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EXHIBIT S – 2 SCSHFDA PRIMARY MARKET AREA ANALYSIS SUMMARY:

Duncan Village Apartments	Total # Units: 50
Location: 100 Duncan Street, Duncan, Spartanburg County, SC 29334	# LIHTC Units: 50
PMA Boundary: Highway 129, Highway 29, and New Cut Road to the north, Prescott Road, Interstate 26 to the east, Highway 296 to the south, and Brockman McClimon Road, South Batesville Road, Old Spartanburg Road, and Brushy Creek Road to the west.	
Development Type: <u>X</u> Family <u> </u> Older Persons	Farthest Boundary Distance to Subject: 9.4 miles

RENTAL HOUSING STOCK (found on page 68)

Type	# Properties	Total Units	Vacant Units	Average Occupancy
All Rental Housing	21	1,355	13	96.1%
Market-Rate Housing	6	566	13	95.7%
Assisted/Subsidized Housing not to include LIHTC	2	90	N/Av	N/Av
LIHTC (All that are stabilized)*	15	789	0	97.2%
Stabilized Comps**	15	789	0	97.2%
Non-stabilized Comps	2	240	N/Av	N/Av

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

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

Subject Development					HUD Area FMR			Highest Unadjusted Comp Rent	
# Units	# Bedrooms	Baths	Size (SF)	Proposed Tenant Rent	Gross HUD FMR	Per SF	Advantage	Per Unit	Per SF
18	1	1	613	\$800	\$1,016	\$1.66	21.3%	\$1,207	\$1.46
26	2	1	874	\$950	\$1,141	\$1.31	16.7%	\$1,317	\$1.27
6	3	1	1,109	\$1,100	\$1,450	\$1.31	24.1%	\$1,537	\$1.22
Gross Potential Rent Monthly*				\$45,700	\$56,654		19.3%		

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

DEMOGRAPHIC DATA (found on page 52)

	2010		2023		January 2026	
Renter Households	7,471	30.3%	9,347	28.1%	9,873	28.5%
Income-Qualified Renter HHs (LIHTC)	N/A	N/A	5,852	62.6%	5,829	59.0%
Income-Qualified Renter HHs (MR)	N/A	N/A	N/A	N/A	N/A	N/A

TARGETED INCOME-QUALIFIED RENTER HOUSEHOLD DEMAND (found on page 55 & 58)

Type of Demand	60%	60% (Absent Subsidy)	Other:___	Other:___	Other:___	Overall
Renter Household Growth	-23	33	-	-	-	-23
Existing Households (Overburd + Substand)	1,800	735	-	-	-	1,800
Homeowner conversion (Seniors)	-	-	-	-	-	-
Other:	-	-	-	-	-	-
Less Comparable/Competitive Supply	0	0	-	-	-	0
Net Income-qualified Renter HHs	1,777	693	-	-	-	1,777

CAPTURE RATES (found on page 56 & 59)

Targeted Population	60%	60% (Absent Subsidy)	Other:___	Other:___	Other:___	Overall
Capture Rate	2.8%	7.2%	-	-	-	2.8%

ABSORPTION RATE (found on page 61)

Absorption Period: Five months

I affirm that a person employed with Novogradac has made a physical inspection of the market and surrounding area and the information obtained in the field has been used to determine the need and demand for LIHTC units. I understand that any misrepresentation of this statement may result in the denial of further participation in the South Carolina State Housing Finance & Development Authority's programs. I also affirm that I have no financial interest in the project or current business relationship with the ownership entity and my compensation is not contingent on this project being funded. This report was written according to the SCSHFDA's market study requirements. The information included is accurate and can be relied upon by SCSHFDA to present a true assessment of the low-income housing rental market.

Market Analyst Author: Rebecca S. Arthur

Company: Novogradac

Signature: _____

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Date: 11/9/2023

EXHIBIT 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
1 BR	18	\$800	\$14,400	\$1,016	\$18,288	21.3%
2 BR	26	\$950	\$24,700	\$1,141	\$29,666	16.7%
3 BR	6	\$1,100	\$6,600	\$1,450	\$8,700	24.1%
Totals	50		\$45,700		\$56,654	19.3%

Source: SCSHFDA, Novogradac, November 2023

Note: Tenant paid rents reflects asking LIHTC rent at the Subject. However, all units will benefit from project-based rental assistance at the Subject; as such, tenants will pay just 30 percent of their income as rent.