

**South Carolina State Housing Finance & Development Authority**  
**Low-Income Housing Tax Credit / Tax Exempt Bond Application**

Development ID #  
(for Authority use only)

Development Name: **Chester Townhouses II**

Date: **5/21/2025**

Application Type: **Initial Application**

**Application Information:**

☒ 9% Tax Credit  
☐ 4% Tax Credit  
☐ State Tax Credits

☐ New Construction  
☐ Rehabilitation  
☒ Acq/Rehabilitation  
☐ Adaptive Reuse

☒ This Application includes a notarized letter affirming a knowing and voluntary waiver of the right to request a qualified contract for the duration of the extended use period. **Include notarized letter behind this page.**  
☐ Public Housing Authority

Total # of <b>Low-Income</b> Units:	<b>52</b>	# Designed for Families Units:	<b>52</b>	# Transitional Units:	<b>0</b>
Total # Market Rate Units:	<b>0</b>	# Older Persons (55+) Units:	<b>0</b>	# Homeless Units:	<b>0</b>
Employee Units:	<b>0</b>	# Elderly Persons (62+) Units:	<b>0</b>	# 3+ Bedroom Units:	<b>17</b>
Total # of Units:	<b>52</b>	# Single Room Occupancy:	<b>0</b>	# Supportive Housing Units:	<b>0</b>

**Applicant Information:**

Development Name: <b>Chester Townhouses II</b>		County: <b>Chester</b>	Group: <b>B</b>
Street Address: <b>628 Lancaster Highway</b>		County Code: <b>12</b>	
City: <b>Chester</b>		Congressional District # : <b>5th</b>	
State: <b>SC</b>	Zip: <b>29706</b>	Est. Start Date: <b>3/1/2026</b>	
<input type="checkbox"/> Limited Partnership	Entity Name: <b>New Chester Townhouses II of SC, LLC</b>		
<input checked="" type="checkbox"/> Limited Liability Company	Street Address: <b>7700 Trenholm Road Ext.</b>		
<input type="checkbox"/> Non-Profit	City: <b>Columbia</b>	State: <b>SC</b>	Zip: <b>29223</b>
<input type="checkbox"/> Other - Identify below	Fed ID # : <b>99-1163690</b>		
	Contact Person: <b>George Baker</b>	Telephone: <b>919-348-8695</b>	
	Email: <b>owner@caheccproperties.com</b>		

How many applications will the principals of this development be associated with? **1**

Including all associated developments, approximately how much in tax credits will be applied for by said Principal(s)? **555,557.00**

List each member of the development team with his/her associated developments: (attach additional pages if necessary)

**George Baker - Chester Townhouses II, Chester, SC**  
**Andrea Wolford - Chester Townhouses II, Chester, SC**  
**Royce Bratton - Chester Townhouses II, Chester, SC**  
**Matt Verboon - Chester Townhouses II, Chester, SC**  
**Chris Etheredge - Chester Townhouses II, Chester, SC**  
**Maile Miller - Chester Townhouses II, Chester, SC**  
**Sarah Swartz - Chester Townhouses II, Chester, SC**  
**Elizabeth Smyth - Chester Townhouses II, Chester, SC**

April 29, 2025

SC State Housing Finance and Development Authority  
Attn: Kim Wilbourne, LIHTC Manager  
300-C Outlet Pointe Boulevard  
Columbia, South Carolina 29210

RE: Waiver of Qualified Contract Request  
Chester Townhouses II  
Project #25005

Dear Ms. Wilbourne:

Please accept this letter as a knowing and voluntary waiver of the right to request a qualified contract for the duration of the extended use period for Chester Townhouses II.

Thanks for your assistance.

Sincerely,



George T. Baker  
Senior Vice President, CAHEC Properties Corporation

STATE OF SOUTH CAROLINA )  
COUNTY OF Lexington )

ACKNOWLEDGMENT

I, Maile Miller, a Notary Public in and for the County and State aforesaid, do hereby certify that George T. Baker, in his/her capacity as Vice President of CAHEC Properties Corporation, a North Carolina nonprofit corporation, Manager of CAHEC MM, LLC, a North Carolina limited liability company, Manager of Chester II MM, LLC, a South Carolina limited liability company, Managing Member of New Chester Townhouses II of SC, LLC, a South Carolina limited liability company, personally appeared before me this day and voluntarily acknowledged the due execution of the foregoing instrument for the purpose described herein.

Witness my hand and official stamp or seal this 29<sup>th</sup> day of April, 2025



[SEAL]

Notary Public

My commission expires: 09.01.2032

Chester Townhouses II

5/21/2025

**Applicant Information (cont.):**

Name of Partner / Shareholder	% of Ownership	Telephone #
Chester II MM, LLC	100.0000%	919-348-8695


<b>Developer Name:</b>	CAHEC Development, LLC	Non-profit <input checked="" type="checkbox"/>	For-profit <input type="checkbox"/>
Street Address:	7700 Trenholm Road Extension	Contact Name:	George Baker
City:	Columbia	Telephone # :	919-348-8695
State:	SC	Fax # :	803-419-6528
Zip:	29223	Email Address:	owner@cahecproperties.com

<b>Co-Developer:</b>		Non-profit <input type="checkbox"/>	For-profit <input type="checkbox"/>
Street Address:		Contact Name:	
City:		Telephone # :	
State:		Fax # :	
Zip:		Email Address:	

<b>Management Entity:</b>	CAHEC Management, Inc.	Non-profit <input checked="" type="checkbox"/>	For-profit <input type="checkbox"/>
Street Address:	7700 Trenholm Road Extension	Contact Name:	Rene Sturgis
City:	Columbia	Telephone # :	704-236-0093
State:	SC	Fax # :	
Zip:	29223	Email Address:	rsturgis@cahecmanagement.com

<b>Consultant:</b>		Contact Name:	
Street Address:		Telephone # :	
City:		Fax # :	
State:		Email Address:	
Zip:			

<b>Tax Attorney:</b>	Coleman Talley, LLP	Contact Name:	Mary Margaret Williams
Street Address:	109 S. Ashley Street	Telephone # :	678-987-0923
City:	Valdosta	Fax # :	770-698-9729
State:	GA	Email Address:	marym.williams@colemantalley.com
Zip:	31601-5601		

<b>CPA Company:</b>	Forvis Mazars, LLP	Contact Name:	Kevin Rayfield
Street Address:	1829 Eastchester Drive	Telephone # :	336-889-5156
City:	High Point	Fax # :	336-889-6168
State:	NC	Email Address:	kevin.rayfield@dhg.com
Zip:	27265-1402		

<b>Architect Company:</b>	R/DA Architects, P.A.	Architect License #:	AR.3307
Street Address:	4010 Wake Forest Road	Contact Name:	James M. Ross, II
City:	Raleigh	Telephone # :	919-875-0001
State:	NC	Fax # :	919-875-9200
Zip:	27609	Email Address:	jr@rossdeckardarchitects.com

<b>General Contractor:</b>	Bowden Contractors, LLC	GC License #:	125756
Street Address:	701 13th Street	Contact Name:	Brent Osborn
City:	Phenix City	Telephone # :	706-329-6482
State:	AL	Fax # :	
Zip:	36867	Email Address:	brent.osborn@bowdencompanies.net

**Page 2 Application Information**

Developer Status:

The Developer for this project is CAHEC Development, LLC which is a single member disregarded entity. We have marked non-profit for this entity because its sole member and manager is CAHEC Properties Corporation, a 501(c)(3) entity.

# Low-Income Housing Tax Credit / Tax Exempt Bond Application

Chester Townhouses II

5/21/2025

## Site:

Development located within city limits?	Y/N	<input type="text" value="N"/>	Congressional District # :	<input type="text" value="5th"/>
USDA Eligible Area? <a href="#">Search Here</a>	Y/N	<input type="text" value="Y"/>	State Senate District # :	<input type="text" value="17"/>
Located in a Flood Plain?	Y/N	<input type="text" value="N"/>	State House District # :	<input type="text" value="41"/>
Listed on National Register of Historic Places?	Y/N	<input type="text" value="N"/>	Census Tract # :	<input type="text" value="0206.02"/>
Located in an Opportunity Zone?	Y/N	<input type="text" value="N"/>		
Located in a Qualified Census Tract?	Y/N	<input type="text" value="N"/>	Was the land donated?	Y/N <input type="text" value="N"/>
Located in a Difficult Development Area?	Y/N	<input type="text" value="N"/>		
Is the site zoned for your development?	Y/N	<input type="text" value="Y"/>	Coordinates for development <b>centroid</b> to the 5th decimal	
Do any detrimental site characteristics exist?	Y/N	<input type="text" value="N"/>	Latitude: <input type="text" value="34.42186"/>	Longitude: <input type="text" value="-81.11122"/>

If yes, please list:

Do any wetlands (jurisdictional or nonjurisdictional) exist on the site?	Y/N	<input type="text" value="Y"/>	If yes, what %?	<input type="text" value="5.00%"/>
Overall, is at least 80% of the site buildable?	Y/N	<input type="text" value="Y"/>		

If no, attach an explanation behind this page of the application. Include any setback requirements.

## Site Control (Parcel 1):

Control:	<input type="text" value="Purchase Contract"/>	Expiration Date:	<input type="text" value="3/1/2026"/>	If Land Lease, how much annual debt?
Acres:	<input type="text" value="4.92"/>	Total Cost of Land:	<input type="text" value="170,000"/>	<input type="text"/>
Seller(s) - this name must be on current recorded deed:		<input type="text" value="New Chester Townhouses, Phase II, A Limited Partnership"/>		
Address:	<input type="text" value="7700 Trenholm Road Ext."/>		City:	<input type="text" value="Columbia"/>
State:	<input type="text" value="SC"/>	Zip:	<input type="text" value="29223-1724"/>	
Is there a common ownership interest between the purchaser and seller?		Y/N	<input type="text" value="Y"/>	

If yes, provide attorney opinion on whether the proposal qualifies for tax credits on acquisition costs.

## Site Control (Parcel 2, if needed):

Control:	<input type="text"/>	Expiration Date:	<input type="text"/>	If Land Lease, how much annual debt?
Acres:	<input type="text"/>	Total Cost of Land:	<input type="text"/>	<input type="text"/>
Seller(s) - this name must be on current recorded deed:		<input type="text"/>		
Address:	<input type="text"/>		City:	<input type="text"/>
State:	<input type="text"/>	Zip:	<input type="text"/>	
Is there a common ownership interest between the purchaser and seller?		Y/N	<input type="text"/>	

If yes, provide attorney opinion on whether the proposal qualifies for tax credits on acquisition costs.

## Site Control (Parcel 3, if needed):

Control:	<input type="text"/>	Expiration Date:	<input type="text"/>	If Land Lease, how much annual debt?
Acres:	<input type="text"/>	Total Cost of Land:	<input type="text"/>	<input type="text"/>
Seller(s) - this name must be on current recorded deed:		<input type="text"/>		
Address:	<input type="text"/>		City:	<input type="text"/>
State:	<input type="text"/>	Zip:	<input type="text"/>	
Is there a common ownership interest between the purchaser and seller?		Y/N	<input type="text"/>	

If yes, provide attorney opinion on whether the proposal qualifies for tax credits on acquisition costs.

**Development:**

Are the residential units available to the general public? Y/N

Is this proposed development intended for occupancy by Individuals with Children? Y/N

Does the marketing plan give preference to persons on a Public Housing Waiting List? Y/N

**Placed-In-Service Application Only** --> On what page of the marketing plan is this preference/outreach described?

Will all low-income units be comparable in terms of construction quality and amenities when compared to market rate units in the development? Y, N, N/A

Will this development convert to Tenant Ownership? Y/N

Proposal will meet green and energy efficiency sustainable building requirements? Y/N

Which certification?

Enterprise's Enterprise Green Communities  US Green Building Council's LEED for Homes

Home Innovation Research Lab's National Green Building Standard - Bronze level or higher?

Southface Energy Institute and Greater Atlanta Home Builders Association's Earthcraft

High Performance Building Council of the BIA of Central SC, Certified High Performance (CHiP) HOME Program

<input type="text"/> Garden Apartment	<input type="text"/> Triplex/Quadplex	<input type="text"/> Detached Clubhouse
<input type="text"/> Single Family House (Detached)	<input type="text"/> Other Describe Below	<input type="text"/> Elevator
<input checked="" type="text" value="X"/> Townhouse/Rowhouse	<input type="text"/>	Foundation Type: <input type="text" value="Slab on Grade"/>
<input type="text"/> Duplex		Number of stories in tallest building: <input type="text" value="2"/>

**Parking**

# of Units (1 BR or less) = <input type="text" value="11"/> x 1 = 11	# of required parking spaces = 81
# of Units (2 BR) = <input type="text" value="24"/> x 1.5 = 36	# of planned parking spaces = <input type="text" value="87"/>
# of Units (3 BR or more) = <input type="text" value="17"/> x 2 = 34	excess/(deficit) = 6

Will **any** tenants pay parking fees? Y/N  If yes, explain the charges:

Local jurisdiction requires less? Y/N

**Utility Allowance Information**

Source of Utility Allowance Calculation:  Energy Star? Y/N

Unit Type(s): 1st type:  2nd type:  (if applicable)

Utility Allowance (round total of these up to the nearest dollar):

Utilities	Type	Utilities paid by:	Enter allowances by Bedroom Size					
			0-BR	1-BR	2-BR	3-BR	4-BR	5-BR
Heating	Electric Heat Pump	Tenant Paid		15.00	23.00	24.00		
Cooking	Electric	Tenant Paid		6.00	11.00	14.00		
Other Electric	Electric	Tenant Paid		23.00	41.00	50.00		
Air Conditioning	Electric	Tenant Paid		10.00	17.00	22.00		
Water Heating	Electric	Tenant Paid		14.00	23.00	25.00		
Water		Tenant Paid		30.00	44.00	50.00		
Sewer		Tenant Paid		38.00	54.00	62.00		
Trash		Development Paid						
Electric and/or Natural Gas Base Charge			-	-	-	-	-	-
<b>Total Utility Allowance for Units:</b>			-	136.00	213.00	247.00	-	-
<b>Total Utility Allowance (rounded Up to the nearest dollar):</b>			-	136.00	213.00	247.00	-	-

#### Page 4 Utility Allowance Information

Energy Star?:

This selection applies to properties using the HUD utility allowance schedules. Because this is a renovation of existing, occupied housing, we will be using utility allowances that are approved by RHS. While we will strive toward energy efficiency and will be installing energy efficient equipment and construction materials whenever required if possible, we will not be receiving an energy start designation for this project. Therefore, we have marked “no”.

Unit Type(s):

This selection applies to properties using the HUD utility allowance schedules. Because this is a renovation of existing, occupied housing, we will be using utility allowances that are approved by RHS. We have included the correct building type in this section however, please note that HUD schedules will not be used to calculate the utility allowance.

**Development (cont.):**Has the proposed development received a prior award of LIHTCs? Previous ID #  Y/N If yes, what was the date of allocation? If yes, is the development still under the initial LIHTC compliance period? Y/N Has the proposed development received a prior award of Tax-Exempt Bonds? ID #  Y/N If yes, what was the date of the bond issuance? If yes, is the development still under the initial Tax-Exempt Bond compliance period? Y/N # of Residential Buildings:  # of Non Residential Buildings:  Total Buildings: If development is more than one building: Owned by the same entity for Federal Income Tax Purposes? Y/N Located on the same tract of land? Y/N Financed pursuant to a common plan of financing? Y/N List commercial facilities other than tenant use: Are all of the buildings currently under control? Y/N  If no, how many buildings are under control? When will the rest of the buildings be under control?  How many buildings will be acquired? Building(s) acquired or to be acquired from: Building(s) acquired/to be acquired from a Related Party, determined with reference to: **If acquisition from a government agency:**Name of Agency: Date: Amount: Has or will a waiver of the 10-year holding requirement be requested from the Department of Treasury? Y/N Does the development preserve assisted low-income housing that due to mortgage prepayments, foreclosure, or expiring rental assistance would otherwise convert to market rate use? Y/N 

If yes, attach documentation to this page of the application as to conversion to market rate.

Has or will the development be acquired from an insured depository institution in default or from a receiver or conservator of such an institution? Y/N 

If yes, attach documentation to this page of the application.

Attach a **separate sheet to this page of the application** listing the (a) building address, (b) type of control, (c) number of units, (d) expiration date of control, (e) acquisition cost for all buildings under control, (f) the date each building was placed-in-service, (g) the date of the last nonqualified substantial improvement, and (h) the number of years between the date the building was placed-in-service and date of acquisition. If a separate sheet is not attached, this application will be considered incomplete.

Is there currently any **project-based** rental assistance on the development? Y/N 

If yes, what type of project-based rental assistance?

☐ Project Based Section 8☐ HUD rental assistance. ID HUD type: ☒ RDA rental assistance☐ Other: Identify "Other": If yes, how many units have project-based rental assistance?  % of units:  # of years assistance provided: Will there be any **project-based** rental assistance if the proposed development is awarded tax credits? Y/N 

If yes, identify the type of project-based rental assistance:

Chester Townhouses II currently has 39 units of USDA Section 521 project based RA. This assistance will transfer to the new ownership entity and will remain with the property post rehab.

Is HUD Approval for Transfer of Physical Assets Required? Y/N 

If yes, attach documentation to this page of the application.

Does this development involve any relocation of low-income tenants? Y/N If yes, will the tenants be **Temporarily** relocated? Y/N  If yes, what percentage? Will any low-income tenants be **Permanently** relocated? Y/N  If yes, what percentage?

#### Page 4 Utility Allowance Information

Energy Star?:

This selection applies to properties using the HUD utility allowance schedules. Because this is a renovation of existing, occupied housing, we will be using utility allowances that are approved by RHS. While we will strive toward energy efficiency and will be installing energy efficient equipment and construction materials whenever required if possible, we will not be receiving an energy start designation for this project. Therefore, we have marked “no”.

Unit Type(s):

This selection applies to properties using the HUD utility allowance schedules. Because this is a renovation of existing, occupied housing, we will be using utility allowances that are approved by RHS. We have included the correct building type in this section however, please note that HUD schedules will not be used to calculate the utility allowance.

**Development Targeting**

**Minimum Set-Aside Requirements - Irrevocable Election** (Check One)

☐ At least **20%** of the rental units in this development will be rent restricted and occupied by individuals whose income is **50%** or less of Area Median Income.

☒ At least **40%** of the rental units in this development will be rent restricted and occupied by individuals whose income is **60%** or less of Area Median Income.

☐ Income averaging option as defined in Section 42(g)(1)(C) of the Internal Revenue Code.

The Authority will allow the applicant to petition the Authority on the fifth anniversary date of the placed-in-service date and every five years thereafter, to waive the special targeting of 50% of median income and increase the targeting to 60% of median income (provided the owner/applicant chose the 40/60 election) if (a) the development has had at least a two year history of vacancies averaging at least 20% which can be evidenced to the Authority through project audits and/or (b) the Applicant can demonstrate that other conditions exist which threaten the economic viability of the development. **The Authority may grant or refuse any waiver requested in its sole discretion.**

**Unit Details and Proposed Development Income:**

What's the effective date of the maximum allowable rents?

LIHTC: **4/1/2025**

HOME:

**Units Rent and Income**

	Type	Unit Utility Type	# of Units	Beds	Baths	Square Footage	Proposed Monthly Rent*	Utility Allowance	Gross Rent	Maximum Allowable Rent	% AMGI	Assistance Type
1	LI	Apartment	6	1	1.0	564	735	136	871	927	60	LIHTC Assisted
2	LI	Apartment	2	1	1.0	572	735	136	871	927	60	LIHTC Assisted
3	LI	Apartment	2	1	1.0	631	735	136	871	927	60	LIHTC Assisted
4	LI	Lowrise	1	1	1.5	664	735	136	871	927	60	LIHTC Assisted
5	LI	Lowrise	24	2	1.5	767	832	213	1,045	1,111	60	LIHTC Assisted
6	LI	Apartment	16	3	1.5	947	960	247	1,207	1,284	60	LIHTC Assisted
7	LI	Lowrise	1	3	1.5	969	960	247	1,207	1,284	60	LIHTC Assisted
8												
9												
10												
11												
12												
13												
14												
15												
16												
17												
18												
19												
20												
			<b>52</b>									

\*This column will be the reference for annual rental income calculation Tab 7 for LI and/or MR units.

Total bedrooms =	110	Total Residential Sqft =	40,983	Total Annual Income =	532,476
Total LI Units =	52	Total MR Units =	0	LI Unit Percentage =	<b>100.000%</b>
Total LI Sqft =	40,983	Total MR Sqft =	0	LI Sqft Percentage =	<b>100.000%</b>
Total Common Sqft:	<b>706</b>	Total Non-Heated Sqft:	<b>5,493</b>	Total Development Sqft =	<b>47,182</b>

**Detail of Other Income** (List each type of other income on a separate line)

	Type of Other Income	# Units	Annual \$ Amount	% of Units	Monthly \$ / Unit	Annual \$ / Unit
1	Forfeited Deposits	52	2,000.00	100.00%	3.21	38.46
2				0.00%	-	-
3				0.00%	-	-
4				0.00%	-	-
5	Interest Income	52	125.00	100.00%	0.20	2.40
6	Other (Specify)			0.00%	-	-
7	Other (Specify)			0.00%	-	-
	<b>Totals:</b>		2,125.00		3.41	40.87

# Low-Income Housing Tax Credit / Tax Exempt Bond Application

Chester Townhouses II

5/21/2025

## Proforma Income Statement:

Rental Income	
From Low Income Units	532,476.00
From Market Rate Units	-
Total Annual Rental Income	532,476.00
Other Income	2,125.00

\*Vacancy% 7.00%

Vacancy Allowance = (37,422.07)  
Effective Gross Income (EGI) = 497,179.00

Administrative Expenses	
Accounting/Audit	6,000.00
Advertising	250.00
Annual Compliance Fees	4,160.00
Legal	300.00
Licenses and Permits	0.00
Management Fees	56,160.00
Management Payroll	32,000.00
Management Payroll Taxes	2,545.00
Telephone	2,900.00
Office Supplies	4,900.00
Other Admin. Expenses (7-A)	12,582.50
Total Administrative	121,797.50
Percent of EGI	24.50%

Maintenance Expenses	
Clubhouse Maintenance	
Decorating	8,770.00
Elevator	
Extermination	2,000.00
Landscaping	20,300.00
Maintenance Payroll	27,600.00
Maintenance Payroll Taxes	2,195.00
Parking Lot Maintenance	
Repairs	
Supplies	5,615.00
Pool Maintenance	
Other Maintenance (7-A)	2,000.00
Total Maintenance	68,480.00
Percent of EGI	13.77%

Operating Expenses	
Fuel	
Electrical	7,200.00
Water and Sewer	1,150.00
Natural gas	
Trash	11,300.00
Security	
Other Operating (7-A)	18,840.00
Total Operating	38,490.00
Percent of EGI	7.74%

Fixed Expenses	
Insurance	26,200.00
Real Estate Taxes	39,700.00
Other Taxes (7-A)	0.00
Total Fixed Expenses	65,900.00
Percent of EGI	13.25%

**Total Annual Expenses** 294,667.50

Replacement Reserves	20,800.00
Capital Replacement Reserves	
<b>Total Reserves</b>	<b>20,800.00</b>

**Net Operating Income** 181,712.00

Other Income / Rental Income = 0.40% must not exceed 3%

Do **not** include income and expenses on this form attributable to the provision of services other than housing.

**\*If 5% vacancy rate is requested, the applicant must provide justification. The Authority will make the final determination of whether to utilize a five percent (5%) vacancy rate for underwriting.**

# Low-Income Housing Tax Credit / Tax Exempt Bond Application

Chester Townhouses II

5/21/2025

## Other Expense Detail and Rationale:

Other Admin. Expenses	
Credit Reports	600.00
Travel	1,000.00
Tenant Relations	200.00
Software Fee	5,460.00
538 Gty Fee	3,972.50
Training Expense	1,350.00
Total Other Admin. Expenses	12,582.50

Rationale:

Other Maintenance Expenses	
Annual Capital Budget	2,000.00
Total Other Maintenance Expenses	2,000.00

Rationale:

Other Operating Expenses	
Health Ins. & Other Emp. Benefits	17,500.00
Workman's Compensation	1,340.00
Total Other Operating Expenses	18,840.00

Rationale:

Other Fixed Expenses	
Total Other Fixed Expenses	0.00

Rationale:

**Funding:**

Attach a copy of the commitment letter, indicating the specific amount and purpose of its funding behind the appropriate Tab in the Application package.

Section 1 - Tax Credit Funding, Deferred Developer Fees, and Equity			
Source Name	Amount	Equity Factor	Equity Provider
Federal Tax Credit Equity	4,555,112.00	0.8200	CAHEC
State Tax Credit Equity			
Federal Historic Credits			
State Historic Credits			
Abandoned Tax Credits			
Deferred Developer Fee	237,018.70		
GP Equity	456.00		Chester II MM, LLC
Other (Specify)			
Other (Specify)			
Section 1 Total=		4,792,586.70	

Section 2 - Permanent Financing (Not Construction or Bridge Loans)								
Lender Name	Amount	Debt Service	Interest Rate	Amort	Term	Financing Source	Financing Type	Lien Position
Bonneville 538 Loan	1,589,000.00	118,494.52	7.000%	40	40	Conventional	Permanent Financing	1
USDA RD 515	1,553,822.00	39,502.97	1.000%	50	30	Federal	Permanent Financing	2
		-						3
		-						4
Section 2 Total=		3,142,822.00	157,997.49					
Section 1 & 2 Total =		7,935,408.70	This amount will be used to match development costs.					

Section 3 - Construction Loans and Bridge Financing						
Lender Name	Amount	Interest Rate	Amort	Term	Financing Source	Financing Type
CAHEC Properties Corp.	2,900,000.00	5.800%	2	2	Conventional	Construction Financing
Section 3 Subtotal=		2,900,000.00				

**Development Costs:**

	Development Costs	4% Basis (30%) - Acquisition	4% (30%) / 9% (70%) - New / Rehab	Summary of Const Cost Addm.	Difference
<b>Acquisition</b>					
1 Land	170,000				
2 Existing Structures	1,394,592	1,394,592			
3 Other (Acquired Cash)	207,630	-	-		
	1,772,222	1,394,592	-		
<b>Site Work</b>					
4 On-Site Improvements	259,728	-	259,728		
5 Off-Site Improvements	-	-	-		
6 Demolition	-	-	-		
7 Improvements	-	-	-		
	259,728	-	259,728	259,728	- ok
<b>Rehabilitation and New Construction</b>					
8 New Construction	-	-	-		
9 Rehabilitation	3,137,269	-	3,137,269		
10 Accessory Structures	-	-	-		
11 Other Hard Construction Costs	-	-	-		
12 Furniture, Fixtures, & Equipment	40,000	-	40,000		
13 Contractor Contingency	343,699	-	343,699		
14 General Requirements	203,819	-	203,819		
15 Contractor Profit	203,819	-	203,819		
16 Contractor Overhead	67,939	-	67,939		
	3,996,545	-	3,996,545	3,996,545	- ok
<b>Professional Fees</b>					
17 Architect Fee Design	48,750	-	48,750		
18 Architect Fee Construction Supervision	26,250	-	26,250		
19 Engineering Fees	-	-	-		
20 Survey	8,500	-	5,348		
21 Real Estate Attorney Fees	80,000	71,307	-		
22 Tax Attorney Fees	-	-	-		
23 Accountant	-	-	-		
24 Green Certification	-	-	-		
25 Other (FECR & Access. Consultant)	14,300	-	14,300		
	177,800	71,307	94,648		
<b>Construction Financing</b>					
26 Construction Loan Origination Fee	29,000	-	29,000		
27 Construction Loan Interest Paid	117,000	-	33,160		
28 Construction Loan Legal Fees	-	-	-		
29 Construction Loan Credit Report	-	-	-		
30 Construction Loan Title & Recording Costs	-	-	-		
31 Inspection Fees	-	-	-		
32 Other (Construction Loan App. Fee )	1,500	-	1,500		
	147,500	-	63,660		
<b>Construction Interim Costs</b>					
33 Construction Insurance	-	-	-		
34 Performance Bond Premium	19,363	-	19,363		
35 Construction Period Taxes	-	-	-		
36 Tap Fees and Impact Fees	-	-	-		
37 Permitting Fees	-	-	-		
38 Other (Specify)	-	-	-		
	19,363	-	19,363		
<b>Permanent Financing</b>					
39 Permanent Loan Origination Fee	15,890				
40 Bond Premium	-				
41 Credit Enhancement	-				
42 Permanent Loan Title & Recording	5,000				
43 Counsels Fee	-				
44 Lenders Counsel Fee	18,000				
46 Credit Report	-				
47 Mortgage Broker Fees	-				
48 Permanent Loan Closing	12,034				
49 Underwriter Discount	-				
50 Attorney / Legal Fees	-				
51 Other (Specify)	-				
	50,924	-	-		
<b>Soft Costs</b>					
52 Feasibility Study	-	-	-		
53 Environmental Study	15,551	-	15,551		
45 Appraisal Fees	9,900	-	8,824		
54 Market Study	11,000	-	11,000		
55 SC Housing Application Fee	6,000				
56 SC Housing Market Study	600				
57 SC Housing Plan/Spec/Site Review	6,600				
58 SC Housing Tax Credit Reservation (10%)	55,556				
59 SC Housing Bond Issuance (0.75%)	-				
60 Compliance Fees	-				
61 Cost Certification	17,000	-	17,000		
62 Tenant Relocation Costs	50,625	-	50,625		
63 Soil Testing	-	-	-		
64 Physical Needs Assessment	9,900	-	9,900		
65 Rent-Up Expenses	-				
64 Marketing	-				
65 Other (Termite Inspection)	2,400	-	2,400		
	185,132	-	115,300		
<b>Syndication Costs</b>					
66 Organizational Expenses	1,500				
67 Tax Opinion	-				
68 Bridge Loan Fees	-				
69 Syndication Fees	40,000				
70 Other (Specify)	-				
	41,500	-	-		
<b>Developer Fees</b>					
71 Developer Overhead	-				
72 Developer Fee	972,107		972,107		
73 Project Consultant Fee	-				
74 Other (Specify)	-				
	972,107	-	972,107		
<b>Project Reserves</b>					
75 Operating Reserves	236,732				
76 Other (Tenant Protection Escrow & GOA Dep.)	75,856				
	312,588	-	-		
77 <b>COLUMN TOTALS</b>	7,935,409	1,465,899	5,521,351		
78 <b>TOTAL DEVELOPMENT COST</b>	7,935,409				
79 <b>TOTAL ELIGIBLE BASIS</b>	6,987,250				
80 <b>TOTAL INELIGIBLE COSTS</b>	948,159				

Chester Townhouses II

5/21/2025

**Development Type:**

☐ 100% Supportive Housing (identify type below)

Development Type (if applicable)

**Market Study Findings**

Approved Market Study Analyst: Bowen National Research

Capture Rate: 10.50%

Market Advantage: 23.65%

Absorption/Lease-Up Period: 4 months

**Federal Funds Summary (Please select all that are applicable):**

If a federal subsidy is included in the funding sources, please identify the type of federal subsidy:

☐ HOME Funds (State)

☐ Other Federal Funding - Please identify:

☐ HOME Funds (Local Participating Jurisdiction)

☒ RHS Section 514, 515, or 516

Are there any federal **grants** included in the funding sources? Y/N N

If **yes**, have the federal grants been removed from basis? Y/N ☐

**Tax Exempt Bond Information:**

**Initial Application Information (Bond amount is updated at placed in service):**

Is Tax-Exempt Bond Financing Used? (Y/N) N

If **yes**, what is the Amount?

TEB Local or SC Housing?  Issuer:

Affordability Term (Year)  Rent Restriction History

If used, what is the percentage of Tax-Exempt Bond financing to the Aggregate Basis of the development?

**Placed in Service Information ( Update Bond amount above):**

Issue: N/A Year:  Original Issuance Date:

Inducement Date:  TEFRA Date:  Refunding Date (if applicable):

TEB 10% Occupancy Date:  TEB 50% Occupancy Date:

**Cost Summary:**

Hard Construction Costs = 3,436,997.00

Hard Costs = 5,552,918.00

Hard Costs / Total Development Costs = 69.98% Must be 65% or greater

**Contractor Cost Limits:**

General Requirements / Hard Construction Costs = 5.93% Must be 6% or less

Contractor Profit and Overhead / Hard Construction Costs = 7.91% Must be 8% or less

Contractor Contingency / Hard Construction Costs = 10.00% Must be 5% or less for NC, 10% or less for A/R

Annual Operating Expense per Unit = 4,319.00 Must fall within \$3,500 - \$5,000. The Authority may consider waivers if special circumstances apply.

Hard Construction Costs per Unit = 66,096.00 Must be a minimum of \$50,000 per unit or the amount required by the Physical Needs Assessment, if greater. In addition, at least \$25,000 of this amount must be attributed to interior unit rehabilitation costs.

# Low-Income Housing Tax Credit / Tax Exempt Bond Application

Chester Townhouses II

5/21/2025

## Syndication Information:

Intend on syndicating tax credits for development? ☒ Y Y/N

Anticipated Annual Federal Tax Credit Amount: 555,557.00  
Syndication Value Per Federal Tax Credit Dollar: 0.8200

Type of offering: Public

State Anticipated Annual State Tax Credit Amount:  
Syndication Value Per State Tax Credit Dollar: -

Type of investors: Corporations

Expected Total Syndication Proceeds: 4,555,112.00

## Federal Tax Credit Syndicator Information:

Name of Fund: TBD  
Syndicator: CAHEC  
Address: 7700 Falls of Neuse Road, Suite 200  
City: Raleigh  
State: North Carolina Zip: 27615  
Contact Name: Jennifer McCabe  
Email Address: jmc McCabe@cahec.com  
Telephone #: 919-788-1810

## State Tax Credit Syndicator Information:

Name of Fund:  
Syndicator:  
Address:  
City:  
State: Zip:  
Contact Name:  
Email Address:  
Telephone #:

When will these funds be paid in?

20% during construction; 55% at project completion (equity contributions during construction will be based on actual costs incurred); and 25% upon achievement of 100% qualified occupancy, 3 months stabilized occupancy, and receipt of 8609

Check **all** boxes that apply for this development:

- ☐ a) Newly constructed and federally subsidized  
☐ b) Newly constructed and **not** federally subsidized  
☒ c) Existing building  
☐ d) Section 42(e) rehabilitation expenditures federally subsidized  
☒ e) Section 42(e) rehabilitation expenditures **not** federally subsidized  
☐ f) Not federally subsidized by reason of 40-50 rule under Sec. 42(i)(2)(E)  
☒ g) Allocation counting toward the 10% nonprofit requirement under Sec. 42(h)(5)

## Development Cost Summary:

Consult your **tax attorney** or **tax accountant** to determine which development costs should be included for tax credit purposes.

Itemized Costs	New Construction	Rehabilitation	Acquisition/Rehabilitation		Total
			Acquisition	Rehabilitation	
Total Development Cost	0.00	0.00	7,935,408.70		7,935,408.70
Less Ineligible Costs	0.00	0.00	948,158.70		948,158.70
<b>Total Eligible Basis</b>	0.00	0.00	1,465,899.00	5,521,351.00	6,987,250.00
Multiplied by Applicable Fraction	100%	100%	100%	100%	
<b>QCT or DDA (basis boost)</b>	100%	100%	100%	100%	
<b>Total Qualified Basis</b>	0.00	0.00	1,465,899.00	5,521,351.00	6,987,250.00

For year: 2025

Page 11

Chester Townhouses II

5/21/2025

**Financial Summary:****Income and Expense Analysis:**

Total Annual Rental Income	532,476.00
Other Income	2,125.00
Vacancy Allowance	(37,422.07)
<b>Effective Gross Income</b>	<u>497,179.00</u>
Total Administrative Expenses	121,797.50
Total Operating Expenses	38,490.00
Total Maintenance Expenses	68,480.00
Total Fixed Expenses	65,900.00
<b>Total Annual Expenses</b>	<u>294,668.00</u>
Annual Replacement Reserves	20,800.00
<b>Net Operating Income</b>	181,711.00
Total Annual Debt Service	157,997.49
<b>Net Cash Flow</b>	<u>23,713.51</u>

Debt Coverage Ratio = **Uses of Funds:**

Acquisition	1,772,222.00
Site Work	259,728.00
Rehabilitation and New Construction	3,996,545.00
Professional Fees	177,800.00
Construction Financing	147,500.00
Construction Interim Costs	19,363.00
Permanent Financing	50,924.00
Soft Costs	185,131.70
Syndication Costs	41,500.00
Developer Fees	972,107.00
Project Reserves	312,588.00
<b>Total Development Cost</b>	<u>7,935,408.70</u>

Operating Reserves 236,732

For any budgeted reserves in excess of the required amount, justification and support must be provided for the excess amounts (required by syndicators or lenders). If the justification and support is not provided or is insufficient, these reserves may be written down to the Authority requested amounts.

**Sources of Funds:**

1 Federal Tax Credit Equity	4,555,112.00
2 State Tax Credit Equity	-
3	
4	
5	
6 Deferred Developer Fee	237,018.70
7 GP Equity	456.00
8	
9	
10 Bonneville 538 Loan	1,589,000.00
11 USDA RD 515	1,553,822.00
12	
13	
<b>**Total Sources of Funds</b>	<u>7,935,408.70</u>

\*\*Section 3 - Construction Loans and Bridge Financing from page 8 are **NOT** included in the calculation of the "Sources of Funds" section on this page.

Do Uses = Sources?



**Acknowledgement and Agreements:**

1. I certify that I have not been indicted, charged, convicted of or had a civil judgment rendered against me for a criminal offense in connection with obtaining, attempting to obtain, or performing a public transaction or contract, violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property. I further certify that I have not been debarred, suspended, proposed for debarment or suspension, declared ineligible or voluntarily excluded from any transactions or construction developments involving the use of any governmental funds, including but not limited to CDBG, RHS, Federal Home Loan Bank, HOME, National HTF, LIHTC, any state's funds, etc.
2. I certify that neither the owner nor any of its related entities or its officers, principals, shareholders or partners owes the South Carolina State Housing Finance and Development Authority ("Authority") any unpaid fees or charges.
3. I am responsible for ensuring that the proposed development consists or will consist of a qualified low-income building(s) as defined in section 42 of the Internal Revenue Code, as amended, and will satisfy all applicable requirements of federal tax law in the acquisition, rehabilitation, or construction and operation of the development to receive the Low-Income Housing Credit ("Credit" or "Credits"). I understand and agree that the development will be affirmatively marketed, and will be made available for occupancy by all persons regardless of race, national origin, religion, creed or sex, age, and handicap. I understand and agree to minimize the involuntary displacement of Low-Income Households, if applicable.
4. I am responsible for all calculations and figures relating to the determination of the eligible basis of the building. I understand and agree that the amount of the Credit is calculated in reliance upon the figures that I submit as to eligible and qualified basis. I understand that my estimates and calculations as to the amount, if any, of Credit necessary for the development to achieve financial feasibility for the Credit period and the estimates and calculations made by the Authority as to the amount, if any, of Credit necessary for the development to achieve financial feasibility for the Credit period may reach different results. In the event of any disagreement as to the appropriate amount, if any, of Credit to be reserved or allocated to the development, I agree to be bound by the results of the estimates and calculations made by the Authority.
5. I understand that the actual amount of Credit allocated may vary from the amount initially reserved due to: (a) the determination by the Authority as to the amount of Credit necessary for the financial feasibility of the development and its viability as a qualified Low-Income Housing Development; (b) revisions in the calculations of eligible and qualified basis as finally determined; (c) fluctuations in the prevailing Credit percentage; (d) availability of the Credit.
6. I understand and agree that neither the Authority nor any of its individual directors, employees, members, officers or agents assumes any responsibility or makes any representations with respect to the feasibility or viability of the development, the availability of or the amount of the Credit, or the validity or propriety of the allocation of the Credit. Furthermore, neither the Authority nor any of its individual directors, employees, members, officers or agents makes any independent investigation as to the eligible and qualified basis and I understand and agree that any and all Credit awards or amounts are based solely on representations made by me.
7. I understand that the requirements regarding the making of applications for the Credits and the terms of any reservation or allocation are subject to change at any time by federal or State law, federal or State regulations, or Authority procedures. I understand that the Authority may not notify me as to any federal or state law or regulations promulgated or to be promulgated. I understand and agree that it is my responsibility to seek the advice of my attorney, accountant or other tax adviser to ensure present and future compliance with all laws, regulations, or procedures which may affect my development or the units contained therein.

**Acknowledgement and Agreements (2nd page):**

8. I understand that reservations of Credits are not transferable. I further understand that any change in the makeup of the owner entity (general partner(s), partnership, individuals, etc.) applying for an allocation of Credits or in the location of the development will void any application that I have made or any reservation that I may receive as a result of such application.
9. I certify that a true, exact, and complete copy of this application, including all supporting documentation enclosed herewith, has been provided to the tax attorney and tax accountant who provided the required attorney's opinions and accountant's opinions accompanying this application.
10. I understand that any changes to the development made following initial submission of an application concerning the number and type of units/buildings, the development budget, or financial arrangements may result in a withdrawal of any Credit reservation or allocation. I hereby certify that I will submit any revisions with evidence to support any modifications and obtain Authority consent prior to finalizing such modifications.
11. I understand and agree that, as a precondition to receiving an allocation of Credits, I shall meet certain conditions prior to allocation, shall pay all applicable fees, and shall impose restrictive covenants on the property in the form required by the Authority.
12. If I select to waive the Qualified Contract process, I am knowingly and voluntarily waiving the ability to request a Qualified Contract be presented to me at any time during the compliance period or extended use period.
13. I understand and agree that to the greatest extent feasible, opportunities for training and employment arising in connection with the planning and implementation of any development and contracts for work to be performed in connection with any development, including but not limited to, finance, planning, consulting, design architecture, marketing, building construction, property management or maintenance, will be made available and awarded to businesses which are owned in whole or in part by minority persons and/or women.
14. I agree to pay such monitoring fees as the Authority may determine necessary. I understand and agree that this fee may increase during the compliance period or extended use period. I understand and agree that the record keeping and record retention requirements of the Internal Revenue Service will be met and maintained in the manner prescribed by the Authority. I understand and agree that compliance requirements are detailed in the Compliance Monitoring manual, and I understand that these requirements may change and I agree to any changes that the Authority may deem necessary. I understand and agree that any and all forms or documents provided by the Authority must be used in the manner prescribed, and agree that exceptions or substitutions may not be made without the Authority's express written consent.
15. I understand and agree that my application for Credits, all attachments thereto, all correspondence relating to my application in particular or the Credit in general, Authority generated documents related to my application, and any and all information related to compliance or findings of noncompliance may be subject to a request for disclosure. I further understand and agree that my application for Credits and the attachments thereto may include taxpayer and return information as defined by the Internal Revenue Code and/or the Internal Revenue Service. I hereby expressly consent to the disclosure of such information. Furthermore, I expressly consent to the publication of my application, and all attachments thereto, on the Authority's website.
16. I understand and agree that the Authority, at its discretion, may prohibit me, the owner or any of its related entities, officers, principals, shareholders, or partners from further participation in any Program administered by the Authority, on a permanent or probationary basis. Such prohibition may include, but is not limited to, entities or representatives.
17. I understand and agree that the Authority (or a contracted party) may perform an inspection of the development location and nearby properties and a decision by the Authority to reject the application due to the presence of hazards, dangers, risks or negative characteristics that might render the site unsuitable is final and not subject to further review.

**Acknowledgment and Agreement (3rd page):**

18. I understand that if the above are determined to be false, I may be subject to immediate suspension from all Authority programs. I understand that any misrepresentations in my application or supporting documentation may result in withdrawal of Credits by the Authority, my suspension or debarment from future program participation, the suspension or debarment of any related entities or its officers, principals, shareholders or partners, and notification to the Internal Revenue Service. Additionally, in the event the Authority withdraws a reservation or allocation of Credits, I agree to execute any agreements to return Credits in accordance with federal or state law or regulation or Authority procedures in the manner and time prescribed by the Authority.

By: George Baker  
(Signature)

Date: 5/22/25

George Baker  
(Printed Name)

Its: SUP, CAHER Properties Corp

All pages of this application must be completed and the application certification page executed. All required signatures must be originals. Faxes will not be accepted. The Authority reserves the right to determine whether any omission on a page of this application is material or non-material for purposes of the satisfaction of required criteria.

**Application Workbook Disclaimer:**

All automations/calculations in this workbook are provided to assist the applicant in the submission process. While Authority staff has taken steps to ensure the accuracy of the automations/calculations, the Authority does not guarantee the accuracy of these automations/calculations. It is the responsibility of the applicant to independently verify that the numbers and information in this application are accurate and properly represented. Authority staff will also perform calculations independent of the application to verify the accuracy of the submitted information.

**Attorney signature required for all application submissions EXCEPT TAX EXEMPT BOND INITIAL APPLICATION:**

I hereby certify that I have reviewed this application and applicable documentation and have rendered the opinion letters dated May 21, 2025 based on the information contained in this application and the applicable documentation. I further certify that this document is an original or true copy which has not been altered.

T. Thompson Kurrie, Jr.  
Attorney Name

Coleman Talley LLP  
Firm Name

TLK  
Signature of Tax Attorney

Date: May 21, 2025

## AIA Document G702

A	B	C	D	E	F	G	H	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK COMPLETED		COMPLETED AND STORED TO DATE (D+E+F)	COMPLETION % (G/C)	BALANCE TO FINISH (C-G)
				THIS APPLICATION				
				WORK IN PLACE	STORED (NOT IN D OR E)			
1	Site Work	259,728.00	-	-	-	-	0.00%	259,728.00
2	Landscaping & Amenities	50,040.00	-	-	-	-	0.00%	50,040.00
3	Concrete	185,994.00	-	-	-	-	0.00%	185,994.00
4	Masonry	1,300.00	-	-	-	-	0.00%	1,300.00
5	Metals	30,200.00	-	-	-	-	0.00%	30,200.00
6	Framing / Rough Carpentry	39,022.00	-	-	-	-	0.00%	39,022.00
7	Finish / Trim Carpentry	13,810.00	-	-	-	-	0.00%	13,810.00
8	Insulation	20,394.00	-	-	-	-	0.00%	20,394.00
9	Roofing & Gutters	121,569.00	-	-	-	-	0.00%	121,569.00
10	Siding / Soffit / Fascia	255,640.00	-	-	-	-	0.00%	255,640.00
11	Doors & Windows	424,776.00	-	-	-	-	0.00%	424,776.00
12	Drywall / Acoustics/Paint	211,796.00	-	-	-	-	0.00%	211,796.00
13	Flooring & Tile	159,181.00	-	-	-	-	0.00%	159,181.00
14	Hardware & Accessories	99,871.00	-	-	-	-	0.00%	99,871.00
15	Cabinets & Appliances	329,007.00	-	-	-	-	0.00%	329,007.00
16	Elevators/Lifts	-	-	-	-	-	#DIV/0!	-
17	Plumbing	432,142.00	-	-	-	-	0.00%	432,142.00
18	HVAC	387,535.00	-	-	-	-	0.00%	387,535.00
19	Electrical / Lighting	374,992.00	-	-	-	-	0.00%	374,992.00
20	Low Voltage Systems	-	-	-	-	-	#DIV/0!	-
21	Miscellaneous / Other items not included	-	-	-	-	-	#DIV/0!	-
22	Furniture, Fixtures, & Equipment	40,000.00	-	-	-	-	0.00%	40,000.00
	Total Construction	3,436,997.00	-	-	-	-	0.00%	3,436,997.00

Contingency (max 5% NC / 10% Acq/Rehab/Reuse)	343,699.00
General Requirements (max 6%)	203,819.00
Contractor Profit and Overhead (max 8%)	271,758.00

Total Project Development	4,256,273.00
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Total Project Development (less site work)	3,996,545.00
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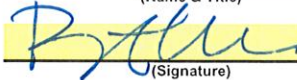
Construction Cost Addendum Certification: I certify that to the best of my knowledge all known relevant factors affecting the cost of construction have been taken into consideration in the preparation of this construction cost addendum. I have been provided a copy of the 2024 Qualified Allocation Plan and the estimated costs necessary to build the project in accordance with the Development Design Criteria have been incorporated into the addendum. I have been provided and have reviewed the plans and specifications. I have been provided and have reviewed the geotechnical reports and the estimated costs for all recommendations have been incorporated into the addendum. If applicable, I have been provided and have reviewed the asbestos and/or lead-based paint assessment reports and taken into consideration the estimated costs necessary to remediate and/or abate these materials in accordance with federal and state regulations. If applicable, I have also taken into consideration the costs necessary to build the project in accordance with the sustainable building certification selected by the project owner.

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

Reviewed and approved for submission by:

**Brent Osborn - President & COO**  
(Name & Title)

<--- to be completed by an  
Estimator, Contractor, Architect,  
or Engineer

  
(Signature)

5/21/2025  
(Date)

**Bowden Contractors, LLC.**  
(Company / Firm Name)

phone: 334-297-7777  
fax:  
email: [brent.osborn@bowdencompanies.net](mailto:brent.osborn@bowdencompanies.net)

[Print this page](#)**Board: Commercial Contractors****THOMAS BRENT OSBORN****Qualifier Type:** GENERAL Primary Qualifying Party**Status:** ACTIVE**Classification:** UB[Click here for Classification definitions and licensee's contract dollar limit](#)**Supervises****BOWDEN CONTRACTORS LLC - (CLG)**[File a Complaint against this licensee](#)**Board Public Action History:**[View Orders](#)[View Other License for this Person](#)

No Orders Found

[Print this page](#)**Board: Commercial Contractors****BOWDEN CONTRACTORS LLC**

701 13TH STREET  
PHENIX CITY, AL 36867  
(706) 329-6482

**License number:** 125756**License type:** GENERAL CONTRACTOR**Status:** ACTIVE**Expiration:** 10/31/2026**First Issuance Date:** 05/07/2024**Classification:**

Building-BD5

**Qualified By:** Financial Statement**President / Owner:** T.BRENT OSBORN-PRES/MEMBER[Click here for Classification definitions and licensee's contract dollar limit](#)**Supervised By****OSBORN THOMAS (CQG)**[File a Complaint against this licensee](#)**Board Public Action History:**[View Orders](#)[View Other License for this Person](#)

No Orders Found