BA	@60% (Section 8)	\$1,049	680	\$1.54	\$1,567	826	\$1.90	33%
2BR/1BA	@60% (Section 8)	\$1,216	891	\$1.36	\$1,434	1,027	\$1.40	15%
3BR/1BA	@60% (Section 8)	\$1,406	1,000	\$1.41	\$2,044	1,235	\$1.66	31%

Legacy At Manchester Village offers balconies/patios, a car wash station, ceiling fans, disposals, a fitness center, exterior storage, picnic areas, a swimming pool, a theatre, volleyball courts, and washer/dryer hook-ups, all of which the Subject lacks. The Subject offers no notable amenities not already provided by Legacy At Manchester Village. The in-unit and property amenity packages offered by Legacy At Manchester Village are both considered superior relative to the Subject. In overall terms, we believe the Subject is a inferior product relative to Legacy At Manchester Village. The Subject's pro forma rents are 15 to 33 percent below the rents reported by Legacy At Manchester Village.

Bradford Park is a 280-unit property located 4.5 miles east of the Subject, in a neighborhood considered slightly superior relative to the Subject's location. This property was constructed in 2008. We consider the condition of this property similar relative to the Subject, which was built in 1973 and renovated in 2000. The manager at Bradford Park reported a low vacancy rate of 3.9 percent, indicating the current rents are well accepted in the market. The following table compares the Subject with Bradford Park.

SUBJECT COMPARISON TO BRADFORD PARK

Unit Type	Rent Level	Subject Pro Forma Rent	Square Feet	Subject RPSF	Comparable Rent	Square Feet	Comparable RPSF	Subject Rent Advantage
1BR/1BA	@60% (Section 8)	\$1,027	680	\$1.51	\$1,225	640	\$1.91	16%
1BR/1BA	@60% (Section 8)	\$1,049	680	\$1.54	\$1,225	640	\$1.91	14%
2BR/1BA	@60% (Section 8)	\$1,216	891	\$1.36	\$1,499	1,057	\$1.42	19%
3BR/1BA	@60% (Section 8)	\$1,406	1,000	\$1.41	\$1,862	1,334	\$1.40	24%

Bradford Park offers balconies/patios, ceiling fans, disposals, a fitness center, picnic areas, a swimming pool, vaulted ceilings, walk-in closets, and washer/dryer hook-ups, all of which the Subject lacks. However, the Subject offers a business center, which Bradford Park lacks. On balance, we consider the in-unit and property amenity packages offered by Bradford Park to be superior and slightly superior relative to the Subject, respectively. In overall terms, we believe the Subject is a slightly inferior product relative to Bradford Park. The Subject's pro forma rents are 14 to 24 percent below the rents reported by Bradford Park.

Due to the lack of four-bedroom apartment comparables in the area, we expanded our search to include classified listings of four-bedroom single-family and townhome rentals in the market. Our findings are detailed in the following table.

CLASSIFIEDS

# Bedrooms	# Bathrooms	Square Feet	Year Built	Rent	Distance to Subject	Amenities
4	3	2,838	2007	\$3,500	3.7 miles	Blinds, garage, ceiling fans, central A/C, oven, refrigerator, microwave, dishwasher, coat closet, patio
4	3.5	2,035	2023	\$2,500	7.3 miles	Blinds, garage, ceiling fans, central A/C, oven, microwave, dishwasher, coat closet, washer/dryer, balcony
4	2	1,450	1990	\$1,800	1.7 miles	Blinds, central A/C, oven, refrigerator, microwave, dishwasher, coat closet, patio
4	2	1,862	1980	\$2,060	7.1 miles	Blinds, garage, central A/C, oven, refrigerator, microwave, dishwasher, coat closet, patio
4	2	1,609	2010	\$2,395	8.9 miles	Blinds, garage, ceiling fans, central A/C, oven, refrigerator, microwave, dishwasher, coat closet, patio
4	3	2,286	2022	\$3,000	3.4 miles	Blinds, garage, ceiling fans, central A/C, oven, refrigerator, microwave, dishwasher, coat closet, patio, washer/dryer

SUBJECT COMPARISON TO MARKET RENTS

Unit Type	Rent Level	Square Feet	Achievable LIHTC Rent	Surveyed Min	Surveyed Max	Surveyed Average	Achievable Market Rent	Subject Rent Advantage
1BR/1BA	@60% (Section 8)	680	\$1,027	\$1,200	\$1,567	\$1,314	\$1,350	24%
1BR/1BA	@60% (Section 8)	680	\$1,049	\$1,200	\$1,567	\$1,314	\$1,375	24%
2BR/1BA	@60% (Section 8)	891	\$1,216	\$1,300	\$2,215	\$1,568	\$1,500	19%
3BR/1BA	@60% (Section 8)	1,000	\$1,406	\$1,500	\$2,044	\$1,775	\$1,750	20%
4BR/1BA	@60% (Section 8)	1,250	\$1,555	N/A	N/A	N/A	\$1,950	20%

Overall, we have placed the Subject’s achievable market rents for its one, two, and three-bedroom units within to just above the range of the most similar comparables on a per unit basis. We have placed the Subject’s four-bedroom achievable market rents near the bottom of the range of the four-bedroom classified listings and toward the high end of the range of the three-bedroom comparables. As illustrated previously, the Subject’s proposed rents at the 60 percent of AMI level provide significant advantages (19 to 24 percent) over NOVOCO’s estimated achievable market rents.

Impact of Subject on Other Affordable Units in Market

Managers at all but one of the LIHTC comparables reported stabilized occupancy and all of the LIHTC comparables maintaining a waiting list. With a limited supply of affordable housing options in the PMA, and a stable and growing base of low-income tenants, we believe the Subject’s rehabilitation will have no long-term impact on the existing area LIHTC developments. In addition, no new units will be added to the market. Since the Subject will continue to operate with a subsidy, we do not expect any impact on the existing low-income rental assisted housing in the market as it is currently fully occupied with a waiting list.

Rent versus Buy Analysis

We performed a rent/buy analysis. Our inputs assume a four-bedroom, single-family home listing on Zillow in the Subject’s neighborhood with a purchase price of \$309,000 and an interest rate of 7.08 percent for a 30-year fixed mortgage with a ten percent down payment. This was compared with the cost to rent the Subject’s four-bedroom unit at 60 percent of AMI (assuming a tenant would pay the full LIHTC rent). The analysis indicates that with a monthly differential of \$963, it is more affordable to rent than purchase a home. The rent buy analysis is illustrated in the following table.

RENT BUY ANALYSIS			
Property Type:	Four-Bedroom Single-Family Home		
Sales Price			\$309,000
Down Payment at 10.0%			\$30,900
Mortgage Amount			\$278,100
Current Interest Rate			7.08%
<i>Homeownership Costs</i>		<i>Monthly</i>	<i>% of Home Value</i>
Mortgage Payment	\$1,866		\$22,391
Property Taxes	\$322	1.25%	\$3,863
Private Mortgage Insurance*	\$116	0.50%	\$1,391
Maintenance	\$515	2.00%	\$6,180
Utility Costs**	\$188		\$2,256
Tax Savings	(\$489)		(\$5,869)
Cost Comparison			
	<i>Monthly</i>		<i>Annual</i>
Costs of Homeownership	\$2,518		\$30,212
Cost of Renting At Subject	\$1,555		\$18,660
Differential	\$963		\$11,552
Cost of Occupancy			
<i>Homeownership</i>			
Closing Costs		3.00%	\$9,270
Down Payment at 10.0%		10.00%	\$30,900
Total			\$40,170
<i>Subject Rental</i>			
First Month's Rent	\$1,555		
Security Deposit	\$1,555		
Total	\$3,110		

* Based upon 0.50% of mortgage amount

** Utility Costs Included in Rent at Subject

As illustrated, the cash due at occupancy category is more than \$40,000 for the down payment and closing costs. The cash necessary for homeownership is still a barrier to many families. In general, first-time home buyers have difficulty saving for a down payment. Further, renting at the Subject is more affordable than purchasing even a modest single-family home in the Subject's neighborhood. Overall, we believe the Subject will face limited competition from homeownership.

Availability of Affordable Housing Options

There are 16 vacant LIHTC units among the four LIHTC comparables surveyed, and all of the LIHTC comparables maintain waiting lists. Within the PMA, there are just nine existing subsidized affordable properties, totaling 415 units. Furthermore, other than the Subject, there are nine subsidized affordable properties in the PMA. Therefore, the availability of LIHTC housing targeting low and moderate incomes is considered constrained given the demographic growth of the PMA, and the availability of subsidized housing is further limited. The renovation of the Subject will improve the existing affordable housing stock in the PMA, and will preserve subsidized units for low-income families.

Summary Evaluation of the Proposed Project

Overall, the local multifamily market is performing well with a 3.6 percent vacancy rate among all of the surveyed comparable projects. All of LIHTC properties maintain waiting lists, suggesting pent-up demand for affordable housing. One of the comparables are achieving maximum allowable rents at the 60 percent AMI level; however, the managers at the three remaining LIHTC properties are achieving rents set at the 50 percent AMI maximum and noted that maximum allowable rents at 60 percent are achievable at their respective property. As such, we have concluded to achievable LIHTC rents at the 2023 maximum allowable level for the Subject's one, two, three and four-bedroom units, respectively. These conclusions provide rent advantages

between 19 to 24 percent relative to our market rent conclusions. It is important to note that the Subject will continue to benefit from Section 8 subsidy post-renovation for all 68 units. As such, tenants will continue to pay just 30 percent of their income towards rent. Overall, we believe that the Subject will continue to be successful in the local market as proposed.

A. INTERVIEWS

INTERVIEWS

The following section details interviews with local market participants regarding the housing market.

Planning

New Supply

We researched the South Carolina Housing Finance and Development Authority’s allocation list to determine if there have been any new affordable properties allocated funds within the past three years. According to the allocation lists, there have been no allocations in the PMA since 2020.

Additionally, we performed an online search in addition to searching the CoStar database for any such multifamily developments. The following table details the planned affordable and market-rate developments.

PLANNED DEVELOPMENT

Property Name	Rent Structure	Tenancy	Total Units	Competitive Units	LIHTC Allocation Year	Construction Status	Distance to Subject
175 Black St	Market	Family	47	0	N/A	Under Construction	1.3 miles
Engage at Knowledge Park	Market/Affordable	Family	300	150	N/A	Proposed	1.4 miles
Marvell Rock Hill	Market	Family	318	0	N/A	Proposed	6.2 miles
Arbors at Manchester Village	Market	Family	220	0	N/A	Proposed	3.8 miles
Porter’s Landing	Market	Family	352	0	N/A	Proposed	6.2 miles
Catawba Crossing	Affordable	Senior	50	0	N/A	Proposed	4.3 miles
Heckle Boulevard	Affordable	Family	152	152	N/A	Proposed	1.8 miles
The Park at Wilkerson	Market	Senior	136	0	N/A	Under Construction	5.4 miles
Totals			1,575	302			

Source: CoStar, November 2023

As illustrated, there are a total of 1,575 units in the pipeline in the PMA, 302 of which will be affordable.

Therefore, we will account for a total of 302 units in our demand analysis.

Section 8/Public Housing

We attempted to contact the Rock Hill Housing Authority in order to determine the number Housing Choice Vouchers currently in use; however, as of the date of this report our calls and emails have not been returned. According to the website, the authority administers 500 vouchers and the waitlist appears to be open. The payment standards for one, two, three, and four-bedroom units are illustrated in the following table.

PAYMENT STANDARDS

Unit Type	Payment Standard
1BR	\$1,331
2BR	\$1,496
3BR	\$1,870
4BR	\$2,387

All of the payment standards are above the Subject’s rents, indicating that voucher tenants will not have to pay additional rent out of pocket. However, as the Subject’s units will continue to benefit from Section 8 subsidy post-renovation, tenants will continue to pay 30 percent of their income towards rent and portable vouchers will not be necessary.

Property Managers

The results from our interviews with property managers are included in the comments section of the property profile reports.

B. RECOMMENDATIONS

Recommendations

We believe there is ample demand for the Subject in the PMA and the market supports the renovation of the Subject development as proposed. The overall capture rates for the Subject's units as proposed and absent subsidy are 1.2 and 3.1 percent, respectively, both of which are well within the acceptable demand threshold and are considered excellent. Individual capture rates by bedroom type range from 0.7 to 3.1 percent as proposed, and from 1.2 to 7.5 percent absent subsidy, which are all considered good to excellent. Between 2023 and market entry, the total number of households is expected to increase at a rate of 0.3 percent annually in the PMA. The Subject is located within two miles of most community services and facilities that tenants would utilize on a consistent basis.

One of the comparables reported achieving rents at the maximum allowable levels at 60 percent AMI. Three of the comparables reported vacancy rates of 5.1 percent or less and all of the comparables reported maintaining waiting lists. It should be noted that Cherry Laurel, Cotton Mill Village, and Innsbrook Commons are managed by the same company and rents at these properties for the 60 percent units are set at the 50 percent AMI maximum allowable levels for all units to increase affordability. Management at the properties stated that rents at the 60 percent maximums are likely achievable in the market. The renovated Subject will be similar to slightly superior to the comparables in terms of condition. The Subject will be inferior to the comparables in terms of in-unit amenities and slightly inferior to slightly superior in terms of property amenities. As such, we believe the Subject's proposed rents at the maximum allowable levels at the 60 percent AMI level are achievable absent subsidy. These conclusions provide rent advantages between 13 and 16 percent relative to our market rent conclusions. It is important to note that the Subject will continue to benefit from Section 8 subsidy post-renovation for all 68 units. As such, tenants will continue to pay just 30 percent of their income towards rent. Overall, we believe that the Subject will continue to be successful in the local market as proposed.

Further, there are several apparent strengths of the Subject's site, development scheme, and market, which include:

- Rehabilitation of the Subject's units will positively impact the surrounding area by improving the Subject's condition and street appeal, and thus representing an improvement to the neighborhood.
- All of the Subject's 68 units will continue to benefit Section 8 subsidy post-renovation; thus, these tenants will continue to pay 30 percent of their income towards rent.
- The Subject is an existing property that is 100 percent occupied and maintains a waiting list, and all tenants are expected to remain income qualified post-renovation.
- The Subject will be in good condition upon completion and will fill a need for good quality/newly renovated affordable housing in Rock Hill and the surrounding areas.

As such, we recommend the Subject as proposed, with no suggested modifications.

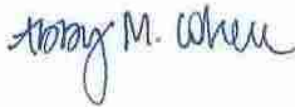
C. SIGNED STATEMENT REQUIREMENTS

I affirm that we 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 new rental LIHTC units. I understand that any misrepresentation of this statement may result in denial of further participation in the South Carolina State Housing Finance and 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 South Carolina State Housing Finance and Development Authority (SC Housing) market study requirements. The information included is accurate and can be relied upon by South Carolina State Housing Finance and Development Authority (SC Housing) to present a true assessment of the low-income housing rental market.

Respectfully submitted,
Novogradac
December 12, 2023



Rachel B. Denton, MAI
Partner
Rachel.Denton@novoco.com
(913) 312-4612



Abby Cohen
Partner
Abby.Cohen@novoco.com
(240) 235-1705
SC License No.:7487

ADDENDUM A
Qualifications of Consultants

**STATEMENT OF PROFESSIONAL QUALIFICATIONS
RACHEL BARNES DENTON, MAI**

I. EDUCATION

Cornell University, Ithaca, NY
School of Architecture, Art & Planning, Bachelor of Science in City & Regional Planning

II. LICENSING AND PROFESSIONAL AFFILIATION

Designated Member of the Appraisal Institute
Member of National Council of Housing Market Analysts (NCHMA)
2020 to Present Member of Executive Committee
Former Member of Commercial Real Estate Women (CREW) Network
2011 and 2012 Communications Committee Co-Chair for the Kansas City CREW Chapter
2013 Director of Communications and Board Member for Kansas City CREW
2014 Secretary and Board Member for Kansas City CREW
2015 and 2016 Treasurer and Board Member for Kansas City CREW

State of Arkansas Certified General Real Estate Appraiser No. CG3527
State of California Certified General Real Estate Appraiser No. AG044228
State of Colorado Certified General Real Estate Appraiser No. 100031319
State of Georgia Certified General Real Estate Appraiser No. 391113
State of Hawaii Certified General Real Estate Appraiser No. CGA1048
State of Illinois Certified General Real Estate Appraiser No. 553.002012
State of Kansas Certified General Real Estate Appraiser No. G-2501
State of Minnesota Certified General Real Estate Appraiser No. 40420897
State of Missouri Certified General Real Estate Appraiser No. 2007035992
State of Nebraska Certified General Real Estate Appraiser No. CG2017030R
State of New Mexico Certified General Real Estate Appraiser No. 03424-G
State of North Dakota Certified General Real Estate Appraiser No. CG-219110
State of Oklahoma Certified General Real Estate Appraiser No. 13085CGA
State of Oregon Certified General Real Estate Appraiser No. C000951
State of South Dakota Certified General Real Estate Appraiser No. 1488CG
State of Texas Certified General Real Estate Appraiser No. 1380396
State of Utah Certified General Real Estate Appraiser No. 9702442-CG00

III. PROFESSIONAL EXPERIENCE

Novogradac & Company LLP, Partner
Novogradac & Company LLP, Principal
Novogradac & Company LLP, Manager
Novogradac & Company LLP, Senior Real Estate Analyst

IV. PROFESSIONAL TRAINING

Educational requirements successfully completed for the Appraisal Institute:
Appraisal Principals, September 2004
Basic Income Capitalization, April 2005
Uniform Standards of Professional Appraisal Practice, November 2005
Advanced Income Capitalization, August 2006
General Market Analysis and Highest & Best Use, July 2008
Advanced Sales Comparison and Cost Approaches, June 2009
Advanced Applications, June 2010
General Appraiser Report Writing and Case Studies, July 2014
Standards and Ethics (USPAP and Business Practices and Ethics)
MAI Designation General Comprehensive Examination, January 2015
MAI Demonstration of Knowledge Report, April 2016

Completed HUD MAP Training, Columbus, Ohio, May 2010

V. SPEAKING ENGAGEMENTS, PUBLICATIONS, AND INDUSTRY ENGAGEMENT

Have presented and spoken at both national Novogradac conferences and numerous other industry events, including the following:

- National Council of Housing Market Analysts (NCHMA) Annual Meetings and FHA Symposia
- National Housing and Rehabilitation Association (NH&RA) conferences and town hall meetings
- Institute for Professional and Executive Development (IPED) conferences
- National Leased Housing Association (NLHA) meetings
- Council for Affordable and Rural Housing (CARH) Midyear Meetings
- Housing Colorado
- Idaho Conference on Housing and Economic Development
- Missouri Workforce Housing Association

Faculty member of the Kansas City chapter of the Urban Land Institute's Real Estate Diversity Initiative (REDi). This 15-week long competitive program is offered to women and minorities and aims to increase their representation in the real estate industry. Worked with ULI to create classwork designed to educate the 30 program participants on site visioning, market analysis, and project feasibility.

Notes from Novogradac Blog: "How is COVID-19 Affecting Fieldwork for Market Studies?" Published April 10, 2020.

VI. REAL ESTATE ASSIGNMENTS

A representative sample of Due Diligence, Consulting, or Valuation Engagements includes:

In general, have managed and conducted numerous market analyses and appraisals for various types of commercial real estate since 2003, with an emphasis on affordable multifamily housing.

Conducted and managed appraisals of proposed new construction, rehab and existing Low-Income Housing Tax Credit properties, Section 8 Mark-to-Market properties, HUD MAP Section 221(d)(4) and 223(f) properties, USDA Rural Development, and market rate multifamily developments on a national basis. Analysis includes property screenings, economic and demographic analysis, determination of the Highest and Best Use, consideration and application of the three traditional approaches to value, and reconciliation to a final value estimate. Both tangible real estate values and intangible values in terms of tax credit valuation, beneficial financing, and PILOT are considered. Additional appraisal assignments completed include commercial land valuation, industrial properties for estate purposes, office buildings for governmental agencies, and leasehold interest valuation. Typical clients include developers, lenders, investors, and state agencies.

Managed and conducted market studies for proposed Low-Income Housing Tax Credit, HUD MAP, market rate, HOME financed, USDA Rural Development, and HUD subsidized properties, on a national basis. Analysis includes property screenings, market analysis, comparable rent surveys, demand analysis based on the number of income qualified renters in each market, supply analysis and operating expense analysis. Property types include proposed multifamily, senior independent living, large family, acquisition/rehabilitation, historic rehabilitation, adaptive reuse, and single family developments. Typical clients include developers, state agencies, syndicators, investors, and lenders.

Completed and have overseen numerous Rent Comparability Studies in accordance with HUD's Section 8 Renewal Policy and Chapter 9 for various property owners and local housing authorities. The properties were typically undergoing recertification under HUD's Mark to Market Program.

Performed and managed market studies and appraisals of proposed new construction and existing properties insured and processed under the HUD Multifamily Accelerated Processing (MAP) program. These reports meet the requirements outlined in HUD Handbook 4465.1 and Chapter 7 of the HUD MAP Guide for 221(d)(4) and 223(f) programs.

Performed and have overseen numerous market study/appraisal assignments for USDA RD properties in several states in conjunction with acquisition/rehabilitation redevelopments. Documents are used by states, lenders, USDA, and the developer in the underwriting process. Market studies are compliant to State, lender, and USDA

requirements. Appraisals are compliant to lender requirements and USDA HB-1-3560 Chapter 7 and Attachments.

Performed appraisals for estate valuation or donation purposes for various types of real estate, including commercial office, industrial, and multifamily assets, as well partial member interests in limited partnerships. These engagements were conducted in accordance with relevant guidance as published by the Internal Revenue Service.

Performed analyses of various real estate asset types subject to USDA 4279-B, Business and Industry Guaranteed Loans, Section 4279.150 guidelines.

Conducted various Highest and Best Use Analyses for proposed development sites nationwide. Completed an analysis of existing and proposed senior supply of all types of real estate and conducted various demand and feasibility analyses in order to determine level of need and ultimate highest and best use of the site.

Prepared a three-year Asset Management tracking report for a 16-property portfolio in the southern United States. Data points monitored include economic vacancy, levels of concessions, income and operating expense levels, NOI and status of capital projects. Data used to determine these effects on the project's ability to meet its income-dependent obligations.

Performed various community-wide affordable housing market analyses and needs assessments for communities and counties throughout the Midwest and Western states. Analysis included demographic and demand forecasts, interviews with local stakeholders, surveys of existing and proposed affordable supply, and reconciliation of operations at existing supply versus projected future need for affordable housing. Additional analyses included identification of housing gaps, potential funding sources, and determination of appropriate recommendations. These studies are typically used by local, state, and federal agencies in order to assist with housing development and potential financing.

Managed a large portfolio of Asset Management reports for a national real estate investor. Properties were located throughout the nation, and were diverse in terms of financing, design, tenancy, and size. Information compiled included income and expenses, vacancy, and analysis of property's overall position in the market.

Performed appraisals of LIHTC assets for Year 15 purposes; valuations of both the underlying real estate asset and partnership interests have been completed. These reports were utilized to assist in potential disposition options for the property, including sale of the asset, buyout of one or more partners, or potential conversion to market rate. Partnership interest valuations considered the added complexities of partial interests, included considerations of discount for lack of marketability and lack of control.

STATEMENT OF PROFESSIONAL QUALIFICATIONS

SARA N. NACHBAR

I. EDUCATION

Missouri State University – Springfield, MO
Bachelor of Science – Finance

II. PROFESSIONAL EXPERIENCE

Manager, Novogradac & Company LLP
Executive Assistant, Helzberg Entrepreneurial Mentoring Program
Claims Associate, Farmers Insurance Group

III. REAL ESTATE ASSIGNMENTS

A representative sample of Due Diligence, Consulting, or Valuation Engagements includes:

- Prepared market studies for proposed Low-Income Housing Tax Credit, market rate, HOME financed, USDA Rural Development, and HUD subsidized properties on a national basis. Analysis includes property screenings, market analysis, comparable rent surveys, demand analysis based on the number of income qualified renters in each market, supply analysis, and operating expenses analysis. Property types include proposed multifamily, senior independent living, assisted living, large family, and acquisition with rehabilitation.
- Assisted in the preparation of Rent Comparability Studies for expiring Section 8 contracts and USDA contracts for subsidized properties located throughout the United States. Engagements included site visits to the subject property, interviewing and inspecting potentially comparable properties, and the analyses of collected data including adjustments to comparable data to determine appropriate adjusted market rents using HUD form 92273.
- Assisted in appraisals of proposed new construction, rehabilitation, and existing Low Income Housing Tax Credit properties. Analysis included property screenings, valuation analysis, capitalization rate analysis, expense comparability analysis, determination of market rents, and general market analysis.
- Prepared market studies and assisted in appraisals of proposed new construction and existing properties under the HUD Multifamily Accelerated Processing (MAP) program. These reports meet the requirements outlined in HUD Handbook 4465.1 and Chapter 7/Appendix 7 of the HUD MAP Guide for 221(d)(4) and 223(f) programs.
- Researched and analyzed local and national economy and economic indicators for specific projects throughout the United States. Research included employment industries analysis, employment historical trends and future outlook, and demographic analysis.
- Examined local and national housing market statistical trends and potential outlook in order to determine sufficient demand for specific projects throughout the United States.
- Conducted more than 40 site inspections for market studies and appraisals throughout the United States for various reports including proposed new construction and rehabilitation multifamily projects.

STATEMENT OF PROFESSIONAL QUALIFICATIONS

Cole Criddle

I. EDUCATION

Southeast Missouri State University, May 2015
Bachelor of Science – Biology

II. PROFESSIONAL EXPERIENCE

Analyst, Novogradac & Company LLP

III. REAL ESTATE ASSIGNMENTS

A representative sample of Due Diligence, Consulting, or Valuation Engagements includes:

- Assisted in appraisals of proposed new construction, rehabilitation, and existing Low-Income Housing Tax Credit properties. Analysis included property screenings, valuation analysis, capitalization rate analysis, expense comparability analysis, determination of market rents, and general market analysis.
- Prepared market studies for proposed Low-Income Housing Tax Credit, market rate, HOME financed, USDA Rural Development, and HUD subsidized properties on a national basis. Analysis includes property screenings, market analysis, comparable rent surveys, demand analysis based on the number of income qualified renters in each market, supply analysis, and operating expenses analysis. Property types include proposed multifamily, senior independent living, assisted living, large family, and acquisition with rehabilitation.
- Assisted in the preparation of Rent Comparability Studies for expiring Section 8 contracts and USDA contracts for subsidized properties located throughout the United States. Engagements included site visits to the subject property, interviewing and inspecting potentially comparable properties, and the analyses of collected data including adjustments to comparable data to determine appropriate adjusted market rents using HUD form 92273.
- Researched and analyzed local and national economy and economic indicators for specific projects throughout the United States. Research included employment industries analysis, employment historical trends and future outlook, and demographic analysis.
- Examined local and national housing market statistical trends and potential outlook in order to determine sufficient demand for specific projects throughout the United States.

ADDENDUM B
Utility Allowance Schedule

Utility Allowance Schedule

**U.S. Department of Housing
and Urban Development**

OMB Approval No. 2577-0169

Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA SC State Housing Finance & Development Agency Upstate Region		Green Discount No		Unit Type Single Family House			Date (mm/dd/yyyy) 02/27/2023
Monthly Dollar Allowances							
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Space Heating	Natural Gas	\$26	\$30	\$35	\$39	\$43	\$47
	Bottled Gas	\$89	\$104	\$119	\$133	\$147	\$161
	Electric Resistance	\$31	\$37	\$43	\$49	\$56	\$62
	Electric Heat Pump	\$18	\$21	\$25	\$28	\$32	\$36
	Fuel Oil	\$93	\$109	\$124	\$139	\$154	\$169
Cooking	Natural Gas	\$3	\$3	\$5	\$6	\$8	\$10
	Bottled Gas	\$10	\$12	\$18	\$23	\$28	\$34
	Electric	\$5	\$6	\$9	\$11	\$14	\$17
	Other						
Other Electric	Electric	\$28	\$33	\$46	\$59	\$72	\$85
Air Conditioning	Electric	\$6	\$7	\$17	\$27	\$37	\$47
Water Heating	Natural Gas	\$8	\$10	\$14	\$18	\$22	\$27
	Bottled Gas	\$29	\$34	\$49	\$64	\$79	\$95
	Electric	\$15	\$18	\$23	\$28	\$33	\$39
	Fuel Oil	\$30	\$36	\$52	\$67	\$83	\$99
Water		\$21	\$22	\$30	\$45	\$62	\$82
Sewer		\$40	\$42	\$59	\$84	\$109	\$135
Trash Collection		\$17	\$17	\$17	\$17	\$17	\$17
Other - Specify							
Range/Microwave		\$4	\$4	\$4	\$4	\$4	\$4
Refrigerator		\$5	\$5	\$5	\$5	\$5	\$5
Electric Base Charge		\$12	\$12	\$12	\$12	\$12	\$12
Natural Gas Base Charge		\$9	\$9	\$9	\$9	\$9	\$9
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

Utility Allowance Schedule

**U.S. Department of Housing
and Urban Development**

OMB Approval No. 2577-0169

Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA SC State Housing Finance & Development Agency Upstate Region		Green Discount Energy Star		Unit Type Single Family House			Date (mm/dd/yyyy) 02/27/2023
Monthly Dollar Allowances							
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Space Heating	Natural Gas	\$21	\$25	\$28	\$32	\$35	\$38
	Bottled Gas	\$73	\$86	\$97	\$109	\$121	\$132
	Electric Resistance	\$25	\$30	\$35	\$40	\$45	\$51
	Electric Heat Pump	\$14	\$17	\$20	\$23	\$26	\$29
	Fuel Oil	\$76	\$90	\$102	\$114	\$126	\$138
Cooking	Natural Gas	\$2	\$3	\$4	\$5	\$7	\$8
	Bottled Gas	\$8	\$10	\$14	\$19	\$23	\$28
	Electric	\$4	\$5	\$7	\$9	\$11	\$14
	Other						
Other Electric	Electric	\$23	\$27	\$38	\$48	\$59	\$70
Air Conditioning	Electric	\$5	\$6	\$14	\$22	\$30	\$38
Water Heating	Natural Gas	\$7	\$8	\$11	\$15	\$18	\$22
	Bottled Gas	\$24	\$28	\$40	\$53	\$65	\$78
	Electric	\$12	\$15	\$19	\$23	\$27	\$31
	Fuel Oil	\$25	\$29	\$42	\$55	\$68	\$81
Water		\$21	\$22	\$30	\$45	\$62	\$82
Sewer		\$40	\$42	\$59	\$84	\$109	\$135
Trash Collection		\$17	\$17	\$17	\$17	\$17	\$17
Other - Specify							
Range/Microwave		\$4	\$4	\$4	\$4	\$4	\$4
Refrigerator		\$5	\$5	\$5	\$5	\$5	\$5
Electric Base Charge		\$12	\$12	\$12	\$12	\$12	\$12
Natural Gas Base Charge		\$9	\$9	\$9	\$9	\$9	\$9
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

Utility Allowance Schedule

**U.S. Department of Housing
and Urban Development**

OMB Approval No. 2577-0169

Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA SC State Housing Finance & Development Agency Upstate Region		Green Discount No		Unit Type Single Family Attached			Date (mm/dd/yyyy) 02/27/2023
Monthly Dollar Allowances							
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Space Heating	Natural Gas	\$24	\$28	\$32	\$35	\$38	\$42
	Bottled Gas	\$82	\$97	\$109	\$120	\$132	\$144
	Electric Resistance	\$21	\$24	\$31	\$37	\$44	\$51
	Electric Heat Pump	\$15	\$18	\$21	\$24	\$27	\$30
	Fuel Oil	\$86	\$101	\$114	\$126	\$138	\$151
Cooking	Natural Gas	\$3	\$3	\$5	\$6	\$8	\$10
	Bottled Gas	\$10	\$12	\$18	\$23	\$28	\$34
	Electric	\$5	\$6	\$9	\$11	\$14	\$17
	Other						
Other Electric	Electric	\$24	\$29	\$40	\$51	\$62	\$73
Air Conditioning	Electric	\$8	\$9	\$16	\$23	\$31	\$38
Water Heating	Natural Gas	\$8	\$10	\$14	\$18	\$22	\$27
	Bottled Gas	\$29	\$34	\$49	\$64	\$79	\$95
	Electric	\$15	\$18	\$23	\$28	\$33	\$38
	Fuel Oil	\$30	\$36	\$52	\$67	\$83	\$99
Water		\$21	\$22	\$30	\$45	\$62	\$82
Sewer		\$40	\$42	\$59	\$84	\$109	\$135
Trash Collection		\$17	\$17	\$17	\$17	\$17	\$17
Other - Specify							
Range/Microwave		\$4	\$4	\$4	\$4	\$4	\$4
Refrigerator		\$5	\$5	\$5	\$5	\$5	\$5
Electric Base Charge		\$12	\$12	\$12	\$12	\$12	\$12
Natural Gas Base Charge		\$9	\$9	\$9	\$9	\$9	\$9
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

Utility Allowance Schedule

**U.S. Department of Housing
and Urban Development**

OMB Approval No. 2577-0169

Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA SC State Housing Finance & Development Agency Upstate Region		Green Discount Energy Star		Unit Type Single Family Attached			Date (mm/dd/yyyy) 02/27/2023
Monthly Dollar Allowances							
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Space Heating	Natural Gas	\$20	\$23	\$26	\$29	\$32	\$34
	Bottled Gas	\$67	\$79	\$89	\$99	\$108	\$118
	Electric Resistance	\$17	\$20	\$25	\$30	\$36	\$41
	Electric Heat Pump	\$12	\$14	\$17	\$19	\$22	\$24
	Fuel Oil	\$71	\$83	\$93	\$103	\$113	\$124
Cooking	Natural Gas	\$2	\$3	\$4	\$5	\$7	\$8
	Bottled Gas	\$8	\$10	\$14	\$19	\$23	\$28
	Electric	\$4	\$5	\$7	\$9	\$11	\$14
	Other						
Other Electric	Electric	\$20	\$23	\$33	\$42	\$51	\$60
Air Conditioning	Electric	\$7	\$8	\$13	\$19	\$25	\$31
Water Heating	Natural Gas	\$7	\$8	\$11	\$15	\$18	\$22
	Bottled Gas	\$24	\$28	\$40	\$53	\$65	\$78
	Electric	\$12	\$15	\$19	\$23	\$27	\$31
	Fuel Oil	\$25	\$29	\$42	\$55	\$68	\$81
Water		\$21	\$22	\$30	\$45	\$62	\$82
Sewer		\$40	\$42	\$59	\$84	\$109	\$135
Trash Collection		\$17	\$17	\$17	\$17	\$17	\$17
Other - Specify							
Range/Microwave		\$4	\$4	\$4	\$4	\$4	\$4
Refrigerator		\$5	\$5	\$5	\$5	\$5	\$5
Electric Base Charge		\$12	\$12	\$12	\$12	\$12	\$12
Natural Gas Base Charge		\$9	\$9	\$9	\$9	\$9	\$9
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

Previous editions are obsolete

Spreadsheet (ver14) based on form HUD-52667 (7/2019).

ref. Handbook 7420.8

Utility Allowance Schedule

**U.S. Department of Housing
and Urban Development**

OMB Approval No. 2577-0169

Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA SC State Housing Finance & Development Agency Upstate Region		Green Discount No		Unit Type Lowrise Apartment (2 - 4 units)			Date (mm/dd/yyyy) 02/27/2023
Monthly Dollar Allowances							
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Space Heating	Natural Gas	\$28	\$33	\$36	\$38	\$40	\$43
	Bottled Gas	\$98	\$115	\$123	\$131	\$139	\$147
	Electric Resistance	\$21	\$24	\$31	\$37	\$44	\$51
	Electric Heat Pump	\$16	\$19	\$22	\$25	\$28	\$32
	Fuel Oil	\$102	\$120	\$129	\$137	\$145	\$154
Cooking	Natural Gas	\$3	\$3	\$5	\$6	\$8	\$10
	Bottled Gas	\$10	\$12	\$18	\$23	\$28	\$34
	Electric	\$5	\$6	\$9	\$11	\$14	\$17
	Other						
Other Electric	Electric	\$23	\$28	\$38	\$49	\$60	\$71
Air Conditioning	Electric	\$9	\$11	\$15	\$19	\$24	\$29
Water Heating	Natural Gas	\$8	\$10	\$14	\$18	\$22	\$27
	Bottled Gas	\$29	\$34	\$49	\$64	\$79	\$95
	Electric	\$15	\$18	\$23	\$28	\$33	\$38
	Fuel Oil	\$30	\$36	\$52	\$67	\$83	\$99
Water		\$21	\$22	\$30	\$45	\$62	\$82
Sewer		\$40	\$42	\$59	\$84	\$109	\$135
Trash Collection		\$17	\$17	\$17	\$17	\$17	\$17
Other - Specify							
Range/Microwave		\$4	\$4	\$4	\$4	\$4	\$4
Refrigerator		\$5	\$5	\$5	\$5	\$5	\$5
Electric Base Charge		\$12	\$12	\$12	\$12	\$12	\$12
Natural Gas Base Charge		\$9	\$9	\$9	\$9	\$9	\$9
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

Previous editions are obsolete

Utility Allowance Schedule

**U.S. Department of Housing
and Urban Development**

OMB Approval No. 2577-0169

Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA SC State Housing Finance & Development Agency Upstate Region		Green Discount Energy Star		Unit Type Lowrise Apartment (2 - 4 units)			Date (mm/dd/yyyy) 02/27/2023
Monthly Dollar Allowances							
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Space Heating	Natural Gas	\$23	\$27	\$29	\$31	\$33	\$35
	Bottled Gas	\$80	\$94	\$101	\$107	\$114	\$120
	Electric Resistance	\$17	\$20	\$25	\$30	\$36	\$41
	Electric Heat Pump	\$13	\$15	\$18	\$20	\$23	\$25
	Fuel Oil	\$84	\$99	\$106	\$112	\$119	\$126
Cooking	Natural Gas	\$2	\$3	\$4	\$5	\$7	\$8
	Bottled Gas	\$8	\$10	\$14	\$19	\$23	\$28
	Electric	\$4	\$5	\$7	\$9	\$11	\$14
	Other						
Other Electric	Electric	\$19	\$23	\$31	\$40	\$49	\$58
Air Conditioning	Electric	\$7	\$9	\$12	\$16	\$19	\$23
Water Heating	Natural Gas	\$7	\$8	\$11	\$15	\$18	\$22
	Bottled Gas	\$24	\$28	\$40	\$53	\$65	\$78
	Electric	\$12	\$15	\$19	\$23	\$27	\$31
	Fuel Oil	\$25	\$29	\$42	\$55	\$68	\$81
Water		\$21	\$22	\$30	\$45	\$62	\$82
Sewer		\$40	\$42	\$59	\$84	\$109	\$135
Trash Collection		\$17	\$17	\$17	\$17	\$17	\$17
Other - Specify							
Range/Microwave		\$4	\$4	\$4	\$4	\$4	\$4
Refrigerator		\$5	\$5	\$5	\$5	\$5	\$5
Electric Base Charge		\$12	\$12	\$12	\$12	\$12	\$12
Natural Gas Base Charge		\$9	\$9	\$9	\$9	\$9	\$9
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

Utility Allowance Schedule

**U.S. Department of Housing
and Urban Development**

OMB Approval No. 2577-0169

Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA SC State Housing Finance & Development Agency Upstate Region		Green Discount No		Unit Type Larger Apartment Bldgs. (5+ units)			Date (mm/dd/yyyy) 02/27/2023
Monthly Dollar Allowances							
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Space Heating	Natural Gas	\$18	\$21	\$24	\$27	\$30	\$33
	Bottled Gas	\$62	\$73	\$83	\$93	\$103	\$113
	Electric Resistance	\$14	\$17	\$22	\$27	\$32	\$38
	Electric Heat Pump	\$12	\$14	\$17	\$19	\$22	\$24
	Fuel Oil	\$65	\$77	\$87	\$97	\$108	\$118
Cooking	Natural Gas	\$3	\$3	\$5	\$6	\$8	\$10
	Bottled Gas	\$10	\$12	\$18	\$23	\$28	\$34
	Electric	\$5	\$6	\$9	\$11	\$14	\$17
	Other						
Other Electric	Electric	\$19	\$23	\$31	\$40	\$49	\$58
Air Conditioning	Electric	\$8	\$10	\$13	\$17	\$21	\$25
Water Heating	Natural Gas	\$7	\$8	\$11	\$15	\$18	\$21
	Bottled Gas	\$23	\$27	\$39	\$51	\$64	\$76
	Electric	\$12	\$14	\$18	\$22	\$26	\$30
	Fuel Oil	\$24	\$29	\$41	\$54	\$67	\$79
Water		\$21	\$22	\$30	\$45	\$62	\$82
Sewer		\$40	\$42	\$59	\$84	\$109	\$135
Trash Collection		\$17	\$17	\$17	\$17	\$17	\$17
Other - Specify							
Range/Microwave		\$4	\$4	\$4	\$4	\$4	\$4
Refrigerator		\$5	\$5	\$5	\$5	\$5	\$5
Electric Base Charge		\$12	\$12	\$12	\$12	\$12	\$12
Natural Gas Base Charge		\$9	\$9	\$9	\$9	\$9	\$9
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

Utility Allowance Schedule

**U.S. Department of Housing
and Urban Development**

OMB Approval No. 2577-0169

Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA SC State Housing Finance & Development Agency Upstate Region		Green Discount Energy Star		Unit Type Larger Apartment Bldgs. (5+ units)			Date (mm/dd/yyyy) 02/27/2023
Monthly Dollar Allowances							
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Space Heating	Natural Gas	\$15	\$17	\$20	\$22	\$25	\$27
	Bottled Gas	\$51	\$60	\$68	\$76	\$84	\$93
	Electric Resistance	\$12	\$14	\$18	\$22	\$26	\$30
	Electric Heat Pump	\$10	\$12	\$14	\$16	\$18	\$19
	Fuel Oil	\$53	\$63	\$71	\$80	\$88	\$97
Cooking	Natural Gas	\$2	\$3	\$4	\$5	\$7	\$8
	Bottled Gas	\$8	\$10	\$14	\$19	\$23	\$28
	Electric	\$4	\$5	\$7	\$9	\$11	\$14
	Other						
Other Electric	Electric	\$16	\$18	\$26	\$33	\$40	\$47
Air Conditioning	Electric	\$7	\$8	\$11	\$14	\$17	\$20
Water Heating	Natural Gas	\$5	\$6	\$9	\$12	\$15	\$18
	Bottled Gas	\$19	\$22	\$32	\$42	\$52	\$62
	Electric	\$10	\$12	\$15	\$18	\$21	\$25
	Fuel Oil	\$20	\$23	\$34	\$44	\$55	\$65
Water		\$21	\$22	\$30	\$45	\$62	\$82
Sewer		\$40	\$42	\$59	\$84	\$109	\$135
Trash Collection		\$17	\$17	\$17	\$17	\$17	\$17
Other - Specify							
Range/Microwave		\$4	\$4	\$4	\$4	\$4	\$4
Refrigerator		\$5	\$5	\$5	\$5	\$5	\$5
Electric Base Charge		\$12	\$12	\$12	\$12	\$12	\$12
Natural Gas Base Charge		\$9	\$9	\$9	\$9	\$9	\$9
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

Previous editions are obsolete

Utility Allowance Schedule

**U.S. Department of Housing
and Urban Development**

OMB Approval No. 2577-0169

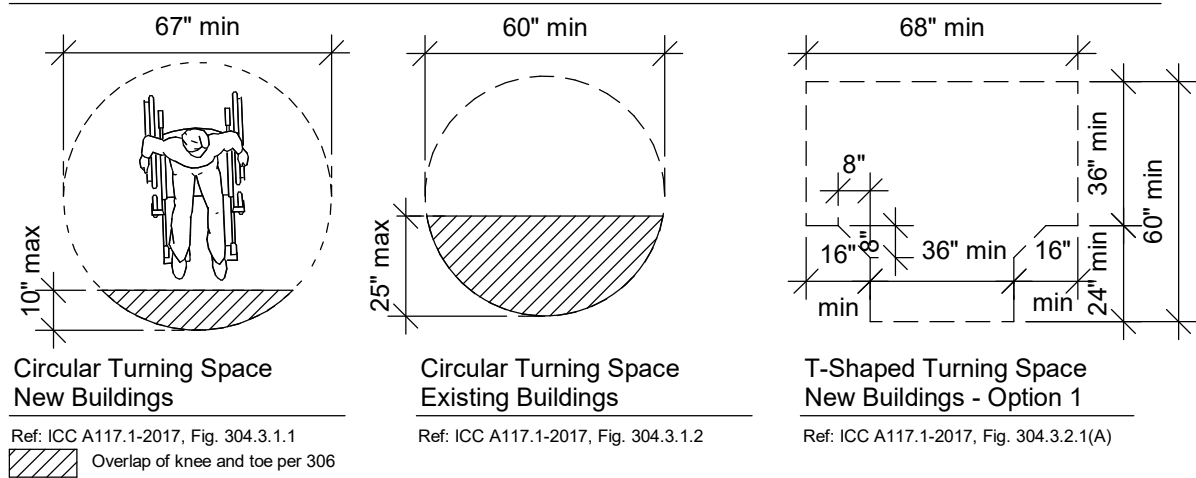
Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

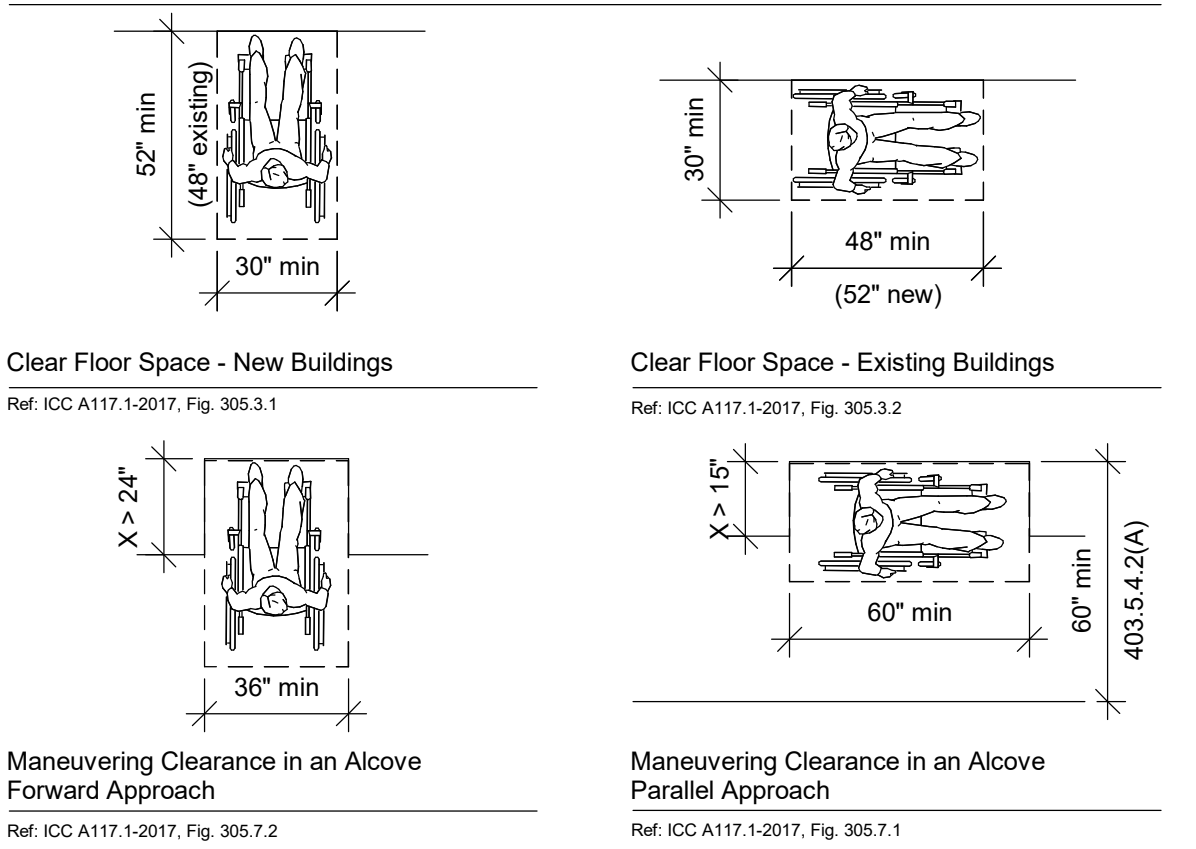
Locality/PHA SC State Housing Finance & Development Agency Upstate Region		Green Discount N/A		Unit Type Manufactured Homes			Date (mm/dd/yyyy) 02/27/2023
Monthly Dollar Allowances							
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Space Heating	Natural Gas	\$22	\$26	\$29	\$33	\$36	\$40
	Bottled Gas	\$75	\$89	\$101	\$113	\$125	\$137
	Electric Resistance	\$33	\$39	\$41	\$42	\$44	\$46
	Electric Heat Pump	\$15	\$18	\$21	\$24	\$27	\$30
	Fuel Oil	\$79	\$93	\$106	\$118	\$131	\$144
Cooking	Natural Gas	\$3	\$3	\$5	\$6	\$8	\$10
	Bottled Gas	\$10	\$12	\$18	\$23	\$28	\$34
	Electric	\$5	\$6	\$9	\$11	\$14	\$17
	Other						
Other Electric	Electric	\$28	\$33	\$46	\$59	\$72	\$85
Air Conditioning	Electric	\$8	\$9	\$15	\$23	\$30	\$37
Water Heating	Natural Gas	\$8	\$10	\$14	\$18	\$22	\$27
	Bottled Gas	\$29	\$34	\$49	\$64	\$79	\$95
	Electric	\$15	\$18	\$23	\$28	\$33	\$39
	Fuel Oil	\$30	\$36	\$52	\$67	\$83	\$99
Water		\$21	\$22	\$30	\$45	\$62	\$82
Sewer		\$40	\$42	\$59	\$84	\$109	\$135
Trash Collection		\$17	\$17	\$17	\$17	\$17	\$17
Other - Specify							
Range/Microwave		\$4	\$4	\$4	\$4	\$4	\$4
Refrigerator		\$5	\$5	\$5	\$5	\$5	\$5
Electric Base Charge		\$12	\$12	\$12	\$12	\$12	\$12
Natural Gas Base Charge		\$9	\$9	\$9	\$9	\$9	\$9
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

ADDENDUM C
Floor Plans

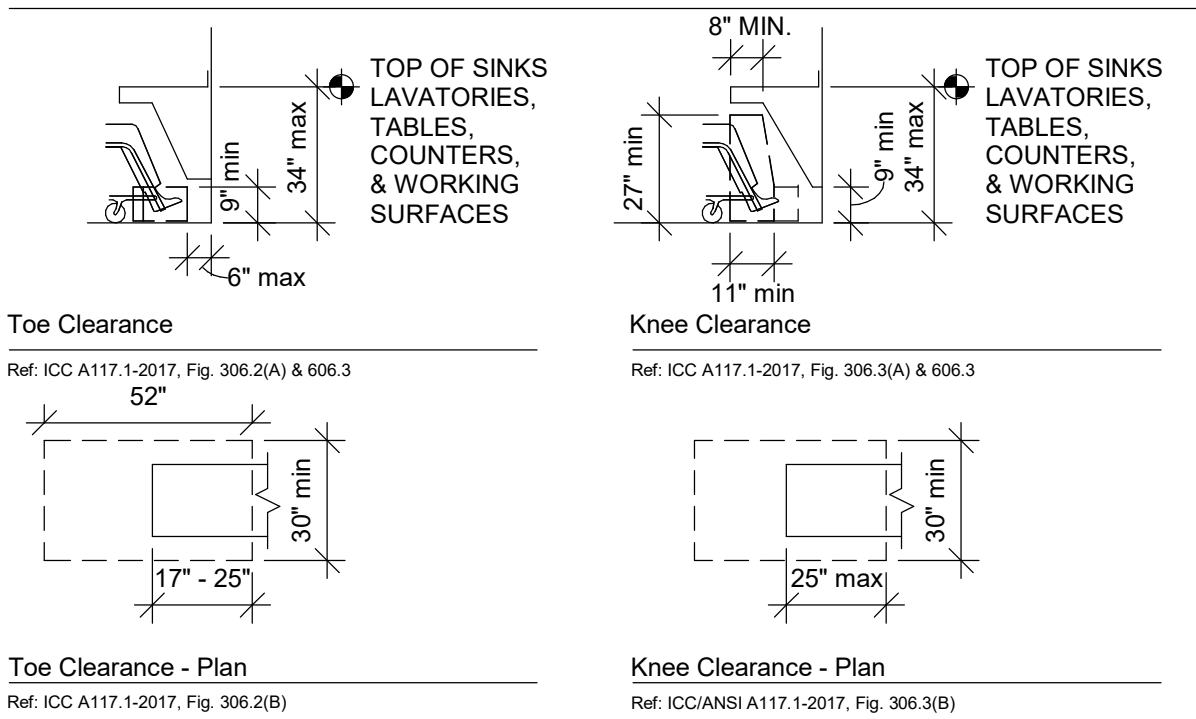
304 WHEELCHAIR TURNING SPACE



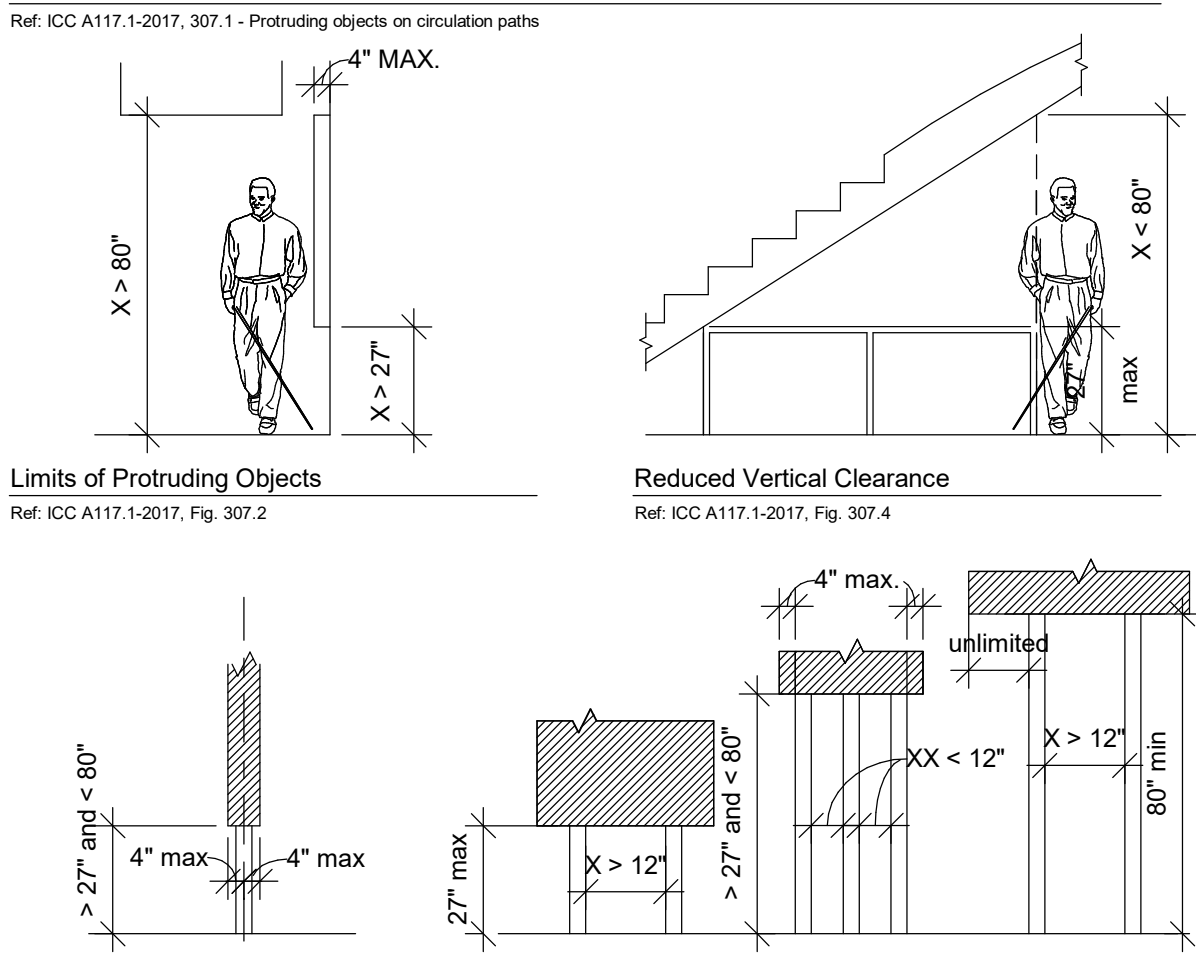
305 CLEAR FLOOR SPACE



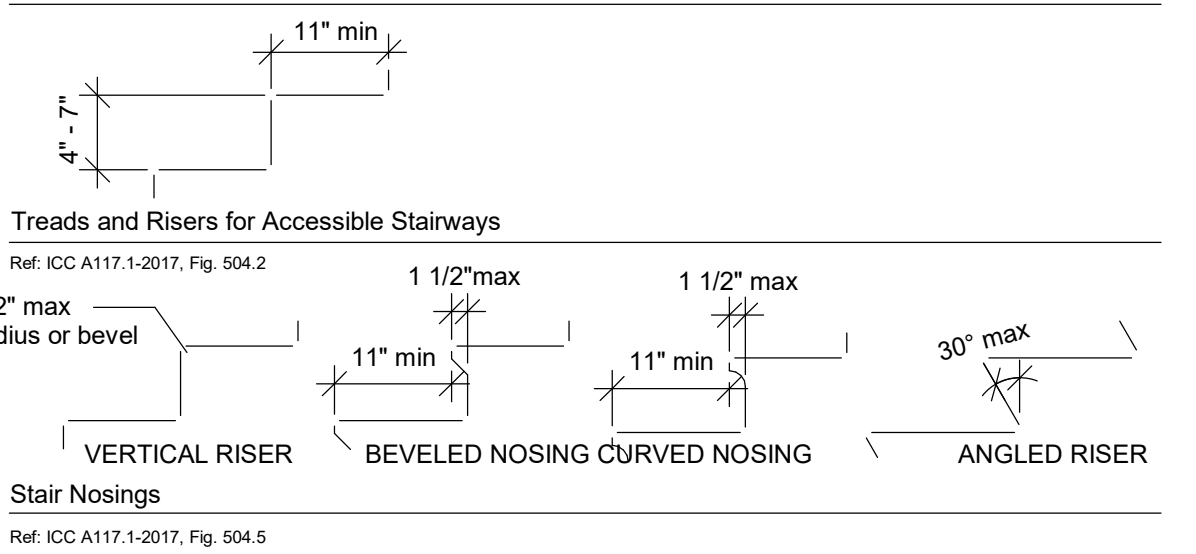
306 KNEE & TOE CLEARANCE, 606 LAVATORIES & SINKS, 902 SEATING AT TABLES, COUNTERS, & WORK SURFACES



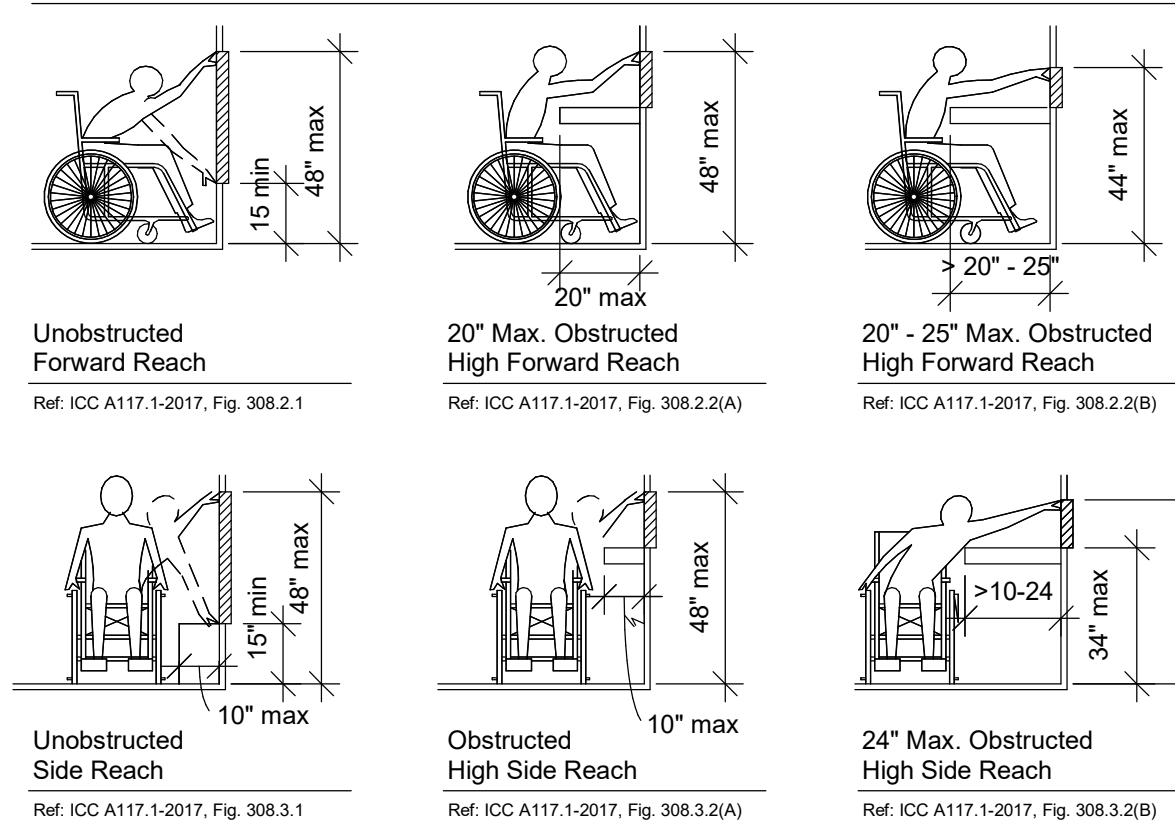
307 PROTRUDING OBJECTS



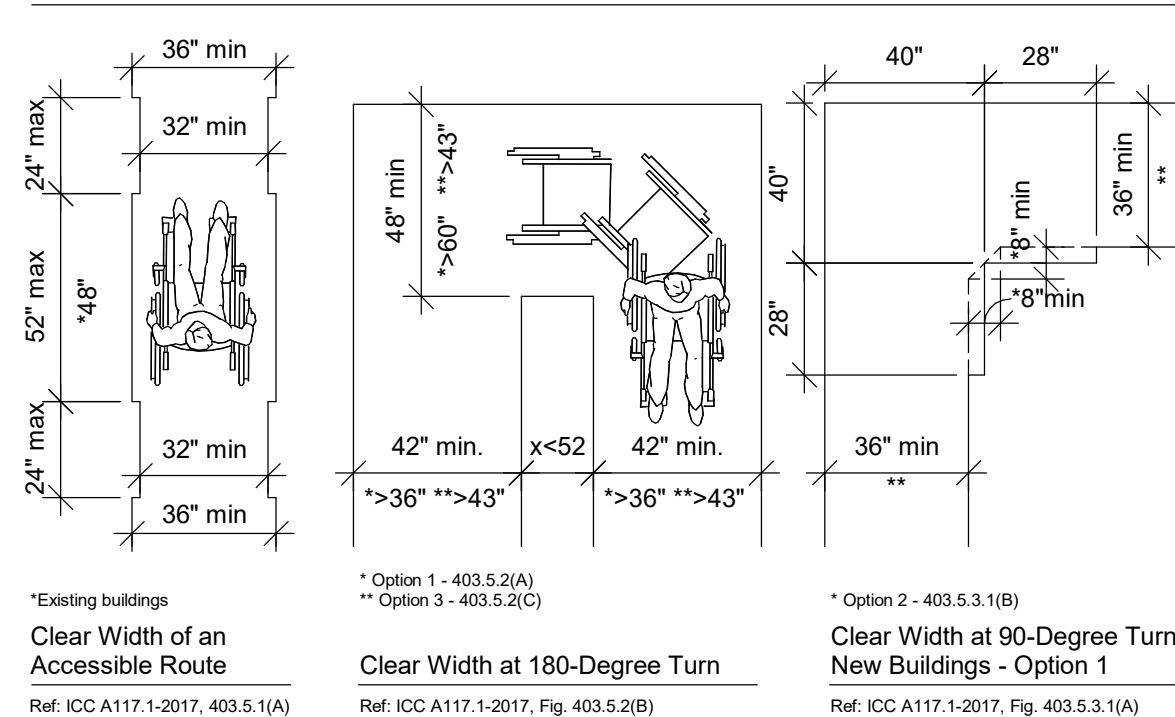
504 STAIRWAYS



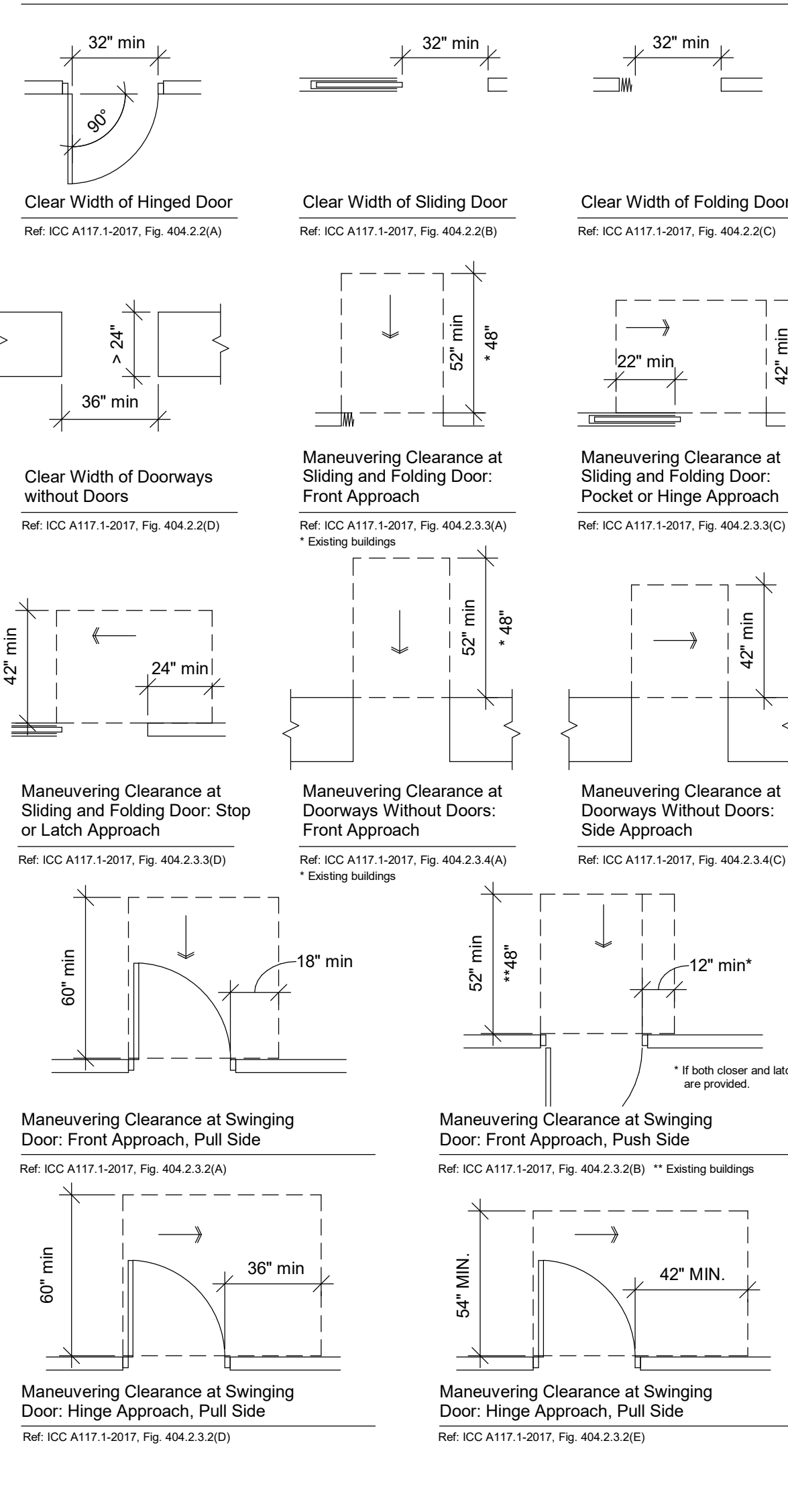
308 REACHING RANGES



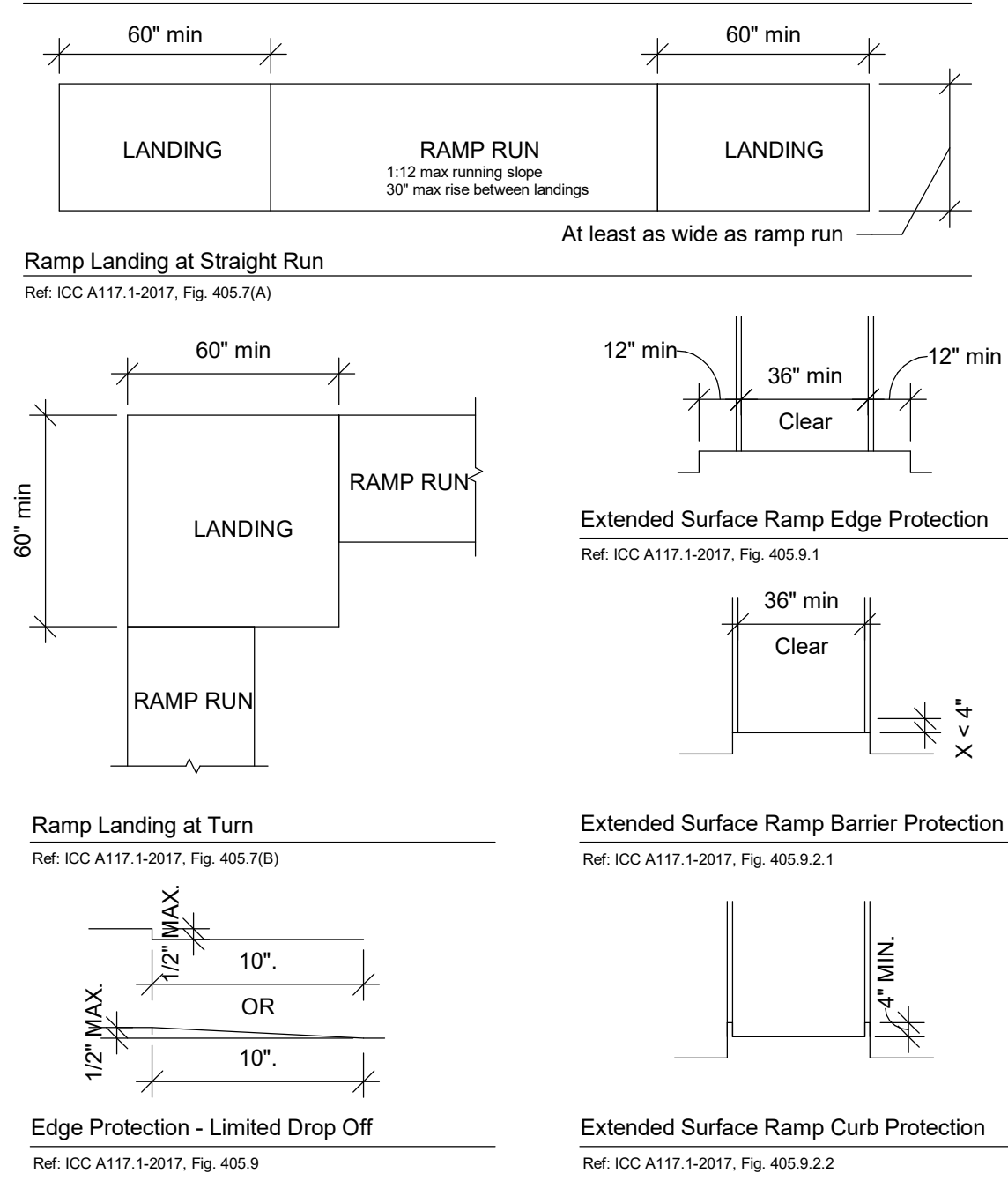
403 WALKING SURFACES



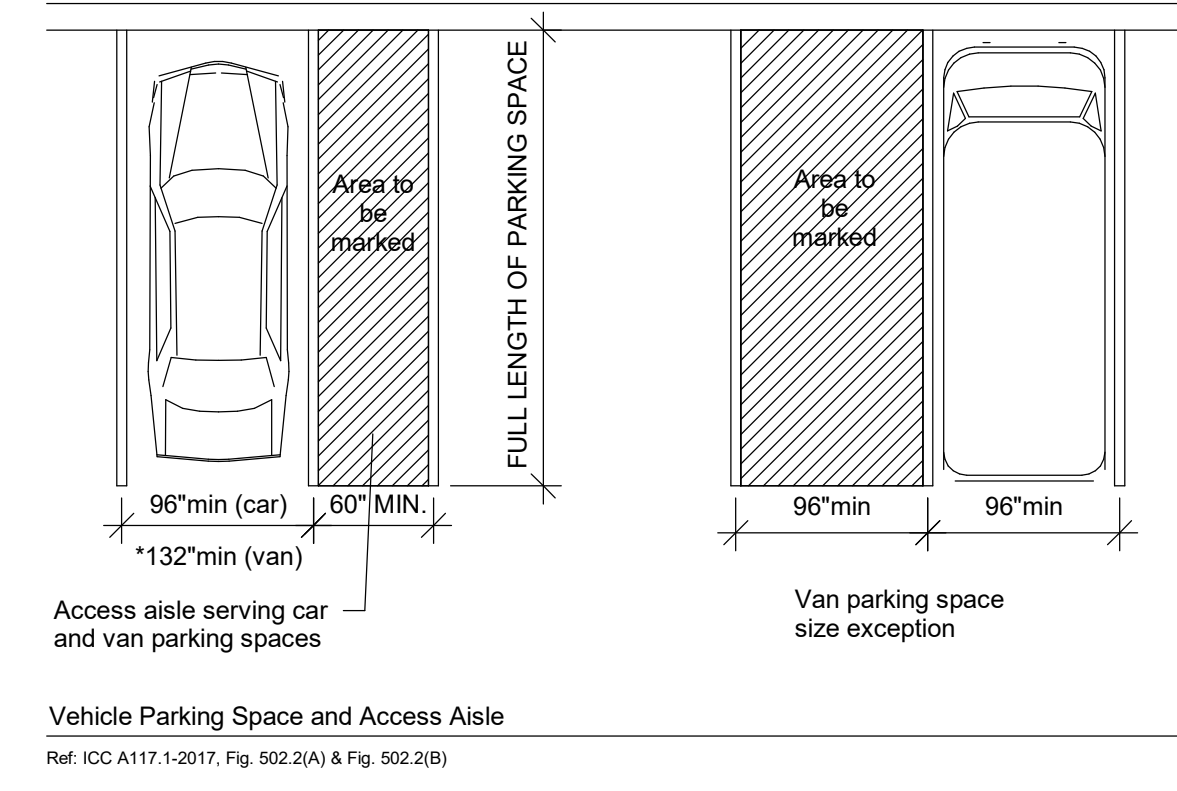
404 DOORS AND DOORWAYS



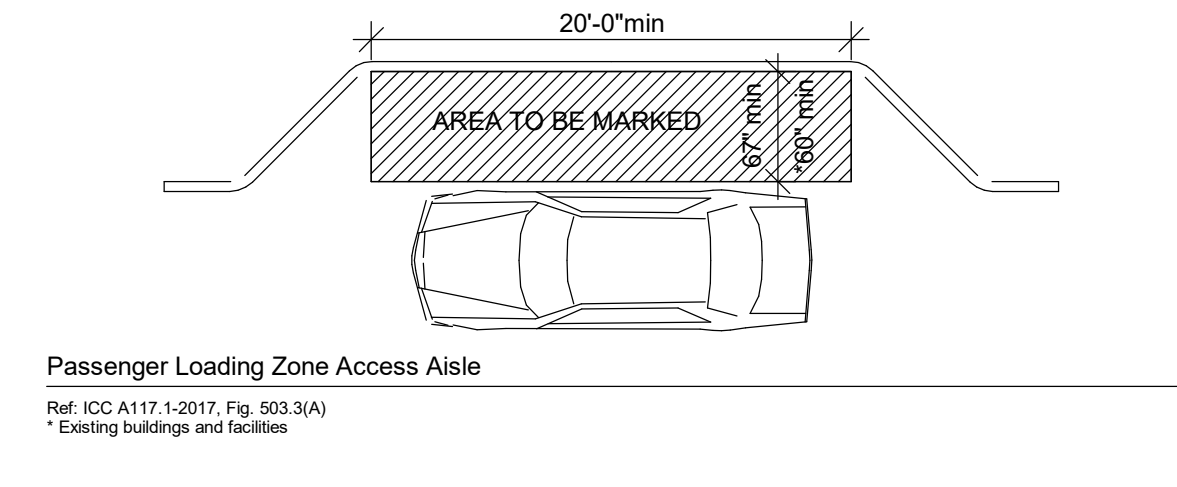
405 RAMPS



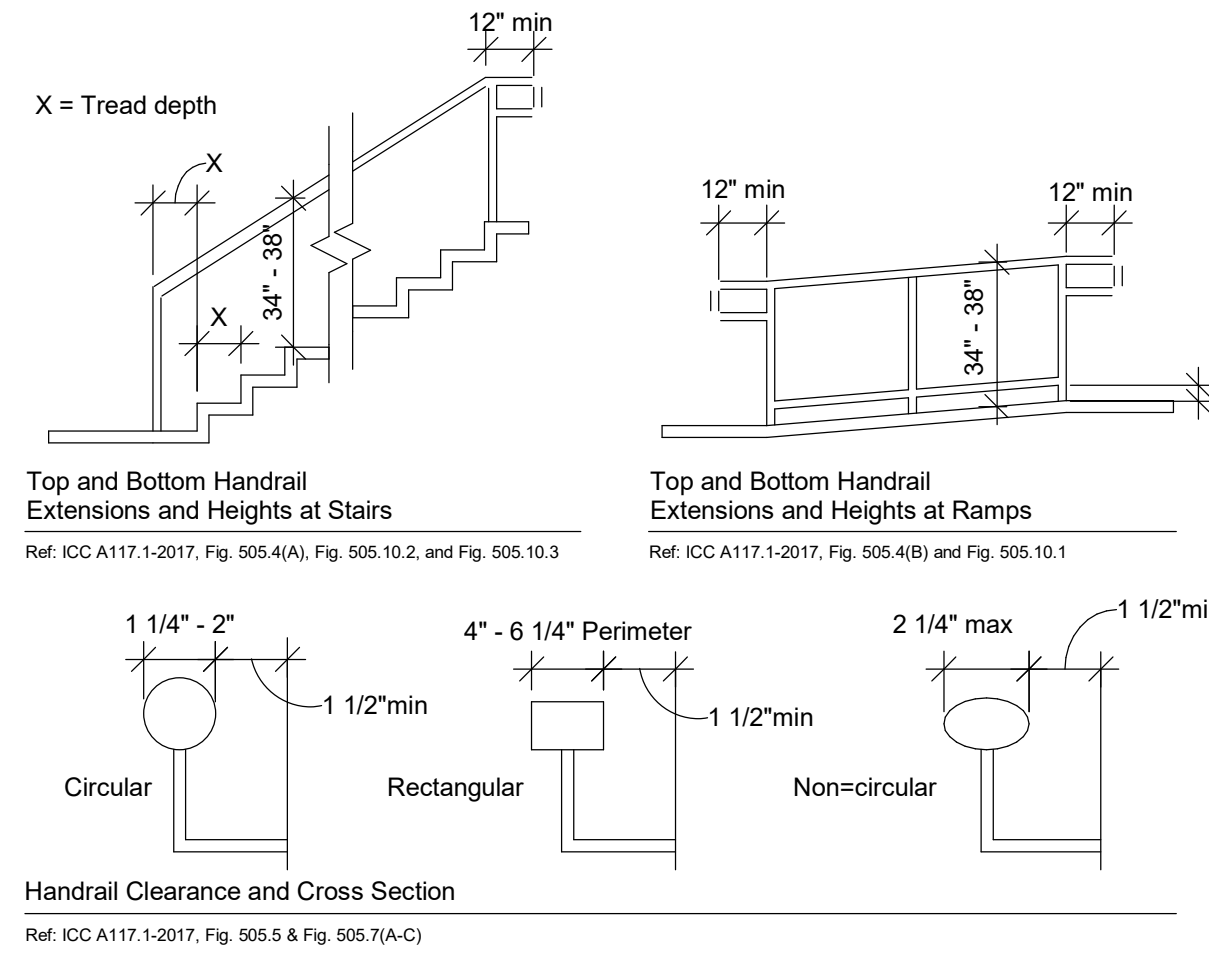
502 PARKING SPACES



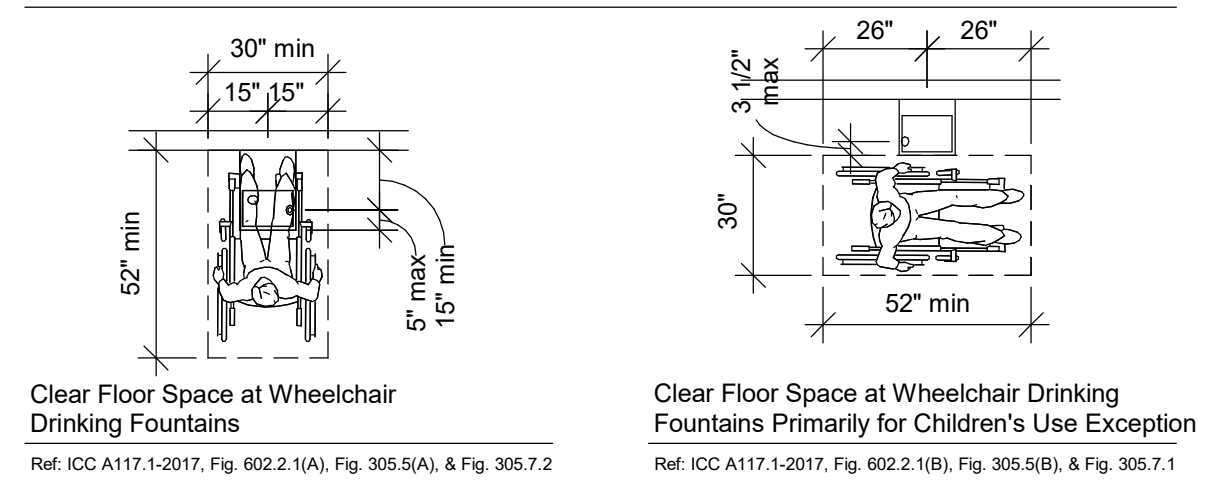
503 PASSENGER LOADING ZONE



505 HANDRAILS

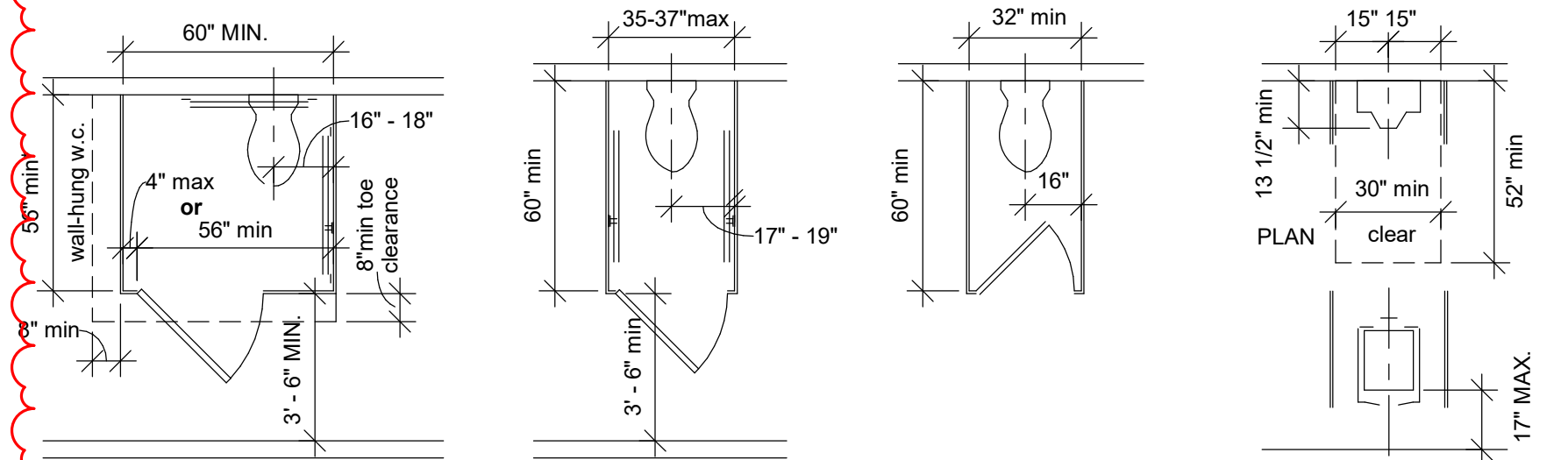


602 DRINKING FOUNTAINS AND WATER COOLERS

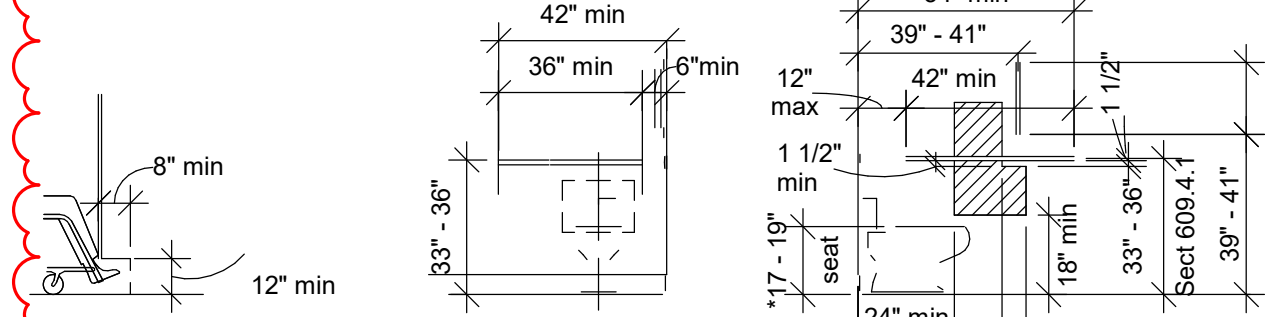


- GENERAL NOTES:**
- DRAWINGS ARE A REFERENCE FOR GENERAL ACCESSIBILITY REQUIREMENTS FROM ICC A117.1 (2017) AND ARE APPLICABLE AT ALL DESIGNATED (CONVERSION UNITS) AND PUBLIC COMMON AREAS.
 - PROJECT MUST ALSO COMPLY WITH CURRENT UFAS STANDARDS. IF THERE ARE ANY CONFLICTING REQUIREMENTS, CONTRACTOR TO NOTIFY ARCHITECT AND BY DEFAULT USE THE MORE STRINGENT REQUIREMENT.
 - ALL NEW GRAB BARS TO BE INSTALLED OVER CONCEALED 2X BLOCKING SECURED TO EXISTING OR NEW STUDS.
 - THE 5% UNIT CONVERSION TO BE FULLY ACCESSIBLE UNITS (TYPE A)

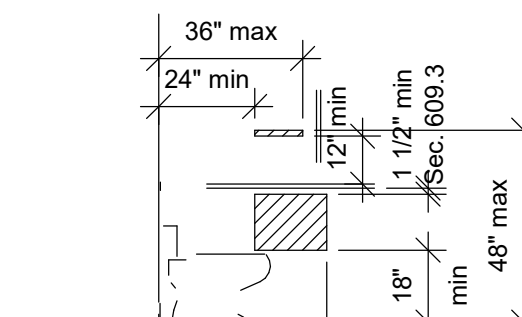
604 WATER CLOSETS, TOILET COMPARTMENTS, & 605 URINALS



Clearances for Wall-Hung Wheelchair Accessible Water Closet
 Ref: ICC A117.1-2017, Fig. 604.9.2(A), Fig. 604.9.3.1(A), Fig. 604.2(A), & Fig. 604.9.3(B)
 39" min. for floor-mounted water closet



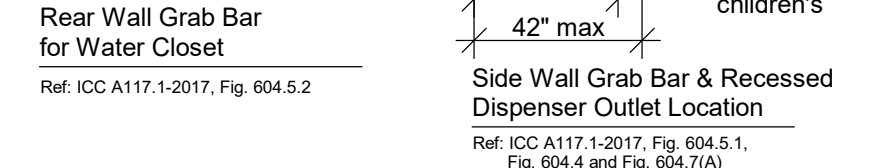
Clearances for Ambulatory Accessible Water Closet
 Ref: ICC A117.1-2017, Fig. 604.10.1



Clearances for Standard Water Closet
 Ref: ICC A117.1-2017, Sect 605



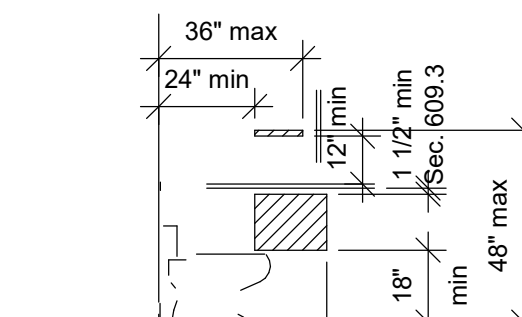
Toilet Compartment Toe Clearance
 Ref: ICC A117.1-2017, Fig. 604.9.5(A)



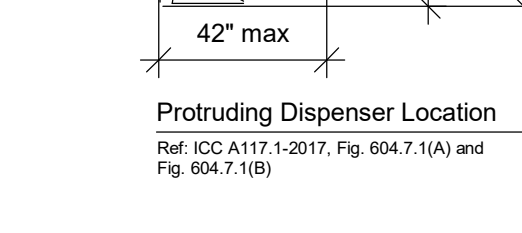
Rear Wall Grab Bar for Water Closet
 Ref: ICC A117.1-2017, Fig. 604.5.2



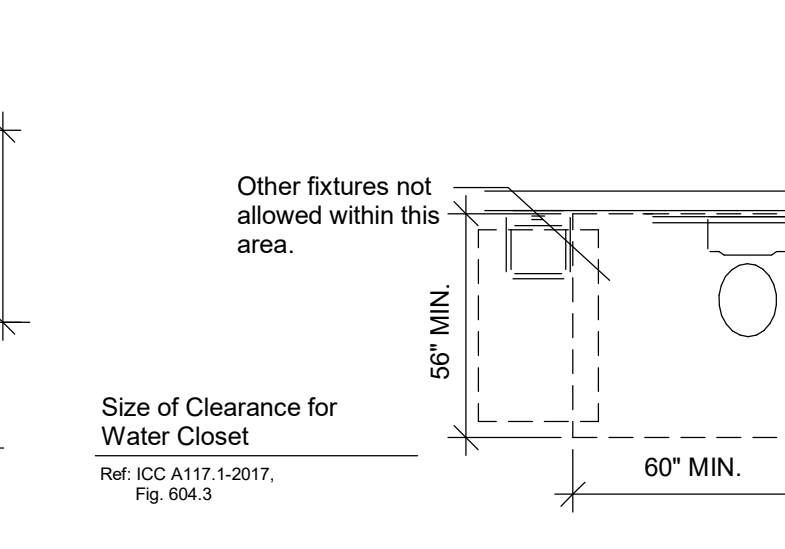
Side Wall Grab Bar & Recessed Dispenser Outlet Location
 Ref: ICC A117.1-2017, Fig. 604.5.1, Fig. 604.4 and Fig. 604.7(A)



ELEVATION
 Clearances for Accessible Urinals
 Ref: ICC A117.1-2017, Sect 605



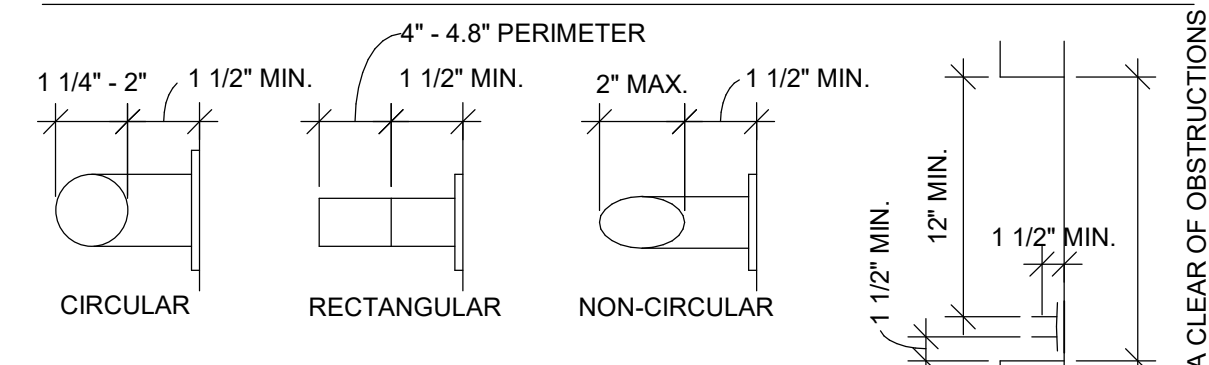
Protruding Dispenser Location
 Ref: ICC A117.1-2017, Fig. 604.7.1(A) and Fig. 604.7.1(B)



Size of Clearance for Water Closet
 Ref: ICC A117.1-2017, Fig. 604.3

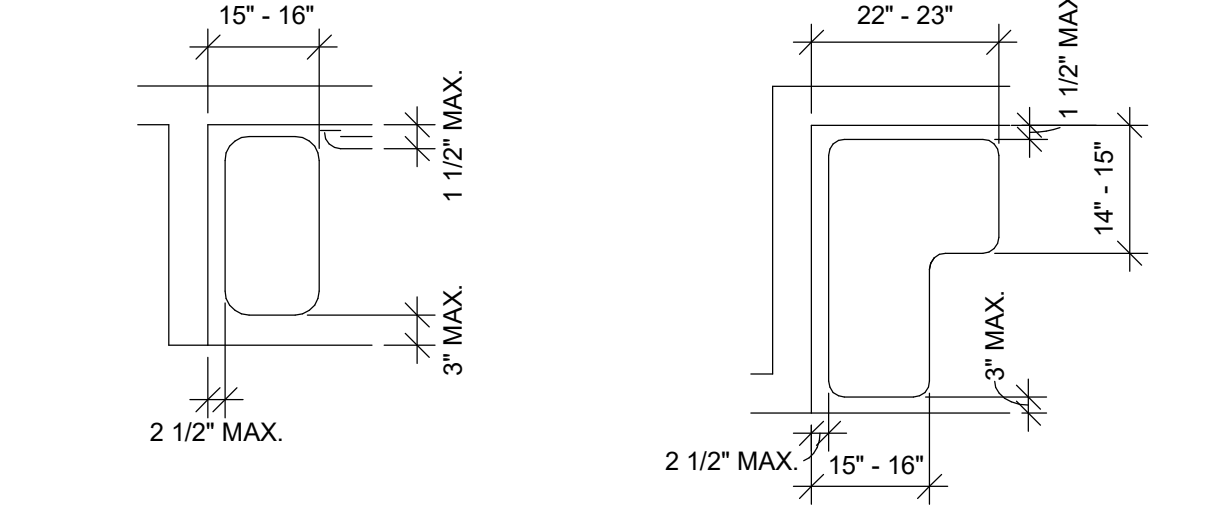
Other fixtures not allowed within this area.

609 GRAB BARS



Size of Grab Bars
 Ref: ICC/ANSI A117.1-2017, Fig. 609.2 (a-c)

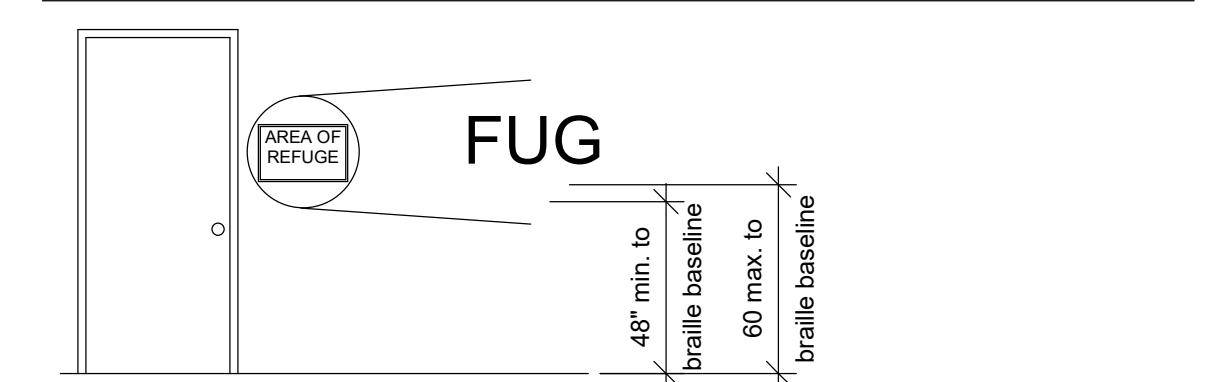
610 SEATS



Rectangular Shower Compartment Seat
 Ref: ICC/ANSI A117.1-2017, Fig. 610.3.1

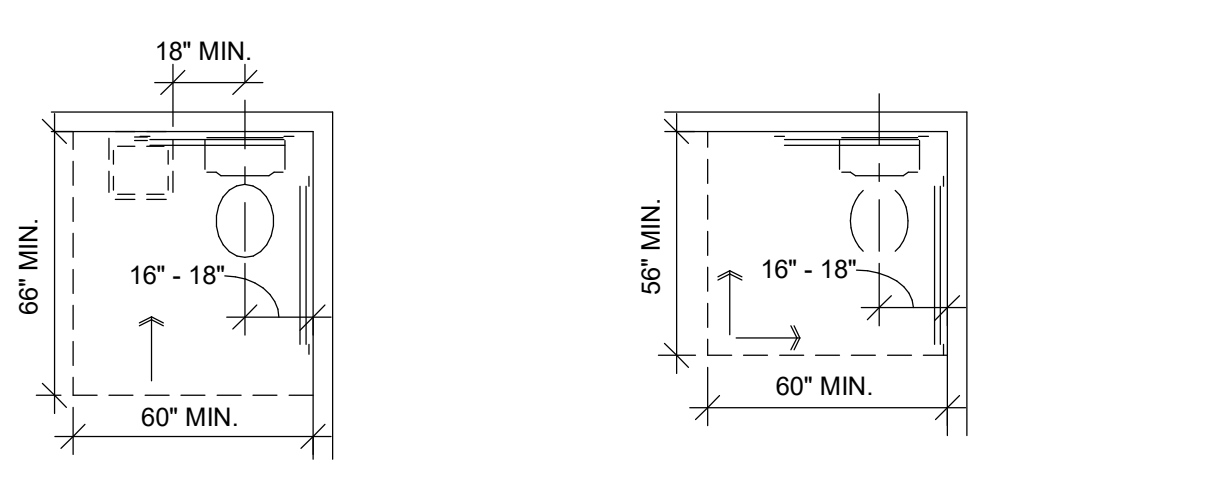
L-Shaped Shower Compartment Seat
 Ref: ICC/ANSI A117.1-2017, Fig. 610.3.2

703 BRAILLE



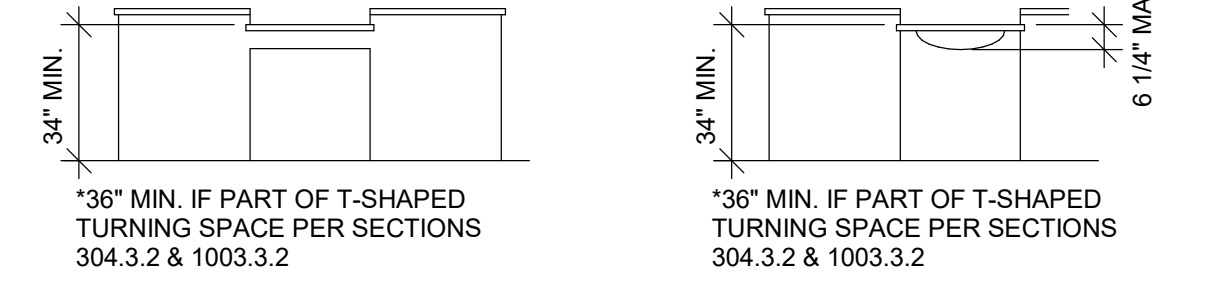
Height of Braille Characters Above Floor
 Ref: ICC/ANSI A117.1-2017, Fig. 703.4.10

1103 TYPE A DWELLING UNITS



Forward Approach Water Closet Clearance
 Ref: ICC/ANSI A117.1-2017, Comply with 603 thru 610, Figure 1103.11.2.4 (A-D)

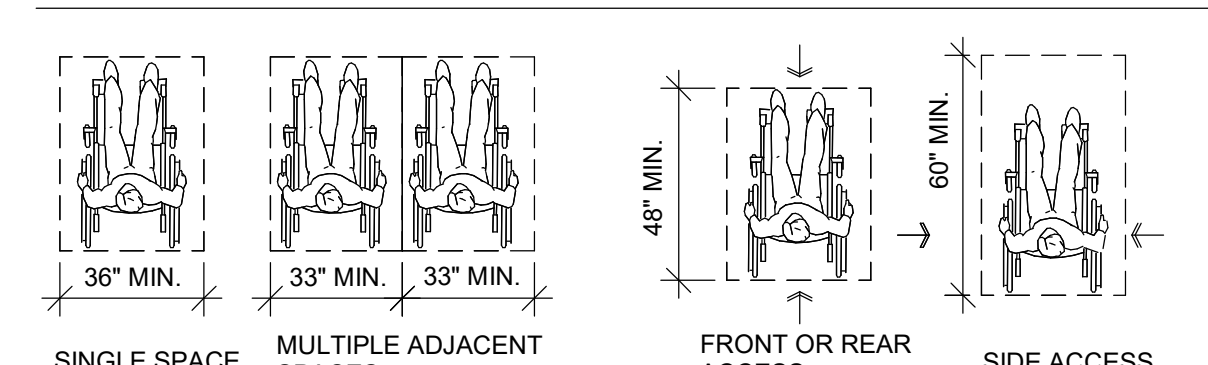
Parallel and Forward Approach Water Closet Clearance
 Ref: ICC/ANSI A117.1-2017, Comply with 603 thru 610, Figure 1103.11.2.4 (A,B)



Kitchen Accessible Work Surface
 Ref: ICC/ANSI A117.1-2017, Fig. 1103.12.3

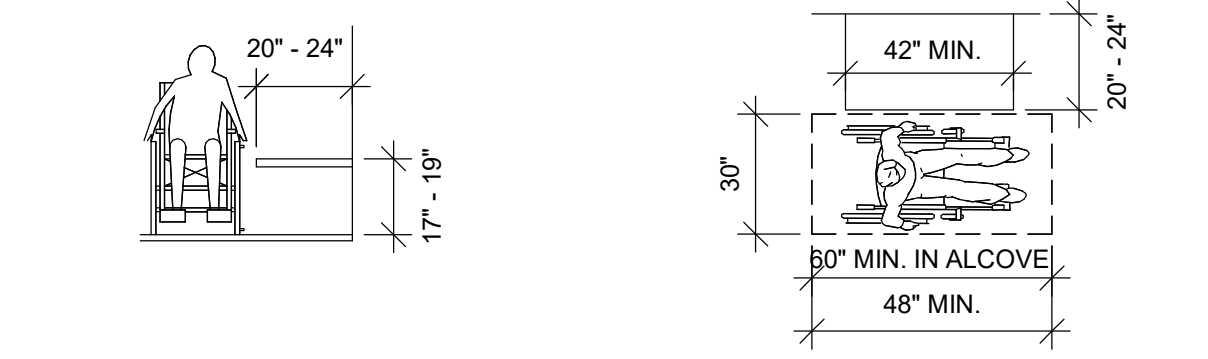
Kitchen Sink Accessible Space
 Ref: ICC/ANSI A117.1-2017, Fig. 1103.12.4

802 AUDITORIUM AND ASSEMBLY AREAS



Width of a Wheelchair Space in Auditorium and Assembly Areas
 Ref: ICC/ANSI A117.1-2017, Fig. 802.3 (A-B)

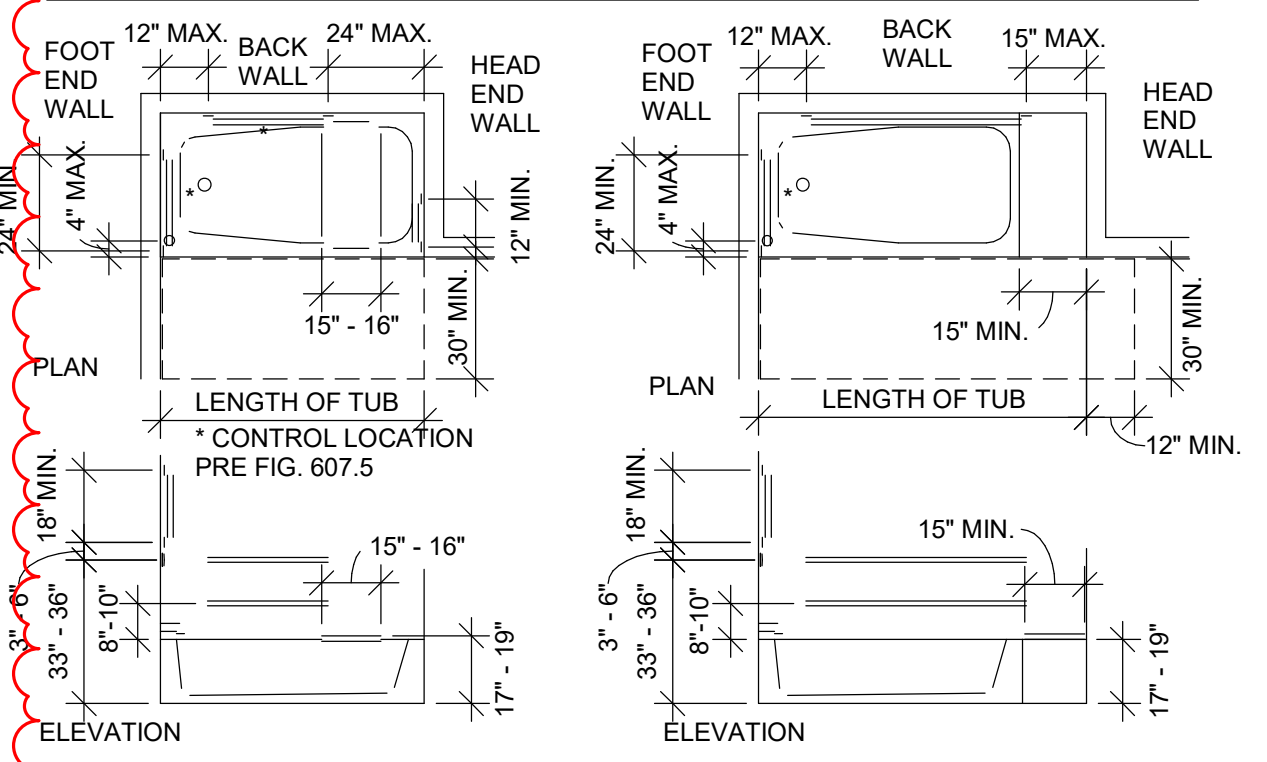
903 BENCHES



BENCH HEIGHT
 Ref: ICC/ANSI A117.1-2017, Fig. 903 (B)

BENCH SEATS SIZE & CLEARANCE
 Ref: ICC/ANSI A117.1-2017, Fig. 305.5 (B) & Fig. 903 (A)

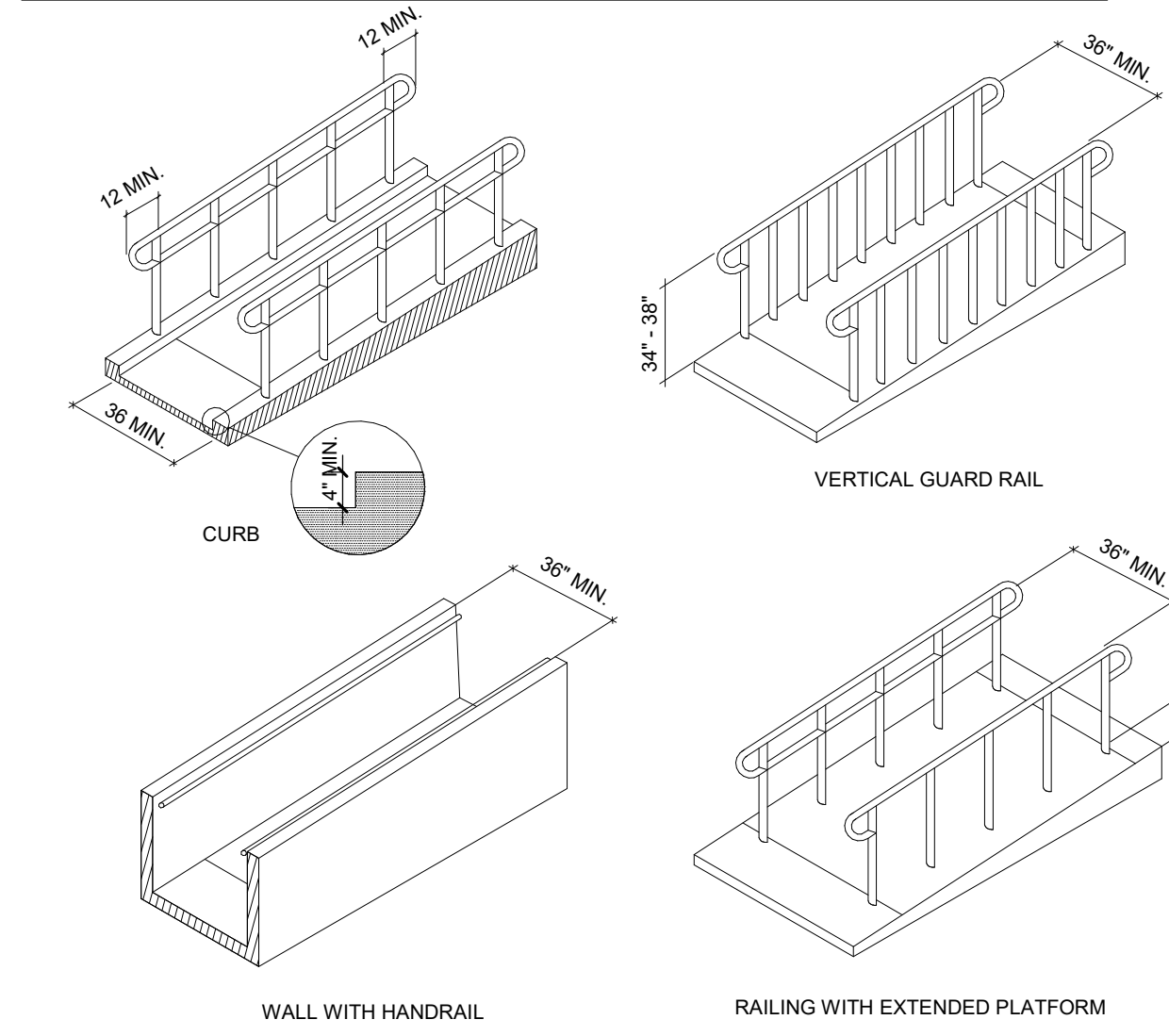
607 BATHTUBS



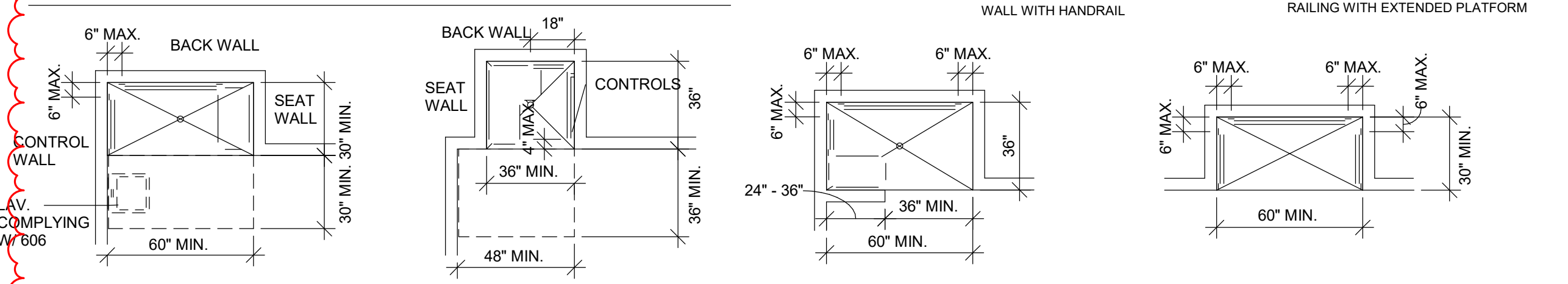
Grab Bar Locations & Clearances for Bathtubs without Permanent Seats
 Ref: ICC/ANSI A117.1-2017, Fig. 607.2 (A), Fig. 607.4.2 (A) & Fig. 610.2 (A)

Grab Bar Locations & Clearances for Bathtubs with Permanent Seats
 Ref: ICC/ANSI A117.1-2017, Fig. 607.4.2 (B), Fig. 607.4.1 & Fig. 610.2 (B)

MISC - RAMPS / EDGE PROTECTION



608 SHOWER COMPARTMENTS

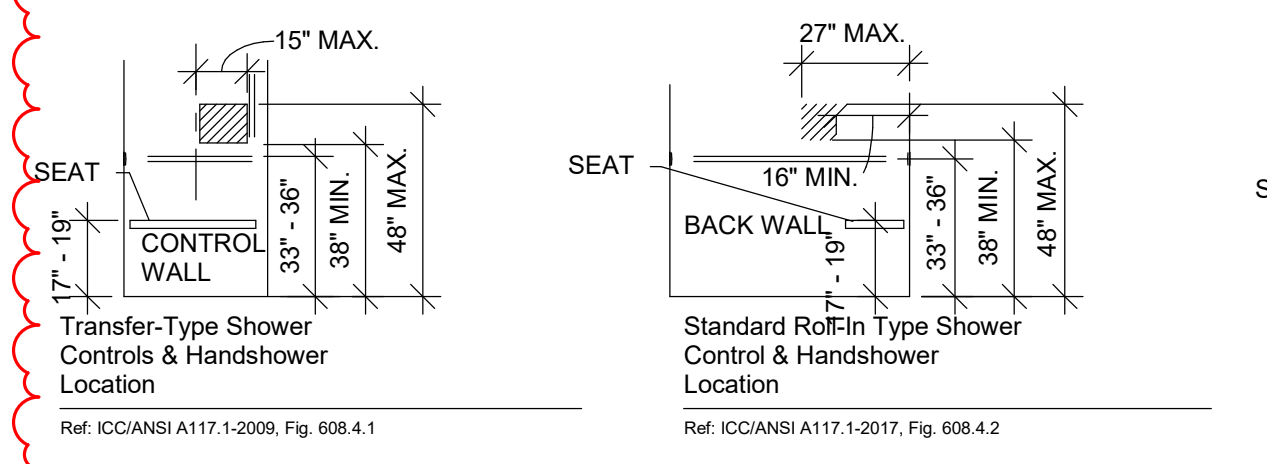


Standard Roll-In-Type Shower Compartment Clearances & Grab Bar Locations
 Ref: ICC/ANSI A117.1-2017, Fig. 608.2.2.1 & Fig. 608.3.2(B)

Transfer-Type Shower Compartment Clearances & Grab Bar Locations
 Ref: ICC/ANSI A117.1-2017, Fig. 608.4.1 & Fig. 608.3.1

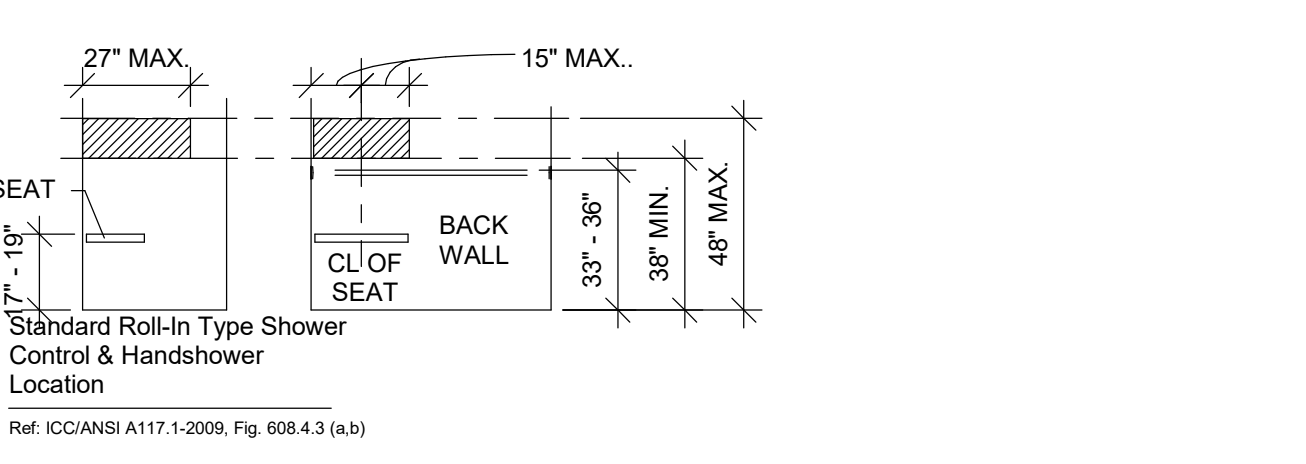
Alternate Roll-In-Type Shower Compartment Clearances & Grab Bar Locations
 Ref: ICC/ANSI A117.1-2017, Fig. 608.2.3 & Fig. 608.3.3

Standard Roll-In-Type Shower Compartment Clearances without Seats and Grab Bar Locations
 Ref: ICC/ANSI A117.1-2017, Fig. 608.2.1 & Fig. 608.3.1



Transfer-Type Shower Controls & Handshower Location
 Ref: ICC/ANSI A117.1-2009, Fig. 608.4.1

Standard Roll-In Type Shower Control & Handshower Location
 Ref: ICC/ANSI A117.1-2017, Fig. 608.4.2



Standard Roll-In Type Shower Control & Handshower Location
 Ref: ICC/ANSI A117.1-2009, Fig. 608.4.3 (a,b)

- GENERAL NOTES:
- DRAWINGS ARE A REFERENCE FOR GENERAL ACCESSIBILITY REQUIREMENTS FROM ICC A117.1 (2017) AND ARE APPLICABLE AT ALL DESIGNATED (CONVERSION UNITS) AND PUBLIC COMMON AREAS.
 - PROJECT MUST ALSO COMPLY WITH CURRENT UFAS STANDARDS. IF THERE ARE ANY CONFLICTING REQUIREMENTS, CONTRACTOR TO NOTIFY ARCHITECT AND BY DEFAULT USE THE MORE STRINGENT REQUIREMENT.
 - ALL NEW GRAB BARS TO BE INSTALLED OVER CONCEALED 2X BLOCKING SECURED TO EXISTING OR NEW STUDS.
 - THE 5% UNIT CONVERSION TO BE FULLY ACCESSIBLE UNITS (TYPE A)

REVISIONS	
1	07/10/21 ACC. REV 1



MARKET PLACE APARTMENTS
 1333 Coronet Court, Rock Hill, SC 29730
 TRUE CRAFT ARCHITECTURE LLC | 14241 COURSEY BLVD., STE A12-318 | BATON ROUGE, LA 70817 | 512-588-2543



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ISSUED FOR:
 PERMITTING
JOB NUMBER: 20-14
ISSUED: 06/05/21
 ACCESSIBLE UNITS & ADA REQUIREMENTS (BASED ON 2017 ANSI 117.1)

G3.2
PHASE: DD

7/11/2021 11:49:25 AMD COPYRIGHT 2019 TRUE CRAFT ARCHITECTURE LLC

ZONING INFORMATION

PER PLAT B383-1, SUBJECT PROPERTY IS ZONED BR-2
 FRONT MINIMUM YARD REQUIREMENT = 25 FEET
 SIDE MINIMUM YARD REQUIREMENT = 20 FEET
 REAR MINIMUM YARD REQUIREMENT = 30 FEET
 NOTE THAT NO ZONING REPORT WAS PROVIDED TO SURVEYOR BY CLIENT.

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE(S) "X" AND "AE" AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 450196 0001-0008 & 450196 0007 C EFFECTIVE ON 09/26/2008 AND IS PARTIALLY IN A FLOOD ZONE AREA AS INDICATED ON SURVEY.
 NOTE: BUILDINGS REMOVED FROM SPECIAL FLOOD HAZARD ZONE PER FEMA LETTER OF AMENDMENT 218-70-RS-OS, DATED 1/15/1999.

MISCELLANEOUS NOTES

N1 A BEARING OF S46°23'12"E AS SHOWN HEREON ALONG THE NORTHEASTERLY BOUNDARY LINE OF PLAT PREPARED FOR MARKET PLACE APARTMENTS, LP RECORDED IN PLAT BOOK B383 AT PAGE 1 OF THE OFFICE OF THE REGISTER OF DEEDS OF YORK COUNTY, BASED ON STATE PLANE COORDINATE (SPC) GRID BEARINGS, SOUTH CAROLINA (3900). ALL UNITS OF MEASUREMENT ARE INTERNATIONAL FEET (GROUND). DEVIATION FROM THE RECORD BEARING OF S43°50'34"E AS SHOWN ON THE AFOREMENTIONED PLAT IS -02°32'38".

N2 THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL

PARKING				
REGULAR	DISABLED	TRAILER	PARTIAL	TOTAL
115	6			121

N3 AT THE TIME OF THE SURVEY, THERE WAS EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

N4 THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

N5 THE PROJECT SITE IS LOCATED AT THE INTERSECTION OF HECKLE BOULEVARD AND McCULLOUGH STREET.

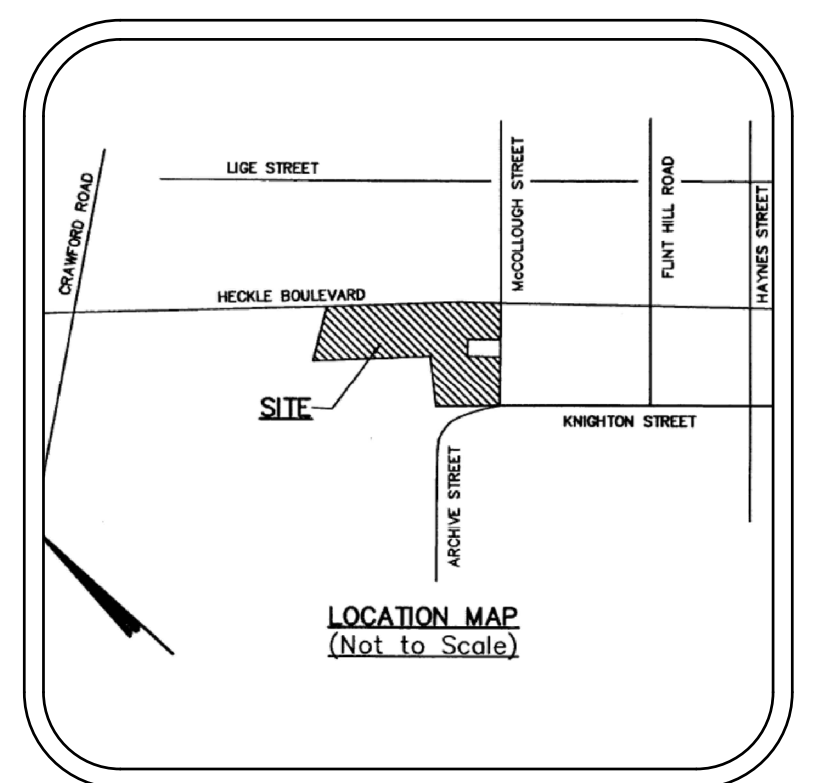
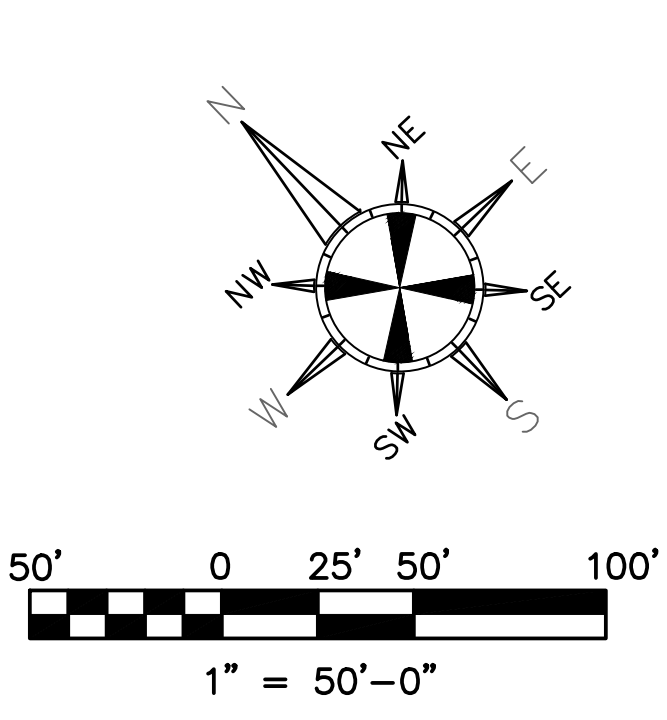
N6 Raymond Bruce Dawber
 Professional Land Surveyor
 105 Sumac Drive
 Goose Creek, SC 29445
 Ph: (910) 443-0378
 Email: raydawber@gmail.com

SURVEY PREPARED FOR:
 Ponderosa Professional Cooperative, LLC
 5830 E 2ND STREET
 CASPER, WY 82609
 307-247-6215
 EMAIL: COMMENTS@PONDEROSA.PRO
 SURVEY NO. 21-062-01A

UTILITY NOTE

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV TOGETHER WITH EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM THE UTILITY COMPANIES, OR PROVIDED BY THE CLIENT AND MARKINGS REQUESTED BY THE SURVEYOR PURSUANT TO A 811 UTILITY LOCATE OR SIMILAR REQUEST

LIST OF ABBREVIATIONS	
A.C. PAD	GROUND LIGHT
AIR VALVE	GROUND ROD
AUTO-SPRINKLER	GUARD POST
BENCHMARK	GY ANCHOR
BORE HOLE	HANDICAPPED PARKING
BUSH	IRON GRATE
CLEAN OUT	LIGHT POLE
ELEC. METER	MAIL BOX
ELEC. TRANS.	METER RACK
FIRE HYDRANT	MON. FOUND AS DESCRIBED
FIRE RISER	MON. SET AS DESCRIBED
FLAG POLE	PIPELINE MARKER
GAS METER	POWER MH
GAS VALVE	POWER POLE
GATE	PROPANE TANK
GENERATOR	PULL BOX
BARBED WIRE FENCE	CHAIRLINK FENCE
ROAD CENTERLINE	OVERHEAD ELECTRIC LINE
STOCKADE FENCE	SUBJECT BOUNDARY LINE
UNDERGROUND COMMUNICATIONS	UNDERGROUND ELECTRIC
UNDERGROUND SANITARY SEWER	UNDERGROUND STORM SEWER
RCP HEADWALL	ROAD SIGN
SANITARY SEWER MH	SEWER MH
SEWER MANHOLE	SEWER MANHOLE
UNDERGROUND TANK ACCESS	TELE. MH
TELE. MH	TELE. PED.
TRAFFIC SIGNAL LIGHT	TRAFFIC SIGNAL CONTROL BOX
TREE	UNDER. TELE. MARKER
UTILITY CABINET	UTILITY POLE
UTILITY POLE	UTILITY POLE
WATER MH	WATER MH
WATER VALVE	WATER VALVE
ADJ./PLAT LINE	ADJ./PLAT LINE
EASEMENT LINE	EASEMENT LINE
SECTION LINE	SECTION LINE
TRAIN TRACKS	TRAIN TRACKS
UNDER. GAS	UNDER. GAS
UNDER. WATER	UNDER. WATER



VICINITY MAP (Not to Scale)

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

12. Grants of Rights of Way to the City of Rock Hill, S.C. as recorded in Book 421, Page 573 and Book 397, Page 82, and Book 397, Page 75, all of the York County Registry, reference being made to the records thereof for the full particulars. **AFFECTS, PLOTTED AS DESCRIBED.**

13. General Permit to Rock Hill Telephone Company as recorded in Book 428, Page 355 of the York County Registry, reference being made to the records thereof for the full particulars. **AFFECTS, PLOTTED AS INTERPRETED AND DESCRIBED BY PLAT BOOK B383, PAGE 1.**

14. Grants of Rights of Way for Street unto the City of Rock Hill as recorded in Book 424, Page 252 and Book 483, Page 301, of the York County Registry, reference being made to the records thereof for the full particulars. **DOES NOT AFFECT, SUPERCEDED BY MORE RECENT WIDENINGS**

18. Easements, Setback Lines and any other facts shown on that Plat recorded in Plat Book B383, Page 1 of the York County Registry, reference being made to the records thereof for the full particulars. **AFFECTS PROPERTY. ALL PLOTTABLE MATTERS ARE INDICATED ON THIS SURVEY.**

TITLE LEGAL DESCRIPTION

All that certain piece, parcel or tract of land, with all improvements thereon, situate, lying and being in the City of Rock Hill, County of York, State of South Carolina, containing 5.623 Acres, and being more particularly shown and delineated on a plat prepared for Market Place Apartments, LP by FFAH Market Place LLC, dated June 28, 2001, last revised August 6, 2001 and recorded in the Office of the Register of Deeds for York County in Plat Book B-383 at Page 1, and shown thereon as having the following boundaries and measurements, to-wit:
 Beginning at a "x" on the concrete gutter, The Point of Beginning, (P.O.B.), where the southern right-of-way margin of Heckle Boulevard and the western right-of-way margin of McCullough Street intersect; thence along the western right-of-way margin of McCullough Street S 48° 53' 37" W for a distance of 160.60 feet to a 1" pipe; thence turning right and running along property now or formerly Thomas L. Richmond for the following bearings and distances: N 41° 21' 35" W for a distance of 145.25 feet to a 1" pipe; thence S 48° 49' 37" W for a distance of 75.07 feet to a 1" pipe; thence S 41° 23' 08" E for a distance of 145.32 feet to a 1/2" rebar located on the western right-of-way margin of McCullough Street; thence running with the western right-of-way margin of McCullough Street S 48° 51' 17" W for a distance of 218.88 feet to a 1/2" rebar located on the northern margin of a 15' alleyway, thence turning and running along the northern margin of the 15' alleyway N 42° 39' 00" W for a distance of 284.34 feet to a 1" pipe; thence turning and running along property now or formerly James D. Steel and Company and A.F. Ferrell for the following bearings and distances: N 41° 55' 00" E for a distance of 225.02 feet to a "x" on concrete sidewalk; thence N 44° 10' 56" W for a distance of 522.55 feet to a 5/8" rebar; thence turning and running along property now or formerly Clinton Institute N 62° 49' 10" E for a distance of 247.70 feet to a 1/2" rebar located on the southern right-of-way margin of Heckle Boulevard; thence turning and running along the southern right-of-way margin of Heckle Boulevard S 43° 50' 34" E for a distance of 590.79 feet to a mail and cop in asphalt; thence continuing along the southern right-of-way margin of Heckle Boulevard S 40° 32' 50" E for a distance of 183.33 feet to the "x" on the concrete gutter, the point of beginning.
 AS MORE RECENTLY SHOWN ON a plat of survey entitled "ALTA/NSPS Land Title Survey for Apartments 5" prepared by Joseph C. Whisenant for Book & Clark National Coordinators, Project No. 201604435, 005, dated December 9, 2016, last revised December 9, 2016, and recorded in Book 424, Page 252 and Book 483, Page 301, of the York County Registry, reference being made to the records thereof for the full particulars, and as more particularly shown and delineated on a plat prepared for Market Place Apartments, LP by FFAH Market Place LLC, dated June 28, 2001, last revised August 6, 2001 and recorded in the Office of the Register of Deeds for York County in Plat Book B-383 at Page 1, and shown thereon as having the following boundaries and measurements, to-wit: BEGINNING AT AN "X" ON THE CONCRETE GUTTER, THE POINT OF BEGINNING (P.O.B.), WHERE THE SOUTHERN RIGHT-OF-WAY MARGIN OF HECKLE BOULEVARD AND THE WESTERN RIGHT-OF-WAY MARGIN OF McCULLOUGH STREET INTERSECT; THENCE ALONG THE WESTERN RIGHT-OF-WAY MARGIN OF McCULLOUGH STREET S 48° 51' 17" W FOR A DISTANCE OF 218.88 FEET TO AN IRON PIN FOUND; THENCE TURNING AND RUNNING ALONG PROPERTY NOW OR FORMERLY FGW PROPERTIES, LLC FOR THE FOLLOWING BEARINGS AND DISTANCES: N 43° 54' 21" W FOR A DISTANCE OF 145.44 FEET TO AN IRON PIN FOUND; THENCE S 46° 16' 53" W FOR A DISTANCE OF 75.07 FEET TO AN IRON PIN SET; THENCE S 43° 53' 37" E FOR A DISTANCE OF 145.33 FEET TO AN IRON PIN FOUND LOCATED ON THE WESTERN RIGHT-OF-WAY MARGIN OF McCULLOUGH STREET; THENCE RUNNING WITH THE WESTERN RIGHT-OF-WAY MARGIN OF McCULLOUGH STREET S 48° 20' 42" W FOR A DISTANCE OF 218.95 FEET TO AN IRON PIN LOCATED ON THE NORTHERN MARGIN OF A 15' ALLEYWAY, THENCE TURNING AND RUNNING ALONG THE NORTHERN MARGIN OF THE 15' ALLEYWAY N 45° 08' 12" W FOR A DISTANCE OF 284.31 FEET TO AN IRON PIN FOUND; THENCE TURNING AND RUNNING ALONG THE PROPERTY NOW OR FORMERLY CHARLES BURNETT II FOR THE FOLLOWING BEARINGS AND DISTANCES: N 39° 22' 15" E FOR A DISTANCE OF 225.02 FEET TO AN "X" ON CONCRETE SIDEWALK; THENCE N 45° 43' 41" W FOR A DISTANCE OF 522.55 FEET TO AN IRON PIN FOUND; THENCE TURNING AND RUNNING ALONG PROPERTY NOW OR FORMERLY COLLEGE CLINTON NORMAL & IND N 60° 19' 55" E FOR A DISTANCE OF 247.78 FEET TO AN IRON PIN FOUND LOCATED ON THE SOUTHERN RIGHT-OF-WAY MARGIN OF HECKLE BOULEVARD; THENCE TURNING AND RUNNING ALONG THE SOUTHERN RIGHT-OF-WAY MARGIN OF HECKLE BOULEVARDS 46° 22' 30" E FOR A DISTANCE OF 590.80 FEET TO A "PK" NAIL SET IN ASPHALT; THENCE CONTINUING ALONG THE SOUTHERN RIGHT-OF-WAY MARGIN OF HECKLE BOULEVARDS 43° 05' 28" E FOR A DISTANCE OF 183.34 FEET TO THE "X" ON THE CONCRETE GUTTER, THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN FIRST AMERICAN TITLE COMPANY, COMMITMENT NUMBER 2012-2058, February 10, 2021 at 08:00 AM

ALTA/NSPS LAND TITLE SURVEY FOR Market Place Apartments PARTNER PROJECT NUMBER 21-309966.9

ALTA SURVEY BASED AND RELIED ON FIRST AMERICAN TITLE COMPANY TITLE COMMITMENT, NUMBER 2102-2058, CONTAINING AN EFFECTIVE DATE AND TIME OF FEBRUARY 10, 2021 AT 08:00 AM

CERTIFICATION

TO HUD, VITUS DEVELOPMENT IV, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FIRST AMERICAN TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 8, 9, 10a, 10b, 11, 12, 13, 16, 17, 18, and 19 OF TABLE A THEREOF.
 THE FIELDWORK WAS COMPLETED ON 3/1/2021.
 DATE OF PLAT OR MAP: 3/10/2021

I hereby state that to the best of my professional knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements of a "Class A" Urban Survey.

PROPERTY ADDRESS: 1333 CORONET COURT ROCK HILL SC 29730

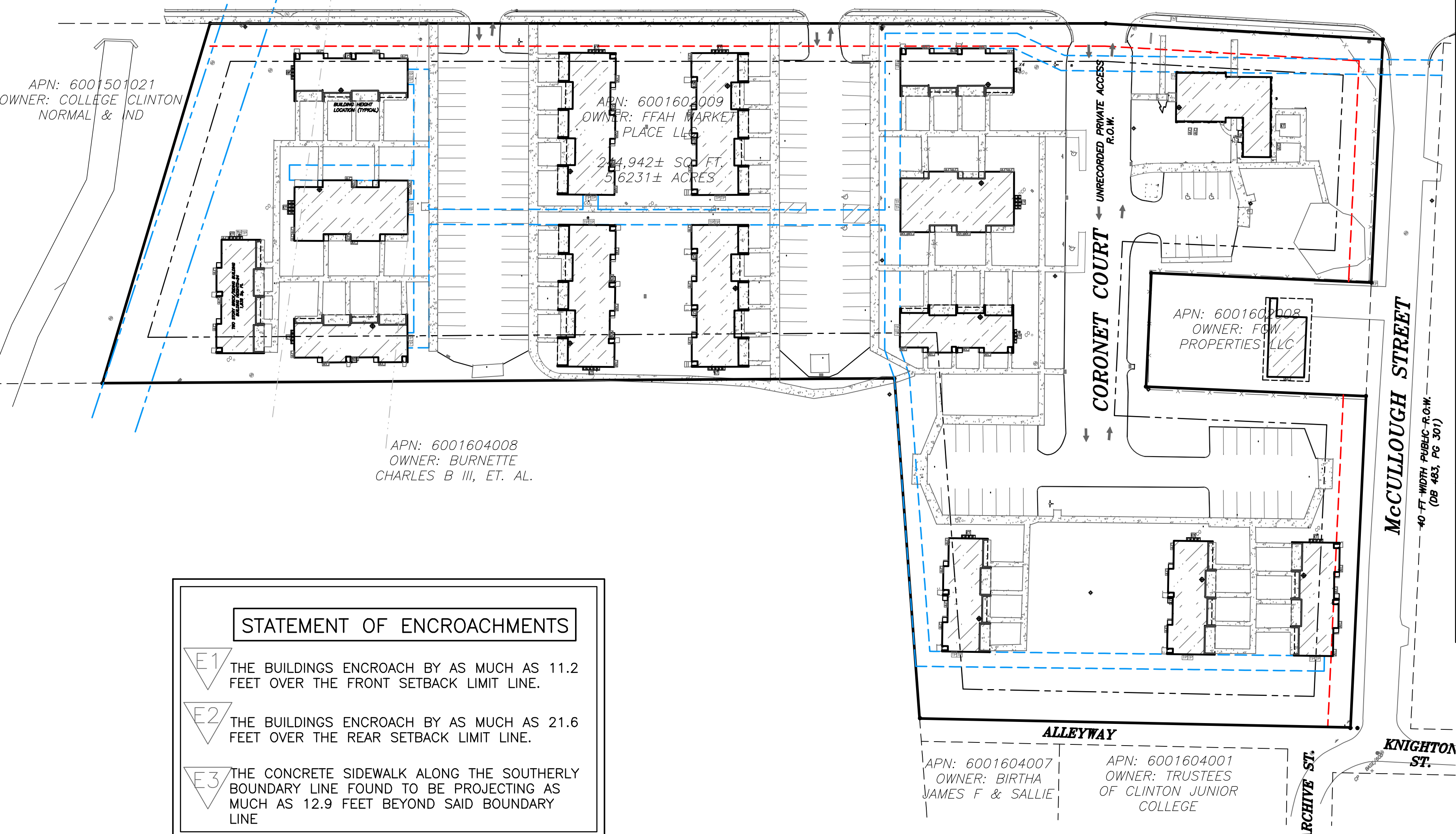
Raymond Bruce Dawber
 Professional Land Surveyor
 PLS NO.: 24270
 IN THE STATE OF: South Carolina
 DATE OF SURVEY: 03/01/2021
 LAST REVISED: 03/18/2021
 Address:
 105 Sumac Drive
 Goose Creek, SC 29445
 Ph: (910) 443-0378
 Email: raydawber@gmail.com

CORPORATE OFFICE
 2154 TORRANCE BLVD.
 TORRANCE, CA 90501 888-213-7479
 ALTA@partneresi.com



HECKLE BOULEVARD

VAR. WIDTH PUBLIC R.O.W. (DB 424, PG 252)



STATEMENT OF ENCROACHMENTS

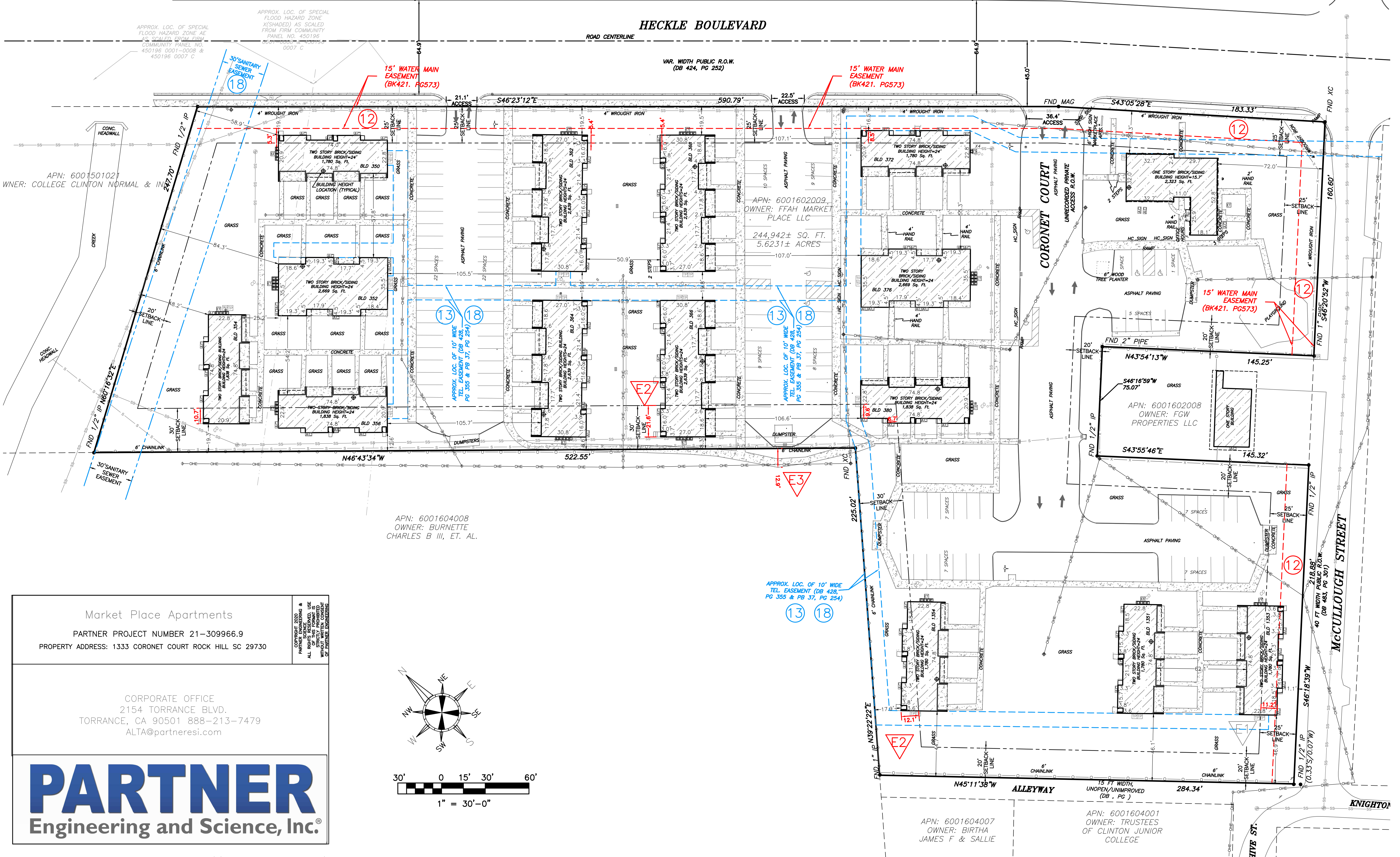
- E1** THE BUILDINGS ENCOACH BY AS MUCH AS 11.2 FEET OVER THE FRONT SETBACK LIMIT LINE.
- E2** THE BUILDINGS ENCOACH BY AS MUCH AS 21.6 FEET OVER THE REAR SETBACK LIMIT LINE.
- E3** THE CONCRETE SIDEWALK ALONG THE SOUTHERLY BOUNDARY LINE FOUND TO BE PROJECTING AS MUCH AS 12.9 FEET BEYOND SAID BOUNDARY LINE

HECKLE BOULEVARD

ROAD CENTERLINE

VAR. WIDTH PUBLIC R.O.W.
(DB 424, PG 252)

15' WATER MAIN EASEMENT
(BK421, PG573)



APN: 6001501021
OWNER: COLLEGE CLINTON NORMAL & IN...

APN: 6001602009
OWNER: FFAH MARKET PLACE LLC
244,942± SQ. FT.
5.6231± ACRES

APN: 6001604008
OWNER: BURNETTE CHARLES B III, ET. AL.

APN: 6001604007
OWNER: BIRTHA JAMES F & SALLIE

APN: 6001604001
OWNER: TRUSTEES OF CLINTON JUNIOR COLLEGE

Market Place Apartments

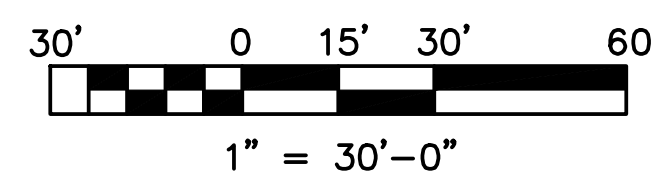
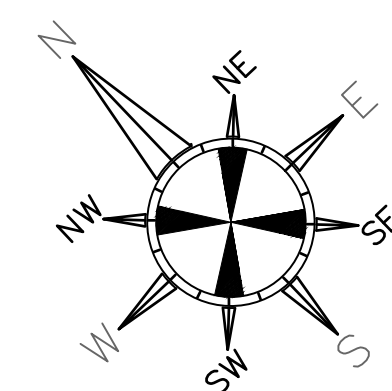
PARTNER PROJECT NUMBER 21-309966.9

PROPERTY ADDRESS: 1333 CORONET COURT ROCK HILL SC 29730

CONTRACT 2020
PARTNER ENGINEERING &
SCIENCE, INC. ALL RIGHTS RESERVED. USE
OF THIS DRAWING IS
FOR THE PROJECT AND
WITHOUT WRITER CONSENT
OR PERMISSION OF
PARTNER ENGINEERING
& SCIENCE, INC.

CORPORATE OFFICE
2154 TORRANCE BLVD.
TORRANCE, CA 90501 888-213-7479
ALTA@partneresi.com

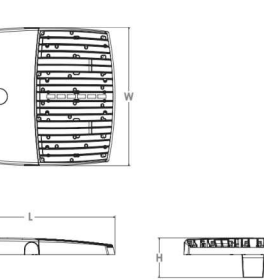
PARTNER
Engineering and Science, Inc.®





RSX4 LED Area Luminaire

Specifications
EPA (ft²/°): 307 (78.5 cm²)
Width: 0.69' (0.07 m)
Length: 30' (9.14 m)
Depth: 25.0' (6.35 m)
Height: 3.0' (7.6 cm) Main Body 7.2' (18.4 cm) Arm
Weight (max): 65 lbs (29.5 kg)



Introduction
The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings.

Table with columns: Series, Performance, Color, Mounting, and Options. Includes details for RSX4 LED P6 40K R3 MVLTP SPA DBBXC.

Ordering Information

Table listing accessories such as RSX4 LED Area Luminaire, RSX4 LED Pole Adapter, etc.

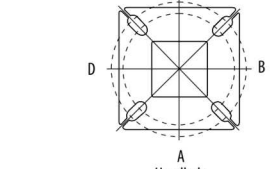
External Shields



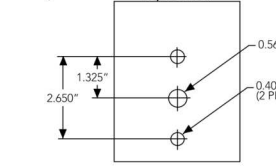
Pole/Mounting Information

Accessories including ballustrades, cross arms and other adapters are available on page S.8.

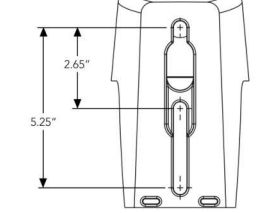
HANDHOLE ORIENTATION



RSX POLE DRILLING

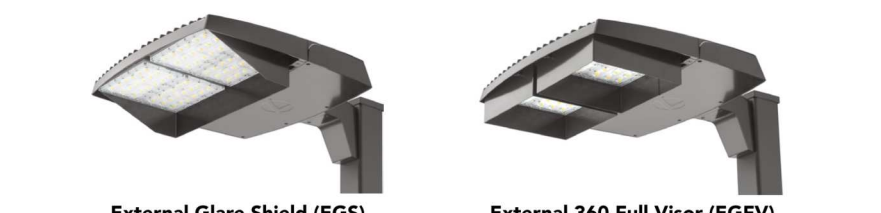


RSX STANDARD ARM, EXTENDED ARM AND ADJUSTABLE ARM



NOTES
1. Any Type 5 distribution is not available with MHA.
2. MHA is not available on any live voltage line.
3. MHA is not available on any live voltage line.

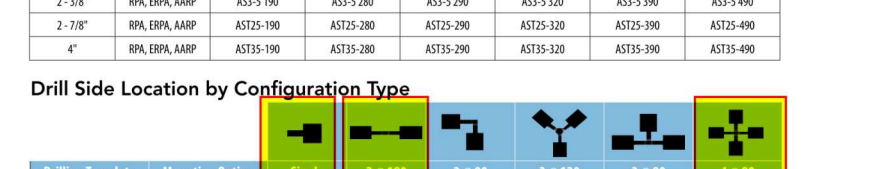
External Shields



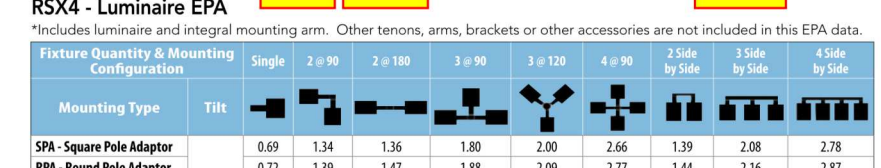
Pole/Mounting Information

Accessories including ballustrades, cross arms and other adapters are available on page S.8.

HANDHOLE ORIENTATION



RSX POLE DRILLING

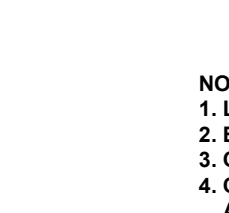


RSX STANDARD ARM, EXTENDED ARM AND ADJUSTABLE ARM



Ordering Information
Accessories including ballustrades, cross arms and other adapters are available on page S.8.

External Shields



Pole/Mounting Information

Accessories including ballustrades, cross arms and other adapters are available on page S.8.

HANDHOLE ORIENTATION



RSX POLE DRILLING

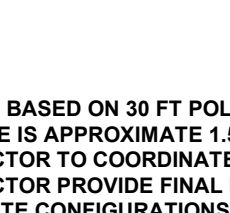


RSX STANDARD ARM, EXTENDED ARM AND ADJUSTABLE ARM



Ordering Information
Accessories including ballustrades, cross arms and other adapters are available on page S.8.

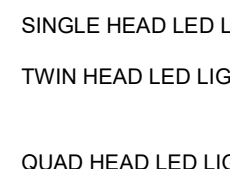
External Shields



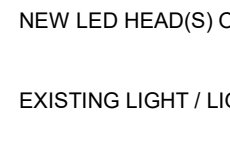
Pole/Mounting Information

Accessories including ballustrades, cross arms and other adapters are available on page S.8.

HANDHOLE ORIENTATION



RSX POLE DRILLING



RSX STANDARD ARM, EXTENDED ARM AND ADJUSTABLE ARM



1 ARCHITECTURAL SITE PLAN - NEW LIGHTING / PHOTOMETRIC
1" = 40'-0"

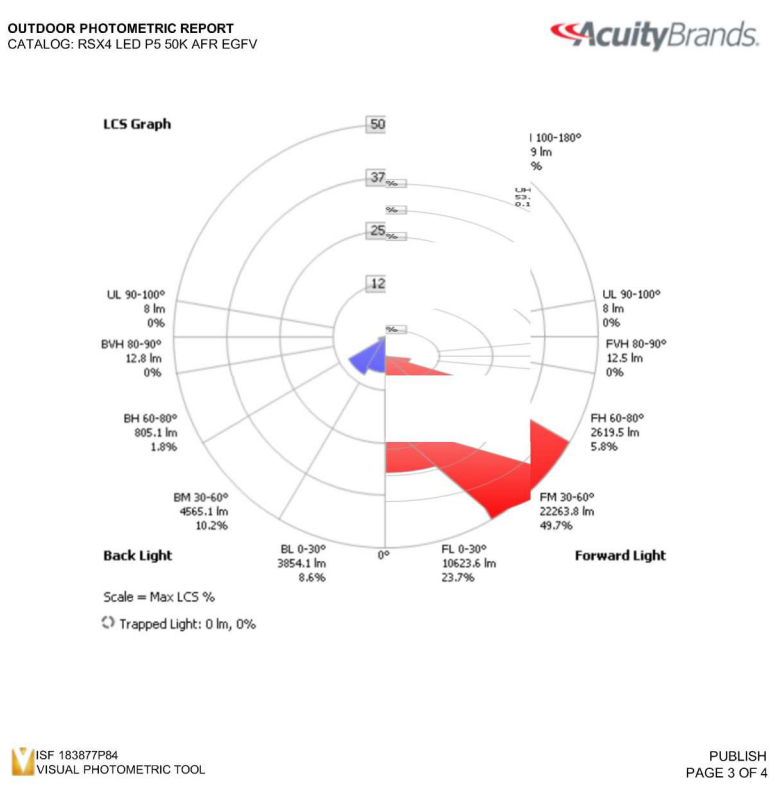
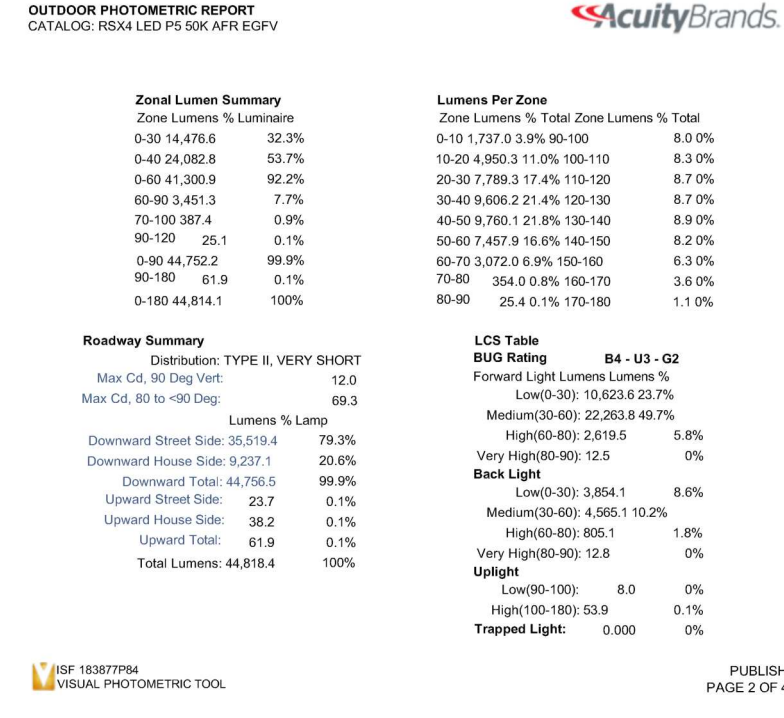
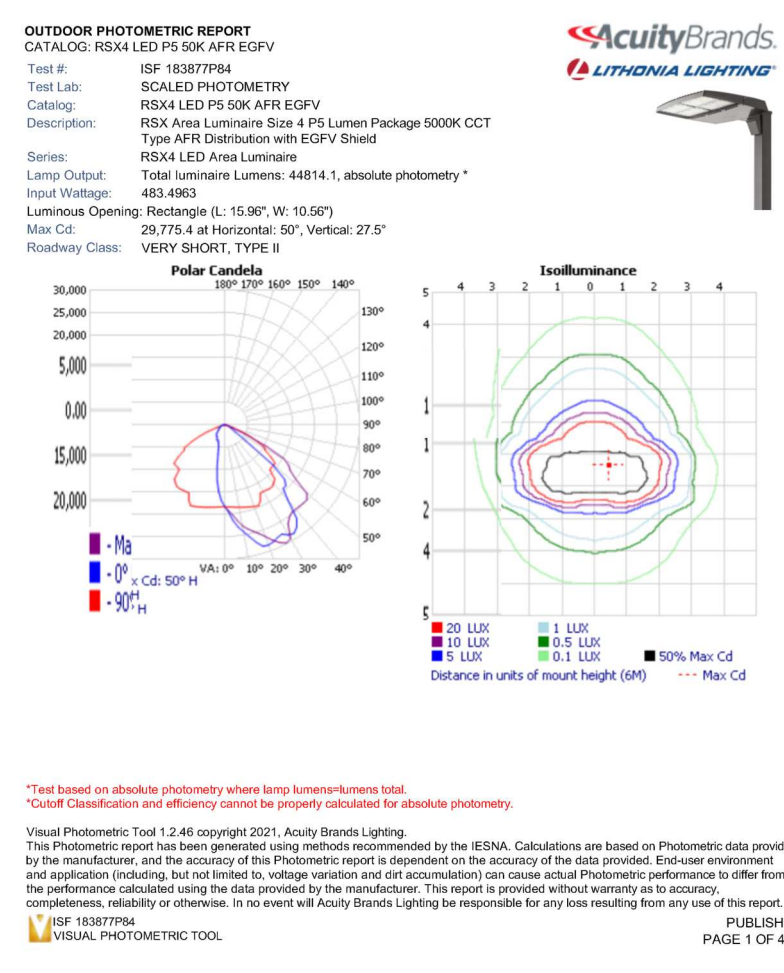
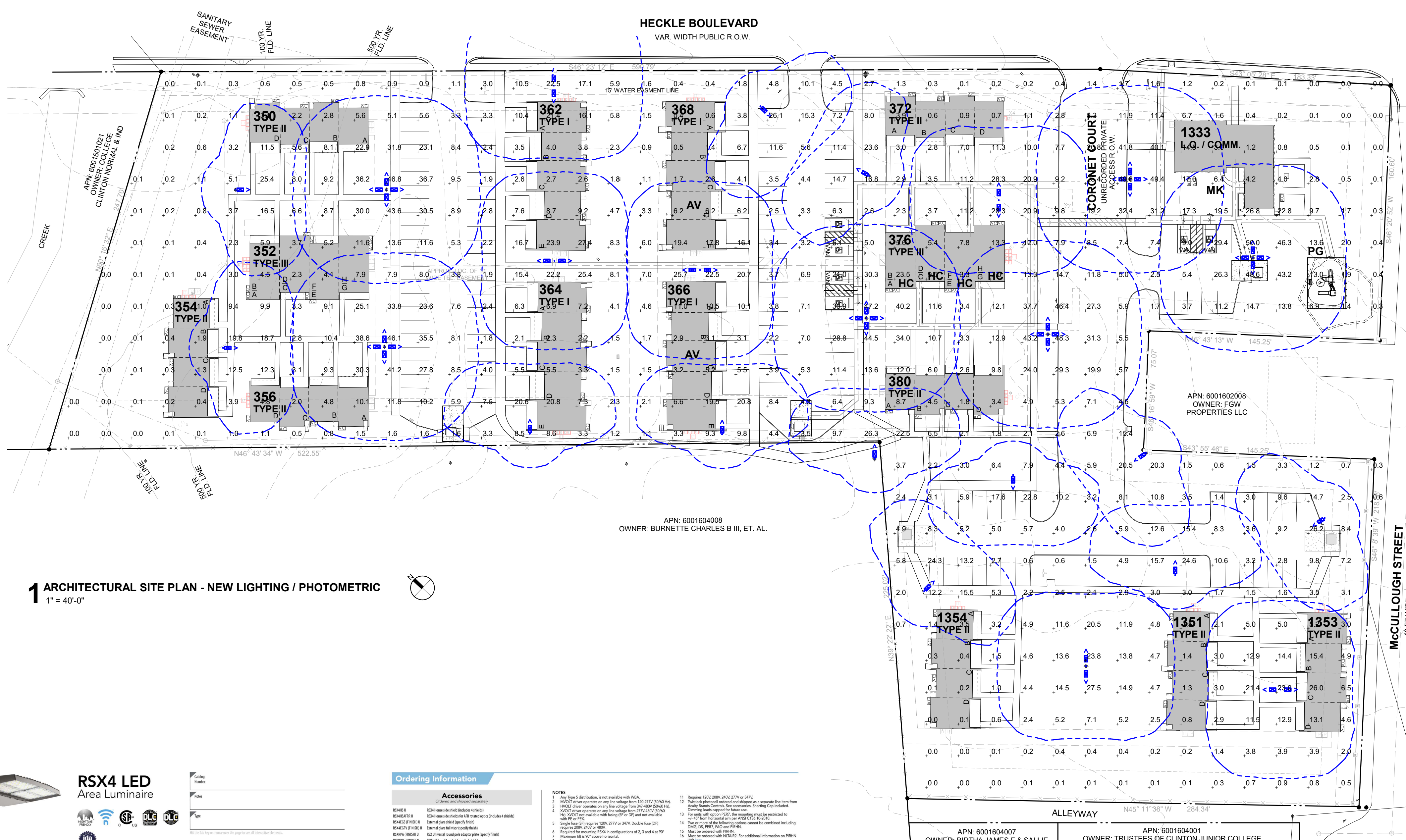
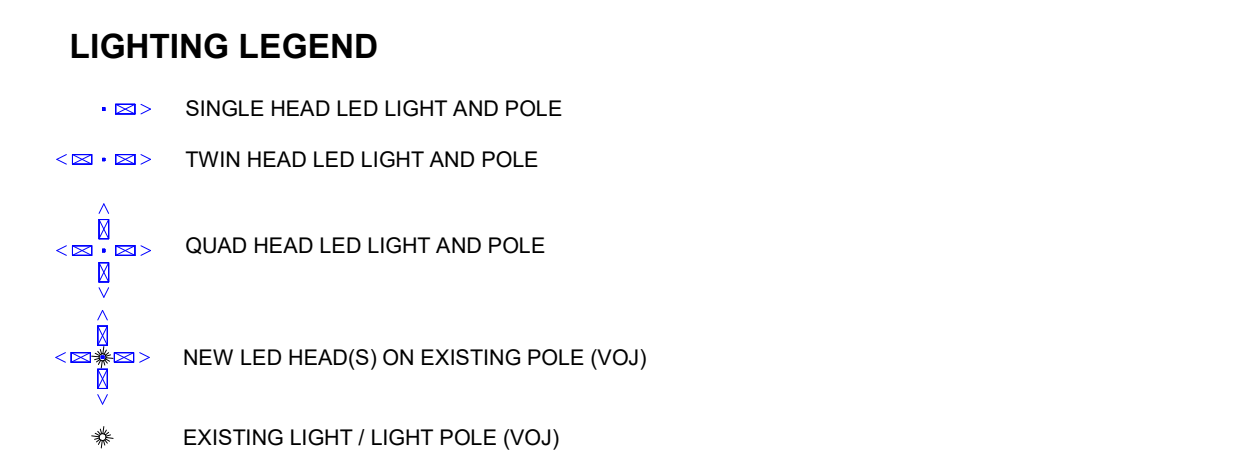


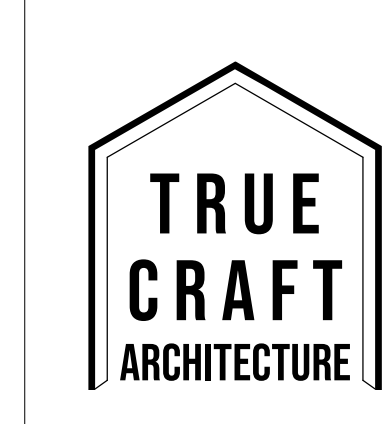
Table with columns: Candela Table - Type C, showing lighting distribution data across various distances and heights.

- NOTES
1. LAYOUTS BASED ON 30 FT POLE MOUNTED LIGHTS.
2. BLUE LINE IS APPROXIMATE 1.5 FT CANDLE LINE PER SC HOUSING REQUIREMENTS.
3. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY AND OWNER ON PROPOSED SITE LIGHTING.

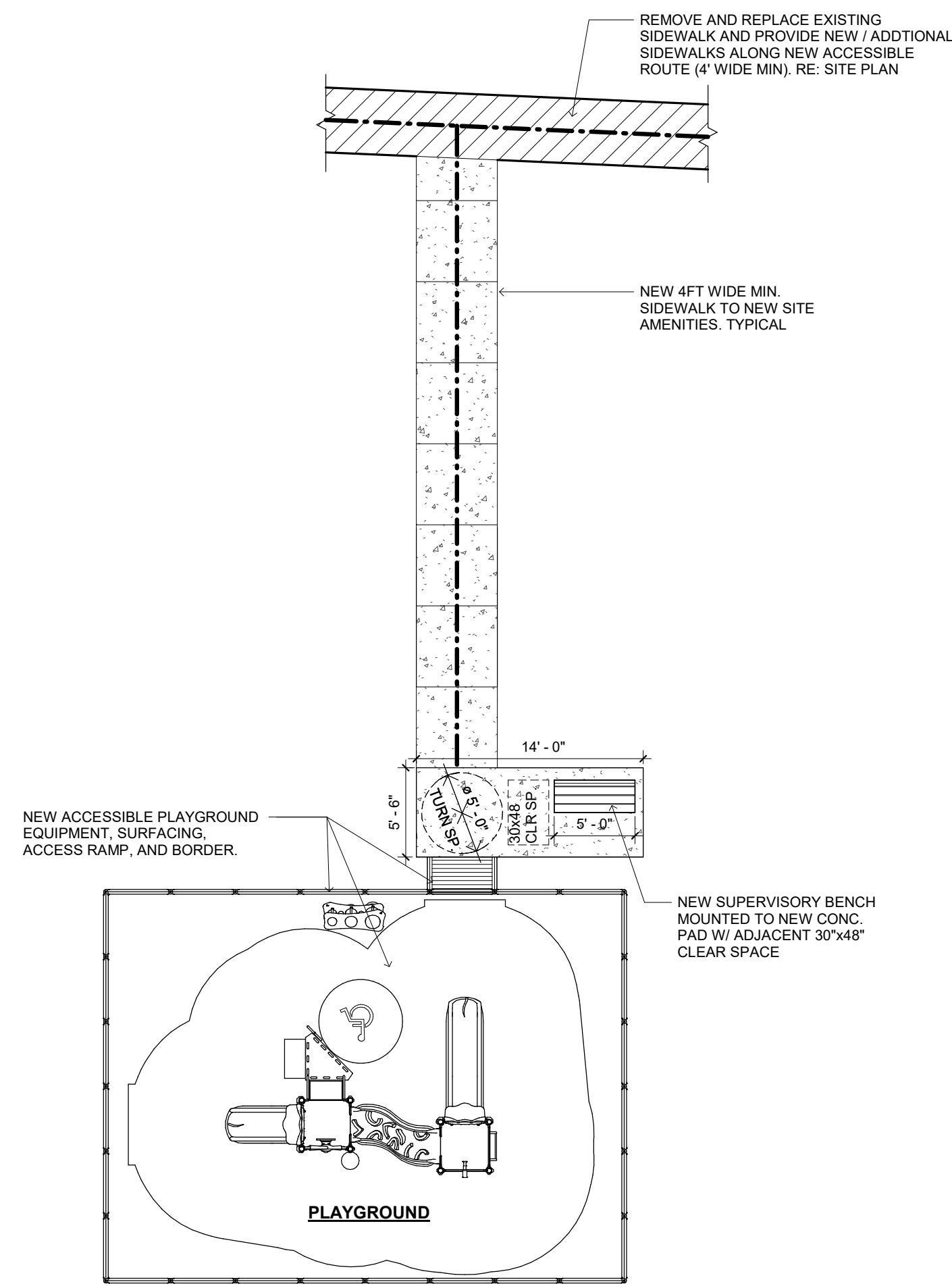


REVISIONS
APPROVAL
STATE OF SOUTH CAROLINA
REGISTERED ARCHITECT

MARKET PLACE APARTMENTS
1333 Coronet Court, Rock Hill, SC 29730
TRUE CRAFT ARCHITECTURE LLC | 14241 COURSEY BLVD., STE A12-318 | BATON ROUGE, LA 70817 | 515-588-2543



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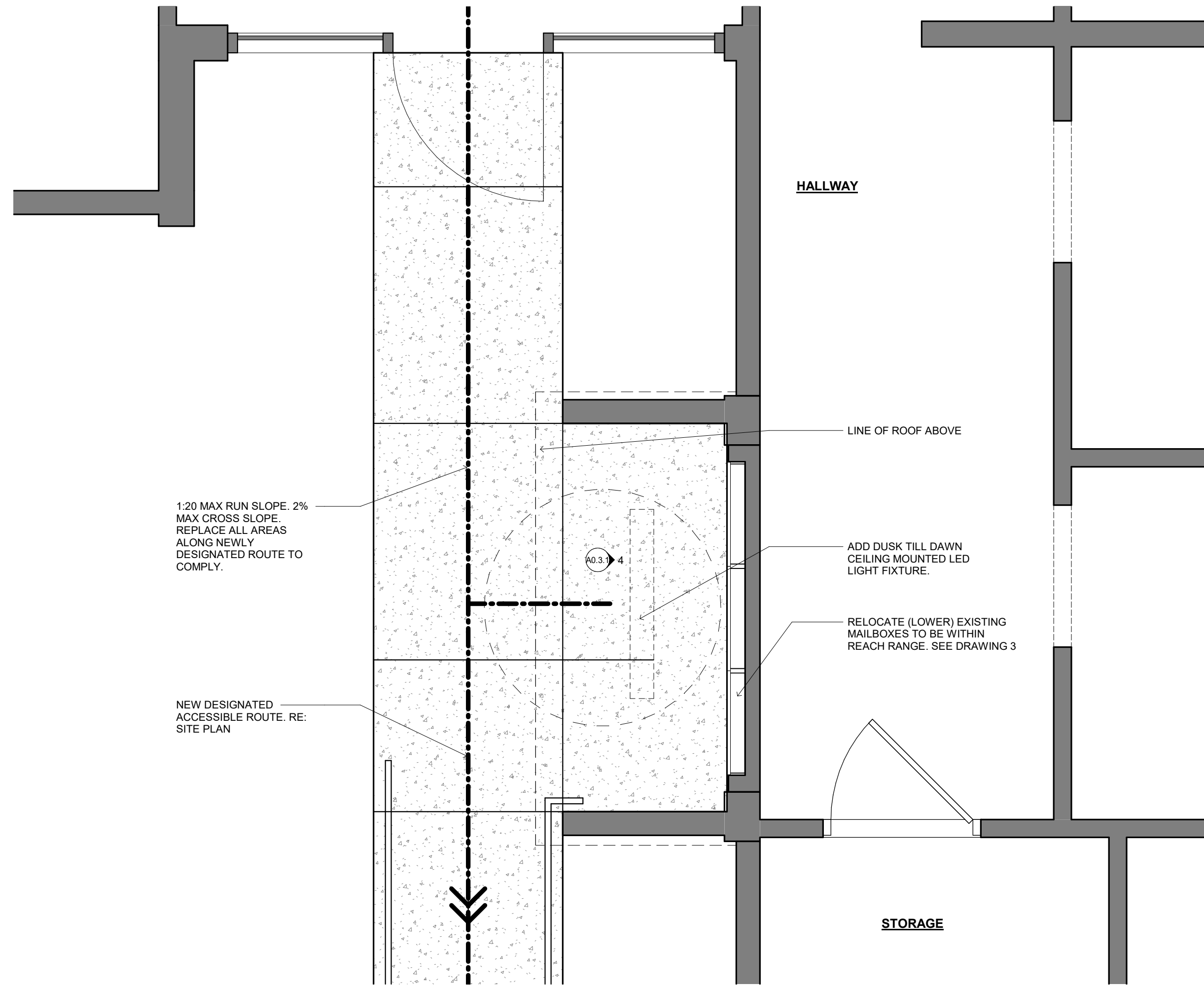


PLAYGROUND NOTES:
a. PLAYGROUND.

- EQUIPMENT MUST BE OF COMMERCIAL DESIGN AND QUALITY. (REFURBISH EXISTING)
- ALL PLAYGROUNDS MUST EACH CONTAIN AT LEAST FOUR PLAY STATIONS/ACTIVITIES.
- PLAYGROUND MUST BE LOCATED AWAY FROM AREAS OF FREQUENT AUTOMOBILE TRAFFIC AND SITUATED SUCH THAT THE PLAY AREA IS VISIBLE FROM THE OFFICE AND MAXIMUM NUMBER OF RESIDENTIAL UNITS.
- PLAYGROUND MUST BE ACCESSIBLE TO PERSONS WITH MOBILITY IMPAIRMENTS.
- A BENCH THAT IS WEATHER RESISTANT, METAL OR COMPOSITE, HAVE A BACK, AND BE ANCHORED PERMANENTLY.
- SURFACE CONDITIONS AND MATERIALS MUST MEET THE FOLLOWING GUIDELINES AND STANDARDS:
 - ASTM F1951 (SPECIFICATION FOR DETERMINATION OF ACCESSIBILITY OF SURFACE SYSTEMS)
 - ASTM F1292 (SPECIFICATION FOR IMPACT DETERMINATION)
 - ASTM F1487 (STANDARD CONSUMER SAFETY PERFORMANCE SPECIFICATION)
 - ASTM F2020 (STANDARD SPECIFICATION FOR ENGINEERED WOOD FIBER)
 - ASTM F2479 (SPECIFICATION GUIDE FOR PRODUCTS AND INSTALLATION OF POURED-IN-PLACE SURFACES)
- A LETTER FROM THE PLAYGROUND FLOOR MATERIAL PROVIDER STATING THE MATERIAL MEETS OR EXCEEDS THE ABOVE ASTM REQUIREMENTS IS REQUIRED. A CERTIFICATE FROM A THIRD-PARTY FIRM LICENSED TO PERFORM PLAYGROUND SURFACE TESTING STATING THE INSTALLATION OF APPROVED FLOOR COVERINGS WAS INSTALLED PER MANUFACTURER'S REQUIREMENTS AND THAT THE FINISHED FLOOR SURFACE(S) MEET THE ABOVE ASTM STANDARDS IS ALSO REQUIRED.

1 ENLARGED PLAYGROUND PLAN
1/8" = 1'-0"

PG



MK 2 MAIL KIOSK RENOVATION - ENLARGED PLAN
1/2" = 1'-0"

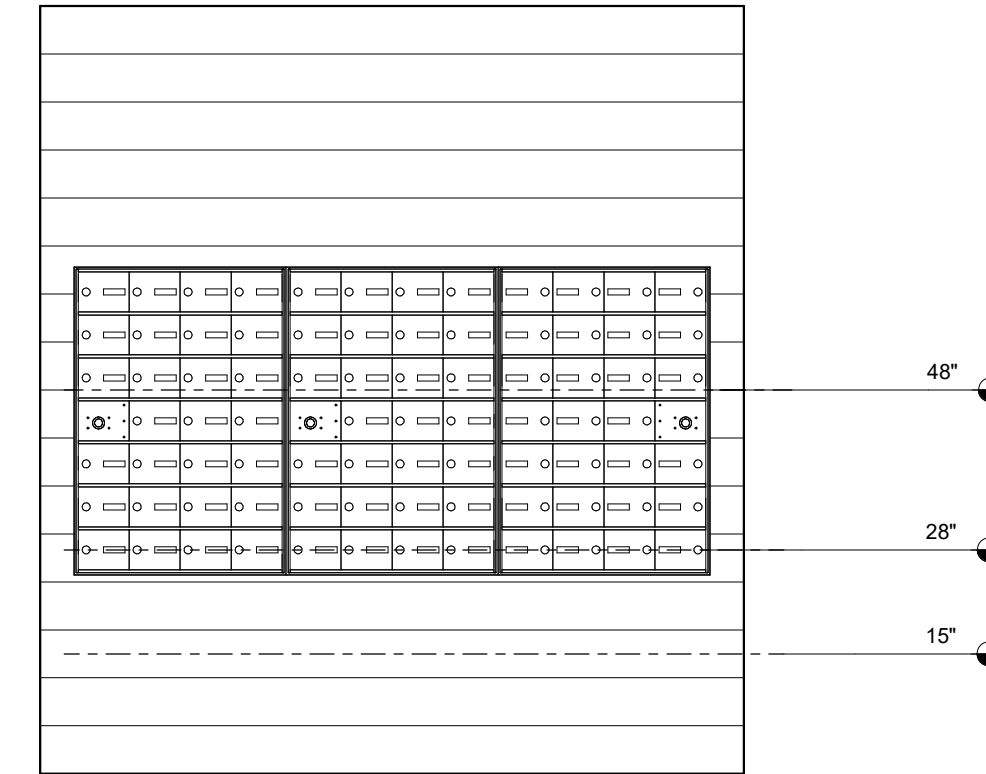
REPLACE ALL SOFFITS AND TRIM WITH NEW PAINTED FIBER CEMENT COMPONENTS. TYPICAL ENTIRE KIOSK.

ADD DUSK TILL DAWN LED LIGHT FIXTURE.

REMOVE AND RELOCATE EXISTING MAILBOXES TO BE WITHIN ADA COMPLIANT REACH RANGE

REPLACE ALL SIDING AND TRIM WITH NEW PAINTED FIBER CEMENT COMPONENTS. TYPICAL ENTIRE KIOSK.

RECONFIGURE WALL OPENING TO ALLOW FOR RELOCATED BOXES. BTM OF BOXES TO BE INSTALLED AT A HEIGHT OF 15" AFF. (PROVIDE BOXES FOR 5% OF CONVERSION UNITS WITHIN THE REQUIRED REACH RANGE OF 15'-48" AFF.



4 NEW ELEVATION AT RELOCATED MAIL BOXES
1/2" = 1'-0"

NOTE: CONTRACTOR TO VERIFY PROPOSED CONFIGURATION IS ACCEPTABLE WITH LOCAL JURISDICTION AND POST MASTER.



MK 3 MAIL KIOSK RENOVATION ELEVATION
N.T.S.

REVISIONS	
1	07/10/21 ACC. REV 1
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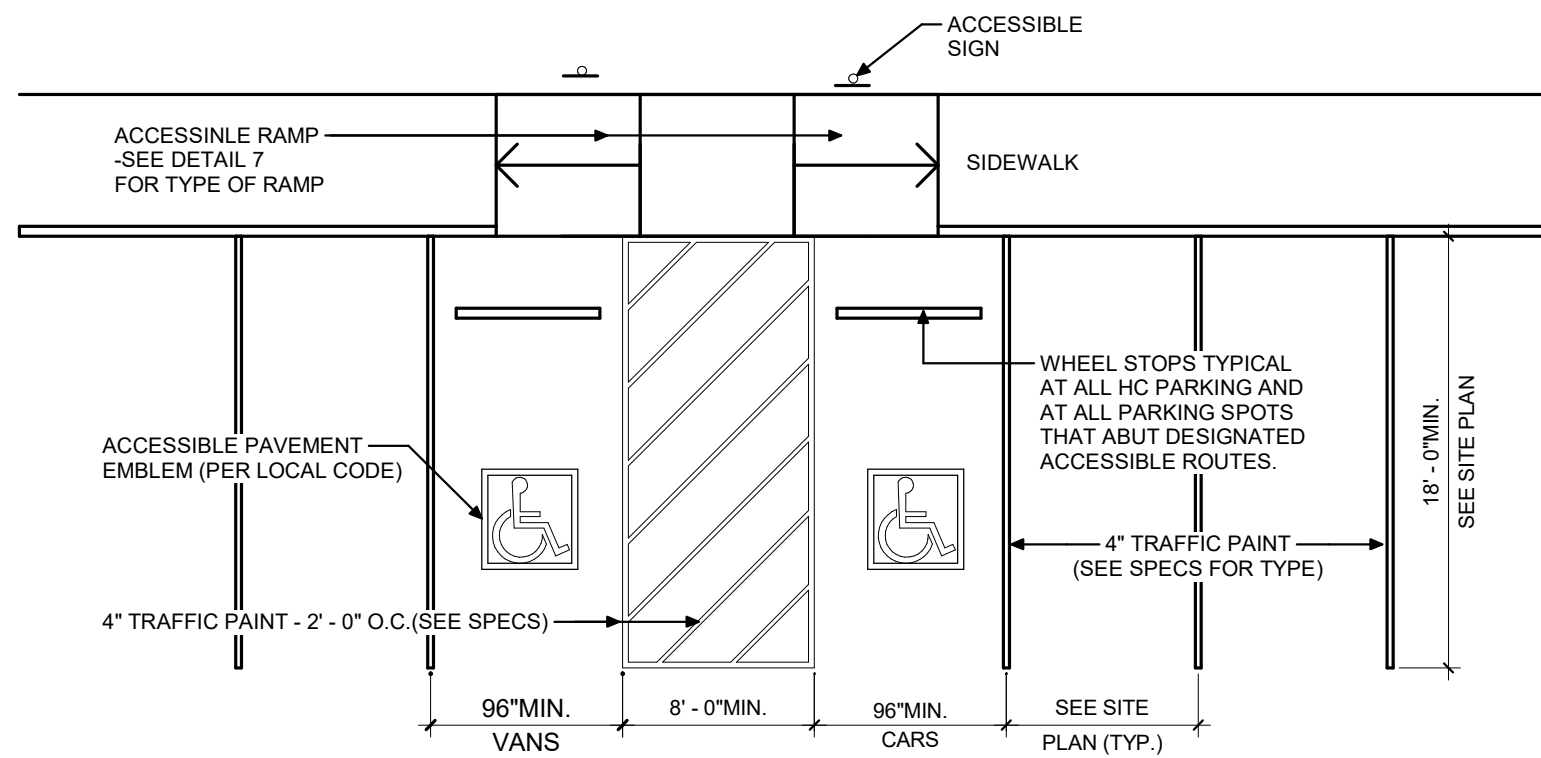
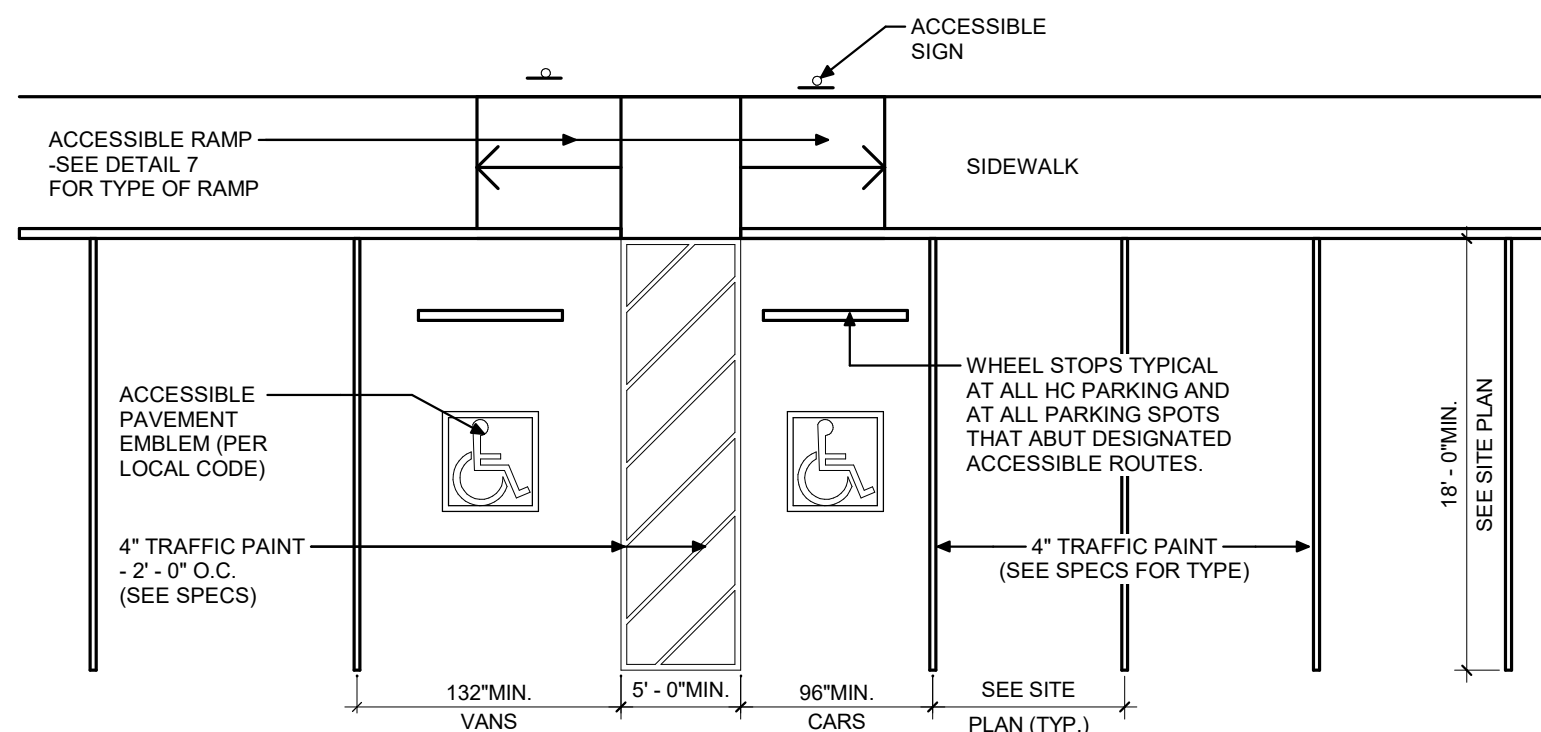
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ISSUED FOR:	
PERMITTING	
JOB NUMBER:	20-14
ISSUED:	06/05/21
ENLARGED SITE PLANS AT SITE AMENITIES	
A0.3.1	
PHASE:	DD

ACCESSIBLE PATH AND PARKING NOTES:

1. SLOPE: AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 1:20 IS A RAMP. NOWHERE SHALL THE CROSS SLOPE OF AN ACCESSIBLE ROUTE OR NEW ACCESSIBLE PARKING AREAS EXCEED 1:50 OR 2%.
2. CHANGE IN LEVELS: CHANGES IN LEVELS ALONG AN ACCESSIBLE ROUTE UP TO 1/4" MAY BE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGES IN LEVELS BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.

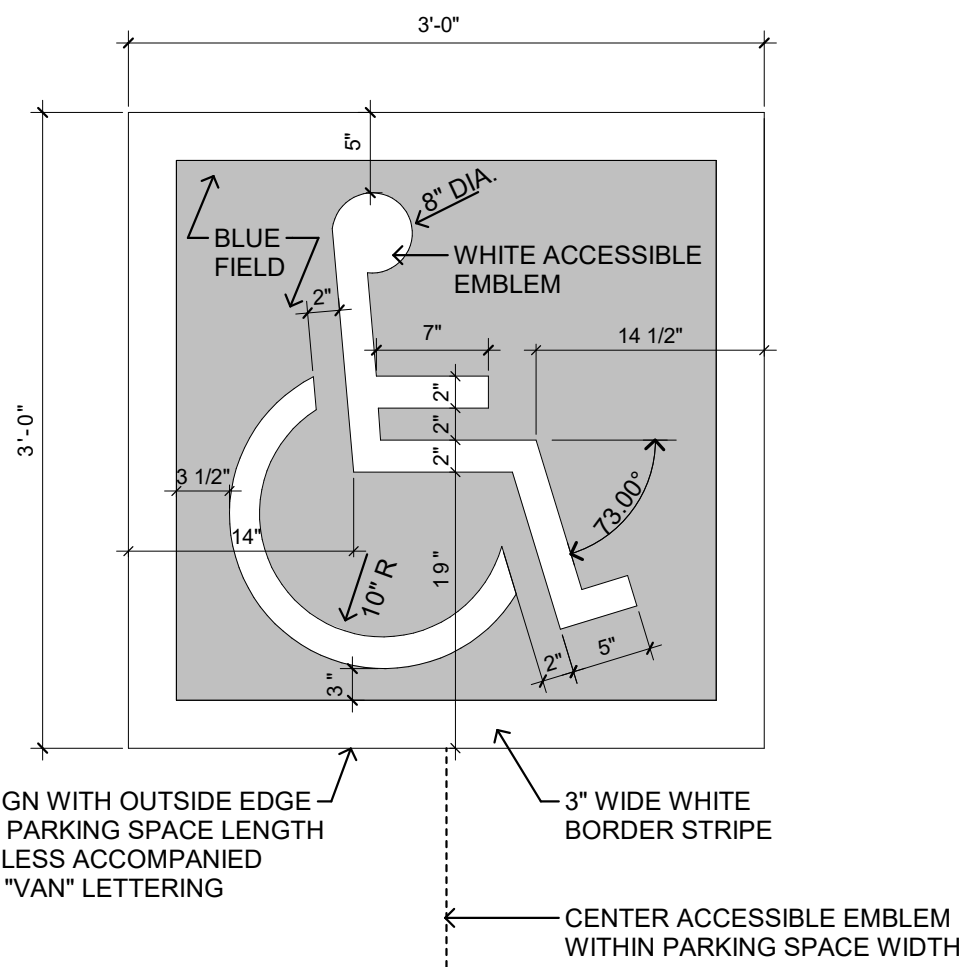


ALTERNATE "B"

ALL DIMENSIONS ARE TO CENTERLINE OF STRIPE UNLESS OTHERWISE NOTED. COLOR OF ALL ACCESSIBLE TRAFFIC PAINT SHALL BE PER LOCAL CODE (WHITE, YELLOW, ETC.)

208.2.4 VAN PARKING SPACES:
FOR EVERY SIX OR FRACTIONAL OF SIX PARKING SPACES REQUIRED BY 208.2 TO COMPLY WITH 502, AT LEAST ONE SHALL BE A VAN PARKING SPACE COMPLYING WITH 502.

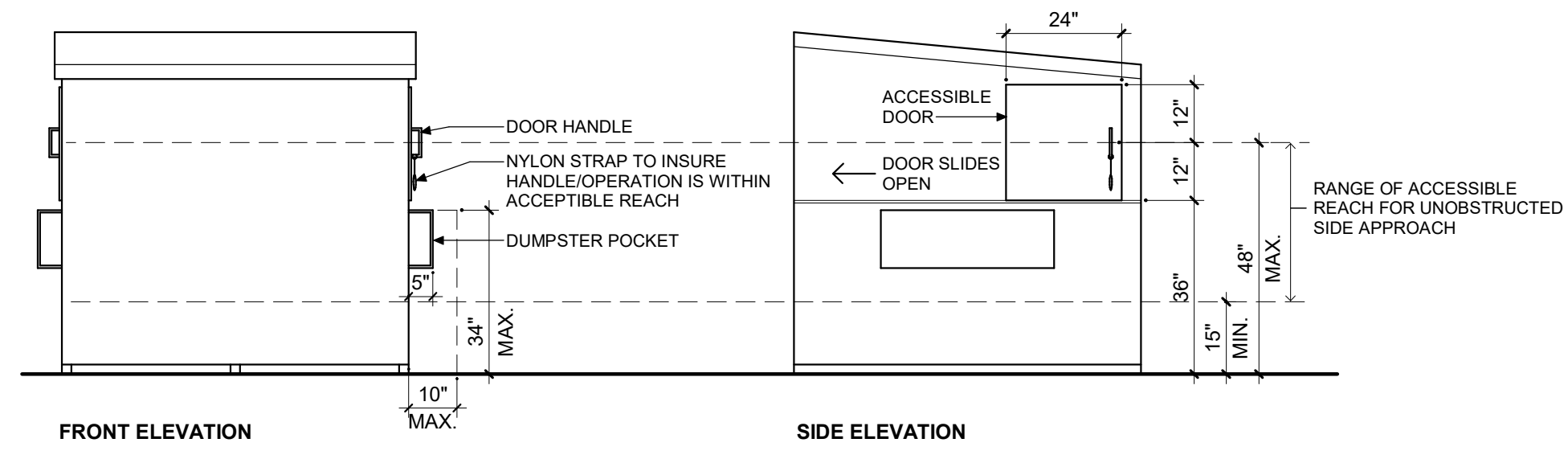
1 VAN ACCESSIBLE PARKING STRIPING
NTS



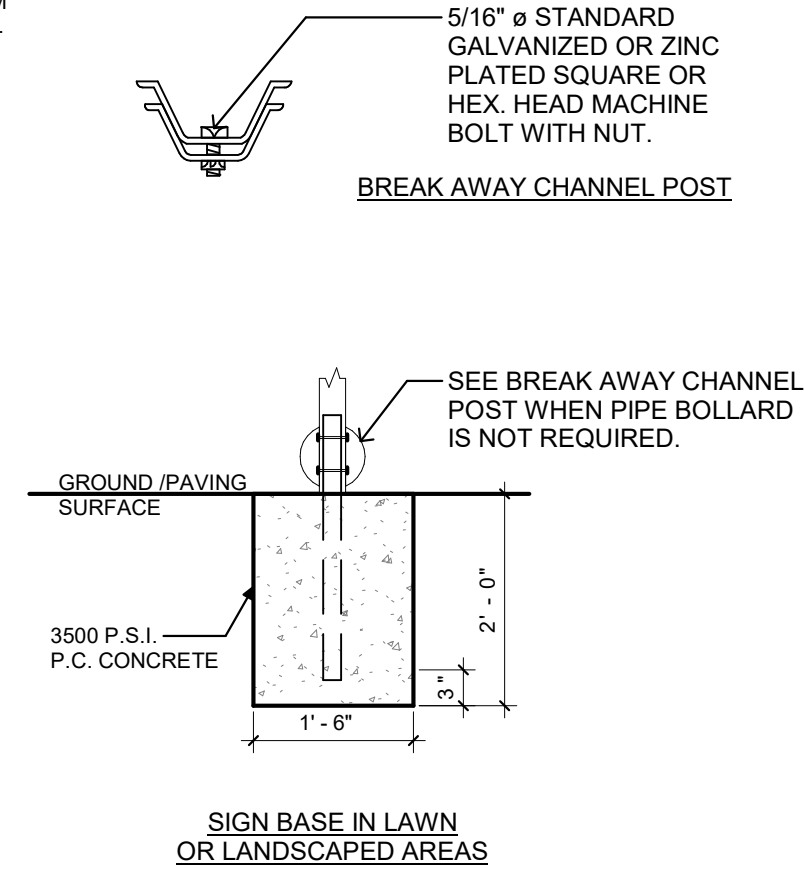
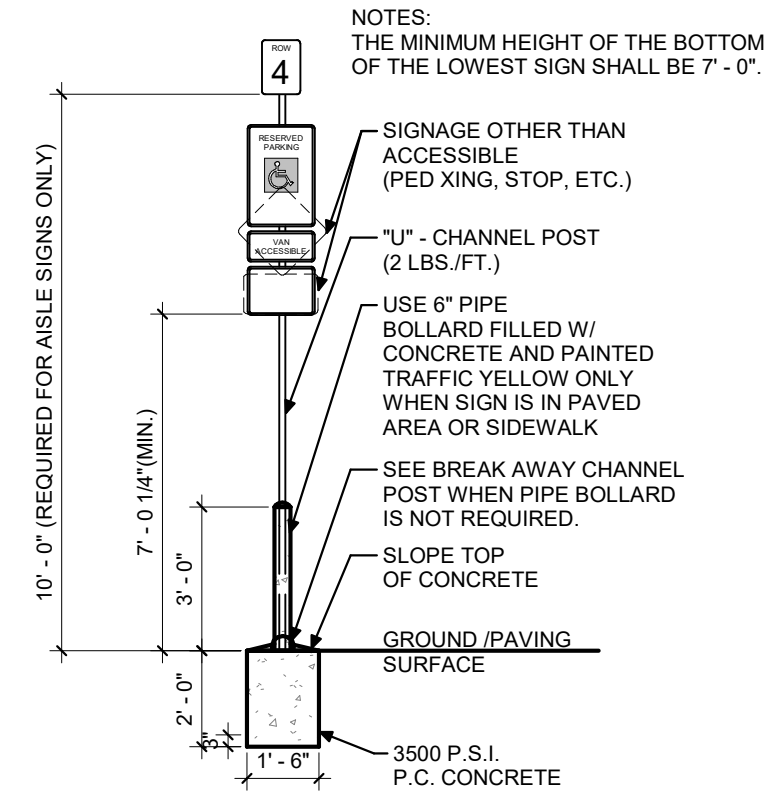
NOTE: LOCAL CODE MAY REQUIRE A WHITE FIELD WITH BLUE EMBLEM OR ANOTHER COLOR ARRANGEMENT. THE CONTRACTOR SHALL VERIFY THE REQUIRED PAINT COLOR WITH LOCAL OFFICIAL PRIOR TO PAINTING PAVEMENT MARKINGS.

LOCAL AND/OR STATE CODE WILL TAKE PRECEDENCE FOR EMBLEM SIZE, COLOR AND LOCATION.

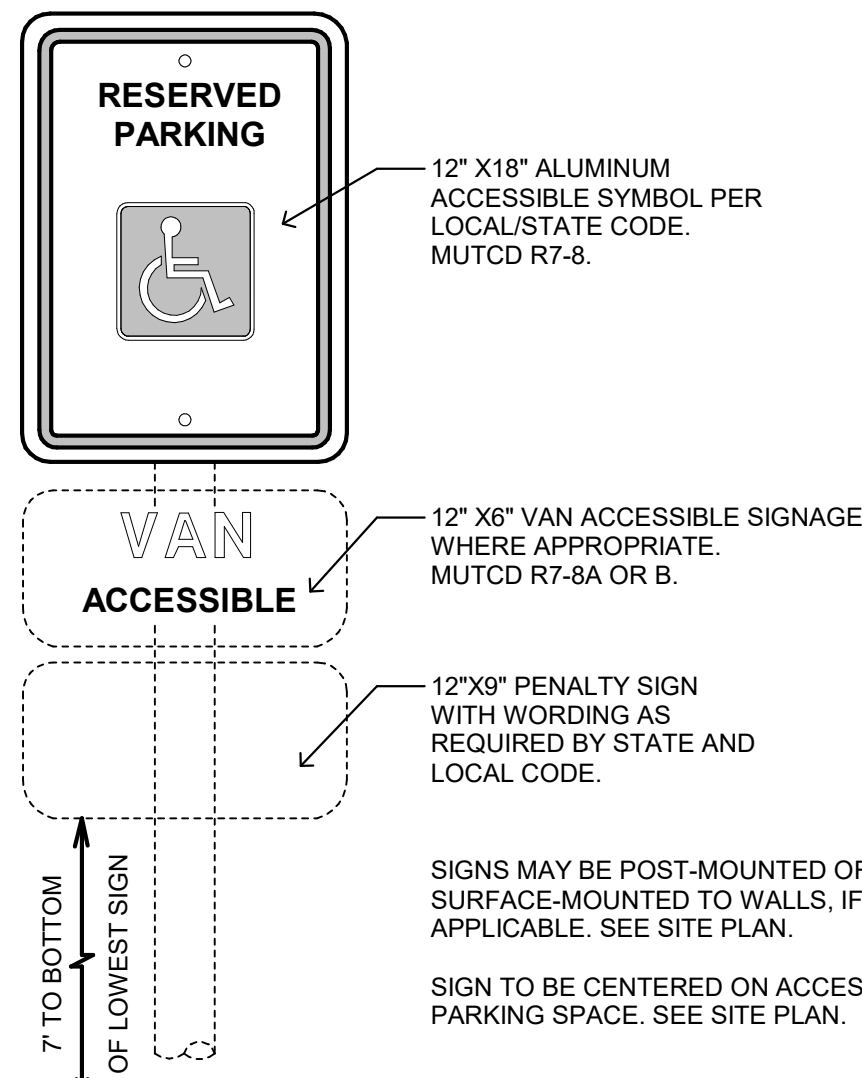
2 ACCESSIBLE PAVEMENT EMBLEM
NTS



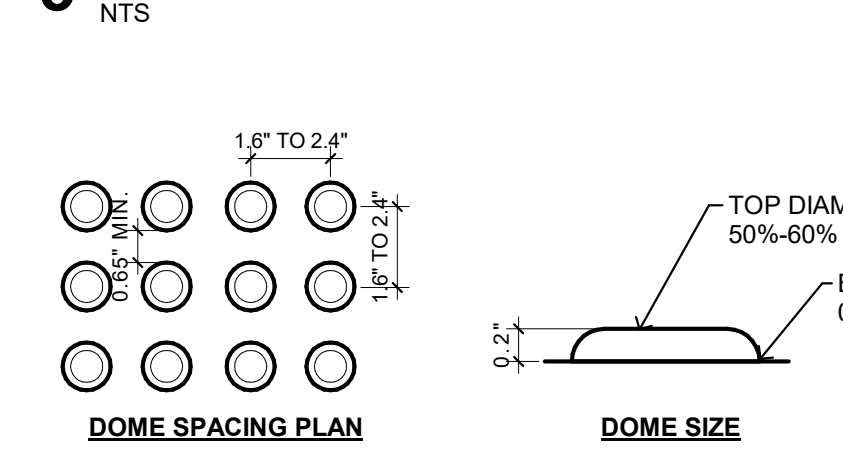
3 ACCESSIBLE DUMPSTER DETAILS
NTS



4 SIGN POST INSTALLATION
NTS

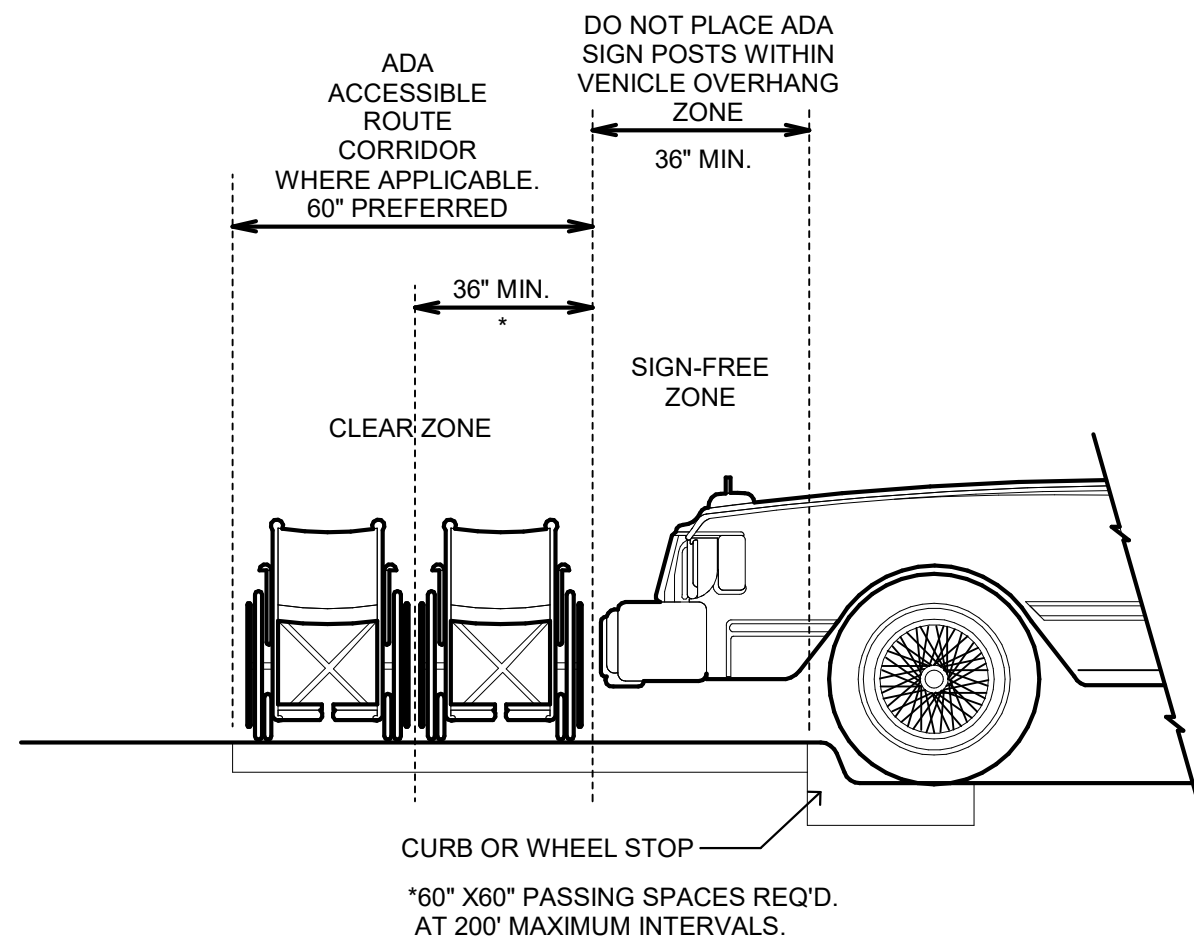


5 ACCESSIBLE SIGN / PLACEMENT LIMITS
NTS

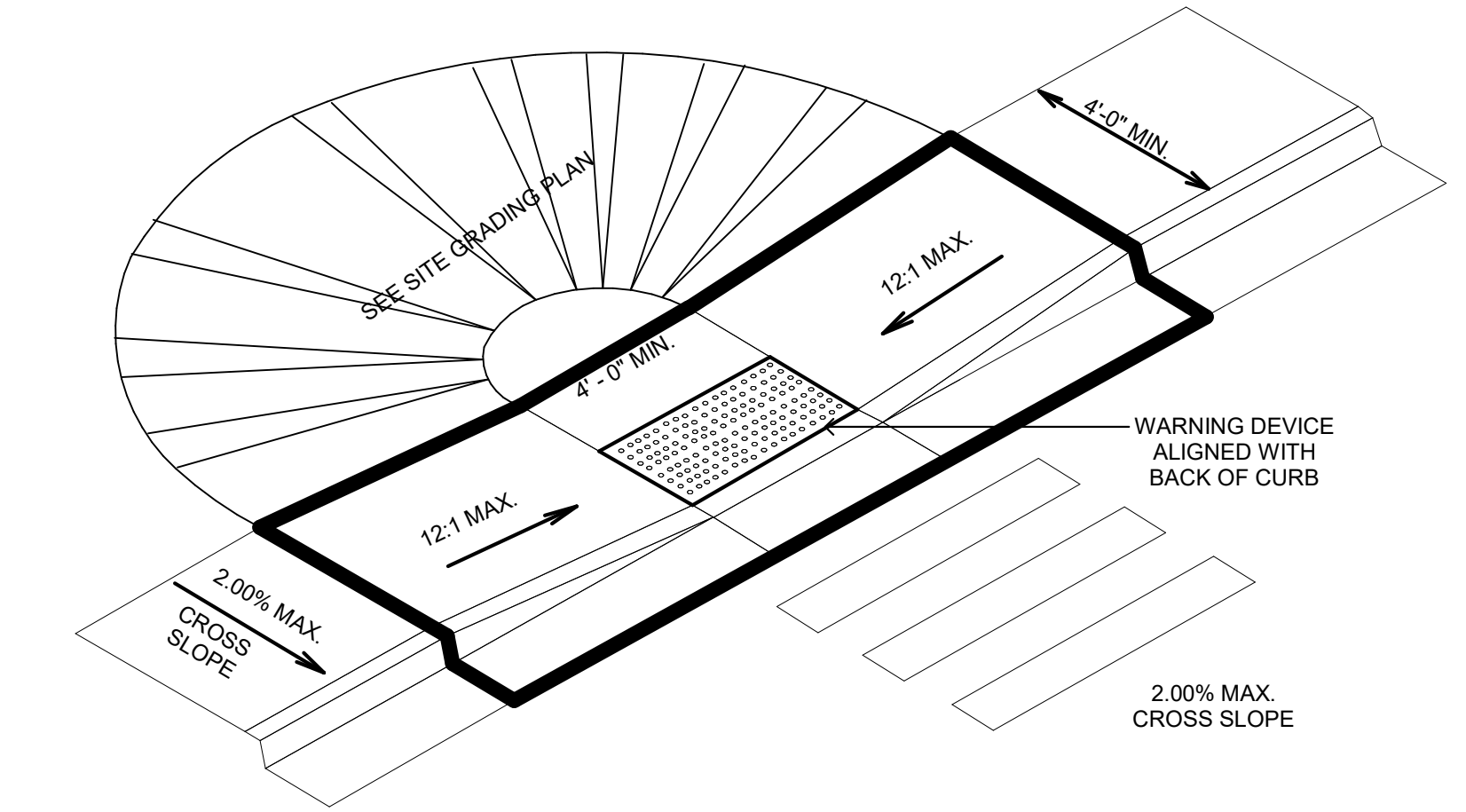
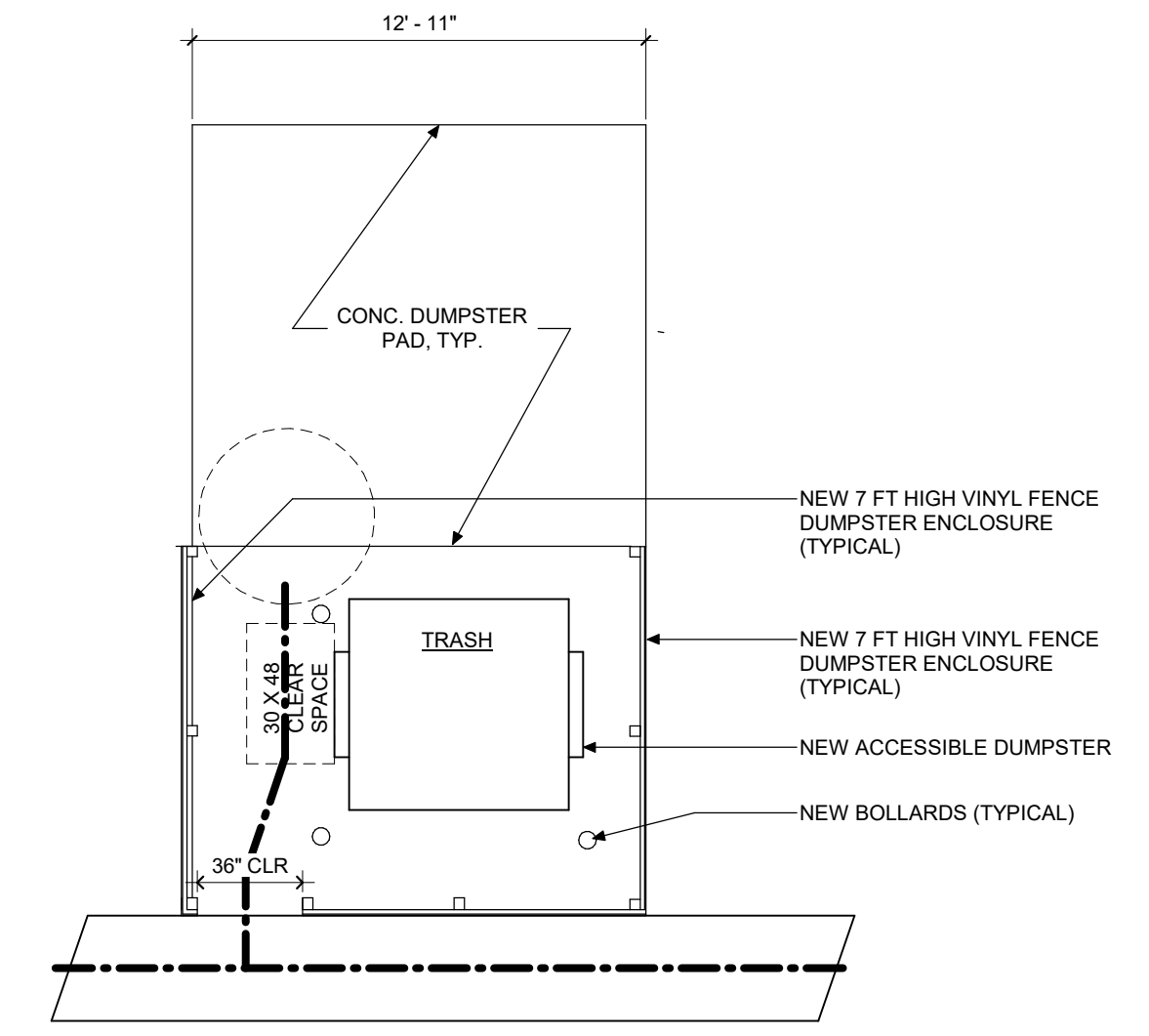


- NOTES:**
1. DETECTABLE WARNING SURFACES SHALL CONSIST OF TRUNCATED DOMES ALIGNED IN A SQUARE OR RADIAL GRID PATTERN AND SHALL COMPLY WITH ADA 705 GUIDELINES.
2. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, STREET OR HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.

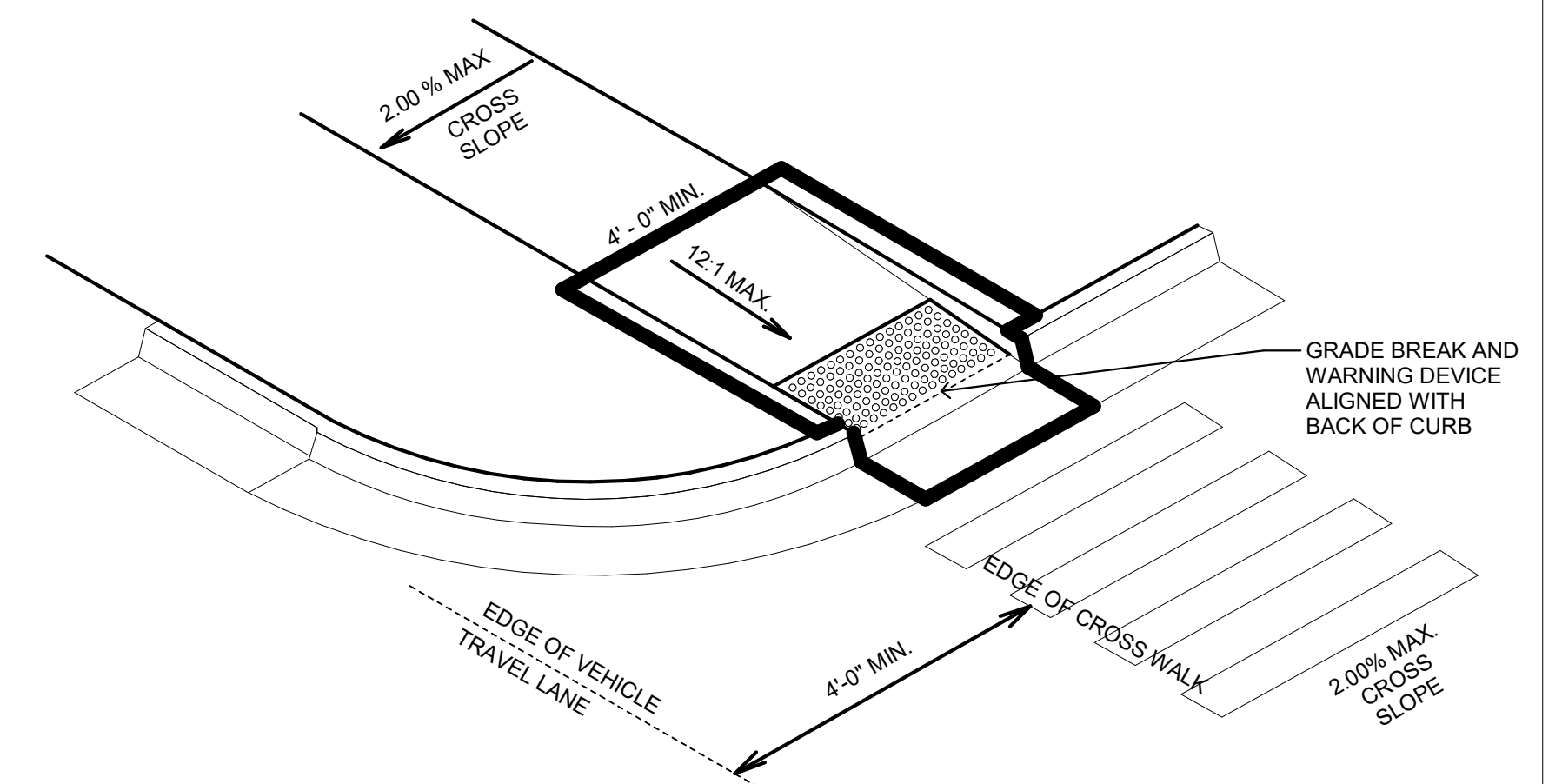
6 DETECTABLE WARNING SURFACE
NTS



7 ACCESSIBLE DUMPSTER ENCLOSURE
NTS



9 DEPRESSED SIDEWALK AND ACCESSIBLE RAMP
NTS



10 SINGLE ACCESSIBLE RAMP - SMALLER RADIUS WITH CURBED SIDES
NTS

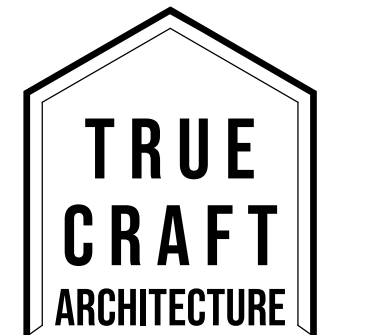
REVISIONS

NO.	DATE	DESCRIPTION

APPROVAL



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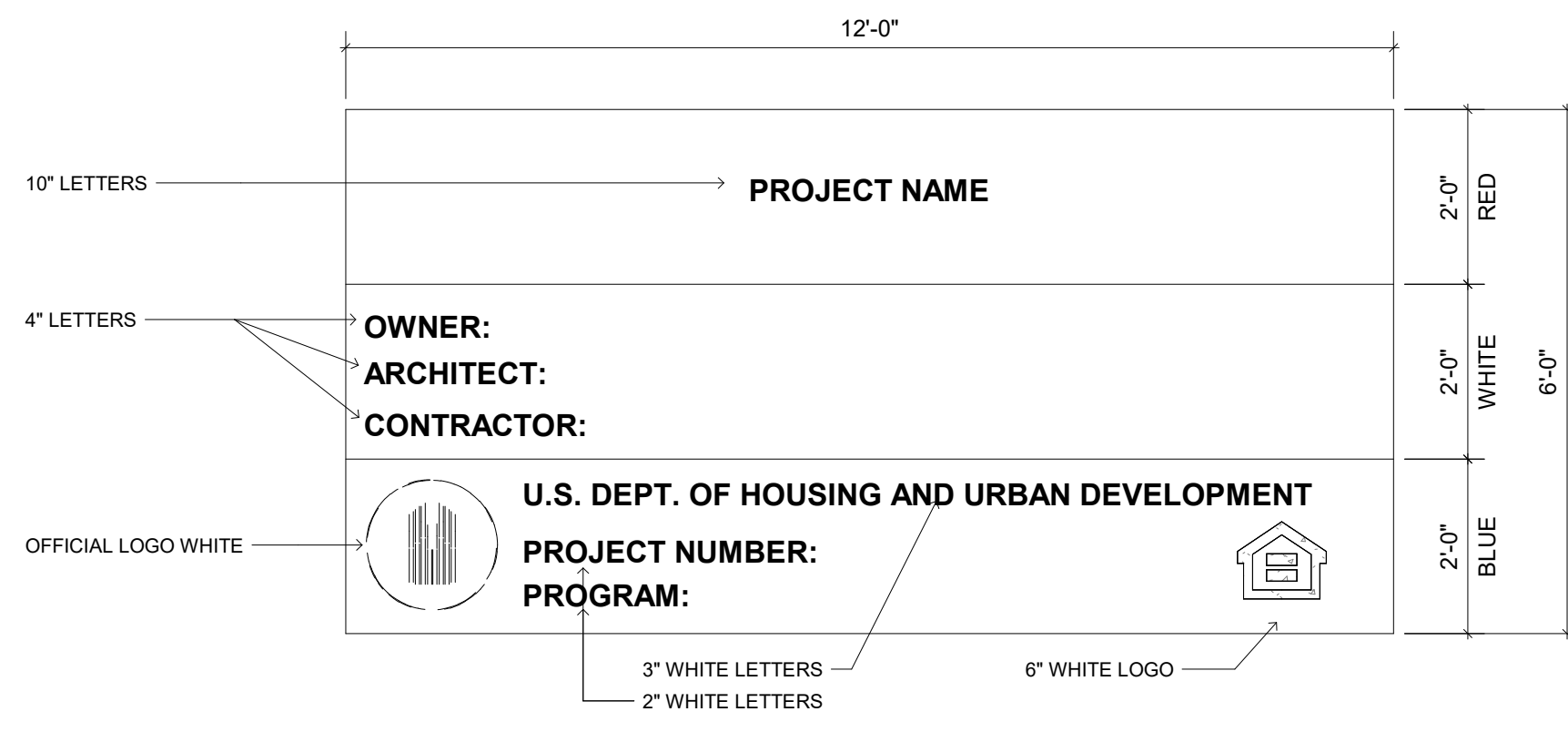
JOB NUMBER: 20-14

ISSUED: 06/05/21

ENLARGED SITE DETAILS

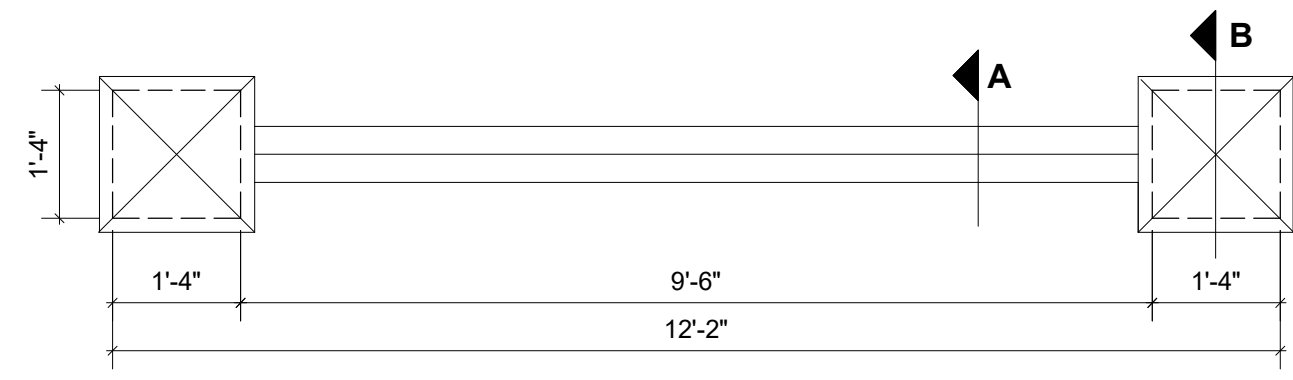
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PHASE: DD

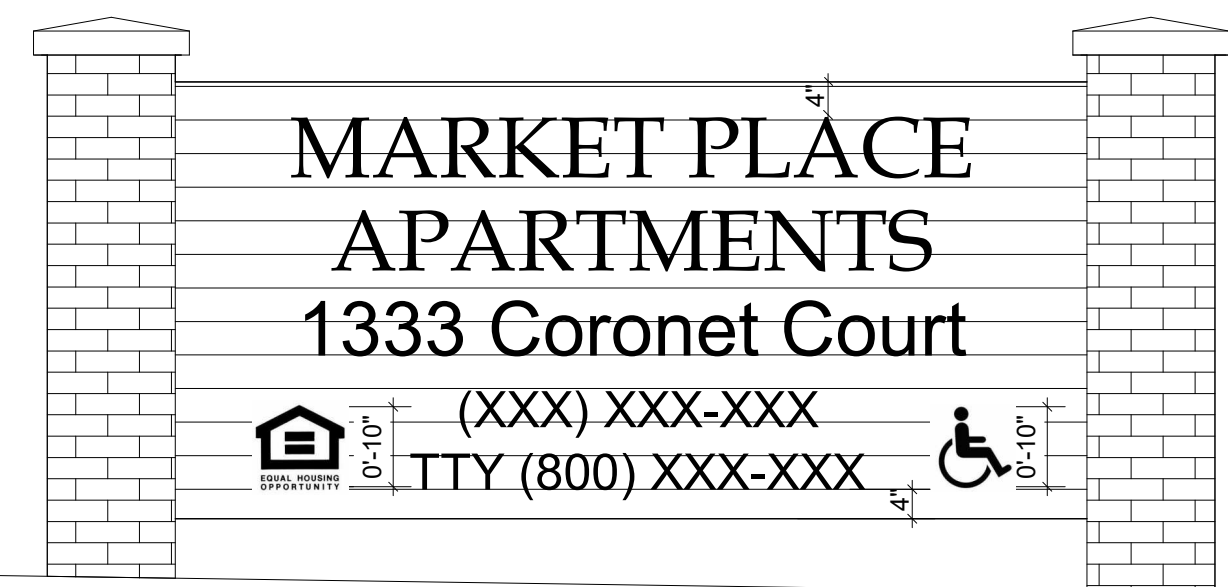


PROVIDE MINIMUM 6' WIDE X 4' HIGH PROJECT CONSTRUCTION SIGN PAINTED BY A PROFESSIONAL SIGN PAINTER OR MANUFACTURER. ERECT ON SITE AT LOCATION AGREED UPON WITH OWNER, ARCHITECT, AND HUD. MAINTAIN AT APPROVED LOCATION UNTIL FINAL INSPECTION

3 CONSTRUCTION JOB SITE SIGN
3/4" = 1'-0"



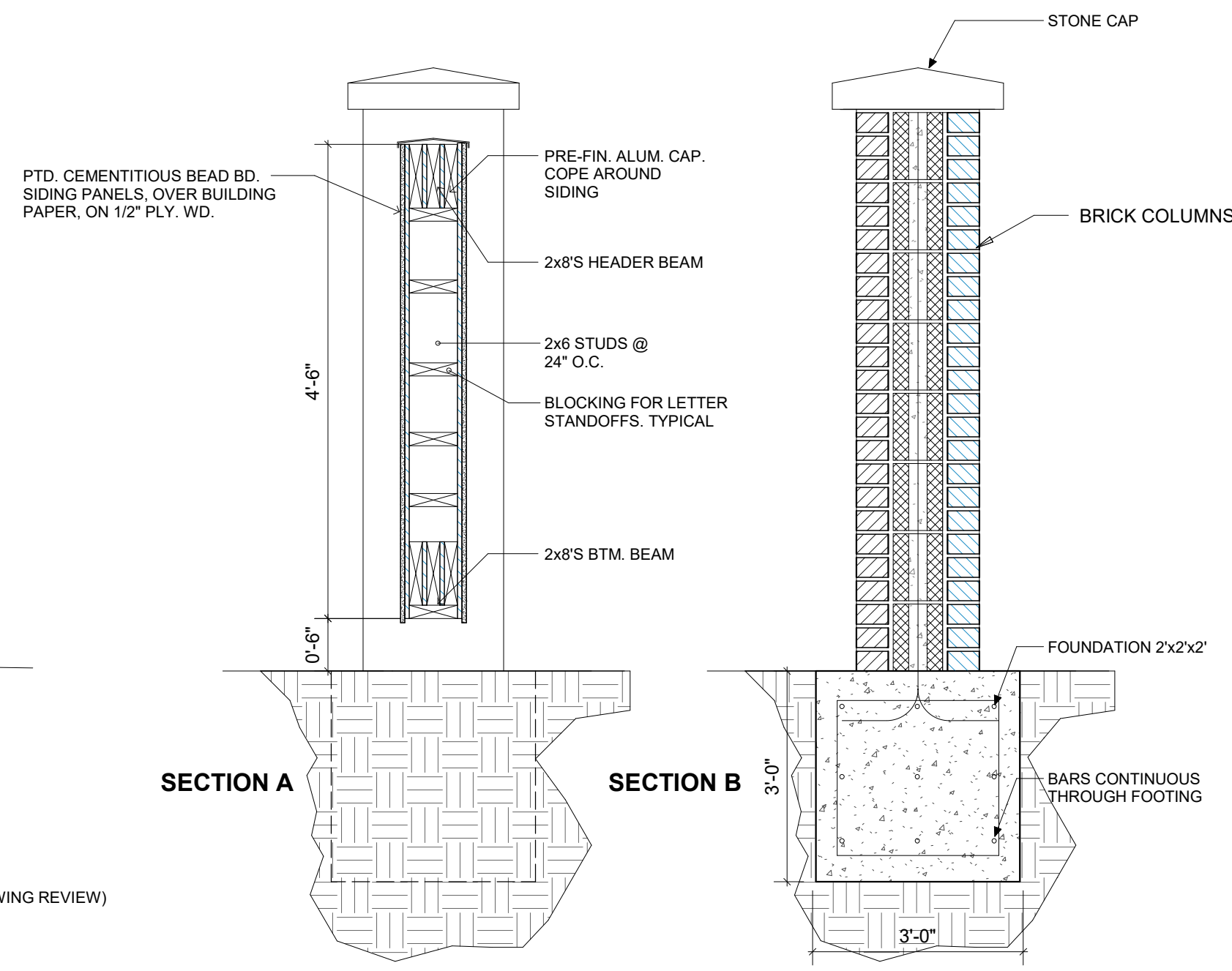
PLAN
1/2" = 1'-0"



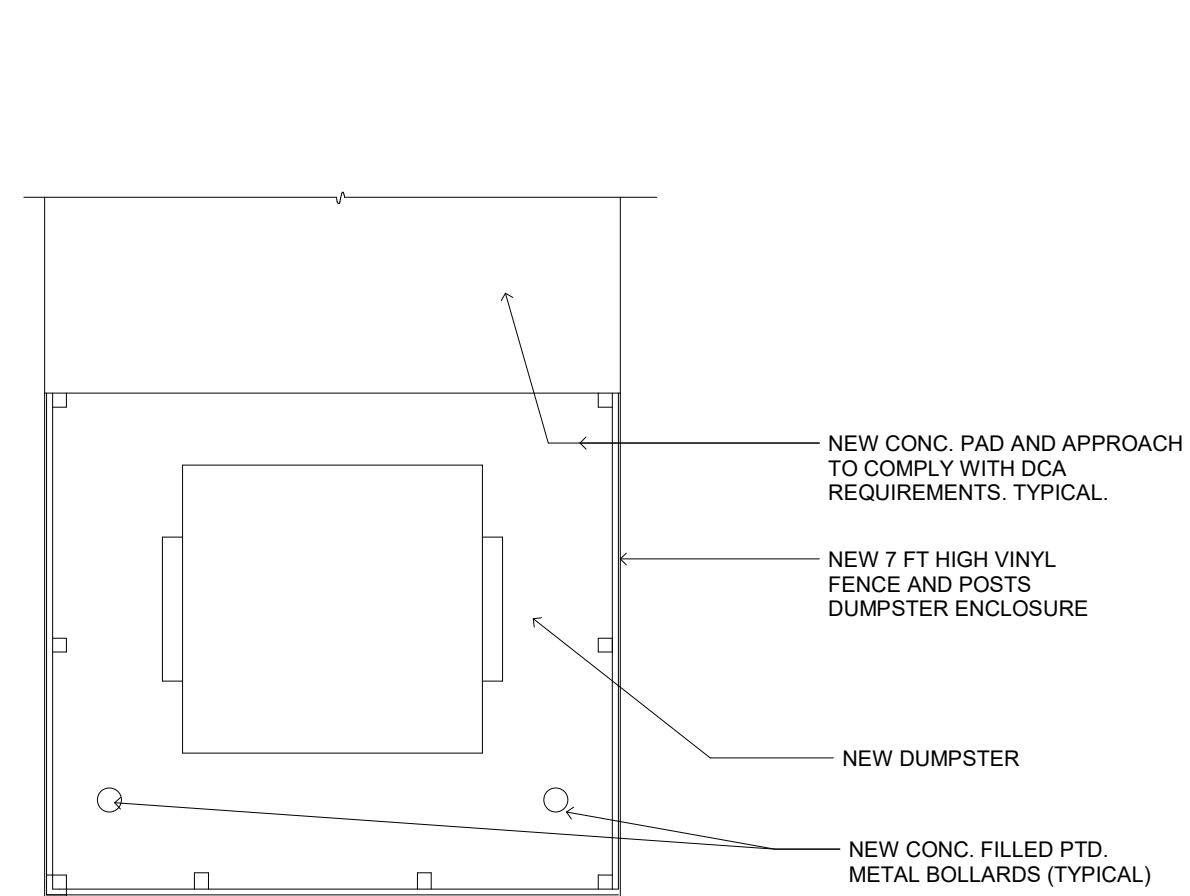
TYPICAL ELEVATION (BOTH SIDES)
1/2" = 1'-0"

- DARK BRONZE ALUMINUM LETTERS, STUD-MOUNTED 1/2" OFF SURFACE
- SIDING PAINTED SAME COLOR AS SIDING ON BUILDINGS; BRICK NEW SMOOTH FACE TYPE,
- EQUAL HOUSING OPPORTUNITY AND HANDICAPPED LOGOS IN DARK BRONZE
- LETTERS AND LOGOS ON 1/2" OR 3/4" STANDOFFS
- "MARKET PLACE APARTMENTS": 8" HEIGHT, BOOK ANTIQUA FONT
- "1333 Coronet Court": 6" HEIGHT, HELVETICA FONT
- "XXX XXX-XXX" AND "TTY (800) XXX-XXX": 4" HEIGHT, HELVETICA FONT (PHONE NUMBERS TO BE VERIFIED W/ OWNER DURING SHOP DRAWING REVIEW)
- ALTERNATE DESING AND FONTS CAN BE CONSIDERED BASED ON AVAILABILITY AND LOCAL SIGN MANUFACTURERS SUBMITTAL.
- ALL WOOD FRAMING AND SHEATHING TO BE PRESSURE TREATED. PROVIDE LIGHTS FOR SIGN.

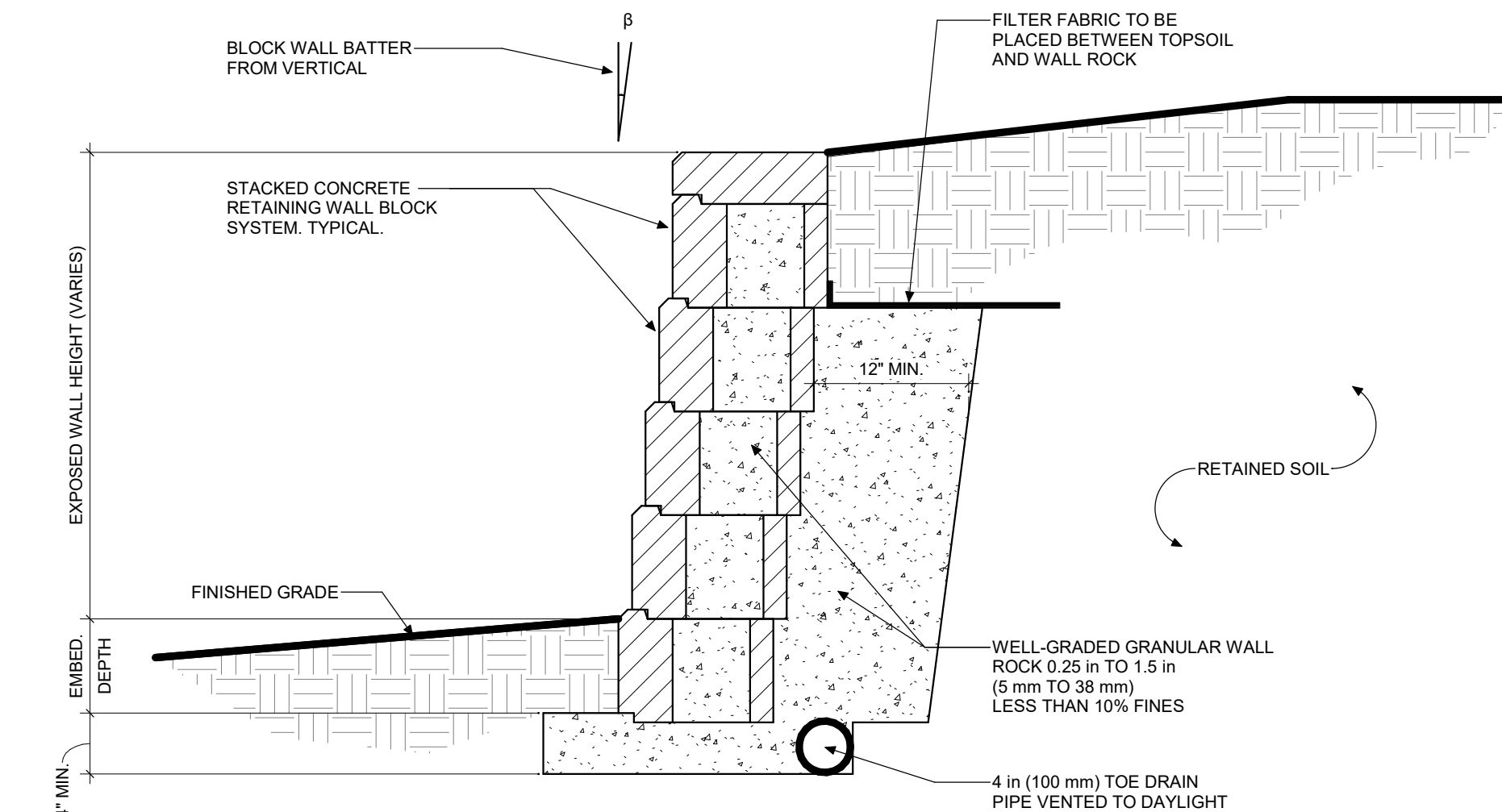
2 NEW MONUMENT SIGN PLAN, ELEVATION, AND DETAILS
1/2" = 1'-0"



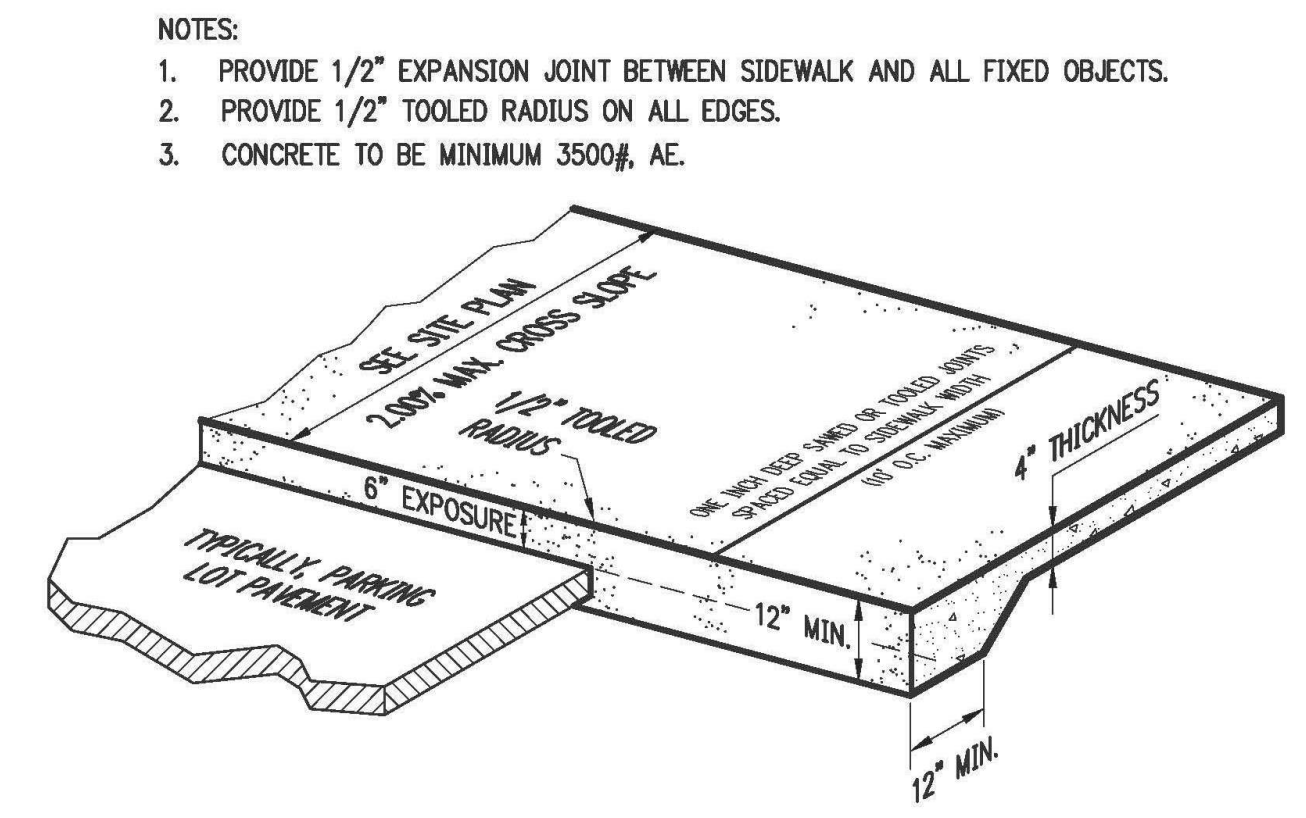
SECTIONS
3/4" = 1'-0"



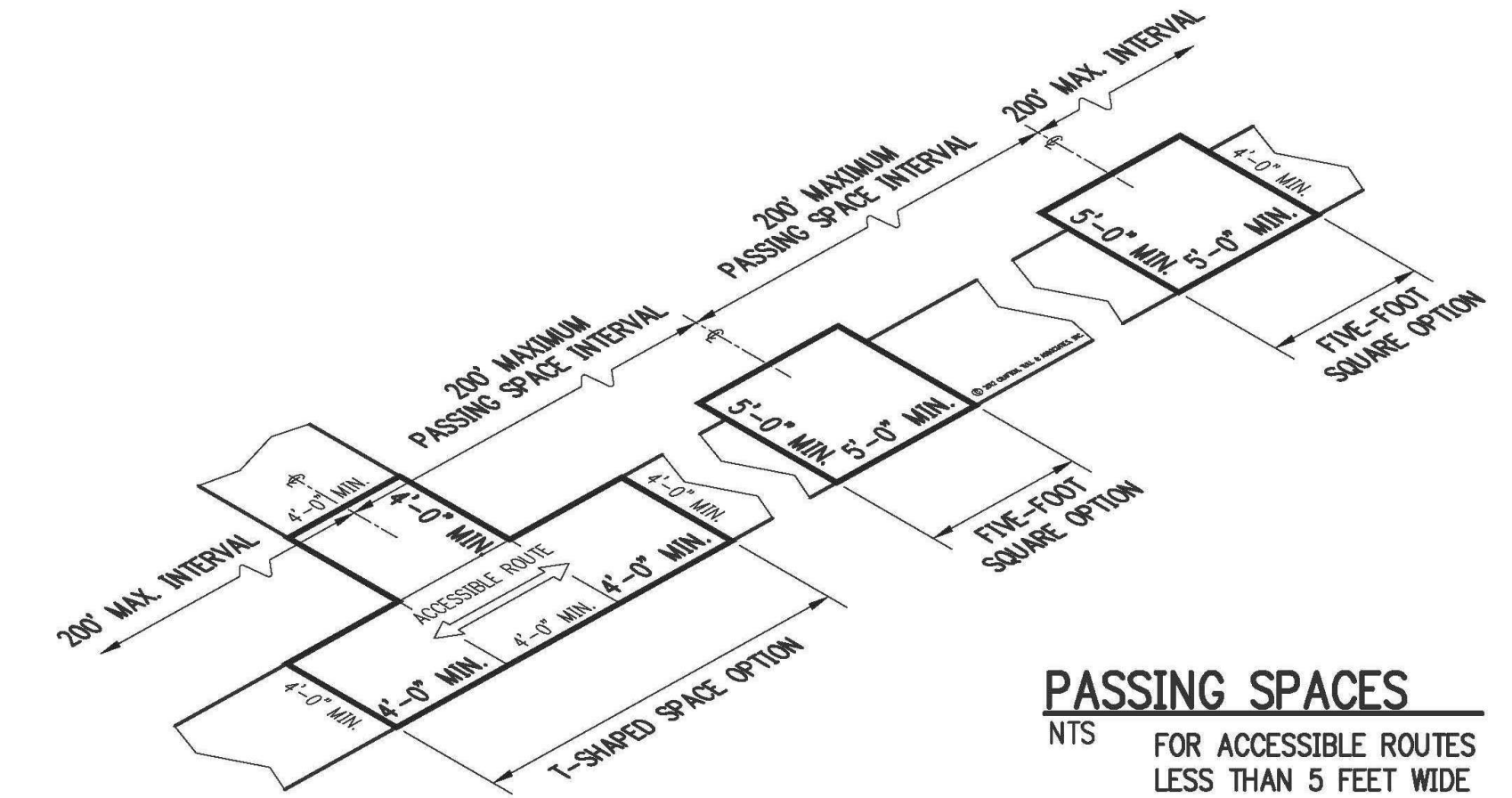
PLAN VIEW AT TYPICAL DUMPSTER ENCLOSURE
1 TYPICAL DUMPSTER ENCLOSURE DETAIL
1/4" = 1'-0"



1 NEW RETAINING WALL DETAIL @ LOCATIONS TO BE REPLACED
1/2" = 1'-0"

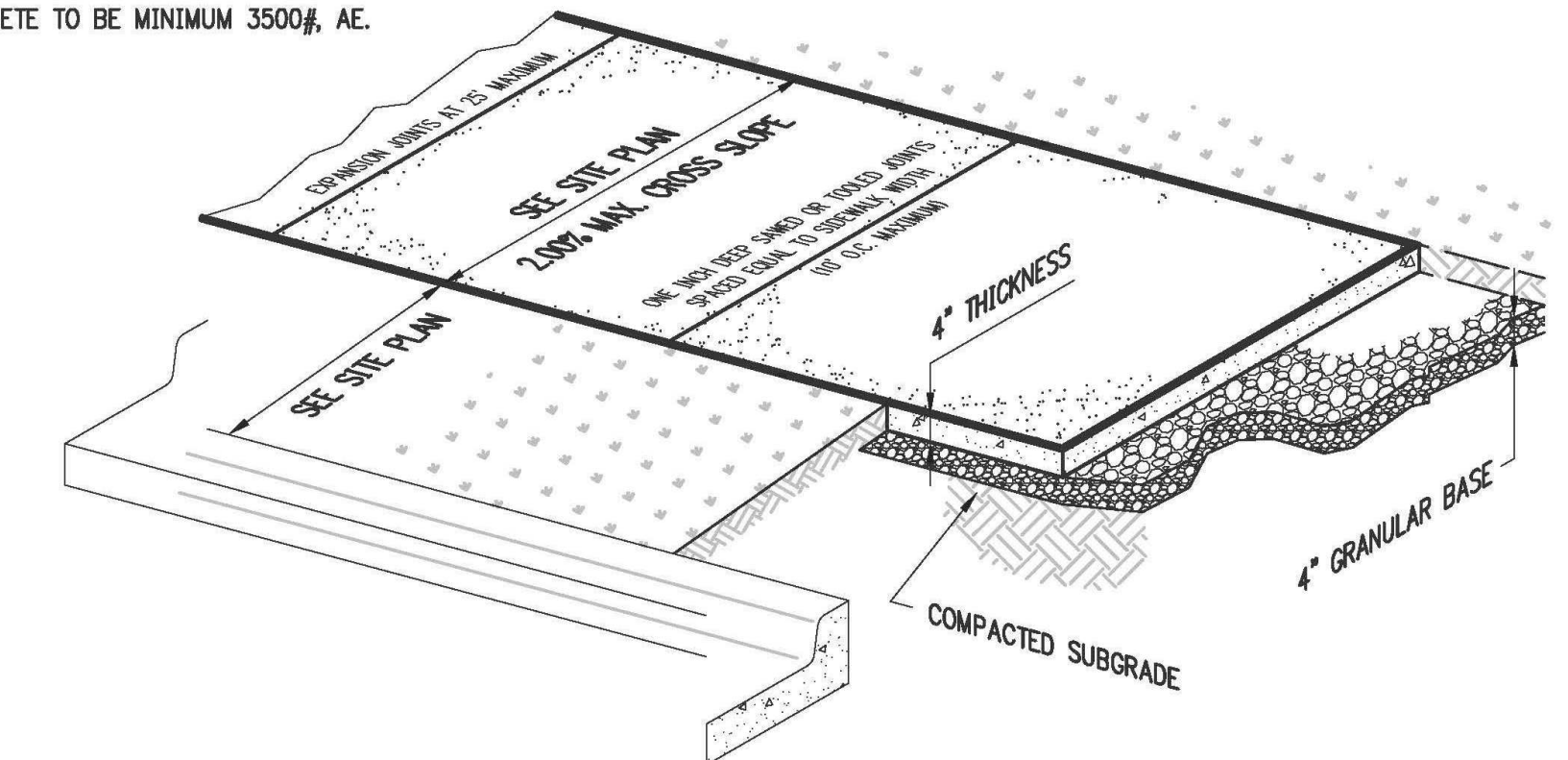


PRIVATE SIDEWALK WITH TURNED DOWN EDGE
NTS



PASSING SPACES
NTS FOR ACCESSIBLE ROUTES LESS THAN 5 FEET WIDE

- NOTES:
1. PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS.
 2. PROVIDE 1/2" TOOLED RADIUS ON ALL EDGES.
 3. CONCRETE TO BE MINIMUM 3500#, AE.



PRIVATE SIDEWALK WITH GREEN SPACE
NTS

4 TYPICAL DETAILS CONTINUED

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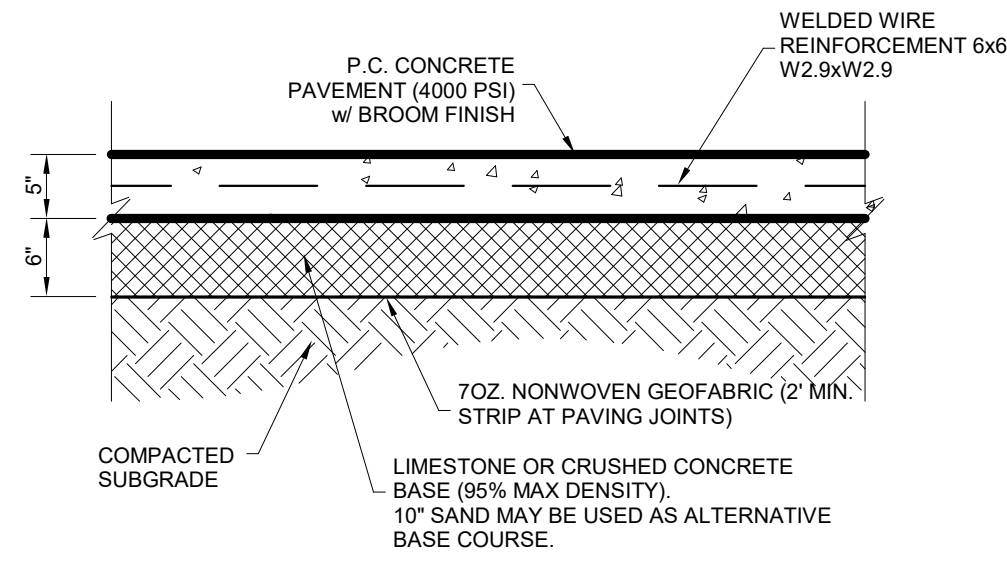
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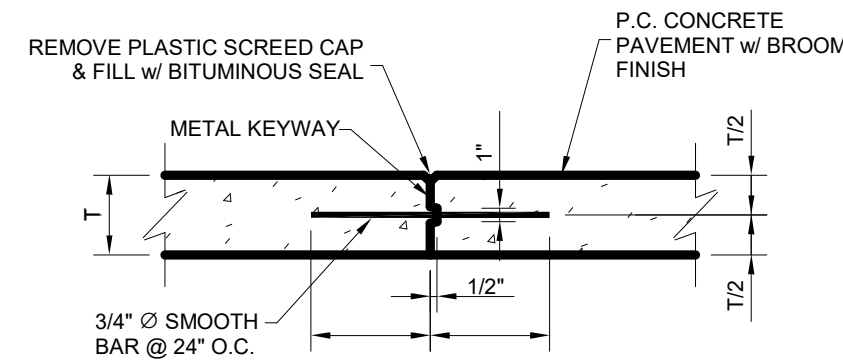
ENLARGED SITE DETAILS

A0.3.3

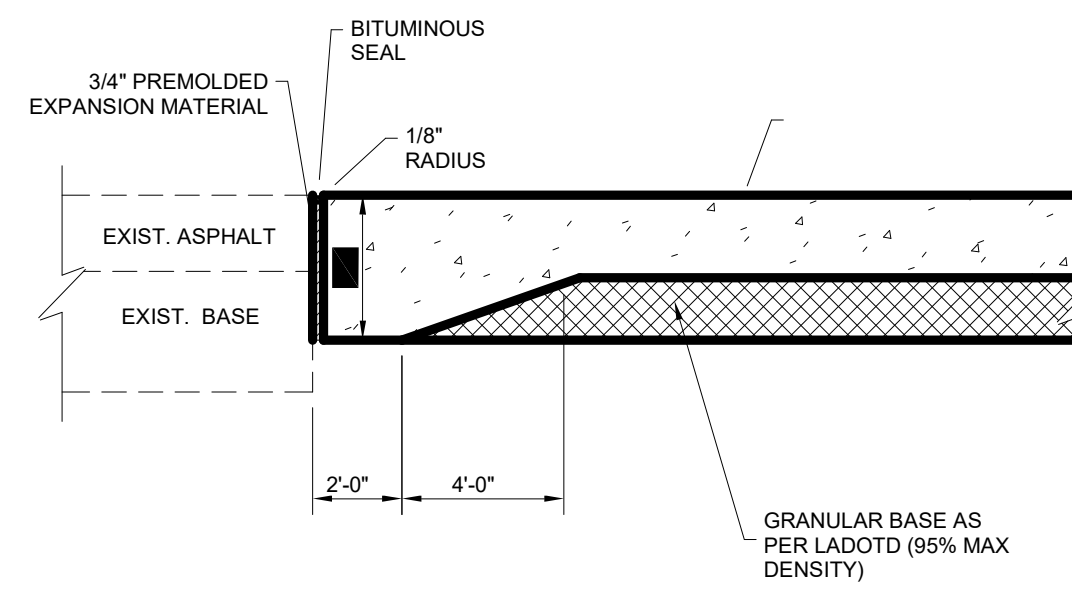
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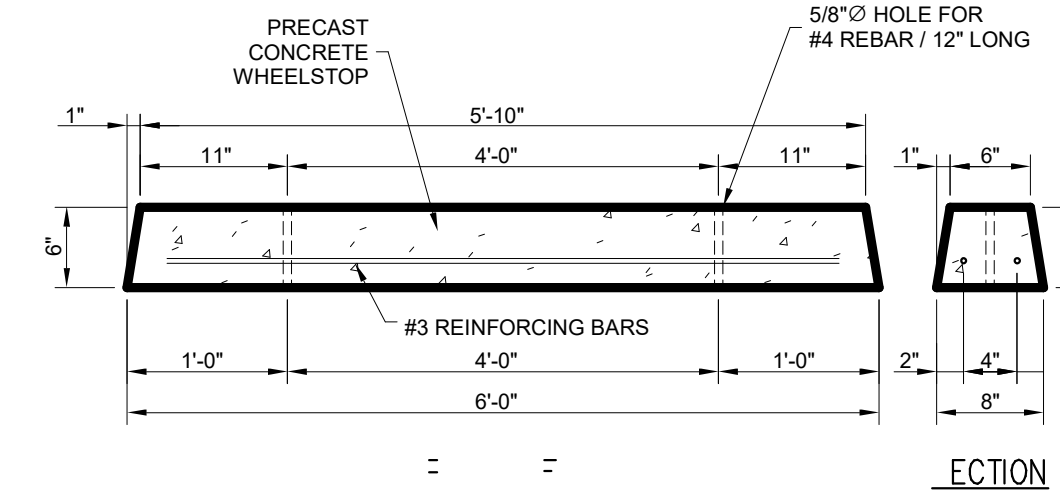
1 5" P.C. CONCRETE PAVEMENT SECTION
NTS



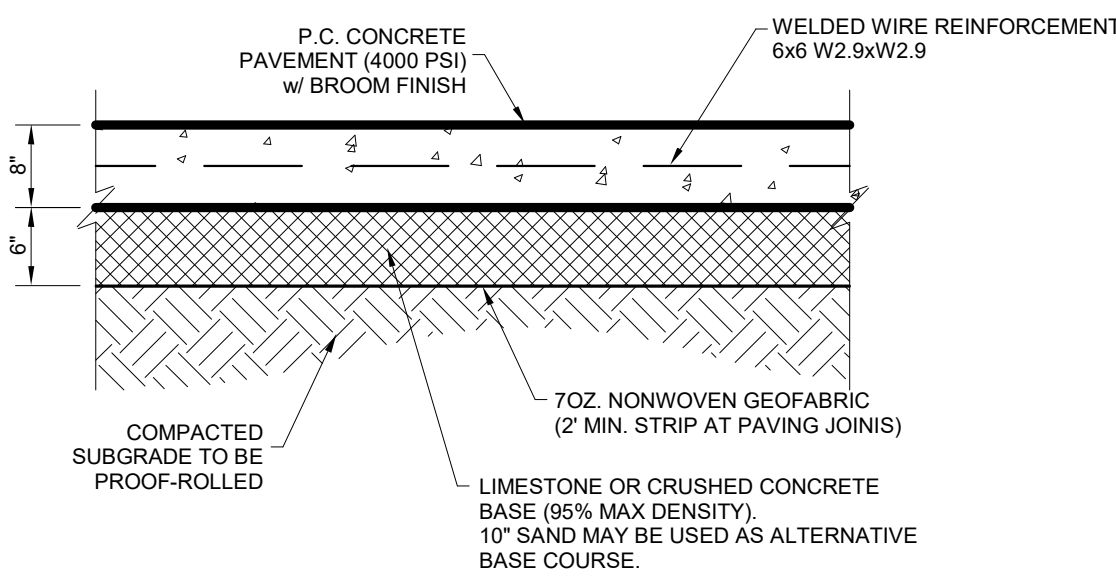
5 TYPICAL CONTRACTION JOINT - "CJ"-OPT A
NTS



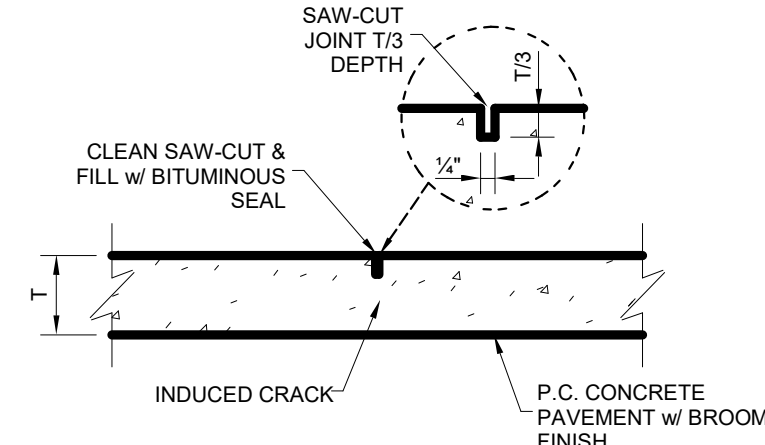
9 TYPICAL TIE TO EXISTING ASPHALT PAVEMENT
NTS



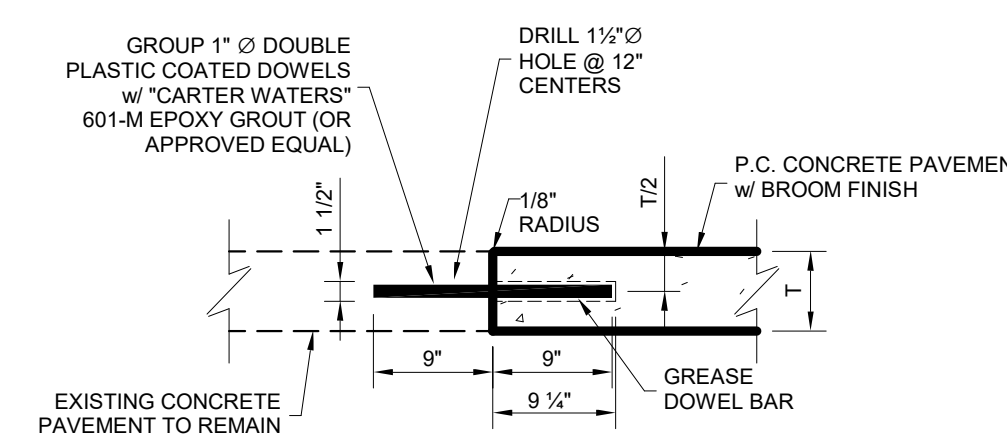
12 PRECAST CONCRETE WHEEL STOP
NTS



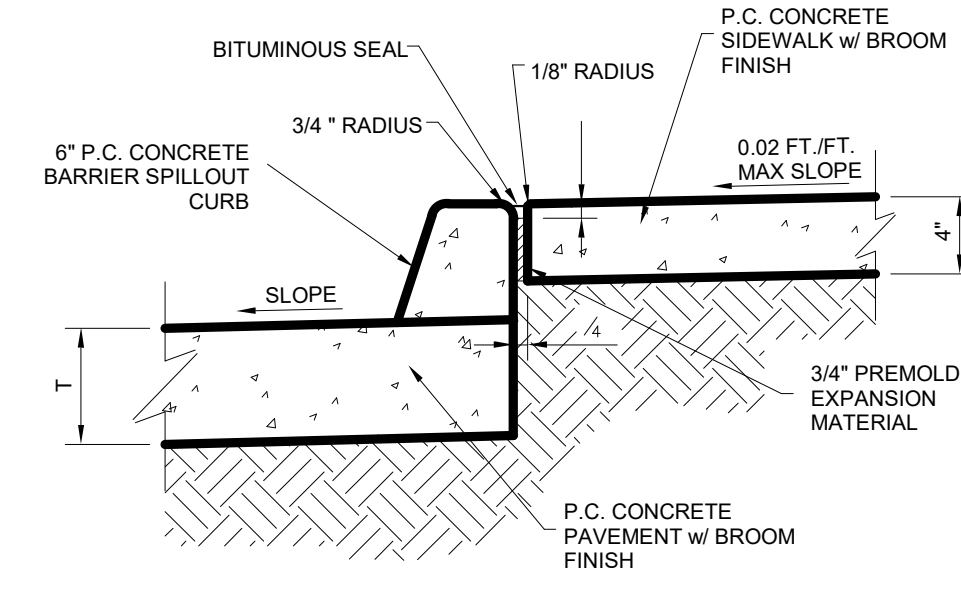
2 8" P.C. CONCRETE PAVEMENT SECTION
NTS



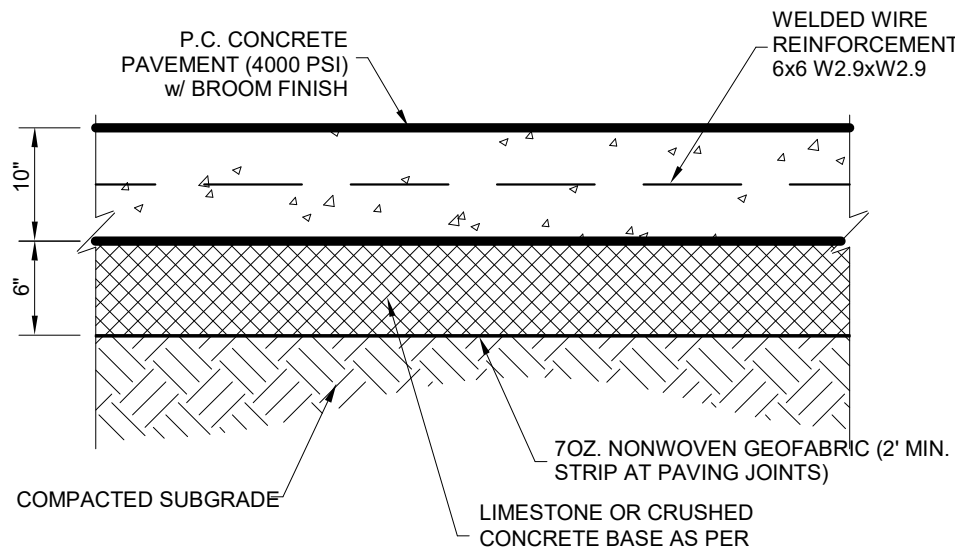
6 TYPICAL CONTRACTION JOINT - "CJ"-OPT B
NTS



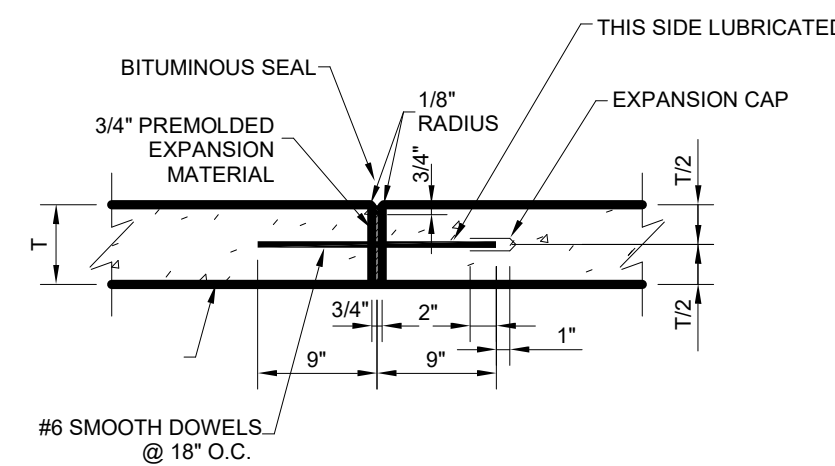
10 TYPICAL TIE TO EXISTING CONCRETE PAVEMENT - OPT A
NTS



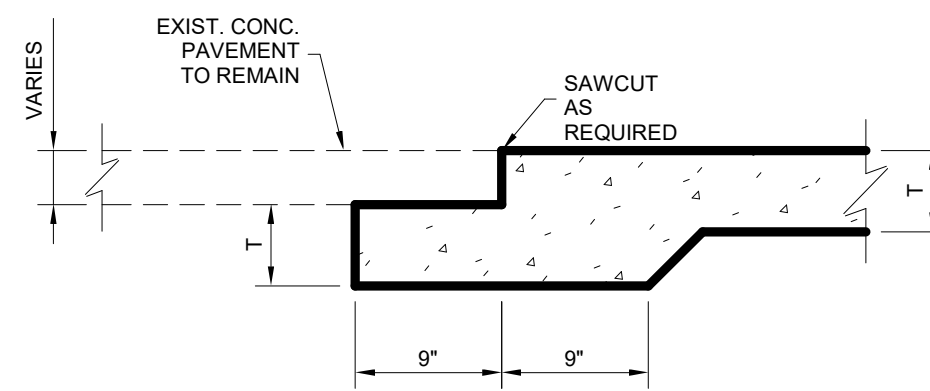
13 TYPICAL SECTION 4" SIDEWALK / SPILLOUT CURB
NTS



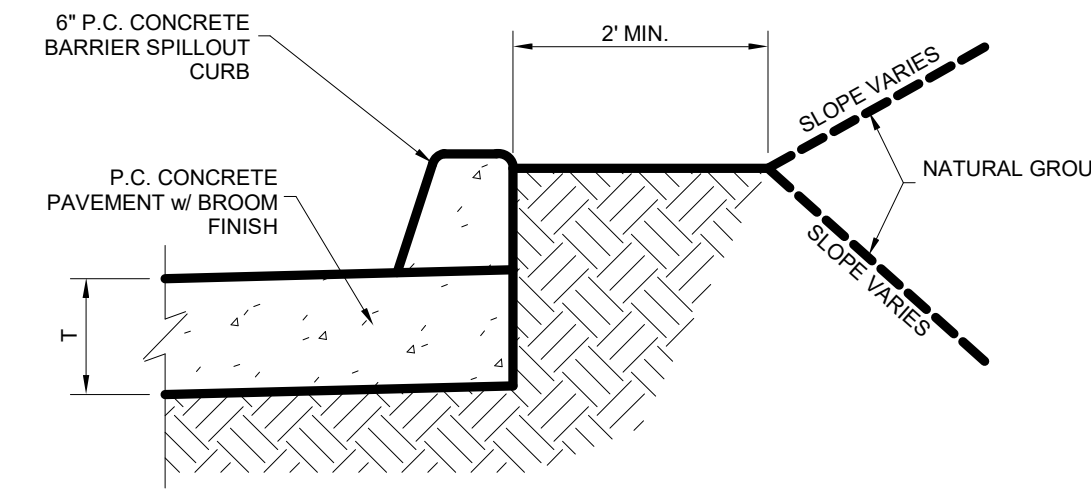
3 10" P.C. CONCRETE PAVEMENT SECTION
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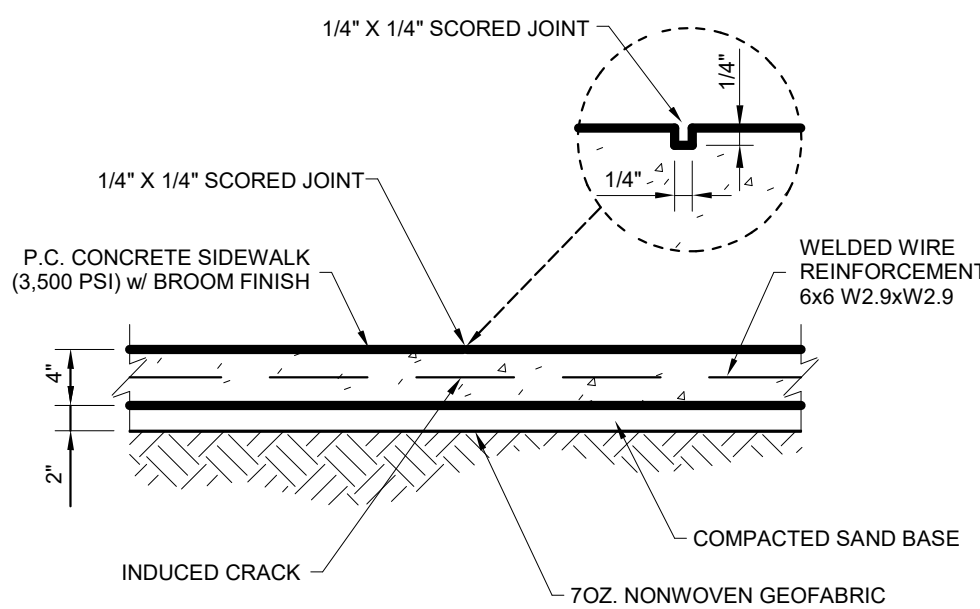
7 TYPICAL EXPANSION JOINT "EJ"
NTS



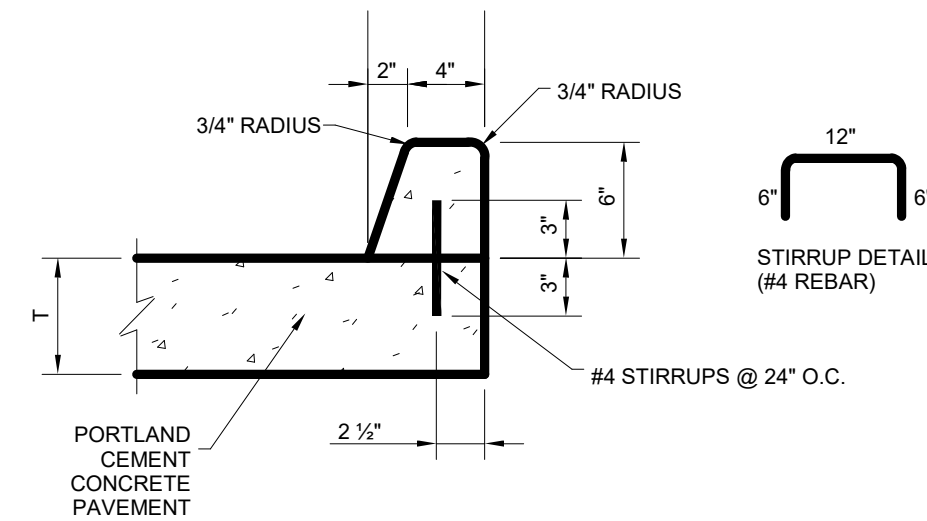
11 TYPICAL TIE TO EXISTING CONCRETE PAVEMENT - OPT B
NTS



14 BACK OF CURB GRADING DETAIL
NTS



4 4" P.C. CONCRETE SIDEWALK SECTION
NTS



8 6" P.C. CONCRETE BARRIER CURB
NTS

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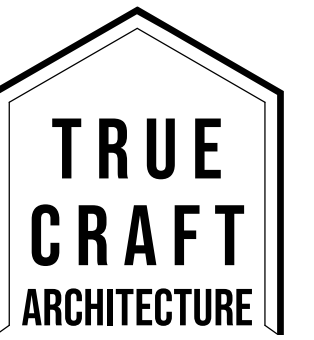
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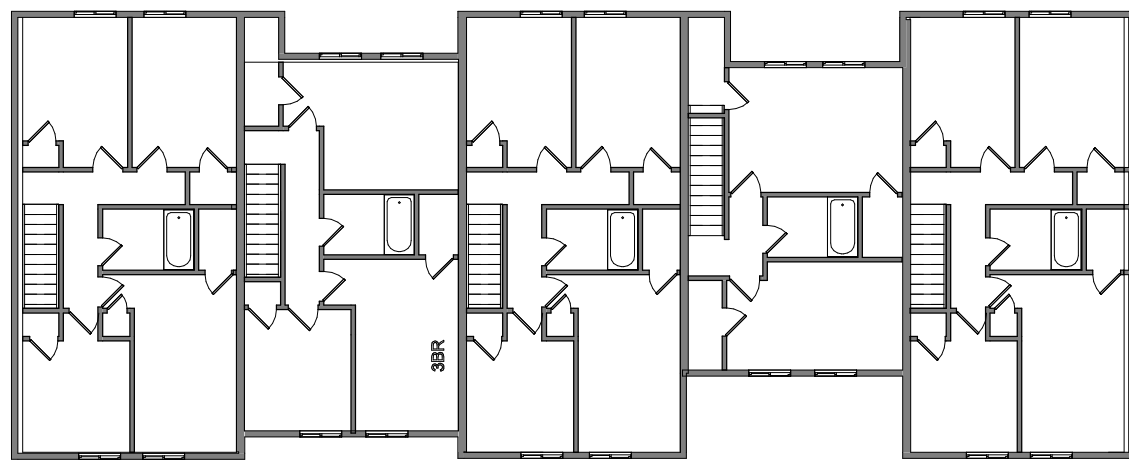
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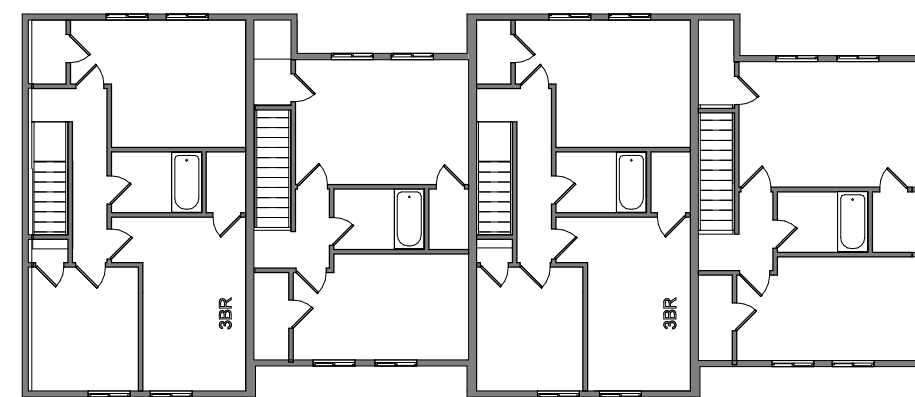
SITE DETAILS - CONCRETE

A0.3.4

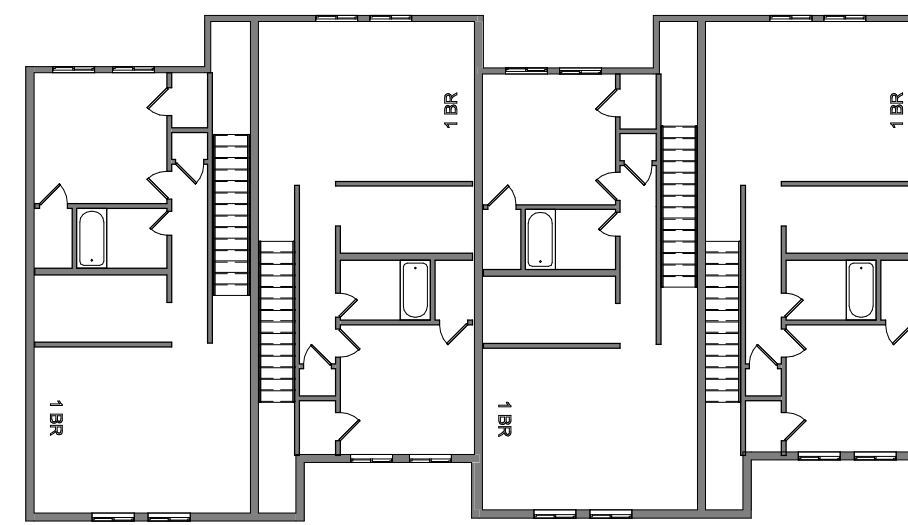
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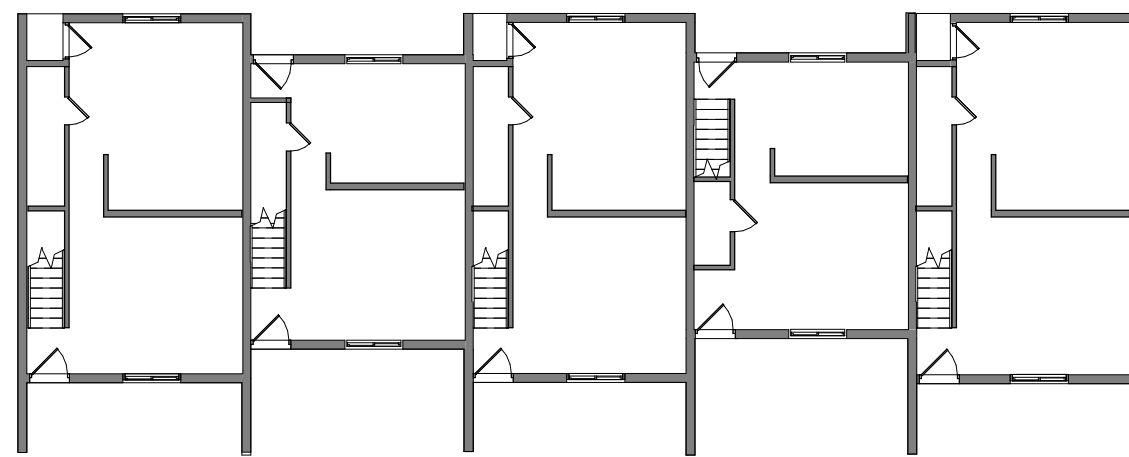
2 BUILDING TYPE I - 2ND FLOOR AREA PLAN
1/16" = 1'-0"



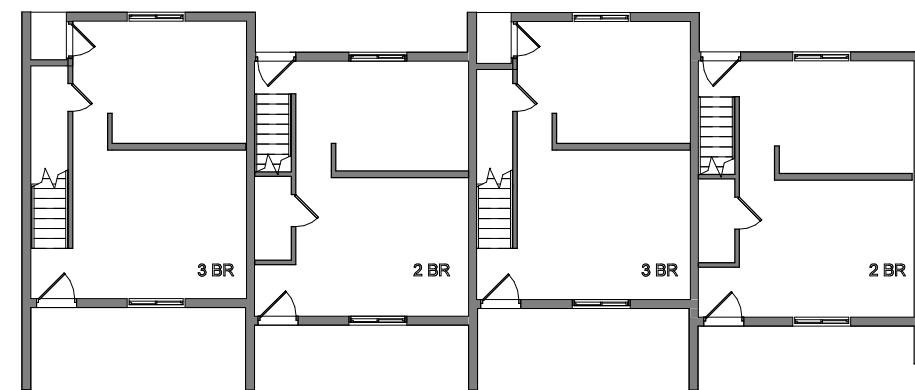
4 BUILDING TYPE II - 2ND FLOOR AREA PLAN
1/16" = 1'-0"



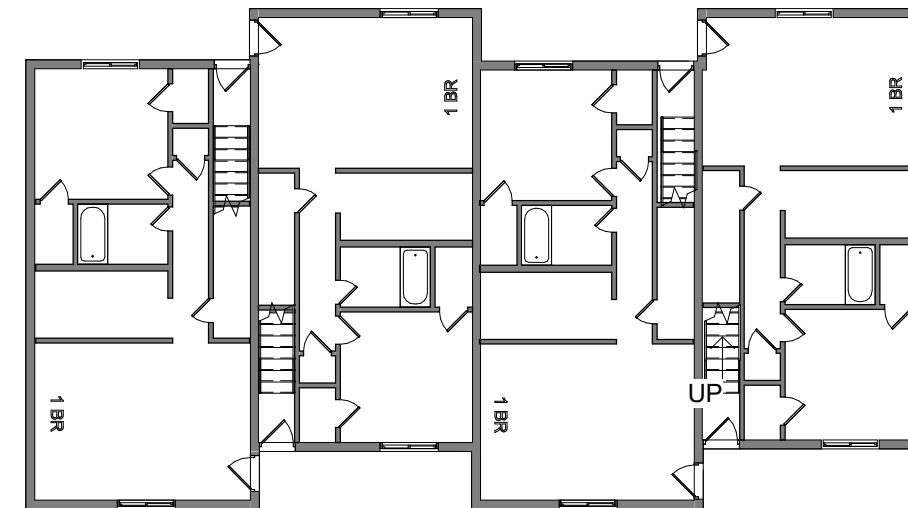
6 BUILDING TYPE III - 2ND FLOOR AREA PLAN
1/16" = 1'-0"



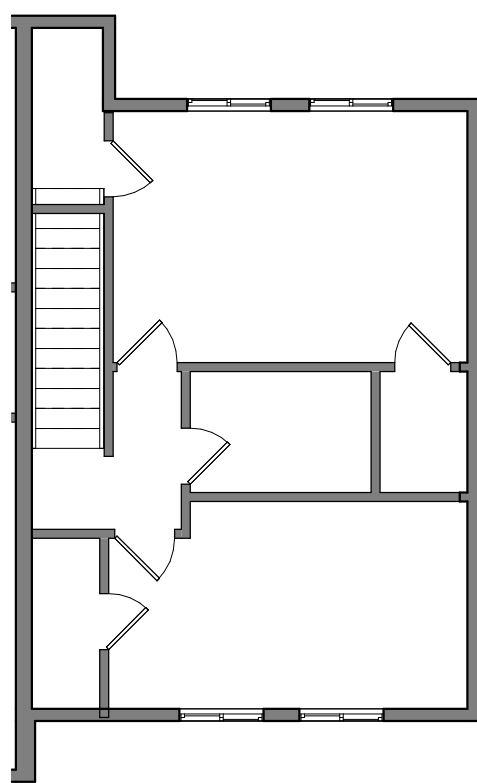
1 BUILDING TYPE I - 1ST FLOOR AREA PLAN
1/16" = 1'-0"



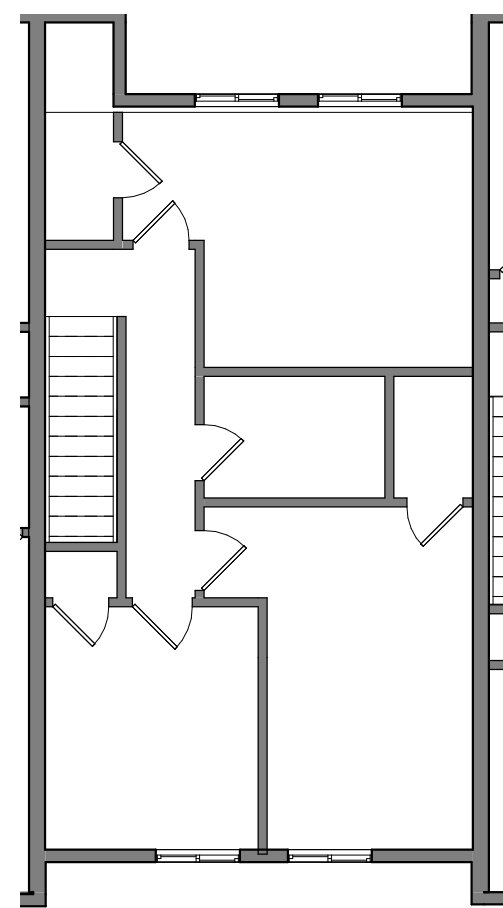
3 BUILDING TYPE II - 1ST FLOOR AREA PLAN
1/16" = 1'-0"



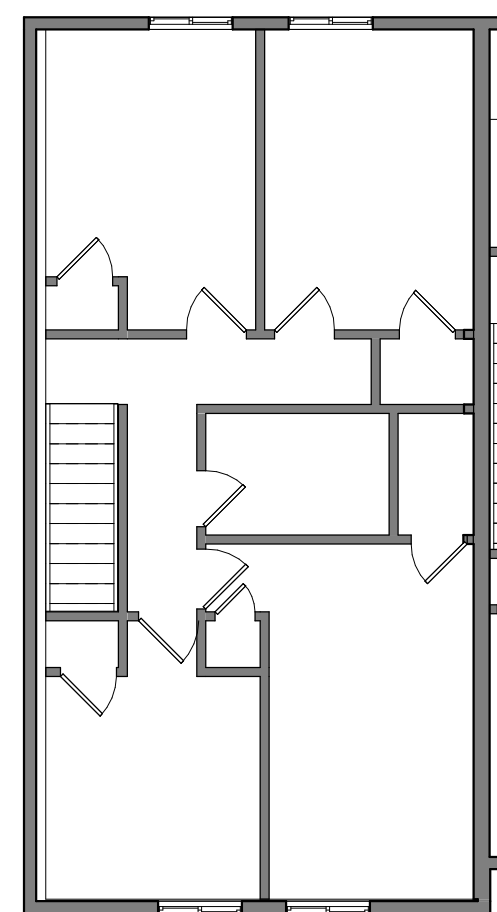
5 BUILDING TYPE III - 1ST FLOOR AREA PLAN
1/16" = 1'-0"



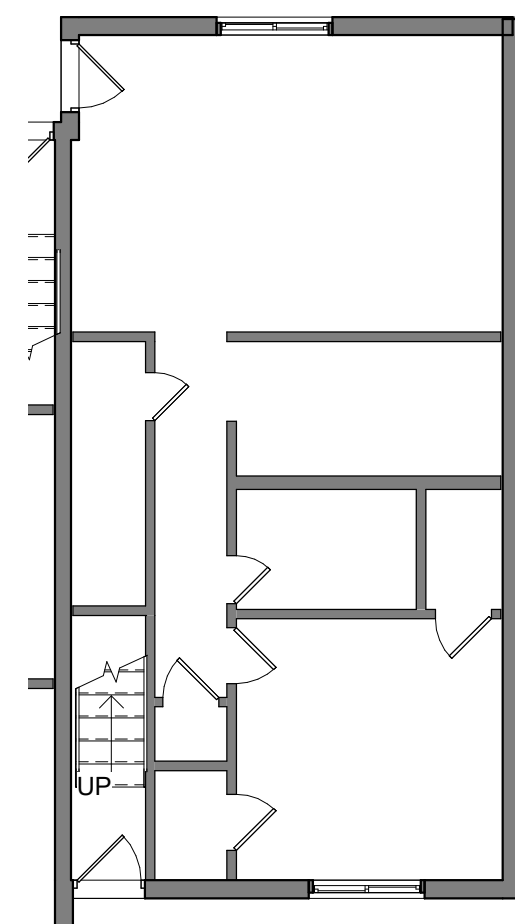
9 2 BR UNIT - SECOND FLOOR
1/8" = 1'-0"



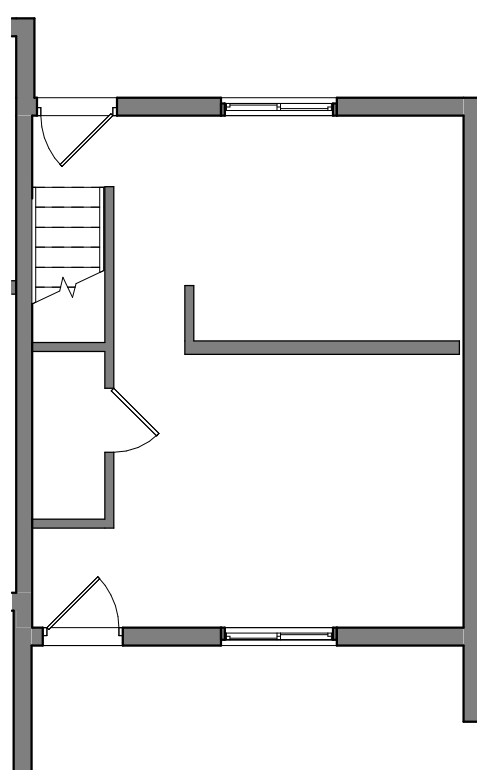
11 3 BR UNIT - SECOND FLOOR
1/8" = 1'-0"



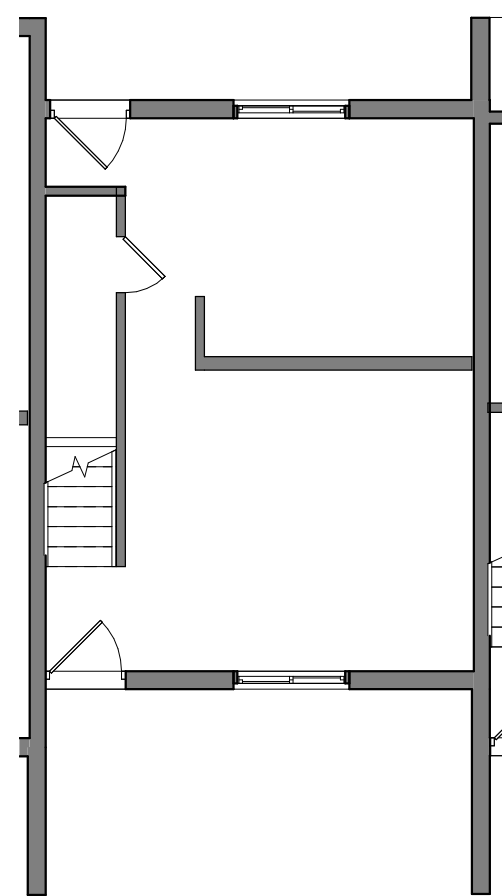
13 4 BR UNIT - SECOND FLOOR
1/8" = 1'-0"



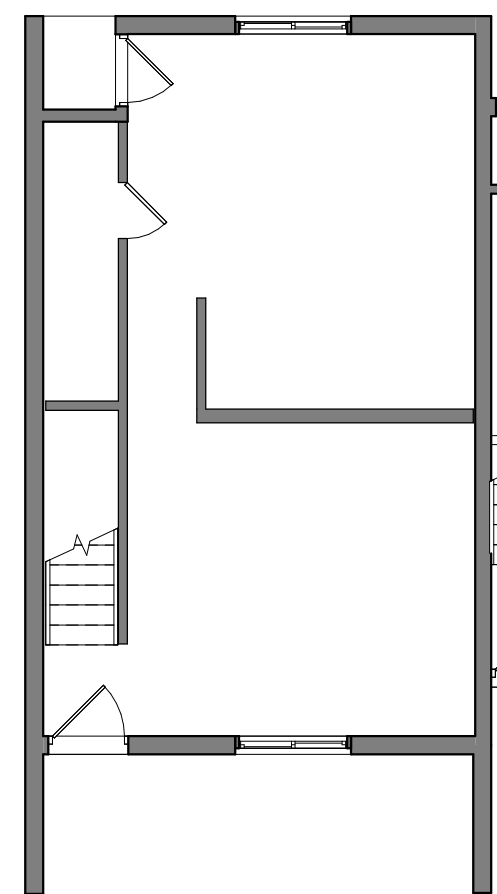
7 1 BR UNIT - FIRST FLOOR
1/8" = 1'-0"



8 2 BR UNIT - FIRST FLOOR
1/8" = 1'-0"



10 3 BR UNIT - FIRST FLOOR
1/8" = 1'-0"



12 4 BR UNIT - FIRST FLOOR
1/8" = 1'-0"

UNIT TYPE	FLOOR	Area	
		Gross	Net
1BR GDN UNIT	1ST FLOOR	674 sf gross	611 sf net
	2ND FLOOR	670 sf net	721 sf gross
2BR TH UNIT	1ST FLOOR	422 sf gross	380 sf net
	2ND FLOOR	495 sf gross	456 sf net
3BR TH UNIT	1ST FLOOR	452 sf gross	400 sf net
	2ND FLOOR	602 sf gross	556 sf net
4BR TH UNIT	1ST FLOOR	567 sf gross	508 sf net
	2ND FLOOR	602 sf gross	556 sf net

14 BUILDING AREA MATRIX
1/16" = 1'-0"

UNIT TYPES					
UNIT TYPE	BEDS	BATH	HUD NSF	HUD GSF	# UNITS
1BR GDN	1	1	611	674	12
1BR GDN HC	1	1	611	674	4
2BR TH	2	1	836	917	20
3BR TH (3BR TH AV)	3	1	956	1054	20
4BR TH (4BR TH AV)	4	1	1178	1288	12
TOTALS					68

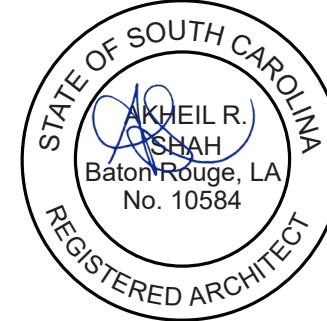
1 - 3BR TH AV UNIT IN BLDG 368
1 - 4BR TH AV UNIT IN BLDG 366

BLDG TYPE	BLDG ID	# OF BLDGS	UNITS PER BLDG	UNIT TYPES				UNIT TOTAL	TOTAL HUD NSF	TOTAL HUD GSF	
				1BR GDN	1BR GDN HC	2BR TH	3BR TH				4BR TH
TYPE I	362, 368, 364, & 366	4	5			4	4	12	20	21,304	23,340
TYPE II	354, 356, 372, 380, 350, 1351, 1353, & 1354	8	4			16	16		32	28,672	31,536
TYPE III	376 & 352	2	8	12	4				16	9,776	10,784
TOTAL LEASEABLE		14	12	4	20	20	12	68		59,752	65,660
LEASING OFFICE / COMMUNITY / MAINTENANCE / LAUNDRY										2,253	
GRAND TOTAL HUD GSF										67,913	

REVISIONS

NO.	DATE	DESCRIPTION

APPROVAL



MARKET PLACE APARTMENTS
1333 Coronet Court, Rock Hill, SC 29730

TRUE CRAFT ARCHITECTURE LLC | 14241 COURSEY BLVD., STE A12-318 | BATON ROUGE, LA 70817 | 512-588-2543



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ISSUED FOR:

PERMITTING

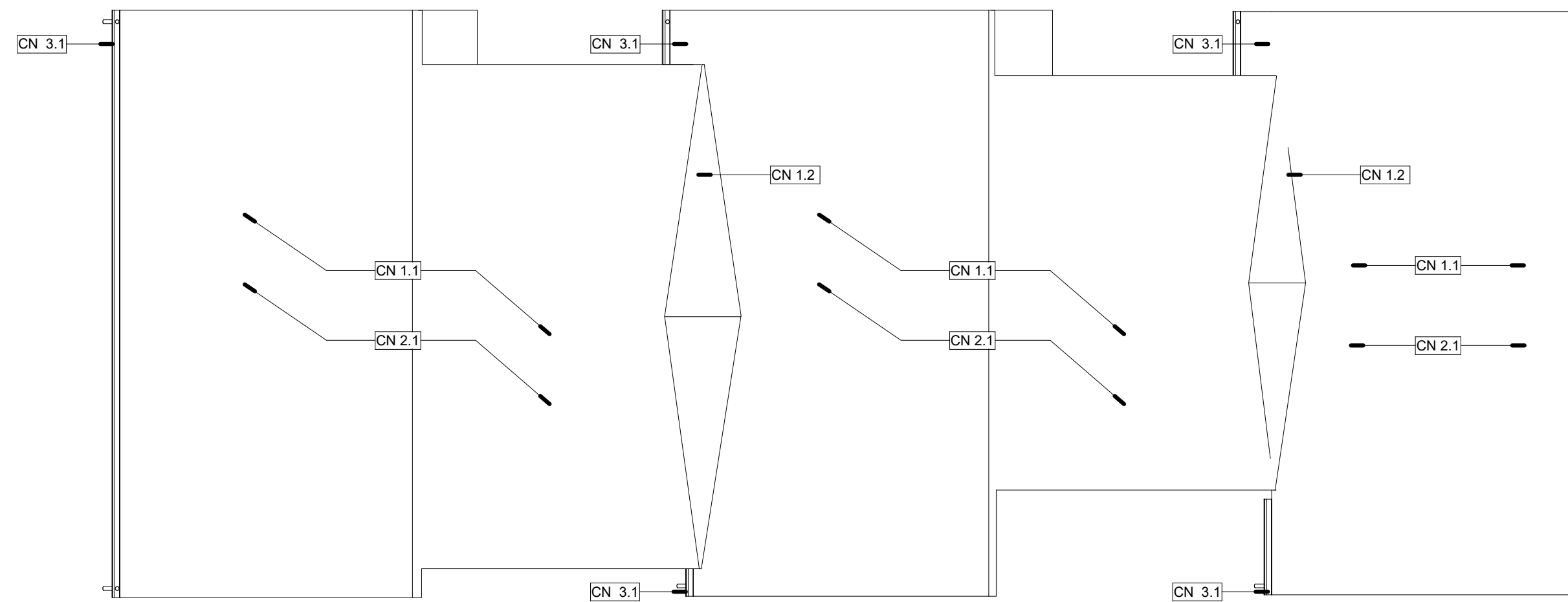
JOB NUMBER: 20-14

ISSUED: 06/05/21

UNIT & BUILDING AREA PLANS

A0.4

PHASE: DD



3 BUILDING TYPE I - ROOF PLAN - DEMO/NEW
1/8" = 1'-0"

NEW CONSTRUCTION - KEYED NOTES	
(X)	REMOVE AND REPLACE EXISTING UNIT ENTRY AND STORAGE DOORS AND FRAMES. RE: DOOR SCHEDULE
CN 1.1	DEMO ROOFS DOWN TO DECKING. INSTALL 15# FELT, DRIP EDGE FLASHING, ROOF JACKS, RIDGE VENTS, AND INSTALL NEW 30-YEAR ARCHITECTURAL ASPHALT SHINGLES. PROVIDE NEW CRICKETS AT VALLEYS WITH BLIND METAL FLASHING.
CN 1.2	PROVIDE NEW ASPHALT SHINGLE CRICKETS OVER NEW ICE AND WATER SHEILD AT VALLEYS. REPLACE ALL DETEIORATED SHEATHING.
CN 2.1	ADD ATTIC INSULATION TO INCREASE R VALUE TO R-38 (ALL BUILDINGS).
CN 3.1	REMOVE AND REPLACE ALL EXISTING GUTTERS AND DOWNSPOUTS. DOWNSPOUTS TO BE INSTALLED AS TO NOT DRAIN ACROSS PEDESTRIAN PATH OF TRAVEL. INSTALL NEW CONCRETE SPLASH BLOCKS OR UNDERGROUND DRAIN WITH POP UP WHERE REQUIRED. (ALL BUILDINGS).
CN 5.1	REMOVE AND REPLACE ALL EXISTING SIDING, TRIM, FACIA, AND SOFFITS WITH NEW PAINTED FIBER CEMENT MATERIALS AT ALL BUILDINGS.
CN 6.1	REPOINT ALL EXISTING DETEIORATED MORTAR JOINTS AT BRICK VENEER WALLS. TYPICAL ALL BUILDINGS.
CN 10.1	REPLACE ALL EXISTING EXTERIOR BUILDING AND ENTRY DOOR LIGHTS WITH NEW LED LIGHT FIXTURES.

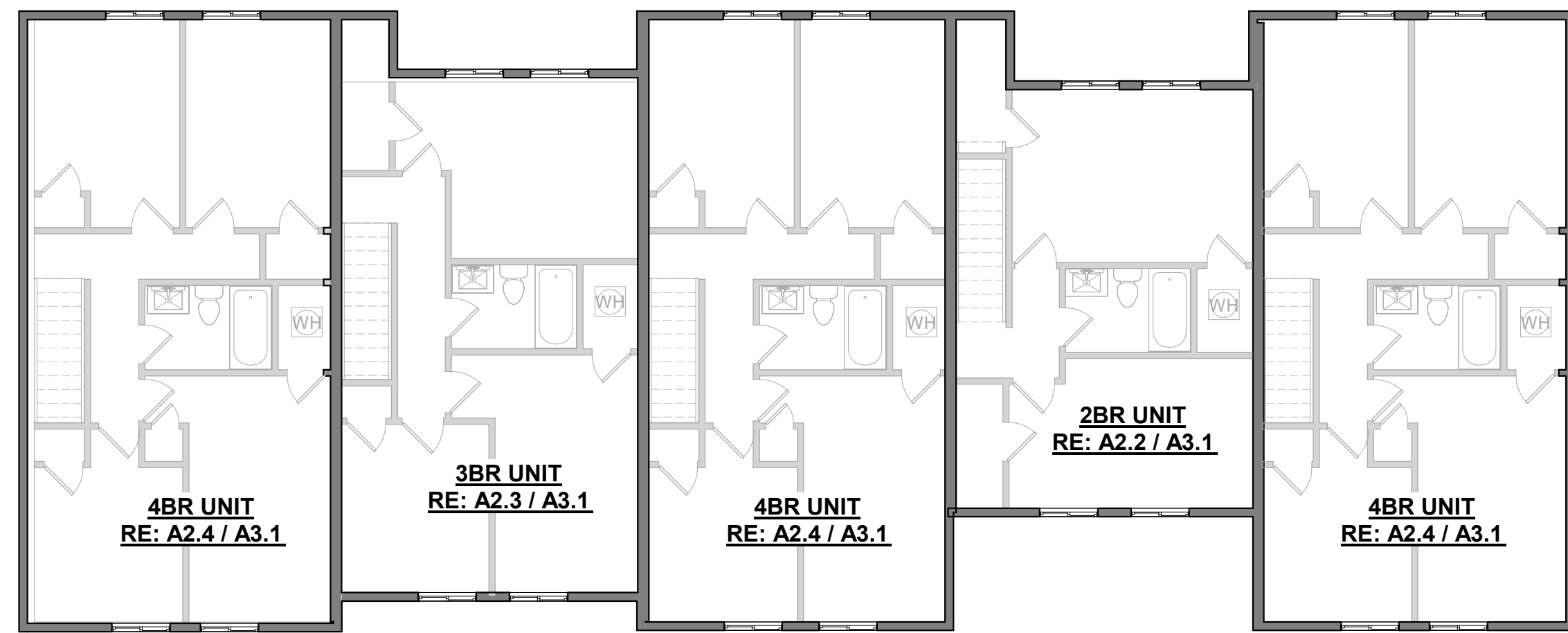
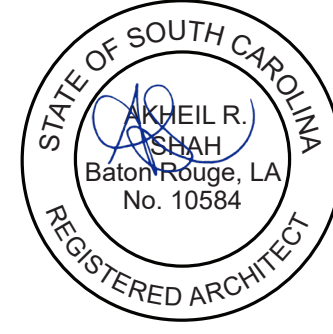
SCOPE OF WORK BUILDING EXTERIORS	
1.	ROOFING (ALL BUILDINGS): DEMO ROOFS DOWN TO DECKING. INSTALL 15# FELT, DRIP EDGE FLASHING, ROOF JACKS, RIDGE VENTS, AND INSTALL NEW 30-YEAR ARCHITECTURAL ASPHALT SHINGLES. PROVIDE NEW CRICKETS AT VALLEYS WITH BLIND METAL FLASHING.
2.	ATTIC INSULATION: PROVIDE ADDITIONAL BLOWN INSULATION IN ATTICS TO INCREASE R VALUE TO R-38.
3.	GUTTERS/DOWNSPOUTS: <ol style="list-style-type: none"> REPLACE ALL GUTTERS, DOWNSPOUTS AND REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS. PROVIDE NEW SEAMLESS ALUMINUM 6" GUTTERS WITH LEAF GUARDS. PROVIDE NEW DRIP EDGES ON ALL FASCIA BOARDS INCLUDING GABLE RAKES. DRIP EDGE MUST EXTEND MIN. OF 2" UNDER THE SHINGLES. GUTTER SPANS BETWEEN DOWNSPOUTS ARE NOT TO EXCEED 30 FEET. INSTALL GUTTER WEDGED GUTTER CLIPS AT SLOPED FASCIAS. INSTALL DOWNSPOUT EXTENSION TO AT LEAST 6" FROM BUILDINGS AT LOCATIONS WITHOUT DRAINS. REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS.
4.	MASONRY: <ol style="list-style-type: none"> CLEAN EXISTING EXTERIOR MASONRY SURFACES. REPOINT AREAS OF MORTAR IN DISREPAIR. ALL BRICK PENETRATIONS TO BE SEALED WITH MORTAR.
5.	SIDING AND TRIM: <ol style="list-style-type: none"> REMOVE ALL EXISTING VINYL SIDING AND HOUSE WRAP. INSTALL NEW PAINTED FIBER CEMENT LAP SIDING OVER NEW HOUSE WRAP OVER EXISTING SHEATHING. REPLACE ALL EXISTING VINYL TRIM, AND VENTED SOFFITS WITH NEW PAINTED FIBER CEMENT COMPONENTS TO MATCH. SEAL ALL THROUGH WALL PENETRATIONS AND REPLACE ALL EXTERIOR WALL / ATTIC VENTS. PVC OR VINYL COMPOSITE TRIM BOARDS MUST BE INSTALLED PER MANUFACTURER'S REQUIREMENTS TO ACHIEVE AT LEAST A 30-YEAR WARRANTY. PVC COATED TRIM COIL MUST HAVE A .024" THICKNESS OR GREATER FOR FASCIA AND FREEZE BOARDS ONLY. MUST BE INSTALLED PER MANUFACTURER'S REQUIREMENTS TO ACHIEVE AT LEAST A 30-YEAR WARRANTY.
6.	CLEAN, PREP AND PAINT ALL NEW SIDING AND PREVIOUSLY PAINTED EXTERIOR SURFACES, DOORS WINDOW SHUTTERS, DISCONNECT BOXES, STAIRWELLS AND RAILINGS, ETC.
7.	EXTERIOR DOORS: <ol style="list-style-type: none"> UNIT / BUILDING ENTRY DOORS: REMOVE AND REPLACE ALL EXTERIOR FRONT AND REAR ENTRY DOORS WITH NEW ENERGY STAR 1 1/2" THICK METAL-CLAD ENTRY DOORS WITH NO-ROT WOOD FRAMES, INCLUDING NEW DOOR HARDWARE (LEVER, EYE VIEWERS, DEADBOLT - GRADE 3) AND WEATHER-STRIPPING. LIGHTING: REPLACE ALL EXISTING EXTERIOR, TENANT UNIT ENTRY DOOR LIGHTS WITH NEW LED LIGHT FIXTURES.

WALL LEGEND	
	EXISTING WALL
	DEMOLISHED WALL
	NEW WALL

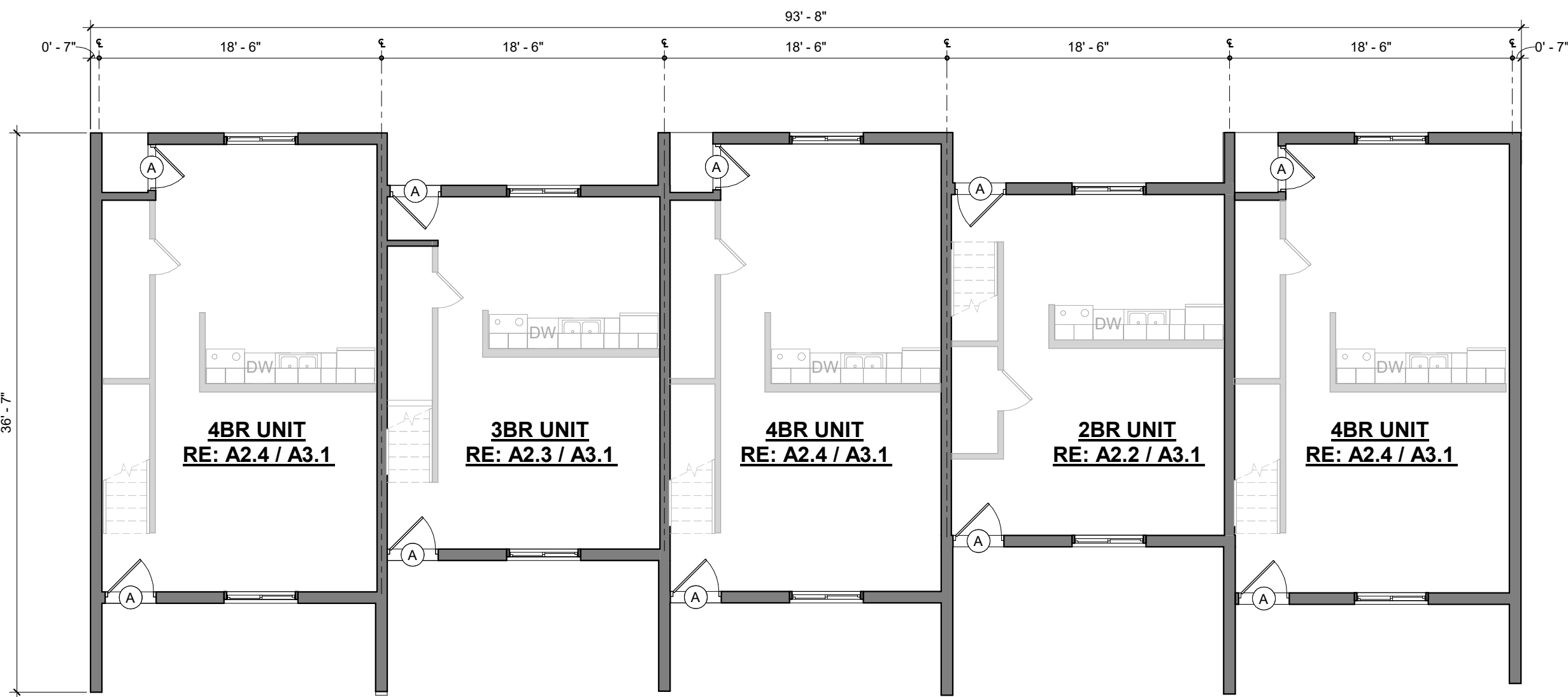
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6.	ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
7.	CONTRACTOR TO REFERENCE SHEET G3.1 AND G3.2 FOR ADDITIONAL REQUIREMENTS.
8.	ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND DCA REQUIREMENTS.

REVISIONS

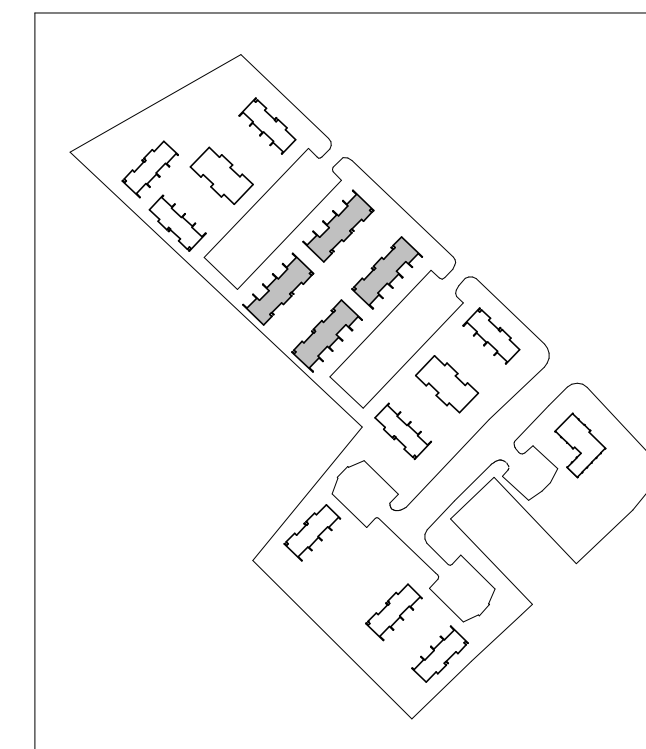
APPROVAL



2 BUILDING TYPE I - 2ND FLOOR - DEMO/NEW
1/8" = 1'-0"



1 BUILDING TYPE I - 1ST FLOOR - DEMO/NEW
1/8" = 1'-0"



KEY PLAN - TYPE I BUILDINGS
NTS

MARKET PLACE APARTMENTS
1333 Coronet Court, Rock Hill, SC 29730

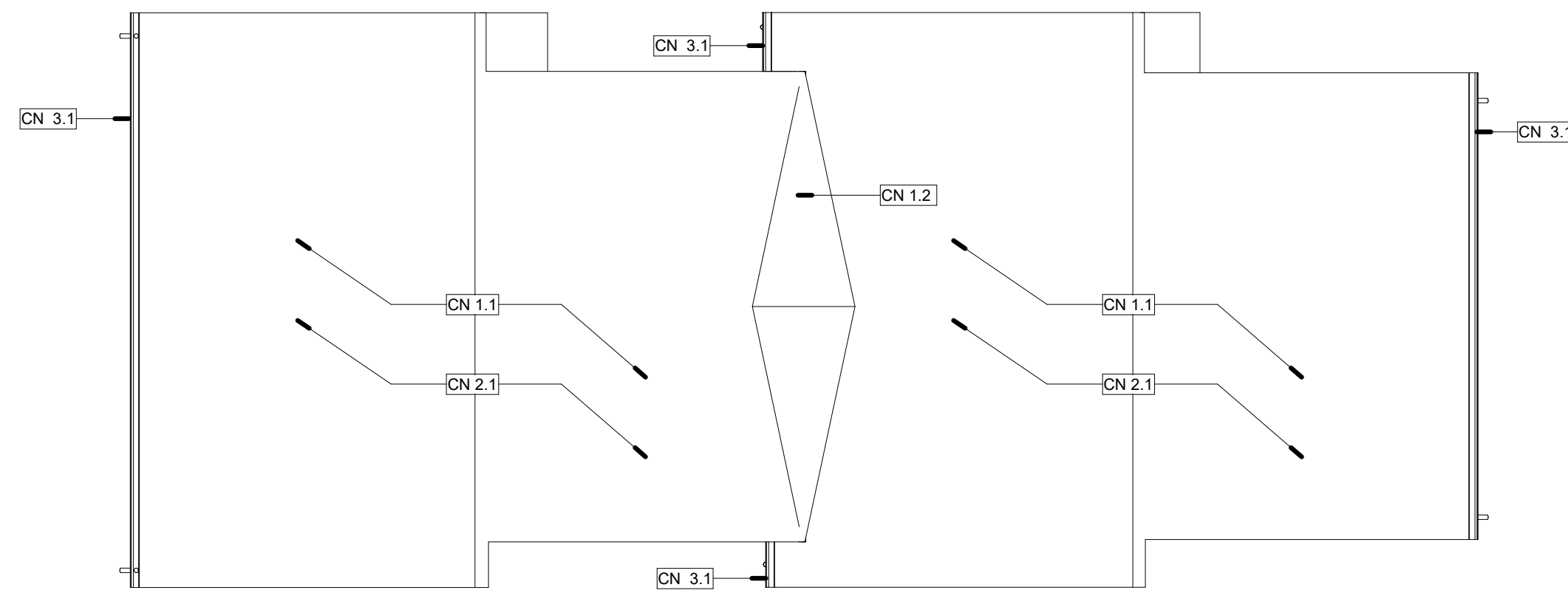
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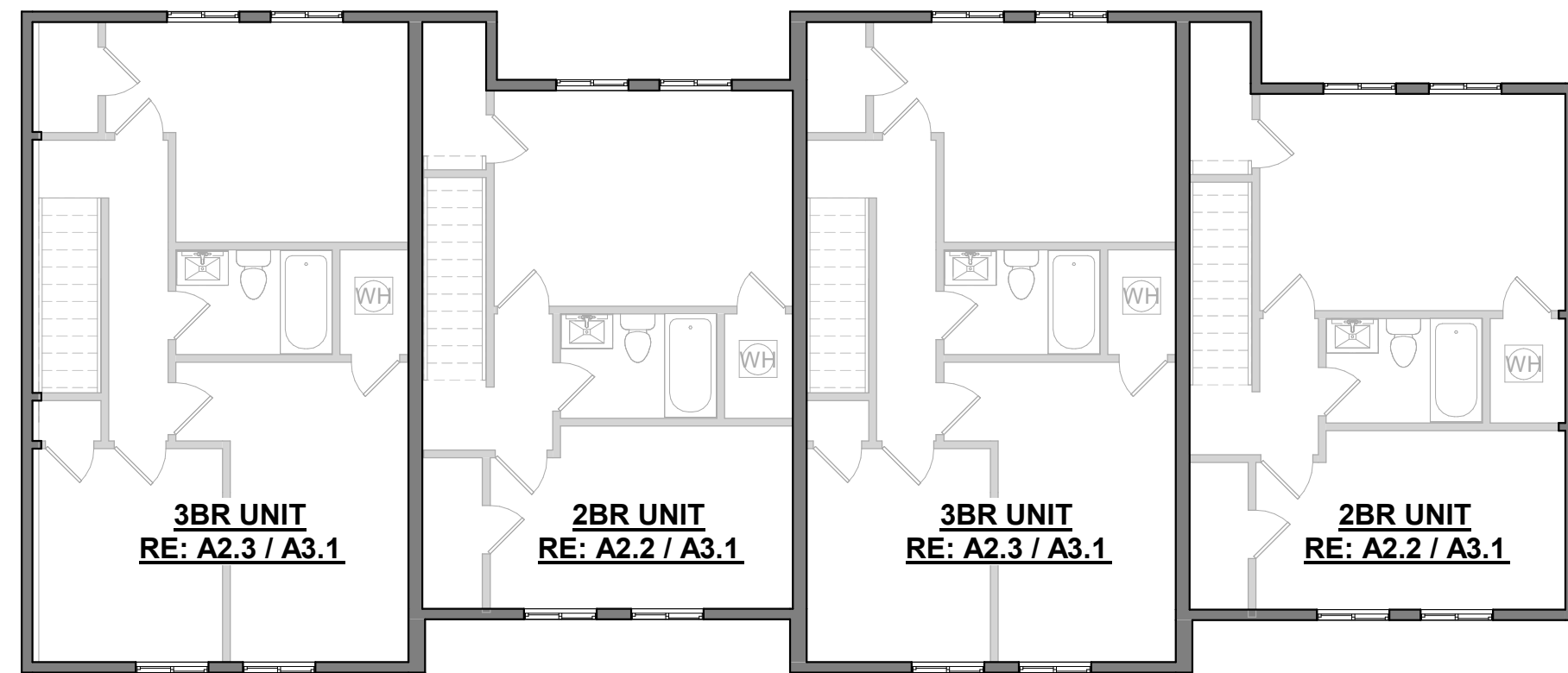
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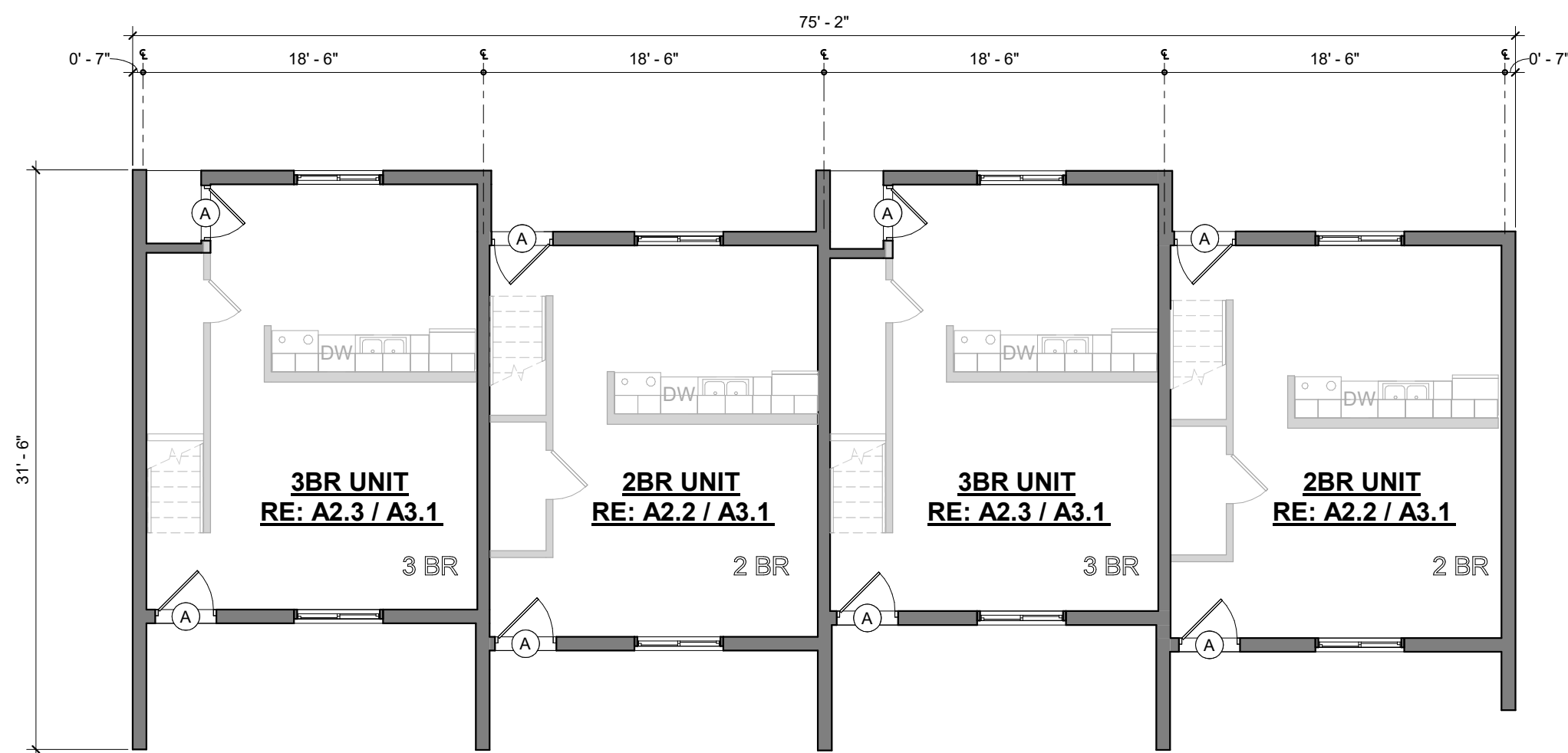
ISSUED FOR:	PERMITTING
JOB NUMBER:	20-14
ISSUED:	06/05/21
BUILDING TYPE I - FLOOR & ROOF PLANS - DEMO/NEW	
A1.1	
PHASE:	DD



3 BUILDING TYPE II - ROOF PLAN - DEMO/NEW
1/8" = 1'-0"



2 BUILDING TYPE II - 2ND FLOOR - DEMO/NEW
1/8" = 1'-0"



1 BUILDING TYPE II - 1ST FLOOR - DEMO/NEW
1/8" = 1'-0"

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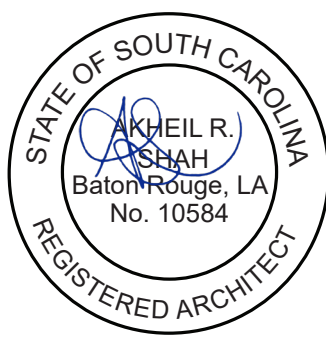
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WALL LEGEND	
	EXISTING WALL
	DEMOLISHED WALL
	NEW WALL

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REVISIONS

APPROVAL



MARKET PLACE APARTMENTS
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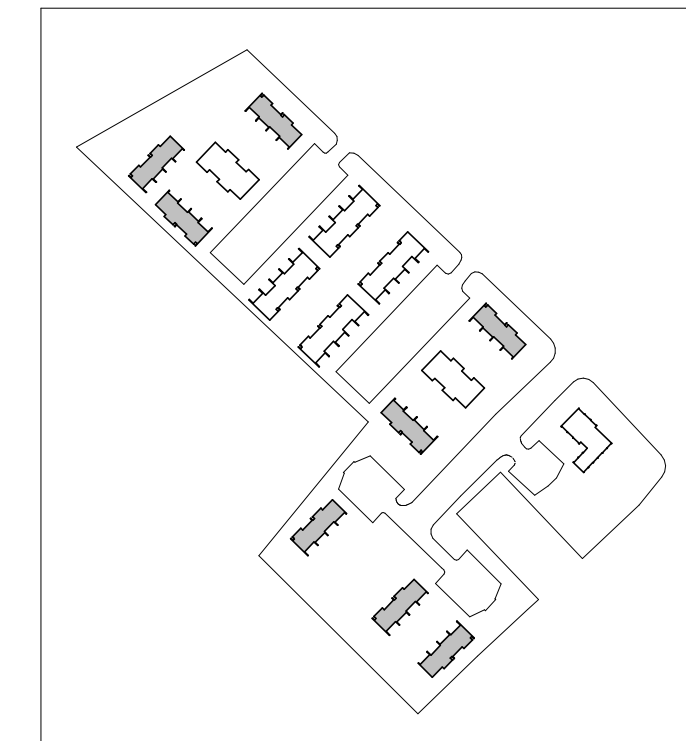


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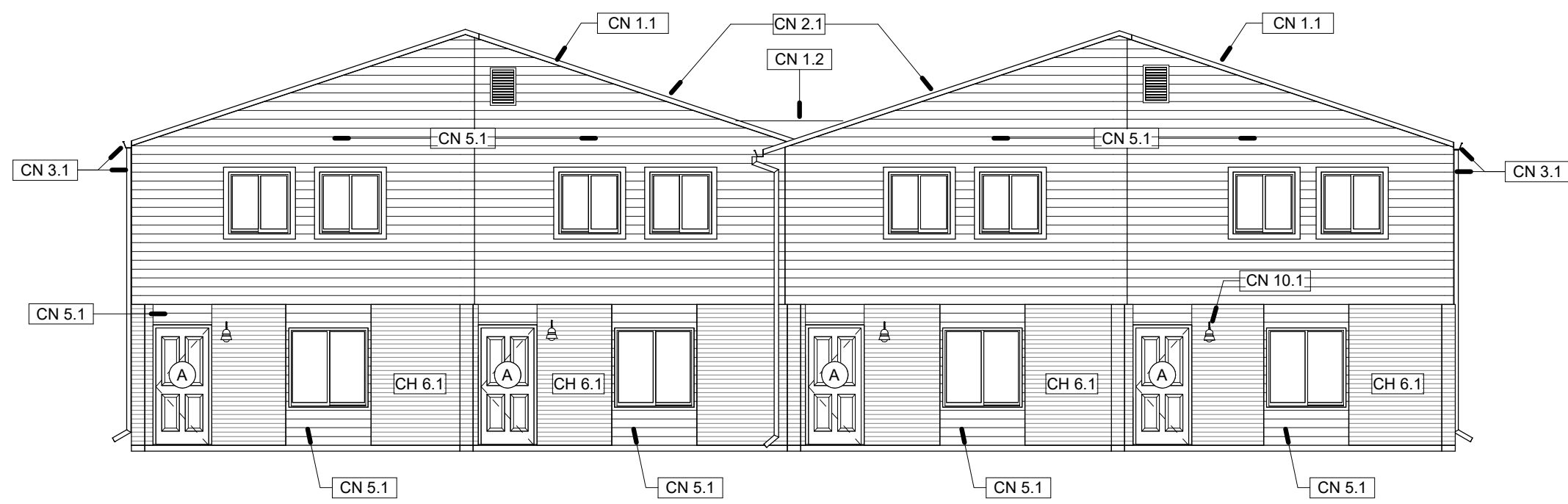
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ISSUED FOR:
PERMITTING
JOB NUMBER: 20-14
ISSUED: 06/05/21
BUILDING TYPE II - FLOOR & ROOF PLANS - DEMO/NEW

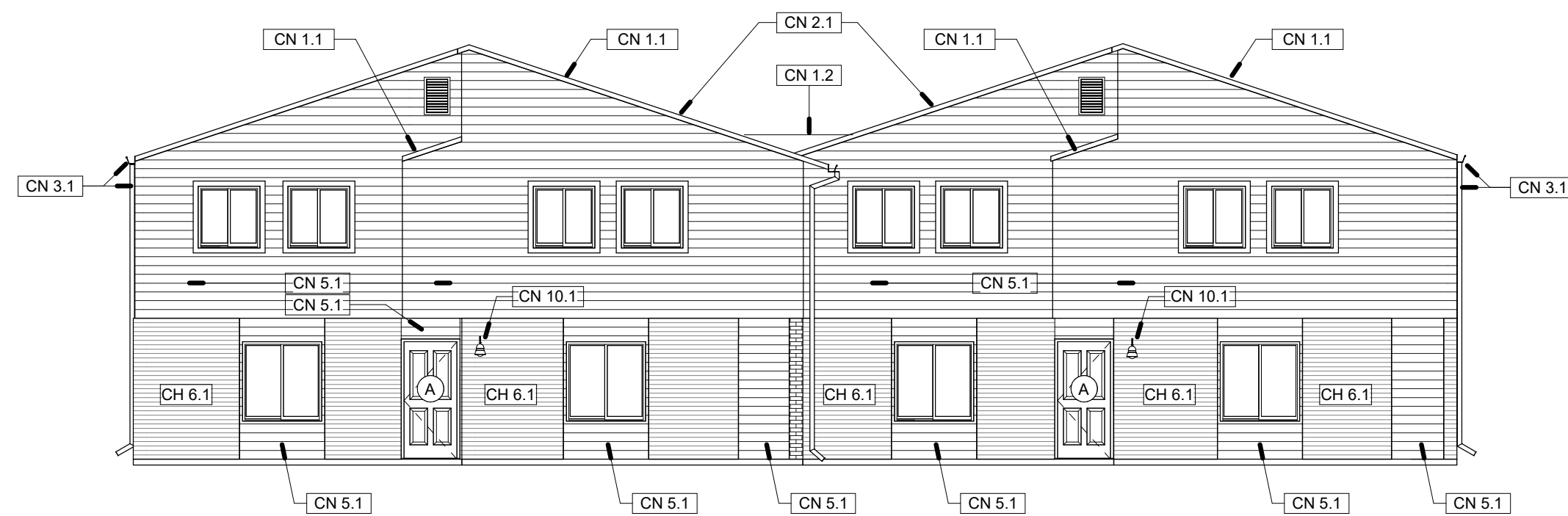
A1.2
PHASE: DD



KEY PLAN - TYPE II BUILDINGS
NTS



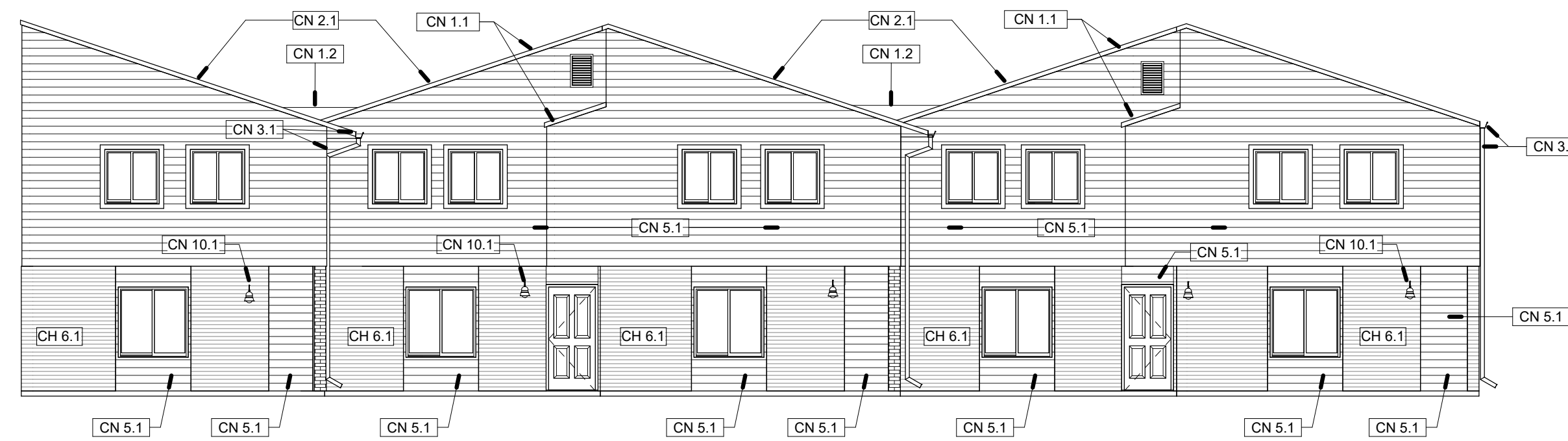
1 BUILDING TYPE II FRONT ELEVATION
1/8" = 1'-0"



2 BUILDING TYPE II REAR ELEVATION
1/8" = 1'-0"

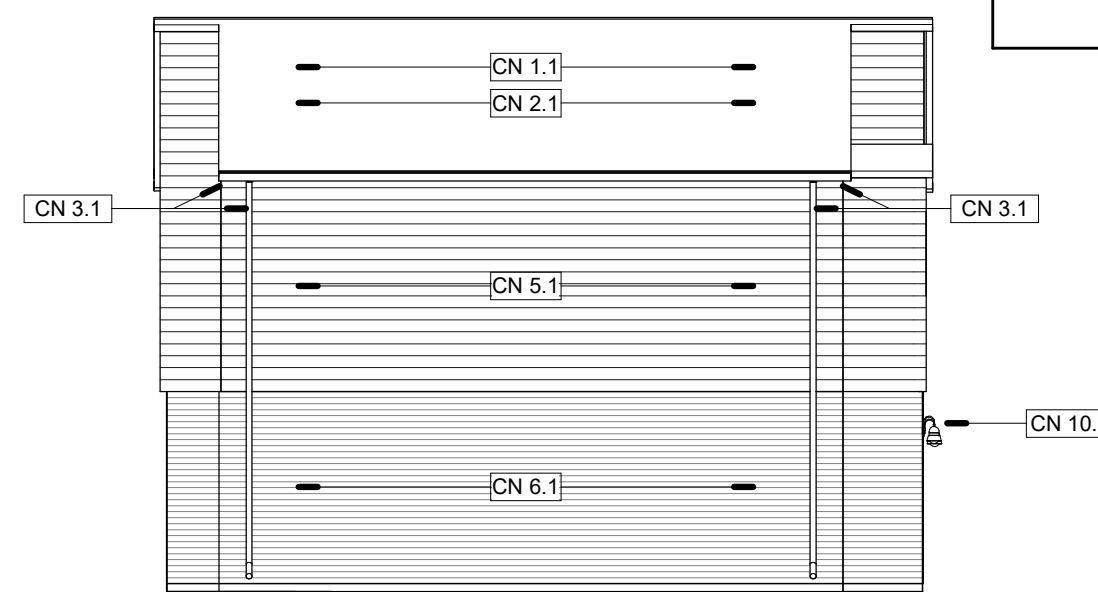


4 BUILDING TYPE I FRONT ELEVATION
1/8" = 1'-0"

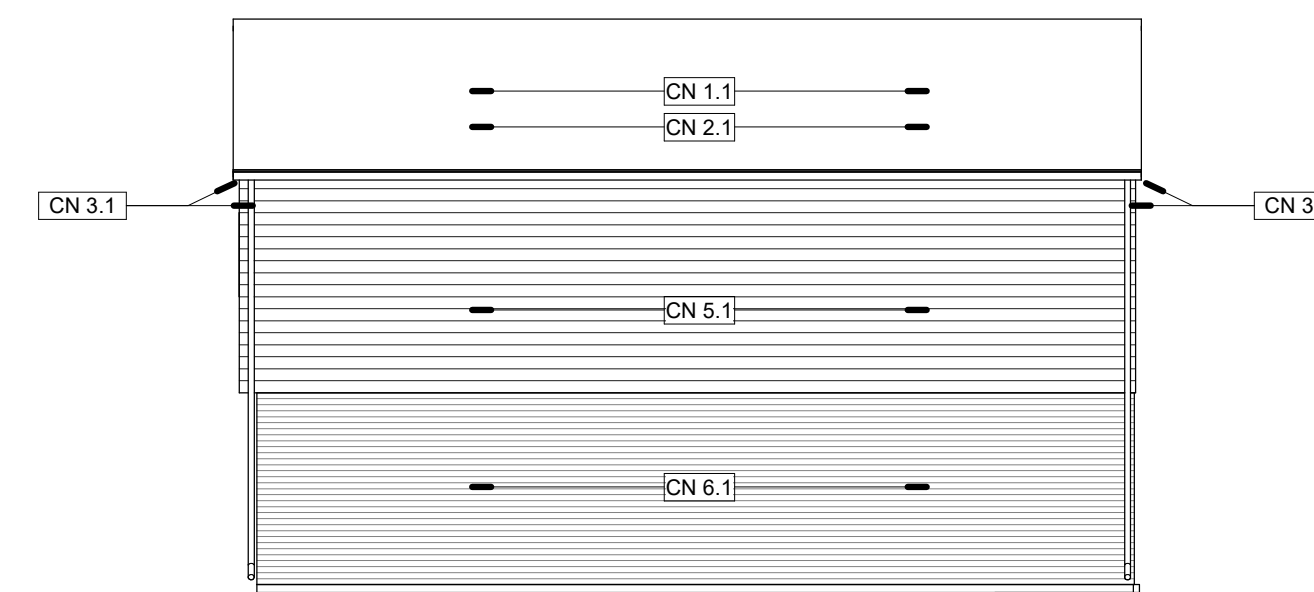


6 BUILDING TYPE I REAR ELEVATION
1/8" = 1'-0"

NEW CONSTRUCTION - KEYED NOTES	
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3 BUILDING TYPE II RIGHT AND LEFT ELEVATIONS
1/8" = 1'-0"

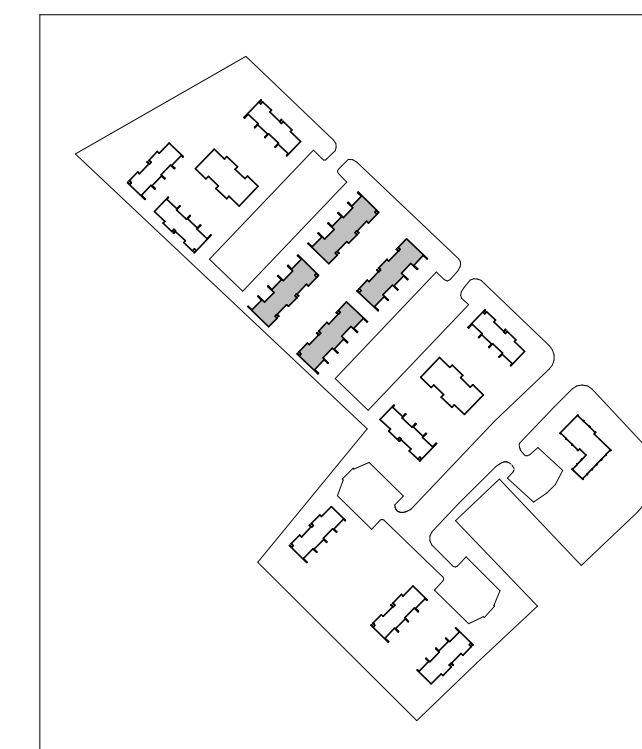


5 BUILDING TYPE I RIGHT AND LEFT ELEVATIONS.
1/8" = 1'-0"

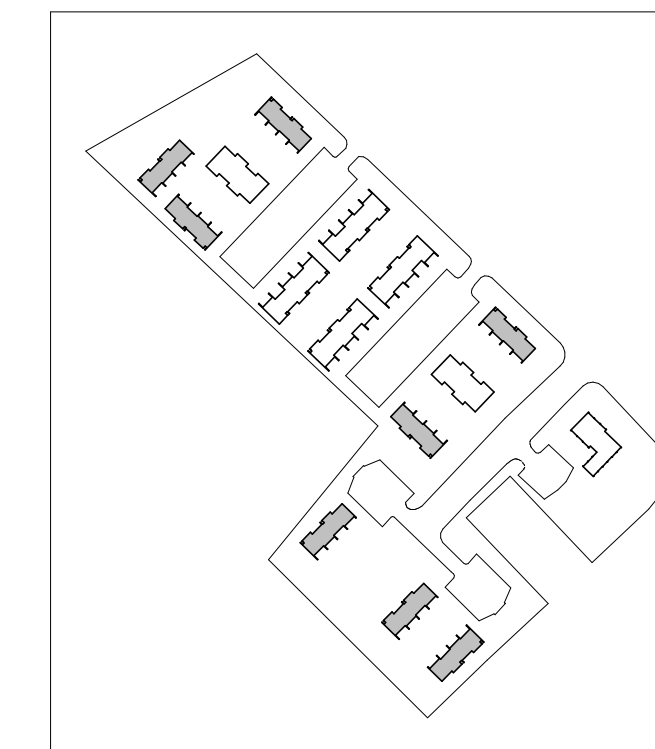
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WALL LEGEND	
	EXISTING WALL
	DEMOLISHED WALL
	NEW WALL

GENERAL NOTES	
1.	ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2.	CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3.	IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
4.	CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5.	CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILING, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
6.	ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
7.	CONTRACTOR TO REFERENCE SHEET G3.1 AND G3.2 FOR ADDITIONAL REQUIREMENTS.
8.	ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND DCA REQUIREMENTS.



KEY PLAN - TYPE I BUILDINGS
NTS



KEY PLAN - TYPE II BUILDINGS
NTS

REVISIONS

NO.	DESCRIPTION	DATE

APPROVAL



MARKET PLACE APARTMENTS
1333 Coronet Court, Rock Hill, SC 29730

TRUE CRAFT ARCHITECTURE LLC | 14241 COURSEY BLVD., STE A12-318 | BATON ROUGE, LA 70817 | 512-588-2543



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ISSUED FOR:
PERMITTING

JOB NUMBER: 20-14

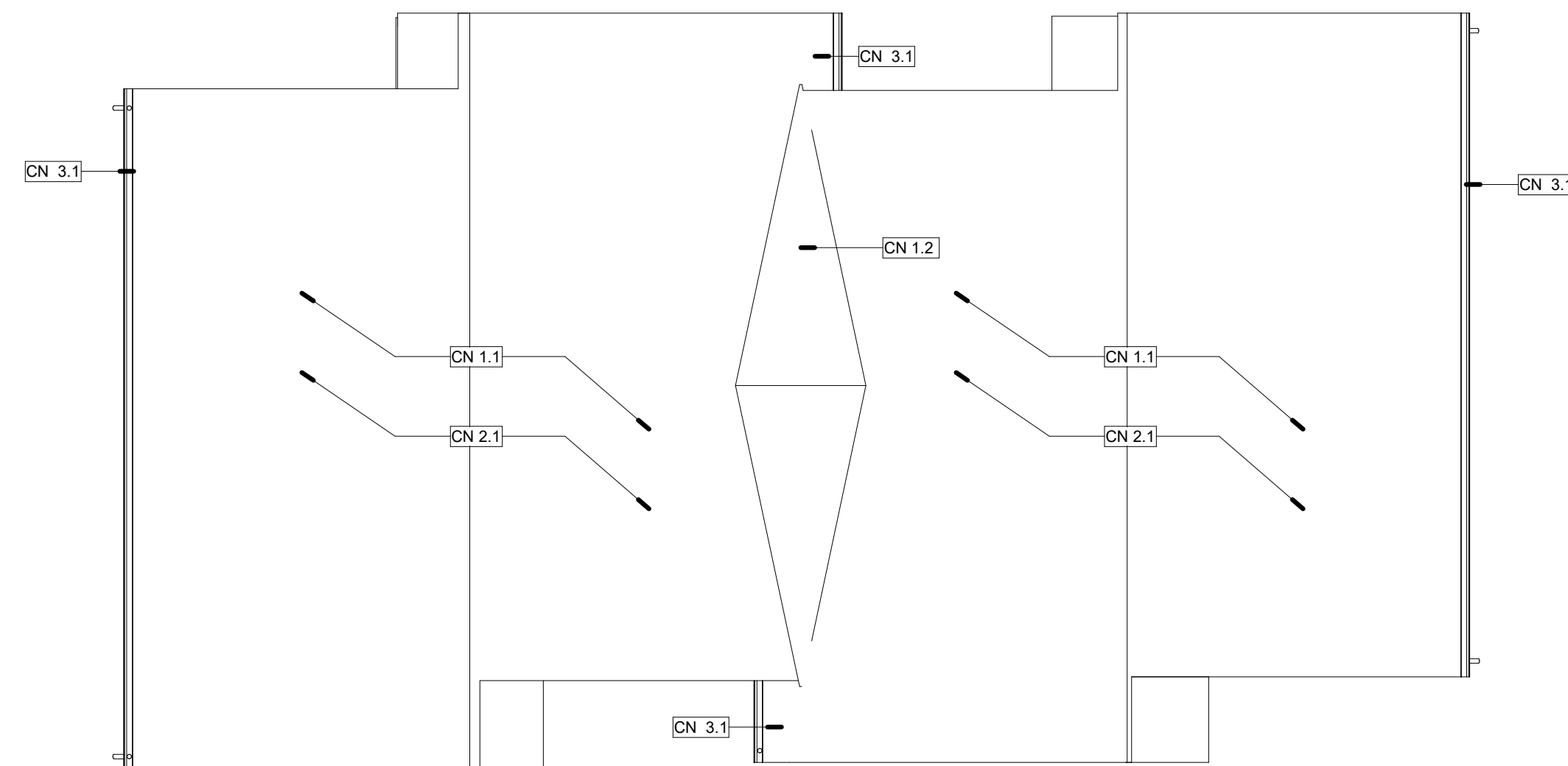
ISSUED: 06/05/21

BUILDING TYPE I & II - EXTERIOR ELEVATIONS - DEMO/NEW

A1.3

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7/1/2021 11:48:45 AM © COPYRIGHT 2019 TRUE CRAFT ARCHITECTURE LLC



3 BUILDING TYPE III - ROOF PLAN - DEMO/NEW
1/8" = 1'-0"

NEW CONSTRUCTION - KEYED NOTES	
(X)	REMOVE AND REPLACE EXISTING UNIT ENTRY AND STORAGE DOORS AND FRAMES. RE: DOOR SCHEDULE
CN 1.1	DEMO ROOFS DOWN TO DECKING. INSTALL 15# FELT, DRIP EDGE FLASHING, ROOF JACKS, AND INSTALL NEW 30-YEAR ARCHITECTURAL ASPHALT SHINGLES. PROVIDE NEW CRICKETS AT VALLEYS WITH BLIND METAL FLASHING.
CN 1.2	PROVIDE NEW ASPHALT SHINGLE CRICKETS OVER NEW ICE AND WATER SHEILD AT VALLEYS. REPLACE ALL DETERIORATED SHEATHING.
CN 2.1	ADD ATTIC INSULATION TO INCREASE R VALUE TO R-38 (ALL BUILDINGS).
CN 3.1	REMOVE AND REPLACE ALL EXISTING GUTTERS AND DOWNSPOUTS. DOWNSPOUTS TO BE INSTALLED AS TO NOT DRAIN ACROSS PEDESTRIAN PATH OF TRAVEL. INSTALL NEW CONCRETE SPLASH BLOCKS OR UNDERGROUND DRAIN WITH POP UP WHERE REQUIRED. (ALL BUILDINGS).
CN 5.1	REMOVE AND REPLACE ALL EXISTING SIDING, TRIM, FACIA, AND SOFFITS WITH NEW PAINTED FIBER CEMENT MATERIALS AT ALL BUILDINGS.
CN 6.1	REPOINT ALL EXISTING DETERIORATED MORTAR JOINTS AT BRICK VENEER WALLS. TYPICAL ALL BUILDINGS.
CN 10.1	REPLACE ALL EXISTING EXTERIOR BUILDING AND ENTRY DOOR LIGHTS WITH NEW LED LIGHT FIXTURES.

SCOPE OF WORK BUILDING EXTERIORS	
1. ROOFING (ALL BUILDINGS):	DEMO ROOFS DOWN TO DECKING. INSTALL 15# FELT, DRIP EDGE FLASHING, ROOF JACKS, RIDGE VENTS, AND INSTALL NEW 30-YEAR ARCHITECTURAL ASPHALT SHINGLES. PROVIDE NEW CRICKETS AT VALLEYS WITH BLIND METAL FLASHING.
2. ATTIC INSULATION:	PROVIDE ADDITIONAL BLOWN INSULATION IN ATTICS TO INCREASE R VALUE TO R-38.
3. GUTTERS/DOWNSPOUTS:	<ul style="list-style-type: none"> a. REPLACE ALL GUTTERS, DOWNSPOUTS AND REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS. b. PROVIDE NEW SEAMLESS ALUMINUM 6" GUTTERS WITH LEAF GUARDS. c. PROVIDE NEW DRIP EDGES ON ALL FASCIA BOARDS INCLUDING GABLE RAKES. DRIP EDGE MUST EXTEND MIN. OF 2" UNDER THE SHINGLES. d. GUTTER SPANS BETWEEN DOWNSPOUTS ARE NOT TO EXCEED 30 FEET. e. INSTALL GUTTER WEDGED GUTTER CLIPS AT SLOPED FASCIAS. f. INSTALL DOWNSPOUT EXTENSION TO AT LEAST 6' FROM BUILDINGS AT LOCATIONS WITHOUT DRAINS. g. REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS.
4. MASONRY:	<ul style="list-style-type: none"> a. CLEAN EXISTING EXTERIOR MASONRY SURFACES. b. REPOINT AREAS OF MORTAR IN DISREPAIR. c. ALL BRICK PENETRATIONS TO BE SEALED WITH MORTAR.
5. SIDING AND TRIM:	<ul style="list-style-type: none"> a. REMOVE ALL EXISTING VINYL SIDING AND HOUSE WRAP. INSTALL NEW PAINTED FIBER CEMENT LAP SIDING OVER NEW HOUSE WRAP OVER EXISTING SHEATHING. b. REPLACE ALL EXISTING VINYL TRIM, AND VENTED SOFFITS WITH NEW PAINTED FIBER CEMENT COMPONENTS TO MATCH. c. SEAL ALL THROUGH WALL PENETRATIONS AND REPLACE ALL EXTERIOR WALL / ATTIC VENTS. PVC OR VINYL COMPOSITE TRIM BOARDS MUST BE INSTALLED PER MANUFACTURER'S REQUIREMENTS TO ACHIEVE AT LEAST A 30-YEAR WARRANTY. d. PVC COATED TRIM COIL MUST HAVE A .024" THICKNESS OR GREATER FOR FASCIA AND FREEZE BOARDS ONLY. MUST BE INSTALLED PER MANUFACTURER'S REQUIREMENTS TO ACHIEVE AT LEAST A 30-YEAR WARRANTY.
6. CLEAN, PREP AND PAINT ALL NEW SIDING AND PREVIOUSLY PAINTED EXTERIOR SURFACES, DOORS, WINDOW SHUTTERS, DISCONNECT BOXES, STAIRWELLS AND RAILINGS, ETC.	
7. EXTERIOR DOORS:	<ul style="list-style-type: none"> a. UNIT / BUILDING ENTRY DOORS: REMOVE AND REPLACE ALL EXTERIOR FRONT AND REAR ENTRY DOORS WITH NEW ENERGY STAR 1 1/2" THICK METAL-CLAD ENTRY DOORS WITH NO-ROT WOOD FRAMES, INCLUDING NEW DOOR HARDWARE (LEVER, EYE VIEWERS, DEADBOLT - GRADE 3) AND WEATHER-STRIPPING. b. LIGHTING: REPLACE ALL EXISTING EXTERIOR, TENANT UNIT ENTRY DOOR LIGHTS WITH NEW LED LIGHT FIXTURES.

WALL LEGEND	
	EXISTING WALL
	DEMOLISHED WALL
	NEW WALL

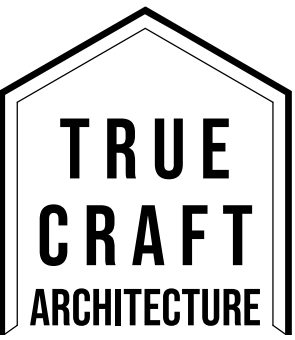
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REVISIONS

APPROVAL



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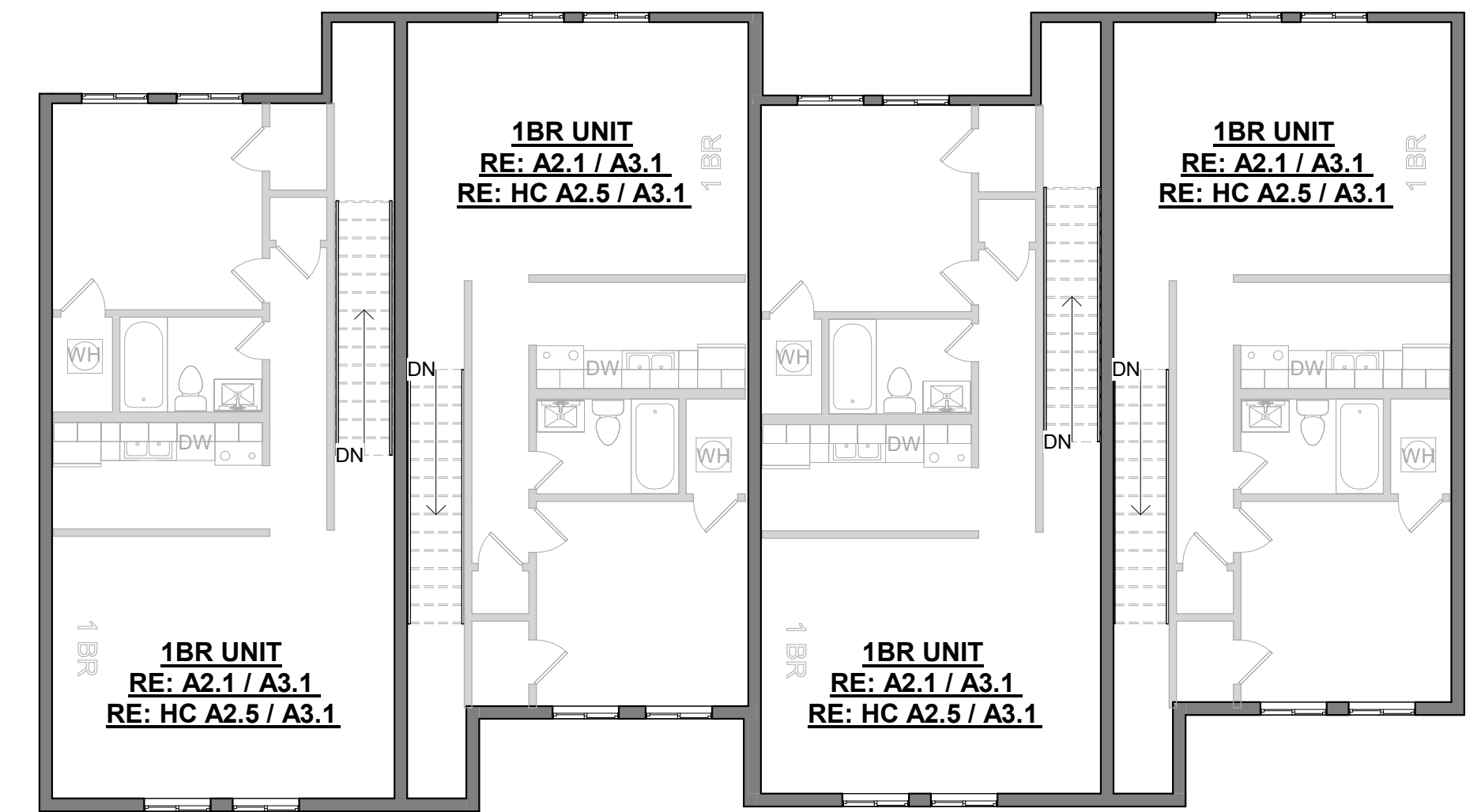
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ISSUED: 06/05/21

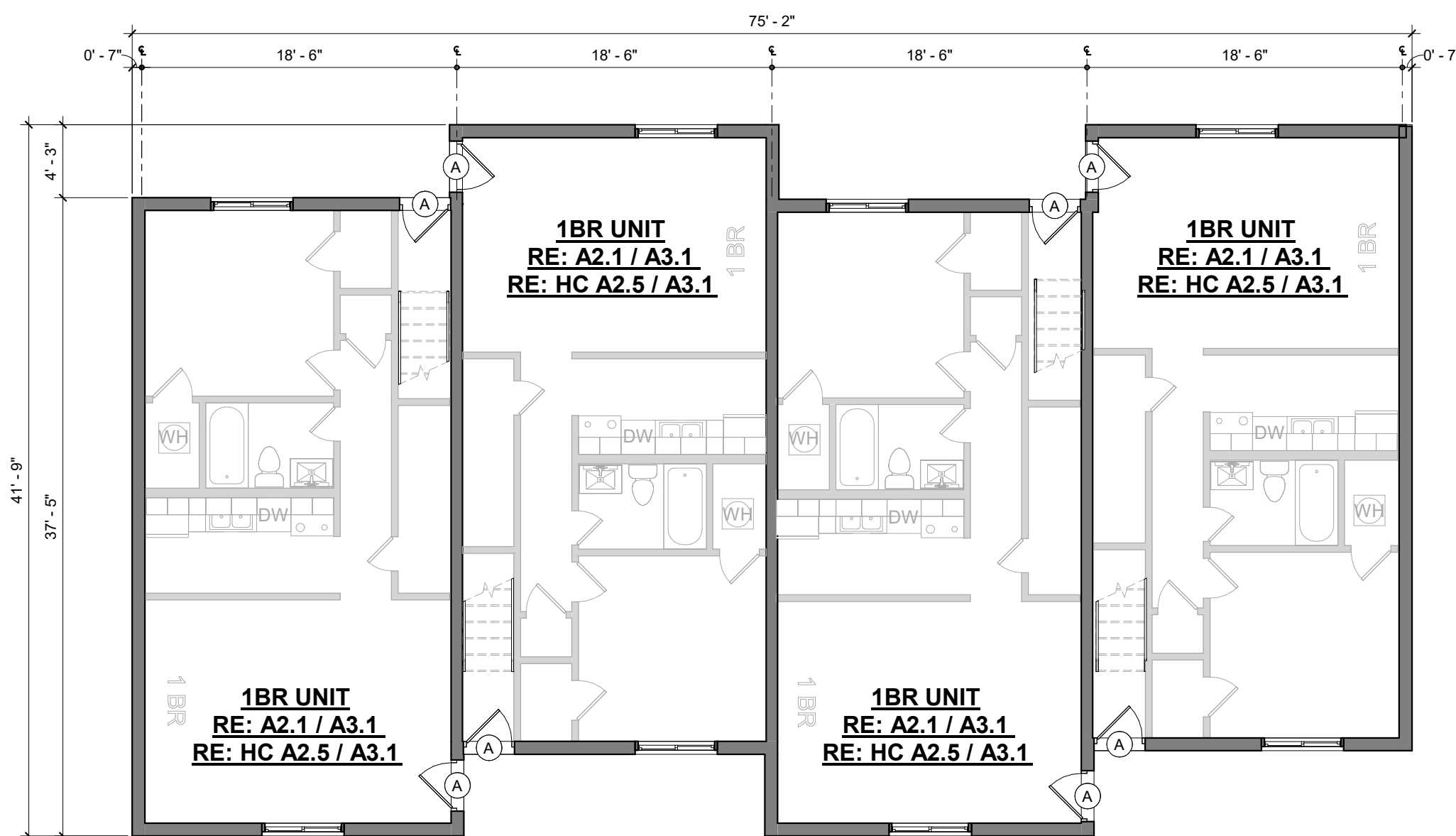
BUILDING TYPE III - FLOOR PLANS, ROOF PLANS - DEMO/NEW

A1.4

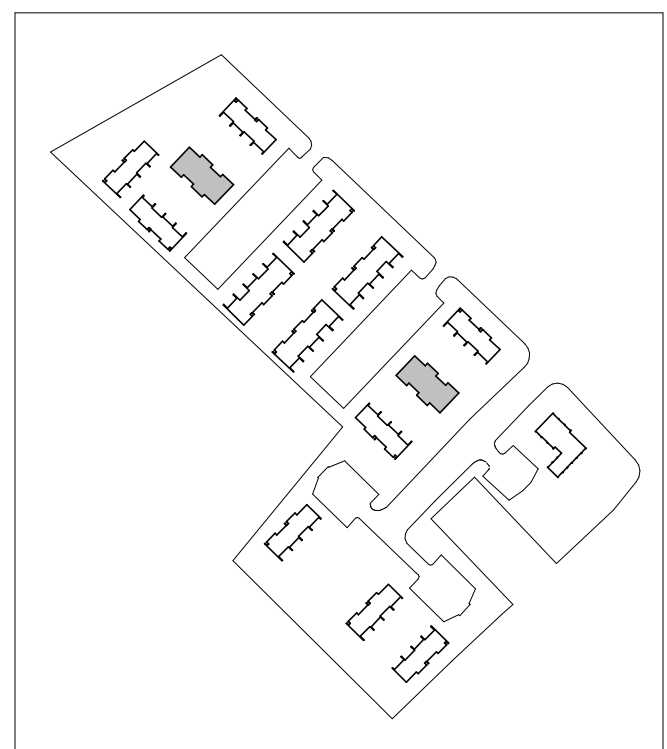
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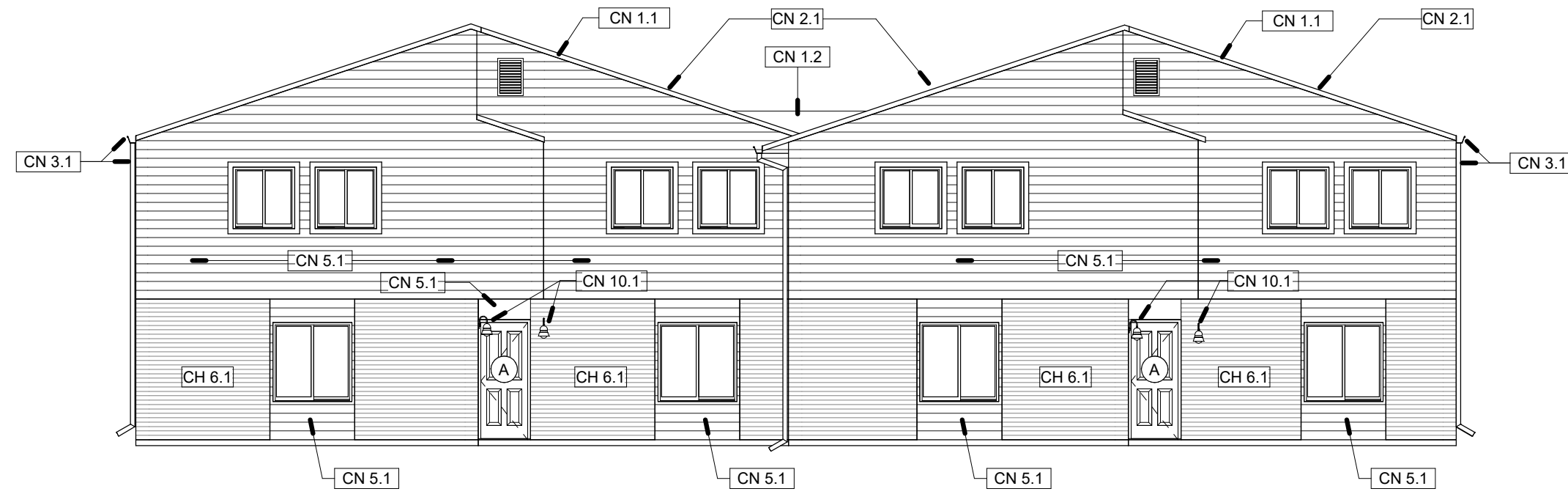
2 BUILDING TYPE III - 2ND FLOOR - DEMO/NEW
1/8" = 1'-0"



1 BUILDING TYPE III - 1ST FLOOR - DEMO/NEW
1/8" = 1'-0"



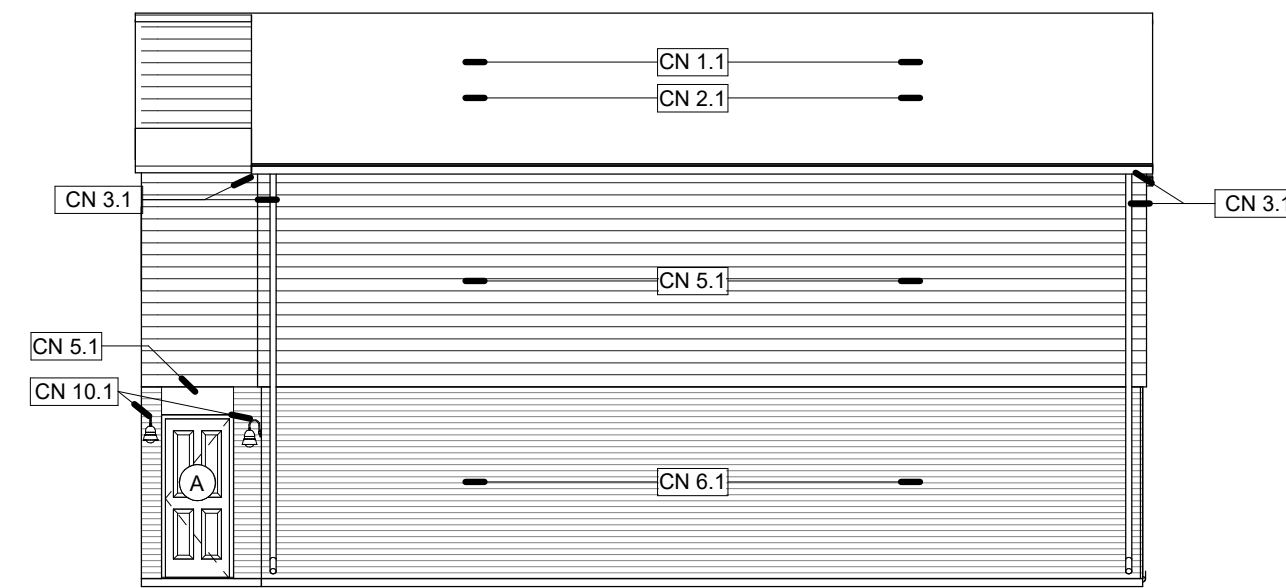
KEY PLAN - TYPE III BUILDINGS
NTS



1 BUILDING TYPE III FRONT ELEVATION
1/8" = 1'-0"



2 BUILDING TYPE III REAR ELEVATION
1/8" = 1'-0"



3 BUILDING TYPE III RIGHT AND LEFT ELEVATIONS.
1/8" = 1'-0"

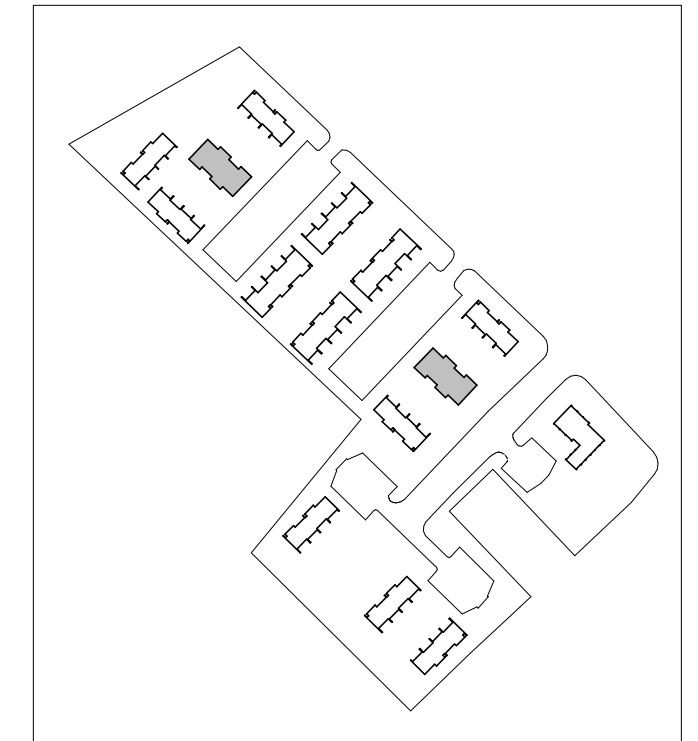
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WALL LEGEND
[Solid Line] EXISTING WALL
[Dashed Line] DEMOLISHED WALL
[Outline] NEW WALL

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KEY PLAN - TYPE III BUILDINGS
NTS

REVISIONS

NO.	DATE	DESCRIPTION

APPROVAL



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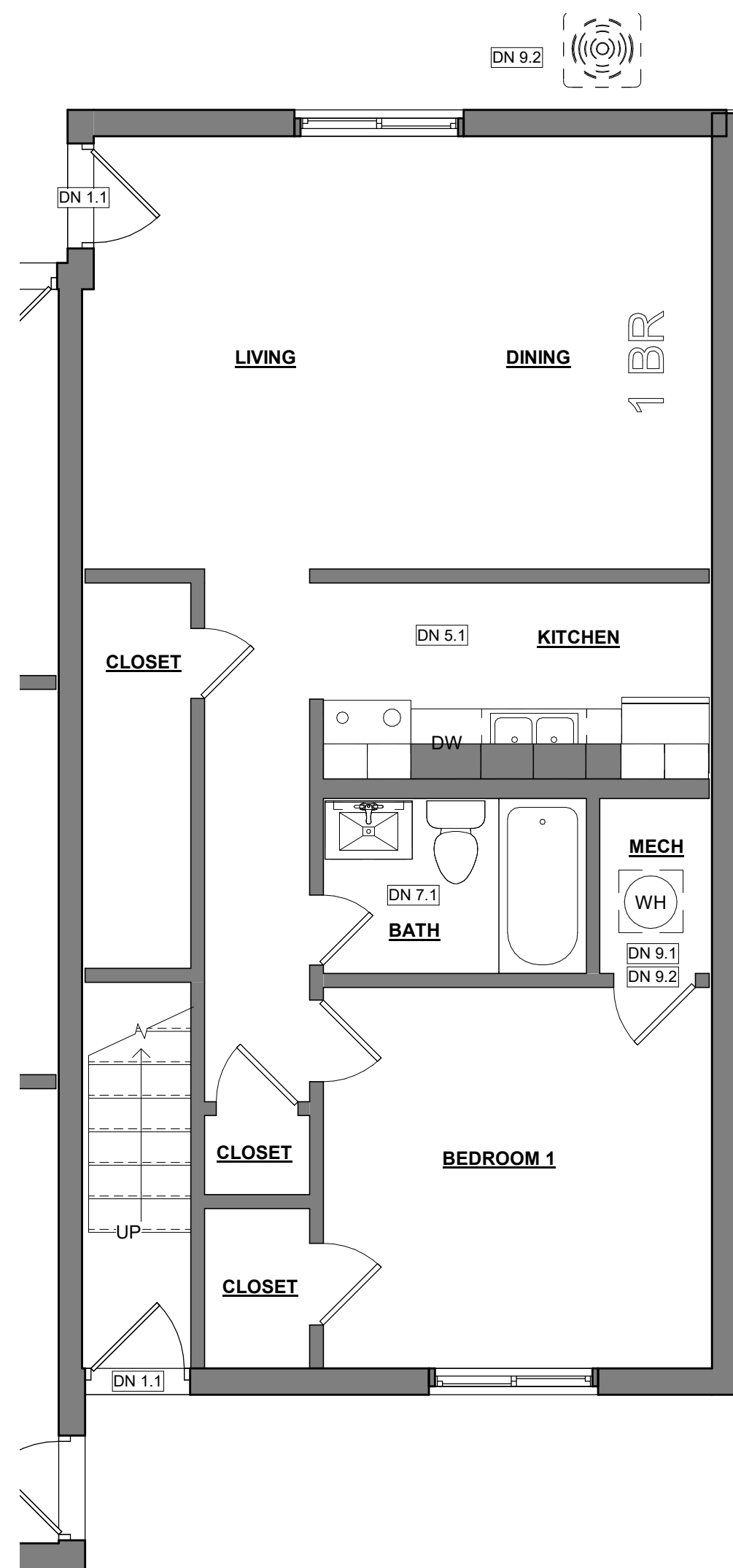
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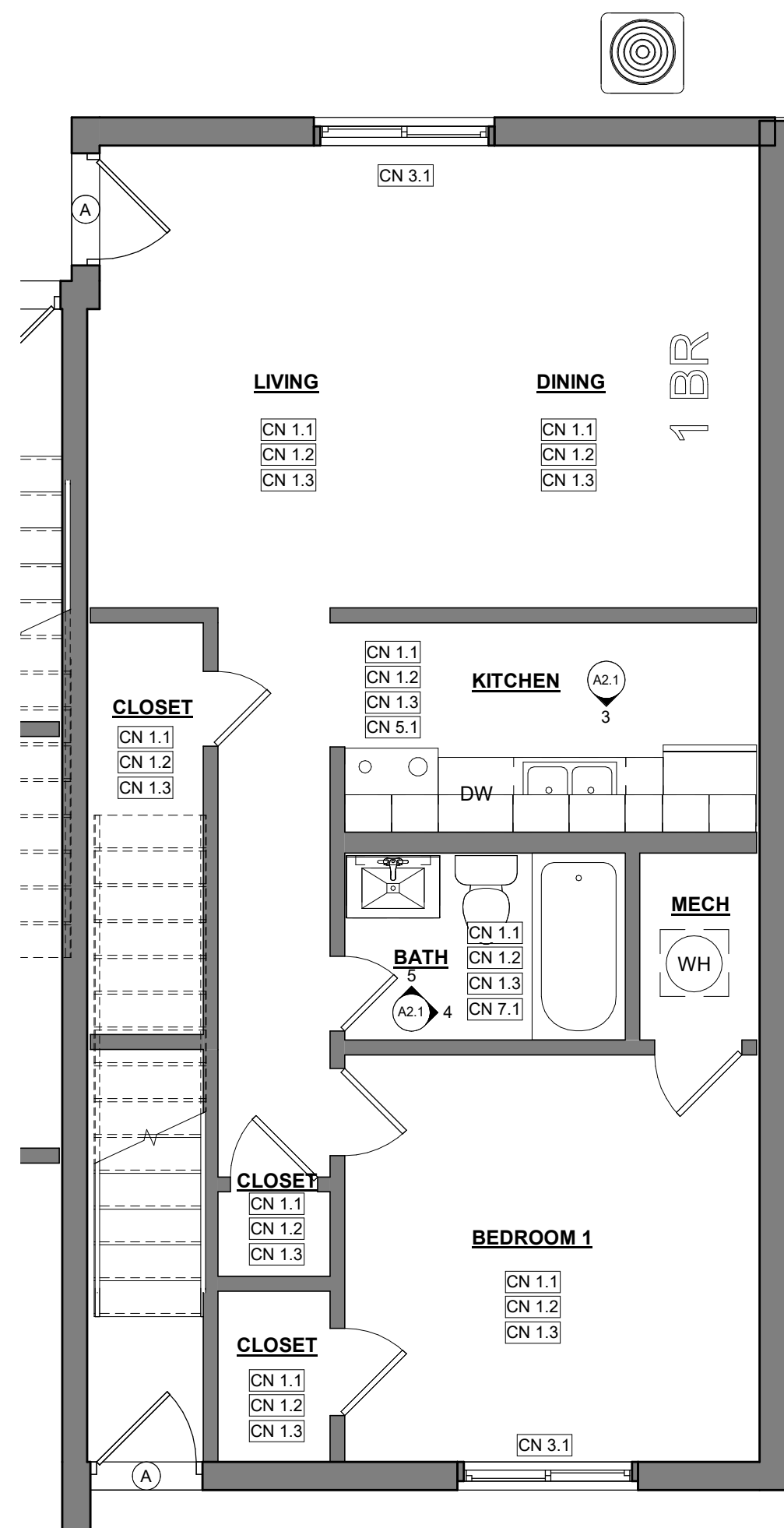
ISSUED FOR:	PERMITTING
JOB NUMBER:	20-14
ISSUED:	06/05/21
BUILDING TYPE III - EXTERIOR ELEVATIONS - DEMO/NEW	

A1.5

PHASE: DD



1 1 BR UNIT - DEMO
1/4" = 1'-0"



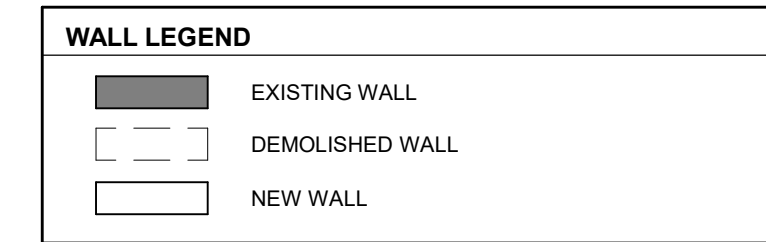
2 2 BR UNIT - NEW
1/4" = 1'-0"

- KEYED NOTES - DEMOLITION**
- DN 1.1 REMOVE EXISTING DOOR AND FRAME.
 - DN 5.1 KITCHEN: REMOVE ALL APPLIANCES. PREPARE FOR NEW. EXISTING RECENTLY REPLACED CABINETS AND FIXTURES TO REMAIN U.N.O. TYPICAL.
 - DN 7.1 BATHROOM: REMOVE EXISTING TUBS AND SURROUNDS, SHOWER HEADS, TOILETS, AND BATH ACCESSORIES. PREPARE SURFACES FOR NEW. EXISTING RECENTLY REPLACED VANITIES, SINKS, AND MED CABS TO REMAIN. U.N.O. TYPICAL.
 - DN 9.1 REMOVE EXISTING WATER HEATER. TYPICAL ALL UNITS.
 - DN 9.2 REMOVE EXISTING HVAC EQUIPMENT, AIR HANDLERS AND CONDENSING UNITS. TYPICAL ALL UNITS.

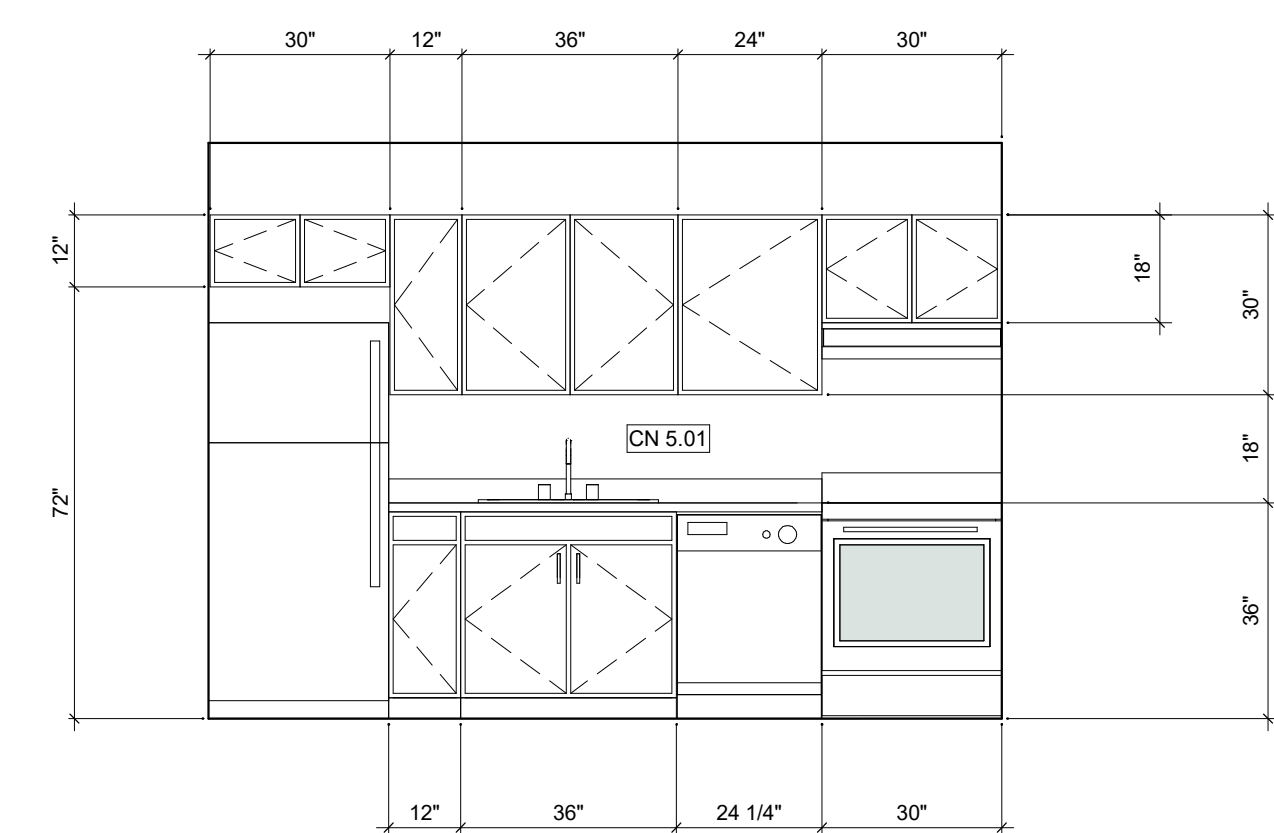
- NEW CONSTRUCTION - KEYED NOTES**
- (X) REMOVE AND REPLACE EXISTING DOORS AND FRAMES. RE: DOOR SCHEDULE
REPLACE ALL EXISTING INTERIOR DOORS WITH NEW HOLLOW CORE SWING DOOR UNITS. RE: DOOR SCHEDULE
 - CN 1.1 REPAIR / REPLACE DAMAGED INTERIOR GYP. BOARD WHERE GYP. BD. IS REPLACED AT WET WALLS. USE MOISTURE RESISTANT GYP. BD. PREP ALL EXISTING GYP. BD. WALLS AND PAINT ENTIRE UNIT. RE: FIN. SCHEDULE. TYPICAL ALL UNITS.
 - CN 1.2 NEW PAINT THROUGH OUT. CLEAN AND PREP INT. WALLS PRIOR TO PAINT. RE: FINISH SCHEDULE. TYPICAL ALL UNITS
 - CN 1.3 RECENTLY REPLACED FLOORING THROUGH OUT TO REMAIN. PROVIDE FOR MINOR REPAIRS AT NEW WORK.
 - CN 3.1 PROVIDE NEW WINDOW TREATMENTS. TYPICAL ALL WINDOWS, AND HALF LITE DOORS.
 - CN 5.1 NEW KITCHENS:
 - 1. ALL NEW APPLIANCES:
 - A. NEW REFRIGERATOR WITH FREEZER COMPARTMENT AND ICE MAKER. PROVIDE NEW WATER LINES AND WALL BOX FOR ICE MAKER WATER LINES.
 - B. NEW 30" ELECTRIC RANGE
 - C. NEW RECIRCULATING OVER-THE-RANGE MICROWAVE HOOD COMBO WITH RANGE QUEENS
 - 2. EXISTING RECENTLY REPLACED CABINETS TO REMAIN. PROVIDE FOR MINOR REPAIRS AT NEW WORK.
 - CN 7.1 NEW BATHROOMS:
 - 1. NEW WATERSENSE 1.6 GPF (MAX) LOW FLOW TOILET
 - 2. NEW BATH TUB AND SURROUND WITH NEW WATERSENSE 1.5 GPM (MAX) FAUCET & 2.2 GPM (MAX) SHOWER HEAD, NEW TUB VALVE, AND TRIM.
 - 3. NEW BATHROOM ACCESSORIES:
 - A. TOILET PAPER HOLDER AND TOWEL RACK MOUNTED IN EXISTING LOCATIONS SECURE TO STUDS OR PROVIDE BLOCKING
 - B. PROVIDE NEW SHOWER RODS AT ALL FULL BATHS.

- SCOPE OF WORK UNIT INTERIORS**
1. FINISHES:
 - a. WALLS (TYPICAL ALL ROOMS): REPAIR AND PREP ALL EXISTING GYP. BD. WALLS AND WOOD BASE BOARD. REPLACE GYP. BD. AREAS IN DISREPAIR WITH LIKE KIND. MOISTURE RESISTANT DRYWALL TO BE PROVIDED IN ALL BATHROOMS AND KITCHENS (ONLY WHERE REPLACED). TAPE AND FLOAT AS NEEDED AND PAINT ALL GYP. WALLS AND BASE BOARDS (MATCH EXISTING COLOR).
 - b. CEILINGS (TYPICAL ALL ROOMS): REPAIR AND PREP ALL EXISTING GYP. BOARD CEILINGS. REPLACE GYP. BD. AREAS IN DISREPAIR WITH LIKE KIND. TAPE AND FLOAT AS NEEDED AND PAINT ALL GYP. BD. CEILINGS (MATCH EXISTING COLOR).
 - c. FLOORING (TYPICAL ALL ROOMS): PROVIDE FOR 20% FLOORING REPLACEMENT OF RECENTLY REPLACED FLOORING TO ACCOUNT FOR UNFORESEEN DAMAGE.
 - d. PAINT FINISH (TYPICAL): PAINT UNITS COMPLETE. KITCHENS, BATHROOMS, NEW DOORS, NEW BASE BOARDS, FRAMES, AND TRIM TO RECEIVE SEMI-GLOSS PAINT FINISH. USE FLAT FINISH FOR ALL OTHER ROOMS.
 2. INTERIOR DOORS:
 - a. REMOVE AND REPLACE DAMAGED INTERIOR DOORS WITH NEW SWING DOORS. (4 DOORS PER UNIT)
 - b. NEW DOORS TO BE 6 PANEL, HOLLOW CORE WOOD DOORS. PAINT ALL SIDES AND UNDERCUT 3/4".
 - c. PROVIDE LOUVERED BOTTOMS AT ALL CLOSET DOORS.
 - d. PROVIDE ALL NEW BRUSHED NICKEL INTERIOR DOOR HARDWARE INCLUDING HINGES. PROVIDE ALL NEW LEVEL 3. PASSAGE LEVERS. PROVIDE DEADBOLTS AT MECH CLOSETS AND PRIVACY LEVERS AT ALL BATHROOMS.
 3. WINDOW TREATMENTS: REPLACE APARTMENT UNIT BLINDS WITH NEW HORIZONTAL 1" PVC MINI-BLINDS.
 4. LIVING / DINING ROOMS:
 - a. LIGHTING: LIGHTING: REPLACE EXISTING LIGHTS WITH NEW ENERGY STAR CEILING FANS WITH LED LIGHT KITS. REUSE EXISTING WIRING AND PROVIDE PULL CORD FOR FAN OPERATION. CONVERTED ACCESSIBLE UNITS TO BE WIRED TO SEPARATE SWITCHES WITHIN REACH RANGE.
 - b. FLOORING: RE: 1. FINISHES.
 5. KITCHENS:
 - a. REFRIGERATORS: NEW ENERGY STAR FROST FREE REFRIGERATORS - 18 CF WITH FREEZER AND ICE MAKER.
 - 1. PROVIDE NEW WATER LINE AND BOX FOR NEW ICE MAKERS.
 - b. DISHWASHERS:
 - 1. REMOVE AND REPLACE EXISTING DISHWASHERS WITH NEW ENERGY STAR DISHWASHERS.
 - 2. REWORK EXISTING ELECTRICAL OUTLET BOX TO CENTER BEHIND APPLIANCE.
 - c. RANGES:
 - 1. NEW ELECTRIC GAS RANGES.
 - 2. NEW RECIRCULATING RANGE HOOD MICROWAVE COMBO.
 - 3. PROVIDE NEW RANGE QUEENS AT ALL HOODS.
 - d. NEW ANTI-TIP DEVICES:
 - NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.
 - e. FLOORING: RE: 1. FINISHES.
 - f. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.
 - g. FIRE EXTINGUISHERS: PROVIDE NEW CERTIFIED FIRE EXTINGUISHERS IN ALL UNITS.
 - h. LIGHTING: REPLACE LIGHT FIXTURES WITH NEW LED ENERGY STAR FIXTURES.
 6. BEDROOMS:
 - a. LIGHTING: REPLACE EXISTING LIGHTS WITH NEW ENERGY STAR CEILING FANS WITH LED LIGHT KITS. REUSE EXISTING WIRING AND PROVIDE PULL CORD FOR FAN OPERATION. CONVERTED ACCESSIBLE UNITS TO BE WIRED TO SEPARATE SWITCHES WITHIN REACH RANGE.
 - b. FLOORING: RE: 1. FINISHES.
 - c. CLOSETS: REPLACE ALL CLOSET SHELVING WITH NEW COATED WIRE SHELVING.
 - d. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.
 7. BATHROOMS:
 - a. TUBS / SHOWERS:
 - 1. REPLACE EXISTING TILE SURROUNDS AND TUB WITH NEW 3 PIECE FIBERGLASS TUB AND SURROUND COMBO. INSTALL WATER RESISTANT GYP BEHIND NEW SURROUNDS.
 - 2. REPLACE TUB VALVE, TRIM AND SHOWER HEAD. NEW SHOWER HEADS TO BE WATERSENSE AND ANTI-SCALD.
 - b. TOILET: REPLACE ALL COMMODES WITH WATERSENSE EFFICIENT 8 GPF WITH SEATS.
 - c. ACCESSORIES: REMOVE AND REPLACE ALL ACCESSORIES WITH NEW BATH ACCESSORIES.
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 - 1. REMOVE AND REPLACE EXISTING BATHROOM EXHAUST FAN.
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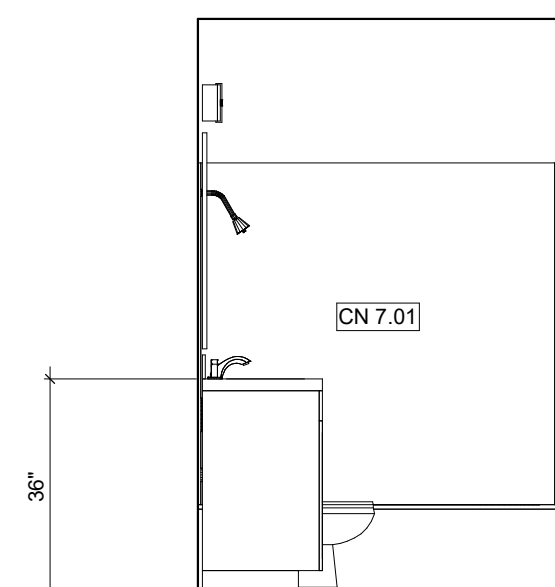
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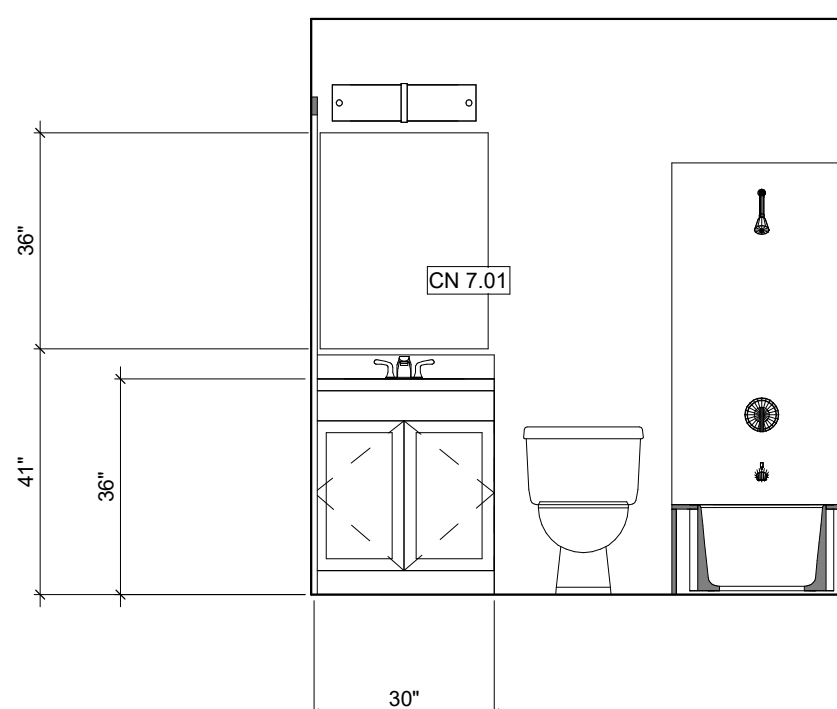
- NEW APPLIANCE SCHEDULE (TYPICAL)**
1. REFRIGERATORS: NEW FROST-FREE ENERGY STAR REFRIGERATORS WITH FREEZER COMPARTMENT.
 - a. 14 CUBIC FT MIN.
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 - b. PROVIDE NEW RANGE QUEENS AT ALL HOODS.
 - c. INSTALL NEW ANTI-TIP DEVICES AT ALL RANGES.
 - d. INSTALL SPLASH PANELS AT ALL RANGES. *NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.
 3. DISHWASHERS: NEW ENERGY STAR DISHWASHERS. TYPICAL.



3 KITCHEN INT. ELEV. - TYPICAL ALL STANDARD UNITS
3/8" = 1'-0"



4 BATH INT. ELEV. 1 - TYPICAL ALL STANDARD UNITS
3/8" = 1'-0"

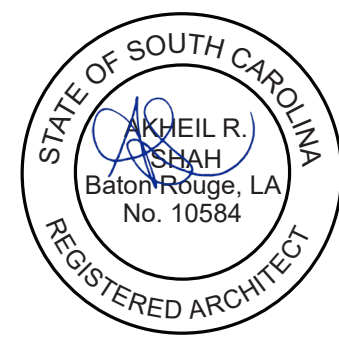


5 BATH INT. ELEV. 2 - TYPICAL ALL STANDARD UNITS
3/8" = 1'-0"

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REVISIONS

APPROVAL



MARKET PLACE APARTMENTS
1333 Coronet Court, Rock Hill, SC 29730

TRUE CRAFT ARCHITECTURE LLC | 14241 COURSEY BLVD., STE A12-318 | BATON ROUGE, LA 70817 | 512-588-2543



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ISSUED FOR:
PERMITTING

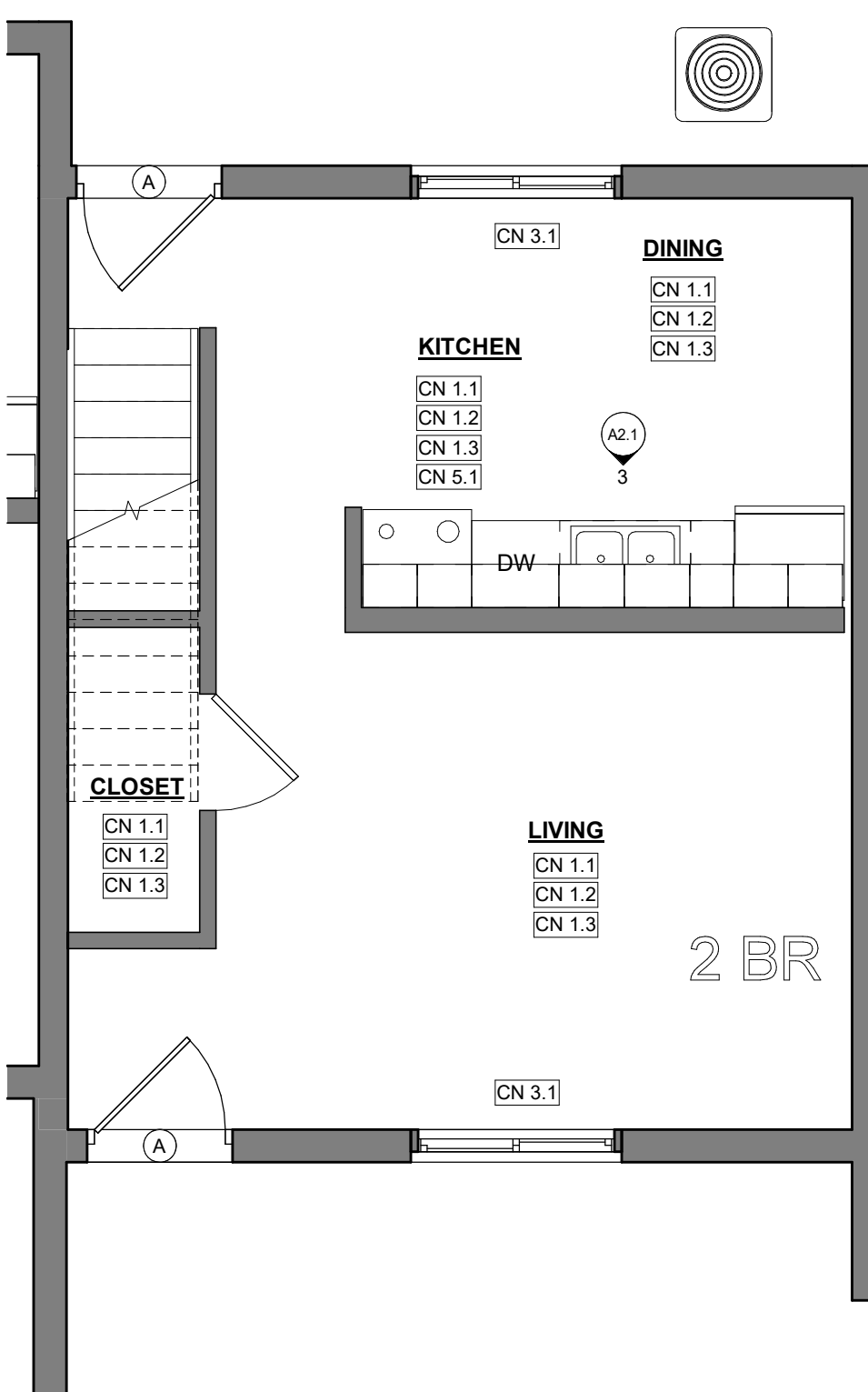
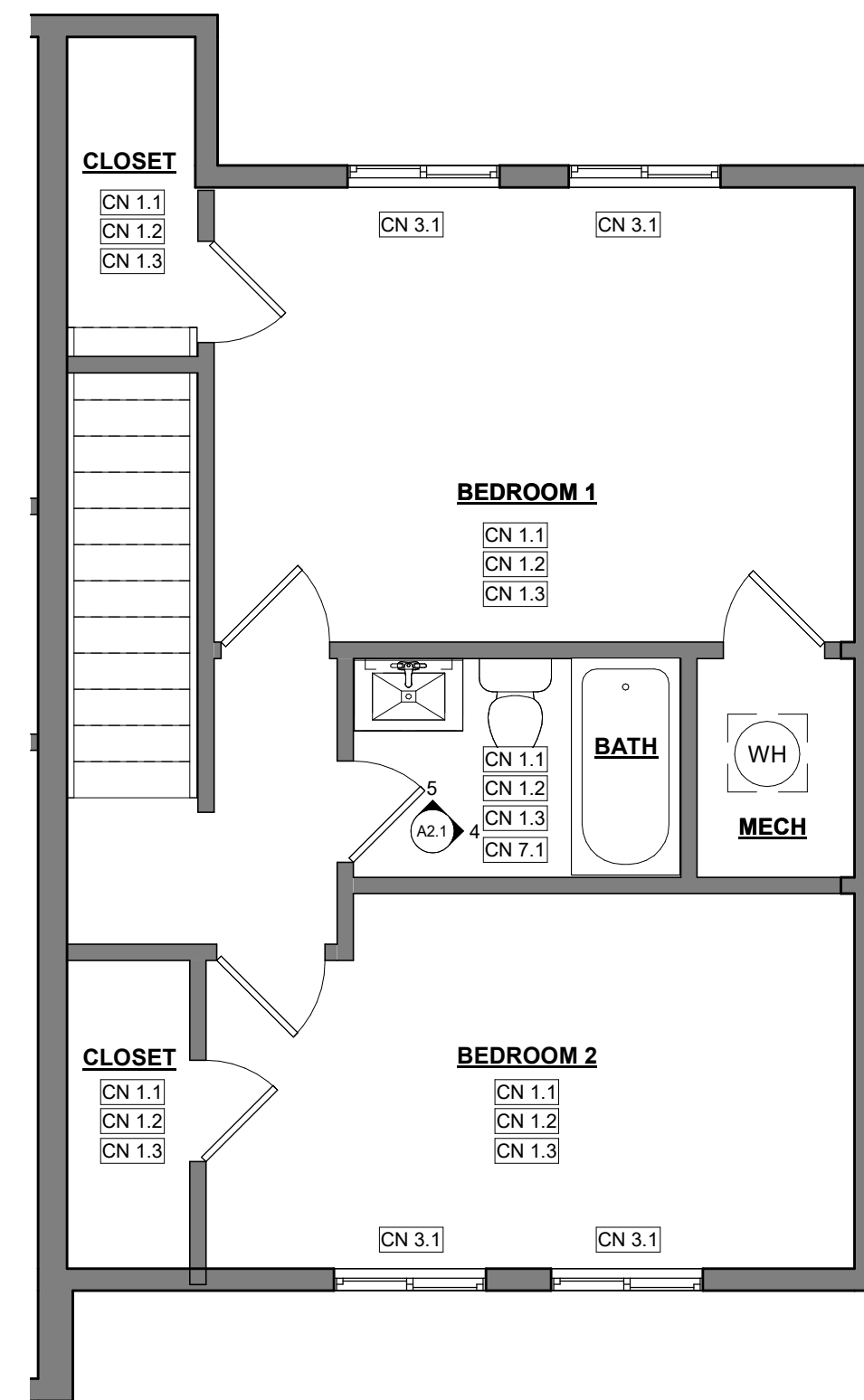
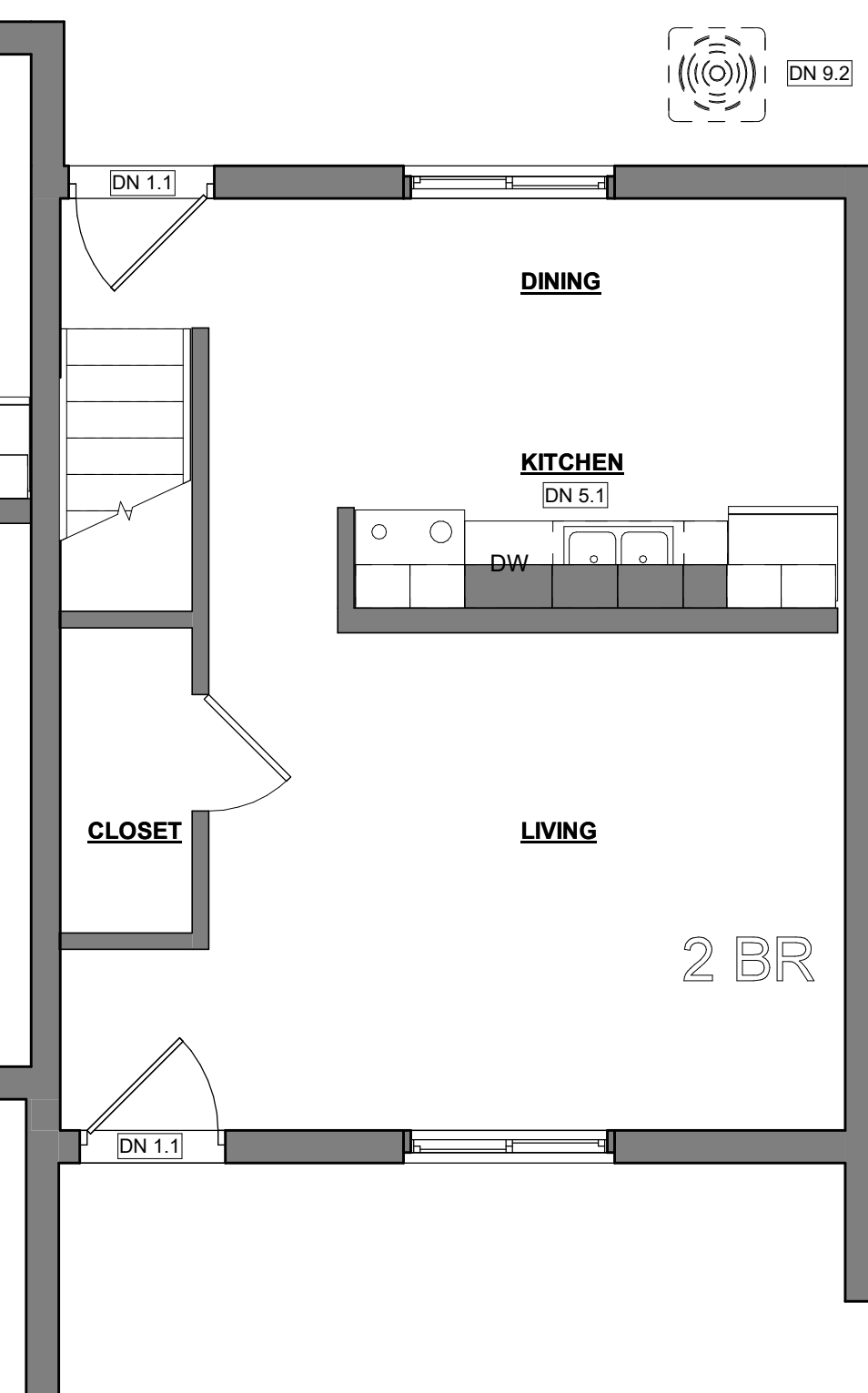
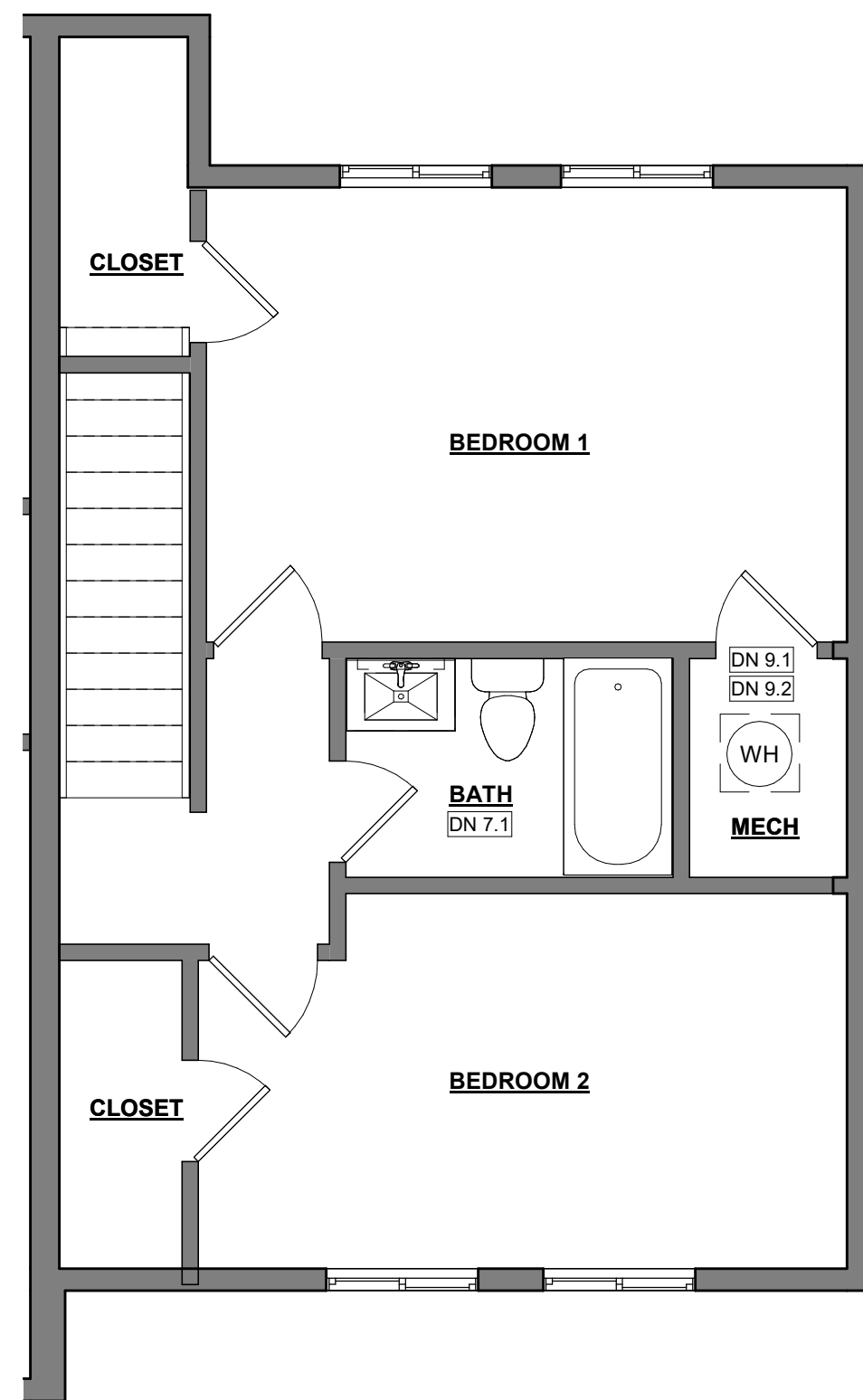
JOB NUMBER: 20-14

ISSUED: 06/05/21

ENLARGED 1 BR UNIT PLANS AND ELEVATIONS

A2.1

PHASE: DD



KEYED NOTES - DEMOLITION

DN 1.1 REMOVE EXISTING DOOR AND FRAME.

DN 5.1 KITCHEN: REMOVE ALL APPLIANCES. PREPARE FOR NEW. EXISTING RECENTLY REPLACED CABINETS AND FIXTURES TO REMAIN U.N.O. TYPICAL.

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DN 9.1 REMOVE EXISTING WATER HEATER. TYPICAL ALL UNITS.

DN 9.2 REMOVE EXISTING HVAC EQUIPMENT, AIR HANDLERS AND CONDENSING UNITS. TYPICAL ALL UNITS.

NEW CONSTRUCTION - KEYED NOTES

(X) REMOVE AND REPLACE EXISTING DOORS AND FRAMES. RE: DOOR SCHEDULE
REPLACE ALL EXISTING INTERIOR DOORS WITH NEW HOLLOW CORE SWING DOOR UNITS. RE: DOOR SCHEDULE

CN 1.1 REPAIR / REPLACE DAMAGED INTERIOR GYP BOARD WHERE GYP BD. IS REPLACED AT WET WALLS. USE MOISTURE RESISTANT GYP BD. PREP ALL EXISTING GYP BD. WALLS AND PAINT ENTIRE UNIT. RE: FIN. SCHEDULE. TYPICAL ALL UNITS.

CN 1.2 NEW PAINT THROUGH OUT. CLEAN AND PREP INT. WALLS PRIOR TO PAINT. RE: FINISH SCHEDULE. TYPICAL ALL UNITS

CN 1.3 RECENTLY REPLACED FLOORING THROUGH OUT TO REMAIN. PROVIDE FOR MINOR REPAIRS AT NEW WORK.

CN 3.1 PROVIDE NEW WINDOW TREATMENTS. TYPICAL ALL WINDOWS, AND HALF LITE DOORS.

CN 5.1 NEW KITCHENS:

- ALL NEW APPLIANCES:
 - NEW REFRIGERATOR WITH FREEZER COMPARTMENT AND ICE MAKER. PROVIDE NEW WATER LINES AND WALL BOX FOR ICE MAKER WATER LINES.
 - NEW 30" ELECTRIC RANGE
 - NEW RECIRCULATING OVER-THE-RANGE MICROWAVE HOOD COMBO WITH RANGE QUEENS
- EXISTING RECENTLY REPLACED CABINETS TO REMAIN. PROVIDE FOR MINOR REPAIRS AT NEW WORK.

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- NEW WATERSENSE 1.6 GPF (MAX) LOW FLOW TOILET
- NEW BATH TUB AND SURROUND WITH NEW WATERSENSE 1.5 GPM (MAX) FAUCET & 2.2 GPM (MAX) SHOWER HEAD, NEW TUB VALVE, AND TRIM.
- NEW BATHROOM ACCESSORIES:
 - TOILET PAPER HOLDER AND TOWEL RACK MOUNTED IN EXISTING LOCATIONS SECURE TO STUDS OR PROVIDE BLOCKING
 - PROVIDE NEW SHOWER RODS AT ALL FULL BATHS.

SCOPE OF WORK UNIT INTERIORS

1. FINISHES:

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- NEW DOORS TO BE 6 PANEL, HOLLOW CORE WOOD DOORS. PAINT ALL SIDES AND UNDERCUT 3/4".
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3. WINDOW TREATMENTS: REPLACE APARTMENT UNIT BLINDS WITH NEW HORIZONTAL 1" PVC MINI-BLINDS.

4. LIVING / DINING ROOMS:

- LIGHTING: LIGHTING: REPLACE EXISTING LIGHTS WITH NEW ENERGY STAR CEILING FANS WITH LED LIGHT KITS. REUSE EXISTING WIRING AND PROVIDE PULL CORD FOR FAN OPERATION. CONVERTED ACCESSIBLE UNITS TO BE WIRED TO SEPARATE SWITCHES WITHIN REACH RANGE.
- FLOORING: RE: 1. FINISHES.

5. KITCHENS:

- REFRIGERATORS: NEW ENERGY STAR FROST FREE REFRIGERATORS - 18 CF WITH FREEZER AND ICE MAKER.
 - PROVIDE NEW WATER LINE AND BOX FOR NEW ICE MAKERS.
- DISHWASHERS:
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6. BEDROOMS:

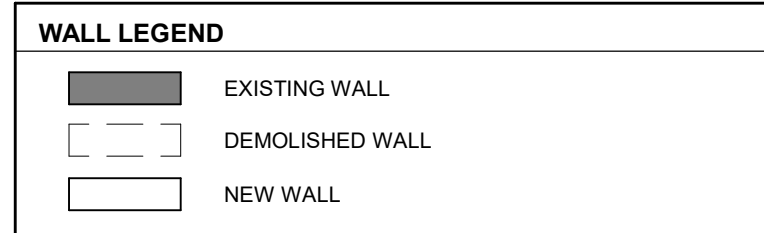
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REVISIONS

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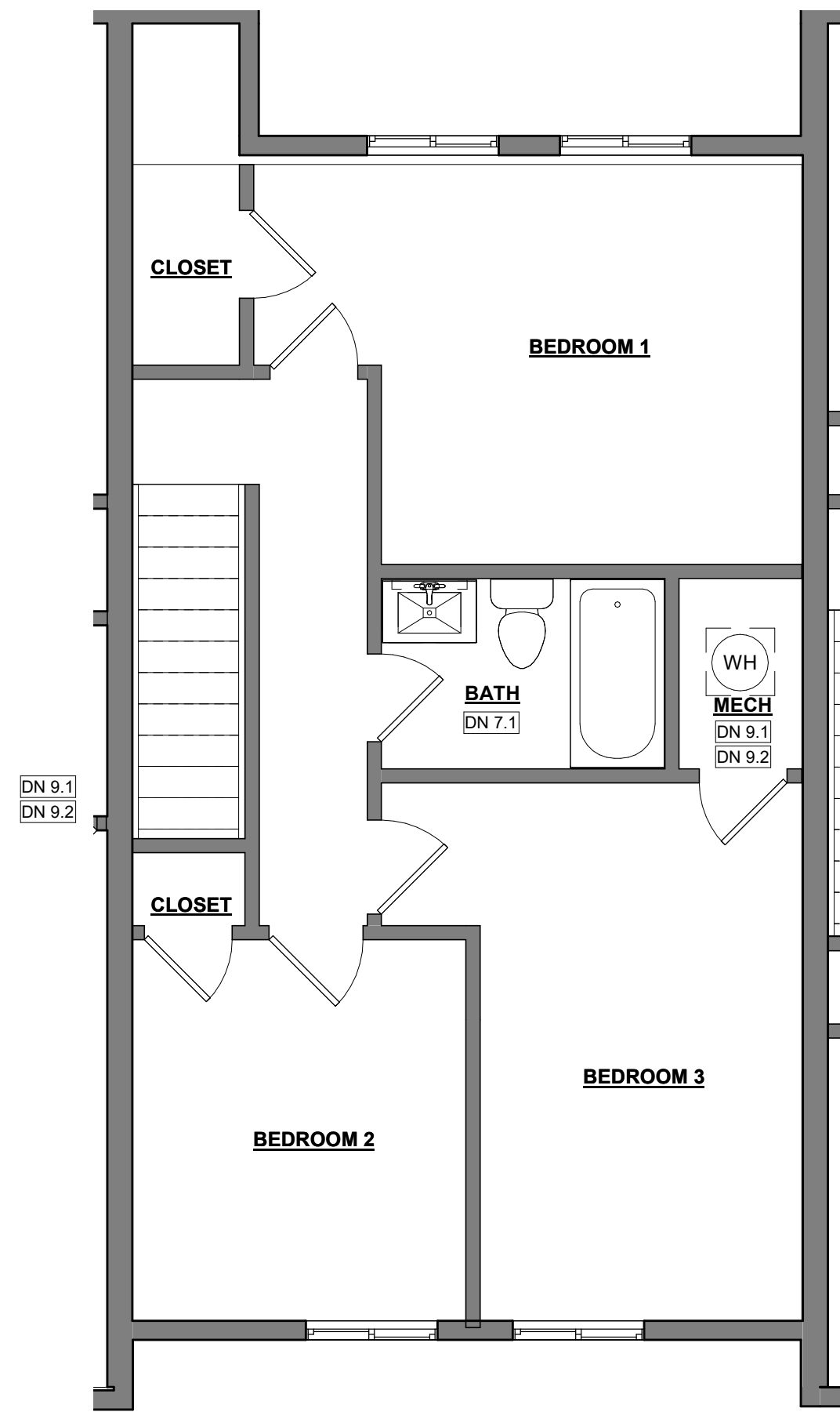
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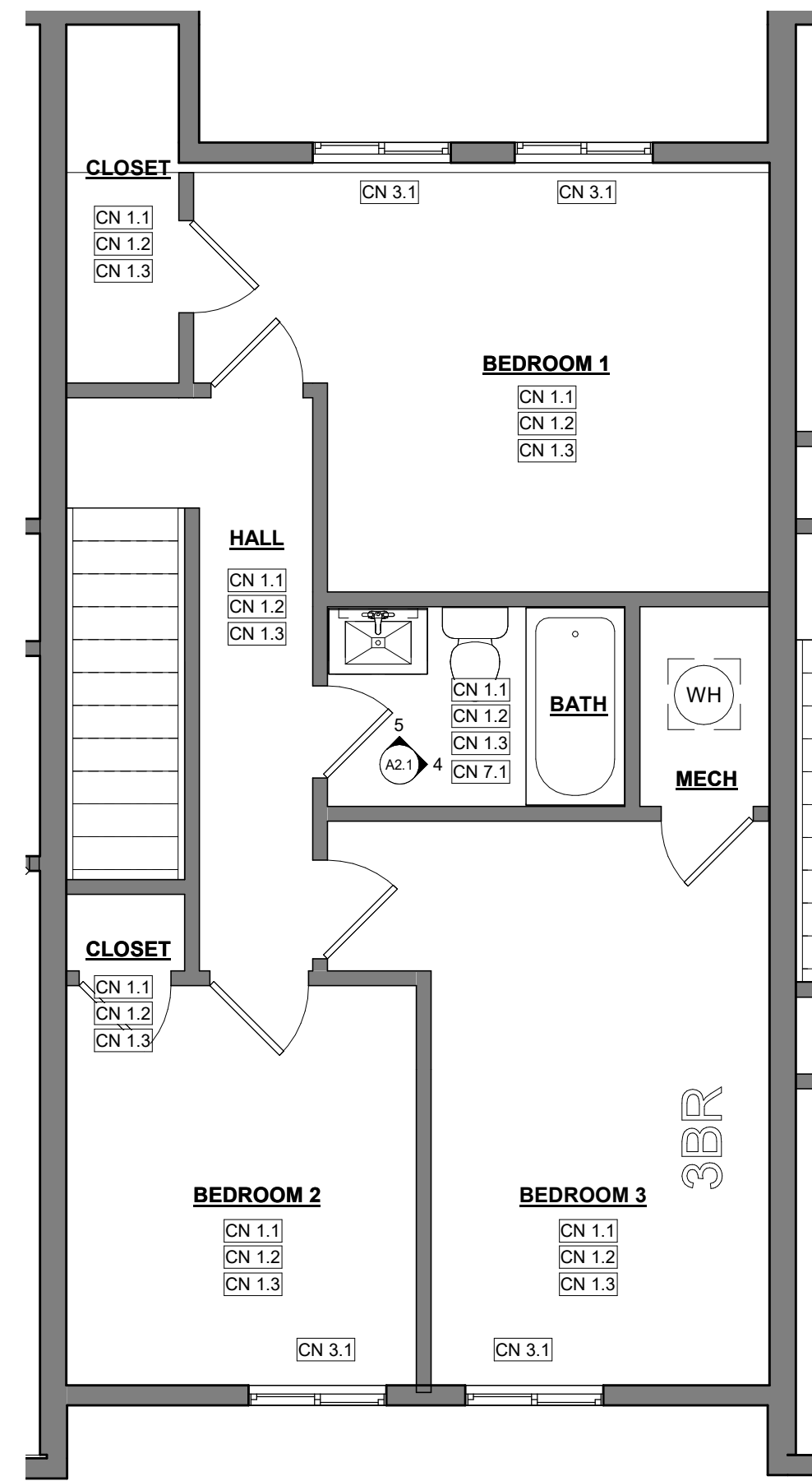
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ISSUED FOR: PERMITTING
JOB NUMBER: 20-14
ISSUED: 06/05/21
ENLARGED 2 BR UNIT PLANS AND ELEVATIONS
A2.2
PHASE: DD

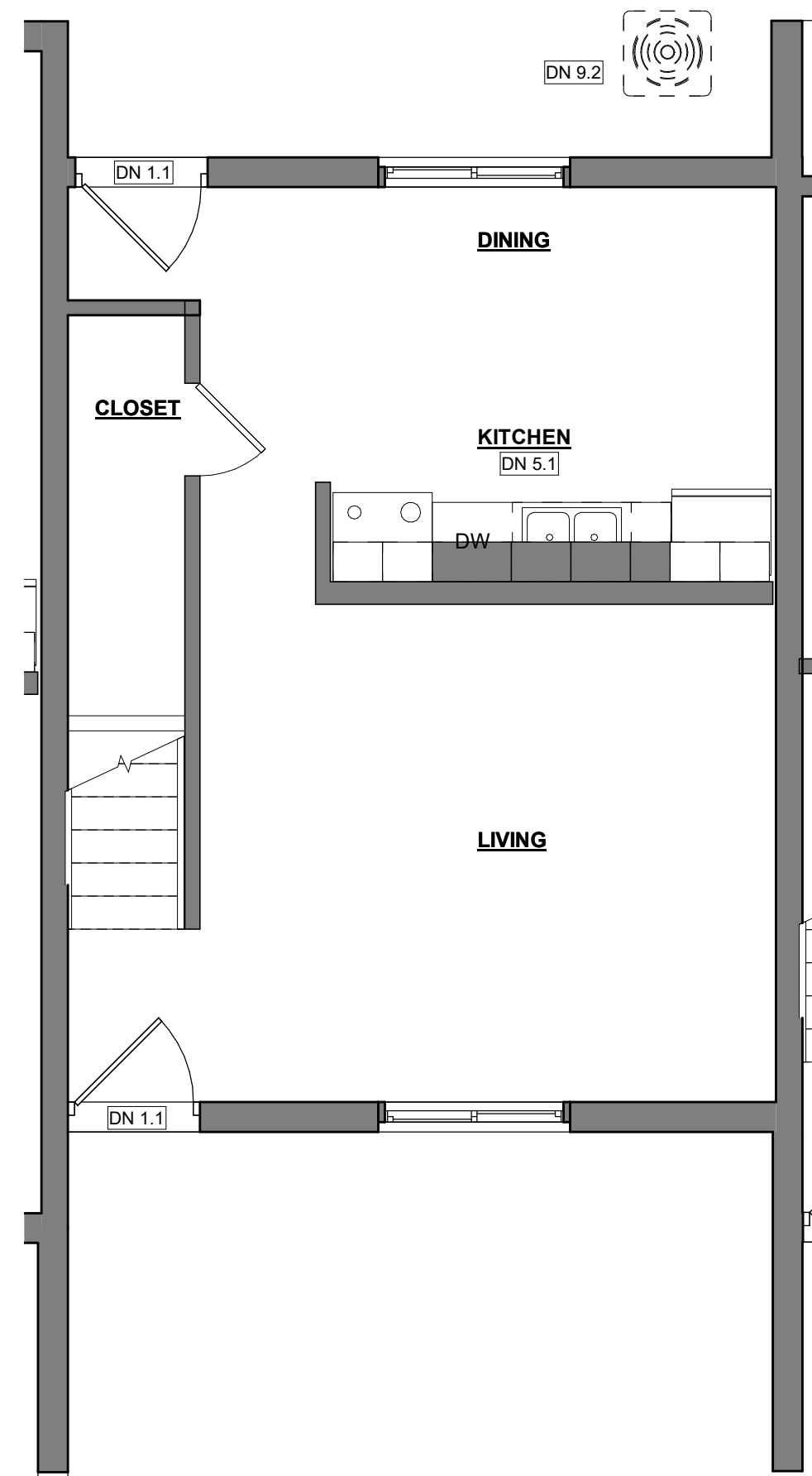


2 BR UNIT - SECOND FLOOR DEMO
1/4" = 1'-0"

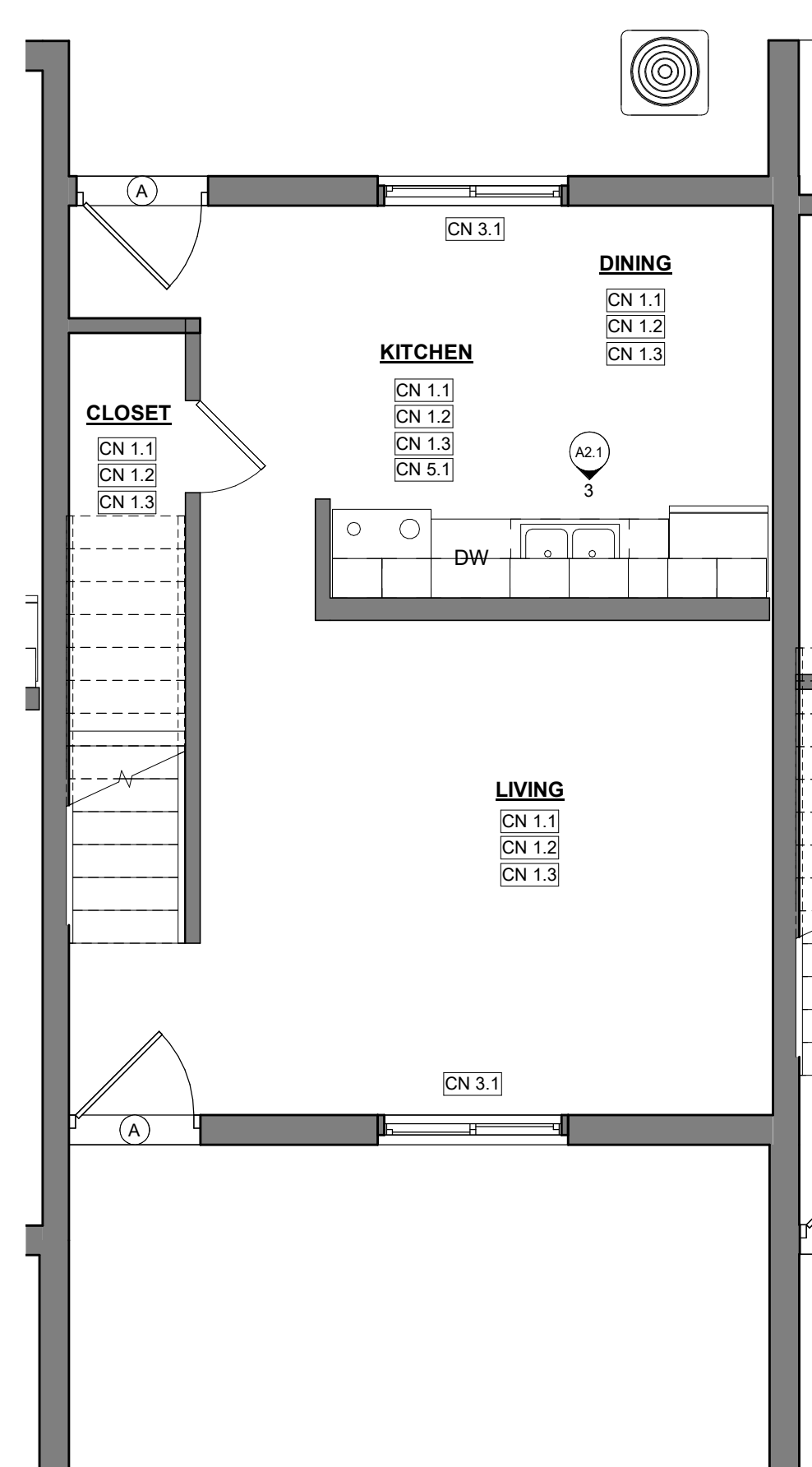
DN 9.2



4 BR UNIT - SECOND FLOOR NEW
1/4" = 1'-0"



1 BR UNIT - DEMO
1/4" = 1'-0"



3 BR UNIT - NEW
1/4" = 1'-0"

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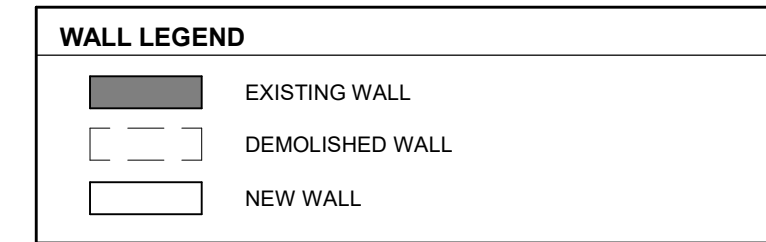
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REVISIONS

NO.	DESCRIPTION

APPROVAL



MARKET PLACE APARTMENTS
1333 Coronet Court, Rock Hill, SC 29730

TRUE CRAFT ARCHITECTURE LLC | 14241 COURSEY BLVD., STE A12-318 | BATON ROUGE, LA 70817 | 512-588-2543



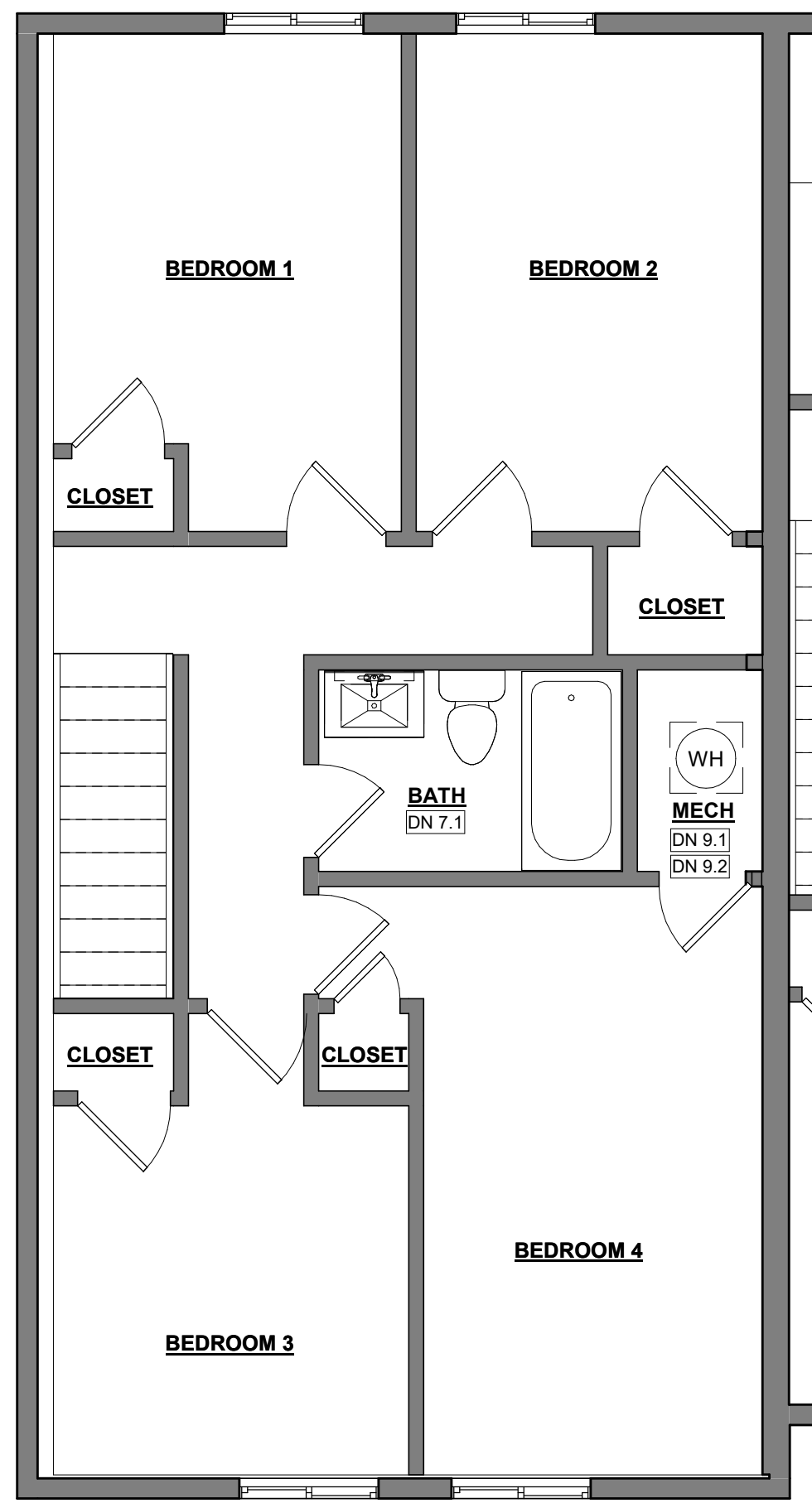
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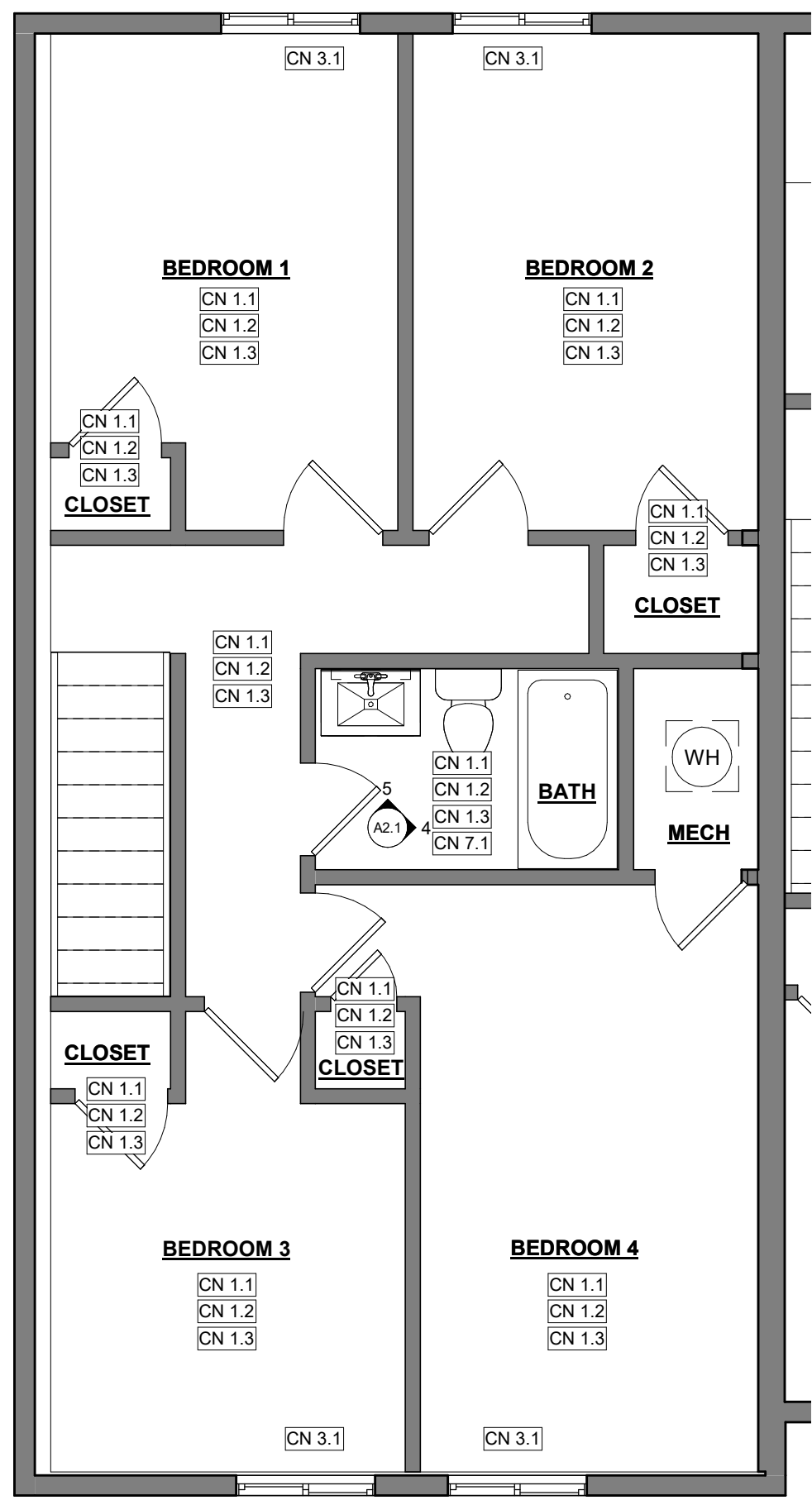
ISSUED FOR:
PERMITTING
JOB NUMBER: 20-14
ISSUED: 06/05/21

ENLARGED 3 BR UNIT PLANS AND ELEVATIONS

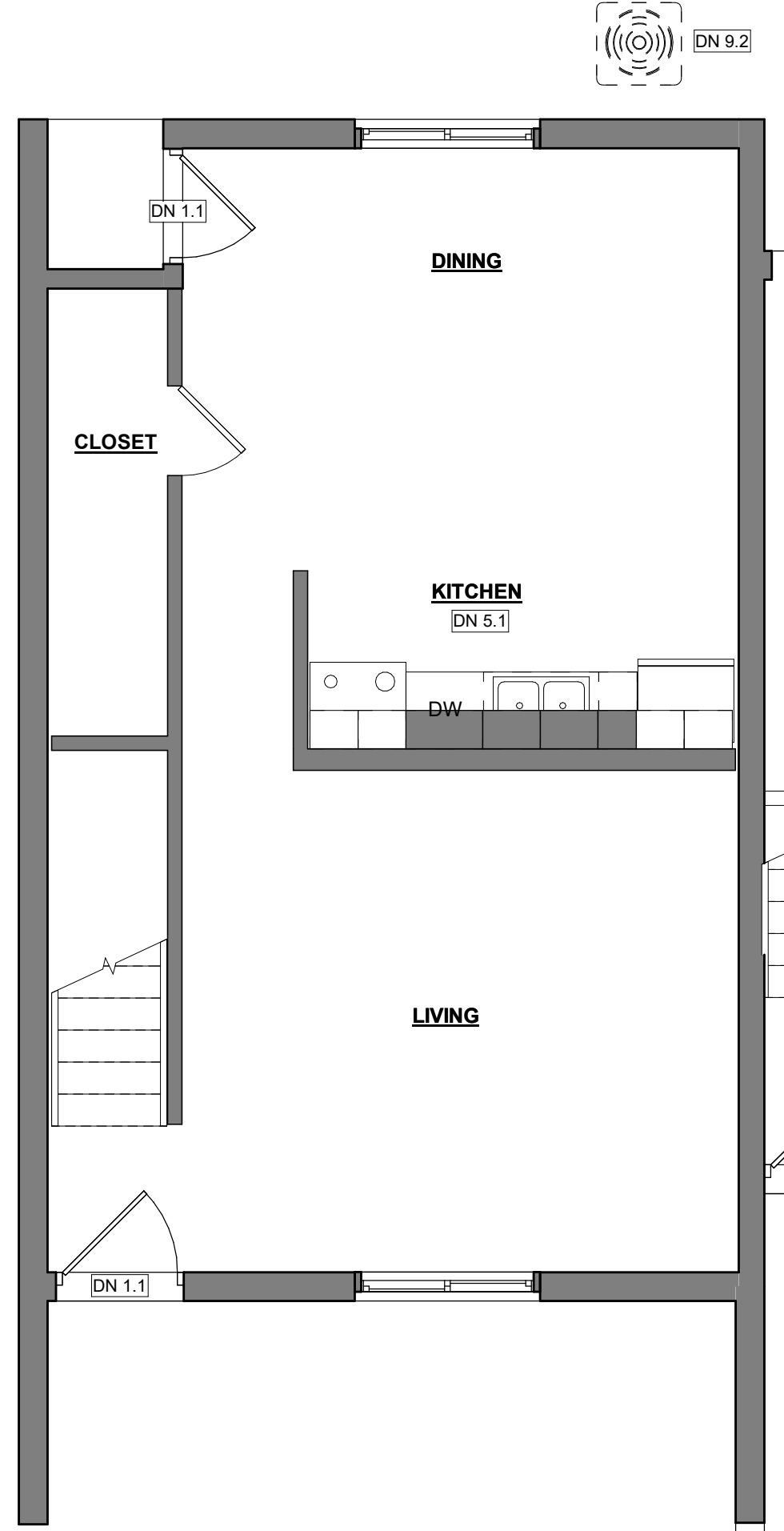
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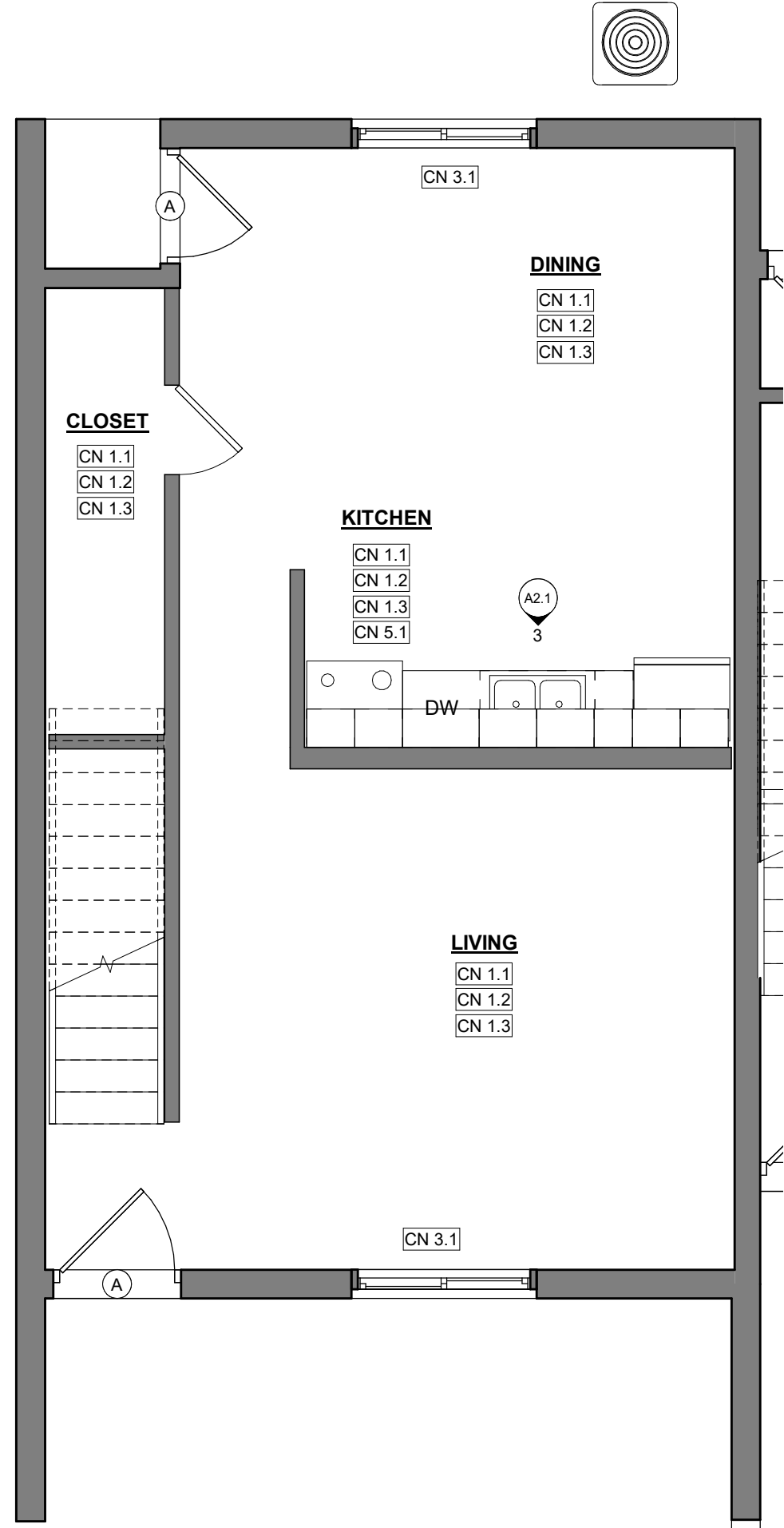
2 BR UNIT - SECOND FLOOR DEMO
1/4" = 1'-0"



4 BR UNIT - SECOND FLOOR NEW
1/4" = 1'-0"



1 BR UNIT - DEMO
1/4" = 1'-0"



3 BR UNIT - NEW
1/4" = 1'-0"

KEYED NOTES - DEMOLITION

- DN 1.1 REMOVE EXISTING DOOR AND FRAME.
- DN 5.1 KITCHEN: REMOVE ALL APPLIANCES. PREPARE FOR NEW EXISTING RECENTLY REPLACED CABINETS AND FIXTURES TO REMAIN U.N.O. TYPICAL.
- DN 7.1 BATHROOM: REMOVE EXISTING TUBS AND SURROUNDS, SHOWER HEADS, TOILETS, AND BATH ACCESSORIES. PREPARE SURFACES FOR NEW EXISTING RECENTLY REPLACED VANITIES, SINKS, AND MED CABS TO REMAIN. U.N.O. TYPICAL.
- DN 9.1 REMOVE EXISTING WATER HEATER. TYPICAL ALL UNITS.
- DN 9.2 REMOVE EXISTING HVAC EQUIPMENT, AIR HANDLERS AND CONDENSING UNITS. TYPICAL ALL UNITS.

NEW CONSTRUCTION - KEYED NOTES

- x REMOVE AND REPLACE EXISTING DOORS AND FRAMES. RE: DOOR SCHEDULE
REPLACE ALL EXISTING INTERIOR DOORS WITH NEW HOLLOW CORE SWING DOOR UNITS. RE: DOOR SCHEDULE
- CN 1.1 REPAIR / REPLACE DAMAGED INTERIOR GYP. BOARD WHERE GYP. BD. IS REPLACED AT WET WALLS. USE MOISTURE RESISTANT GYP. BD. PREP ALL EXISTING GYP. BD. WALLS AND PAINT ENTIRE UNIT. RE: FIN. SCHEDULE. TYPICAL ALL UNITS.
- CN 1.2 NEW PAINT THROUGH OUT. CLEAN AND PREP INT. WALLS PRIOR TO PAINT. RE: FINISH SCHEDULE. TYPICAL ALL UNITS
- CN 1.3 RECENTLY REPLACED FLOORING THROUGH OUT TO REMAIN. PROVIDE FOR MINOR REPAIRS AT NEW WORK.
- CN 3.1 PROVIDE NEW WINDOW TREATMENTS. TYPICAL ALL WINDOWS, AND HALF LITE DOORS.
- CN 5.1 NEW KITCHENS:
 - 1. ALL NEW APPLIANCES:
 - A. NEW REFRIGERATOR WITH FREEZER COMPARTMENT AND ICE MAKER. PROVIDE NEW WATER LINES AND WALL BOX FOR ICE MAKER WATER LINES.
 - B. NEW 30" ELECTRIC RANGE
 - C. NEW RECIRCULATING OVER-THE-RANGE MICROWAVE HOOD COMBO WITH RANGE QUEENS
 - 2. EXISTING RECENTLY REPLACED CABINETS TO REMAIN. PROVIDE FOR MINOR REPAIRS AT NEW WORK.
- CN 7.1 NEW BATHROOMS:
 - 1. NEW WATERSENSE 1.6 GPF (MAX) LOW FLOW TOILET
 - 2. NEW BATH TUB AND SURROUND WITH NEW WATERSENSE 1.5 GPM (MAX) FAUCET & 2.2 GPM (MAX) SHOWER HEAD, NEW TUB VALVE, AND TRIM.
 - 3. NEW BATHROOM ACCESSORIES:
 - A. TOILET PAPER HOLDER AND TOWEL RACK MOUNTED IN EXISTING LOCATIONS SECURE TO STUDS OR PROVIDE BLOCKING.
 - B. PROVIDE NEW SHOWER RODS AT ALL FULL BATHS.

SCOPE OF WORK UNIT INTERIORS

1. FINISHES:
 - a. WALLS (TYPICAL ALL ROOMS): REPAIR AND PREP ALL EXISTING GYP. BD. WALLS AND WOOD BASE BOARD. REPLACE GYP. BD. AREAS IN DISREPAIR WITH LIKE KIND. MOISTURE RESISTANT DRYWALL TO BE PROVIDED IN ALL BATHROOMS AND KITCHENS (ONLY WHERE REPLACED). TAPE AND FLOAT AS NEEDED AND PAINT ALL GYP. WALLS AND BASE BOARDS (MATCH EXISTING COLOR).
 - b. CEILINGS (TYPICAL ALL ROOMS): REPAIR AND PREP ALL EXISTING GYP. BOARD CEILINGS. REPLACE GYP. BD. AREAS IN DISREPAIR WITH LIKE KIND. TAPE AND FLOAT AS NEEDED AND PAINT ALL GYP. BD. CEILINGS (MATCH EXISTING COLOR).
 - c. FLOORING (TYPICAL ALL ROOMS): PROVIDE FOR 20% FLOORING REPLACEMENT OF RECENTLY REPLACED FLOORING TO ACCOUNT FOR UNFORESEEN DAMAGE.
 - d. PAINT FINISH (TYPICAL): PAINT UNITS COMPLETE. KITCHENS, BATHROOMS, NEW DOORS, NEW BASE BOARDS, FRAMES, AND TRIM TO RECEIVE SEMI-GLOSS PAINT FINISH. USE FLAT FINISH FOR ALL OTHER ROOMS.
2. INTERIOR DOORS:
 - a. REMOVE AND REPLACE DAMAGED INTERIOR DOORS WITH NEW SWING DOORS. (4 DOORS PER UNIT)
 - b. NEW DOORS TO BE 6 PANEL, HOLLOW CORE WOOD DOORS. PAINT ALL SIDES AND UNDERCUT 3/4".
 - c. PROVIDE LOUVERED BOTTOMS AT ALL CLOSET DOORS.
 - d. PROVIDE ALL NEW BRUSHED NICKEL INTERIOR DOOR HARDWARE INCLUDING HINGES. PROVIDE ALL NEW LEVEL 3. PASSAGE LEVERS. PROVIDE DEADBOLTS AT MECH CLOSETS AND PRIVACY LEVERS AT ALL BATHROOMS.
3. WINDOW TREATMENTS: REPLACE APARTMENT UNIT BLINDS WITH NEW HORIZONTAL 1" PVC MINI-BLINDS.
4. LIVING / DINING ROOMS:
 - a. LIGHTING: LIGHTING: REPLACE EXISTING LIGHTS WITH NEW ENERGY STAR CEILING FANS WITH LED LIGHT KITS. REUSE EXISTING WIRING AND PROVIDE PULL CORD FOR FAN OPERATION. CONVERTED ACCESSIBLE UNITS TO BE WIRED TO SEPARATE SWITCHES WITHIN REACH RANGE.
 - b. FLOORING: RE: 1. FINISHES.
5. KITCHENS:
 - a. REFRIGERATORS: NEW ENERGY STAR FROST FREE REFRIGERATORS - 18 CF WITH FREEZER AND ICE MAKER.
 - 1. PROVIDE NEW WATER LINE AND BOX FOR NEW ICE MAKERS.
 - b. DISHWASHERS:
 - 1. REMOVE AND REPLACE EXISTING DISHWASHERS WITH NEW ENERGY STAR DISHWASHERS.
 - 2. REWORK EXISTING ELECTRICAL OUTLET BOX TO CENTER BEHIND APPLIANCE.
 - c. RANGES:
 - 1. NEW ELECTRIC GAS RANGES.
 - 2. NEW RECIRCULATING RANGE HOOD MICROWAVE COMBO.
 - 3. PROVIDE NEW RANGE QUEENS AT ALL HOODS.
 - d. NEW ANTI-TIP DEVICES:
 - NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.
 - e. FLOORING: RE: 1. FINISHES.
 - f. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.
 - g. FIRE EXTINGUISHERS: PROVIDE NEW CERTIFIED FIRE EXTINGUISHERS IN ALL UNITS.
 - h. LIGHTING: REPLACE LIGHT FIXTURES WITH NEW LED ENERGY STAR FIXTURES.
6. BEDROOMS:
 - a. LIGHTING: REPLACE EXISTING LIGHTS WITH NEW ENERGY STAR CEILING FANS WITH LED LIGHT KITS. REUSE EXISTING WIRING AND PROVIDE PULL CORD FOR FAN OPERATION. CONVERTED ACCESSIBLE UNITS TO BE WIRED TO SEPARATE SWITCHES WITHIN REACH RANGE.
 - b. FLOORING: RE: 1. FINISHES.
 - c. CLOSETS: REPLACE ALL CLOSET SHELVING WITH NEW COATED WIRE SHELVING.
 - d. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.
7. BATHROOMS:
 - a. TUBS / SHOWERS:
 - 1. REPLACE EXISTING TILE SURROUNDS AND TUB WITH NEW 3 PIECE FIBERGLASS TUB AND SURROUND COMBO. INSTALL WATER RESISTANT GYP BEHIND NEW SURROUNDS.
 - 2. REPLACE TUB VALVE, TRIM AND SHOWER HEAD. NEW SHOWER HEADS TO BE WATERSENSE AND ANTI-SCALD.
 - b. TOILET: REPLACE ALL COMMODES WITH WATERSENSE EFFICIENT 8 GPF WITH SEATS.
 - c. ACCESSORIES: REMOVE AND REPLACE ALL ACCESSORIES WITH NEW BATH ACCESSORIES.
 - d. FLOORING: RE: 1. FINISHES.
 - e. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.
 - f. EXHAUST FAN:
 - 1. REMOVE AND REPLACE EXISTING BATHROOM EXHAUST FAN.
 - 2. INSTALL NEW ENERGY STAR RATED EXHAUST FAN VENT/LIGHT COMBO ON SAME SWITCH. (REUSE EXISTING WIRING AND DUCT VENT).
 - 3. LIGHTING: REPLACE EXISTING VANITY LIGHT FIXTURES WITH NEW ENERGY EFFICIENT LED VANITY LIGHT.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
6. ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
7. CONTRACTOR TO REFERENCE SHEET G3.1 AND G3.2 FOR ADDITIONAL REQUIREMENTS.
8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND DCA REQUIREMENTS.

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

NEW APPLIANCE SCHEDULE (TYPICAL)

1. REFRIGERATORS: NEW FROST-FREE ENERGY STAR REFRIGERATORS WITH FREEZER COMPARTMENT.
 - a. 14 CUBIC FT MIN.
2. RANGES & HOODS:
 - a. NEW EFFICIENT 30" ELEC. RANGES & COMBO MICROWAVE OVER-THE-RANGE HOODS
 - b. PROVIDE NEW RANGE QUEENS AT ALL HOODS.
 - c. INSTALL NEW ANTI-TIP DEVICES AT ALL RANGES.
 - d. INSTALL SPLASH PANELS AT ALL RANGES *NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.
3. DISHWASHERS: NEW ENERGY STAR DISHWASHERS. TYPICAL.

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ENLARGED 4 BR UNIT PLANS AND ELEVATIONS

A2.4

PHASE: DD

NEW UNIT M.E.P. LEGEND			
	REPLACE EXISTING INTERIOR LIGHTING WITH ENERGY STAR RATED LED FIXTURES		NEW WATER SENSE TOILET, INCLUDING TOILET SEAT, AND NEW WATER SUPPLY LINE W/ESCUTCHEON.
	REPLACE EXISTING WALL MOUNTED LIGHTING WITH ENERGY STAR RATED LED LIGHT FIXTURES		NEW ADA COMPLIANT WATER SENSE TOILET, INCLUDING TOILET SEAT, AND NEW WATER SUPPLY LINE W/ESCUTCHEON.
	NEW 70 CFM ENERGY STAR RATED VENTILATION FAN DUCTED TO EXTERIOR		NEW TUB AND SURROUND, WITH NEW WATER SENSE LEVER FAUCET, NEW WATER SENSE SHOWER HEAD, NEW DIVERTER AND TRIM.
	NEW GROUND FAULT CIRCUIT INTERRUPTER TO BE INSTALLED IN EXISTING OUTLET LOCATION(S)		NEW ADA COMPLIANT ROLL IN SHOWER AND SURROUND, WITH NEW WATER SENSE LEVER FAUCET, NEW WATER SENSE SHOWER HEAD, NEW DIVERTER AND TRIM.
	NEW ENERGY STAR SPLIT SYSTEM W/ HEAT PUMP.		NEW ADA COMPLIANT LAVATORY SINK AND ADA WATER SENSE PADDLE-BLADE FAUCET WITH NEW P-TRAPS, ANGLE STOPS, AND SUPPLY LINES.
	PROVIDE NEW CONDENSING UNITS, PADS, AIR HANDLERS, & REGISTERS.		NEW ADA COMPLIANT LAVATORY SINK WITH STRAINER, AND KNEE SPACE WITH MILLWORK PIPE GUARD
			NEW NEW ADA COMPLIANT, ENERGY STAR DISHWASHER.
	NEW PROGRAMMABLE THERMOSTAT		
	NEW HARDWIRED LOOPED SMOKE DETECTORS		
	REMOVE AND REPLACE EXISTING ELECTRICAL PANELS. VERIFY EXACT UNIT LOCATIONS ONSITE.		
	NEW CEILING FAN WITH LIGHT. USE EXISTING WIRING AND PROVIDE PULL CORD FOR FAN OPERATION		
	NEW WATER ICE/MAKER ROUGH IN BOX FOR REFRIGERATOR		
	NEW ENERGY STAR DISHWASHER, TYPICAL.		

- SCOPE OF WORK - DWELLING UNITS MEP**
- ELECTRICAL:
 - DEVICES: SWITCHES, RECEPTACLES AND GFCI'S:
 - REPLACE ALL EXISTING SWITCHES AND RECEPTACLES AND PROVIDE NEW COVER PLATES AT EXISTING LOCATIONS.
 - REPLACE GFCI PLUGS IN KITCHENS (2 EA) AND IN BATHROOMS (1 EA).
 - PROVIDE ALUMICONN CONNECTORS AT ALL NEW AND EXISTING DEVICES, SWITCHES, LIGHTS, ETC.
 - SMOKE DETECTORS:
 - INSTALL HARDWIRED CO/SMOKE DETECTORS IN ALL DWELLING UNITS.
 - PROVIDE ONE CO/SMOKE PER UNIT LOCATED NEAR SLEEPING ROOMS.
 - PROVIDE ONE HARDWIRED SMOKE DETECTOR PER BEDROOM.
 - ALL TO BE WIRELESSLY INTERCONNECTED.
 - WIRING / CONNECTORS:
 - PROVIDE ALUMICONN CONNECTORS AT ALL EXISTING FIXTURES, SWITCHES, ETC. AT EACH LEG OF DEVICE. CONTRACTOR TO INSTALL ALUMICONN CONNECTORS PER MANUFACTURERS INSTALLATION REQUIREMENTS.
 - STRIP CONDUCTORS 5/16"
 - INSERT CONDUCTOR INTO WIRE PORT, FULLY SEATING CONDUCTOR INTO PORT.
 - TIGHTEN SET SCREWS TO THE TORQUE INDICATED BELOW, BASED ON CONDUCTOR SIZE AND MATERIAL AS INDICATED. 10 IN-LB #12 SOLID ALUMINUM
 - 15 IN-LB #10 SOLID ALUMINUM
 - 15 IN-LB ALL SOLID AND STRANDED COPPER CONDUCTORS
 - DO NOT OVER TORQUE.
 - ONCE ALL CONDUCTORS ARE INSTALLED, CLOSE LID TAKING CARE TO VERIFY LATCH IS SECURELY FASTENED.
 - LIGHTING:
 - REPLACE ALL EXISTING LIGHT FIXTURES WITH NEW ENERGY STAR RATED LED LIGHT FIXTURES.
 - INSTALL CEILING FANS WITH LIGHT KITS IN ALL DINING ROOMS AND BEDROOMS AT EXISTING LIGHT LOCATIONS. REUSE EXISTING WIRING AND PROVIDE PULL CORD FOR FAN OPERATION. (PROVIDE SEPARATE SWITCHES AT DESIGNATED ADA UNITS ONLY).
 - REPLACE ALL ELECTRICAL BREAKER PANELS IN UNITS (NEW 100-AMP PANELS WITH ARC FAULT BREAKERS).
 - MECHANICAL:
 - HVAC:
 - REMOVE AND REPLACE EXISTING AIR HANDLERS, CONDENSING UNITS. (NEW UNITS TO BE ENERGY STAR RATED MIN. 15 SEER WITH BACK UP ELECTRIC HEAT STRIP).
 - REUSE ALL EXISTING DUCTWORK AND LINESETS.
 - INSTALL NEW REGISTERS. REWORK EXISTING RETURN AIR TO BE 12" MINIMUM ABOVE FINISHED FLOOR.
 - INSTALL NEW PROGRAMMABLE THERMOSTAT.
 - RANGE HOODS: REPLACE EXISTING ELECTRIC RANGES AND VENTLESS RANGE HOODS (RECIRCULATING) AND INSTALL NEW RANGE QUEENS AND ANTI-TIP DEVICES.
 - BATH EXHAUST FAN: REMOVE AND REPLACE EXISTING BATHROOM EXHAUST FAN. INSTALL NEW ENERGY STAR RATED 70 CFM EXHAUST FAN VENTLIGHT COMBO (REUSE EXISTING WIRING AND DUCT VENTING).
 - HOT WATER:
 - REPLACE EXISTING WATER HEATERS WITH NEW 30-GALLON ELECTRIC WATER HEATERS.
 - ELECTRIC WATER HEATERS TO HAVE 0.93 UEF MINIMUM, WITHOUT BLANKET.
 - 40-GALLON FOR ONE- AND TWO-BEDROOM UNITS.
 - 50-GALLON FOR THREE- AND FOUR-BEDROOM UNITS.
 - INCLUDE NEW OVERFLOW DRAIN PAN, AND FLEX PIPE, WATER VALVES (2EA), STAINLESS STEEL SUPPLY LINE (2EA).
 - CAP NEW DRAIN PANS AND PIPE T&P VALVES TO EXTERIOR.
 - REUSE EXISTING VENT PIPING.
 - BUILDING CUT OFF VALVES: INSTALL NEW WATER CUT OFFS, 1 PER BUILDING. MUST BE IN AN EASILY ACCESSIBLE AREA AND CLEARLY MARKED WITH SIGNAGE. VERIFY EXISTING UNITS ARE NOT ABLE TO BE PROVIDED WITH INDIVIDUAL CUT-OFFS.

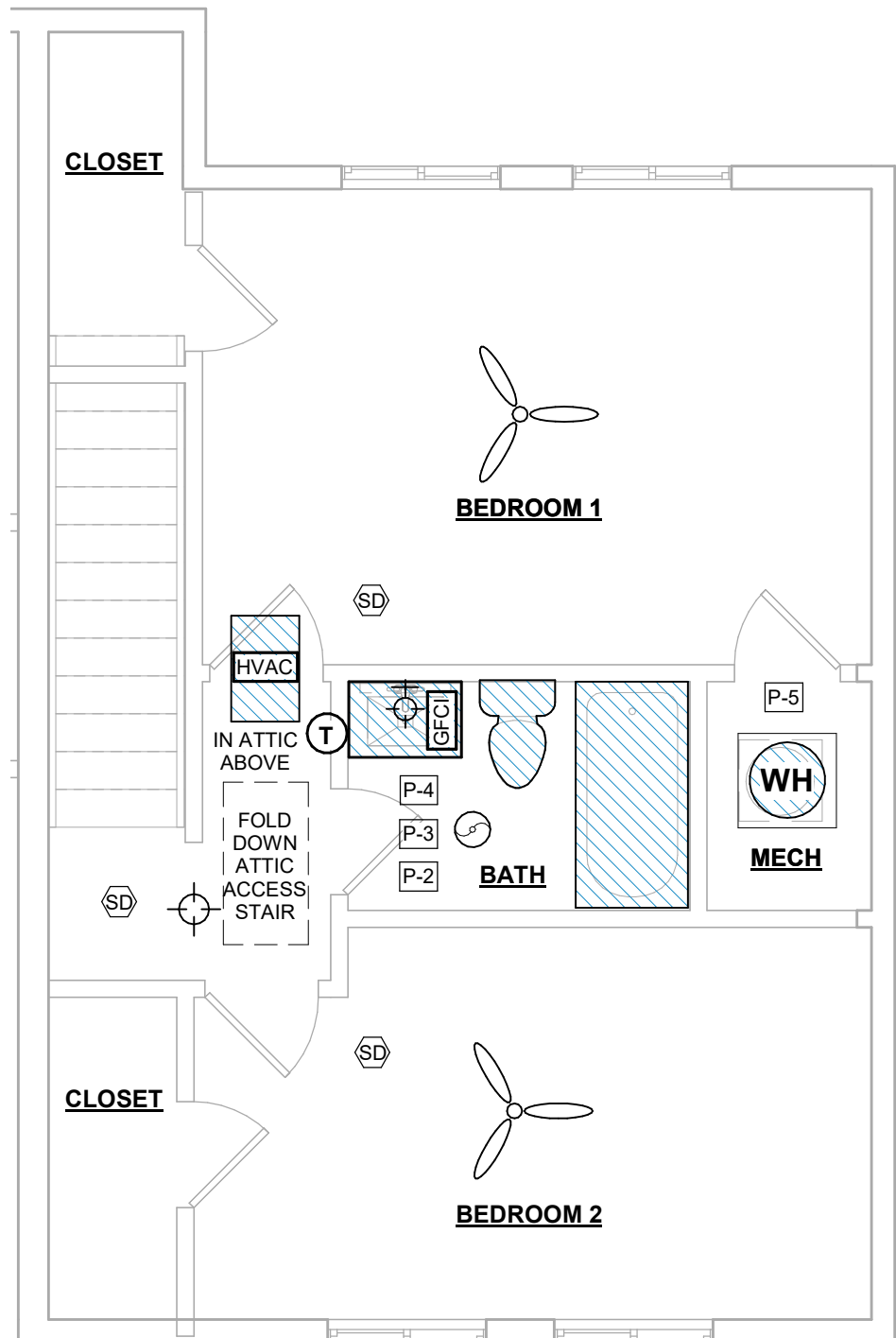
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WALL LEGEND

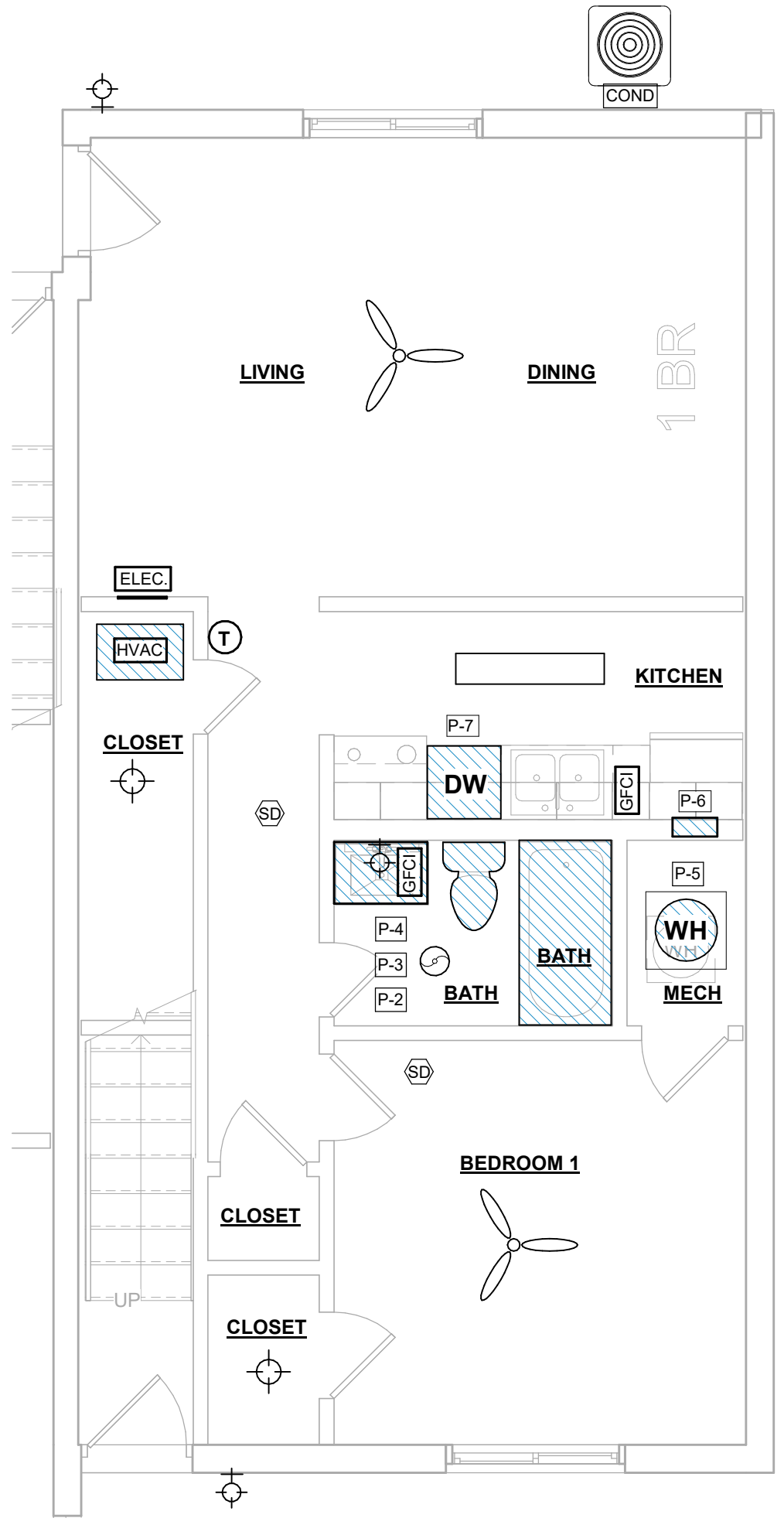
	EXISTING WALL
	DEMOLISHED WALL
	NEW WALL

- NEW APPLIANCE SCHEDULE (TYPICAL)**
- REFRIGERATORS: NEW FROST-FREE ENERGY STAR REFRIGERATORS WITH FREEZER COMPARTMENT.
 - 14 CUBIC FT MIN.
 - RANGES & HOODS:
 - NEW EFFICIENT 30" ELEC. RANGES & COMBO MICROWAVE OVER-THE-RANGE HOODS.
 - PROVIDE NEW RANGE QUEENS AT ALL HOODS.
 - INSTALL NEW ANTI-TIP DEVICES AT ALL RANGES.
 - INSTALL SPLASH PANELS AT ALL RANGES. *NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.
 - DISHWASHERS: NEW ENERGY STAR DISHWASHERS, TYPICAL.

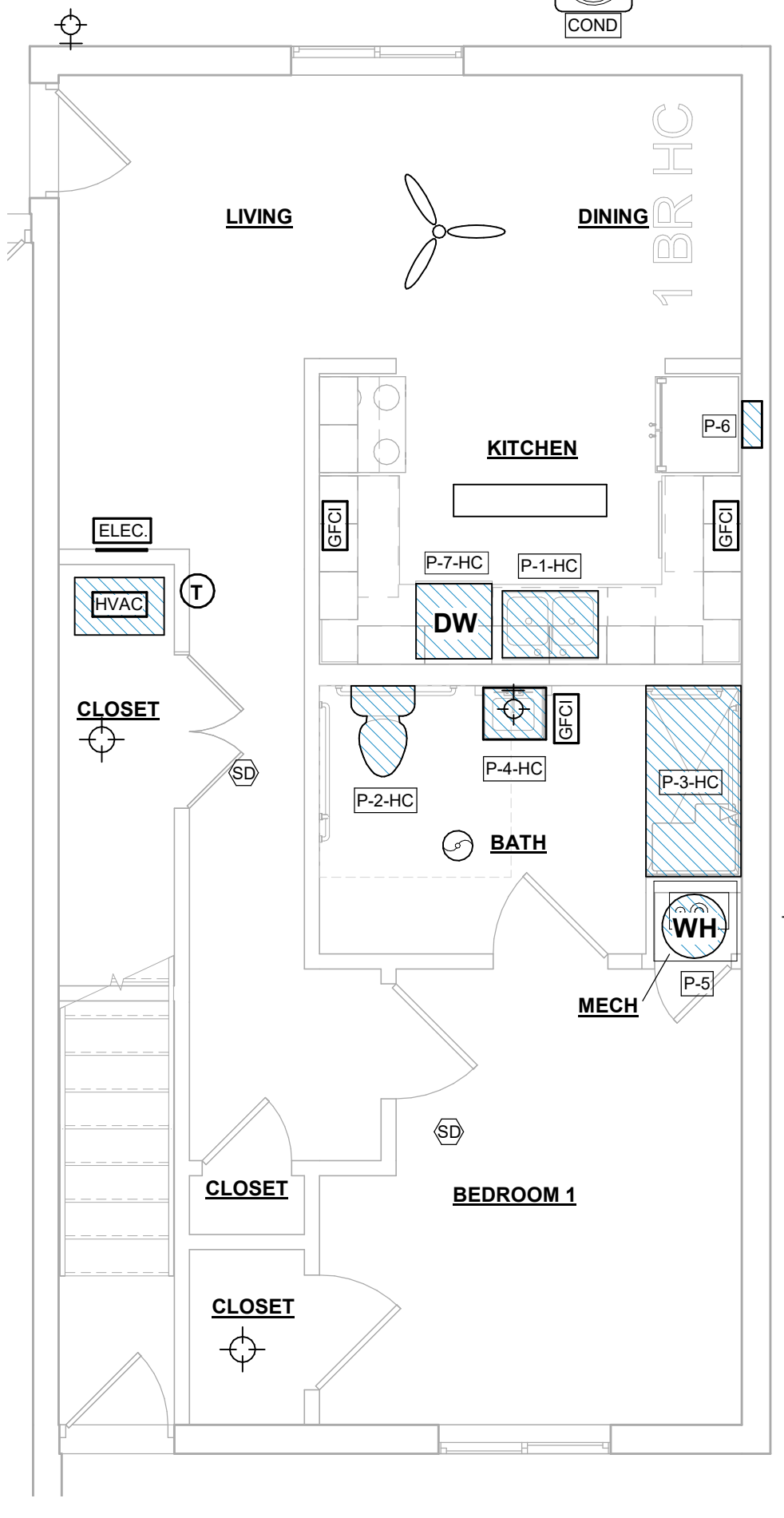
- NEW APPLIANCE SCHEDULE (HC CONVERSION UNITS)**
- REFRIGERATORS: NEW ADA COMPLIANT (SIDE BY SIDE) FROST-FREE ENERGY STAR REFRIGERATORS WITH ICE MAKER / WATER DISPENSER.
 - 14 CUBIC FT MIN. @ 1 & 2 BEDROOM UNITS.
 - RANGES & HOODS:
 - NEW ADA COMPLIANT 30" ELEC. RANGES & RECIRCULATING HOODS WITH FRONT CONTROLS.
 - PROVIDE NEW RANGE QUEENS AT ALL HOODS.
 - INSTALL NEW ANTI-TIP DEVICES AT ALL RANGES.
 - INSTALL SPLASH PANELS AT ALL RANGES.
 - MICROWAVES: NEW ADA COMPLIANT COUNTERTOP MICROWAVE LOCATED WITHIN REACH RANGE.
 - DISHWASHERS: NEW ADA COMPLIANT - ENERGY STAR DISHWASHERS, TYPICAL.
- *ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.



4 2 BR UNIT - SECOND FLOOR
1/4" = 1'-0"

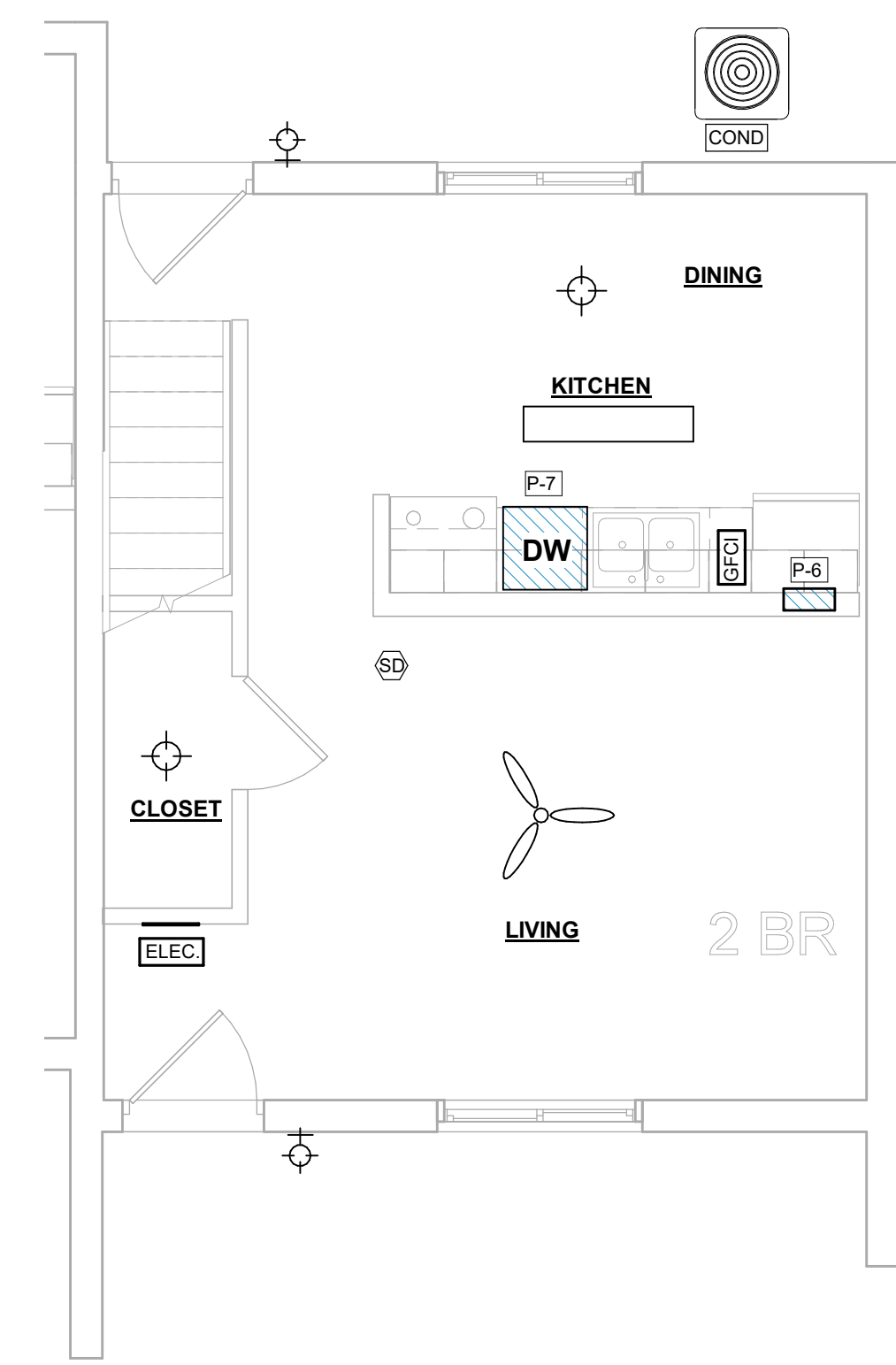


1 BR UNIT - MEP
1/4" = 1'-0"

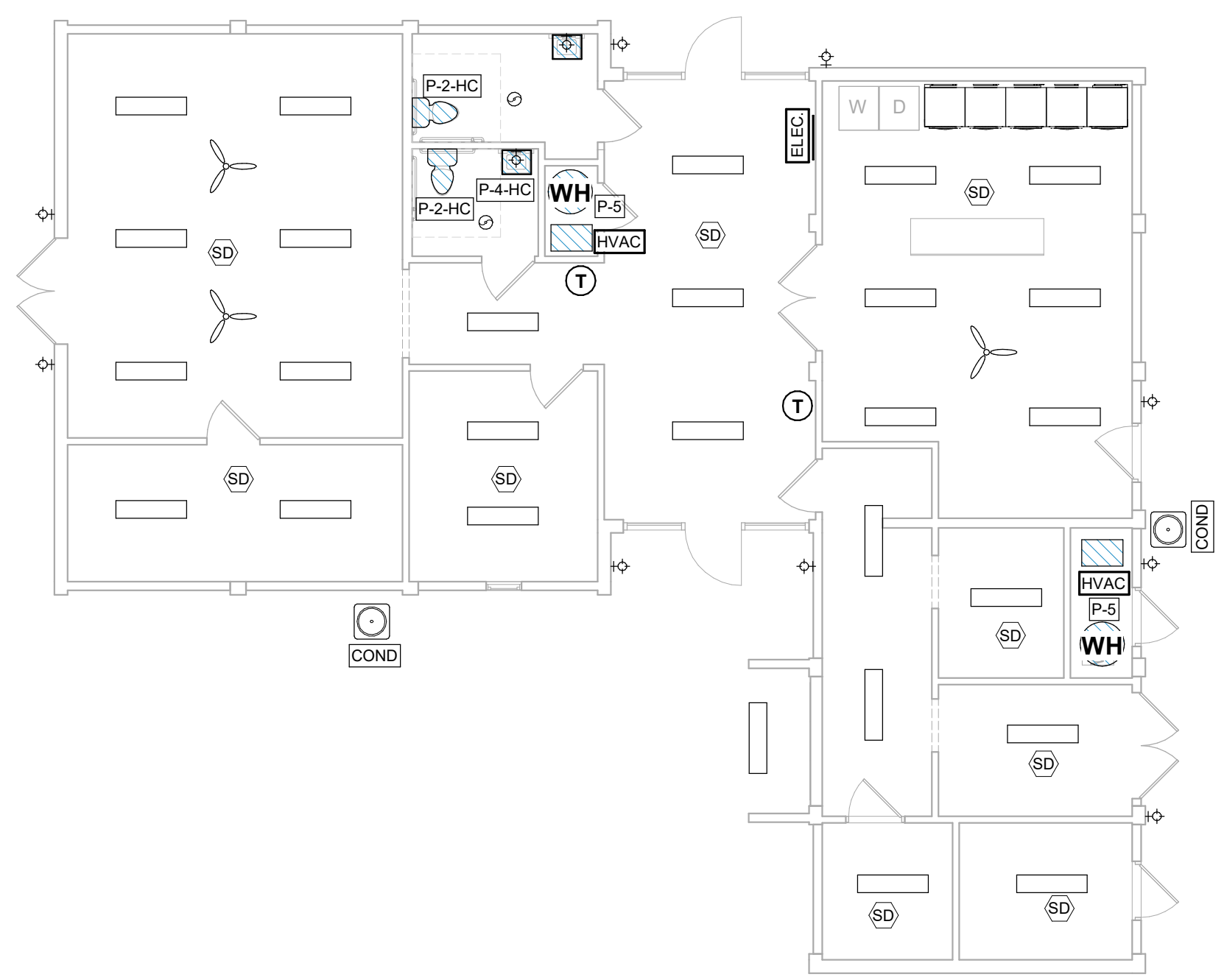


2 1 BR UNIT HC - MEP
1/4" = 1'-0"

SEE SHEETS G3.1 & G3.2 FOR ADDITIONAL ADA DIMENSIONS AND REQUIREMENTS



3 2 BR UNIT - FIRST FLOOR - MEP
1/4" = 1'-0"



5 LEASING OFFICE - MEP
1/8" = 1'-0"

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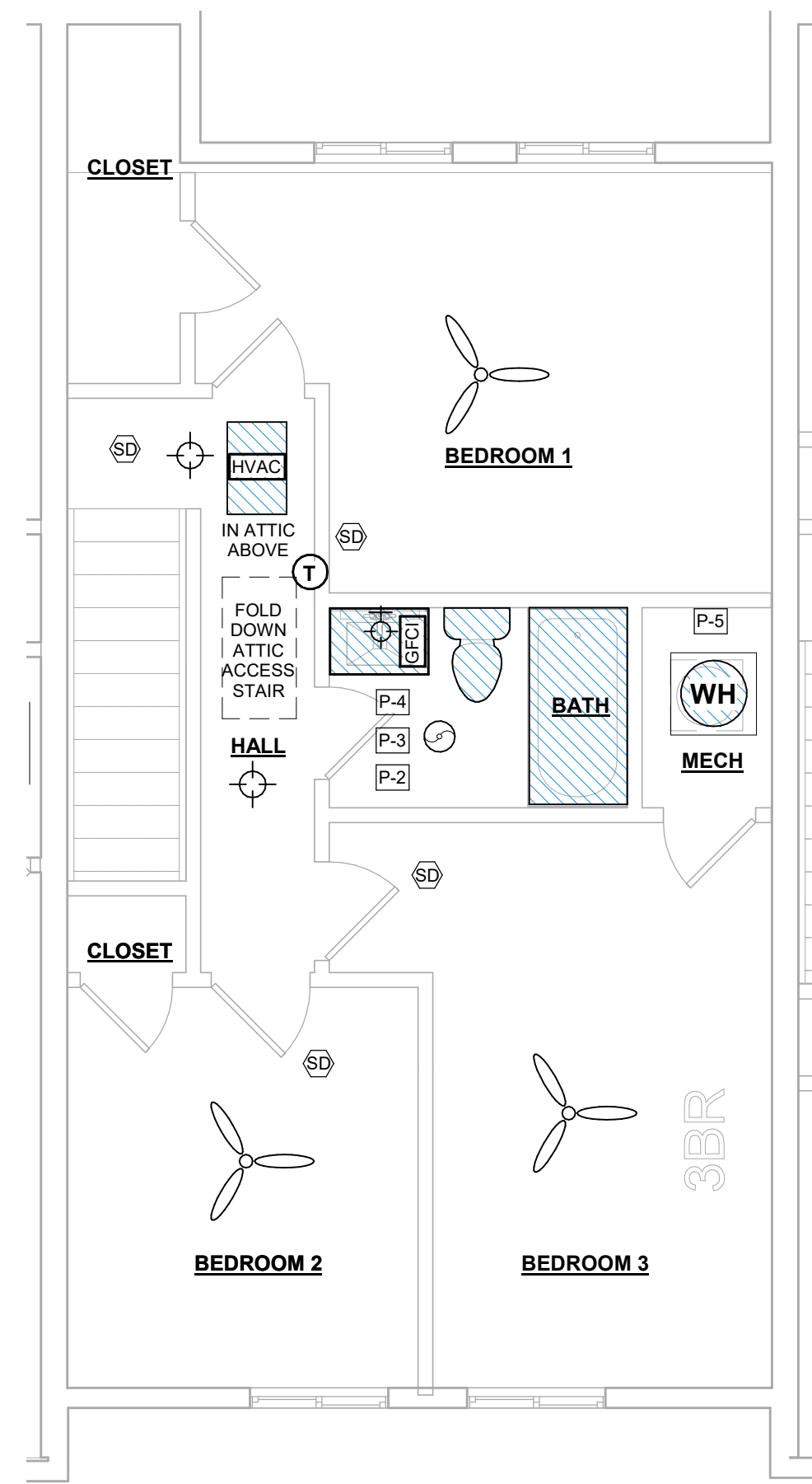


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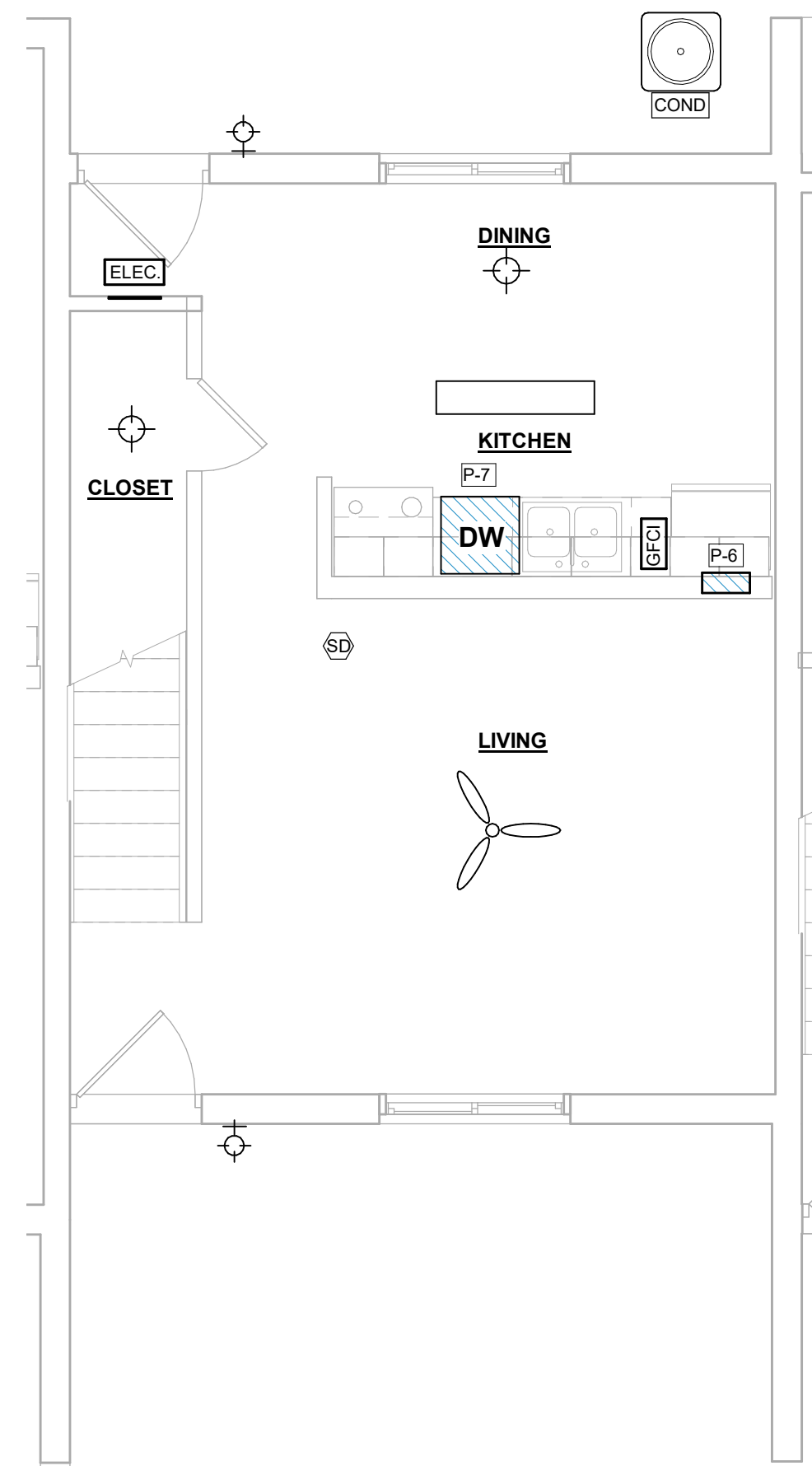
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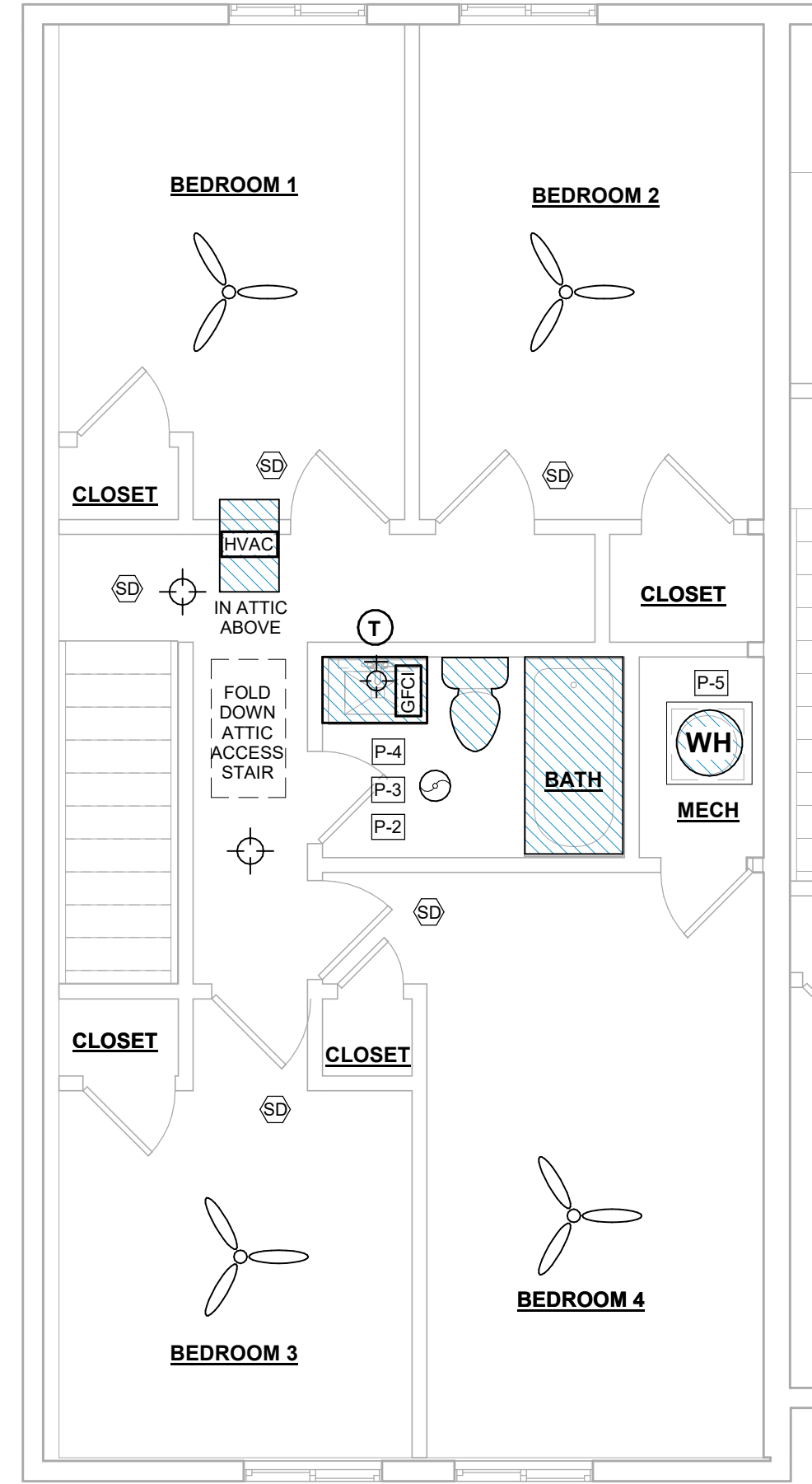
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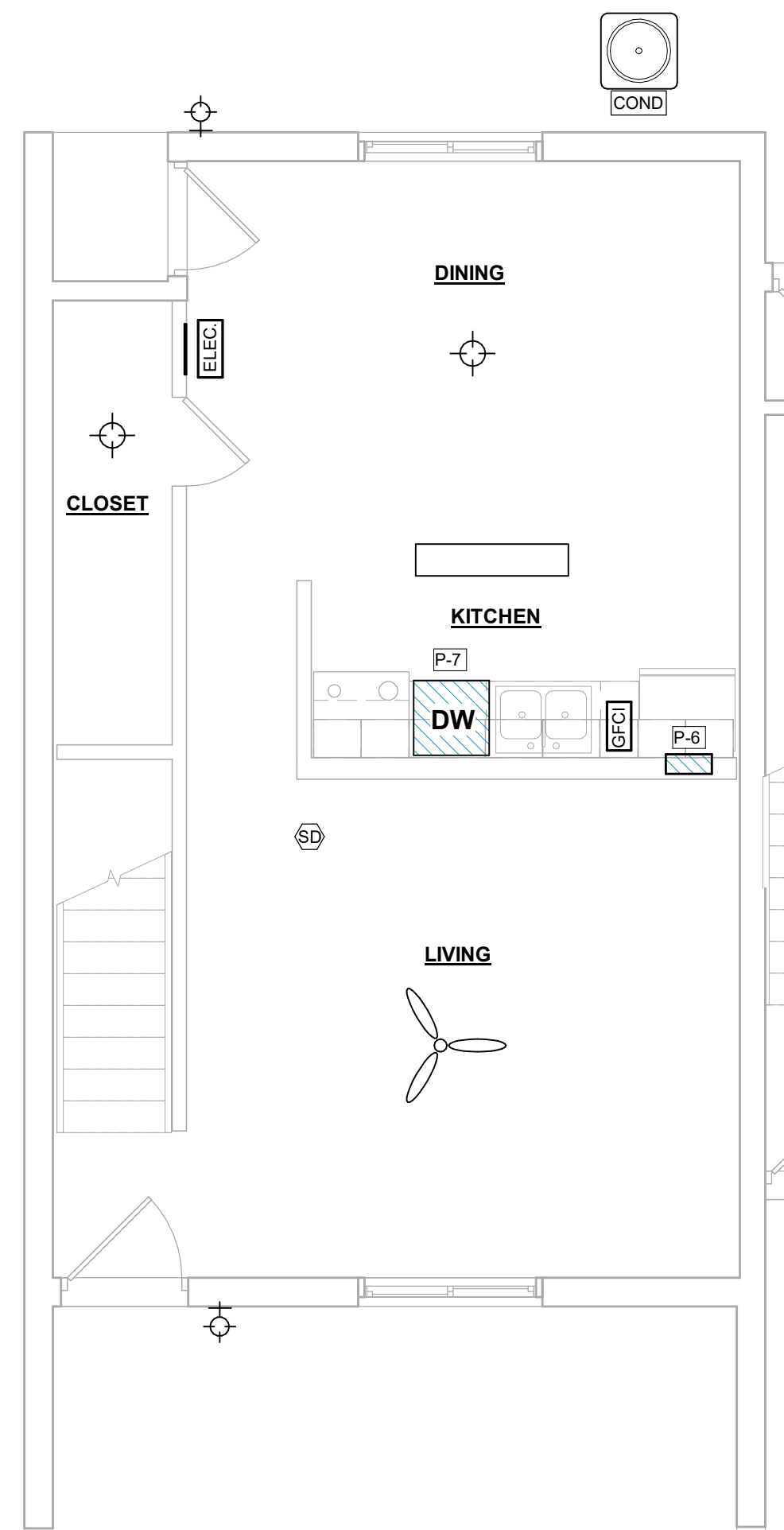
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1/4" = 1'-0"



1 3 BR UNIT - FIRST FLOOR - MEP
1/4" = 1'-0"

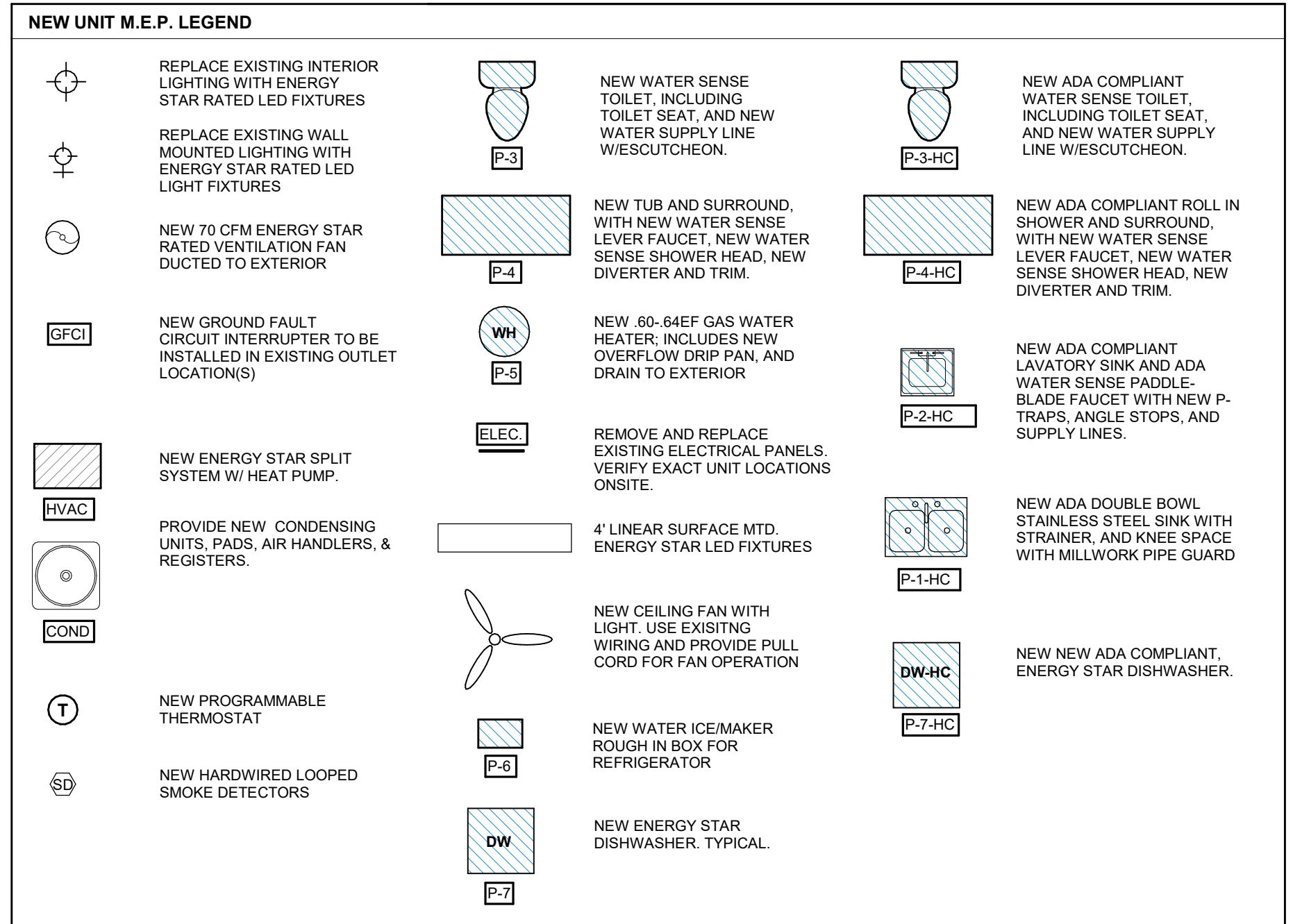


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1/4" = 1'-0"

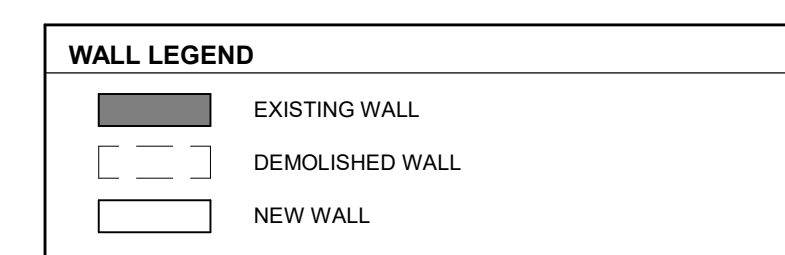


3 4 BR UNIT - FIRST FLOOR - MEP
1/4" = 1'-0"

- SCOPE OF WORK - DWELLING UNITS MEP**
1. ELECTRICAL:
 - a. DEVICES: SWITCHES, RECEPTACLES AND GFCI'S:
 1. REPLACE ALL EXISTING SWITCHES AND RECEPTACLES AND PROVIDE NEW COVER PLATES AT EXISTING LOCATIONS.
 2. REPLACE GFCI PLUGS IN KITCHENS (2 EA) AND IN BATHROOMS (1 EA).
 3. PROVIDE ALUMICONN CONNECTORS AT ALL NEW AND EXISTING DEVICES, SWITCHES, LIGHTS, ETC.
 - b. SMOKE DETECTORS:
 1. INSTALL HARDWIRED CO/SMOKE DETECTORS IN ALL DWELLING UNITS.
 2. PROVIDE ONE CO/SMOKE PER UNIT LOCATED NEAR SLEEPING ROOMS.
 3. PROVIDE ONE HARDWIRED SMOKE DETECTOR PER BEDROOM.
 4. ALL TO BE WIRELESSLY INTERCONNECTED.
 - c. WIRING / CONNECTORS:
 1. PROVIDE ALUMICONN CONNECTORS AT ALL EXISTING FIXTURES, SWITCHES, ETC. AT EACH LEG OF DEVICE. CONTRACTOR TO INSTALL ALUMICONN CONNECTORS PER MANUFACTURERS INSTALLATION REQUIREMENTS.
 - a. STRIP CONDUCTORS 5/16"
 - b. INSERT CONDUCTOR INTO WIRE PORT, FULLY SEATING CONDUCTOR INTO PORT.
 2. TIGHTEN SET SCREWS TO THE TORQUE INDICATED BELOW, BASED ON CONDUCTOR SIZE AND MATERIAL AS INDICATED. 10 IN-LB #12 SOLID ALUMINUM
 - 15 IN-LB #10 SOLID ALUMINUM
 - 15 IN-LB ALL SOLID AND STRANDED COPPER CONDUCTORS
 - DO NOT OVER TORQUE.
 2. ONCE ALL CONDUCTORS ARE INSTALLED, CLOSE LID TAKING CARE TO VERIFY LATCH IS SECURELY FASTENED.
 - d. LIGHTING:
 1. REPLACE ALL EXISTING LIGHT FIXTURES WITH NEW ENERGY STAR RATED LED LIGHT FIXTURES.
 2. INSTALL CEILING FANS WITH LIGHT KITS IN ALL DINING ROOMS AND BEDROOMS AT EXISTING LIGHT LOCATIONS. REUSE EXISTING WIRING AND PROVIDE PULL CORD FOR FAN OPERATION. (PROVIDE SEPARATE SWITCHES AT DESIGNATED ADA UNITS ONLY).
 3. REPLACE ALL ELECTRICAL BREAKER PANELS IN UNITS (NEW 100-AMP PANELS WITH ARC FAULT BREAKERS).
 2. MECHANICAL:
 - a. HVAC:
 1. REMOVE AND REPLACE EXISTING AIR HANDLERS, CONDENSING UNITS. (NEW UNITS TO BE ENERGY STAR RATED MIN. 15 SEER WITH BACK UP ELECTRIC HEAT STRIP).
 2. REUSE ALL EXISTING DUCTWORK AND LINESETS.
 3. INSTALL NEW REGISTERS. REWORK EXISTING RETURN AIR TO BE 12" MINIMUM ABOVE FINISHED FLOOR.
 4. INSTALL NEW PROGRAMMABLE THERMOSTAT.
 - b. RANGE HOODS: REPLACE EXISTING ELECTRIC RANGES AND VENTLESS RANGE HOODS (RECIRCULATING) AND INSTALL NEW RANGE QUEENS AND ANTI-TIP DEVICES.
 - c. BATH EXHAUST FAN: REMOVE AND REPLACE EXISTING BATHROOM EXHAUST FAN. INSTALL NEW ENERGY STAR RATED 70 CFM EXHAUST FAN VENT/LIGHT COMBO (REUSE EXISTING WIRING AND DUCT VENTING).
 3. PLUMBING:
 - a. HOT WATER:
 1. REPLACE EXISTING WATER HEATERS WITH NEW 30-GALLON ELECTRIC WATER HEATERS.
 - a. ELECTRIC WATER HEATERS TO HAVE 0.93 UEF MINIMUM, WITHOUT BLANKET.
 - b. 40-GALLON FOR ONE- AND TWO-BEDROOM UNITS.
 - c. 50-GALLON FOR THREE- AND FOUR-BEDROOM UNITS.
 - d. INCLUDE NEW OVERFLOW DRAIN PAN, AND FLEX PIPE, WATER VALVES (2EA), STAINLESS STEEL SUPPLY LINE (2EA).
 - e. CAP NEW DRAIN PANS AND PIPE T&P VALVES TO EXTERIOR.
 - f. REUSE EXISTING VENT PIPING.
 - b. BUILDING CUT OFF VALVES: INSTALL NEW WATER CUT OFFS, 1 PER BUILDING. MUST BE IN AN EASILY ACCESSIBLE AREA AND CLEARLY MARKED WITH SIGNAGE. VERIFY EXISTING UNITS ARE NOT ABLE TO BE PROVIDED WITH INDIVIDUAL CUT-OFFS.



- GENERAL NOTES**
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 2. CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
 3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
 4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
 5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
 6. ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
 7. CONTRACTOR TO REFERENCE SHEET G3.1 AND G3.2 FOR ADDITIONAL REQUIREMENTS.
 8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND DCA REQUIREMENTS.



- NEW APPLIANCE SCHEDULE (TYPICAL)**
1. REFRIGERATORS: NEW FROST-FREE ENERGY STAR REFRIGERATORS WITH FREEZER COMPARTMENT.
 - a. 14 CUBIC FT MIN.
 2. RANGES & HOODS:
 - a. NEW EFFICIENT 30" ELEC. RANGES & COMBO MICROWAVE OVER-THE-RANGE HOODS.
 - b. PROVIDE NEW RANGE QUEENS AT ALL HOODS.
 - c. INSTALL NEW ANTI-TIP DEVICES AT ALL RANGES.
 - d. INSTALL SPLASH PANELS AT ALL RANGES. NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.
 3. DISHWASHERS: NEW ENERGY STAR DISHWASHERS, TYPICAL.

REVISIONS

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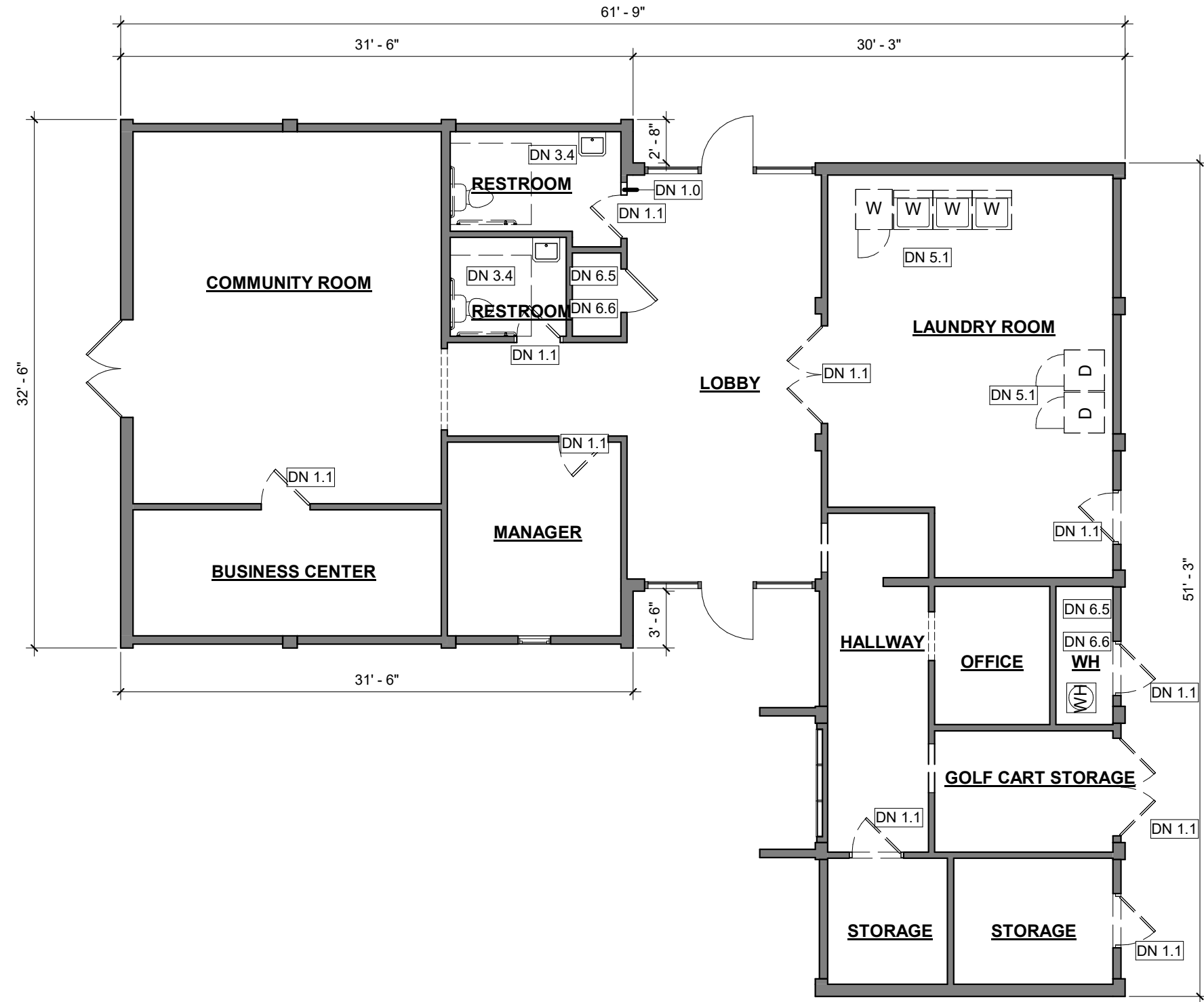
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PERMITTING

JOB NUMBER: 20-14
ISSUED: 06/05/21

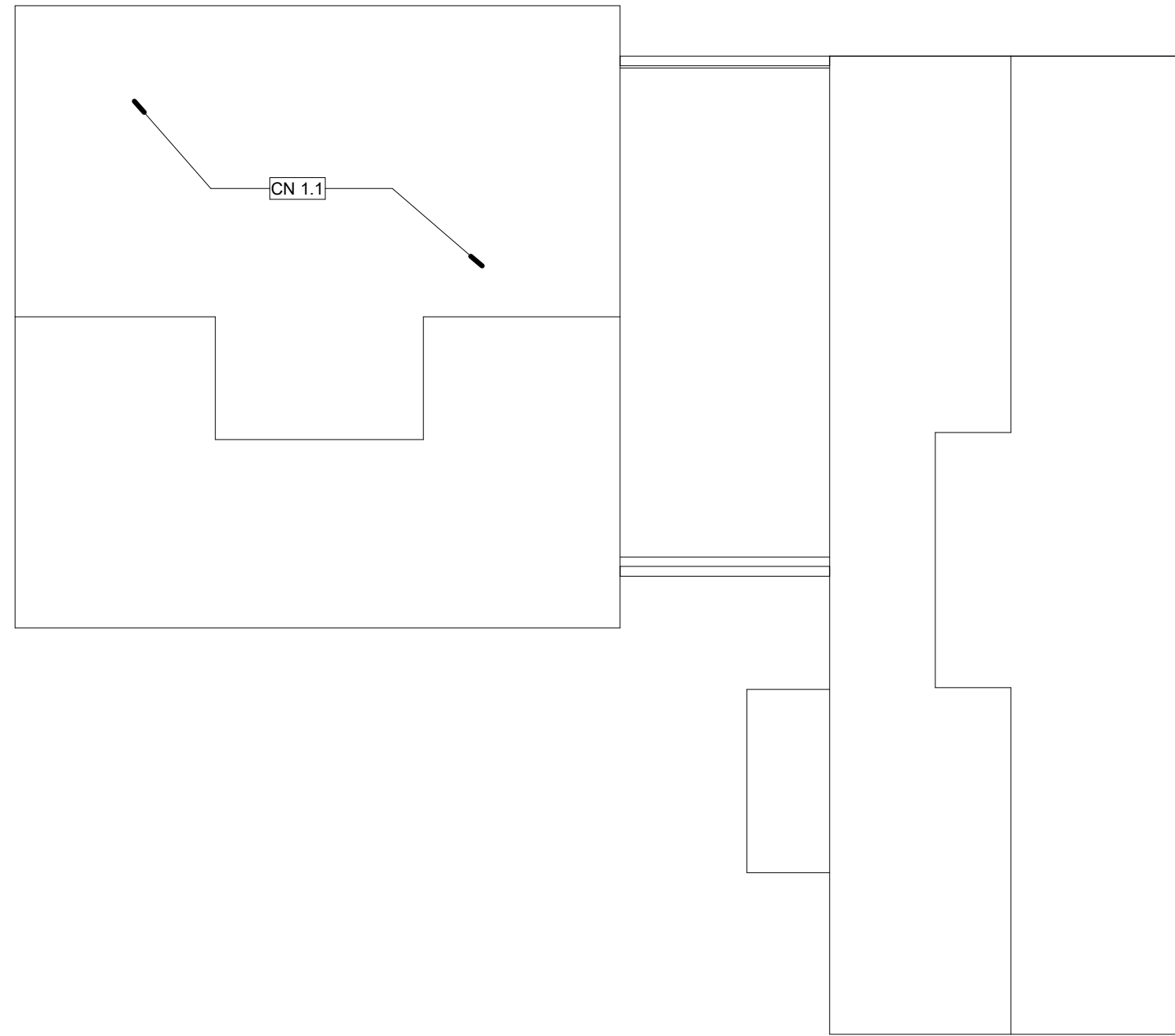
ENLARGED 3, 4 BR UNITS
MEP PLANS

A3.2

PHASE: DD



1 LEASING OFFICE - DEMO
1/8" = 1'-0"



2 LEASING OFFICE - ROOF - DEMO/NEW
1/8" = 1'-0"

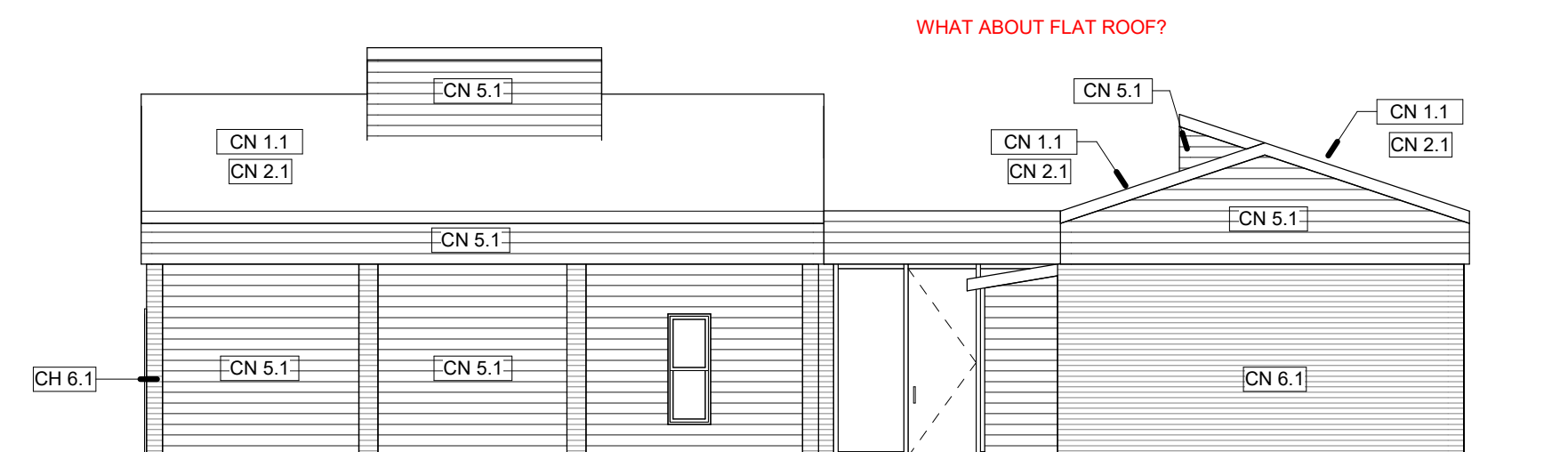
NEW CONSTRUCTION - KEYED NOTES	
(X)	REMOVE AND REPLACE EXISTING UNIT ENTRY DOORS AND FRAMES. VIEWER WITH KNOCKER/PANEL METAL DOOR W/WOOD JAMB) RE: DOOR SCHEDULE
(X)	REPLACE ALL WINDOWS WITH CASEMENT AND SLIDING VINYL FRAMED LOW-E DOUBLE PANE INSULATED GLASS WINDOWS. WITH NEW TRIM TYPICAL ALL BUILDINGS AND ALL WINDOWS. RE: WINDOW SCHEDULE.
CN 1.1	DEMO ROOFS DOWN TO DECKING. INSTALL 15# FELT, DRIP EDGE FLASHING, ROOF JACKS, RIDGE VENTS, AND INSTALL NEW 30-YEAR ARCHITECTURAL ASPHALT SHINGLES.
CN 1.2	REMOVE AND REPLACE EXISTING RIDGE VENTS. PROVIDE NEW RIDGE VENTS AS SHOWN.
CN 2.1	ADD ATTIC INSULATION R-38
CN 3.1	REMOVE AND REPLACE ALL EXISTING GUTTERS AND DOWNSPOUTS. DOWNSPOUTS TO BE INSTALLED AS TO NOT DRAIN ACROSS PEDESTRIAN PATH OF TRAVEL. INSTALL NEW CONCRETE SPLASH BLOCKS OR UNDERGROUND DRAIN WITH POP UP WHERE REQUIRED.
CN 4.1	CLEAN ALL MASONRY SURFACES. RE-POINT ALL MASONRY AS NEEDED.
CN 5.1	REPLACE ALL TRIM, FACIA, SOFFIT AND SIDING WITH NEW FIBER CEMENT MATERIALS AT ALL BUILDINGS.
CN 6.1	PRESSURE WASH, PREP AND PAINT ALL PREVIOUSLY PAINTED EXTERIOR SURFACES. INCLUDES ALL CMU BLOCK BREEZEWAYS, DOORS WINDOW SHUTTERS, DISCONNECT BOXES, STAIRWELLS AND RAILINGS.
CN 10.1	REPLACE ALL EXISTING EXTERIOR PORCH LIGHTS TO LED LIGHT FIXTURES.

KEYED NOTES - DEMOLITION	
DN 1.0	REMOVE PORTION OF WALL AS SHOWN.
DN 1.1	REMOVE EXISTING DOOR AND FRAME.
DN 3.4	DEMO BATHROOM. REMOVE ALL EXISTING VANITY, SINK, TOILET, TUBS AND SURROUNDS, SHOWER HEADS, AND FAUCETS. PREPARE SURFACES FOR NEW. TYPICAL.
DN 5.1	REMOVE EXISTING LAUNDRY EQUIPMENT. VERIFY WITH OWNER / SERVICE PROVIDER.
DN 6.5	REMOVE AND RPLACE EXISTING WATER HEATER.
DN 6.6	REMOVE AND REPLACE EXISTING HVAC EQUIPMENT

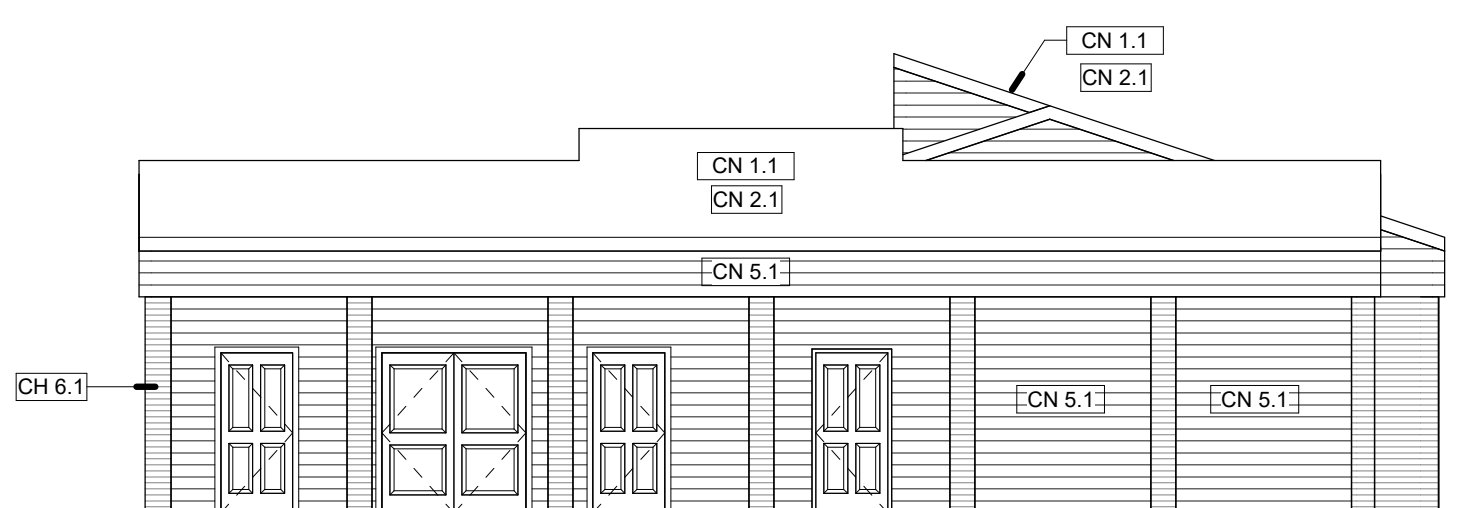
GENERAL NOTES	
1.	ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2.	CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3.	IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
4.	CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5.	CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
6.	ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
7.	CONTRACTOR TO REFERENCE SHEET G3.1 AND G3.2 FOR ADDITIONAL REQUIREMENTS
8.	ALL REPAIRS & COMPONENT REPLACEMENTS TO BE INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND DCA REQUIREMENTS.

WALL LEGEND	
	EXISTING WALL
	DEMOLISHED WALL
	NEW WALL

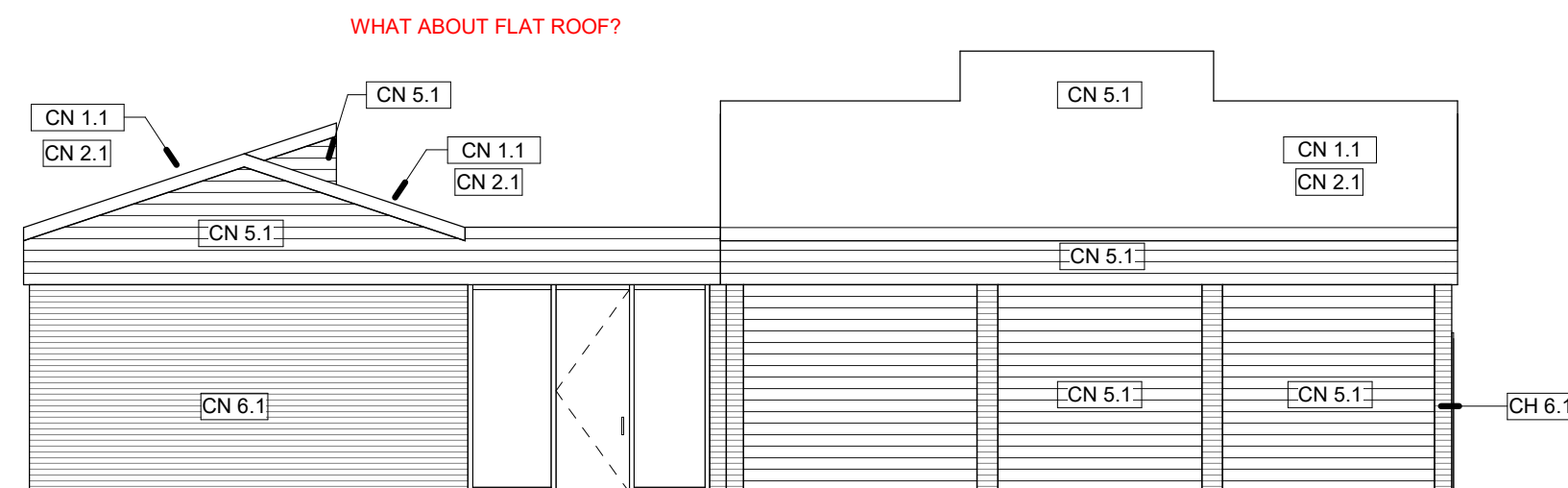
SCOPE OF WORK BUILDING EXTERIORS	
1.	ROOFING (ALL BUILDINGS): DEMO ROOFS DOWN TO DECKING. INSTALL 15# FELT, DRIP EDGE FLASHING, ROOF JACKS, RIDGE VENTS, AND INSTALL NEW 30-YEAR ARCHITECTURAL ASPHALT SHINGLES. PROVIDE NEW CRICKETS AT VALLEYS WITH BLIND METAL FLASHING.
2.	ATTIC INSULATION: PROVIDE ADDITIONAL BLOWN INSULATION IN ATTICS TO INCREASE R VALUE TO R-38.
3.	GUTTERS/DOWNSPOUTS: <ul style="list-style-type: none"> a. REPLACE ALL GUTTERS, DOWNSPOUTS AND REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS. b. PROVIDE NEW SEAMLESS ALUMINUM 6" GUTTERS WITH LEAF GUARDS. c. PROVIDE NEW DRIP EDGES ON ALL FASCIA BOARDS INCLUDING GABLE RAKES. DRIP EDGE MUST EXTEND MIN. OF 2" UNDER THE SHINGLES. d. GUTTER SPANS BETWEEN DOWNSPOUTS ARE NOT TO EXCEED 30 FEET. e. INSTALL GUTTER WEDGED GUTTER CLIPS AT SLOPED FASCIAS. f. INSTALL DOWNSPOUT EXTENSION TO AT LEAST 6" FROM BUILDINGS AT LOCATIONS WITHOUT DRAINS. g. REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS.
4.	MASONRY: <ul style="list-style-type: none"> a. CLEAN EXISTING EXTERIOR MASONRY SURFACES. b. REPOINT AREAS OF MORTAR IN DISREPAIR. c. ALL BRICK PENETRATIONS TO BE SEALED WITH MORTAR.
5.	SIDING AND TRIM: <ul style="list-style-type: none"> a. REMOVE ALL EXISTING VINYL SIDING AND HOUSE WRAP. INSTALL NEW PAINTED FIBER CEMENT LAP SIDING OVER NEW HOUSE WRAP OVER EXISTING SHEATHING. b. REPLACE ALL EXISTING VINYL TRIM, AND VENTED SOFFITS WITH NEW PAINTED FIBER CEMENT COMPONENTS TO MATCH. c. SEAL ALL THROUGH WALL PENETRATIONS AND REPLACE ALL EXTERIOR WALL / ATTIC VENTS. d. PVC OR VINYL COMPOSITE TRIM BOARDS MUST BE INSTALLED PER MANUFACTURER'S REQUIREMENTS TO ACHIEVE AT LEAST A 30-YEAR WARRANTY. e. PVC COATED TRIM COIL MUST HAVE A .024" THICKNESS OR GREATER FOR FASCIA AND FREEZE BOARDS ONLY. MUST BE INSTALLED PER MANUFACTURER'S REQUIREMENTS TO ACHIEVE AT LEAST A 30-YEAR WARRANTY.
6.	CLEAN, PREP AND PAINT ALL NEW SIDING AND PREVIOUSLY PAINTED EXTERIOR SURFACES, DOORS WINDOW SHUTTERS, DISCONNECT BOXES, STAIRWELLS AND RAILINGS, ETC.
7.	EXTERIOR DOORS: <ul style="list-style-type: none"> a. UNIT / BUILDING ENTRY DOORS: REMOVE AND REPLACE ALL EXTERIOR FRONT AND REAR ENTRY DOORS WITH NEW ENERGY STAR 1 1/2" THICK METAL-GLAD ENTRY DOORS WITH NO-ROT WOOD FRAMES, INCLUDING NEW DOOR HARDWARE (LEVER, EYE VIEWERS, DEADBOLT - GRADE 3) AND WEATHER-STRIPPING. b. LIGHTING: REPLACE ALL EXISTING EXTERIOR, TENANT UNIT ENTRY DOOR LIGHTS WITH NEW LED LIGHT FIXTURES.



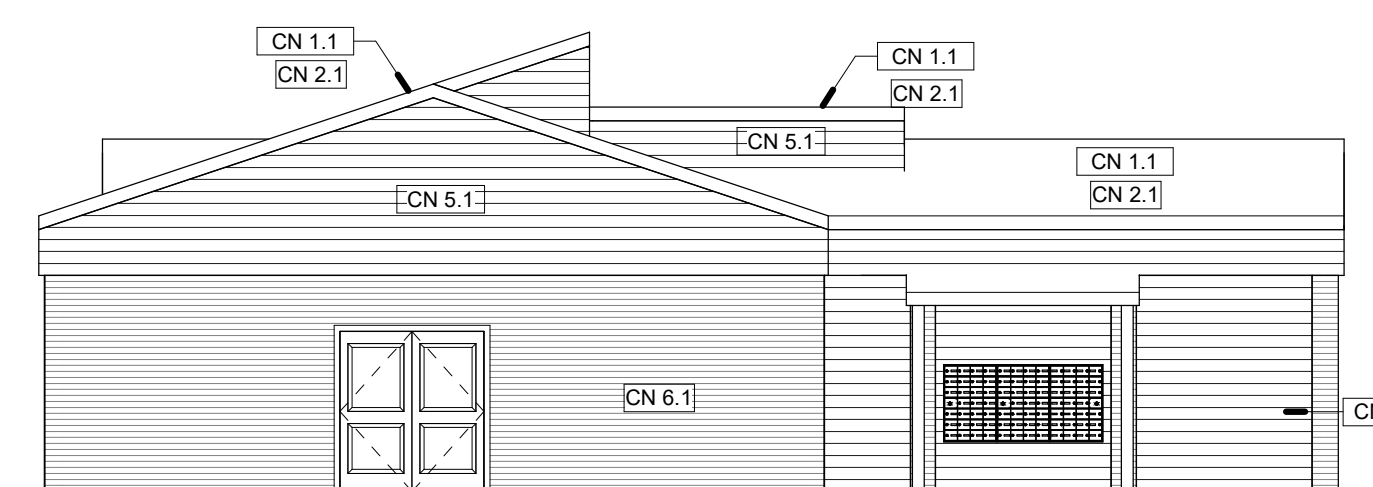
3 LEASING OFFICE - FRONT
1/8" = 1'-0"



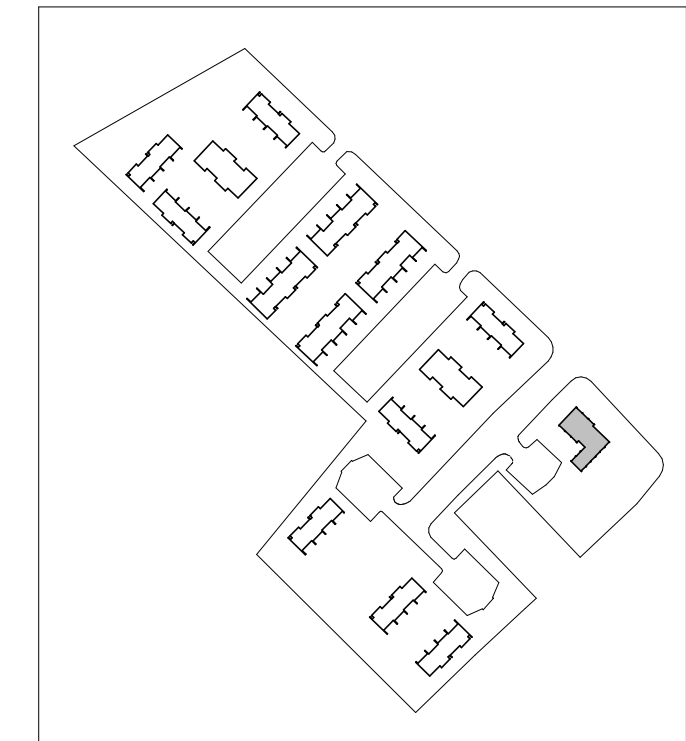
4 LEASING OFFICE - SIDE
1/8" = 1'-0"



5 LEASING OFFICE - BACK
1/8" = 1'-0"



6 LEASING OFFICE SIDE 2
1/8" = 1'-0"



KEY PLAN - LEASING OFFICE
NTS

REVISIONS

NO.	DATE	DESCRIPTION

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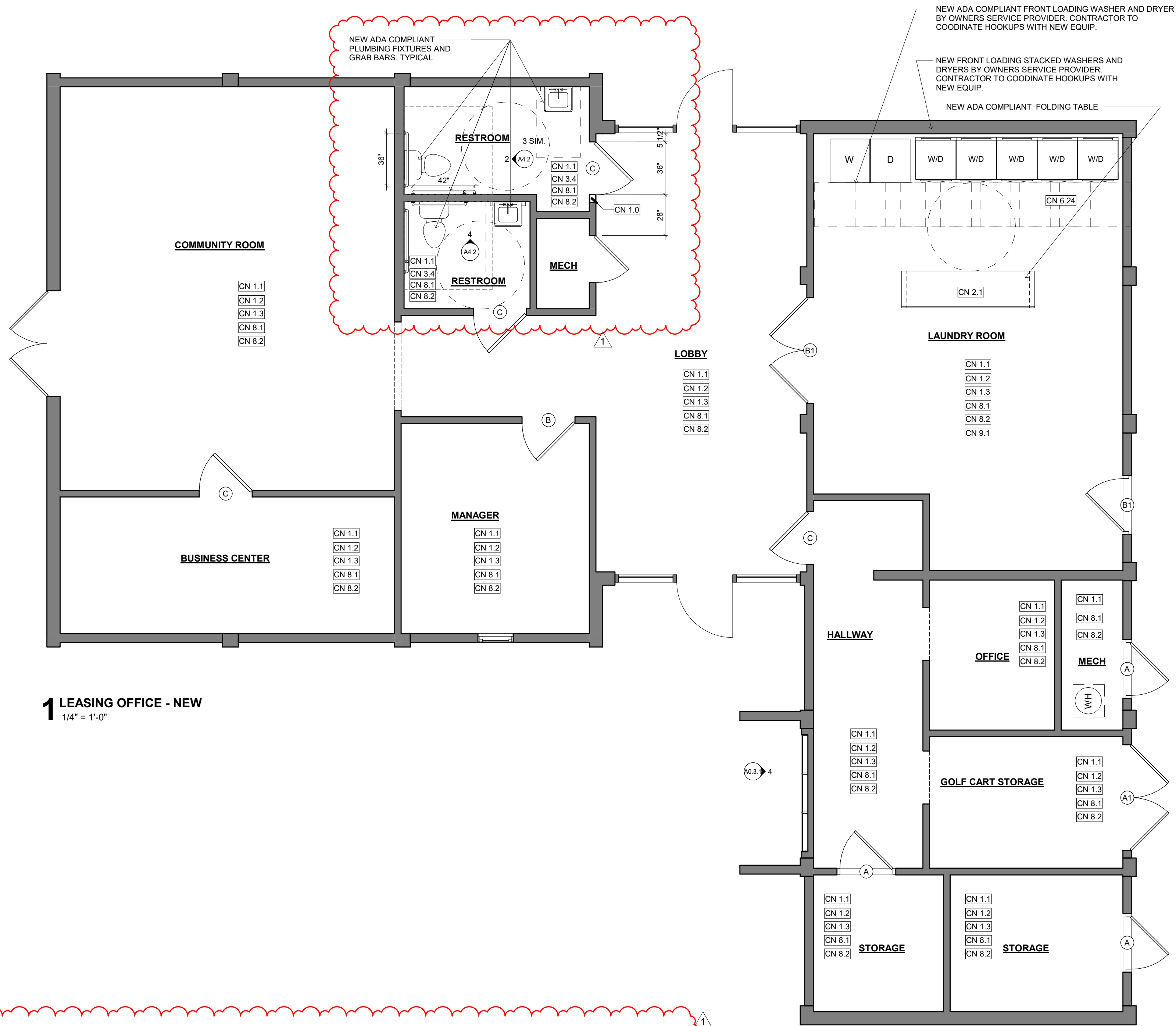
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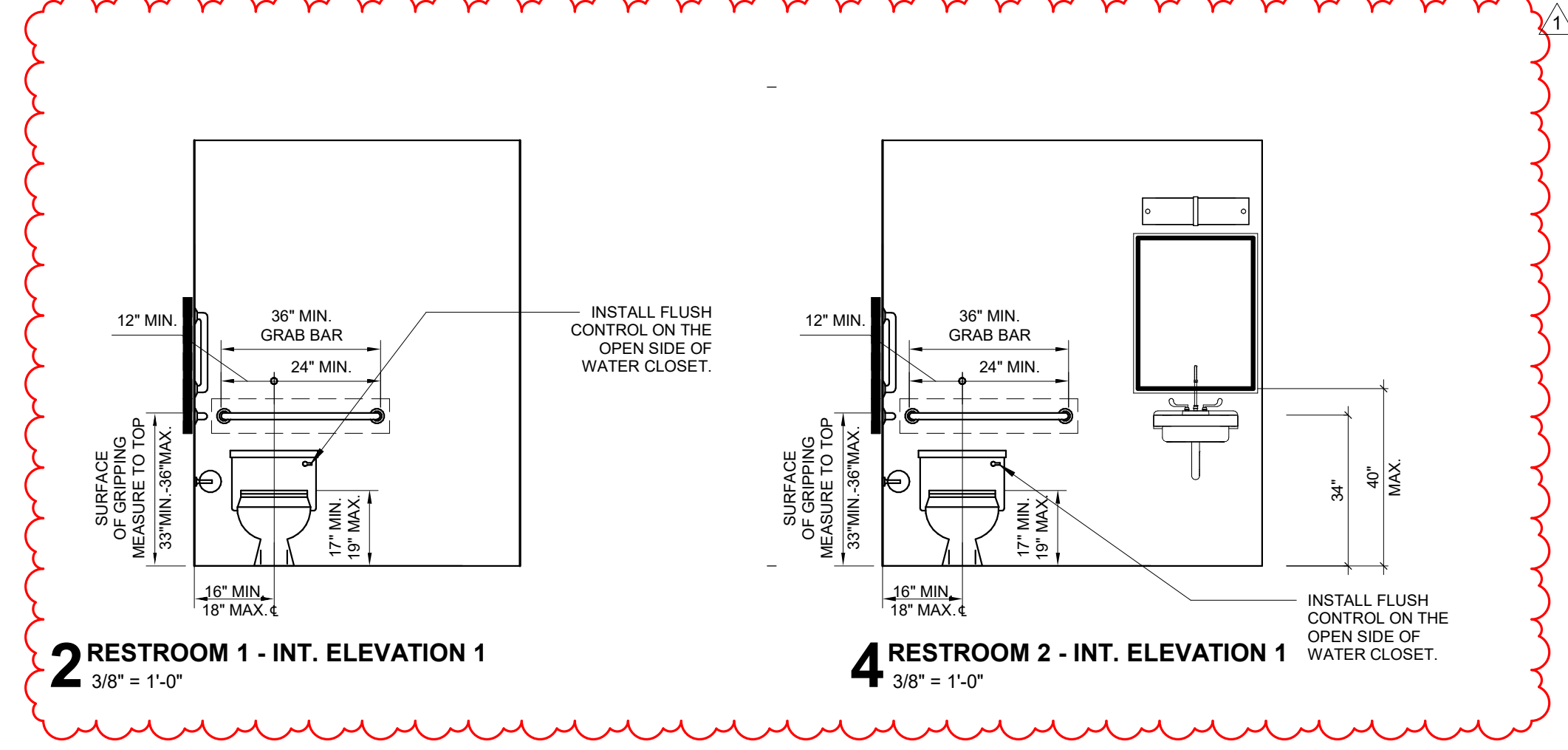
LEASING OFFICE / LAUNDRY - FLOOR PLANS

A4.1
PHASE: DD

7/11/2021 11:48:33 AM © COPYRIGHT 2019 TRUE CRAFT ARCHITECTURE, LLC



1 LEASING OFFICE - NEW
1/4" = 1'-0"



NOTE: SEE SHEET G3.1 AND G3.2 FOR ADDITIONAL HC UNIT INFORMATION AND REQUIREMENTS

NEW CONSTRUCTION - KEYED NOTES

- (X) REMOVE AND REPLACE EXISTING DOORS AND FRAMES. RE: DOOR SCHEDULE
- CN 1.0 PROVIDE PARTITION OR OPNG INFILL WALLS AS SHOWN. MATCH EXISTING OR 2X4 STUDS AT 16" O.C. W/ 5/8" PTD. GYP BD. (EA. SIDE) & FULL BATT INSULATION. SECURE TO EXISTING SLAB W/ EXPANSION ANCHORS AT 24" O.C. SECURE TOP PLATE TO EXIST. CEILING JOISTS / HEADERS.
- CN 1.1 REMOVE AND REPLACE ALL EXISTING NON-COMPLIANT DOORS AND HARDWARE WITH NEW ADA COMPLIANT 3'-0" WIDE DOORS AND LEVER TYPE HARDWARE. TYPICAL ALL DOORS.
- CN 1.2 REPAIR / REPLACE DAMAGED INTERIOR GYP. BOARD. WHERE GYP BD. IS REPLACED AT WET WALLS. USE MOISTURE RESISTANT GYP BD. PREP ALL EXISTING GYP. BD. WALLS AND PAINT ENTIRE UNIT. RE: FIN. SCHEDULE. TYPICAL ALL UNITS.
- CN 1.3 NEW PAINT THROUGH OUT. CLEAN AND PREP INT. WALLS PRIOR TO PAINT. RE: FINISH SCHEDULE. TYPICAL ALL UNITS.
- CN 2.1 NEW ADA COMPLIANT FOLDING TABLE.
- CN 3.4 NEW BATHROOMS:
 - NEW ADA COMPLIANT WALL HUNG SINK WITH LEVER LOW FLOW FAUCETS WITH ANTI SCALD GUARDS.
 - NEW ADA COMPLIANT WATERSENSE 1.6 GPF (MAX) LOW FLOW TOILET.
 - NEW ADA COMPLIANT BATHROOM ACCESSORIES:
 - TOILET PAPER HOLDER AND GRAB BARS SECURE TO STUDS OR PROVIDE NEW IN WALL BLOCKING.
 - PROVIDE NEW ADA COMPLIANT MIRROR ABOVE ALL RESTROOM VANITIES / SINKS.
- CN 6.24 NEW FRONT LOADING WASHERS AND DRYERS BY OWNER. CONTRACTOR TO COORDINATE MEP HOOKUPS WITH SERVICE PROVIDER.
- CN 8.1 REMOVE AND REPLACE ALL EXTERIOR AND INTERIOR SIGNAGE. NEW SIGNAGE TO BE ADA COMPLIANT, WITH BRAILLE AND MOUNTED WITHIN REACH RANGE. TYPICAL ALL ROOMS.
- CN 8.2 REMOVE AND REPLACE ALL EXISTING LIGHT SWITCHES, OUTLETS, THERMOSTATS, AND FIRE EXTINGUISHERS TO BE INSTALLED AND MOUNTED WITHIN REACH RANGE. TYPICAL ALL ROOMS.
- CN 9.1 NEW LVT FLOORING OVERLAY IN NOTED ROOM. EXISTING RECENTLY REPLACED FLOORING TO REMAIN. VERIFY ON SITE.

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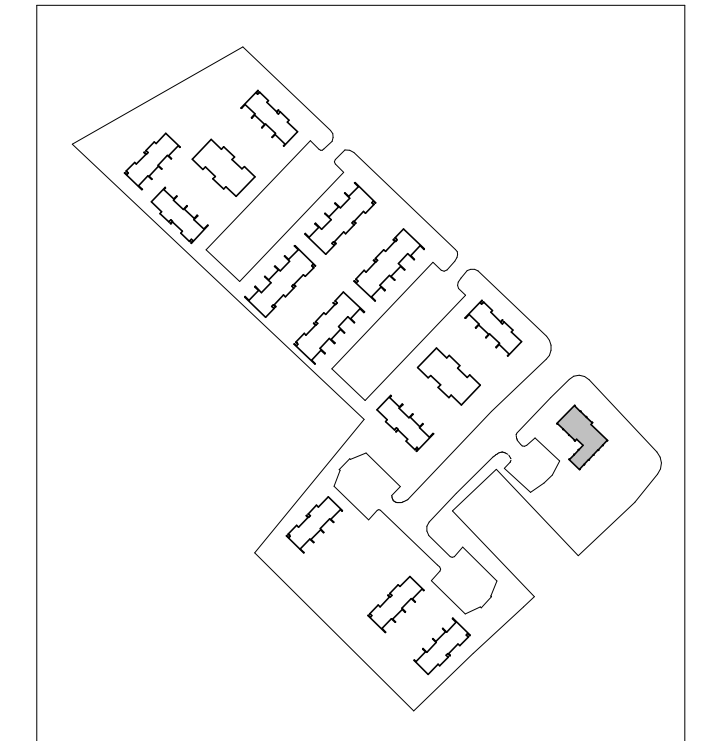
WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

SCOPE OF WORK - LEASING OFFICE UPGRADES

- PROVIDE UPGRADES TO EXISTING COMMUNITY ROOM TO BE ADA COMPLIANT:
 - RENOVATE EXISTING BATHROOMS FOR ADA COMPLIANCY
 - REPLACE EXISTING DOORS THAT ARE IN DISREPAIR OR ARE LESS THAN 34" CLEAR.
 - REPLACE KITCHENETTE WITH ADA COMPLIANT LAYOUT
 - REPLACE NON COMPLIANT SWITCHES AND OUTLETS TO BE WITHIN REACH RANGE.
 - REPLACE NON COMPLIANT MILLWORK AND COUNTERTOPS TO BE 34" MAX AFF. WITH APPROPRIATE CLEARANCES.
- COMMUNITY LAUNDRY: RENOVATE EXISTING COMMUNITY LAUNDRY ROOM TO BE PUT BACK INTO SERVICE. PROVIDE THE FOLLOWING:
 - ACCESSIBLE PATH TO LAUNDRY ROOM.
 - NEW FLOORING
 - NEW LIGHTING
 - NEW PAINT
 - NEW ENTRY DOOR WITH ACCESSIBLE HARDWARE
 - NEW FOLDING TABLE
 - VERIFY AND OR REPLACE EXISTING PLUMBING CONNECTIONS AND DRYER VENTING THAT IS NOT CODE COMPLIANT.
 - PROVIDE CONNECTIONS FOR A MINIMUM OF 12 WASHERS AND 12 DRYERS WITH AT LEAST ONE FRONT LOADING ADA ACCESSIBLE WASHER AND DRYER WITH REQUIRED CLEAR FLOOR SPACE. OWNER WILL PROVIDE EQUIPMENT THROUGH SERVICE PROVIDER.

LEASING OFFICE MEP PLAN LOCATED ON SHEET A3.2



REVISIONS

1	07/10/21	ACC. REV 1



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ISSUED FOR:
PERMITTING

JOB NUMBER: 20-14

ISSUED: 06/05/21

LEASING OFFICE
ENLARGED PLANS AND
INT. ELEVATIONS

A4.2
PHASE: DD

FINISH SCHEDULE - TYPICAL ALL UNITS						
NAME	CEILING HT	WALL FINISH	FLOOR FINISH	CEILING FINISH	BASE FINISH	COMMENTS
LIVING/DINING ROOMS	EXIST. (8'-0")	PTD. GYP.	LVT	PTD. GYP.	NEW PTD. WOOD	RE: WORKWIRTE UP
KITCHENS	EXIST. (8'-0")	PTD. GYP.	LVT	PTD. GYP.	NEW PTD. WOOD	RE: WORKWIRTE UP
BATHROOMS	EXIST. (8'-0")	PTD. GYP.	LVT	PTD. GYP.	NEW PTD. WOOD	RE: WORKWIRTE UP
BEDROOMS (ALL)	EXIST. (8'-0")	PTD. GYP.	LVT	PTD. GYP.	NEW PTD. WOOD	RE: WORKWIRTE UP
BEDRM CLOSETS	EXIST. (8'-0")	PTD. GYP.	LVT	PTD. GYP.	NEW PTD. WOOD	RE: WORKWIRTE UP
MECH. CLOSETS	EXIST. (8'-0")	PTD. GYP.	LVT	PTD. GYP.	NEW PTD. WOOD	RE: WORKWIRTE UP
HALL CLOSETS	EXIST. (8'-0")	PTD. GYP.	LVT	PTD. GYP.	NEW PTD. WOOD	RE: WORKWIRTE UP

FINISH SCHEDULE - HC CONVERSION UNITS						
NAME	CEILING HT	WALL FINISH	FLOOR FINISH	CEILING FINISH	BASE FINISH	COMMENTS
LIVING/DINING ROOMS	EXIST. (8'-0")	PTD. GYP.	LVT	PTD. GYP.	NEW PTD. WOOD	RE: WORKWIRTE UP
KITCHENS	EXIST. (8'-0")	PTD. GYP.	LVT	PTD. GYP.	NEW PTD. WOOD	RE: WORKWIRTE UP
BATHROOMS	EXIST. (8'-0")	PTD. GYP.	LVT	PTD. GYP.	NEW PTD. WOOD	RE: WORKWIRTE UP
BEDROOMS (ALL)	EXIST. (8'-0")	PTD. GYP.	LVT	PTD. GYP.	NEW PTD. WOOD	RE: WORKWIRTE UP
BEDRM CLOSETS	EXIST. (8'-0")	PTD. GYP.	LVT	PTD. GYP.	NEW PTD. WOOD	RE: WORKWIRTE UP
MECH. CLOSETS	EXIST. (8'-0")	PTD. GYP.	LVT	PTD. GYP.	NEW PTD. WOOD	RE: WORKWIRTE UP
HALL CLOSETS	EXIST. (8'-0")	PTD. GYP.	LVT	PTD. GYP.	NEW PTD. WOOD	RE: WORKWIRTE UP

DOOR SCHEDULE									
NO.	ELEV.	DOOR SIZE		THK	DOOR APPEARANCE			HW SET	COMMENTS
		W	H		FINISH	MATERIAL	FRAME		
A	A	36"	80"	1 3/4"	PTD	MTL	WD	PER SPECS	UNIT ENTRY DOORS - 6 PANEL DOORS, WOOD FRAMES W/ FRAME SAVER BOTTOMS. ADA-COMPLIANT THRESHOLDS AND CLOSERS AT ACCESSIBLE LOCATIONS
A1	A1	36"	80"	1 3/4"	PTD	MTL	WD	PER SPECS	EXTERIOR STOR. DOORS - FLUSH, FIBERGLASS OR COMPOSITE DOORS AND FRAMES WITH LEVER HANDLE, WEATHER-STRIPPING, AND DEAD BOLT. HC UNITS, COMMUNITY BLDG AND MAINT. BLDG TO RECEIVE ADA-COMPLIANT THRESHOLDS, AND CLOSERS.
B	B	36"	80"	1 3/4"	PTD	MTL	WD	PER SPECS	HALF LITE ENTRY DOORS (COMMUNITY BLDG. AND MAINT. BLDG. - 2 PNL BTM. FIBERGLASS OR COMPOSITE DOORS AND FRAMES WITH LEVER HANDLE, WEATHER-STRIPPING, AND DEAD BOLT. HC UNITS, COMMUNITY BLDG AND MAINT. BLDG TO RECEIVE ADA-COMPLIANT THRESHOLDS, AND CLOSERS.
C	C	36"	80"	1 3/4"	PTD	MTL	WD	PER SPECS	DOUBLE HOLLOW METAL ENTRY DOORS WITH NEW FRAMES TO BE 'NO ROT KIT / FRAME SAVER BOTTOMS' AND WEATHER-STRIPPING.
D	D	MATCH WIDTH TO EXIST. 36" AT ADA LOC.	80"	1 3/4"	PTD	HC	WD	PER SPECS	HOLLOW CORE, 6 PNL, HARDBOARD - LEVER HANDLE - INTERIOR PASSAGE DOORS.
E	E	MATCH WIDTH TO EXIST. 36" AT ADA LOC.	80"	1 3/4"	PTD	HC	WD	PER SPECS	HOLLOW CORE, 6 PNL, HARDBOARD - LEVER HANDLE AND DEADBOLT- INTERIOR MECH CLOSET DOORS.
F	F	MATCH WIDTH TO EXIST. 36" AT ADA LOC.	80"	1 3/4"	PTD	HC	WD	PER SPECS	DOUBLE HOLLOW CORE, 6 PNL, HARDBOARD - LEVER HANDLE - INTERIOR PASSAGE DOORS.

- NOTES:
- CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND ROUGH OPENINGS ON SITE PRIOR TO INSTALLATION AND SUBMIT SHOP DRAWINGS FOR APPROVAL. DOORS TO BE 6 PANEL RE ELEVATIONS.
 - ALL NEW EXTERIOR UNIT ENTRY DOORS TO BE ENERGY STAR RATED.
 - DOOR FINISH HARDWARE - INTERIOR TO RECEIVE NEW PASSAGE LEVER STYLE BRUSHED NICKEL HANDLES AND HARDWARE. PROVIDE PRIVACY LEVERS AT ALL BEDROOMS AND BATHROOMS.
 - ALL DOORS AT NEWLY DESIGNATED ACCESSIBLE UNITS TO BE PROVIDED WITH ADA COMPLIANT OPENINGS AND DOORS (3'-0" DOORS AT USABLE DOORS), ALONG WITH ADA COMPLIANT DOOR HARDWARE AND DOOR THRESHOLDS.

- DOOR HARDWARE:
- DOOR FINISH HARDWARE - FRONT ENTRY: LEVER, EYEVIEWER, DEADBOLT, WEATHER STRIPING, THRESHOLD.
 - DOOR FINISH HARDWARE - EXTERIOR STOR.: LEVER, DEADBOLT, WEATHER STRIPING, THRESHOLD.
 - DOOR FINISH HARDWARE - CLOSETS: LEVER, DEADBOLT, WEATHER STRIPING, THRESHOLD. (DEADBOLT AT MECH. CLOSETS)
 - DOOR FINISH HARDWARE - INTERIOR: REMOVE AND REPLACE AT ALL EXISTING AND NEW DOORS - NEW LEVER, WITH PRIVACY LOCK AT BEDROOMS AND BATHROOMS
 - ALL DOORS AT NEWLY DESIGNATED ACCESSIBLE UNITS TO BE PROVIDED WITH ADA COMPLIANT DOOR HARDWARE AND DOOR THRESHOLDS.

HVAC SCHEDULE			
SYSTEM	1 & 2 BEDROOM	3 & 4 BEDROOM	COMMENTS
MANUFACTURER	GOODMAN ENERGY-EFFICIENT SPLIT SYSTEM HEAT PUMP	GOODMAN ENERGY-EFFICIENT SPLIT SYSTEM HEAT PUMP	VERIFY EXISTING SYSTEM AND PROVIDE COMPATIBLE
OUTDOOR UNIT	GSZ140181K - 1.5 TONS	GSZ140241K - 2 TONS	VERIFY EXISTING SYSTEM AND PROVIDE COMPATIBLE
INDOOR UNIT	AWUF27XX16A	AWUF31XX16A	VERIFY EXISTING SYSTEM AND PROVIDE COMPATIBLE
SEER RATING	15	15	NEW UNIT TO BE 15 SEER MINIMUM

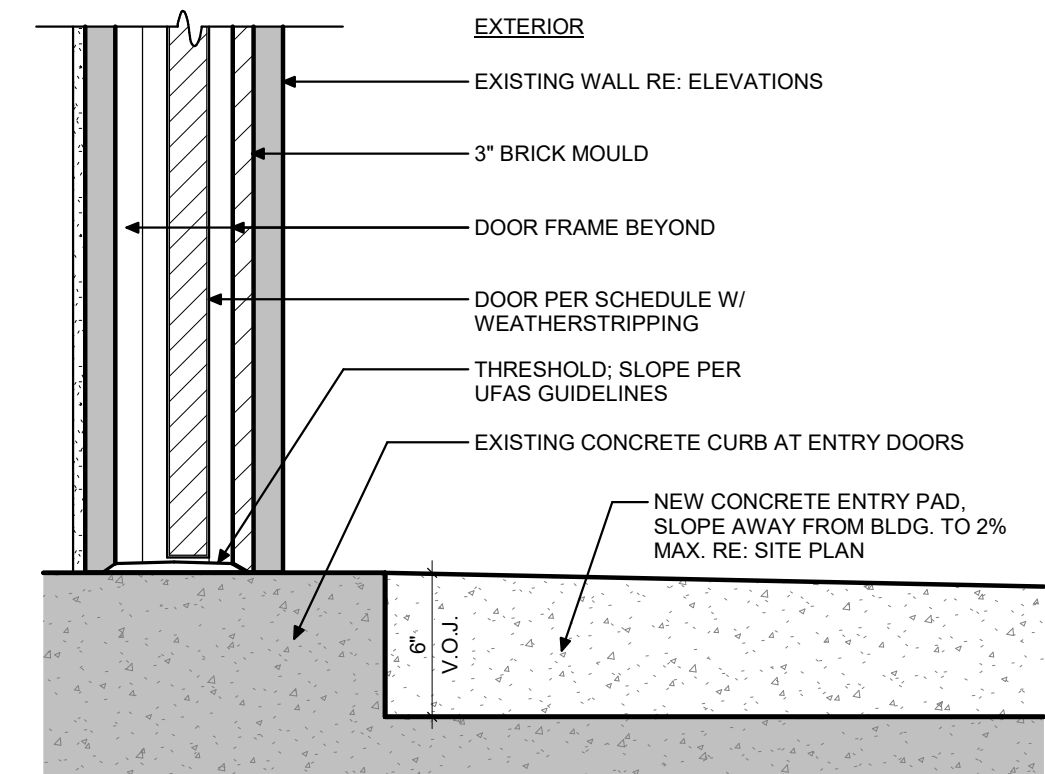
NOTES:

- DUCT LAYOUT IS EXISTING AND TO REMAIN.
- CLEAN ALL EXISTING DUCT WORK.
- PROVIDE ALL NEW GIRLLES.

WATER HEATER SIZES			
SYSTEM	1 & 2 BEDROOM	3 & 4 BEDROOM	COMMENTS
MANUFACTURER	STATE SELECT RESIDENTIAL ELECTRIC WATER HEATER	STATE SELECT RESIDENTIAL ELECTRIC WATER HEATER	VERIFY EXISTING SYSTEM AND PROVIDE COMPATIBLE
GALLONS	40	50	VERIFY EXISTING SYSTEM AND PROVIDE COMPATIBLE

NOTES:

- ABOVE LISTED PRODUCTS ARE A BASIS FOR DESIGN. CONTRACTOR TO VERIFY EXISTING SYSTEMS AND PROVIDE SUBMITTALS ON ALL EQUIPMENT TO BE REPLACED FOR APPROVAL.



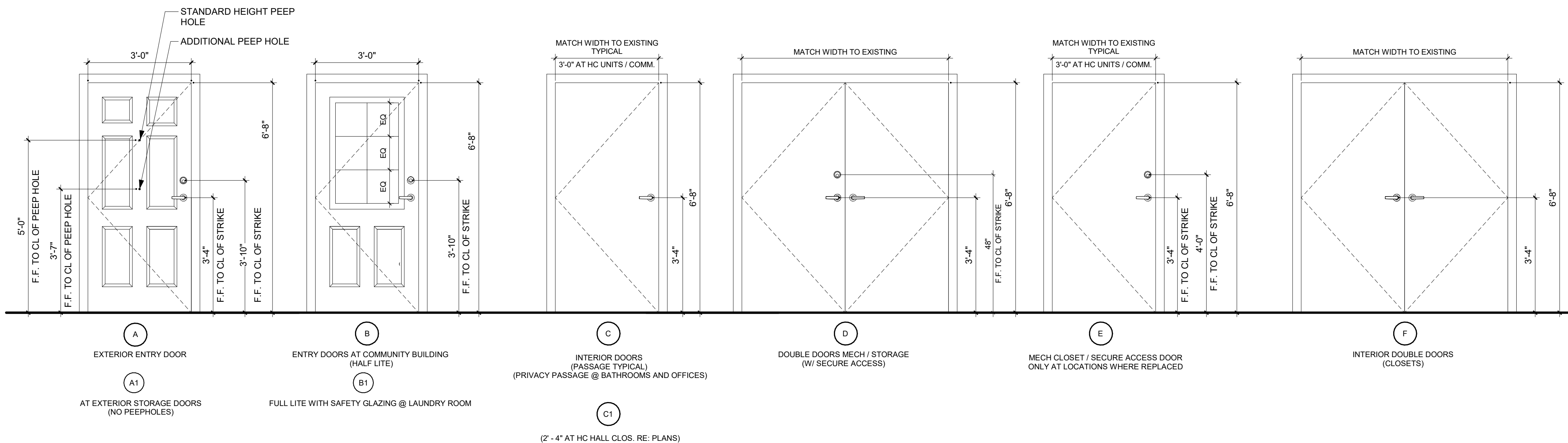
INSTANCE OF DETAIL APPLICABLE EXTERIOR ENTRY DOORS AT THE FOLLOWING LOCATIONS:

- ACCESSIBLE UNIT CONVERSIONS
- AV UNIT CONVERSIONS
- LEASING OFFICE / COMMUNITY ROOM AND
- ALL OTHER COMMON AREAS

REFERENCE SITE PLAN

3 ACCESSIBLE THRESHOLD DETAIL

1 1/2" = 1'-0"



1 DOOR LEGEND

1/2" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION

APPROVAL



MARKET PLACE APARTMENTS

1333 Coronet Court, Rock Hill, SC 29730

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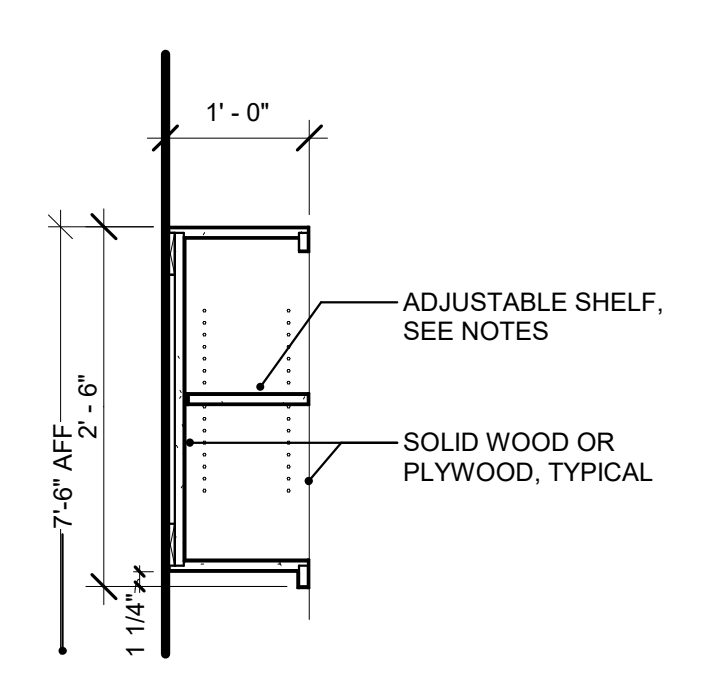
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ISSUED FOR:	
PERMITTING	
JOB NUMBER:	20-14
ISSUED:	06/05/21

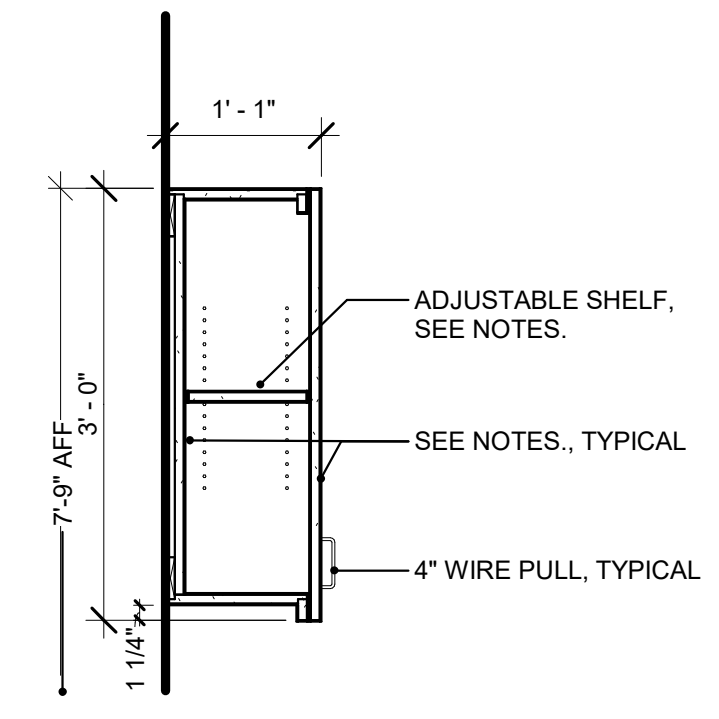
SCHEDULES

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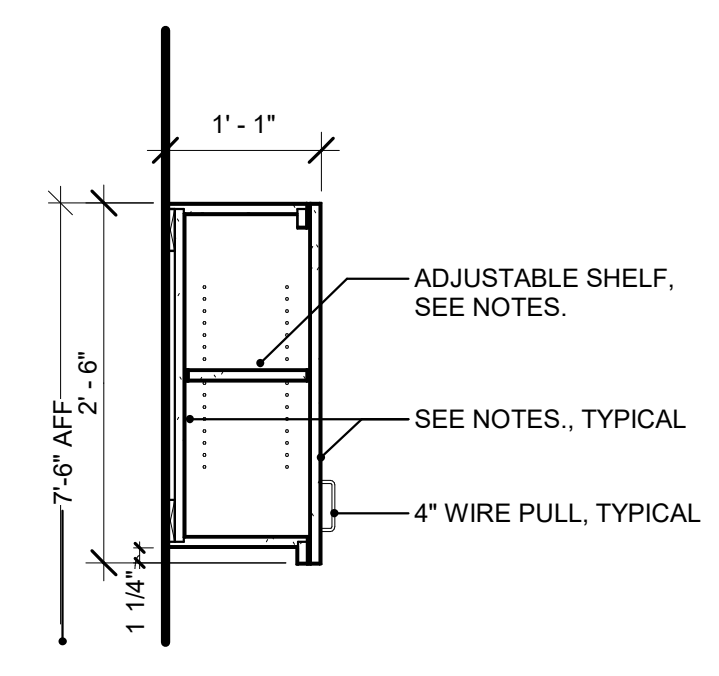
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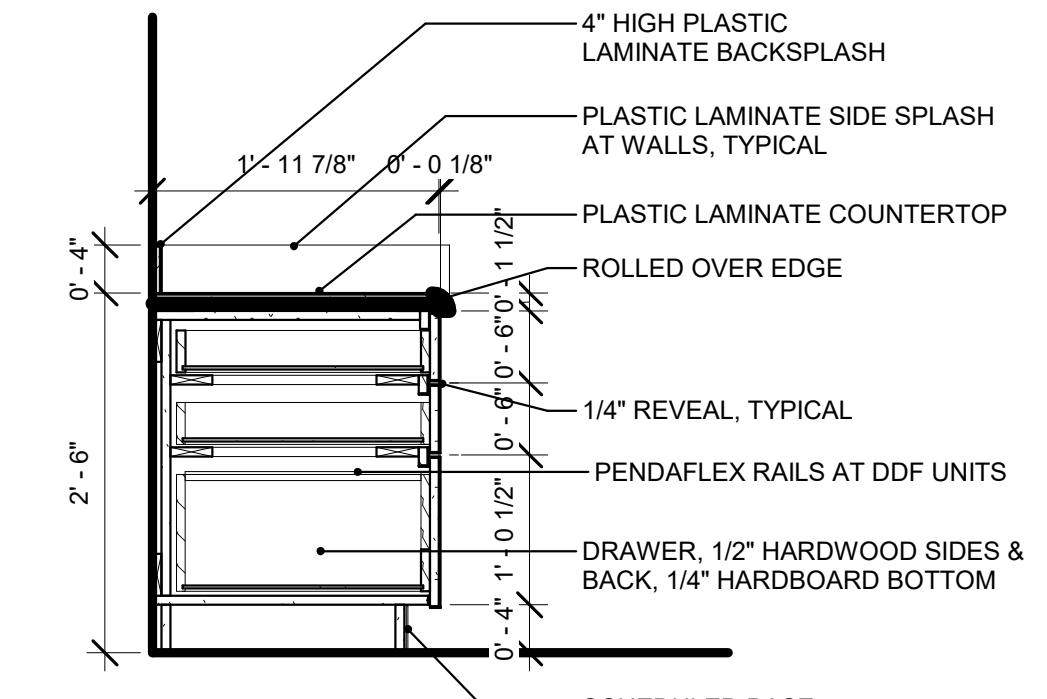
1 UPPER CABINET
3/4" = 1'-0"



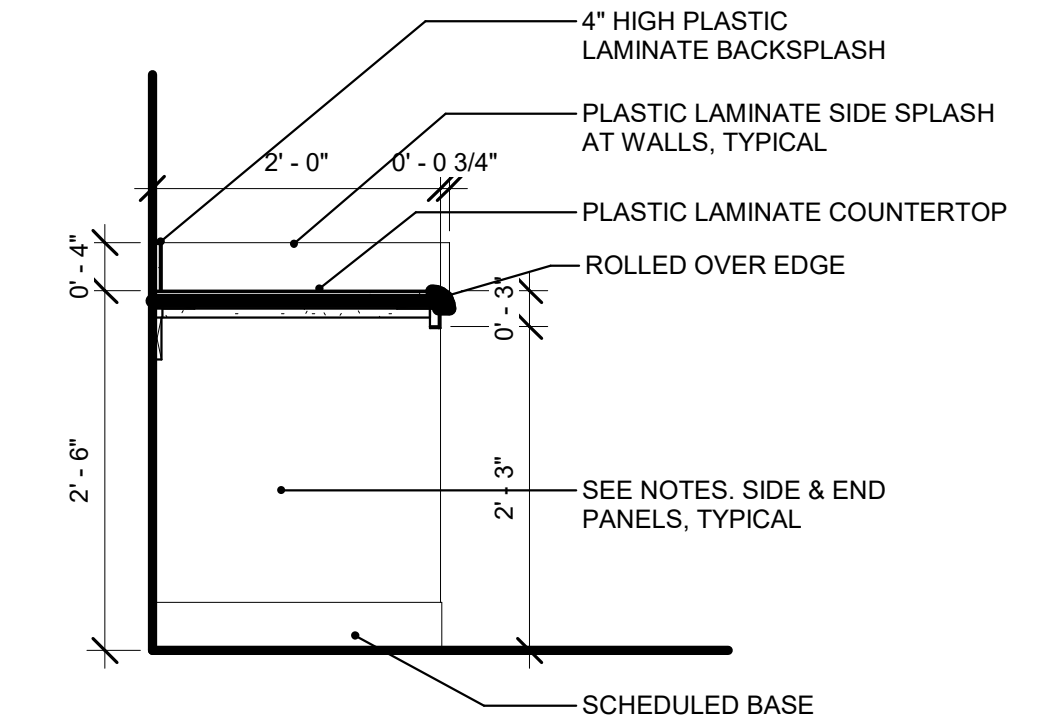
2 UPPER CABINET
3/4" = 1'-0"



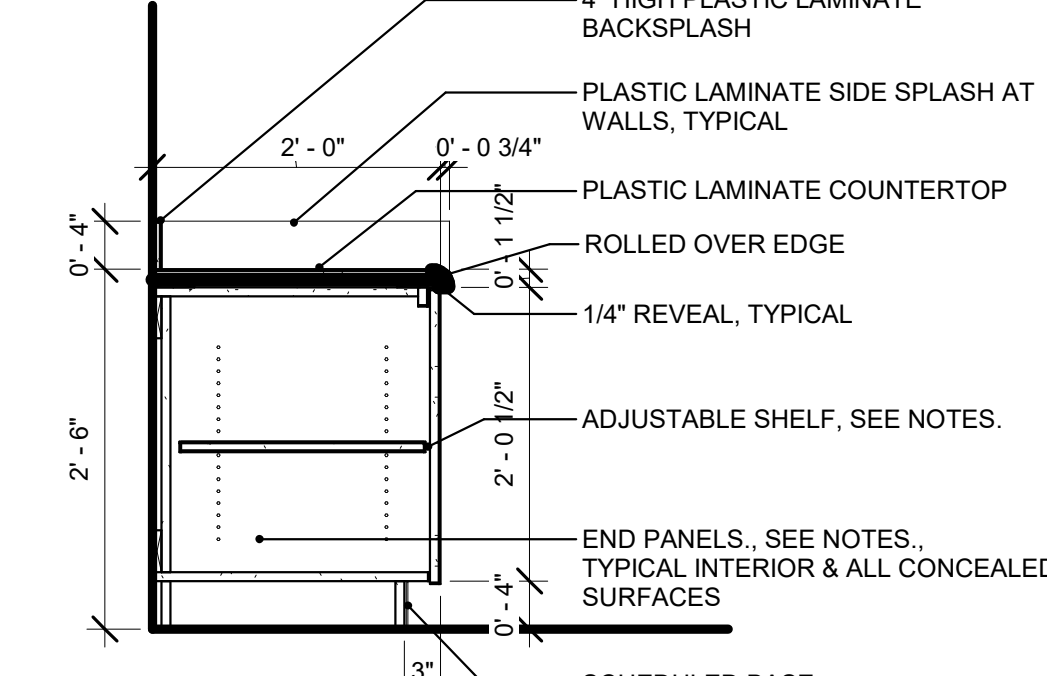
3 UPPER CABINET
3/4" = 1'-0"



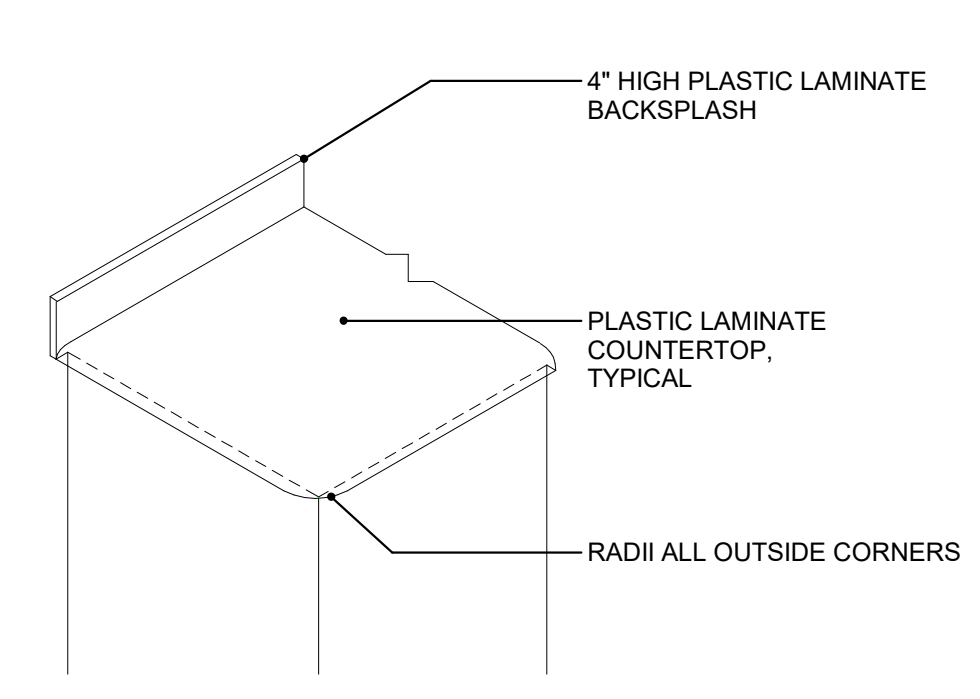
4 BASE CABINET
3/4" = 1'-0"



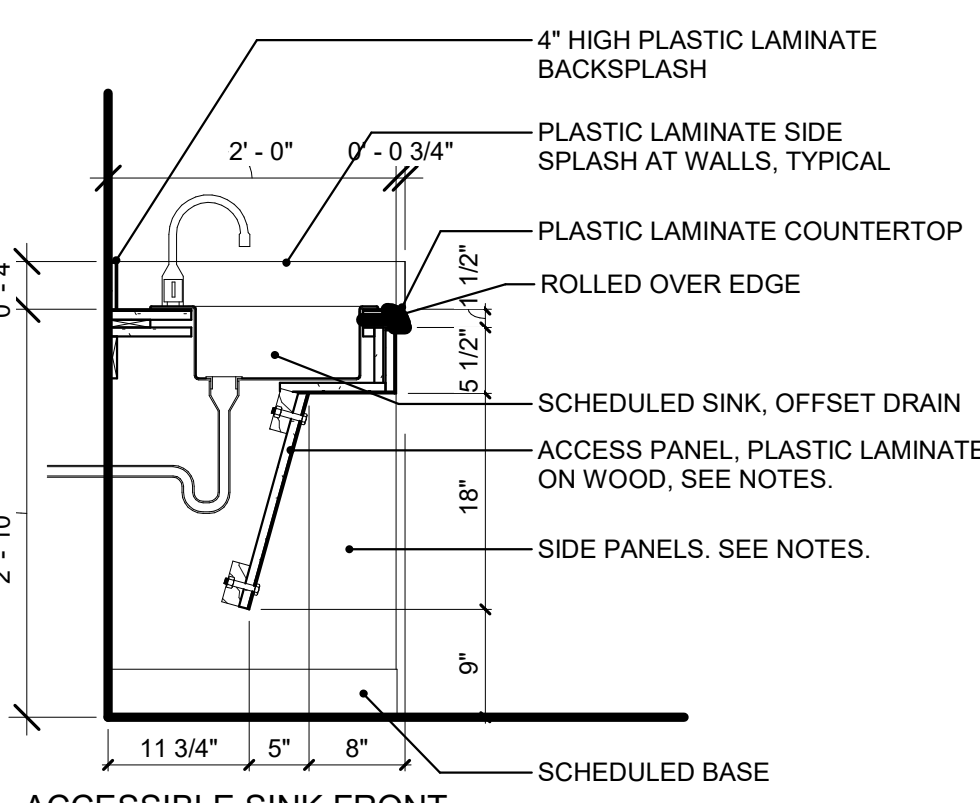
5 OPEN KNEE SPACE
3/4" = 1'-0"



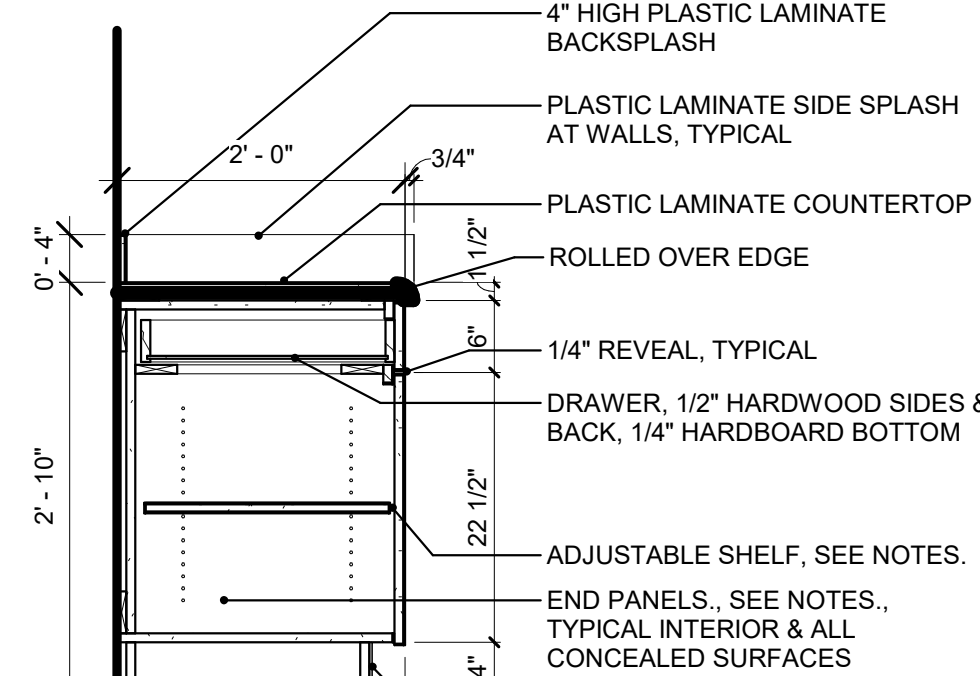
6 BASE CABINET
3/4" = 1'-0"



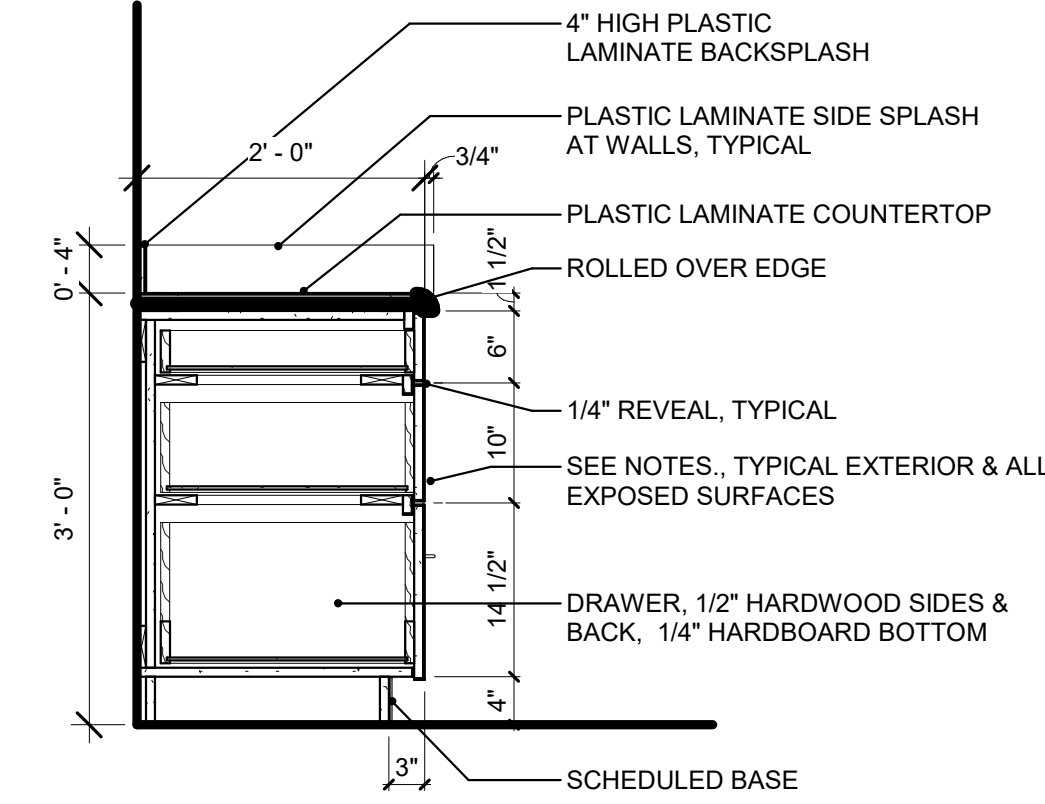
7 TYPICAL COUNTERTOP OPEN CORNER
3/4" = 1'-0"



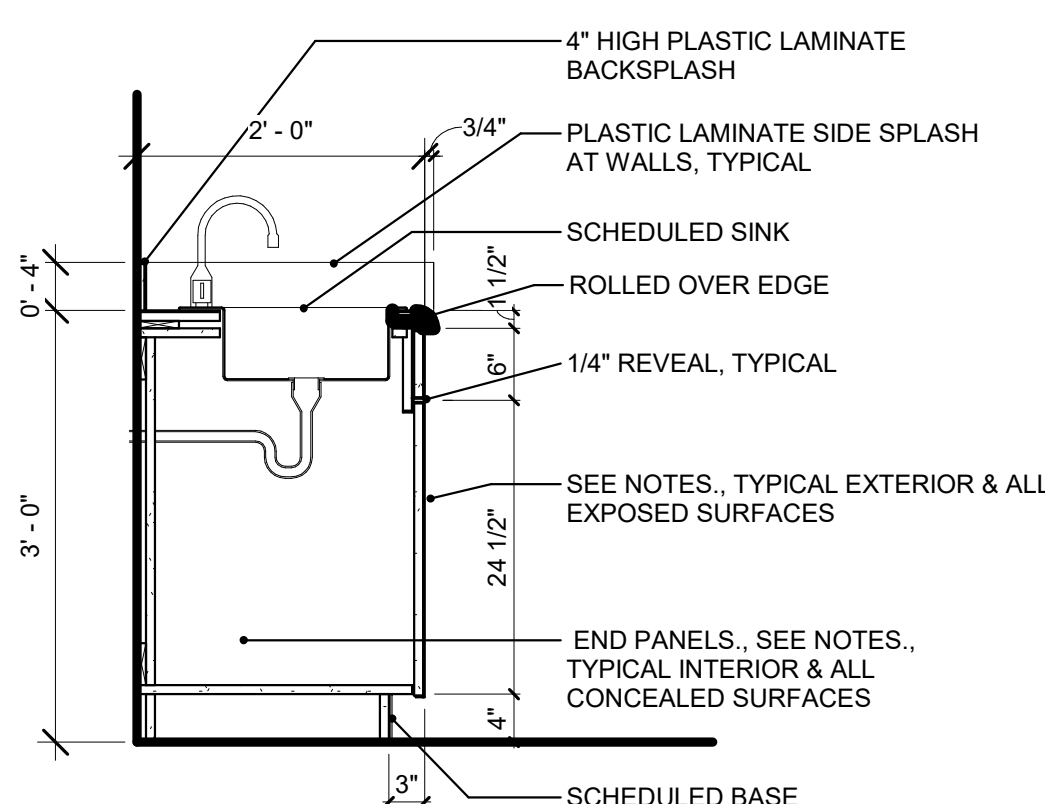
8 ACCESSIBLE SINK FRONT
3/4" = 1'-0"



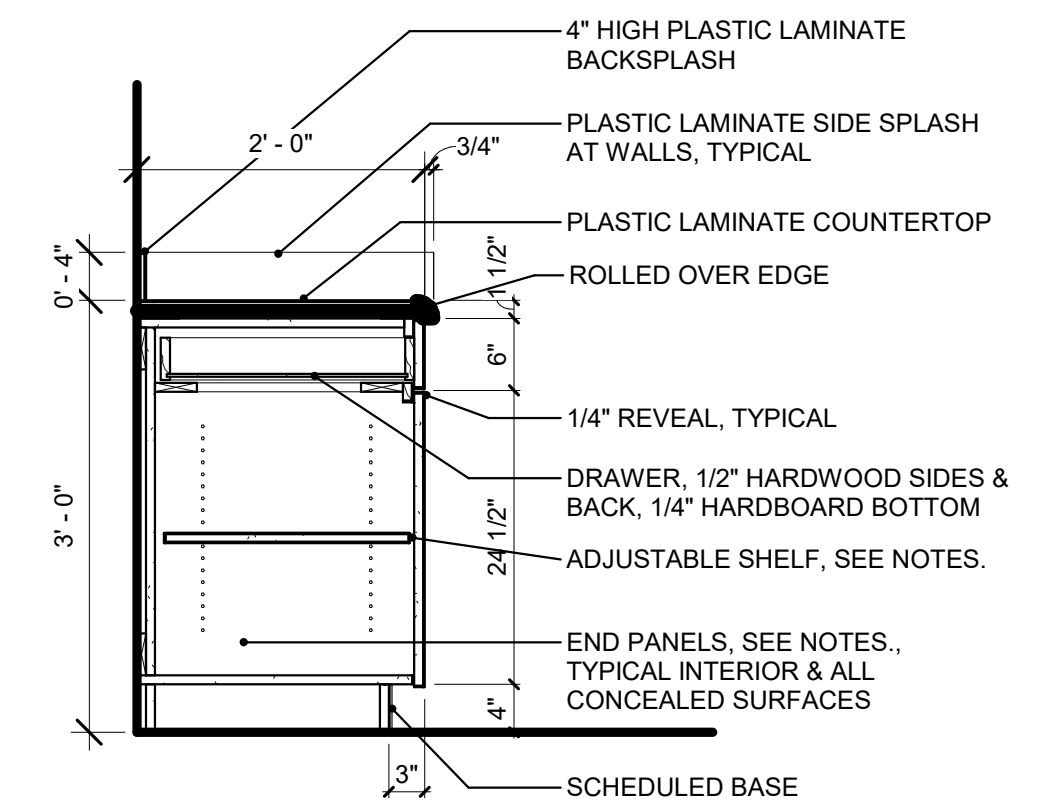
9 ACCESSIBLE BASE CABINET
3/4" = 1'-0"



10 BASE CABINET
3/4" = 1'-0"



11 BASE CABINET - SINK FRONT
3/4" = 1'-0"



12 BASE CABINET
3/4" = 1'-0"

- MINIMUM CABINET REQUIREMENTS**
- THE CONSTRUCTION OF ALL NEW KITCHEN AND BATHROOM VANITY CABINETS SHALL MEET OR EXCEED THE MINIMUM CABINET REQUIREMENTS BELOW.
 - THESE MINIMUM REQUIREMENTS ARE TO BE INCORPORATED INTO ALL MILLWORK APPLICATIONS.
 - ALL NEW OR REPLACED CABINETS ARE TO COMPLY WITH THE REQUIREMENTS OF THE AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) AND THE KITCHEN CABINET MANUFACTURERS' ASSOCIATION (KCMSA) ALONG WITH ANY ADDITIONAL HOUSING AGENCY REQUIREMENTS.
 - MINIMUM CABINET MATERIAL REQUIREMENTS:**
 - FACE FRAMES:**
 - SOLID WOOD.
 - MINIMUM DIMENSIONS 1/2 INCH BY 1 1/2 INCH.
 - END PANELS, TOPS, AND BOTTOMS:**
 - PLYWOOD, MINIMUM THICKNESS 1/2 INCH.
 - TOPS AND BOTTOMS TO BE DADOED, GLUED, AND STAPLED INTO SIDES AND FACE FRAMES.
 - BACKS:**
 - PLYWOOD MINIMUM THICKNESS 1/4 INCHES, DADOED OR RABBETED, GLUED AND STAPLED INTO END PANELS.
 - SHELVES:**
 - SOLID WOOD OR PLYWOOD.
 - ADJUSTABLE SHELVES, MINIMUM THICKNESS 5/8 INCH.
 - FIXED SHELVES, MINIMUM THICKNESS 1/2 INCH. EDGE BANDING IS REQUIRED ON PLYWOOD.
 - DOORS AND DRAWER FRONTS:**
 - SOLID WOOD OR PLYWOOD, MINIMUM THICKNESS 5/8 INCH.
 - PANELS IN "FRAME AND PANEL" DOORS, MINIMUM THICKNESS 1/2 INCH.
 - DRAWER BOXES:**
 - SOLID WOOD OR PLYWOOD, MINIMUM THICKNESS 1/2 INCH.
 - SIDES DADOED, RABBETED, OR DOVE TAILED TO RECEIVE THE FRONT AND BACK MEMBERS OF THE DRAWER BOX.
 - NO BUTT JOINTS WILL BE ACCEPTED.
 - DRAWER BOTTOMS:**
 - PLYWOOD, MINIMUM THICKNESS 1/2 INCH.
 - BOTTOMS DADOED AND GLUED INTO DRAWER BOX.
 - DRAWER GUIDES:**
 - SIDE MOUNTED STEEL RAILS.
 - ALL CABINETS TO BE FACTORY/MANUFACTURER ASSEMBLED.
 - ALL EXPOSED PORTIONS OF CABINETRY MUST HAVE FACTORY APPLIED FINISH.
 - PLASTIC LAMINATE COUNTERTOPS ARE TO BE POST FORMED OR HAVE BACK SPLASHES THAT ARE FACTORY ATTACHED TO THE COUNTERTOPS AND SEALED.
 - SIDE SPLASHES ARE REQUIRED WHERE COUNTERTOPS ARE ADJACENT TO WALLS.
 - SUBMIT SIGNED CABINET / MILLWORK SHOP DRAWINGS AND PRODUCT DATA FROM MANUFACTURER AND OR SUBCONTRACTOR (MUST BE REVIEWED BY GENERAL CONTRACTOR).
 - WRITTEN ACCEPTANCE FROM ARCHITECT AND OWNER IS REQUIRED BEFORE PURCHASING CABINETS. ALLOW TWO WEEKS FOR THE REVIEW PROCESS.
 - IF REQUESTED, A CABINET SAMPLE IS TO BE PROVIDED AT THE JOB SITE FOR PHYSICAL INSPECTION AND ACCEPTANCE.
 - ALL CABINETS TO BE FULLY ENCLOSED WOOD CABINETS WITH HARDBOARD BACKING.
 - ARCHITECT AND OWNER RESERVES THE RIGHT TO MODIFY THESE REQUIREMENTS WHEN DEEMED APPROPRIATE.

SIGNATURES

PROJECT ARCHITECT:	CONTRACTOR:
TRUE CRAFT ARCHITECTURE LLC	WHITESTONE CONSTRUCTION GROUP, LLC
ARCHITECT ADMINISTERING CONTRACT:	LENDER:
TRUE CRAFT ARCHITECTURE LLC	
OWNER:	BONDING COMPANY:
MARKET PLACE HOUSING PARTNERS, LP	

REVISIONS

APPROVAL



MARKET PLACE APARTMENTS
1333 Coronet Court, Rock Hill, SC 29730



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PERMITTING
JOB NUMBER: 20-14
ISSUED: 06/05/21

TYPICAL MILLWORK DETAILS

A7.0

PHASE: DD

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ADDENDUM D
NCHMA Certification & Checklist

NCHMA Market Study Index

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

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

NCHMA Market Study Index

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

		Page Number(s)
Affordability, Demand, and Penetration Rate Analysis		
31	Estimate of demand	Section F
32	Affordability analysis with capture rate	Section F
33	Penetration rate analysis with capture rate	Section F
Analysis/Conclusions		
34	Absorption rate and estimated stabilized occupancy for subject	Section F
35	Evaluation of proposed rent levels including estimate of market/achievable rents.	Section G
36	Precise statement of key conclusions	Executive Summary
37	Market strengths and weaknesses impacting project	Executive Summary
38	Product recommendations and/or suggested modifications to subject	Executive Summary
39	Discussion of subject property's impact on existing housing	Executive Summary
40	Discussion of risks or other mitigating circumstances impacting subject	Executive Summary
41	Interviews with area housing stakeholders	Section H
Other Requirements		
42	Certifications	Addendum B
43	Statement of qualifications	Addendum A
44	Sources of data not otherwise identified	N/A



Formerly known as
National Council of Affordable
Housing Market Analysts

NCHMA MEMBER CERTIFICATION

This market study has been prepared by Novogradac Consulting LLP, 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.

Novogradac Consulting LLP 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 maintain the highest professional standards and state-of-the-art knowledge. Novogradac Consulting LLP is an independent market analyst. No principal or employee of Novogradac Consulting LLP has any financial interest whatsoever in the development for which this analysis has been undertaken.

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Rachel.Denton@novoco.com