

Low-Income Housing Tax Credit / Tax Exempt Bond Application

Data Entry Instructions:

This workbook has been password protected to prevent the user from overwriting questions, labels, and calculations.

PLEASE READ BEFORE DATA ENTRY

- 1) All data entry should be input in the sections that are shaded with a pale yellow background.
(the protection of the workbook should prevent data entry in other areas)
- 2) For data fields that require a check mark next to the description, please type an "x" in the box.
- 3) Some data fields contain a drop down "data list". You can select from this list or type in the data as long as the typed data matches a selection contained in the list. These data lists serve to check the validity of the entry when there are limited possible answers.

SC Housing requires all applications and application documentation be submitted through the Secure File Exchange located at <https://www.schousing.com/Home/PartnerLogin> by the date and time posted on the website. Applications and application documentation submitted through any other method will not be accepted. SC Housing will not be responsible for late delivery of applications and application documentation due to high volume of activity on the website at deadlines. Please note applications and application documentation can be large in size, can take a longer delivery time and the entire application must be received prior to the application deadline. SC Housing will not be liable for delays or other technical issues that may be encountered during application submission.

[Secure File Exchange](#)

Should you have any concerns or find any problems or errors with this workbook, please contact:

For the Tax Credit Application:
taxcreditquestions@schousing.com

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

Development ID #
(for Authority use only)

Development Name: Peaks of Rock Hill

Date: 5/15/2025

Application Type: Initial Application

Application Information:

<input checked="" type="checkbox"/> 9% Tax Credit	<input checked="" type="checkbox"/> New Construction	<input checked="" type="checkbox"/> 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.
<input type="checkbox"/> 4% Tax Credit	<input type="checkbox"/> Rehabilitation	
<input type="checkbox"/> State Tax Credits	<input type="checkbox"/> Acq/Rehabilitation	
<input type="checkbox"/>	<input type="checkbox"/> Adaptive Reuse	
		<input type="checkbox"/> Public Housing Authority

Total # of Low-Income Units:	<u>72</u>	# Designed for Families Units:	<u>0</u>	# Transitional Units:	<u>0</u>
Total # Market Rate Units:	<u>0</u>	# Older Persons (55+) Units:	<u>72</u>	# Homeless Units:	<u>0</u>
Employee Units:	<u>0</u>	# Elderly Persons (62+) Units:	<u>0</u>	# 3+ Bedroom Units:	<u>0</u>
Total # of Units:	<u>72</u>	# Single Room Occupancy:	<u>0</u>	# Supportive Housing Units:	<u>8</u>

Applicant Information:

Development Name: <u>Peaks of Rock Hill</u>		County: <u>York</u>	Group: <u>A</u>
Street Address: <u>1028 Neal Street</u>		County Code: <u>46</u>	
City: <u>Rock Hill</u>		Congressional District #: <u>5</u>	
State: <u>SC</u>	Zip: <u>29732</u>	Est. Start Date: <u>6/1/2026</u>	
<input checked="" type="checkbox"/> Limited Partnership	Entity Name: <u>Peaks of Rock Hill, LP</u>		
<input type="checkbox"/> Limited Liability Company	Street Address: <u>3350 Riverwood Pkwy, Suite 800</u>		
<input type="checkbox"/> Non-Profit	City: <u>Atlanta</u>	State: <u>GA</u>	Zip: <u>30339</u>
<input type="checkbox"/> Other - Identify below	Fed ID #: <u>33-5013549</u>		
	Contact Person: <u>Sam Coats</u>	Telephone: <u>470-684-0006</u>	
	Email: <u>scoats@rhgroup.org</u>		

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)? 3,196,689.00

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

Resource Housing Group, Inc. - Sam Coats - Nonprofit; does not have Principals



May 15, 2025

SC Housing
Market Pointe Centre
300 Outlet Pointe Blvd
Columbia, SC 29210

To Whom It May Concern:

Peaks of Rock Hill, LP affirms a knowing and voluntarily waives the right to request a qualified contract from the Authority for the duration of the extended use period.

Sincerely,

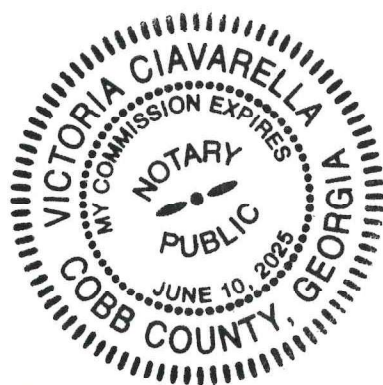
Sam Coats
Vice President
Resource Housing Group, Inc

Notary Public

State: Georgia

County: Cobb

Seal:



Date: 05/15/25

Signature: Victoria Ciavarella

Name Victoria Ciavarella

Peaks of Rock Hill

5/15/2025

Applicant Information (cont.):

Name of Partner / Shareholder	% of Ownership	Telephone #
Peaks of Rock Hill Developer, LLC	99.9900%	470-684-0006
Peaks of Rock Hill GP, LLC	0.0100%	470-684-0006

Developer Name:	Peaks of Rock Hill Developer, LLC	Non-profit	<input type="checkbox"/>	For-profit	<input checked="" type="checkbox"/>
Street Address:	3350 Riverwood Pkwy Suite 800	Contact Name:	Sam Coats		
City:	Atlanta	Telephone # :	470-684-0006		
State:	GA	Fax # :	N/A		
Zip:	30339	Email Address:	scoats@rhgroup.org		

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

Management Entity:	NHE, Inc.	Non-profit	<input type="checkbox"/>	For-profit	<input checked="" type="checkbox"/>
Street Address:	325 Rocky Slope Road Suite 301	Contact Name:	Taylor Davis		
City:	Greenville	Telephone # :	(803) 260-3000		
State:	SC	Fax # :	N/A		
Zip:	29607	Email Address:	tdavis@nhe-inc.com		

Consultant:	Niemann Consulting, Inc.	Contact Name:	Sarah Niemann		
Street Address:	8086 Anthirium Loop	Telephone # :	678-296-1800		
City:	Sarasota	Fax # :	n/a		
State:	FL	Email Address:	skn33@bellsouth.net		
Zip:	34240				

Tax Attorney:	Coleman Talley LLP	Contact Name:	Gregory Clark		
Street Address:	910 Patterson St	Telephone # :	(229) 671-8260		
City:	Valdosta	Fax # :	(229) 834-9704		
State:	GA	Email Address:	greg.clark@colemantalley.com		
Zip:	31601				

CPA Company:	Eisner Amper	Contact Name:	Justin Heberling		
Street Address:	3595 Grandview Pkwy Ste 500	Telephone # :	205-313-7322		
City:	35243	Fax # :	N/A		
State:	AL	Email Address:	justin.heberling@eiseramper.com		
Zip:	30326				

Architect Company:	Studio 8 Architects	Architect License #:	101002		
Street Address:	2722 N. Oak Street	Contact Name:	Robert Byington		
City:	Valdosta	Telephone # :	229-244-1188		
State:	GA	Fax # :	N/A		
Zip:	31602	Email Address:	rbyington@s8architects.com		

General Contractor:	McShane Construction	GC License #:	CLG.114748		
Street Address:	3365 Skyway Dr Ste 300	Contact Name:	Dave Meadows		
City:	Auburn	Telephone # :	334-750-4009		
State:	AL	Fax # :	N/A		
Zip:	36830	Email Address:	dmeadows@mcshane.com		

Low-Income Housing Tax Credit / Tax Exempt Bond Application

Peaks of Rock Hill

5/15/2025

Site:

Development located within city limits?	Y/N	<input type="text" value="Y"/>	Congressional District # :	<input type="text" value="5"/>
USDA Eligible Area? Search Here	Y/N	<input type="text" value="N"/>	State Senate District # :	<input type="text" value="15"/>
Located in a Flood Plain?	Y/N	<input type="text" value="N"/>	State House District # :	<input type="text" value="46"/>
Listed on National Register of Historic Places?	Y/N	<input type="text" value="N"/>	Census Tract # :	<input type="text" value="608.03"/>
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 centroid to the 5th decimal	
Do any detrimental site characteristics exist?	Y/N	<input type="text" value="N"/>	Latitude: <input type="text" value="34.954245"/>	Longitude: <input type="text" value="-81.017498"/>

If yes, please list:

Do any wetlands (jurisdictional or nonjurisdictional) exist on the site?	Y/N	<input type="text" value="N"/>	If yes, what %?	<input type="text"/>
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="5/30/2026"/>	If Land Lease, how much annual debt?
Acres: <input type="text" value="see attached"/>	Total Cost of Land: <input type="text" value="1,550,000"/>	<input type="text" value="n/a"/>
Seller(s) - this name must be on current recorded deed: <input type="text" value="Benjamin Bonner"/>		
Address: <input type="text" value="2130 Sharon Lane"/>		City: <input type="text" value="Chalotte"/>
State: <input type="text" value="North Carolina"/>	Zip: <input type="text" value="28211"/>	
Is there a common ownership interest between the purchaser and seller? Y/N <input type="text" value="N"/>		

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.

All those tracts or parcels of land lying and being in the City of Rock Hill, South Carolina, being comprised of 5.59 acres collectively.

1114 Neal Street, Tax Map ID 6310501016
1108 Neal Street, Tax Map ID 6310501015
1102 Neal Street, Tax Map ID 6310501014
1096 Neal Street, Tax Map ID 6310501013
1090 Neal Street, Tax Map ID 6310501012
1072 Neal Street, Tax Map ID 6310501011
1060 Neal Street, Tax Map ID 6310501010
1052 Neal Street, Tax Map ID 6310501009
1044 Neal Street, Tax Map ID 6310501008
1036 Neal Street, Tax Map ID 6310501007
1028 Neal Street, Tax Map ID 6310501006
1236 Bose Ave, Tax Map ID 6310304006
1242 Bose Ave, Tax Map ID 6310304007
1248 Bose Ave, Tax Map ID 6310304008
1254 Bose Ave, Tax Map ID 6310304009

Development:Are the residential units available to the general public? Y/N **Y**Is this proposed development intended for occupancy by Individuals with Children? Y/N **N**Does the marketing plan give preference to persons on a Public Housing Waiting List? Y/N **Y****Placed-In-Service Application Only** --> On what page of the marketing plan is this preference/outreach described? **N/A**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 **N/A**Will this development convert to Tenant Ownership? Y/N **N**Proposal will meet green and energy efficiency sustainable building requirements? Y/N **Y**

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☒ Garden Apartment ☐ Triplex/Quadplex ☐ Detached Clubhouse☐ Single Family House (Detached) ☐ Other Describe Below ☒ Elevator☐ Townhouse/Rowhouse Foundation Type: **Slab on Grade**☐ Duplex Number of stories in tallest building: **3****Parking**# of Units (1 BR or less) = **24** x 1 = 24 # of required parking spaces = 96# of Units (2 BR) = **48** x 1.5 = 72 # of planned parking spaces = **108**# of Units (3 BR or more) = x 2 = 0 excess/(deficit) = 12Will **any** tenants pay parking fees? Y/N **N** If yes, explain the charges:Local jurisdiction requires less? Y/N **N****Utility Allowance Information**Source of Utility Allowance Calculation: **State Housing Authority** Energy Star? Y/N **Y**Unit Type(s): 1st type: **Larger Apartment Bldgs. (5+ units)** 2nd type:

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

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		13.00	15.00			
Cooking	Electric	Tenant Paid		5.00	8.00			
Other Electric	Electric	Tenant Paid		20.00	27.00			
Air Conditioning	Electric	Tenant Paid		8.00	12.00			
Water Heating	Electric	Tenant Paid		13.00	16.00			
Water		Tenant Paid		25.00	35.00			
Sewer		Tenant Paid		46.00	65.00			
Trash		Development Paid						
Electric and/or Natural Gas Base Charge		12.00	-	12.00	12.00	-	-	-
Total Utility Allowance for Units:			-	142.00	190.00	-	-	-
Total Utility Allowance (rounded Up to the nearest dollar):			-	142.00	190.00	-	-	-

Peaks of Rock Hill

5/15/2025

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:

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?

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: **n/a****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	4	1	1.0	782	279	142	421	421	20	LIHTC Assisted
2	LI	Apartment	20	1	1.0	782	1,121	142	1,263	1,263	60	LIHTC Assisted
3												
4	LI	Apartment	4	2	2.0	1,004	315	190	505	505	20	LIHTC Assisted
5	LI	Apartment	4	2	2.0	1,004	567	190	757	757	30	LIHTC Assisted
6	LI	Apartment	40	2	2.0	1,004	1,325	190	1,515	1,515	60	LIHTC Assisted
7												
8												
9												
10												
11												
12												
13												
14												
15												
16												
17												
18												
19												
20												
			72									

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

Total bedrooms =	120	Total Residential Sqft =	66,960	Total Annual Income =	960,768
Total LI Units =	72	Total MR Units =	0	LI Unit Percentage =	100.000%
Total LI Sqft =	66,960	Total MR Sqft =	0	LI Sqft Percentage =	100.000%
Total Common Sqft:	13,858	Total Non-Heated Sqft:	672	Total Development Sqft =	81,490

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	Laundry		6,662.00	0.00%	-	-
2	Other Vending		4,000.00	0.00%	-	-
3	Late Fees		4,000.00	0.00%	-	-
4				0.00%	-	-
5	Other (Specify)			0.00%	-	-
6	Other (Specify)			0.00%	-	-
7	Other (Specify)			0.00%	-	-
	Totals:		14,662.00		-	-

Low-Income Housing Tax Credit / Tax Exempt Bond Application

Peaks of Rock Hill

5/15/2025

Proforma Income Statement:

Rental Income	
From Low Income Units	960,768.00
From Market Rate Units	-
Total Annual Rental Income	960,768.00
Other Income	14,662.00

*Vacancy% 7.00%

Vacancy Allowance = (68,280.10)
Effective Gross Income (EGI) = 907,150.00

Administrative Expenses	
Accounting/Audit	7,000.00
Advertising	6,625.00
Annual Compliance Fees	9,360.00
Legal	10,000.00
Licenses and Permits	2,821.00
Management Fees	42,636.00
Management Payroll	65,000.00
Management Payroll Taxes	7,140.00
Telephone	5,100.00
Office Supplies	7,160.00
Other Admin. Expenses (7-A)	4,200.00
Total Administrative	167,042.00
Percent of EGI	18.41%

Maintenance Expenses	
Clubhouse Maintenance	3,500.00
Decorating	7,500.00
Elevator	12,000.00
Extermination	6,000.00
Landscaping	18,000.00
Maintenance Payroll	60,860.00
Maintenance Payroll Taxes	7,140.00
Parking Lot Maintenance	1,500.00
Repairs	20,000.00
Supplies	12,000.00
Pool Maintenance	0.00
Other Maintenance (7-A)	0.00
Total Maintenance	148,500.00
Percent of EGI	16.37%

Operating Expenses	
Fuel	
Electrical	15,000.00
Water and Sewer	13,500.00
Natural gas	
Trash	8,000.00
Security	
Other Operating (7-A)	0.00
Total Operating	36,500.00
Percent of EGI	4.02%

Fixed Expenses	
Insurance	65,000.00
Real Estate Taxes	
Other Taxes (7-A)	0.00
Total Fixed Expenses	65,000.00
Percent of EGI	7.17%

Total Annual Expenses 417,042.00

Replacement Reserves	21,600.00
Capital Replacement Reserves	
Total Reserves	21,600.00

Net Operating Income 468,508.00

Other Income / Rental Income = 1.53% 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

Peaks of Rock Hill

5/15/2025

Other Expense Detail and Rationale:

Other Admin. Expenses	
IT Software	3,000.00
Security Systems	1,200.00
Total Other Admin. Expenses	4,200.00

Rationale:

Other Maintenance Expenses	
Total Other Maintenance Expenses	0.00

Rationale:

Other Operating Expenses	
Total Other Operating Expenses	0.00

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	13,998,600.00	0.8000	Synovus
State Tax Credit Equity	6,799,437.00	0.4700	Monarch
Federal Historic Credits			
State Historic Credits			
Abandoned Tax Credits			
Deferred Developer Fee	1,399.90		
GP Equity			
Other (Specify)			
Other (Specify)			
Section 1 Total= 20,799,436.90			

Section 2 - Permanent Financing (Not Construction or Bridge Loans)								
Lender Name	Amount	Debt Service	Interest Rate	Amort	Term	Financing Source	Financing Type	Lien Position
Servis First Bank	5,000,000.00	386,003.57	7.300%	40	18	Conventional	Permanent Financing	1
		-						2
		-						3
		-						4

Section 2 Total= 5,000,000.00 386,003.57

Section 1 & 2 Total = 25,799,436.90

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
Servis First Bank	20,300,000.00	8.000%	35	24	Conventional	Construction Financing
Section 3 Subtotal=		20,300,000.00				

Development Costs:

	Development Costs	4% Basis (30%) - Acquisition	4% (30%) / 9% (70%) - New / Rehab.
Acquisition			
1 Land	1,550,000		
2 Existing Structures	-	-	
3 Other (Specify)	-	-	
	1,550,000	-	-
Site Work			
4 On-Site Improvements	2,837,175		2,837,175
5 Off-Site Improvements	-	-	
6 Demolition	-	-	
7 Improvements	-	-	
	2,837,175	-	2,837,175
Rehabilitation and New Construction			
8 New Construction	11,996,024		11,996,024
9 Rehabilitation	-		
10 Accessory Structures	-		
11 Other Hard Construction Costs	-		
12 Furniture, Fixtures, & Equipment	135,000		135,000
13 Contractor Contingency	748,410		748,410
14 General Requirements	889,992		889,992
15 Contractor Profit	889,992		889,992
16 Contractor Overhead	296,664		296,664
	14,956,082	-	14,956,082
Professional Fees			
17 Architect Fee Design	360,000		360,000
18 Architect Fee Construction Supervision	90,000		90,000
19 Engineering Fees	140,000		140,000
20 Survey	26,800		26,800
21 Real Estate Attorney Fees	60,000		60,000
22 Tax Attorney Fees	5,870		5,870
23 Accountant	29,500		29,500
24 Green Certification	29,100		29,100
25 Other: Materials Testing	45,000		45,000
	786,270	-	786,270
Construction Financing			
26 Construction Loan Origination Fee	203,000		203,000
27 Construction Loan Interest Paid	1,636,054		1,000,054
28 Construction Loan Legal Fees	25,000		25,000
29 Construction Loan Credit Report	-		
30 Construction Loan Title & Recording Costs	122,000		122,000
31 Inspection Fees	14,250		14,250
32 Other Interim Financing Costs	80,939		80,939
	2,081,243	-	1,445,243
Construction Interim Costs			
33 Construction Insurance	120,000		120,000
34 Performance Bond Premium	121,704		121,704
35 Construction Period Taxes	-		
36 Tap Fees and Impact Fees	520,200		520,200
37 Permitting Fees	20,761		20,761
	782,665	-	782,665
Permanent Financing			
39 Permanent Loan Origination Fee	50,000		
40 Bond Premium	-		
41 Credit Enhancement	-		
42 Permanent Loan Title & Recording	25,000		
43 Counsels Fee	-		
44 Lenders Counsel Fee	-		
46 Credit Report	-		
47 Mortgage Broker Fees	-		
48 Permanent Loan Closing	-		
49 Underwriter Discount	-		
50 Attorney / Legal Fees	-		
51 Other (Specify)	-		
	75,000	-	-
Soft Costs			
52 Feasibility Study	7,500		7,500
53 Environmental Study	14,400		14,400
45 Appraisal Fees	-		
54 Market Study	8,600		8,600
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%)	319,669		
59 SC Housing Bond Issuance (0.75%)	-		
60 Compliance Fees	60,000		
61 Cost Certification	-	-	-
62 Tenant Relocation Costs	-	-	-
63 Soil Testing	10,249	-	-
64 Physical Needs Assessment	-	-	-
65 Rent-Up Expenses	-	-	-
64 Marketing	55,400		
65 Other: Accessibility Inspections	8,200	-	-
	497,218	-	30,500
Syndication Costs			
66 Organizational Expenses	3,000		
67 Tax Opinion	10,000		
68 Bridge Loan Fees	-		
69 Syndication Fees	25,000		
70 Other (Specify)	-		
	38,000	-	-
Developer Fees			
71 Developer Overhead	338,000		338,000
72 Developer Fee	1,352,000		1,352,000
73 Project Consultant Fee	-		
74 Other (Specify)	-		
	1,690,000	-	1,690,000
Project Reserves			
75 Operating Reserves	401,523		
76 Other Rent Up Reserve	104,261		
	505,784	-	-
77 COLUMN TOTALS	25,799,437	-	22,527,935
78 TOTAL DEVELOPMENT COST	25,799,437		
79 TOTAL ELIGIBLE BASIS	22,527,935		
80 TOTAL INELIGIBLE COSTS	3,271,502		

Summary of Const. Cost Adm.	Difference
-----------------------------	------------

2,837,175 - ok

14,956,082 - ok

Peaks of Rock Hill

5/15/2025

Development Type:☐ 100% Supportive Housing (identify type below)

Development Type (if applicable)

Market Study Findings

Approved Market Study Analyst:

Real Property Research Group

Capture Rate:

9.50%

Market Advantage:

25.20%

Absorption/Lease-Up Period:

4-5 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 516Are there any federal **grants** included in the funding sources?Y/N ☒ NIf **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)

☒ NIf **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:

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 =

14,968,199.00

Hard Costs =

17,266,609.00

Hard Costs / Total Development Costs =

66.93%

Must be 65% or greater

Contractor Cost Limits:

General Requirements / Hard Construction Costs =

5.95%

Must be 6% or less

Contractor Profit and Overhead / Hard Construction Costs =

7.93%

Must be 8% or less

Contractor Contingency / Hard Construction Costs =

5.00%

Must be 5% or less for NC, 10% or less for A/R

Annual Operating Expense per Unit =

4,759.00

Must fall within \$3,500 - \$5,000. The Authority may consider waivers if special circumstances apply.

Hard Construction Costs per Unit =

207,892.00

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

Peaks of Rock Hill

5/15/2025

Syndication Information:

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

Anticipated Annual Federal Tax Credit Amount: 1,750,000.00
Syndication Value Per Federal Tax Credit Dollar: 0.8000

Type of offering: Public

State Anticipated Annual State Tax Credit Amount: 1,446,689.00
Syndication Value Per State Tax Credit Dollar: 0.4700

Type of investors: Corporations

Expected Total Syndication Proceeds: 20,798,037.00

Federal Tax Credit Syndicator Information:

Name of Fund: Synovus Bank
Syndicator: Synovus Bank
Address: 800 Shades Creek Parkway
City: Birmingham
State: AL Zip: 35209
Contact Name: Reed Dolihte
Email Address: ReedDolihte@synovus.com
Telephone #: 205-868-7642

State Tax Credit Syndicator Information:

Name of Fund: Monarch Private Capital
Syndicator: Monarch Private Capital
Address: 3414 Peachtree Road, Suite 825
City: Atlanta
State: GA Zip: 30326
Contact Name: Brent Barringer
Email Address: bbarringer@monarchprivate.com
Telephone #: 706-564-8410

When will these funds be paid in? Federal Equity - 20% Partnership Closing, 70% - 100% Lien Free Construction Completion, 10% Perm Loan Conversion

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	25,799,436.90	0.00	0.00		25,799,436.90
Less Ineligible Costs	3,271,501.90	0.00	0.00		3,271,501.90
Total Eligible Basis	22,527,935.00	0.00	0.00	0.00	22,527,935.00
Multiplied by Applicable Fraction	100%	100%	100%	100%	
QCT or DDA (basis boost)	100%	100%	100%	100%	
Total Qualified Basis	22,527,935.00	0.00	0.00	0.00	22,527,935.00

Peaks of Rock Hill

5/15/2025

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

Total Annual Rental Income	960,768.00
Other Income	14,662.00
Vacancy Allowance	(68,280.10)
Effective Gross Income	907,150.00

Total Administrative Expenses	167,042.00
Total Operating Expenses	36,500.00
Total Maintenance Expenses	148,500.00
Total Fixed Expenses	65,000.00
Total Annual Expenses	417,042.00

Annual Replacement Reserves	21,600.00
-----------------------------	-----------

Net Operating Income	468,508.00
-----------------------------	-------------------

Debt Coverage Ratio =

Total Annual Debt Service	386,003.57
---------------------------	------------

Net Cash Flow	82,504.43
----------------------	------------------

Uses of Funds:

Acquisition	1,550,000.00
Site Work	2,837,175.00
Rehabilitation and New Construction	14,956,082.00
Professional Fees	786,270.00
Construction Financing	2,081,243.00
Construction Interim Costs	782,665.00
Permanent Financing	75,000.00
Soft Costs	497,217.90
Syndication Costs	38,000.00
Developer Fees	1,690,000.00
Project Reserves	505,784.00
Total Development Cost	25,799,436.90

Operating Reserves	401,523
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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	13,998,600.00
2 State Tax Credit Equity	6,799,437.00
3	
4	
5	
6 Deferred Developer Fee	1,399.90
7	
8	
9	
10 Servis First Bank	5,000,000.00
11	
12	
13	
**Total Sources of Funds	25,799,436.90

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.

Acknowledgement and Agreements (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:

(Signature)

Date:

05/20/2025

Sam Coats

(Printed Name)

Its:

Vice President

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:

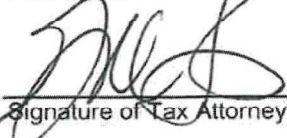
I hereby certify that I have reviewed this application and applicable documentation and have rendered the opinion letters dated May 15, 2025 based on the information contained in this application and the applicable documentation. I further certify that this document is an original or true copy which has not been altered.

Gregory Q. Clark

Attorney Name

Coleman Talley LLP

Firm Name



Signature of Tax Attorney

Date:

May 15, 2025

Low-Income Housing Tax Credit / Tax Exempt Bond Application

Peaks of Rock Hill

5/15/2025

AIA Document G702

A	B	C	D	E	F	G	H
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		COMPLETED AND STORED TO DATE (D+E+F)	COMPLETION % (G/C)	BALANCE TO FINISH (C-G)
			PREVIOUS APPLICATIONS	THIS APPLICATION			
			WORK IN PLACE	STORED (NOT IN D OR E)			
1	Site Work	2,837,175.00	-	-	-	0.00%	2,837,175.00
2	Landscaping & Amenities	195,650.00	-	-	-	0.00%	195,650.00
3	Concrete	638,157.00	-	-	-	0.00%	638,157.00
4	Masonry	402,338.00	-	-	-	0.00%	402,338.00
5	Metals	145,021.00	-	-	-	0.00%	145,021.00
6	Framing / Rough Carpentry	2,345,118.00	-	-	-	0.00%	2,345,118.00
7	Finish / Trim Carpentry	236,530.00	-	-	-	0.00%	236,530.00
8	Insulation	301,327.00	-	-	-	0.00%	301,327.00
9	Roofing & Gutters	429,634.00	-	-	-	0.00%	429,634.00
10	Siding / Soffit / Fascia	321,388.00	-	-	-	0.00%	321,388.00
11	Doors & Windows	795,056.00	-	-	-	0.00%	795,056.00
12	Drywall / Acoustics/Paint	1,186,113.00	-	-	-	0.00%	1,186,113.00
13	Flooring & Tile	359,010.00	-	-	-	0.00%	359,010.00
14	Hardware & Accessories	37,665.00	-	-	-	0.00%	37,665.00
15	Cabinets & Appliances	983,857.00	-	-	-	0.00%	983,857.00
16	Elevators/Lifts	140,000.00	-	-	-	0.00%	140,000.00
17	Plumbing	1,175,947.00	-	-	-	0.00%	1,175,947.00
18	HVAC	676,460.00	-	-	-	0.00%	676,460.00
19	Electrical / Lighting	1,376,753.00	-	-	-	0.00%	1,376,753.00
20	Low Voltage Systems	250,000.00	-	-	-	0.00%	250,000.00
21	Miscellaneous / Other items not included		-	-	-	#DIV/0!	-
22	Furniture, Fixtures, & Equipment	135,000.00	-	-	-	0.00%	135,000.00
Total Construction		14,968,199.00	-	-	-	0.00%	14,968,199.00

Contingency (max 5% NC / 10% Acq/Rehab/Reuse)	748,410.00
General Requirements (max 8%)	889,992.00
Contractor Profit and Overhead (max 8%)	1,186,656.00

Total Project Development	17,793,257.00
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Total Project Development (less site work)	14,956,082.00
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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:

Dave Meadows VP & Regional Manager
(Name & Title)

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


(Signature)

5/21/25
(Date)

McShane Construction Company LLC
(Company / Firm Name)

phone: 334-887-8181
fax:
email: dmeadows@mcsbane.com

For year: 2025

Construction Cost Addendum



Dave Meadows

Vice President & Regional Manager

As Vice President and Regional Manager, Dave oversees the day-to-day operations of McShane's Southeast Regional Office. He is responsible for the implementation of construction assignments in the multi-family, industrial, and commercial markets and for expanding McShane's presence in the Southeast.

Dave joined McShane in 2013 to direct pre-construction efforts for the Southeast region and has been instrumental in the company's business procurement efforts.

Dave is a graduate of Auburn University where he earned a Bachelor of Science in Building Science.

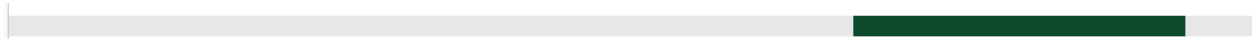


Image of:
Thrive Sweet Auburn
Atlanta, GA

McSHANE
CONSTRUCTION

Affordable Housing Qualifications



Firm Background

Founded in 1984 by Jim McShane, McShane Construction Company was built on the values of integrity, empowerment, professionalism, relationships, and family. Over 40 years later, these values still guide the company as we lead the construction industry through consistent and ethical practices as we deliver for our clients.

We are nationally recognized as one of the country's largest construction firms and is headquartered in suburban Chicago with regional offices in Auburn, Alabama; Nashville, Tennessee; Phoenix, Arizona; and Madison, Wisconsin.

We take a partnering approach to our assignments and are committed to forming strong relationships with our clients, design teams, municipalities and local subcontractor communities.

McShane has a reputation as an ethical builder of high-quality facilities. Clients, industry professionals and financial institutions recognize us as a strategic choice for comprehensive construction services based upon our history of delivering results and standing behind our word. Clients have repeatedly returned to us over the years – and decades – since we consistently deliver on our promises.



ENR
Engineering News-Record

#3

2024 Top National
Multi-Unit Residential
Contractors

**BUILDING DESIGN
+ CONSTRUCTION**

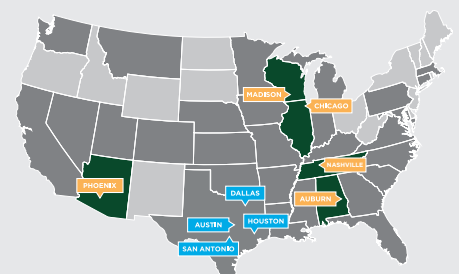
#4

Top Multi-Family
Construction Firms

MFE
MULTIFAMILY EXECUTIVE

#7

2024 Top National
Multi-Family Builders



McShane Construction Office Location
The McShane Companies Office Location
Licenses and Experience



Affordable Housing Experience



Thrive Sweet Auburn

Located just east of downtown Atlanta, Thrive Sweet Auburn combines 117 affordable apartment units with 1,000 square feet of ground-floor office space.

Affordable at 30 percent to 80 percent of Area Median Income (AMI), units will be offered in studio, one-, two- and three-bedroom configurations. All units incorporate full kitchens with dishwashers, refrigerators, microwaves and ovens.

The property offers nearly 4,000 square feet of amenity space, including community rooms, wellness rooms, an outdoor pavilion and a community garden. Tenants also have access to 75 parking spaces.

Designed to achieve NGBS Bronze Level Certification, the development integrates a number of sustainable elements.

LOCATION

Atlanta, GA

SIZE

117 Units

CLIENT

Mercy Housing Southeast &
Projects Community Connections

ARCHITECT

Goode Van Slyke Architecture





Senior Residences at Mercy Park

**Excellence Award -
Civic/Institutional Development by
Urban Land Institute**

McShane Construction Company completed the comprehensive construction services for Senior Residences at Mercy Park, a 79-unit, affordable independent living residence for seniors.

The four-story multi-family development features wood frame construction and includes approximately 4,000 square feet of amenity space encompassing property management, resident services, a fitness center, computer center, sitting rooms and several outdoor seating areas.

Senior Residences at Mercy Park was designed and constructed to meet LEED for Homes Certification.

McShane provided all sitework including paving of the parking lot, landscape and hardscape.

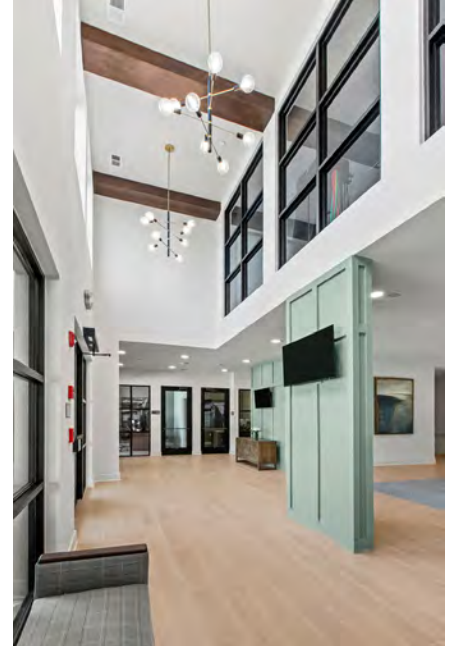
LOCATION
Chamblee, GA

SIZE
79 Units

CLIENT
Mercy Housing

ARCHITECT
Smith Dalia Architects





Veranda at Assembly

Located in Atlanta, Georgia, Veranda at Assembly offers 100 affordable senior apartments. The development includes a four-story wood frame building with a masonry and siding exterior.

The property offers nearly 3,000 square feet of amenity space including a bistro/café, fitness room, yoga room, and a fourth-floor outdoor terrace.

Units are offered in one- and two-bedroom floorplans and feature granite countertops and luxury vinyl-tile flooring.

LOCATION

Atlanta, GA

SIZE

100 Units

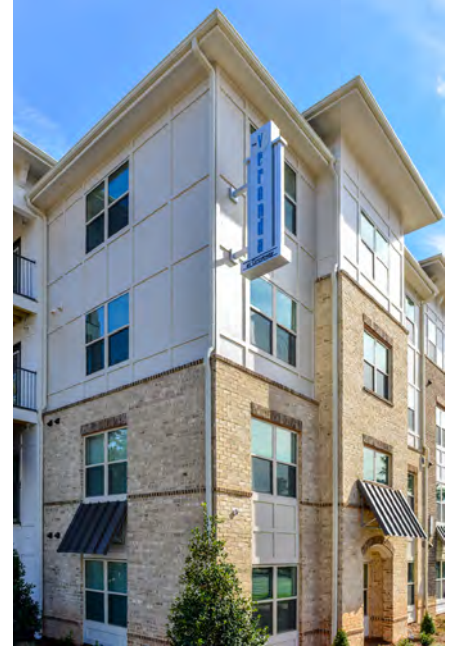
CLIENT

The Integral Group

ARCHITECT

Dynamik Design





Veranda at Groveway

McShane Construction Company and joint venture partner, IBG Construction Services completed Veranda at Groveway, an affordable senior housing residence utilizing HUD 221(d)(4) financing developed by Integral.

The four-story, 109,714-square-foot apartment building features 102 units in one- and two-bedroom floor plans within a wood frame structure wrapped with brick and fiber cement panels.

Veranda at Groveway encompasses numerous shared amenities including a wellness center, yoga/aerobics room, fitness center, business center, game room and sunroom.

Sitework included new green space, trees, lighting, walks, curb, paving and parking for 72 vehicles.

LOCATION

Roswell, GA

SIZE

102 Units

CLIENT

The Integral Group

ARCHITECT

REES Architects





Ashley at Scholar's Landing II

The second phase of Ashley at Scholars Landing will offer 212 mixed-income apartments in Atlanta, Georgia. The apartments will boast high-end finishes including stainless steel appliances and granite countertops. Residents will be able to enjoy a clubroom, fitness center, micro-offices, and an activity space. Outside, the property integrates a pool area with cabanas and a walking park. Additionally, residents will have access to a precast parking garage.

The three- and four-story building features an exterior of Hardie siding and brick masonry. The building was designed to achieve EarthCraft Gold Certification.

LOCATION

Atlanta, GA

SIZE

212 Units

CLIENT

The Integral Group

ARCHITECT

JHP Architecture





Ashley at Scholar's Landing

McShane Construction Company was selected by developer, Integral Development to provide the comprehensive construction services for Ashley at Scholar's Landing, a 135-unit, affordable mixed-use apartment community located in Atlanta, Georgia.

The complex consists of two wood framed apartment buildings. On-site amenities include a fitness center and lounge as well as a swimming pool.

McShane is also completed the on-site parking for Ashley Apartments.

LOCATION

Atlanta, GA

SIZE

135 Units

CLIENT

The Integral Group

ARCHITECT

REES Architects





Covington Crossings Senior Living

McShane Construction Company completed Covington Crossings Senior Living, a new affordable, 55+ senior living residence in Covington, Georgia for client, Dominion.

The 198-unit residence is situated on 13 acres of land at the corner of Clark Street and Turner Lake Road in Covington. Tenants are able to choose from several floor plan options incorporating one to three bedrooms with one, one-and-a-half or two bathrooms. All units integrate luxury vinyl tile flooring, carpeted bedrooms and granite countertops. The building features wood frame construction with brick and cement siding.

Residents have access to abundant indoor amenities including a hair salon, library, laundry room, theater room, fitness room and storage space. They can also enjoy the grounds of the property, which features a pergola and grilling area.

LOCATION
Covington, GA

SIZE
198 Units

CLIENT
Dominion

ARCHITECT
Martin Riley Associates





Oasis at Scholar's Landing

On behalf of developer, The Integral Group, McShane Construction Company was selected to provide the comprehensive construction services for Oasis at Scholars Landing, a 60-unit, affordable assisted senior living apartment residence located at John Hope Drive and Parsons Street in Atlanta, Georgia.

The three- and four-story complex boasts a brick and fiber cement exterior. Community areas encompass a fitness center, beauty salon, central dining area and activity rooms.

McShane Construction completed sitework including landscaping, lighting, sidewalks, parking for 30 vehicles and public improvements to a portion of John Hope Drive. The development was constructed to meet EarthCraft certification utilizing sustainable features such as Energy Star appliances and low-VOC products.

LOCATION

Atlanta, GA

SIZE

60 Units

CLIENT

The Integral Group

ARCHITECT

Kitchen & Associates





Stonepointe Senior Living

Stonepointe Senior Living is a 238-unit, affordable, 55+ senior living residence in Stonecrest, Georgia for repeat client, Dominion.

Positioned on 11.29 acres of land at 6757 Covington Highway, the four-story, wood frame building features a brick and cement-siding exterior. Units are offered in one- to three-bedroom configurations with one-, 1.5- and two-bathroom options. Each unit features granite countertops and a mix of luxury vinyl tile flooring and carpet.

The facility boasts of best-in-class amenities that provide residents with convenient services and entertainment. These amenities include a hair salon, laundromat, library, theater room, fitness room and tenant storage.

McShane also performed site work for Stonepointe, including the construction of a parking lot with 210 spaces.

LOCATION
Stonecrest, GA

SIZE
238 Units

CLIENT
Dominium

ARCHITECT
Martin Riley Associates





True Light Haven

True Light Haven is a 124-unit, affordable senior living residence in Atlanta, Georgia for National Church Residences.

Positioned on 4.26 acres of land, the four-story, wood frame building features a brick veneer with cementitious siding and trim. Units are offered in a mix of one bedroom/one bath and two bedroom/two bath floorplans.

The facility incorporates numerous best-in-class amenities including a community room with a kitchen, a fitness center, laundry rooms, multi-purpose rooms and lounges on each floor.

True Light Haven is being constructed to achieve National Green Building Standard (NGBS) Gold.

LOCATION

Atlanta, GA

SIZE

124 Units

CLIENT

National Church Residences

ARCHITECT

Foley Design Associates





Ashley Midtown II

McShane Construction has completed a multi-building residential construction assignment on behalf of developer, The Integral Group, located on scattered sites in Savannah, Georgia.

Ashley Midtown II is a HUD housing community development that offers affordable public housing to low-income families.

The 38-unit, 51,522 square foot construction project consisted of 17 separate buildings comprised of 13, two-story buildings and four single-story buildings. Each unit features contemporary finishes and a balcony or patio. The development features a community building including a reception area, office, computer/activity center, kitchenette and clubroom.

McShane also completed the landscaping required on the 17 separate facilities and provided parking at each individual apartment structure.

LOCATION
Savannah, GA

SIZE
38 Units

CLIENT
The Integral Group



3

Team Resumes



Scott Hoppa

Executive Vice President of Operations

As Executive Vice President of Operations, Scott is responsible for the operational performance of McShane. He manages all regional business leaders for the firm's offices in Auburn, Chicago, Madison, Nashville, and Phoenix.

INDUSTRY EXPERIENCE

1990

JOINED MCSHANE CONSTRUCTION

1991

EDUCATION

Bachelor of Science – Civil Engineering
Marquette University

PROFESSIONAL DESIGNATIONS

- OSHA 30-Hour Certification

AFFILIATIONS

- Associated General Contractors of America (AGC)
- U.S. Green Building Council (USGBC)



THE KENDRY CHARLOTTE, NC

The new construction of three multi-story, wood-framed garden-style buildings with 300 units as well as an outdoor pool and dog park



MALLARD CREEK APARTMENTS CHARLOTTE, NC

The new construction of a wood frame garden-style residential complex totaling 397 units with tenant amenities including a clubroom, fitness center, yoga studio, co-work lounge, hobby room, bike storage, kitchen and market



OASIS AT SCHOLARS LANDING ATLANTA, GA

Provided the comprehensive construction services for a 60-unit, three- and four-story, 65,193 S.F. affordable and assisted housing residence for seniors incorporating contemporary features and numerous tenant amenities



ASHLEY AT SCHOLAR'S LANDING - PHASE II ATLANTA, GA

The new construction of a 212-unit, mixed-income apartment residence featuring tenant amenities including a clubroom, fitness center, micro-offices, pool with cabanas and a walking park



VERANDA AT ASSEMBLY ATLANTA, GA

The new construction of a four-story wood frame building that offers 100 affordable senior apartments and a bistro, fitness/yoga rooms, and an outdoor terrace



Dave Meadows

Vice President & Regional Manager

Dave serves as Vice President & Regional Manager of McShane Construction Company's Southeast Regional Office and oversees the day-to-day operations of the firm's regional activities.

INDUSTRY EXPERIENCE

2004

JOINED MCSHANE CONSTRUCTION

2013

EDUCATION

Bachelor of Science – Building Science
Auburn University

PROFESSIONAL DESIGNATIONS

- OSHA 30-Hour Certification

AFFILIATIONS

- Associated General Contractors of America (AGC)
- U.S. Green Building Council (USGBC)



MALLARD CREEK APARTMENTS CHARLOTTE, NC

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THE KENDRY CHARLOTTE, NC

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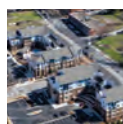
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ASHLEY AT SCHOLAR'S LANDING ATLANTA, GA

The comprehensive construction of a 135-unit mixed-use apartment community consisting of two wood framed buildings and a central clubhouse with pool



Alex Adolf

Senior Pre-Construction Manager

Alex manages the pre-construction efforts for the McShane Construction. In his role, Alex supports McShane's comprehensive pre-construction requirements for numerous projects.

INDUSTRY EXPERIENCE

2008

JOINED MCSHANE CONSTRUCTION

2019

EDUCATION

Bachelor of Science – Building Science
Auburn University

PROFESSIONAL DESIGNATIONS

- OSHA 30-Hour Certification

AFFILIATIONS

- Associated General Contractors of America (AGC)
- U.S. Green Building Council (USGBC)



**THE KENDRY
CHARLOTTE, NC**

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**MALLARD CREEK APARTMENTS
CHARLOTTE, NC**

The new construction of a wood frame garden-style residential complex totaling 397 units with tenant amenities including a clubroom, fitness center, yoga studio, co-work lounge, hobby room, bike storage, kitchen and market



**ELLISON EASTSIDE
GREENVILLE, SC**

The new construction of a 262-unit garden-style apartment complex featuring 8,000 square feet of amenity space including a clubhouse with a business lounge, club room, mail room, fitness center, and outdoor pool



**THE OSLO
FAIRBURN, GA**

The new construction of mixed-use community integrating 288 units within five three- and four-story residential buildings, 4,000 S.F. of retail space, and amenity space including a fitness center, outdoor swimming pool and pavilion, volleyball court, and walking trail



**SIGNAL
HAPEVILLE, GA**

The new construction of a mixed-use multi-family community that offers 285 units, 7,000 S.F. of amenity space and 4,400 S.F. of ground-floor retail space



Brian Wood

Vice President SE Operations

As Vice President SE Operations, Brian oversees all operational matters for the firm's Southeast Regional Office.

INDUSTRY EXPERIENCE

2003

JOINED MCSHANE CONSTRUCTION

2011

EDUCATION

Bachelor of Science – Building Science
Auburn University

PROFESSIONAL DESIGNATIONS

- OSHA 30-Hour Certification

AFFILIATIONS

- Associated General Contractors of America (AGC)
- U.S. Green Building Council (USGBC)



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THE KENDRY CHARLOTTE, NC

The new construction of three multi-story, wood-framed garden-style buildings with 300 units as well as an outdoor pool and dog park



THRIVE SWEET AUBURN ATLANTA, GA

The new construction of a mixed-use development that combines 117 affordable apartment units with 4,000 S.F. of amenity/support space and 11,400 S.F. of ground-floor office space



OASIS AT SCHOLARS LANDING ATLANTA, GA

Provided the comprehensive construction services for a 60-unit, three- and four-story, 65,193 S.F. affordable and assisted housing residence for seniors incorporating contemporary features and numerous tenant amenities



TRUE LIGHT HAVEN ATLANTA, GA

The new construction of a four-story, 124-unit affordable senior living residence designed to achieve NGBS Gold, featuring a community room, fitness center, laundry rooms and lounges



Mark Samples

Vice President – Southeast Field Operations

As Vice President – Southeast Field Operations, Mark is responsible for overseeing a team of site supervisory professionals for construction assignments throughout the Southeast Region.

INDUSTRY EXPERIENCE

1985

JOINED MCSHANE CONSTRUCTION

2007

EDUCATION

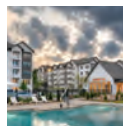
Business Management
Daytona Beach Community College

PROFESSIONAL DESIGNATIONS

- OSHA 30-Hour Certification

AFFILIATIONS

- Associated General Contractors of America (AGC)
- U.S. Green Building Council (USGBC)



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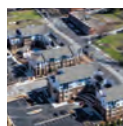
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ASHLEY AT SCHOLAR'S LANDING ATLANTA, GA

The comprehensive construction of a 135-unit mixed-use apartment community consisting of two wood framed buildings and a central clubhouse with pool



Safety Approach

McShane Construction has established a proactive safety program, bringing our **“Safety First, Last & Always”** mindset to all areas where we do business.



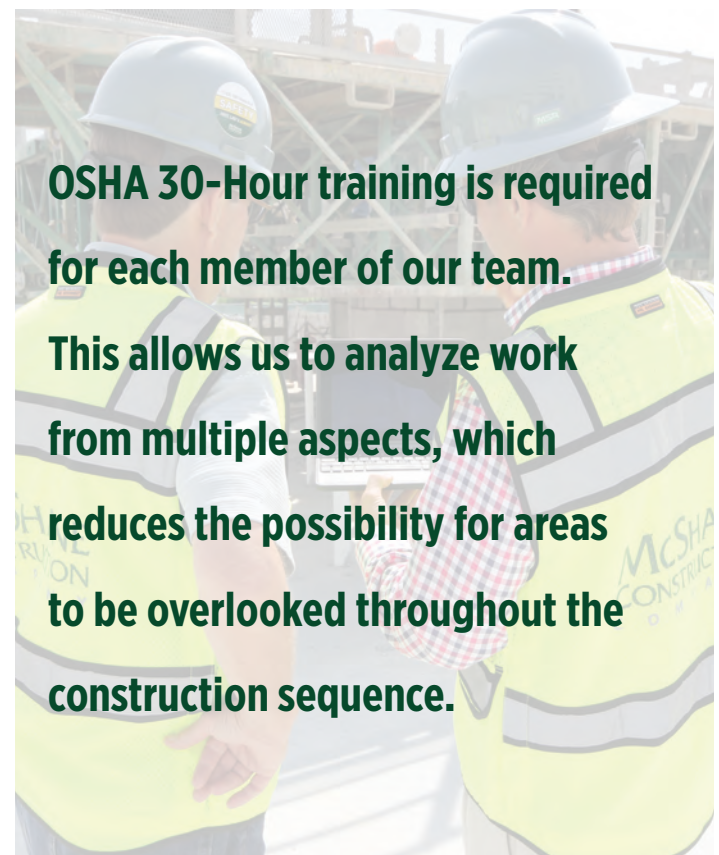
As a **Gold Member of the OSHA Partnership**, we're required to implement more stringent measures than those found in the Code of Federal Regulations. This has allowed us to obtain the highest level possible in the OSHA Partnership, which is a cornerstone of the safety culture within the company.

We employ a **team of safety professionals** whose primary responsibility is to monitor and actively participate in safety inspections and workshops at each project site. They also prepare and implement an established safety plan with the project team and on-site field supervision that requires all subcontractors to adhere to McShane's strict safety protocols.

Prior to commencement of construction activities on-site, McShane's dedicated safety team works with the project team to develop a **Site Specific Safety Plan**. Customized safety requirements are set forth and shared among the subcontractors that will encounter hazards on the project to ensure that each company is well prepared to commence work without interruption.

During construction, weekly coordination meetings are held with subcontractors where safety is a main topic of discussion. Subcontractors also participate in Toolbox Talks that focus on a variety of safety topics. Additionally, the project management team and Superintendent complete QA/QC reports through **Salus** that reflect each trade and safety audits.

Our safety team is on-site regularly to perform audits of the processes in place and shares the results with the project team and subcontractors that are found to be deficient during the audit process. The safety audit process is also performed daily by the field staff with a weekly safety audit report that is prepared by the site Superintendent.



OSHA 30-Hour training is required for each member of our team.

This allows us to analyze work from multiple aspects, which reduces the possibility for areas to be overlooked throughout the construction sequence.

5

Quality Assurance & Control

Quality in construction begins with complete and fully coordinated design documents. McShane facilitates this entire process with the project team, including field management staff, by conducting design document reviews to confirm coordination between all design disciplines and to evaluate constructability. McShane also attends meetings with the Owner and design consultants with the goal of providing valuable insights into the constructability and pricing as it relates to design decisions.

The McShane Quality Assurance Manual is an integral component of each construction project as it relates to field management activities. Daily/weekly reports on the various construction site conditions and events are recorded in **CMiC**. Independent third-party material testing services are conducted on a set schedule in accordance with building codes. Field Observation Reports are prepared for 55 trades to be utilized by field staff and office-based project staff when at the jobsite. These reports are prepared and filed on handheld electronic devices on the **Salus** web-based platform. **Salus** is an innovative solution that uses a combination of RFID and barcodes, mobile devices and the web to automate QA/QC inspections.

This allows McShane's field personnel to walk the jobsite and take pictures while going through a series of evaluations. Each line item has the ability to have a picture added to it and project team members can then determine if the line item is compliant or deficient.

As the project nears completion, McShane works through its closeout procedure by pre-punching the building with subcontractors in advance of walking with the Owner and Architect to eliminate and minimize the overall list as much as possible.

During close-out, McShane oversees the startup and testing of all mechanical and electrical systems and advise the facility's operating staff on the proper use and maintenance of all systems. We also assemble an Operations & Maintenance Manual to be distributed to the Owner upon the completion of construction and testing of the new facility. These documents include all as-built drawings for each construction discipline and warranty information for all construction materials and equipment that comprise the finished building product.



Financial, Surety & Insurance Information

Financial Strength

Since its inception in 1984, the firm has developed and maintains a highly-regarded financial position with banks, financial institutions and creditors.

We regularly participate in the construction industry standard, FMI Contractor Score, a system used to gauge the financial capacity of a general contractor and their ability to successfully fund work. McShane Construction Company's most recent rating is 1102, falling in the "Excellent" category.

Banking

McShane Construction has a long-standing relationship with one of the most well-respected banking institutions in the country. Please feel free to contact our firm's banking officer:

Martin Santellano
CIBC Bank USA
120 S. LaSalle Street
Chicago, IL 60603
312.564.2943 Direct
martin.santellano@cibc.com

Bonding

Liberty Mutual Surety is McShane Construction's surety company with Lockton Companies acting as McShane's agent. Liberty Mutual has extended McShane a total bonding capacity in the range of **\$400 million with capacity to bond up to \$150 million on behalf of a single project.** Patrick can be contacted at your convenience to discuss our bonding capabilities.

Patrick T. Pribyl, Senior Vice President
Lockton Companies
444 W. 47th Street, Suite 900
Kansas City, MO 64112
816.960.9017
ppribyl@lockton.com

Subcontractor Default Insurance

McShane Construction offers Subcontractor Default Insurance. Our SDI reference is listed below:

Michelle Gleason
Lockton Companies
One International Place, Suite 1630
Boston, MA 02110
617.880.1526 Direct
mgleason@lockton.com

Insurance

Erin can be contacted at your convenience and provide information regarding our firm's 30+ year relationship with this highly-respected insurance agency.

Erin Landwehr
Cobb Strecker Dunphy & Zimmermann
225 South 6th Street, Suite 1900
Minneapolis, MN 55402
612.349.2454 Direct
elandwehr@csdz.com