


Exhibit R

Physical Needs Assessment Certification Form

I, Melvin Cauthen, have completed a physical needs assessment report for the proposed development, Chester Townhomes, Phase II, which is located at 628 Lancaster Highway Apt 301, Chester, SC 29706, Chester County, South Carolina.

I hereby certify that all of the repairs outlined in the physical needs assessment report dated 5/22/2025 are needed and necessary repairs and that said report is based on a **100%** **physical inspection of all units** in the development.

Based on my calculations, I hereby certify that a total of \$51,276.88 per unit in **hard construction costs** are needed and necessary in the rehabilitation of this property. A total of \$ 32,690.67 per unit will be attributed to the interior of the units.

Assessor's Signature: 

Assessor's Name: Melvin Cauthen

Company: Bureau Veritas

Phone Number: 800-733-0660

Email: melvin.cauthen@bureauveritas.com

Date: 5/22/2025