



**BOWEN
NATIONAL
RESEARCH**

Market Feasibility Analysis

Chester Townhouses I
628 Lancaster Highway
Chester, Chester County, South Carolina 29706

Prepared For

Ms. Maile Miller
CAHEC Development, LLC
7700 Trenholm Road Extension
Columbia, South Carolina 29223

Effective Date

May 6, 2026

Job Reference Number

26-236 JW

Table of Contents

- A. Primary Market Area Analysis Summary (Exhibit S-2)
- B. Project Description
- C. Site Description and Evaluation
- D. Primary Market Area Delineation
- E. Market Area Economy
- F. Community Demographic Data
- G. Project-Specific Demand Analysis
- H. Rental Housing Analysis (Supply)
 - I. Interviews
 - J. Recommendations
- K. Signed Statement Requirement
- L. Qualifications
- M. Methodologies, Disclaimers & Sources
 - Addendum A – Field Survey of Conventional Rentals
 - Addendum B – NCHMA Member Certification & Checklist
 - Addendum C – Scope of Renovations
 - Addendum D – Rent Roll
 - Addendum E – Achievable Market Rent

Exhibit S-2 SCSHFDA Primary Market Area Analysis Summary:

Development Name:	Chester Townhomes I (As Proposed w/RA)	Total # of Units:	62
Address:	628 Lancaster Hwy., Chester, SC 29706	# of LIHTC/TEB Units:	62
PMA Boundary:	Chester County limits to the north; Interstate 77 and the Richburg town limits to the east; the Chester County limits to the south; and State Route 215, State Route 72, Leeds Road, Woods Ferry Road, Worthys Ferry Road, Poulos Road, State Route 9, and the		
Development Type:	Family	Farthest Boundary Distance to Subject:	18.2 Miles

Rental Housing Stock (found on page H-1 & 9)

Type	# of Properties	Total Units	Vacant Units	Average Occupancy
All Rental Housing	9	341	11	96.80%
Market-Rate Housing	1	25	1	96.00%
Assisted/Subsidized Housing not to include LIHTC	4	122	0	100.00%
LIHTC (All that are stabilized)*	3	136	0	100.00%
Stabilized Comparables**	1	22	0	100.00%
Non Stabilized Comparables	1	58	10	82.80%

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

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

Subject Development					HUD Area FMR			Highest Unadjusted Comparable Rent	
Units	Bedrooms	Baths	Size (SF)	Proposed Tenant Rent	Per Unit	Per SF	Advantage (%)	Per Unit	Per SF
18	One	1	600	\$180	\$816	\$ 1.36	77.94%	\$1,255	\$ 2.09
44	Two	1.5	829	\$239	\$1,056	\$ 1.27	77.37%	\$1,375	\$ 1.66
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
Gross Potential Rent Monthly*				\$ 13,756	\$ 61,152		77.51%		

*Market Advantage is calculated using the following formula: Gross HUD FMR (minus) Net Proposed Tenant Rent (divided by) Gross HUD FMR. The calculation should be expressed as a percentage and rounded to two decimal points.

Demographic Data (found on page F-3 & G)

	2020		2026		2027	
Renter Households	2,410	27.70%	2,113	24.00%	2,080	23.60%
Income-Qualified Renter HHs (LIHTC)	N/A	N/A	1,401	66.30%	1,369	65.80%
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 G-4)

Type of Demand	50%	60% w/RA	Market Rate	Editable	Editable	Overall
Renter Household Growth		-32				-32
Existing Households (Overburd + Substand)		534				534
Homeowner conversion (Seniors)		0				0
Other:		0				0
Less Comparable/Competitive Supply		103				103
Net Income-qualified Renters HHS	0	399	0	0	0	399

Capture Rates (found on page	G-4
------------------------------	-----

Targeted Population	50%	60% w/RA	Market Rate			Overall
Capture Rate		15.50%				15.50%

Absorption Rate (found on page	G-6
---------------------------------------	------------

Absorption Period	5	months.
-------------------	---	---------

I affirm that I have made a physical inspection of the market and surrounding area and the information obtained in the field has been used to determine the need and demand for 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: Jack Wiseman Company: Bowen National Research

Signature: Jack Wimmer Date: 5/6/2026

Exhibit S-2 SCSHFDA Primary Market Area Analysis Summary:

Development Name: Chester Townhomes I (LIHTC Only) Total # of Units: 62
 Address: 628 Lancaster Hwy., Chester, SC 29706 # of LIHTC/TEB Units: 62
 PMA Boundary: Chester County limits to the north; Interstate 77 and the Richburg town limits to the east; the Chester County limits to the south; and State Route 215, State Route 72, Leeds Road, Woods Ferry Road, Worthys Ferry Road, Poulos Road, State Route 9, and the
 Development Type: Family Farthest Boundary Distance to Subject: 18.2 Miles

Rental Housing Stock (found on page H-1 & 9)				
Type	# of Properties	Total Units	Vacant Units	Average Occupancy
All Rental Housing	9	341	11	96.80%
Market-Rate Housing	1	25	1	96.00%
Assisted/Subsidized Housing not to include LIHTC	4	122	0	100.00%
LIHTC (All that are stabilized)*	3	136	0	100.00%
Stabilized Comparables**	1	22	0	100.00%
Non Stabilized Comparables	1	58	10	82.80%

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

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

Subject Development					HUD Area FMR			Highest Unadjusted Comparable Rent	
Units	Bedrooms	Baths	Size (SF)	Proposed Tenant Rent	Per Unit	Per SF	Advantage (%)	Per Unit	Per SF
18	One	1	600	\$756	\$816	\$ 1.36	7.35%	\$1,255	\$ 2.09
44	Two	1.5	829	\$895	\$1,056	\$ 1.27	15.25%	\$1,375	\$ 1.66
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
						\$ -			\$ -
Gross Potential Rent Monthly*				\$ 52,988	\$ 61,152		13.35%		

*Market Advantage is calculated using the following formula: Gross HUD FMR (minus) Net Proposed Tenant Rent (divided by) Gross HUD FMR. The calculation should be expressed as a percentage and rounded to two decimal points.

Demographic Data (found on page F-3 & G)						
	2020		2026		2027	
Renter Households	2,410	27.70%	2,113	24.00%	2,080	23.60%
Income-Qualified Renter HHs (LIHTC)	N/A	N/A	340	16.10%	334	16.10%
Income-Qualified Renter HHs (MR)	N/A	N/A	N/A	N/A	N/A	N/A

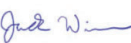
Targeted Income-Qualified Renter Household Demand (found on page G-4)						
Type of Demand	50%	60%	Market Rate	Editable	Editable	Overall
Renter Household Growth		-6				-6
Existing Households (Overburd + Substand)		129				129
Homeowner conversion (Seniors)		0				0
Other:		0				0
Less Comparable/Competitive Supply		76				76
Net Income-qualified Renters HHs	0	47	0	0	0	47

Capture Rates (found on page G-4)						
Targeted Population	RA	LIHTC Only	Market Rate			Overall
Capture Rate		> 100.0%				> 100.0%

Absorption Rate (found on page G-6)						
Absorption Period	N/A					months.

I affirm that I have made a physical inspection of the market and surrounding area and the information obtained in the field has been used to determine the need and demand for 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: Jack Wiseman Company: Bowen National Research

Signature:  Date: 5/6/2026

B. Project Description

Project Name:	Chester Townhouses I
Location:	628 Lancaster Highway, Chester, South Carolina 29706 (Chester County)
Census Tract:	206.02
Target Market:	Family
Construction Type:	Renovation of Existing Development
Funding Source:	LIHTC

The subject project involves the renovation of the 62-unit Chester Townhouses I at 628 Lancaster Highway in Chester, South Carolina. Built in 1980 and renovated in 2006, the project operates under the Low-Income Housing Tax Credit (LIHTC) and Rural Development Section 515 (RD 515) programs, with 54 units receiving Rental Assistance (RA). The RA requires tenants to pay up to 30% of their adjusted gross household income towards shelter costs (rent and utilities). According to management, the project is currently 100.0% occupied and maintains a five-household waiting list, which is shared with the second phase of the property. Also note that there are six Housing Choice Voucher (HCV) holders residing in the subject's non-RA units.

The project will be renovated utilizing financing from the LIHTC program, which will involve the extensive rehabilitation of each unit and the community spaces. Once renovations are complete, the project will continue to target households with incomes of up to 60% of Area Median Household Income (AMHI). Notably, the project will continue to operate under the RD 515 program, with RA retained on 54 units. All renovations are expected to be completed by November 2027. Additional details of the subject project are as follows:

Proposed Unit Configuration										
Total Units	Bedroom Type	Baths	Style	Square Feet	% AMHI	Current Basic/Note Rent	Proposed Rents			Max. Allowable LIHTC Gross Rent
							Collected Rent	Utility Allowance	Gross Rent	
18	One-Br.	1.0	Garden	600-615	60%/RD	\$609/\$675	\$756	\$171	\$927	\$953
44	Two-Br.	1.5	TH	829	60%/RD	\$720/\$786	\$895	\$216	\$1,111	\$1,144
62	Total									

Source: CAHEC Development, LLC

AMHI – Area Median Household Income 2026 (National Non-Metropolitan Median Income)

RD – Rural Development; TH – Townhome

Building/Site Information	
Residential Buildings:	Nine (9) one- & two-story buildings
Building Style:	Garden and townhomes
Community Space:	Integrated throughout
Acres:	5.1

Construction Timeline	
Original Year Built:	1980/Renovated 2006
Renovation Start:	August 2027
Begin Preleasing:	In-place renovation
Renovation End:	November 2027

Unit Amenities		
• Electric Range	• Central Air Conditioning	• Carpet & Composite Flooring
• Refrigerator	• Walk-In Closet	• Window Blinds
• Microwave*	• Patio w/Exterior Storage Closet	• Ceiling Fans
• Washer/Dryer Hookups		

*Amenity to be included post renovations

Community Amenities		
• On-Site Management	• Clubhouse/Community Room*	• CCTV/Cameras
• Laundry Room	• Playground	• Surface Parking Lot (99 Spaces)
• Gazebo/Pavilion*	• Grilling Area*	

*Amenity to be included post renovations

Utility Responsibility							
	Heat	Hot Water	Cooking	General Electric	Cold Water	Sewer	Trash
Paid By	Tenant	Tenant	Tenant	Tenant	Tenant	Tenant	Landlord
Source	Electric	Electric	Electric				

Current Occupancy Status			
Total Units	Vacant Units	Occupancy Rate	Waiting List
62	0	100.0%	5 Households

PLANNED RENOVATION & CURRENT OCCUPANCY:

A detailed scope of work provided by the developer is included in *Addendum C*.

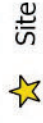
The subject project consists of 62 one- and two-bedroom units that are 100.0% occupied, with a five-household waiting list for the next available unit. The project currently has basic/note rents of \$609/\$675 for a one-bedroom unit and \$720/\$786 for a two-bedroom unit. Currently, 54 of the subject units receive RA. Due to the presence of this subsidy and the fact that nearly all non-RA units are occupied by Housing Choice Voucher (HCV) holders, the average tenant-paid rents are \$180 and \$239 for a one- and two-bedroom unit, respectively, based on the subject project's current rent roll as illustrated in *Addendum D*. Following Tax Credit renovations, the RA subsidy will be retained on 54 units. It is anticipated that most, if not all, current tenants are expected to continue to income-qualify to reside at the subject project.

A state map and an area map are on the following pages.



State of South Carolina

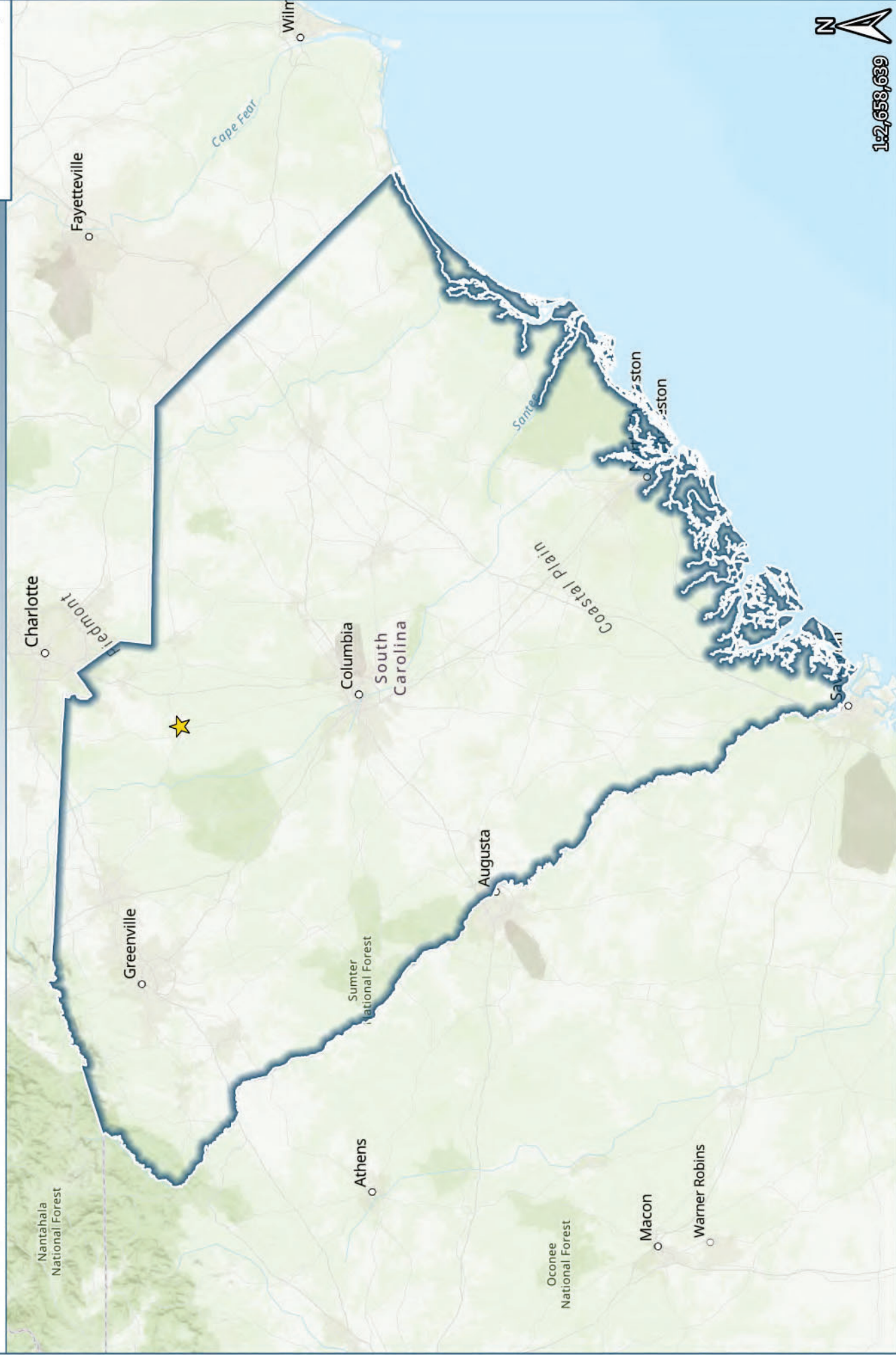
Chester, SC



Site



State Boundary



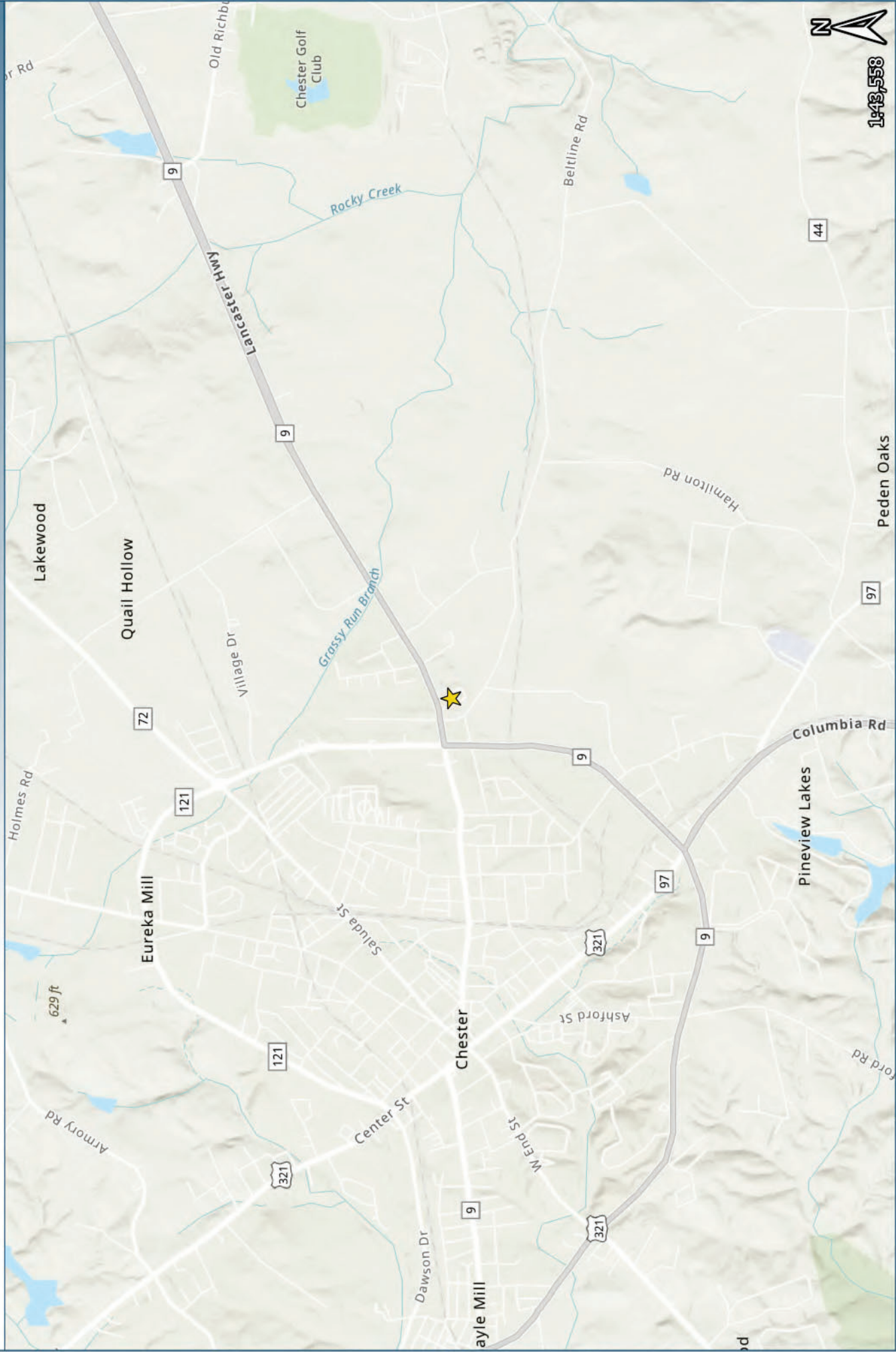
12,653,639

0 10 20 30 40



Miles

Esri, U.S. Census Bureau, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, USGS
Additional Source(s): Bowen National Research



C. Site Description and Evaluation

1. SITE INSPECTION DATE

Bowen National Research personally inspected the subject site during the week of April 13, 2026. The following is a summary of our site evaluation, including an analysis of the site's proximity to community services.

2. SITE DESCRIPTION AND SURROUNDING LAND USES

The existing subject site, Chester Townhomes I, is located at 628 Lancaster Highway (State Route 9) in the eastern portion of Chester, South Carolina. Located within Chester County, Chester is approximately 49.0 miles southwest of Charlotte, North Carolina and approximately 59.0 miles north of Columbia, South Carolina. Following is a description of surrounding land uses:

North -	The northern site boundary is defined by State Route 9, a four-lane arterial roadway with moderate vehicular traffic patterns. Continuing north are single-family homes, schools and undeveloped land, with existing structures in good condition.
East -	The eastern site boundary is defined by a wooded tree line followed by a gas station/convenience store in good condition. Continuing east is a service-oriented business in good condition, as well as undeveloped/agricultural land, which extends farther east for a considerable distance.
South -	The southern site boundary is defined by Chester Townhomes II, which is the second phase of the subject project. Continuing south are retail and grocery shopping, restaurants, industrial properties, and service-oriented businesses in fair to good condition, as well as undeveloped land.
West -	The western site boundary is defined by a small, wooded area, as well as a medical office in good condition. Continuing west is the State Route 72 commercial corridor, which includes a variety of community services, such as Walmart, Dollar General, CVS, KJ's Market, and several restaurants, gas stations/convenience stores, and retail shopping centers, which are all in fair to good condition.

The subject property is within a partially developed area of Chester, with surrounding land uses generally consisting of undeveloped land, single-family homes, and a variety of community services, such as retail, grocery and discount shopping, restaurants, pharmacies, and gas stations/convenience stores located along the State Route 72 commercial corridor. Overall, the subject property fits well with the surrounding land uses, and they should continue to contribute to its marketability.

3. PROXIMITY TO COMMUNITY SERVICES AND INFRASTRUCTURE

The site is served by the community services detailed in the following table:

Community Services	Name	Driving Distance From Site (Miles)
Major Highways	State Route 9 State Route 72 U.S. Highway 321	Adjacent North 0.2 West 1.5 Southwest
Public Bus Stop	The Connector	On Demand
Major Employers/ Employment Centers	Walmart Synthomer Chester Regional Medical Center	0.7 Southwest 1.3 Southwest 2.2 South
Convenience Store	OZ Mart Circle K Quick C Food Mart	Adjacent East 0.3 West 0.3 West
Grocery	KJ's Market Walmart Food Lion	0.2 Northwest 0.7 Southwest 1.3 Southwest
Discount Department Store	Dollar General Roses Express Dollar Tree Walmart Dollar General	0.4 West 0.5 Northwest 0.7 Southwest 0.7 Southwest 1.7 Southwest
Shopping Center/Mall	Chester Crossing Chester Commons	0.4 Northwest 0.7 Southwest
Schools: Elementary Middle/Junior High High	Chester Park COLT Chester Middle School Chester Senior High School	0.9 Northeast 1.8 Northeast 1.7 Southwest
Hospital	Chester Regional Medical Center	2.2 South
Police	Chester Police Department	1.6 West
Fire	Chester Fire Department Station 1	1.6 Southwest
Post Office	United States Postal Service	1.5 Northwest
Bank	Founders Federal Credit Union Spratt Savings Bank First Citizens Bank	0.4 Southwest 1.0 Southwest 1.0 Southwest
Recreational Facilities	Train Yard Fitness	0.4 Northwest
Gas Station	Sunoco Circle K Exxon	Adjacent East 0.3 West 0.3 West
Pharmacy	CVS	0.2 West
Restaurant	UMI Japanese Cuisine Waffle House Italian Garden of Chester	0.3 West 0.3 West 0.3 West
Day Care	Angels Helping Hands Afterschool Daycare	0.9 Southwest
Community Center	Turning Point of Chester	1.1 West
Church	Ember Church	0.5 Northwest
Library	Chester County Library	1.6 West
Park	Chester Nature Park	0.9 Northeast

The subject site is within a partially developed portion of Chester, with most community services accessible within 2.0 miles. It should be noted that most area services are concentrated along the State Route 72 commercial corridor, located 0.2 mile west of the site, including Walmart, Circle K, Quick C Food Mart, Dollar General, Exxon, CVS, UMI Japanese Cuisine, Waffle House and Italian Garden of Chester.

Public safety services are provided by the Chester Police Department and the Chester Fire Department Station 1, which are both accessible within 1.6 miles of the site. The nearest hospital with emergency services, Chester Regional Medical Center, is accessible within 2.2 miles. All public schools servicing the site are accessible within 1.7 miles, and transportation is provided. Recreational services, such as Train Yard Fitness and Chester Nature Park, are accessible within 0.9 mile of the site. Furthermore, all essential community services are accessible through an on-demand public transportation service provided by The Connector. This service is available to all residents of Union and Chester counties, with fares based on the mileage traveled.

Overall, access to community services is considered good and should continue to contribute to the subject property's ongoing marketability.

4. SITE PHOTOGRAPHS

Photographs of the subject site and surrounding land uses are on the following pages.

Chester Townhouses I



View of site from the north



View of site from the northeast



View of site from the east



View of site from the southeast

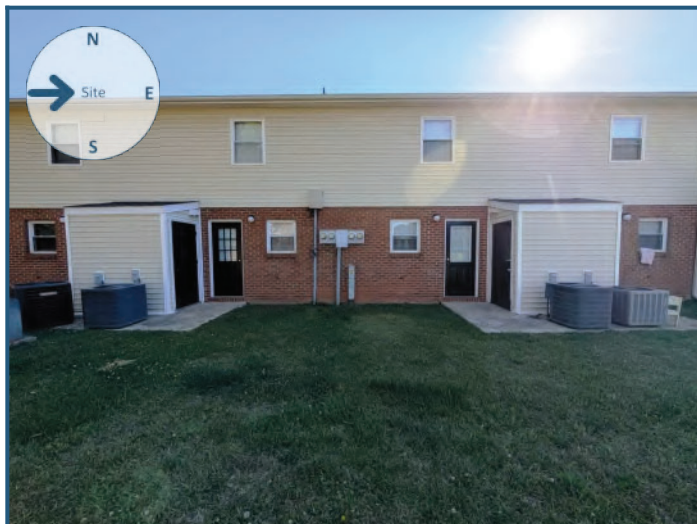


View of site from the south



View of site from the southwest

Chester Townhouses I



View of site from the west



View of site from the northwest



North view from site



Northeast view from site



East view from site



Southeast view from site

Chester Townhouses I



South view from site



Southwest view from site



West view from site



Northwest view from site



Streetscape: West view of State Route 9



Streetscape: East view of State Route 9

Chester Townhouses I



Recreation Area: Playground



Laundry Facility (View A)



Laundry Facility (View B)



One-Bedroom (Living Room - View A)

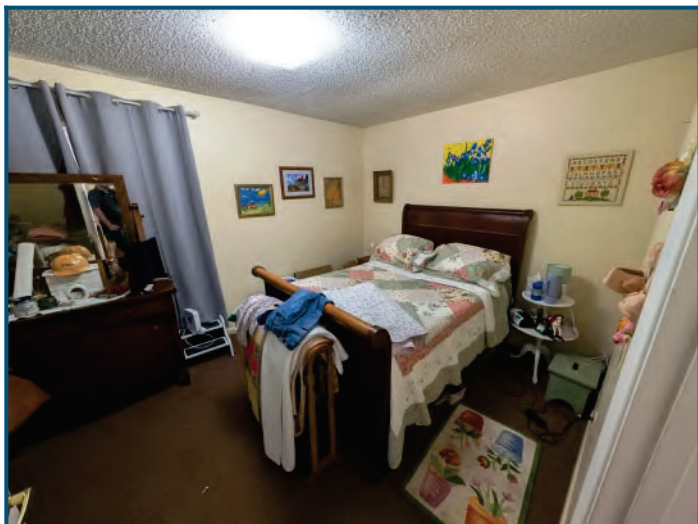


One-Bedroom (Living Room - View B)

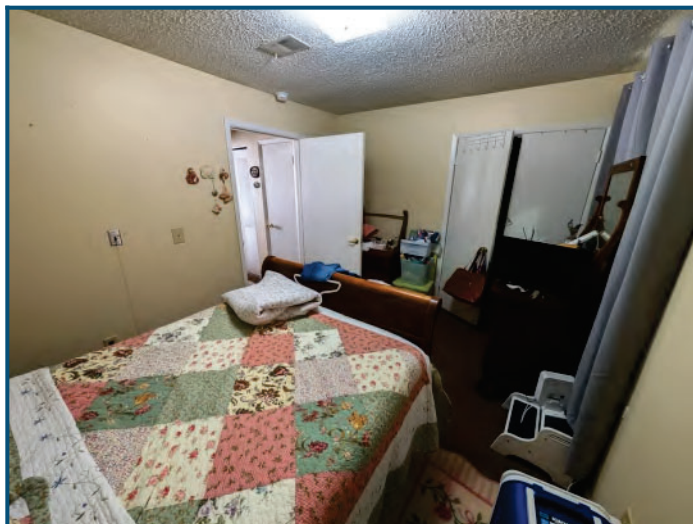


One-Bedroom (Kitchen)

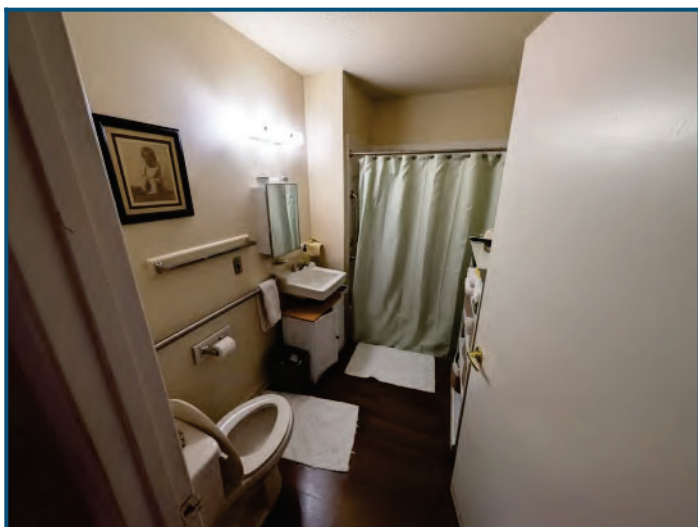
Chester Townhouses I



One-Bedroom (Bedroom - View A)



One-Bedroom (Bedroom - View B)



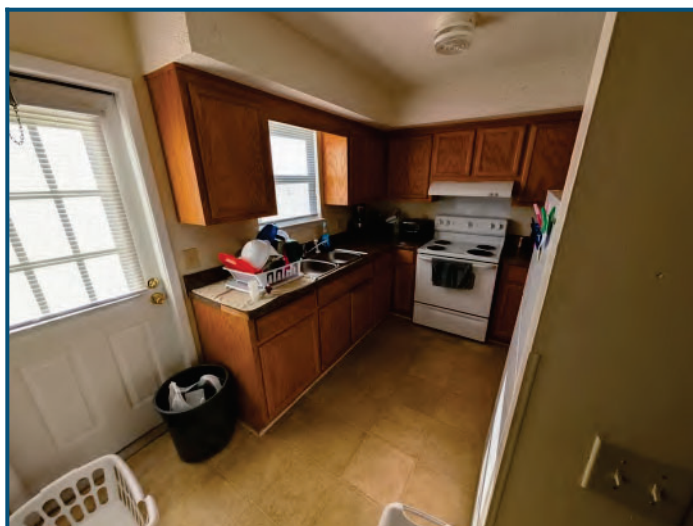
One-Bedroom (Bathroom)



Two-Bedroom (Living Room - View A)



Two-Bedroom (Living Room - View B)



Two-Bedroom (Kitchen - View A)

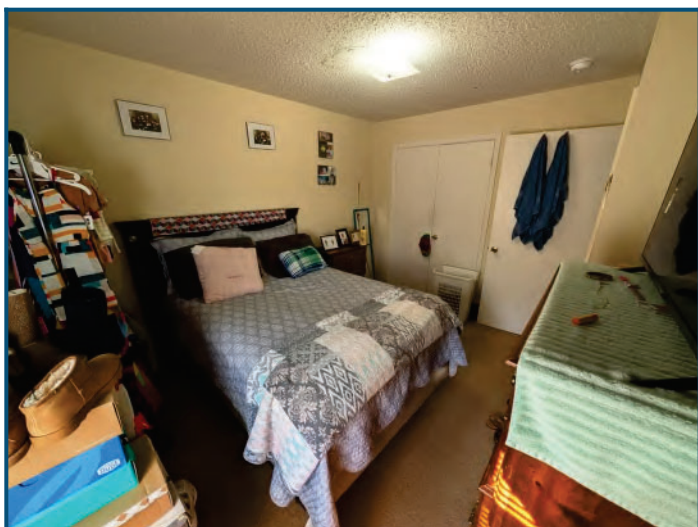
Chester Townhouses I



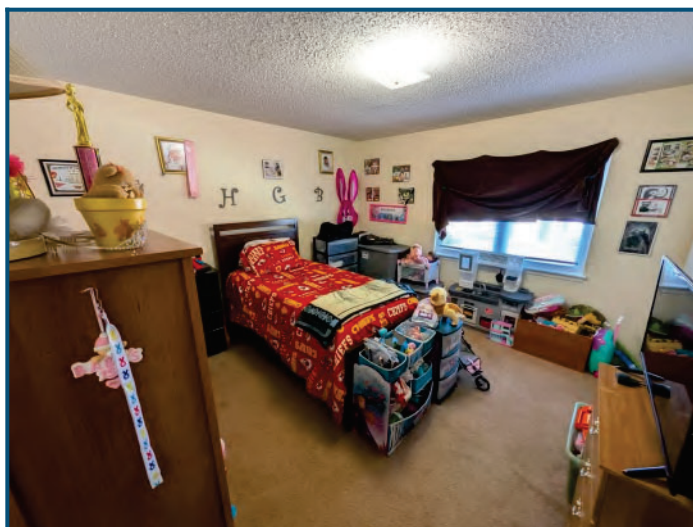
Two-Bedroom (Kitchen - View B)



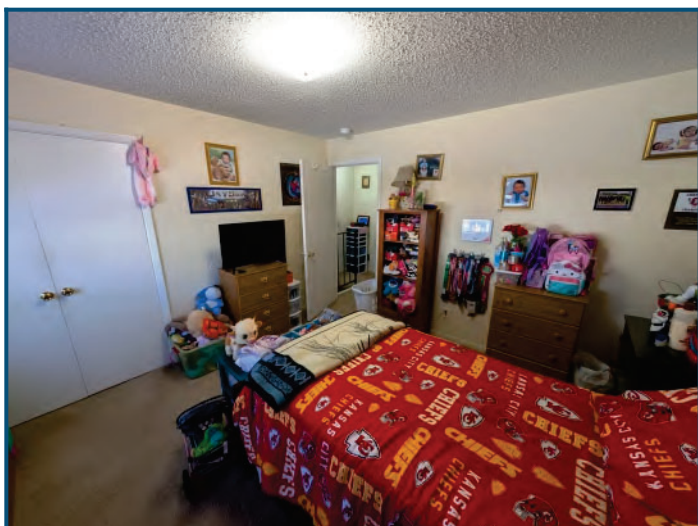
Two-Bedroom (Master Bedroom - View A)



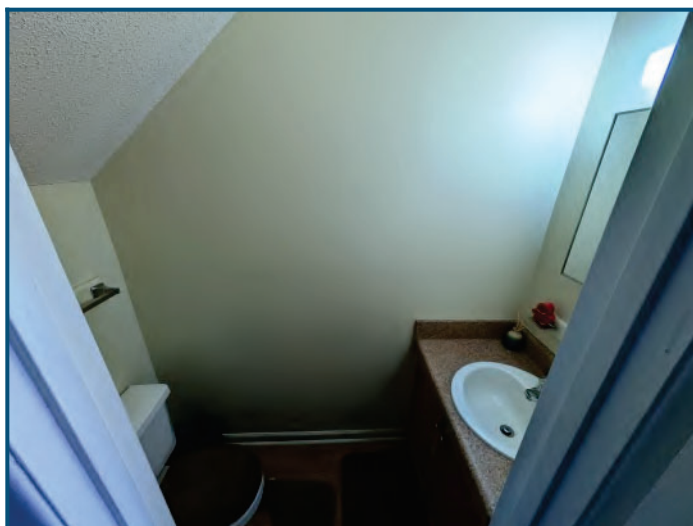
Two-Bedroom (Master Bedroom - View B)



Two-Bedroom (Second Bedroom - View A)

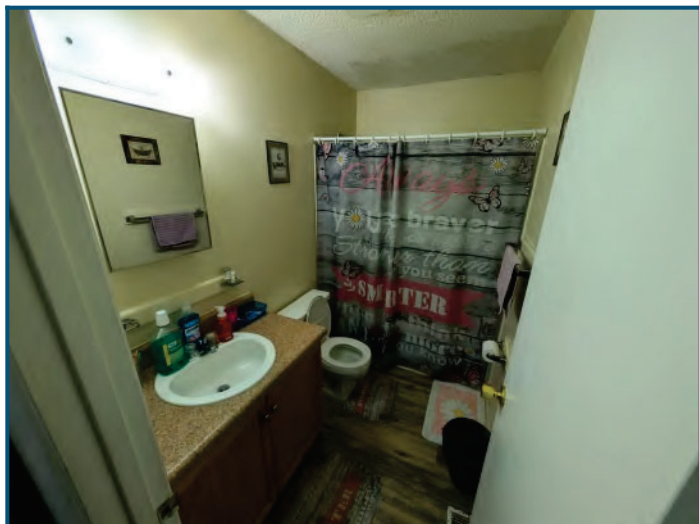


Two-Bedroom (Second Bedroom - View B)



Two-Bedroom (Half Bathroom)

Chester Townhouses I



Two-Bedroom (Full Bathroom)

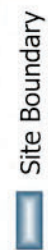
5. SITE AND COMMUNITY SERVICES MAPS

Maps of the subject site and relevant community services follow.



**BOWEN
NATIONAL
RESEARCH**

Site Boundary
Chester, SC



1:1,916

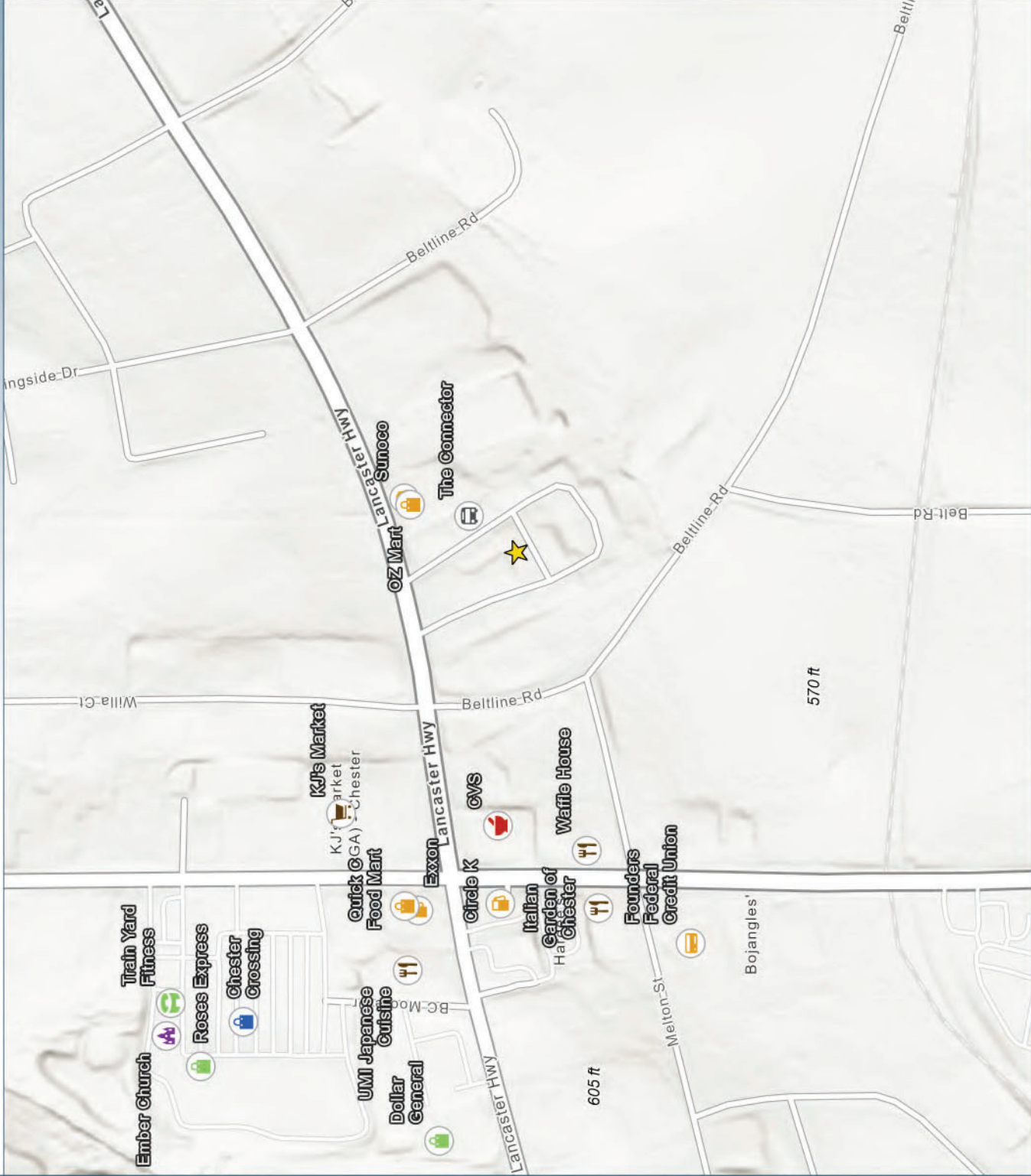
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Eagleview Technologies, Vantor
Additional Source(s): Bowen National Research





Community Services

-  Pharmacy
-  Gas Station
-  Public Bus Stop
-  Bank
-  Recreational Facility
-  Church
-  Restaurant
-  Grocery
-  Convenience Store
-  Discount Department Store
-  Shopping Center/Mall



0 0.04 0.07 0.11 0.14



Miles

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA
Additional Source(s): Bowen National Research



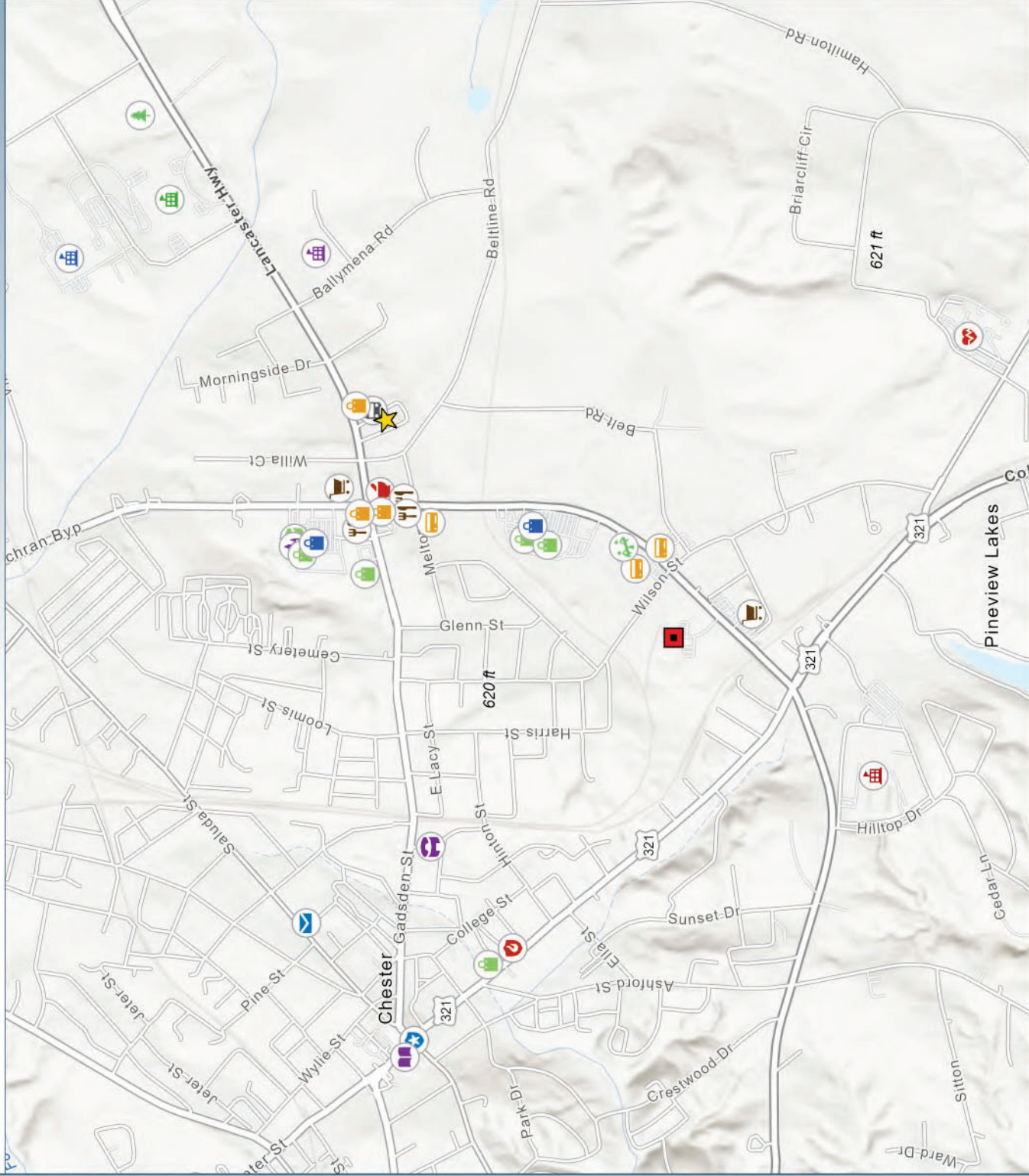
147,382



Site

Community Services

-  Major Employers/Employment Centers
-  Hospital/Medical Center
-  Police
-  Fire
-  Post Office
-  Pharmacy
-  Gas Station
-  Public Bus Stop
-  Bank
-  Day Care
-  Schools, Elementary
-  Schools, Middle/Junior High
-  Schools, High
-  Schools, College/University
-  Library
-  Park
-  Recreational Facility
-  Community Center
-  Church
-  Restaurant
-  Grocery
-  Convenience Store
-  Discount Department Store
-  Shopping Center/Mall



0 0.1 0.2 0.3 0.4



Miles

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA
Additional Source(s): Bowen National Research



128,161

6. CRIME ISSUES

The primary source for Crime Risk data is the FBI Uniform Crime Report (UCR). The FBI collects data from each of roughly 16,000 separate law enforcement jurisdictions across the country and compiles this data into the UCR. The most recent update showed an overall coverage rate of 95% of all jurisdictions nationwide with a coverage rate of 97% of all jurisdictions in metropolitan areas.

Applied Geographic Solutions uses the UCR at the jurisdictional level to model each of the seven crime types at other levels of geography. Risk indexes are standardized based on the national average. A Risk Index value of 100 for a particular risk indicates that, for the area, the relative probability of the risk is consistent with the average probability of that risk across the United States.

It should be noted that aggregate indexes for total crime, personal crime and property crime are not weighted, and murder is no more significant statistically in these indexes than petty theft. Thus, caution should be exercised when using them.

The following table illustrates the crime risk indexes for the Primary Market Area (PMA) and Chester County:

	Crime Risk Index	
	PMA	Chester County
Total Crime Index	122	114
Personal Crime Index	209	175
Murder	378	273
Rape	96	100
Robbery	63	57
Assault	262	216
Property Crime Index	105	102
Burglary	163	148
Larceny	97	95
Motor Vehicle Theft	89	89

Source: Applied Geographic Solutions, FBI, ESRI

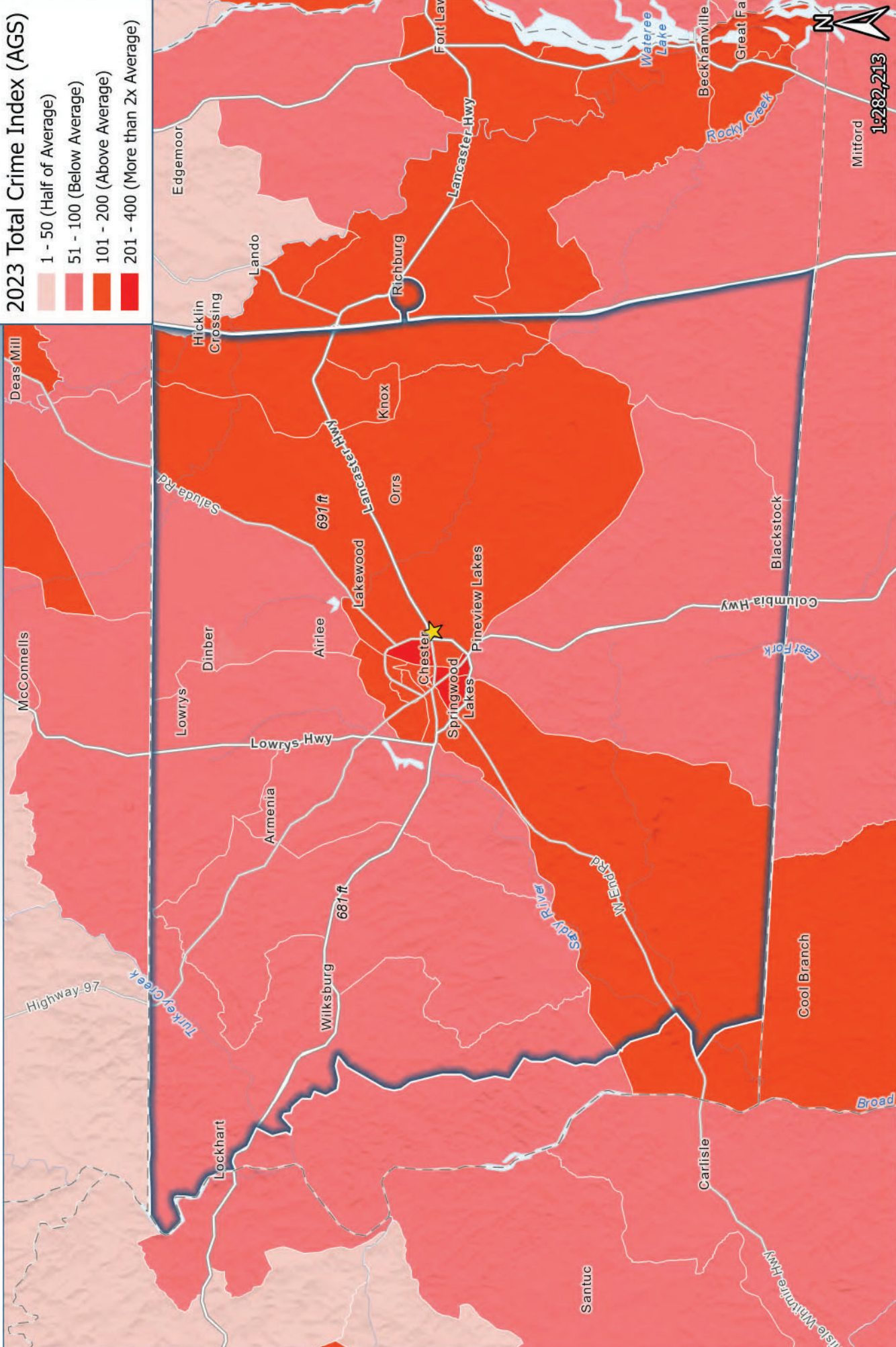
The crime risk index within the PMA (122) is above both that of Chester County (114) and the national average (100). Despite the relatively high crime risk within the area, all rental properties surveyed within the market are performing very well, including the subject site, illustrating that crime has not had an adverse impact on the Chester rental housing market. Additionally, the subject project offers security features, such as on-site management and CCTV/cameras, which likely help mitigate the potential perception of crime at the site. Therefore, it is unlikely that the perception of crime will have a significant impact on the continued marketability of the subject development.

A map illustrating crime risk is on the following page.



2023 Total Crime Index (AGS)

1 - 50 (Half of Average)
51 - 100 (Below Average)
101 - 200 (Above Average)
201 - 400 (More than 2x Average)



7. ACCESS AND VISIBILITY

Vehicular access to the subject property is derived via a parking lot entrance along the southern side of State Route 9. As previously indicated, this roadway is a four-lane arterial roadway featuring a dedicated center turning lane with moderate vehicular traffic patterns. State Route 9 is accessible directly to/from State Route 72 within 0.2 mile west of the subject property. This roadway should continue to provide convenient ingress/egress for the subject property. Regional connectivity is strong, as various other arterial roadways are accessible within 1.5 miles of the site, including State Route 72 and U.S. Highway 321, providing connections throughout the region, including Charlotte, North Carolina, and Columbia, South Carolina. Based on the preceding, access is considered good and should continue to contribute to the subject property's ongoing marketability.

The subject site maintains frontage along State Route 9, and the subject property, along with existing entryway signage, are both clearly visible along this arterial. According to the South Carolina Department of Transportation (SCDOT), State Route 9 experiences Average Annual Daily Traffic (AADT) volumes of more than 8,300 vehicles. Based on the preceding, as well as the site's 100.0% occupancy rate, overall visibility is also considered good.

8. VISIBLE OR ENVIRONMENTAL ISSUES

There were no detrimental land uses observed within the immediate site area at the time of this analysis.

9. OVERALL SITE CONCLUSIONS

The existing subject site is located at 628 Lancaster Highway (State Route 9) in a partially developed area in the eastern portion of Chester. Surrounding land uses generally consist of undeveloped/agricultural land, single-family homes, and a variety of community services located along the State Route 72 commercial corridor, with existing structures well-maintained and in fair to good condition. The subject property is expected to continue to fit well with existing residential structures in the immediate site area. Visibility and access are considered good, as the subject site is within proximity of various arterial roadways, including State Routes 9 and 72, as well as U.S. Highway 321. Most essential community services are accessible within 2.0 miles of the site. Overall, the site's surrounding land uses and proximity to community services should positively contribute to its continued marketability.

D. Primary Market Area Delineation

The Primary Market Area (PMA) is the geographical area from which most of the support for the subject development is expected to continue to originate. The Chester Site PMA was determined through interviews with management at the subject site and area leasing agents, as well as the personal observations of our analysts. The personal observations of our analysts include physical and/or socioeconomic differences in the market and a demographic analysis of the area households and population.

The Chester Site PMA includes Chester, Richburg and Lowrys, as well as the surrounding unincorporated areas of Chester County. Specifically, the boundaries of the Site PMA generally include the Chester County limits to the north; Interstate 77 and the Richburg town limits to the east; the Chester County limits to the south; and State Route 215, State Route 72, Leeds Road, Woods Ferry Road, Worthys Ferry Road, Poulos Road, State Route 9, and the Chester County limits to the west. All boundaries of the Site PMA are within approximately 18.0 miles from the site. The Site PMA includes all of, or portions of, the following Census Tracts:

201.00	202.00	203.00	204.00	205.00
206.01	206.02*	207.00	208.00	209.00

*Subject site location

The following are summaries of interviews conducted with local property managers which assisted in confirming/establishing the boundaries of the Chester Site PMA:

- Wendy Sawier, Property Manager of Chester Townhomes I (subject property) and II (phase II of site), estimated that at least 75% of her properties' tenants originate from within Chester, Richburg, Lowrys and the surrounding areas of the county; thus, confirming the Site PMA. Sawier stated that many tenants enjoy the Chester area because of the good schooling, as well as the proximity to multiple different stores and entertainment options.
- Tyana McDaniel, Property Manager of Talford Greene, a brand-new Tax Credit community in Chester, confirmed the Site PMA, noting that at least 50% of her property's residents originate from within the delineated boundaries. McDaniel cited being close to family and the availability of newer housing options as the main factors bringing residents to the area.

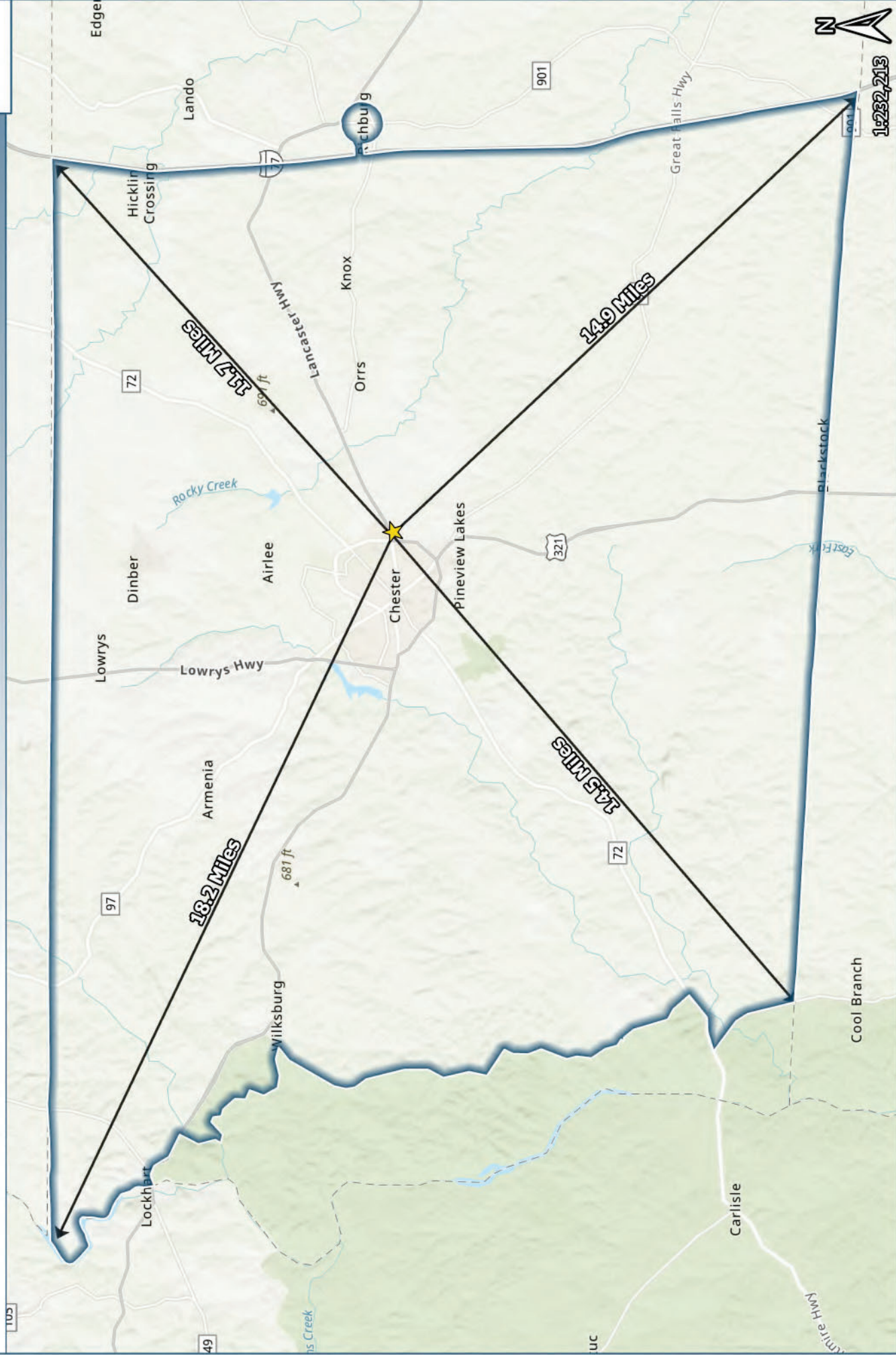
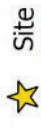
A modest portion of support will continue to originate from some of the outlying areas of the Site PMA; we have not, however, considered a secondary market area in this report.

A map delineating the boundaries of the Site PMA is included on the following page.



Primary Market Area

Chester, SC



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, CGIAR, USGS
Additional Source(s): Bowen National Research

E. Market Area Economy

1. EMPLOYMENT BY INDUSTRY

The labor force within the Chester Site PMA is based primarily in three sectors. Public Administration (which comprises 17.5%), Health Care & Social Assistance, and Wholesale Trade comprise nearly 41.0% of the Site PMA labor force. Employment in the Chester Site PMA, as of 2025, was distributed as follows:

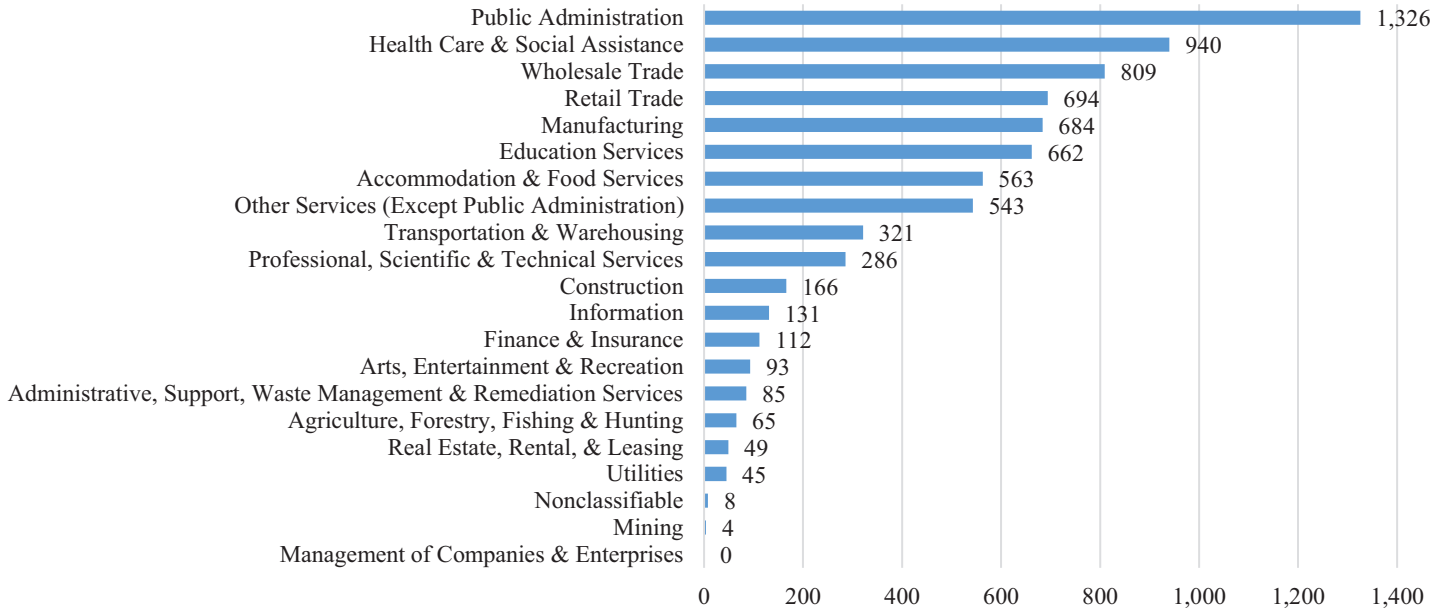
NAICS Group	Establishments	Percent	Employees	Percent	E.P.E.
Agriculture, Forestry, Fishing & Hunting	13	1.7%	65	0.9%	5
Mining	1	0.1%	4	0.1%	4
Utilities	6	0.8%	45	0.6%	8
Construction	38	4.9%	166	2.2%	4
Manufacturing	25	3.2%	684	9.0%	27
Wholesale Trade	19	2.4%	809	10.7%	43
Retail Trade	90	11.5%	694	9.1%	8
Transportation & Warehousing	24	3.1%	321	4.2%	13
Information	17	2.2%	131	1.7%	8
Finance & Insurance	32	4.1%	112	1.5%	4
Real Estate & Rental & Leasing	21	2.7%	49	0.6%	2
Professional, Scientific & Technical Services	50	6.4%	286	3.8%	6
Management of Companies & Enterprises	0	0.0%	0	0.0%	0
Administrative, Support, Waste Management & Remediation Services	16	2.0%	85	1.1%	5
Education Services	23	2.9%	662	8.7%	29
Health Care & Social Assistance	62	7.9%	940	12.4%	15
Arts, Entertainment & Recreation	11	1.4%	93	1.2%	8
Accommodation & Food Services	47	6.0%	563	7.4%	12
Other Services (Except Public Administration)	166	21.2%	543	7.2%	3
Public Administration	87	11.1%	1,326	17.5%	15
Nonclassifiable	34	4.3%	8	0.1%	< 1
Total	782	100.0%	7,586	100.0%	10

Source: Bowen National Research, ESRI, Census

E.P.E.- Average Employees Per Establishment

Note: Since this survey is conducted of establishments and not of residents, some employees may not live within the Site PMA; however, these employees are included in our labor force calculations because their places of employment are located within the Site PMA.

Total Employment by Industry



2. LOW-INCOME EMPLOYMENT OPPORTUNITIES

Typical wages by job category for the Charlotte-Concord-Gastonia, North Carolina-South Carolina Metropolitan Statistical Area (MSA) are compared with the state of South Carolina in the following table:

Typical Wage by Occupation Type		
Occupation Type	MSA	South Carolina
Management Occupations	\$93,279	\$77,401
Business and Financial Occupations	\$85,812	\$69,275
Computer and Mathematical Occupations	\$103,289	\$84,075
Architecture and Engineering Occupations	\$96,385	\$89,024
Community and Social Service Occupations	\$51,022	\$48,492
Art, Design, Entertainment, Sports, and Media Occupations	\$50,408	\$42,301
Healthcare Practitioners and Technical Occupations	\$70,787	\$67,123
Healthcare Support Occupations	\$31,467	\$27,577
Protective Service Occupations	\$54,551	\$48,792
Food Preparation and Serving Related Occupations	\$17,703	\$16,034
Building and Grounds Cleaning and Maintenance Occupations	\$29,736	\$25,529
Personal Care and Service Occupations	\$23,671	\$20,651
Sales and Related Occupations	\$46,605	\$36,248
Office and Administrative Support Occupations	\$41,628	\$37,575
Construction and Extraction Occupations	\$40,916	\$41,155
Installation, Maintenance and Repair Occupations	\$54,507	\$54,899
Production Occupations	\$41,621	\$41,863
Transportation Occupations	\$47,079	\$45,132
Material Moving Occupations	\$31,506	\$28,497

Source: Bowen National Research; American Community Survey (2020-2024)

As the preceding table illustrates, most occupational types within the MSA have higher typical wages than those of the state.

3. AREA'S LARGEST EMPLOYERS

The 10 largest employers within Chester County are summarized in the following table. Note that specific employment numbers were not readily available at the time this report was published.

Employer Name	Business Type
Carolina Poly, Inc	Manufacturing
GITI Tire Manufacturing USA LTD	Manufacturing
ATI Specialty Materials LLC	Manufacturing
Boise Cascade Co.	Manufacturing
Guardian Industries Corporation	Manufacturing
Roseburg South Engineered Wood LLC	Manufacturing
Sun Fiber LLC	Manufacturing
Medical University of SC Hospital Authority	Healthcare
Chester County	County Government
Chester County School District	Education

Source: South Carolina Department of Employment and Workforce (April 2026)

According to a representative with Chester County Economic Development, the Chester County economy is improving. The county has not raised taxes for three consecutive years and is anticipated to follow suit this year. Additionally, the county has been successful in landing several major manufacturers over the past few years. Since 2020, the county has had 27 announcements, \$2.52 billion in investments and 1,460 new jobs announced. The following table summarizes some recent and/or ongoing economic development projects identified within Chester County:

Project Name	Investment	Job Creation	Scope of Work/Details
E. & J. Gallo Winery	\$423 million	496	The wine and spirits company announced in summer 2021 it will build a production facility and distribution center in Chester County. Job creation expected through 2029.
Luck Companies	\$93 million	25	A provider of crushed stone aggregates and environmental performance products announced in January 2025 it will develop a new site in Chester.

Infrastructure

The following table summarizes some recent and/or ongoing infrastructure projects identified within Chester County:

Project Name	Scope of Work
SC 901 Widening	SCDOT proposes widening SC 901 from SC 9 to Victorian Hills Drive. The existing two-lane roadway will be widened to include a median and construction of a multiuse path. Construction is expected to be completed in late 2026.
Bridge Replacement	SCDOT is proposing to replace the two existing SC 72 (West End Road/Saluda Road) bridges, one over Bear Creek and the other over the South Fork of Fishing Creek. Construction is expected to be completed in mid-2027.

WARN (layoff notices)

WARN Notices were reviewed in April 2026 and, according to South Carolina Works, there have been no WARN notices reported for Chester County over the past 12 months.

4. EMPLOYMENT TRENDS

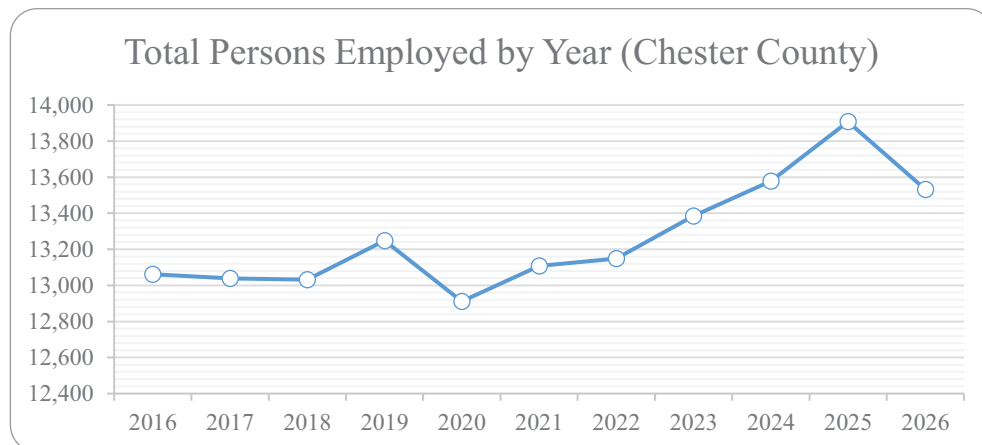
The following tables were generated from the U.S. Department of Labor, Bureau of Labor Statistics and reflect employment trends of the county in which the site is located.

The following illustrates the total employment base for Chester County, the state of South Carolina, and the United States. Total employment reflects the number of employed persons who live within the county.

Year	Total Employment					
	Chester County		South Carolina		United States	
	Total Number	Percent Change	Total Number	Percent Change	Total Number	Percent Change
2016	13,062	-	2,145,584	-	151,436,000	-
2017	13,039	-0.2%	2,168,104	1.0%	153,337,000	1.3%
2018	13,031	-0.1%	2,206,821	1.8%	155,761,000	1.6%
2019	13,248	1.7%	2,263,682	2.6%	157,538,000	1.1%
2020	12,911	-2.5%	2,201,090	-2.8%	147,795,000	-6.2%
2021	13,107	1.5%	2,279,261	3.6%	152,581,000	3.2%
2022	13,148	0.3%	2,344,834	2.9%	158,291,000	3.7%
2023	13,385	1.8%	2,420,636	3.2%	161,037,000	1.7%
2024	13,577	1.4%	2,457,287	1.5%	161,346,000	0.2%
2025	13,907	2.4%	2,492,597	1.4%	163,493,000	1.3%
2026	13,532*	-2.7%	2,516,227**	0.9%	162,196,000***	-0.8%

Source: Bureau of Labor Statistics

*Through January 2026; **Through February 2026; ***Through March 2026



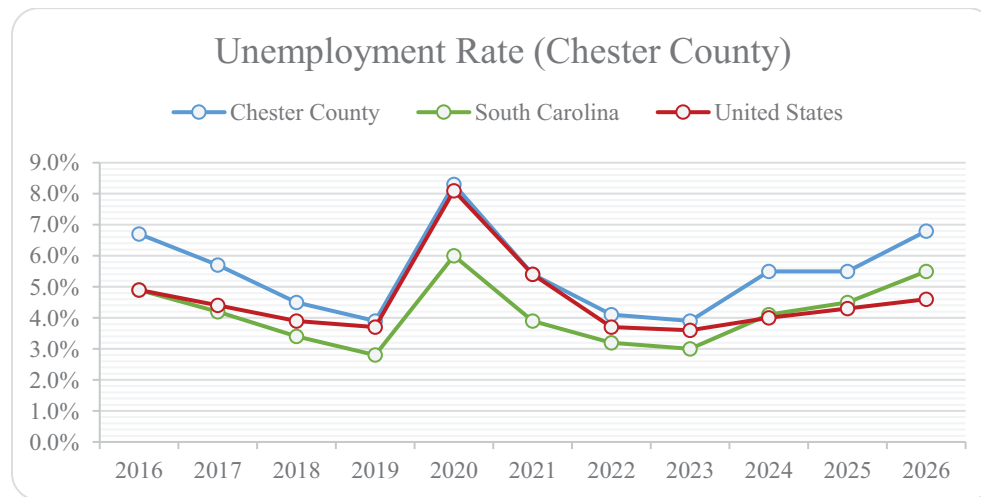
As the preceding illustrates, the employment base within Chester County has generally increased during the previous 10-year period, averaging an annual growth rate of approximately 0.4% through January 2026. However, it is notable to point out that the employment base within the county declined by 2.7% between 2025 and January 2026, its largest decline within the past 10 years.

Unemployment rates for Chester County, the state of South Carolina, and the United States are illustrated as follows:

Year	Total Unemployment					
	Chester County		South Carolina		United States	
	Total Number	Percent of Workforce	Total Number	Percent of Workforce	Total Number	Percent of Workforce
2016	936	6.7%	110,199	4.9%	7,751,000	4.9%
2017	789	5.7%	94,845	4.2%	6,982,000	4.4%
2018	620	4.5%	76,542	3.4%	6,314,000	3.9%
2019	532	3.9%	64,405	2.8%	6,001,000	3.7%
2020	1,171	8.3%	140,613	6.0%	12,948,000	8.1%
2021	756	5.4%	93,057	3.9%	8,623,000	5.4%
2022	563	4.1%	77,513	3.2%	5,996,000	3.7%
2023	546	3.9%	74,521	3.0%	6,080,000	3.6%
2024	785	5.5%	105,328	4.1%	6,761,000	4.0%
2025	815	5.5%	116,290	4.5%	7,315,000	4.3%
2026	987*	6.8%	145,672**	5.5%	7,777,000***	4.6%

Source: Department of Labor, Bureau of Labor Statistics

*Through January 2026; **Through February 2026; ***Through March 2026



Between 2016 and 2019, the annual unemployment rate within Chester County declined by nearly three percentage points, then increased by over four percentage points between 2019 and 2020 due to the COVID-19 pandemic. While the county's unemployment rate consistently decreased immediately after, it has generally increased since 2023 and is currently at 6.8% (through January 2026), which is above pre-pandemic levels. The current unemployment rate within Chester County is also well above both the statewide and national averages of 5.5% and 4.6%, respectively.

At-place employment reflects the total number of jobs within the county regardless of the employee's county of residence. The following illustrates the total at-place employment base for Chester County.

At-Place Employment Chester County			
Year	Employment	Change	Percent Change
2015	8,319	-	-
2016	8,341	22	0.3%
2017	8,575	234	2.8%
2018	9,473	898	10.5%
2019	9,822	349	3.7%
2020	9,517	-305	-3.1%
2021	9,527	10	0.1%
2022	9,785	258	2.7%
2023	10,155	370	3.8%
2024	10,409	254	2.5%
2025*	10,562	153	1.5%

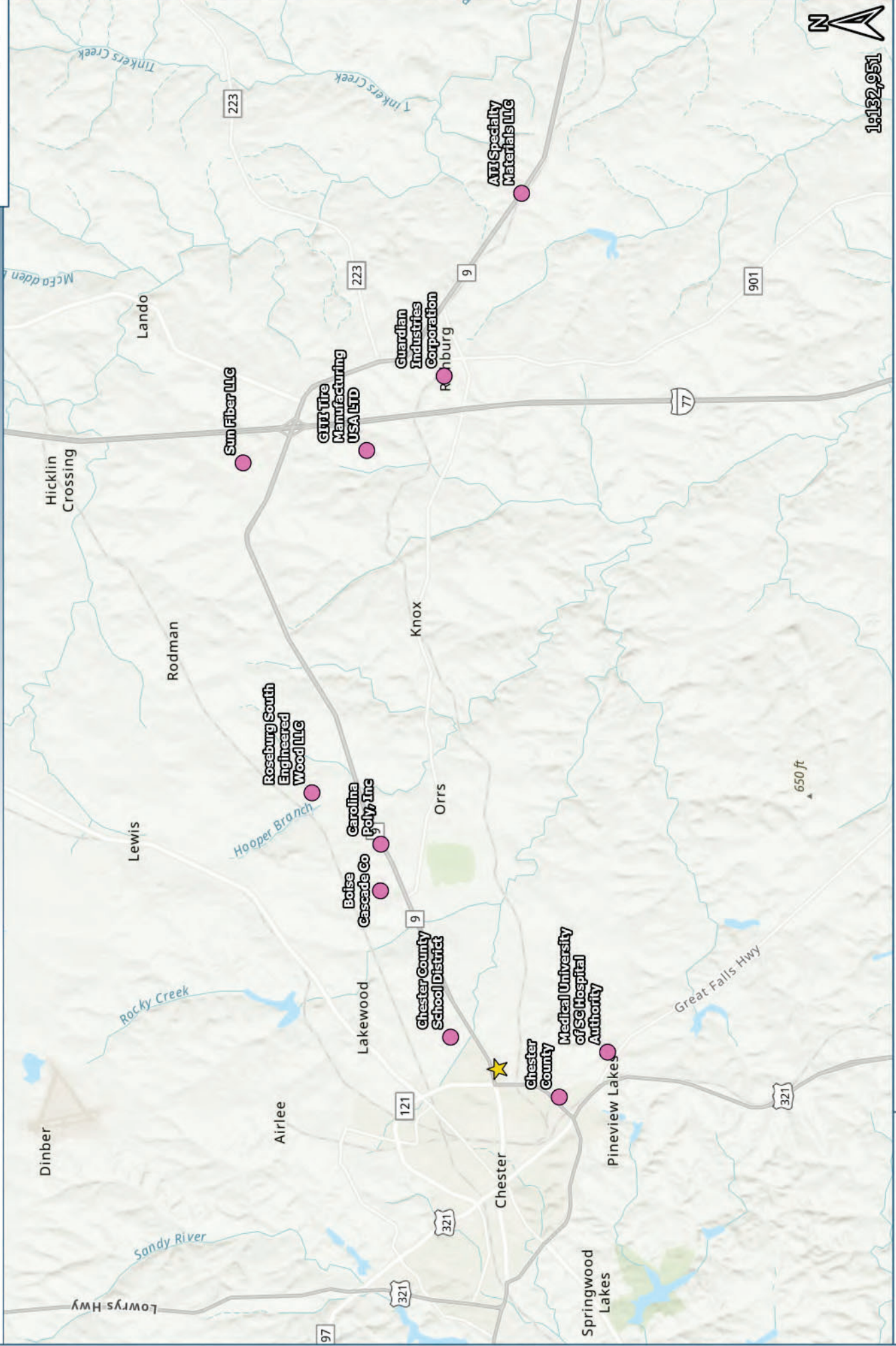
Source: Department of Labor, Bureau of Labor Statistics

*Through September

Data for 2024, the most recent year that year-end figures are available, indicates at-place employment in Chester County to be 76.7% of the total Chester County employment. This means that Chester County has a relatively high share of employed persons staying in the county for daytime employment. Additionally, at place employment increased to a 10-year high through September 2025.

5. **EMPLOYMENT CENTERS MAP**

A map illustrating the location of the area's largest employers is included on the following page.



6. COMMUTING PATTERNS

The following is a distribution of commuting patterns for Site PMA workers age 16 and over:

Mode of Transportation	Workers Age 16+	
	Number	Percent
Drove Alone	7,340	81.1%
Carpooled	1,059	11.7%
Public Transit	14	0.2%
Walked	93	1.0%
Motorcycle	11	0.1%
Bicycle	0	0.0%
Other Means	142	1.6%
Worked at Home	392	4.3%
Total	9,051	100.0%

Source: Bowen National Research, ESRI

Over 81.0% of all workers drove alone, 11.7% carpooled, and 0.2% used public transportation.

Typical travel times to work for Site PMA residents are illustrated as follows:

Travel Time	Workers Age 16+	
	Number	Percent
Less Than 15 Minutes	2,085	24.1%
15 – 29 Minutes	2,112	24.4%
30 – 44 Minutes	2,252	26.0%
45 – 59 Minutes	1,371	15.8%
60 + Minutes	841	9.7%
Total	8,661	100.0%

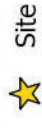
Source: Bowen National Research, ESRI

The largest share of area commuters has typical travel times to work ranging from 30 to 44 minutes. The subject site is within a 15-minute drive to most of the area's largest employers, which should continue to contribute to its marketability. A drive-time map for the subject site is on the following page.

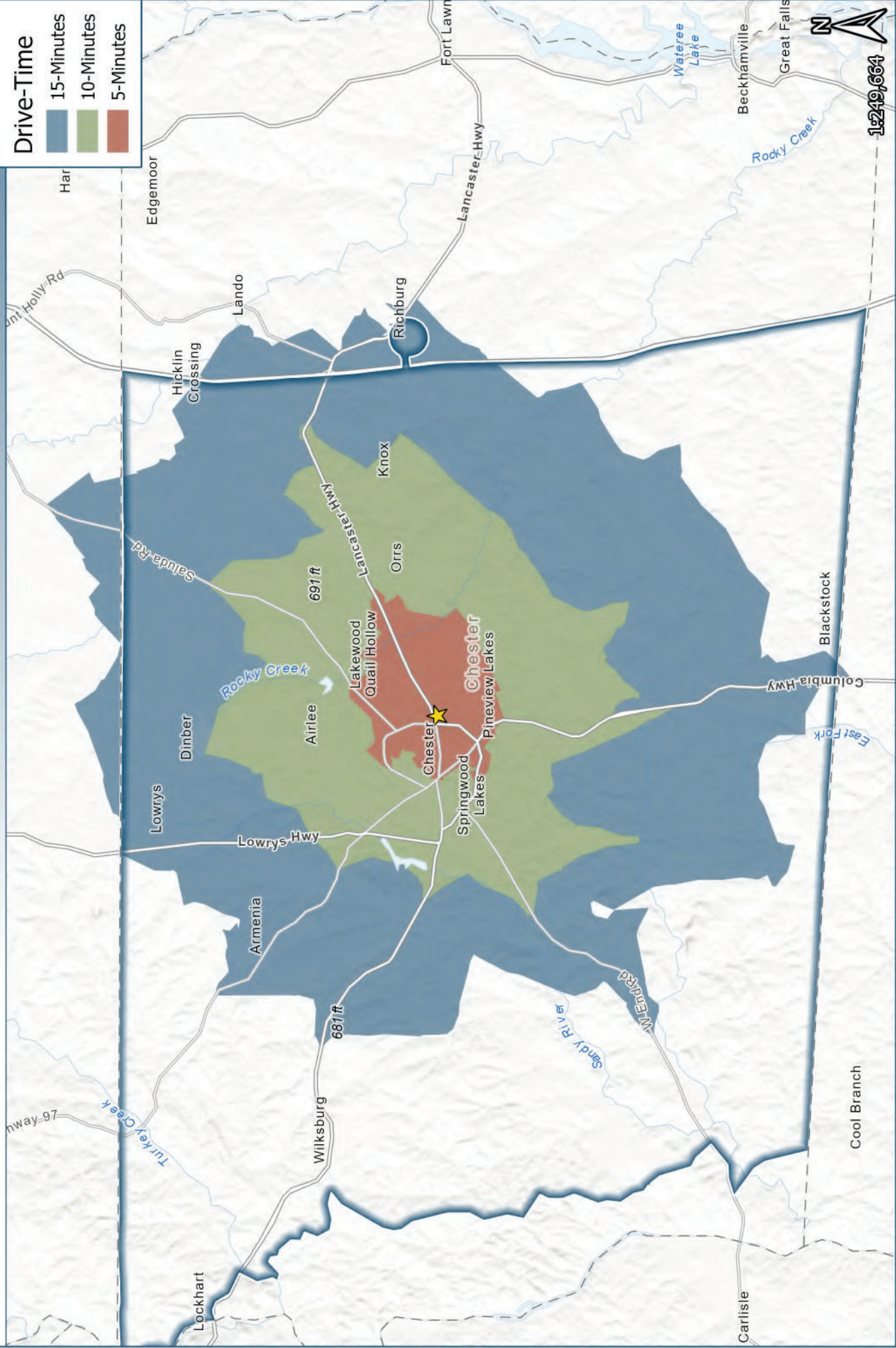


Drive Time from Site

Chester, SC



Drive-Time



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS
Additional Source(s): Bowen National Research



7. ECONOMIC FORECAST AND HOUSING IMPACT

Prior to the impact of the COVID-19 pandemic in 2020, the Chester County economy was generally experiencing growth in terms of both total employment and unemployment rate. Similar to most markets throughout the country, however, Chester County experienced an economic downturn in 2020, as its employment base declined by 2.5% and the unemployment rate increased by over four percentage points during this time. The local economy immediately improved after the pandemic; however, the county's employment base declined by 2.7% between 2025 and January 2026, its largest decline within the preceding 10-year period. Similarly, the unemployment rate within Chester County has generally been increasing since 2023 and is currently averaging 6.8% (through January 2026), which is above pre-pandemic levels, as well as both the statewide and national averages of 5.5% and 4.6%, respectively. Also note that many jobs within the county are within the Retail Trade and Accommodation & Food Services employment sectors, representing 16.5% of the market's labor force and provide lower wage positions. The subject site will continue to provide a good quality affordable housing option in an economy where lower-wage employees are most vulnerable.

F. Community Demographic Data

The following demographic data relates to the Site PMA. It is important to note that not all estimates/projections quoted in this section agree because of the variety of sources and rounding methods used. In most cases, the differences in the estimates/projections do not vary more than 1.0%.

1. POPULATION TRENDS

a. Total Population

The Site PMA population bases for 2010, 2020, 2026 (estimated), and 2027 (projected) are summarized as follows:

	Year			
	2010 (Census)	2020 (Census)	2026 (Estimated)	2027 (Projected)
Population	22,355	21,704	21,167	21,120
Population Change	-	-651	-537	-47
Percent Change	-	-2.9%	-2.5%	-0.2%

Source: 2010 & 2020 Census; ESRI; Bowen National Research

The Chester Site PMA population base has been generally stable since 2010, a trend that is projected to continue through 2027.

Based on the 2020 Census, population residing in group quarters represented 1.0% of the PMA population, as demonstrated in the following table:

	Number	Percent
Population in Group Quarters	221	1.0%
Population not in Group Quarters	21,483	99.0%
Total Population	21,704	100.0%

Source: 2020 Census, ESRI, Bowen National Research

b. Population by Age Group

The Site PMA population bases by age are summarized as follows:

Population by Age	2020 (Census)		2026 (Estimated)		2027 (Projected)		Change 2026-2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
19 & Under	5,316	24.5%	4,951	23.4%	4,889	23.2%	-62	-1.2%
20 to 24	1,142	5.3%	1,102	5.2%	1,107	5.2%	5	0.5%
25 to 34	2,442	11.3%	2,461	11.6%	2,437	11.5%	-24	-1.0%
35 to 44	2,361	10.9%	2,483	11.7%	2,515	11.9%	32	1.3%
45 to 54	2,899	13.4%	2,488	11.8%	2,463	11.7%	-24	-1.0%
55 to 64	3,261	15.0%	3,008	14.2%	2,945	13.9%	-63	-2.1%
65 to 74	2,632	12.1%	2,748	13.0%	2,765	13.1%	17	0.6%
75 & Older	1,648	7.6%	1,927	9.1%	1,998	9.5%	71	3.7%
Total	21,704	100.0%	21,167	100.0%	21,120	100.0%	-47	-0.2%

Source: Bowen National Research, ESRI, Census

As the preceding table illustrates, over 49% of the population is expected to be between 25 and 64 years old in 2026. This age group is the primary group of current and potential support for the subject site and likely represents a significant number of the tenants.

c. Elderly and Non-Elderly Population

The subject project is not age-restricted; therefore, all persons with appropriate incomes will be eligible to live at the subject development. As a result, we have not included an analysis of the PMA's senior and non-senior population.

d. Special Needs Population

The subject project will not offer special needs units. Therefore, we have not provided any population data regarding special needs populations.

2. HOUSEHOLD TRENDS

a. Total Households

Household trends within the Chester Site PMA are summarized as follows:

	Year			
	2010 (Census)	2020 (Census)	2026 (Estimated)	2027 (Projected)
Households	8,709	8,698	8,803	8,819
Household Change	-	-11	105	15
Percent Change	-	-0.1%	1.2%	0.2%
Average Household Size	2.57	2.50	2.40	2.39

Source: Bowen National Research, ESRI, Census

Similar to the market's population base, households within the Chester Site PMA have been generally stable since 2010, a trend that is projected to continue through 2027.

The Site PMA household bases by age are summarized as follows:

Households by Age	2020 (Census)		2026 (Estimated)		2027 (Projected)		Change 2026-2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Under 25	181	2.1%	177	2.0%	173	2.0%	-4	-2.1%
25 to 34	1,001	11.5%	1,029	11.7%	1,018	11.5%	-11	-1.1%
35 to 44	1,139	13.1%	1,223	13.9%	1,239	14.1%	16	1.3%
45 to 54	1,628	18.7%	1,424	16.2%	1,413	16.0%	-12	-0.8%
55 to 64	1,894	21.8%	1,772	20.1%	1,736	19.7%	-36	-2.0%
65 to 74	1,716	19.7%	1,830	20.8%	1,843	20.9%	12	0.7%
75 & Older	1,139	13.1%	1,347	15.3%	1,396	15.8%	49	3.7%
Total	8,698	100.0%	8,803	100.0%	8,819	100.0%	15	0.2%

Source: Bowen National Research, ESRI, Census

Between 2026 and 2027, nearly all of the growth among household age groups within the market is projected to be among those aged 65 and older. While households under the age of 65 are projected to decline during the same time frame, they will continue to represent over 63.0% of all households within the market by 2027. As such, there will continue to be a larger base of age-appropriate households within the market to support the subject development.

b. Households by Tenure

Households by tenure are distributed as follows:

Tenure	2020 (Census)		2026 (Estimated)		2027 (Projected)	
	Number	Percent	Number	Percent	Number	Percent
Owner-Occupied	6,288	72.3%	6,691	76.0%	6,739	76.4%
Renter-Occupied	2,410	27.7%	2,113	24.0%	2,080	23.6%
Total	8,698	100.0%	8,803	100.0%	8,819	100.0%

Source: Bowen National Research, ESRI, Census

In 2026, homeowners are estimated to occupy 76.0% of all occupied housing units, while the remaining 24.0% are occupied by renters. The share of renters is considered typical for a rural market, such as the Chester Site PMA.

c. Households by Income

The distribution of households by income within the Chester Site PMA is summarized as follows:

Household Income	2020 (Census)		2026 (Estimated)		2027 (Projected)	
	Number	Percent	Number	Percent	Number	Percent
Less Than \$15,000	1,531	17.6%	1,073	12.2%	1,061	12.0%
\$15,000 - \$24,999	1,125	12.9%	1,056	12.0%	1,020	11.6%
\$25,000 - \$34,999	930	10.7%	811	9.2%	795	9.0%
\$35,000 - \$49,999	1,337	15.4%	1,189	13.5%	1,180	13.4%
\$50,000 - \$74,999	1,736	20.0%	1,976	22.4%	1,983	22.5%
\$75,000 - \$99,999	935	10.8%	1,053	12.0%	1,065	12.1%
\$100,000 - \$149,999	692	8.0%	1,022	11.6%	1,054	11.9%
\$150,000 & Higher	412	4.7%	624	7.1%	660	7.5%
Total	8,698	100.0%	8,803	100.0%	8,819	100.0%
Median Income	\$43,560		\$53,452		\$54,451	

Source: Bowen National Research, ESRI, Census

In 2026, the median household income within the market is estimated to be \$53,452. By 2027, it is projected that the median household income will be \$54,451, an increase of 1.9% from 2026.

d. Average Household Size

Information regarding average household size is considered in 2. a. *Total Households* of this section.

e. Households by Income by Tenure

The table on the following page illustrates renter household income by household size for 2020, 2026 and 2027 for the Chester Site PMA.

Renter Households						
Income	1-Person	2-Person	3-Person	4-Person	5+Person	Total
2020 (Census)						
Less Than \$15,000	341	189	119	104	60	813
\$15,000 - \$24,999	171	71	90	25	50	407
\$25,000 - \$34,999	90	32	57	24	31	234
\$35,000 - \$49,999	79	43	61	33	30	246
\$50,000 - \$74,999	102	199	46	95	22	464
\$75,000 - \$99,999	34	100	19	43	25	221
\$100,000 - \$149,999	3	3	2	2	11	21
\$150,000 & Higher	2	2	1	1	1	7
Total	822	639	395	327	230	2,410
2026 (Estimated)						
Less Than \$15,000	175	101	60	35	18	388
\$15,000 - \$24,999	189	82	97	18	32	418
\$25,000 - \$34,999	158	58	99	28	32	376
\$35,000 - \$49,999	109	61	82	29	24	305
\$50,000 - \$74,999	94	192	42	58	12	398
\$75,000 - \$99,999	18	56	10	15	8	108
\$100,000 - \$149,999	20	21	11	7	40	99
\$150,000 & Higher	6	6	3	2	3	21
Total	770	579	404	193	167	2,113
2027 (Projected)						
Less Than \$15,000	174	99	60	33	17	382
\$15,000 - \$24,999	183	79	94	17	30	403
\$25,000 - \$34,999	155	57	98	26	31	367
\$35,000 - \$49,999	108	60	82	27	23	301
\$50,000 - \$74,999	95	192	43	55	11	397
\$75,000 - \$99,999	19	56	10	15	8	108
\$100,000 - \$149,999	21	22	11	7	40	101
\$150,000 & Higher	6	6	3	2	3	21
Total	762	571	403	182	162	2,079

Source: ESRI, Bowen National Research

Data from the preceding tables is used in our demand estimates.

Demographic Summary

Nearly a quarter of the market is occupied by renter households, which is typical for a rural market, such as the Chester Site PMA. This coincides with the generally stable population base and households since 2010, trends of which are projected to continue through 2027. Regardless, as discussed later in *Section H* of this report, nearly all of the affordable rental communities surveyed in the market are fully occupied and maintain a waiting list. This indicates that significant pent-up demand exists for such housing and the continuing need for additional affordable housing options within the Site PMA, particularly when factoring in rent overburdened households or those living in substandard housing.

G. Project-Specific Demand Analysis

The subject project currently operates under the income and rent requirements of the Rural Development Section 515 (RD 515) program. While the project will be renovated utilizing financing from the Low-Income Housing Tax Credit (LIHTC) program, it is expected to follow the same household eligibility requirements that are currently in effect. Regardless, we have provided various demand scenarios that evaluate the depth of continued support for the project under the RD program and in the unlikely event the project had to operate exclusively under the LIHTC program.

1. INCOME RESTRICTIONS

The number of income-eligible households necessary to support the project from the Site PMA is an important consideration in evaluating the subject project's continued potential.

Under the Low-Income Housing Tax Credit (LIHTC) program, household eligibility is based on household income not exceeding the targeted percentage of Area Median Household Income (AMHI), depending upon household size.

The subject site is within the Chester County, South Carolina HUD Metro FMR Area, which has a median four-person household income of \$67,400 in 2026. However, the project location is eligible for the National Non-Metropolitan Income and Rent Floor adjustment. Therefore, the income restrictions for the subject project are based on the 2026 national non-metropolitan four-person median household income of \$84,700. The subject property will continue to be restricted to households with incomes of up to 60% of AMHI. The following table summarizes the maximum allowable income by household size at the targeted level:

Household Size	Targeted AMHI Maximum Allowable Income
	60%
One-Person	\$35,580
Two-Person	\$40,680
Three-Person	\$45,780

The largest units (two-bedroom) at the subject site are expected to continue to generally house up to three-person households. As such, the maximum allowable income at the subject site is **\$45,780**.

2. AFFORDABILITY

Leasing industry standards typically require households to have rent-to-income ratios of 25% to 30%. Pursuant to South Carolina (SC) Housing market study guidelines, the maximum rent-to-income ratio permitted for a family project is 35% and for a senior project is 40%.

The lowest gross LIHTC rent at the site is \$927. Over a 12-month period, the minimum annual household expenditure (rent plus tenant-paid utilities) at the subject site is \$11,124. Applying a 35% rent-to-income ratio to the minimum annual household expenditure yields a minimum annual household income requirement for the Tax Credit units of **\$31,783**.

Considering that the subject project will continue to offer Rental Assistance (RA) on 54 of the 62 units post LIHTC renovations, it will continue to serve households with little or no income. As such, we have also conducted a capture rate analysis that considers the project continuing to operate with RA.

Based on the preceding analyses, the income-appropriate ranges required to live at the renovated subject project are illustrated in the following table. Note that income ranges have been provided for the subject project to operate with a project-based subsidy as proposed, as well as in the unlikely event the subject project lost its subsidy and operated exclusively under the Tax Credit program.

Unit Type	Income Range	
	Minimum	Maximum
As Proposed with Subsidy		
RD/LIHTC w/RA (Limited To 60% AMHI)	\$0	\$45,780
As Proposed without Subsidy		
Tax Credit (Limited to 60% AMHI)	\$31,783	\$45,780

3. **DEMAND COMPONENTS**

The following are the demand components as outlined by the SC Housing:

- a. **Demand from New Renter Households.** New rental units required in the market area due to projected renter household growth. Determinations must be made using the current base year of 2026 and projecting forward to the anticipated placed-in-service date (2027). The household projections must be limited to the age and income cohort and the demand for each income group targeted (i.e. 50% of median income) must be shown separately.*

In instances where more than 20% of proposed rental units are comprised of three-bedroom units or larger, analysts must also conduct an additional refined large-household capture rate analysis by considering the number of large households (three-persons and larger).

- b. **Demand from Existing Households:** The second source of demand should be determined using 2010 census data or the most current American Community Survey (ACS) data and projected from:*

- 1) **Rent overburdened households, if any, within the age group, income cohorts and tenure (renters) targeted for the proposed development.** Analysts should assume that the rent-overburdened analysis includes households paying greater than 35% or in the case of elderly 40% of their gross income toward gross rent rather than some greater percentage.*

Based on Table B25074 of the American Community Survey (ACS) 2020-2024 5-year estimates, approximately 35.1% of renter households within the market were rent overburdened. These households have been included in our demand analysis.

- 2) **Households living in substandard housing (units that lack complete plumbing or those that are overcrowded).** *Households in substandard housing should be adjusted for age, income bands and tenure that apply. The analyst should be conservative and use their own knowledge of the market area and project to determine if households from substandard housing would be a realistic source of demand.*

Based on the 2024 ACS 5-Year Estimates Table B25016, 3.0% of renter households within the market were living in substandard housing (lacking complete indoor plumbing and overcrowded households/1+ persons per room).

- 3) **Elderly Homeowners likely to convert to rentership:** *A narrative of the steps taken to arrive at this demand figure should be included. The elderly homeowner conversion demand component shall not account for more than 20% of the total demand.*
- 4) **Other:** *The analyst may also use other indicators to estimate demand (such as household turnover rates) if fully justified (e.g., an analysis of an under-built or over-built market in the base year). Any such additional indicators should be calculated separately and be easily added or subtracted from the demand analysis described above.*

4. **METHODOLOGY**

Please note that the Authority's stabilized level of occupancy is 93.0%

- a. **Demand:** The two overall demand components (3a and 3b) added together represent total demand for the project.
- b. **Supply:** Comparable/competitive units funded, under construction, or placed in service since 2024 must be subtracted to calculate net demand. Vacancies in projects placed in service prior to 2024 which have not reached stabilized occupancy must also be considered as part of the supply.
- c. **Capture Rates:** Capture rates must be calculated for each targeted income group and each bedroom size proposed as well as for the project overall.
- d. **Absorption Rates:** The absorption rate determination should consider such factors as the overall estimate of new renter household growth, the available supply of comparable/competitive units, observed trends in absorption of comparable/competitive units, and the availability of subsidies and rent specials.

5. DEMAND/CAPTURE RATE CALCULATIONS

We identified two family (general occupancy) LIHTC communities within the Chester Site PMA that were either recently completed (Talford Greene; Map ID 9) or within the development pipeline (Eureka Mills). These projects (will) offer a total of 103 units set aside at or below 60% AMHI, whereas 76 are/will be set aside at 60% AMHI, which have been considered as part of the supply component in the following demand analysis:

Demand Component	Percent of Median Household Income	
	As Proposed w/RA (\$0-\$45,780)	Tax Credit Only (\$31,783-\$45,780)
Demand from New Renter Households (Income-Appropriate)	1,369 - 1,401 = -32	334 - 340 = -6
+		
Demand from Existing Households (Rent Overburdened)	1,401 x 35.1% = 492	340 x 35.1% = 119
+		
Demand from Existing Households (Renters in Substandard Housing)	1,401 x 3.0% = 42	340 x 3.0% = 10
+		
Demand from Existing Households (Senior Homeowner Conversion)	N/A	
=		
Total Demand	502	123
-		
Supply (Directly Comparable Units Built and/or Funded Since 2024)	103	76
=		
Net Demand	399	47
Subject Units	62	62
Subject Units / Net Demand	62 / 399	62 / 47
Capture Rate	= 15.5%	> 100.0%

N/A – Not Applicable

Typically, under this methodology, capture rates below 30.0% are acceptable, while capture rates under 20.0% are ideal. As such, the capture rate of 15.5% for the subject project as proposed with the retention of RA on most units is considered achievable. In the unlikely event that the subject project would ever lose its RA and operated solely under the LIHTC program, the capture rate would be over 100.0%, which is above SC Housing's capture rate threshold of 30.0%. Therefore, in this unlikely scenario, rents at the subject project will need to be discounted from the maximum allowable levels in order to meet this demand requirement. Regardless, the subject project will continue to operate with RA on most units and is 100.0% occupied. Therefore, the effective capture rate is **0.0%**.

Based on the distribution of persons per household and the share of rental units in the market, we estimate the share of demand by bedroom type within the Site PMA as follows:

Estimated Demand by Bedroom	
Bedroom Type	Percent
One-Bedroom	35.0%
Two-Bedroom	50.0%
Three-Bedroom	15.0%
Total	100.0%

Applying the preceding shares to the income-qualified renter households yields demand and capture rates of the subject units by bedroom type as illustrated in the following table:

Bedroom Size (Share Of Demand)	Total Demand	Supply	Net Demand by Bedroom Type	Subject Units	Capture Rate by Bedroom Type
As Proposed w/RA (502 Units of Demand)					
One-Bedroom (35%)	176	30	146	18	12.3%
Two-Bedroom (50%)	251	52	199	44	22.1%
Three-Bedroom (15%)	75	21	54	-	-
Tax Credit Only (123 Units of Demand)					
One-Bedroom (35%)	43	23	20	18	> 90.0%
Two-Bedroom (50%)	62	39	23	44	> 100.0%
Three-Bedroom (15%)	18	14	4	-	-

As proposed with the subsidy on the majority of units, the subject's capture rates by bedroom type of 12.3% and 22.1% are achievable. Conversely, the subject's capture rates by bedroom type in the unlikely scenario it lost its subsidy are at least 90.0%. This illustrates that limited demographic support will exist for the project in the unlikely event it solely operated under the LIHTC program, utilizing this demand methodology. Regardless, as previously stated, the subject project is expected to retain its subsidy on most units and is 100.0% occupied. Additionally, all tenants are anticipated to income-qualify post renovations. Therefore, the effective capture rate is **0.0%** for each bedroom type.

6. ABSORPTION PROJECTIONS

All 62 units are occupied with the project maintaining five-household waiting list for the next available unit. It is important to note that the renovations at the subject site will not necessitate the displacement of current residents. As a result, it is anticipated that none, or very few, of the current tenants will move from the project during or following renovations. Therefore, few if any of the subject units will have to be re-rented immediately following renovations. However, for the purposes of this analysis, we assume that all 62 subject units will be vacated and that RA will be retained on most units. We also assume the absorption period at the site begins as soon as the first renovated units are available for occupancy. We also assume that initial renovated units at the site will be available for rent in November 2027, though the actual completion time may be earlier.

It is our opinion that the 62 units at the subject site will reach a stabilized occupancy of at least 93.0% within approximately five months following renovations, assuming total displacement of existing tenants. This absorption period is based on an average absorption rate of approximately 11 to 12 units/month. Our absorption projections assume that no other projects targeting a similar income group will be developed during the projection period, other than the one planned for the market, and that the renovations will be completed as outlined in this report. These absorption projections also assume that the subsidy will be maintained.

Should the project lose RA and had to operate exclusively under the LIHTC program, the 62 LIHTC units at the subject site would likely experience difficulties reaching and/or maintaining a stabilized occupancy level if all units were vacated simultaneously and the subject project charged the LIHTC rents illustrated within this report. Note that if the subject project were to operate exclusively under the limitations of the Tax Credit program, we do not expect all existing tenants to remain at the site, as all existing residents would likely not be able or willing to pay the rent increase based on the current project's rent roll provided by management. In this unlikely scenario, LIHTC rents at the site will likely need to be discounted from the maximum allowable levels in order to increase the demographic support base within the market for the subject site.

In reality, the absorption period for this project will be less than one month, as most tenants are expected to remain at the project and continue to pay up to 30% of their adjusted gross income towards housing costs.

H. Rental Housing Analysis (Supply)

1. COMPETITIVE DEVELOPMENTS

While the subject development will continue to operate with Rental Assistance (RA) on the majority of units post renovations, we have selected non-subsidized Low-Income Housing Tax Credit (LIHTC) developments for this comparable analysis. This was done so in order to evaluate the competitiveness of the subject development in the unlikely event it did not offer a subsidy and had to exclusively operate under the LIHTC program.

We identified and surveyed two non-subsidized family (general occupancy) LIHTC properties within the Chester Site PMA. These properties target households earning up to 50%, 60% and/or 70% of Area Median Household Income (AMHI) and, therefore, are considered comparable to the subject project. Given the limited amount of non-subsidized family LIHTC communities within the market, we have selected four additional LIHTC projects outside of the market but within the nearby region in Union, Great Falls and Lancaster for this comparability analysis. Note, however, that while these four LIHTC projects outside of the market are located in areas generally considered socioeconomically similar to Chester (median gross rent, household income and home value), they will not directly compete with the subject development, as they derive demographic support from a different geographical region. The six selected LIHTC properties and the subject project are summarized as follows. Information regarding property address, phone number and contact name is included in the *Field Survey of Conventional Rentals*.

Map I.D.	Project Name	Year Built/ Renovated	Total Units	Occ. Rate	Distance to Site	Waiting List	Target Market
Site	Chester Townhouses I	1980 / 2027	62	100.0%	-	5 HH	Families; 60% AMHI & RD515
7	McAliley Apts.	1866 / 1999^	22	100.0%	1.6 Miles	Yes**	Families; 50% & 60% AMHI
9	Talford Greene	2026	58	82.8%	2.3 Miles	None	Families; 50%, 60%, & 70% AMHI
901	Belmont Village	2005	40	100.0%	30.8 Miles	None	Families; 50% & 60% AMHI
906	Falls Apts.	1829 / 1999^	8*	100.0%	22.6 Miles	Yes**	Families; 50% & 60% AMHI
910	Miller Grove	2007	48	100.0%	26.9 Miles	5 HH	Families; 50% & 60% AMHI
911	Northwest Apts.	1978 / 2008	72	100.0%	22.8 Miles	11 HH	Families; 60% AMHI

900 series Map IDs are located outside Site PMA

OCC. – Occupancy; HH - Households

^Adaptive reuse; *Tax Credit units only; **Length unavailable

The six LIHTC projects have a combined occupancy rate of 96.0%, a strong rate for rental housing. In fact, all *established* LIHTC projects are fully occupied, nearly all of which maintain a waiting list (including the site), illustrating that pent-up demand exists for additional affordable rental housing within the market and region. The subject project will continue to accommodate a portion of this unmet demand.

As the preceding table illustrates, Talford Greene recently opened in 2026 and is within lease-up. According to management, this property opened in March and has leased 48 units, yielding an absorption rate of approximately 32 units/month, an extremely high rate for affordable rental housing, particularly in rural markets. This further showcases the high level of demand that exists for low-income rental housing within the Chester Site PMA, which will continue to bode well in the demand for the subject units.

The gross rents for the comparable LIHTC projects and the proposed rents at the subject site, as well as their unit mixes and vacancies by bedroom are listed in the following table:

		Gross Rent/Percent of AMHI (Number of Units/Vacancies)			Rent Special
Map I.D.	Project Name	One- Br.	Two- Br.	Three- Br.	
Site	Chester Townhouses I	\$927/60% (18)	\$1,111/60% (44)	-	-
7	McAliley Apts.	\$772/50% (7/0) \$927/60% (8/0)	\$926/50% (3/0) \$1,111/60% (4/0)	-	None
9	Talford Greene	\$658/50% (3/0) \$788/60% (6/1) \$888/70% (3/1)	\$791/50% (9/1) \$947/60% (16/3) \$1,042/70% (9/1)	\$916/50% (3/1) \$1,097/60% (6/1) \$1,215/70% (3/1)	None
901	Belmont Village	-	\$1,062/50% (10/0) \$1,092/60% (10/0)	\$1,260/50% (10/0) \$1,309/60% (10/0)	None
906	Falls Apts.	\$775/50% (3/0) \$930/60% (1/0)	\$1,216/60% (2/0)	\$1,029/50% (1/0) \$1,292/60% (1/0)	None
910	Miller Grove	\$811/50% (4/0) \$886/60% (4/0)	\$942/50% (15/0) \$1,072/60% (15/0)	\$1,065/50% (5/0) \$1,240/60% (5/0)	None
911	Northwest Apts.	\$832/60% (8/0)	\$956/60% (56/0)	\$1,126/60% (8/0)	None

900 series Map IDs are located outside Site PMA

The proposed subject rents will be among the highest LIHTC rents within the market and region for similar unit types. Note, however, that these LIHTC gross rents appear to be achievable, given that one of the comparable properties within the *market*, McAliley Apartments, is also charging the same rents and is fully occupied with a waiting list. However, as noted earlier in this report, a very limited base of demographic support will exist for the site in the unlikely event it lost its subsidy and operated exclusively as a LIHTC project. In this unlikely scenario, rents will need to be discounted to expand the base of demographic support in the market for the subject project.

Nonetheless, the subject project will continue to offer RA on the majority of units post LIHTC renovations, requiring residents to pay up to 30% of their gross adjusted income towards housing costs. Therefore, the subject development will continue to remain a substantial value to low-income renters within the Chester Site PMA.

The following table summarizes the approximate number of units occupied by residents utilizing Housing Choice Vouchers at the comparable affordable rental communities:

Map I.D.	Project Name	Occupied Units	Number of Vouchers	Share of Vouchers
7	McAliley Apts.	22	5	22.7%
9	Talford Greene	48	N/A	-
901	Belmont Village	40	12	30.0%
906	Falls Apts.	8*	0	0.0%
910	Miller Grove	48	8	16.7%
911	Northwest Apts.	72	0	0.0%
Total		190	25	13.2%

900 series Map IDs are located outside Site PMA

N/A – Not Available (units not included in total)

*Tax Credit units only

As the preceding table illustrates, there are approximately 25 voucher holders residing at the five comparable affordable rental properties within the market and region that provided such information. This comprises 13.2% of these 190 comparable affordable units. As such, it appears that the comparable projects are relying on some support from voucher holders. This also illustrates, however, that the gross rents at these projects are achievable, as nearly 87.0% of their current residents are actually paying the quoted rent levels.

One-page summary sheets, including property photographs of each comparable Tax Credit property, are included on the following pages.

7 McAliley Apts.

1.6 miles to site



Address: 120 Main St, Chester, SC 29706

Phone: (803) 385-5559

Contact: Virginia (By Phone)

Property Type: Tax Credit

Target Population: Family

Total Units: 22

Year Built: 1866

Vacant Units: 0

*AR Year: 1999

Occupancy: 100.0%

Yr Renovated:

Turnover:

Stories: 3

Waitlist: Yes

Rent Special: None

Ratings

Quality: C+

Neighborhood: B-

Access/Visibility: B/B-

Notes: Tax Credit



Features And Utilities

Utility Schedule Provided by: South Carolina State Housing Finance & Development Authority

Utility Type & Responsibility: Landlord pays Electric, Heat (Electric), Hot Water (Electric), Cooking (Electric), Water, Sewer, Trash

Unit Amenities: Range; Refrigerator; Central AC; Ceiling Fan; Window Treatments; Flooring (Carpet, Composite/Vinyl/Laminate)

Property Amenities: Laundry Room; On-Site Management

Parking Type: Surface Lot

Unit Configuration

Beds	Baths	Type	Units	Vacant	Sq Ft	\$ / Sq Ft	Collected Rent	AMHI
1	1	G	7	0	700	\$1.10	\$772	50%
1	1	G	8	0	700	\$1.32	\$927	60%
2	1	G	3	0	900	\$1.03	\$926	50%
2	1	G	4	0	900	\$1.23	\$1,111	60%

9 Talford Greene

2.3 miles to site



Address: 2600 Dawson Dr, Chester, SC 29706

Phone: (839) 930-0582

Contact: Tyana McDaniel (In Person)

Property Type: Tax Credit

Target Population: Family

Total Units: 58

Year Built: 2026

Ratings

Vacant Units: 10

*AR Year:

Quality: A-

Occupancy: 82.8%

Yr Renovated:

Neighborhood: B+

Turnover:

Stories: 3

Access/Visibility: B+/B+

Waitlist: None

Rent Special: None

Notes: Tax Credit; Opened 3/2026, still in lease-up

Features And Utilities

Utility Schedule Provided by: South Carolina State Housing Finance & Development Authority

Utility Type & Responsibility: Landlord pays Trash

Unit Amenities: Dishwasher; Disposal; Microwave; Range; Refrigerator; Central AC; Controlled Access; W/D Hookup; Flooring (Composite/Vinyl/Laminate)

Property Amenities: Business Center (Computer/Business Center); Multipurpose Room, Clubhouse/Community Room; Pavilion/Gazebo; Laundry Room; On-Site Management; Recreation Areas (Fitness Center, Grilling Area, Playground); CCTV; Extra Storage

Parking Type: Surface Lot

Unit Configuration

Beds	Baths	Type	Units	Vacant	Sq Ft	\$ / Sq Ft	Collected Rent	AMHI
1	1	G	3	0	800	\$0.62	\$497	50%
1	1	G	6	1	800	\$0.78	\$627	60%
1	1	G	3	1	800	\$0.91	\$727	70%
2	2	G	9	1	979	\$0.59	\$574	50%
2	2	G	16	3	979	\$0.75	\$730	60%
2	2	G	9	1	979	\$0.84	\$825	70%
3	2	G	3	1	1,246	\$0.50	\$626	50%
3	2	G	6	1	1,246	\$0.65	\$807	60%
3	2	G	3	1	1,246	\$0.74	\$925	70%

901 Belmont Village**30.8 miles to site**

Picture
Not
Available

Address: 120 Boyce St, Union, SC 29379

Phone: (864) 429-3717

Contact: Shanterra (In Person)

Property Type: Tax Credit

Target Population: Family

Total Units: 40

Year Built: 2005

Vacant Units: 0

*AR Year:

Occupancy: 100.0%

Yr Renovated:

Turnover:

Stories: 2

Waitlist: None

Rent Special: None

Ratings

Quality: B

Neighborhood: B

Access/Visibility: B-/B-

Notes: Tax Credit; Does not keep a WL

Features And Utilities

Utility Schedule Provided by: South Carolina State Housing Finance & Development Authority

Utility Type & Responsibility: No landlord paid utilities;

Unit Amenities: Dishwasher; Disposal; Microwave; Range; Refrigerator; Central AC; Ceiling Fan; W/D Hookup; Window Treatments; Flooring (Carpet, Composite/Vinyl/Laminate)

Property Amenities: Multipurpose Room, Clubhouse/Community Room; Laundry Room; On-Site Management; Recreation Areas (Grilling Area, Playground, Volleyball); CCTV; Extra Storage

Parking Type: Surface Lot

Unit Configuration

Beds	Baths	Type	Units	Vacant	Sq Ft	\$ / Sq Ft	Collected Rent	AMHI
2	2	G	10	0	964	\$0.86	\$825	50%
2	2	G	10	0	964	\$0.89	\$855	60%
3	2	G	10	0	1,236	\$0.77	\$950	50%
3	2	G	10	0	1,236	\$0.81	\$999	60%

906 Falls Apts.

22.6 miles to site



Address: 810 Dearborn St., Great Falls, SC 29055

Phone: (704) 412-8238

Contact: Virginia (By Phone)

Property Type: Market Rate, Tax Credit

Target Population: Family

Total Units: 10

Year Built: 1829

Vacant Units: 0

*AR Year: 1999

Occupancy: 100.0%

Yr Renovated:

Turnover:

Stories: 2

Waitlist: Yes

Rent Special: None

Ratings

Quality: C

Neighborhood: C-

Access/Visibility: B/B

Notes:

Features And Utilities

Utility Schedule Provided by: South Carolina State Housing Finance & Development Authority

Utility Type & Responsibility: Landlord pays Water, Sewer, Trash

Unit Amenities: Range; Refrigerator; Central AC; Ceiling Fan; W/D Hookup; Window Treatments; Flooring (Carpet, Composite/Vinyl/Laminate)

Property Amenities: Pavilion/Gazebo; Laundry Room; On-Site Management

Parking Type: Surface Lot

Unit Configuration

Beds	Baths	Type	Units	Vacant	Sq Ft	\$ / Sq Ft	Collected Rent	AMHI
1	1	G	3	0	700	\$0.99	\$690	50%
1	1	G	1	0	700	\$1.21	\$845	60%
1	1	G	2	0	700	\$1.21	\$849	Market
2	2	G	2	0	1,100	\$1.01	\$1,106	60%
3	2	G	1	0	1,100	\$0.81	\$892	50%
3	2	G	1	0	1,400	\$0.83	\$1,155	60%

910 Miller Grove**26.9 miles to site**

Address: 2017 Miller St, Lancaster, SC 29720

Phone: (803) 283-3498

Contact: Lisa (By Phone)

Property Type: Tax Credit

Target Population: Family

Total Units: 48

Year Built: 2007

Vacant Units: 0

*AR Year:

Occupancy: 100.0%

Yr Renovated:

Turnover:

Stories: 2

Waitlist: 5 HH

Rent Special: None

Ratings

Quality: B

Neighborhood: B

Access/Visibility: B/C+

Notes: Tax Credit

Features And Utilities

Utility Schedule Provided by: South Carolina State Housing Finance & Development Authority

Utility Type & Responsibility: Landlord pays Trash

Unit Amenities: Dishwasher; Disposal; Icemaker; Microwave; Range; Refrigerator; Central AC; Ceiling Fan; W/D Hookup; Window Treatments; Flooring (Carpet, Composite/Vinyl/Laminate)

Property Amenities: Business Center (Computer/Business Center); Multipurpose Room, Community Kitchen, Clubhouse/Community Room; Laundry Room; On-Site Management; Recreation Areas (Grilling Area, Playground); CCTV; Extra Storage

Parking Type: Surface Lot

Unit Configuration

Beds	Baths	Type	Units	Vacant	Sq Ft	\$ / Sq Ft	Collected Rent	AMHI
1	1	G	4	0	700	\$0.93	\$650	50%
1	1	G	4	0	700	\$1.04	\$725	60%
2	2	G	15	0	908	\$0.80	\$725	50%
2	2	G	15	0	908	\$0.94	\$855	60%
3	2	G	5	0	1,046	\$0.74	\$775	50%
3	2	G	5	0	1,046	\$0.91	\$950	60%

911 Northwest Apts.**22.8 miles to site**

Address: 3058 NW Apt Dr, Lancaster, SC 29720

Phone: (803) 286-4822

Contact: Casey (By Phone)

Property Type: Tax Credit

Target Population: Family

Total Units: 72

Year Built: 1978

Vacant Units: 0

*AR Year:

Occupancy: 100.0%

Yr Renovated: 2008

Turnover:

Stories: 2

Waitlist: 11 HH

Rent Special: None

Ratings

Quality: B-

Neighborhood: B

Access/Visibility: B+/B+

Notes:

**Features And Utilities**

Utility Schedule Provided by: South Carolina State Housing Finance & Development Authority

Utility Type & Responsibility: Landlord pays Trash

Unit Amenities: Dishwasher; Range; Refrigerator; Central AC; Ceiling Fan; Window Treatments; Flooring (Carpet, Composite/Vinyl/Laminate)

Property Amenities: Laundry Room; On-Site Management; Recreation Areas (Playground)

Parking Type: Surface Lot

Unit Configuration

Beds	Baths	Type	Units	Vacant	Sq Ft	\$ / Sq Ft	Collected Rent	AMHI
1	1	G	8	0	880	\$0.76	\$671	60%
2	1	G	56	0	920	\$0.80	\$739	60%
3	1.5	G	8	0	1,060	\$0.79	\$836	60%

The unit sizes (square footage) and number of bathrooms included in each of the different LIHTC unit types offered in the market and region are compared with the subject development in the following tables:

Map I.D.	Project Name	Square Footage		
		One-Br.	Two-Br.	Three-Br.
Site	Chester Townhouses I	600 - 615	829	-
7	McAliley Apts.	700	900	-
9	Talford Greene	800	979	1,246
901	Belmont Village	-	964	1,236
906	Falls Apts.	700	1,100	1,100 - 1,400
910	Miller Grove	700	908	1,046
911	Northwest Apts.	880	920	1,060

900 series Map IDs are located outside Site PMA

Map I.D.	Project Name	Number of Baths		
		One-Br.	Two-Br.	Three-Br.
Site	Chester Townhouses I	1.0	1.5	-
7	McAliley Apts.	1.0	1.0	-
9	Talford Greene	1.0	2.0	2.0
901	Belmont Village	-	2.0	2.0
906	Falls Apts.	1.0	2.0	2.0
910	Miller Grove	1.0	2.0	2.0
911	Northwest Apts.	1.0	1.0	1.5

900 series Map IDs are located outside Site PMA

The subject development will continue to offer the smallest LIHTC unit sizes within the market and nearby region. Additionally, the subject project will be one of few LIHTC projects to lack an additional *full* bathroom within the two-bedroom units. While these unit characteristics will continue to position the subject development at a competitive disadvantage, these smaller unit sizes are typical of government-subsidized rental product and have not had an adverse impact on its marketability, given its 100.0% occupancy rate and waiting list.

The following tables compare the amenities of the subject development with the other LIHTC projects in the market and region.

Tax Credit Unit Amenities by Map ID								
	Site*	7	9	901	906	910	911	
Appliances	Dishwasher		X	X		X	X	
	Disposal		X	X		X		
	Microwave	X		X	X	X		
	Range	X	X	X	X	X	X	
	Refrigerator	X	X	X	X	X	X	
	W/D Hookup	X		X	X	S	X	
	W/D							
	No Appliances							
Unit Amenities	AC-Central	X	X	X	X	X	X	
	AC-Other							
	Balcony/ Patio/ Sunroom	X		X	X	S	X	
	Basement							
	Ceiling Fan	X	X		X	X	X	
	Controlled Access			X				
	E-Call System							
	Furnished							
	Walk-In Closet	X						
	Window Treatments	X	X		X	X	X	
Flooring	Carpet	X	X		X	X	X	
	Ceramic Tile							
	Hardwood							
	Finished Concrete							
	Composite/Vinyl/Laminate	X	X	X	X	X	X	
Upgraded	Premium Appliances							
	Premium Countertops							
	Premium Cabinetry							
	Premium Fixtures							
	High/Vaulted Ceilings							
	Oversized Windows							
Parking	Attached Garage							
	Detached Garage							
	Street Parking							
	Surface Lot	X	X	X	X	X	X	
	Carport							
	Property Parking Garage							
	No Provided Parking							

◆ - Senior Property

* Proposed Site(s): Chester Townhouses I

X = All Units, S = Some Units, O = Optional with Fee

** Details in Comparable Property Profile Report

Continued on Next Page

Tax Credit Property Amenities by Map ID							
	Site*	7	9	901	906	910	911
	Bike Racks / Storage						
	Computer/Business Center		X			X	
	Car Care **						
	Community Garden						
Community	Multipurpose Room	X	X	X		X	
	Chapel						
	Community Kitchen					X	
	Dining Room - Private						
	Dining Room - Public						
	Rooftop Terrace						
	Concierge Service **						
	Convenience Amenities **						
	Covered Outdoor Area **	X	X		X		
	Elevator						
	Laundry Room	X	X	X	X	X	X
	On-Site Management	X	X	X	X	X	X
	Pet Care **						
Recreation	Basketball						
	Bocce Ball						
	Firepit						
	Fitness Center		X				
	Grilling Area	X	X	X		X	
	Game Room - Billiards						
	Walking Path						
	Hot Tub						
	Library						
	Media Room / Theater						
	Playground	X	X	X		X	X
	Putting Green						
	Racquetball						
	Shuffleboard						
	Swimming Pool - Indoor						
	Swimming Pool - Outdoor						
	Tennis						
	Volleyball			X			
Security	CCTV	X	X	X		X	
	Courtesy Officer						
	Security Gate						
	Social Services **						
	Storage - Extra	X	X	X		X	
	Common Space WiFi						

◆ - Senior Property

* Proposed Site(s): Chester Townhouses I

X = All Units, S = Some Units, O = Optional with Fee

** Details in Comparable Property Profile Report

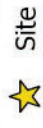
Once renovations are complete and additions are made, the subject's amenities package will be generally similar to those offered at the comparable affordable rental projects surveyed within the market and region. The subject project does not appear to lack any amenity that will hinder its ability to continue to successfully operate as a LIHTC community.

Comparable Tax Credit Summary

Based on our analysis of the unit sizes (square feet), amenities, location, quality and occupancy rates of the existing LIHTC properties within the market and region, it is our opinion that the subject development will continue to be very marketable, assuming that RA is retained on most units. Although the subject will continue to generally be much older than the comparable LIHTC properties, offering smaller unit sizes and lacking two full bathrooms within the larger unit types, these characteristics have not had an adverse impact on the subject site, as evidenced by its current occupancy rate and waiting list. However, the subject project will likely need to reduce its LIHTC rents in order to increase its competitiveness and demographic support base within the Chester Site PMA as a non-subsidized property. Regardless, the subject will continue to operate with a subsidy, and the proposed renovations will significantly enhance the subject's overall quality and enable it to continue to compete well in this market.

2. COMPARABLE TAX CREDIT PROPERTIES MAP

A map illustrating the location of the comparable Tax Credit properties we surveyed is on the following page.

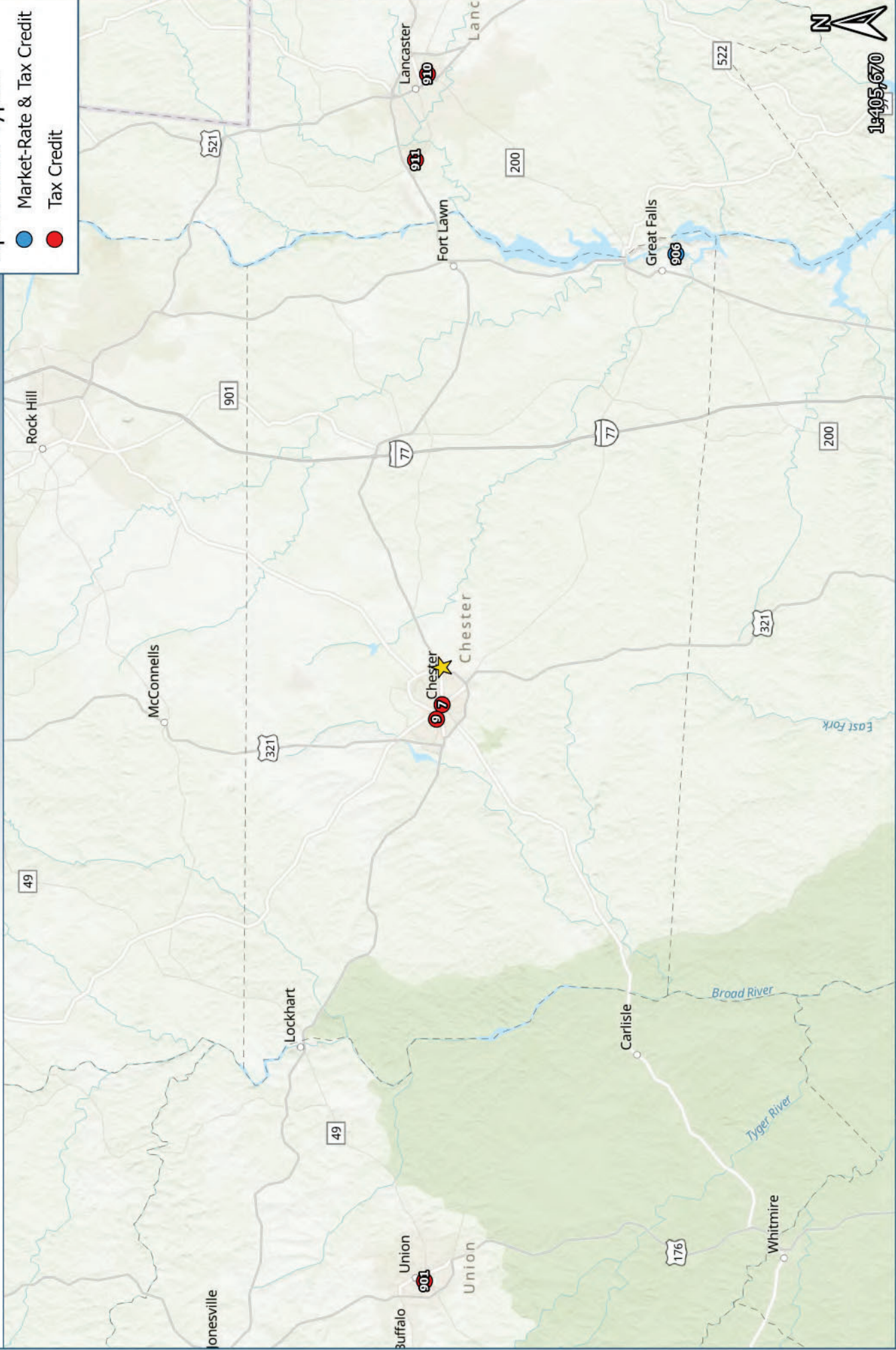


Site

Apartment Types

Market-Rate & Tax Credit

Tax Credit



3. RENTAL HOUSING OVERVIEW

The distributions of the area housing stock within the Chester Site PMA in 2020 and 2026 are summarized in the following table:

Housing Status	2020 (Census)		2026 (Estimated)	
	Number	Percent	Number	Percent
Total-Occupied	8,698	88.1%	8,803	88.7%
Owner-Occupied	6,288	72.3%	6,691	76.0%
Renter-Occupied	2,410	27.7%	2,113	24.0%
Vacant	1,182	12.0%	1,121	11.3%
Total	9,877	100.0%	9,924	100.0%

Source: 2020 Census, ESRI, Bowen National Research

Of the 9,924 total housing units in the market, 11.3% are estimated to be vacant in 2026. This is a decrease from the 12.0% vacancy rate reported in 2020 and is likely a reflection of a strengthening housing market. Nonetheless, we conducted a field survey of rental developments to specifically determine the strength of this specific housing segment within the Chester Site PMA.

Conventional Apartments

We identified and personally surveyed nine conventional housing projects containing a total of 341 units within the Site PMA, including the subject site. This survey was conducted to establish the overall strength of the rental market and to identify those properties most comparable to the subject site. These rentals have a combined occupancy rate of 96.8%, a very strong rate for rental housing. The following table summarizes the rental communities surveyed within the market, broken out by project type:

Project Type	Projects Surveyed	Total Units	Vacant Units	Occupancy Rate
Market-rate	1	25	1	96.0%
Tax Credit	2	80	10	87.5%
Tax Credit/Government-Subsidized	2	114	0	100.0%
Government-Subsidized	4	122	0	100.0%
Total	9	341	11	96.8%

While the two Tax Credit projects surveyed within the market have a low combined occupancy rate of 87.5%, all the vacancies among these projects are located at Talford Greene (Map ID 9), which recently opened and within its initial lease-up process. Notably, this project is experiencing an average absorption rate of 32 units/month, an extremely high rate for affordable rental housing, particularly in rural markets. Combined with the fact that all other low-income rental communities are fully occupied with a waiting list, illustrates the level of need that exists for this rental housing product type within the Chester Site PMA. The subject project will continue to accommodate a portion of this unmet demand.

Non-Subsidized

The following table summarizes the breakdown of market-rate and non-subsidized Tax Credit units surveyed within the Site PMA:

Bedroom	Baths	Units	Distribution	Vacancy	% Vacant	Median Gross Rent
Market-rate						
Two-Bedroom	1.0	25	100.0%	1	4.0%	\$1,082
Total Market-rate		25	100.0%	1	4.0%	-
Tax Credit, Non-Subsidized						
One-Bedroom	1.0	27	33.8%	2	7.4%	\$788
Two-Bedroom	1.0	7	8.8%	0	0.0%	\$1,111
Two-Bedroom	2.0	34	42.5%	5	14.7%	\$947
Three-Bedroom	2.0	12	15.0%	3	25.0%	\$1,097
Total Tax Credit		80	100.0%	10	12.5%	-

The non-subsidized rental housing segment within the Chester Site PMA appears to be dominated by affordable rental product, as it represents over three-quarters (76.2%) of all non-subsidized units surveyed. As the preceding table illustrates, the gross two-bedroom rent offered at the one market-rate rental community surveyed is slightly *below* the corresponding median gross two-bedroom Tax Credit rent. Typically, Tax Credit rents are set well below market rate rents to ensure the value they will represent to low-income renters within a given area. However, it is also important to point out that the one market-rate property surveyed was built in 1960, whereas the two non-subsidized Tax Credit properties surveyed were built/adaptively reused in or after 1999, the majority (58, or 72.5%) of which were recently developed in 2026. Therefore, Tax Credit product within this market is able to achieve higher rents than this older market-rate project, as they offer a more modern design and typically include a comprehensive amenities package. This is further illustrated by the high performance among both non-subsidized Tax Credit projects surveyed.

Government-Subsidized

We identified and surveyed six government-subsidized projects within the Site PMA, including the subject site. Generally, these properties have few amenities, are older and offer small unit sizes (square feet). The government-subsidized units (both with and without Tax Credits) in the Site PMA are summarized as follows:

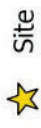
Bedroom	Baths	Units	Distribution	Vacancy	% Vacant
Subsidized Tax Credit					
One-Bedroom	1.0	24	21.1%	0	0.0%
One-Bedroom	1.5	5	4.4%	0	0.0%
Two-Bedroom	1.5	68	59.6%	0	0.0%
Three-Bedroom	1.5	17	14.9%	0	0.0%
Total Subsidized Tax Credit		114	100.0%	0	0.0%
Government-Subsidized					
One-Bedroom	1.0	57	46.7%	0	0.0%
Two-Bedroom	1.5	65	53.3%	0	0.0%
Total Subsidized		122	100.0%	0	0.0%

All government-subsidized units surveyed within the market are occupied and maintain a waiting list, illustrating that significant pent-up demand exists for very low-income rental housing within the Chester Site PMA. The subject project will continue to accommodate a portion of this unmet demand.

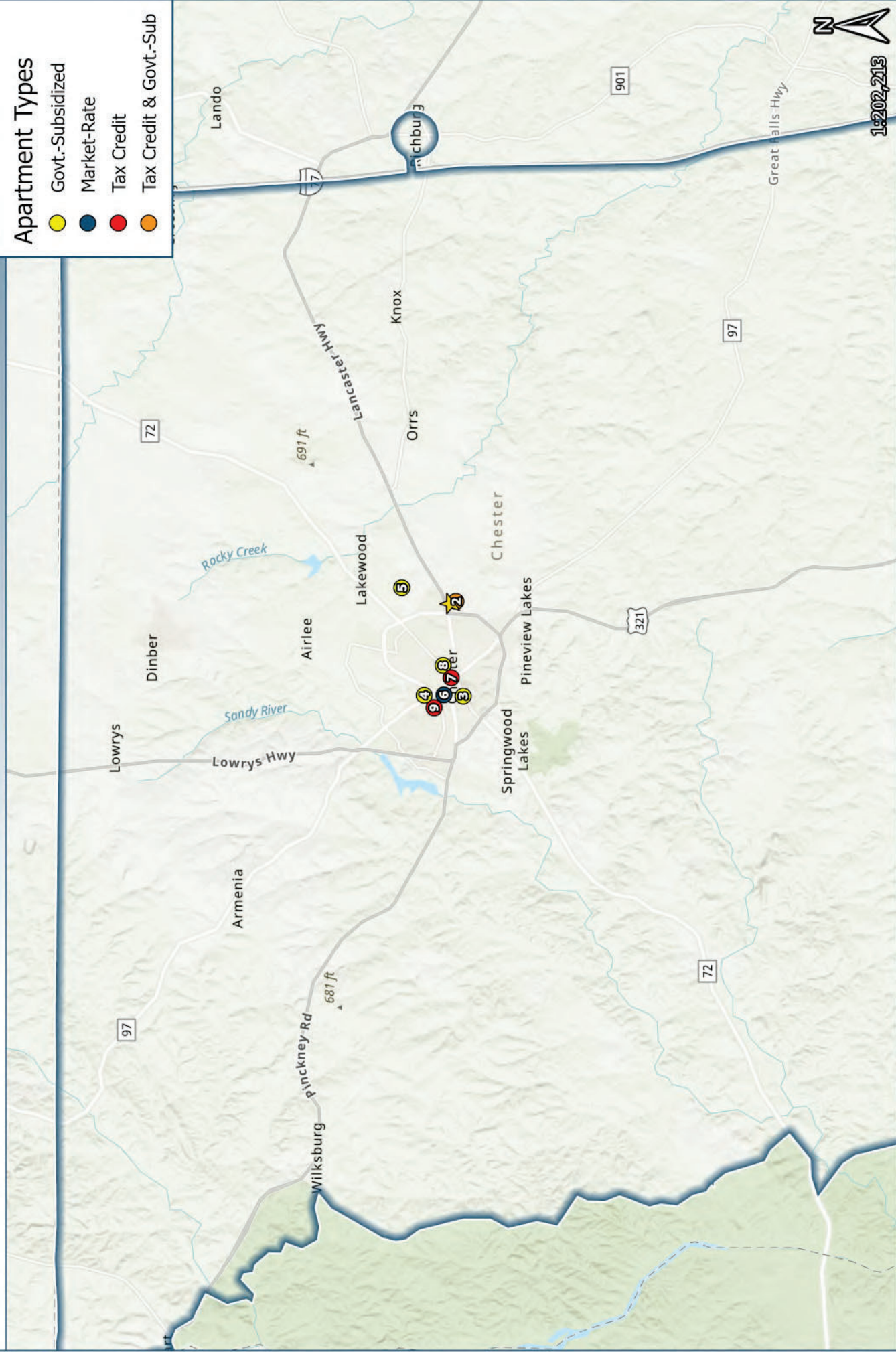
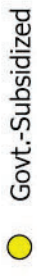
A complete list of all properties surveyed is included in Addendum A - *Field Survey of Conventional Rentals*.

4. RENTAL HOUSING INVENTORY MAP

A map identifying the location of all properties surveyed within the Chester Site PMA is on the following page.



Apartment Types



5. & 6. PLANNED AND PROPOSED DEVELOPMENTS

Based on interviews with local planning/building representatives, extensive online research and the observations of our analyst while in the field, it was determined there are three rental projects currently in the development pipeline within the Site PMA, which are summarized in the following table:

Project Name & Address	Type	Units	Developer	Status/Details
140 Gadsden 140 Gadsden St. <i>Chester</i>	Market-Rate	11	Kuester Commercial	Under Construction: Involves the adaptive reuse of the former department store into apartments; Construction is expected to be completed in 2026.
Eureka Mills Gobblers Knob <i>Chester</i>	Tax Credit	60	Deepen Development, LLC	Planned: Allocated Tax Credit funding in 2025 to construct apartments, recreational space and solar panels.
Kimbrell's Building 113 Main St. <i>Chester</i>	Market-Rate	15	Kuester Commercial	Proposed: Will involve the adaptive reuse of the former furniture store into apartments with retail on the first floor; Developer is working on funding.

Of the aforementioned rental communities within the development pipeline in the market, one has received funding from the Tax Credit program and will likely have some competitive overlap with the subject project, Eureka Mills. Therefore, this property has been considered in our demand estimates illustrated earlier in this report.

7. MARKET ADVANTAGE

Per the direction of SC Housing, the subject's market advantage must be based on current HUD Fair Market Rents (FMRs) for the statistical area the site is located.

Based on the current HUD FMRs for the Chester County, South Carolina HUD Metro FMR Area, the following tables illustrate the subject project's market advantages. Note that we have provided two market advantage analyses for the purposes of this report. The first analysis compares the FMRs with the *average current tenant-paid rent* per subsidized bedroom type, assuming that the subsidy is retained on the majority of units as proposed and all current tenants continue to reside at the project post LIHTC renovations. The second analysis compares the FMRs with the proposed Tax Credit rents in the unlikely event the subject project lost its subsidy and solely operated as a LIHTC development.

Market Advantage – Current Rents

Per SC Housing methodology, for existing projects that offer a project-based subsidy, the subject's market advantage should be calculated utilizing current tenant-paid rents to represent the "true" value the availability of the subsidy represents to low-income households, relative to FMRs. Based on the project's current rent roll, as illustrated in *Addendum D* of this report, the average tenant rent paid within the subsidized units are \$180 for a one- and \$239 for a two-bedroom unit. The table on the following page illustrates the subject project's market advantages with the retention of the subsidy on the majority of the units.

Bedroom Type	% AMHI	Current Collected Rent	Fair Market Rent	Market Advantage
One-Bedroom	60%	\$180	\$816	77.94%
Two-Bedroom	60%	\$239	\$1,056	77.37%
Weighted Average				77.51%

As the preceding illustrates, the subject's market advantages are 77.37% and 77.94% as proposed with the subsidy retained on most units. The weighted average market advantage is 77.51%. This demonstrates that the subject project will continue to represent a substantial value within the Chester market, which is further evident by its 100.0% occupancy rate.

Market Advantage – Proposed Tax Credit Rents

As previously discussed, the proposed LIHTC rents evaluated throughout this report are only effective in the unlikely event the project-based subsidy was lost. Regardless, the market advantages for the proposed LIHTC rents evaluated throughout this report are illustrated in the following table:

Bedroom Type	% AMHI	Proposed Collected Rent	Fair Market Rent	Market Advantage
One-Bedroom	60%	\$756	\$816	7.35%
Two-Bedroom	60%	\$895	\$1,056	15.25%
Weighted Average				13.35%

As the preceding illustrates, the subject's market advantages are 7.35% and 15.25% when compared to the area's HUD FMRs. The weighted average market advantage is 13.35%. Regardless, we have provided an *achievable market rent* analysis for the subject units to determine the true value the proposed rents will represent to low-income renters within the area, which is illustrated later in *Addendum C* of this report.

8. AFFORDABLE HOUSING IMPACT

Given that all affordable rental communities surveyed within the market are performing extremely well, nearly all of which maintain a waiting list, this provides clear evidence that the existence of the subject project has not had any impact on other low-income rental housing alternatives within the Chester Site PMA.

9. OTHER HOUSING OPTIONS (BUY VERSUS RENT)

According to ESRI, the median home value in the Site PMA was \$165,018. At an estimated interest rate of 6.32% and a 30-year term (and 95% LTV), the monthly mortgage for a \$165,018 home is \$1,215, including estimated taxes and insurance.

Buy Versus Rent Analysis	
Median Home Price – ESRI 2025	\$165,018
Mortgaged Value = 95% Of Median Home Price	\$156,767
Interest Rate – MortgageNewsDaily.Com	6.32%
Term	30
Monthly Principal & Interest	\$972
Estimated Taxes & Insurance*	\$243
Estimated Monthly Mortgage Payment:	\$1,215

*Estimated at 25% of principal and interest.

In comparison, the proposed subject rents are well below the cost of a monthly mortgage for a typical home in the area. Therefore, we do not anticipate any competitive impact on or from the homebuyer market and the subject property, especially considering that the subject project will continue to operate with RA on the majority of units post LIHTC renovations.

10. HOUSING VOIDS

As indicated throughout this section of the report, both comparable LIHTC projects within the market are performing at an extremely high level, one of which maintains a waiting list. This illustrates that pent-up demand exists for additional affordable rental housing within the Chester Site PMA. The subject project will continue to accommodate a portion of this unmet demand.

I. Interviews

The following are summaries of interviews conducted with various government and private sector individuals:

- Jeremy Ward, Director of Chester County Building and Zoning, stated there is absolutely a need for affordable housing in the county. Specifically, there is a need for the senior population in the community, as well as a need for affordable multifamily and duplex-style apartments. (803) 581-0942
- Marilyn Pressley, Administrative Assistant with the Town of Lowrys, indicated there is a need for affordable housing in the larger areas of Chester County; however, there is a large array of options for housing already and not much room to build more. The town of Lowrys is very close to Chester where the residents who work in Lowrys live in Chester, as Lowrys is predominantly comprised of farmland and single-family housing. (803) 377-1764
- Karen Daivson, Assistant Director with Chester County Economic Development, also believes there is a need for affordable housing. There has been a negative impact on the local employment base due to there not being enough of a selection of housing in the area. Chester County has a significant number of single-family houses but there is very little variety of apartments or town homes that are for rent or for sale. (803) 377-1216
- Wendy Sawier, Property Manager of Chester Townhomes I (subject site) and II (phase two of site), explained that there is certainly a need for more affordable housing within the area. Sawier mentioned that whenever she is talking to prospective tenants, they often have the same complaints, those being that there are not enough options for affordable housing in the area, and the options that are available either have a very long wait list or the prices are still out of people's budget. (803) 377-7970
- Tyana McDaniel, Property Manager of Talford Greene (Map ID 9), a Tax Credit community in Chester, stated that there is a need for more affordable housing within the area. McDaniel indicated that, based on her knowledge of affordable housing in the area, she believes that the very little of it that they do have is very old and outdated, and at the very least in need of an update. (839) 930-0582

J. Recommendations

Based on the findings reported in our market study, it is our opinion that a market will continue to exist following renovations at the 62-unit Chester Townhomes I rental community, assuming it is renovated as detailed in this report and retains the Rental Assistance (RA) on 54 units. Note that changes in the project's scope of renovations or renovation completion date may alter these findings.

The subject site is currently 100.0% occupied with a five-household waiting list for the next available unit. As 54 units are expected to continue to offer a subsidy, we expect all tenants to remain at the subject project. As such, the "effective" capture rate for the subject development is **0.0%**. However, it should be noted that in the unlikely event the subject project lost its subsidy, the subject's LIHTC rents will need to be discounted from the maximum allowable limits in order to increase the project's demographic support base and for it to stabilize within a reasonable time frame. This conclusion is based on the fact that the subject's overall state-formatted capture rate is over 100.0%. This illustrates that a very limited base of demographic support will exist for the project at the proposed LIHTC rent levels, based on the demand methodology utilized in this report.

However, the subject project is considered competitive with the affordable housing options within the market and will represent a significant value within the market, as long as the subsidy is offered. So long as the RA remains in place, we have no recommendations or suggested modifications for the subject project at this time.

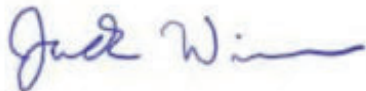
K. Signed Statement Requirement

I affirm that I have made a physical inspection of the market and surrounding area and the information obtained in the field has been used to determine the need and demand for LIHTC units. I understand that any misrepresentation of this statement may result in the denial of further participation in South Carolina (SC) Housing'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 SC Housing's market study requirements. The information included is accurate and can be relied upon by SC Housing to present a true assessment of the low-income housing rental market.

Certified:



Patrick M. Bowen
President/Market Analyst
Bowen National Research
155 E. Columbus St., Suite 220
Pickerington, OH 43147
(614) 833-9300
patrickb@bowennational.com
Date: May 6, 2026



Jack Wiseman (Primary Contact)
Market Analyst
jackw@bowennational.com
Date: May 6, 2026



Dane Reichard
Market Analyst
daner@bowennational.com
Date: May 6, 2026

L. Qualifications

The Company

Bowen National Research employs an expert staff to ensure that each market study is of the utmost quality. Each staff member has hands-on experience evaluating sites and comparable properties, analyzing market characteristics and trends, and providing realistic recommendations and conclusions. The Bowen National Research staff has the expertise to provide the answers for your development.

Company Leadership

Patrick Bowen is the President of Bowen National Research. He has prepared and supervised thousands of market feasibility studies for all types of real estate products, including affordable family and senior housing, multifamily market-rate housing and student housing, since 1996. He has also prepared various studies for submittal as part of HUD 221(d)(3) & (4), HUD 202 developments and applications for housing for Native Americans. He has also conducted studies and provided advice to city, county and state development entities as it relates to residential development, including affordable and market rate housing, for both rental and for-sale housing. Mr. Bowen has worked closely with many state and federal housing agencies to assist them with their market study guidelines. Mr. Bowen has his bachelor's degree in legal administration (with emphasis on business and law) from the University of West Florida.

Desireé Johnson is the Director of Operations for Bowen National Research. Ms. Johnson is responsible for all client relations, the procurement of work contracts, and the overall supervision and day-to-day operations of the company. She has been involved in the real estate market research industry since 2006. Ms. Johnson has an Associate of Applied Science in Office Administration from Columbus State Community College.

Market Analysts

Craig Rupert, Market Analyst, has conducted more than 1,000 market feasibility studies throughout the United States since 2010, within both urban and rural markets as well as on various tribal reservations. Mr. Rupert has prepared market studies for numerous types of housing including market-rate, Tax Credit, and various government-subsidized rental product, for-sale product, senior living (assisted living, nursing care, etc.), as well as market studies for retail/commercial space. Market studies prepared by Mr. Rupert have been used for submittal as part of state finance agency Tax Credit and HUD 221 (d)(4) applications, as well as various other financing applications submitted to local, regional, and national-level lenders/financial institutions. Mr. Rupert has a bachelor's degree in Hospitality Management from Youngstown State University.

Jack Wiseman, Market Analyst, has conducted extensive market research in over 200 markets throughout the United States since 2007. He provides thorough evaluation of site attributes, area competitors, market trends, economic characteristics and a wide range of issues impacting the viability of real estate development. He has evaluated market conditions for a variety of real estate alternatives, including affordable and market-rate apartments, retail and office establishments, student housing, and a variety of senior residential alternatives. Mr. Wiseman has a Bachelor of Arts degree in Economics from Miami University.

Jeff Peters, Market Analyst, has completed over 1,000 site-specific market feasibility studies in a variety of rural and urban market areas throughout the country since 2014. He has provided specialized analysis specific to tribal reservations and senior living, evaluated the impacts of various market conditions and trends, and conducted on-site inspections and analysis for rental and for-sale housing. Mr. Peters graduated from The Ohio State University with a Bachelor of Arts in Economics.

Caleb Arteaga, Market Analyst, has surveyed both urban and rural markets throughout the country. He is trained to understand the nuances of various rental housing programs and their construction and is experienced in the collection of rental housing data from leasing agents, property managers, and other housing experts within the market. Mr. Arteaga holds a Bachelor of Science in Business Administration with a specialization in Real Estate from The Ohio State University.

Matthew Brown, Market Analyst, has travelled the country and studied the housing industry in both urban and rural markets. He is able to analyze both the aesthetics and operations of rental housing properties, particularly as they pertain to each particular market. Mr. Brown has a Bachelor Degree in Business Administration, Strategic Marketing and Social Media from the University of the Cumberlands.

Christopher T. Bunch, Market Analyst, has over two decades of experience in real estate, including five years of experience in the real estate market research field. Mr. Bunch is responsible for preparing market feasibility studies for a variety of clients. Mr. Bunch earned a bachelor's degree in Geography with a concentration in Urban and Regional Planning from Ohio University in Athens, Ohio.

Lisa Goff, Market Analyst, has conducted site-specific analyses in both rural and urban markets throughout the country. She is also experienced in the day-to-day operation and financing of Low-Income Housing Tax Credit and subsidized properties, which gives her a unique understanding of the impact of housing development on current market conditions.

Braden Henderson, Market Analyst, has researched various rental housing alternatives, both conventional and non-conventional in markets throughout the United States. In addition, he has conducted on-site inspection for existing properties and vacant parcels of land. This experience allows him to evaluate a project's ability to operate successfully within a market and compare it to surrounding comparable properties. Mr. Henderson has a Bachelor of Science degree in Business Administration from The Ohio State University.

Dane Reichard, Market Analyst, has experience in analysis of a variety of rental housing types. He has the ability to analyze market and economic trends and conditions in all sizes of markets throughout the country. Mr. Reichard holds a Bachelor Degree in General Business from Bowling Green State University.

Derick Steiner, Market Analyst, has surveyed both urban and rural markets throughout the country. He is trained to understand the nuances of various rental housing programs and their construction and is experienced in the collection of rental housing data from leasing agents, property managers, and other housing experts within the market. Mr. Steiner has an Associate of Arts in Communications from Columbus State Community College.

Research Staff

Bowen National Research employs a staff of in-house researchers who are experienced in the surveying and evaluation of all rental and for-sale housing types, as well as in conducting interviews and surveys with city officials, economic development offices, chambers of commerce, housing authorities and residents.

June Davis, Office Manager of Bowen National Research, has been in the market feasibility research industry since 1988. Ms. Davis has overseen production on over 20,000 market studies for projects throughout the United States.

Stephanie Viren is the Research and Travel Coordinator at Bowen National Research. Ms. Viren focuses on collecting detailed data concerning housing conditions in various markets throughout the United States. Ms. Viren has extensive interviewing skills and experience and also possesses the expertise necessary to conduct surveys of diverse pools of respondents regarding population and housing trends, housing marketability, economic development and other socioeconomic issues relative to the housing industry. Ms. Viren's professional specialty is condominium and senior housing research. Ms. Viren earned a Bachelor of Arts in Business Administration from Heidelberg University.

M. Methodologies, Disclaimers & Sources

This market feasibility analysis complies with the requirements established by South Carolina (SC) Housing and conforms to the standards adopted by the National Council of Housing Market Analysts (NCHMA). These standards include the acceptable definitions of key terms used in market studies for affordable housing projects and model standards for the content of market studies for affordable housing projects. The standards are designed to enhance the quality of market studies and to make them easier to prepare, understand and use by market analysts and end users.

1. METHODOLOGIES

Methodologies used by Bowen National Research include the following:

- The Primary Market Area (PMA) generated for the proposed site is identified. The PMA is generally described as the smallest geographic area expected to generate most of the support for the proposed project. PMAs are not defined by a radius. The use of a radius is an ineffective approach because it does not consider mobility patterns, changes in the socioeconomic or demographic character of neighborhoods or physical landmarks that might impede development.

PMAs are established using a variety of factors, including, but not limited to:

- A detailed demographic and socioeconomic evaluation
 - Interviews with area planners, realtors and other individuals who are familiar with area growth patterns
 - A drive-time analysis for the site
 - Personal observations of the field analyst
- A field survey of modern apartment developments is conducted. The intent of the field survey is twofold. First, the field survey is used to measure the overall strength of the apartment market. This is accomplished by an evaluation of unit mix, vacancies, rent levels and overall quality of product. The second purpose of the field survey is to establish those projects that are most likely directly comparable to the subject property. The information in this survey was collected through a variety of methods, including phone surveys, in-person visits, email and fax. The contact person for each property is listed in *Addendum A: Field Survey of Conventional Rentals*.

- Two types of directly comparable properties are identified through the field survey. They include other Section 42 LIHTC developments and market-rate developments that offer unit and project amenities similar to those of the proposed development. An in-depth evaluation of these two property types provides an indication of the potential of the proposed development.
- Economic and demographic characteristics of the area are evaluated. An economic evaluation includes an assessment of area employment composition, income growth (particularly among the target market), building statistics and area growth perceptions. The demographic evaluation uses the most recently issued Census information and projections that determine what the characteristics of the market will be when the proposed project opens and achieves a stabilized occupancy.
- Area building statistics and interviews with officials familiar with area development provide identification of the properties that might be planned or proposed for the area that will have an impact on the marketability of the proposed development. Planned and proposed projects are always in different stages of development. As a result, it is important to establish the likelihood of construction, the timing of the project and its impact on the market and the proposed development.
- An analysis of the proposed project's market capture of income-appropriate renter households within the PMA is conducted. This analysis follows SC Housing's methodology for calculating potential demand. The resulting capture rates are compared with acceptable market capture rates for similar types of projects to determine whether the proposed development's capture rate is achievable.
- Achievable market rent for the proposed subject development is determined. Using a Rent Comparability Grid, the features of the proposed development are compared item by item to the most comparable properties in the market. Adjustments are made for each feature that differs from that of the proposed subject development. These adjustments are then included with the collected rent resulting in an achievable market rent for a unit comparable to the proposed unit. This analysis is done for each bedroom type proposed for the site.

Please note that non-numbered items in this report are not required by SC Housing; they have been included, however, based on Bowen National Research's opinion that it is necessary to consider these details to effectively address the development potential of proposed projects.

2. REPORT LIMITATIONS

The intent of this report is to collect and analyze significant levels of data to forecast the market success of the subject property within an agreed to time period. Bowen National Research relies on a variety of sources of data to generate this report. These data sources are not always verifiable; Bowen National Research, however, makes a significant effort to ensure accuracy. While this is not always possible, we believe our effort provides an acceptable standard margin of error. Bowen National Research is not responsible for errors or omissions in the data provided by other sources.

The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, unbiased professional analyses, opinions and conclusions. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved. Our compensation is not contingent on an action or event (such as the approval of a loan) resulting from the analyses, opinions, conclusions in or the use of this study.

Any reproduction or duplication of this report without the express approval of Bowen National Research is strictly prohibited.

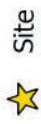
3. SOURCES

Bowen National Research uses various sources to gather and confirm data used in each analysis. These sources, which are cited throughout this report, include the following:

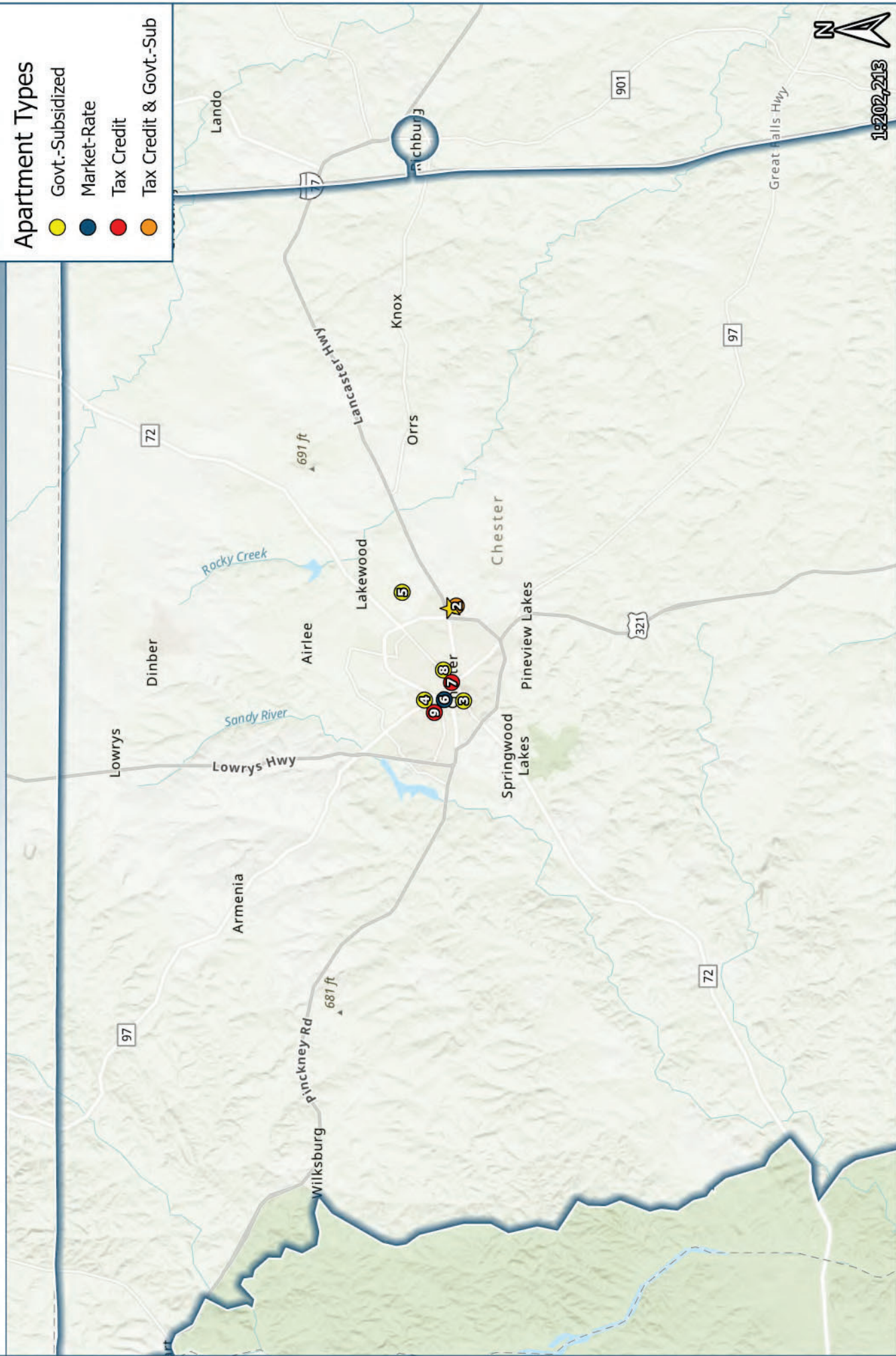
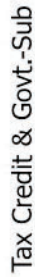
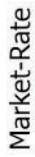
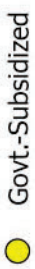
- The 2010 and 2020 Census on Housing
- American Community Survey
- ESRI
- Applied Geographic Solutions
- Area Chamber of Commerce
- U.S. Department of Labor
- U.S. Department of Commerce
- Management for each property included in the survey
- Local planning and building officials
- Local housing authority representatives
- SC Housing

ADDENDUM A:

FIELD SURVEY OF
CONVENTIONAL RENTALS



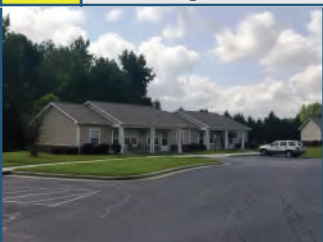
Apartment Types



Map ID	Property	Prop Type	Quality Rating	Year Built	Total Units	Vacant	Occ. Rate	Distance To Site*
1	Chester Townhouses I	TGS	B+	1980	62	0	100.0%	-
2	Chester Townhouses II	TGS	B+	1980	52	0	100.0%	-
3	Carriage Hill Apts.	GSS	B-	1970	31	0	100.0%	2.1
4	Center Street Apts.	GSS	B	1987	48	0	100.0%	2.4
5	Cottages of Chester Village	GSS	A	2005	19	0	100.0%	2.1
6	Hillcrest Apts.	MRR	C+	1960	25	1	96.0%	2.1
7	McAliley Apts.	TAX	C+	1866	22	0	100.0%	1.6
8	Saluda Apts.	GSS	B-	1987	24	0	100.0%	1.5
9	Talford Greene	TAX	A-	2026	58	10	82.8%	2.3
901	Belmont Village	TAX	B	2005	40	0	100.0%	30.8
902	Cowan Farms Apartment Homes	MRR	B	2003	248	7	97.2%	23.6
903	Dalton Ridge	MRR	B	1996	87	0	100.0%	26.0
906	Falls Apts.	MRT	C	1829	10	0	100.0%	22.6
909	Lake View Garden Homes	MRR	B-	1971	96	0	100.0%	30.8
910	Miller Grove	TAX	B	2007	48	0	100.0%	26.9
911	Northwest Apts.	TAX	B-	1978	72	0	100.0%	22.8
912	Oak Haven Apts.	MRR	B	1987	68	0	100.0%	25.6

*Drive distance in miles

✓ Comparable Property	(MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	(TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
◆ Senior Restricted	(TAX) Tax Credit	(INR) Income-Restricted (not LIHTC)
(MRR) Market-Rate	(TGS) Tax Credit & Government-Subsidized	(ING) Income-Restricted (not LIHTC) & Government-Subsidized
(MRT) Market-Rate & Tax Credit	(TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	(GSS) Government-Subsidized
(MRG) Market-Rate & Government-Subsidized	(TIN) Tax Credit & Income-Restricted (not LIHTC)	(ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
(MIN) Market-Rate & Income-Restricted (not LIHTC)	(TMG) Tax Credit, Market-Rate & Government-Subsidized	

1	Chester Townhouses I 628 Lancaster St., Chester, SC 29706	Contact: Wendy Phone: (803) 377-7970
	Total Units: 62 UC: 0 Occupancy: 100.0% Stories: 1,2 Year Built: 1980 BR: 1, 2 Vacant Units: 0 Waitlist: 5 HH AR Year: Target Population: Family Yr Renovated: 2006 Rent Special: None Notes: Tax Credit; RD 515, has RA (54 units)	
2	Chester Townhouses II 628 Lancaster Hwy, Chester, SC 29706	Contact: Wendy Phone: (803) 377-7970
	Total Units: 52 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1980 BR: 1, 2, 3 Vacant Units: 0 Waitlist: 6 HH AR Year: Target Population: Family Yr Renovated: 2006 Rent Special: None Notes: Tax Credit; RD 515, has RA (39 units)	
3	Carriage Hill Apts. 153 W. End St., Chester, SC 29706	Contact: Whitney Phone: (803) 560-0362
	Total Units: 31 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1970 BR: 2 Vacant Units: 0 Waitlist: 5 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: HUD Section 8	
4	Center Street Apts. 301 Center St, Chester, SC 29706	Contact: Amanda Phone: (803) 581-1336
	Total Units: 48 UC: 0 Occupancy: 100.0% Stories: 1,2 Year Built: 1987 BR: 1, 2 Vacant Units: 0 Waitlist: 30 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: RD 515, has RA (30 units)	
5	Cottages of Chester Village 662 Village Dr., Chester, SC 29706	Contact: Denise Phone: (803) 385-5807
	Total Units: 19 UC: 0 Occupancy: 100.0% Stories: 1 Year Built: 2005 BR: 1 Vacant Units: 0 Waitlist: 50 HH AR Year: Target Population: Senior 62+ Yr Renovated: Rent Special: None Notes: HUD Section 8	

✓ Comparable Property ◆ Senior Restricted (MRR) Market-Rate (MRT) Market-Rate & Tax Credit (MRG) Market-Rate & Government-Subsidized (MIN) Market-Rate & Income-Restricted (not LIHTC)	(MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized (TAX) Tax Credit (TGS) Tax Credit & Government-Subsidized (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC) (TIN) Tax Credit & Income-Restricted (not LIHTC) (TMG) Tax Credit, Market-Rate & Government-Subsidized	(TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized (INR) Income-Restricted (not LIHTC) (ING) Income-Restricted (not LIHTC) & Government-Subsidized (GSS) Government-Subsidized (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
---	---	--



6	Hillcrest Apts.		Contact: Tabitha	
	113 Mill St., Chester, SC 29706		Phone: (803) 974-4900	
	Total Units:	25	UC:	0
	Occupancy:	96.0%	Stories:	1
	BR:	2	Vacant Units:	1
	Waitlist:	None	Year Built:	1960
	Target Population:	Family	AR Year:	
	Rent Special:	None	Yr Renovated:	
	Notes:			



7	McAliley Apts.		Contact: Virginia	
	120 Main St, Chester, SC 29706		Phone: (803) 385-5559	
	Total Units:	22	UC:	0
	Occupancy:	100.0%	Stories:	3
	BR:	1, 2	Vacant Units:	0
	Waitlist:	Yes	Year Built:	1866
	Target Population:	Family	AR Year:	1999
	Rent Special:	None	Yr Renovated:	
	Notes:	Tax Credit		



8	Saluda Apts.		Contact: Amanda	
	100 Culp St, Chester, SC 29706		Phone: (803) 581-1336	
	Total Units:	24	UC:	0
	Occupancy:	100.0%	Stories:	1
	BR:	1	Vacant Units:	0
	Waitlist:	25 HH	Year Built:	1987
	Target Population:	Senior 55+, Disabled	AR Year:	
	Rent Special:	None	Yr Renovated:	
	Notes:	RD 515, has RA (24 units)		



9	Talford Greene		Contact: Tyana McDaniel	
	2600 Dawson Dr, Chester, SC 29706		Phone: (839) 930-0582	
	Total Units:	58	UC:	0
	Occupancy:	82.8%	Stories:	3
	BR:	1, 2, 3	Vacant Units:	10
	Waitlist:	None	Year Built:	2026
	Target Population:	Family	AR Year:	
	Rent Special:	None	Yr Renovated:	
	Notes:	Tax Credit; Opened 3/2026, still in lease-up		



901	Belmont Village		Contact: Shanterra	
	120 Boyce St, Union, SC 29379		Phone: (864) 429-3717	
	Total Units:	40	UC:	0
	Occupancy:	100.0%	Stories:	2
	BR:	2, 3	Vacant Units:	0
	Waitlist:	None	Year Built:	2005
	Target Population:	Family	AR Year:	
	Rent Special:	None	Yr Renovated:	
	Notes:	Tax Credit; Does not keep a WL		

Comparable Property	(MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	(TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
Senior Restricted	(TAX) Tax Credit	(INR) Income-Restricted (not LIHTC)
(MRR) Market-Rate	(TGS) Tax Credit & Government-Subsidized	(ING) Income-Restricted (not LIHTC) & Government-Subsidized
(MRT) Market-Rate & Tax Credit	(TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	(GSS) Government-Subsidized
(MRG) Market-Rate & Government-Subsidized	(TIN) Tax Credit & Income-Restricted (not LIHTC)	(ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
(MIN) Market-Rate & Income-Restricted (not LIHTC)	(TMG) Tax Credit, Market-Rate & Government-Subsidized	



902	Cowan Farms Apartment Homes 1310 Cypress Pointe Dr., Rock Hill, SC 29730	Contact: Alexis Phone: (803) 329-9978
	Total Units: 248 UC: 0 Occupancy: 97.2% Stories: 2 Year Built: 2003 BR: 1, 2, 3 Vacant Units: 7 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Rents range due to unit location & amenities	



903	Dalton Ridge 581 Dalton Ridge Dr., Lancaster, SC 29720	Contact: Kim Phone: (803) 286-9776
	Total Units: 87 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1996 BR: 1, 2, 3 Vacant Units: 0 Waitlist: 3-6 mos AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:	



906	Falls Apts. 810 Dearborn St., Great Falls, SC 29055	Contact: Virginia Phone: (704) 412-8238
	Total Units: 10 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1829 BR: 1, 2, 3 Vacant Units: 0 Waitlist: Yes AR Year: 1999 Target Population: Family Yr Renovated: Rent Special: None Notes:	



909	Lake View Garden Homes 720 Lakeside Dr, Union, SC 29379	Contact: Donna Phone: (864) 427-5544
	Total Units: 96 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1971 BR: 1, 2, 3 Vacant Units: 0 Waitlist: 6 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:	



910	Miller Grove 2017 Miller St, Lancaster, SC 29720	Contact: Lisa Phone: (803) 283-3498
	Total Units: 48 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 2007 BR: 1, 2, 3 Vacant Units: 0 Waitlist: 5 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Tax Credit	

Comparable Property Senior Restricted (MRR) Market-Rate (MRT) Market-Rate & Tax Credit (MRG) Market-Rate & Government-Subsidized (MIN) Market-Rate & Income-Restricted (not LIHTC)	(MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized (TAX) Tax Credit (TGS) Tax Credit & Government-Subsidized (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC) (TIN) Tax Credit & Income-Restricted (not LIHTC) (TMG) Tax Credit, Market-Rate & Government-Subsidized	(TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized (INR) Income-Restricted (not LIHTC) (ING) Income-Restricted (not LIHTC) & Government-Subsidized (GSS) Government-Subsidized (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
---	---	--



911	Northwest Apts.		Contact: Casey								
	3058 NW Apt Dr, Lancaster, SC 29720		Phone: (803) 286-4822								
	Total Units:	72	UC:	0	Occupancy:	100.0%	Stories:	2	Year Built:	1978	
	BR:	1, 2, 3			Vacant Units:	0	Waitlist:	11 HH	AR Year:		
	Target Population:	Family								Yr Renovated:	2008
	Rent Special:	None									
	Notes:										



912	Oak Haven Apts.		Contact: Patty							
	456 Colonial Ave., Lancaster, SC 29720		Phone: (803) 286-2185							
	Total Units:	68	UC:	0	Occupancy:	100.0%	Stories:	1,2	Year Built:	1987
	BR:	1, 2, 3			Vacant Units:	0	Waitlist:	6-9 mos	AR Year:	
	Target Population:	Family							Yr Renovated:	
	Rent Special:	None								
	Notes:									

- Comparable Property - Senior Restricted (MRR) Market-Rate (MRT) Market-Rate & Tax Credit (MRG) Market-Rate & Government-Subsidized (MIN) Market-Rate & Income-Restricted (not LIHTC)	(MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized (TAX) Tax Credit (TGS) Tax Credit & Government-Subsidized (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC) (TIN) Tax Credit & Income-Restricted (not LIHTC) (TMG) Tax Credit, Market-Rate & Government-Subsidized	(TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized (INR) Income-Restricted (not LIHTC) (ING) Income-Restricted (not LIHTC) & Government-Subsidized (GSS) Government-Subsidized (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
---	---	--

Source: South Carolina State Housing Finance & Development Authority
Effective: 10/2025

Monthly Dollar Allowances

		Garden						Townhome					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	23	27	31	35	38	42	23	27	31	35	38	42
	+Base Charge	9	9	9	9	9	9	9	9	9	9	9	9
	Bottled Gas	65	77	87	98	108	119	65	77	87	98	108	119
	Electric	15	18	23	28	34	40	15	18	23	28	34	40
	Heat Pump	13	15	18	20	23	26	13	15	18	20	23	26
	Oil	51	60	69	77	85	93	51	60	69	77	85	93
Cooking	Natural Gas	4	4	6	8	10	12	4	4	6	8	10	12
	Bottled Gas	11	13	18	24	30	36	11	13	18	24	30	36
	Electric	5	6	9	12	15	18	5	6	9	12	15	18
Other Electric		20	24	33	43	52	62	20	24	33	43	52	62
+Base Charge		12	12	12	12	12	12	12	12	12	12	12	12
Air Conditioning		9	10	14	18	22	27	9	10	14	18	22	27
Water Heating	Natural Gas	8	10	14	19	23	27	8	10	14	19	23	27
	Bottled Gas	8	10	14	19	23	27	8	10	14	19	23	27
	Electric	13	15	19	24	28	32	13	15	19	24	28	32
	Oil	19	23	33	43	53	63	19	23	33	43	53	63
Water		26	27	38	55	76	100	26	27	38	55	76	100
Sewer		46	49	69	98	127	157	46	49	69	98	127	157
Trash Collection		20	20	20	20	20	20	20	20	20	20	20	20
Internet*		0	0	0	0	0	0	0	0	0	0	0	0
Cable*		0	0	0	0	0	0	0	0	0	0	0	0
Alarm Monitoring*		0	0	0	0	0	0	0	0	0	0	0	0

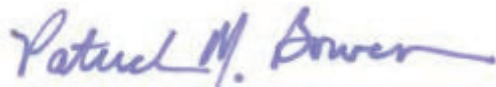
* Estimated- not from source

Addendum B – Member Certification & Checklist

This market study has been prepared by Bowen National Research, a member in good standing of the National Council of Housing Market Analysts (NCHMA). This study has been prepared in conformance with the standards adopted by NCHMA for the market analysts' industry. These standards include the *Standard Definitions of Key Terms Used in Market Studies for Housing Projects*, and *Model Content Standards for the Content of Market Studies for Housing Projects*. These Standards are designed to enhance the quality of market studies and to make them easier to prepare, understand, and use by market analysts and by the end users. These Standards are voluntary only, and no legal responsibility regarding their use is assumed by the National Council of Housing Market Analysts.

Bowen National Research is duly qualified and experienced in providing market analysis for Housing. The company's principals participate in the National Council of Housing Market Analysts (NCHMA) educational and information sharing programs to maintain the highest professional standards and state-of-the-art knowledge. Bowen National Research is an independent market analyst. No principal or employee of Bowen National Research has any financial interest whatsoever in the development for which this analysis has been undertaken.

Certified:

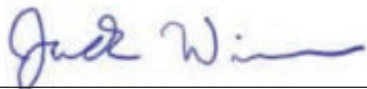


Patrick M. Bowen

President

patrickb@bowennational.com

Date: May 6, 2026



Jack Wiseman (Primary Contact)

Market Analyst

jackw@bowennational.com

Date: May 6, 2026

Note: Information on the National Council of Housing Market Analysts may be obtained by calling 202-939-1750, or by visiting <http://www.housingonline.com>.

ADDENDUM-MARKET STUDY INDEX

A. INTRODUCTION

Members of the National Council of Housing Market Analysts provide a checklist referencing all components of their market study. This checklist is intended to assist readers on the location content of issues relevant to the evaluation and analysis of market studies.

B. DESCRIPTION AND PROCEDURE FOR COMPLETING

The following components have been addressed in this market study. The section number of each component is noted below. Each component is fully discussed in that section. In cases where the item is not relevant, the author has indicated 'N/A' or not applicable. Where a conflict with or variation from client standards or client requirements exists, the author has indicated a 'VAR' (variation) with a comment explaining the conflict.

C. CHECKLIST

		Section (s)
Executive Summary		
1.	Executive Summary (Exhibit S-2)	A
Project Description		
2.	Proposed number of bedrooms and baths proposed, income limitations, proposed rents and utility allowances	B
3.	Utilities (and utility sources) included in rent	B
4.	Project design description	B
5.	Unit and project amenities; parking	B
6.	Public programs included	B
7.	Target population description	B
8.	Date of construction/preliminary completion	B
9.	If rehabilitation, existing unit breakdown and rents	B
10.	Reference to review/status of project plans	B
Location and Market Area		
11.	Market area/secondary market area description	D
12.	Concise description of the site and adjacent parcels	C
13.	Description of site characteristics	C
14.	Site photos/maps	C
15.	Map of community services	C
16.	Visibility and accessibility evaluation	C
17.	Crime Information	C

CHECKLIST (Continued)

		Section (s)
EMPLOYMENT AND ECONOMY		
18.	Employment by industry	E
19.	Historical unemployment rate	E
20.	Area major employers	E
21.	Five-year employment growth	E
22.	Typical wages by occupation	E
23.	Discussion of commuting patterns of area workers	E
DEMOGRAPHIC CHARACTERISTICS		
24.	Population and household estimates and projections	F
25.	Area building permits	H
26.	Distribution of income	F
27.	Households by tenure	F
COMPETITIVE ENVIRONMENT		
28.	Comparable property profiles	H
29.	Map of comparable properties	H
30.	Comparable property photographs	H
31.	Existing rental housing evaluation	H
32.	Comparable property discussion	H
33.	Area vacancy rates, including rates for Tax Credit and government-subsidized	H
34.	Comparison of subject property to comparable properties	H
35.	Availability of Housing Choice Vouchers	H
36.	Identification of waiting lists	H & Addendum A
37.	Description of overall rental market including share of market-rate and affordable properties	H
38.	List of existing LIHTC properties	H
39.	Discussion of future changes in housing stock	H
40.	Discussion of availability and cost of other affordable housing options including homeownership	H
41.	Tax Credit and other planned or under construction rental communities in market area	H
ANALYSIS/CONCLUSIONS		
42.	Calculation and analysis of Capture Rate	G
43.	Calculation and analysis of Penetration Rate	N/A
44.	Evaluation of proposed rent levels	H
45.	Derivation of Achievable Market Rent and Market Advantage	H & Addendum E
46.	Derivation of Achievable Restricted Rent	N/A
47.	Precise statement of key conclusions	J
48.	Market strengths and weaknesses impacting project	J
49.	Recommendations and/or modification to project discussion	J
50.	Discussion of subject property's impact on existing housing	H
51.	Absorption projection with issues impacting performance	G & J
52.	Discussion of risks or other mitigating circumstances impacting project projection	J
53.	Interviews with area housing stakeholders	I

CHECKLIST (Continued)

OTHER REQUIREMENTS		Section (s)
54.	Preparation date of report	Title Page
55.	Date of Field Work	C
56.	Certifications	K
57.	Statement of qualifications	L
58.	Sources of data not otherwise identified	D
59.	Utility allowance schedule	Addendum A

ADDENDUM C:

SCOPE OF RENOVATIONS

SECTION 01 11 00 - SCOPE OF WORK DESCRIPTION**Existing Conditions:**

Property was completed and first occupied in 1982.

If placed in service after March 13, 1991, all improvements are to meet or exceed Fair Housing Act and Section 504.

☐ Yes

☒ No

No Type 'B' units are required

Project Unit Mix:

18	one bedroom, including (4) UFAS/Type "A" accessible units (209, 216, 231, 236) and
	(2) A/V Units (208, 217)
44	two bedroom
62	total units
1	office/ laundry / community building

☐ Elderly

☒ Family

NOTE: Key numbers (1, 2...) below are positioned on the drawings to indicate general locations of scope of work items.

See Unit by Unit Scope of Work for scope information for individual dwelling units and quantities required.

See Site Plan for unit locations and key numbers within individual building and unit floor plans.

Consult property condition assessment and environmental reports for existing condition information.

Key Section:

Required scope of work (scope includes community building and each unit):

"Provide" means furnish material, equipment, labor, and insurance to complete.

SC Housing QAP Appendix B, Development Design Criteria:

Section I, Design Document Standards

Section II, Accessibility

Section III, Mandatory New Construction Design Criteria

Section IV, Mandatory Rehabilitation Criteria

Per Section IV, "Any replacement of existing materials or components must comply with the design standards for new construction."

DEVELOPMENT CRITERIA**A** Code Compliance:

Construction must be in compliance with all federal, state, county, city, local and governing jurisdictions codes, in addition to:

- 1 Fair Housing Act
- 2 Section 504
- 3 HUD Housing Quality Standards (HQS)
- 4 HUD Minimum Property Standards (MPS)
- 5 HUD Uniform Physical Condition standards (UPCS)

These code standards are not meant to replace Federal, State or local codes.

B Accessibility:

Development must meet all federal, state and local accessibility standards, as well as all Authority accessibility requirements.

Mobility Disabled Units: Type A, at least 5% of the total units (but no less than one unit) must be equipped for the mobility disabled, including for wheelchair restricted residents. ADA/ANSI compliant 36"x60" minimum useable floor space roll-in showers must be incorporated into all of the Type A mobility units. Mobility units with more than one bathroom must have at least one bathroom with a roll-in shower.

Hearing and Sight-Impaired Units: Type 'B', at least an additional 2% of the total units (but no less than one unit) must be equipped for hearing and sight-impaired residents including compliance with ICC/ANSI A117.1 Section 1006 (audio and visual notification on fire alarms and at the primary unit entrance).

The same unit(s) cannot be used to satisfy the 5% and 2% requirement.

Signage for designated common areas and all units must be I Braille and meet ANSI A117.1, Section 703 standards.

GENERAL

1 General Conditions: 00 7100 00 7200 00 7300	Compliance with 2026 SC Housing QAP documents published under the LIHTC program is required. General Contractor and all subcontractors are responsible for reading, evaluating and applying minimum standards referenced in SC Housing manuals for Year 2026. Unless otherwise noted, General Contractor shall request documentation from the owner for all waivers granted for this project. - a Provide evidence of maintained workman compensation insurance coverage. - b Provide evidence of maintained liability Insurance \$500,000/ \$1,000,000. - c All work shall meet all applicable codes, including 2006 International Energy Conservation Code. - d All work shall be professional and guaranteed/warranted for one year. - e Meet or exceed all building product manufacturer's recommendations. - f Bidder visit and inspect jobsite and must confirm all counts and measurements. - g Inspect each unit prior to turn-over with property manager. - h Complete punch-list prior to final payment. - i Final clean each unit immediately prior to turn-over to property manager.
2 Coordination: 01 3100	- a Prepare sequencing plan (schedule) for relocation and staging of work. - b Submit work sequencing plan to Property Manager and Owner designated representative, if applicable, one week before start. - c Limit work duration in each apartment to shortest possible time interval.
3 Demolition/ Cleaning:	Remove / dispose of all items to be removed or replaced (per jurisdiction disposal requirements): Consult environmental studies. General Contractor to be responsible for all costs of disposal/removal. The repair and finish of adjacent material where items have been removed shall be provided in kind by the General Contractor. - a entry sign, old overgrown or damaged plant material, - b broken concrete, broken asphalt paving, curb and sidewalks, - c mailbox enclosure and mailboxes, damaged dumpsters and enclosures, - d walls shown on drawings to be removed, - e doors and frames/trim, hardware, windows and frames/trim, - f shingle roofing, gutters, damaged fascias and soffits, siding, trim, ridge vent, - g loose vinyl floor tile, carpeting, damaged wall trim and drywall, - h cabinets, countertops, sinks, lavatories, water closets, bath tubs, - i appliances, light fixtures

SITE WORK**4a** General:

- a Upgrade site access to meet UFAS accessibility requirements. See site plan.
- b Jet all storm drains.
- c Jet and camera all sewer lines.

Sewer lines must be scoped and repaired/ replaced as needed.

4b Site
Improvements:
10 5500
12 9300
31 1100

- a Provide covered, fully accessible mailbox center with lighting with USPS approved mailboxes. See site plan for location.
- b Provide 16x20 accessible picnic shelter. See site plan for location.
- c Provide picnic table(s) with (1) ADA accessible picnic table. See site plan for location.
- d Provide grill(s) with (1) ADA accessible grill. See site plan for location.
- e Provide new accessible white vinyl/PVC (low maintenance) dumpster enclosures to include accessible tenant recycling receptacles.
- f Provide bollards at dumpster.

Painted pipe bollards must be installed behind all dumpsters.

4c Asphalt Paving:
32 1216
32 1723

- a Repair and patch parking areas and drives. Overlay parking lot with 2" Type 2 asphalt surface. Stripe parking areas and accessible spaces with cross-walks as shown on site plan.
- b Restripe parking spaces to meet handicap requirements and provide ADA signage.
- c Provide crosswalks and curb ramps with access aisle striping per site plan.

5 Sidewalks;
Concrete Pads:

03 1000
32 1313

Upgrade concrete to meet UFAS, per budget estimate, to include:

- a Replace broken and missing concrete sidewalks.
- b Remove, regrade and replace sidewalks flooded by rain.
- c Grind or replace sections of sidewalks at tripping hazards (1/2").
- d Provide accessible sidewalks to laundry facilities, dumpster enclosures, mail kiosk and playground. See site plan.
- e All public spaces and amenities shall be connected by 4' wide ADA accessible sidewalks with turnaround areas. Accessible sidewalk slopes shall be limited to less than 1:20 slope. Limited 6' lengths of accessible sidewalk may be sloped up to 1:12 slope without handrails. See site plan for extent of accessible path throughout site.
- f Position curb-cuts and crosswalks for handicap accessibility of site. See site plan for location of handicap parking spaces and crosswalks.
- g Provide accessible concrete pad for mail kiosk.
- h Provide concrete pad for dumpsters and recycling receptacles with concrete approach apron with accessible clear floor space area.
- i Provide concrete curb repairs as noted on site plan.

6 Site Amenities:
10 5500
12 9300

- a Community Laundry
- b Playground
- c Mailbox Kiosk
- d Leasing Office
- e Maintenance Room (Shed)
- f Refuse Collection Area and Recycling

7 Landscaping: 31 1100 32 9300	Landscape allowance to include: - a Provide additional plantings and mulch per plan. - b Prune existing trees and shrubs of dead wood and to clear walls and roofs. - c Provide vertical pruning. - d Remove trees and grind tree stumps remaining after tree removal. - e Provide landscaping around project entry sign. - f Regrade flat site areas to slope away from buildings. Provide swales to provide proper drainage and eliminate erosion issues. - g Repair/ replace retaining walls throughout property. See site plan. Replace wood timbers with modular block walls. - h Clear all storm drains of debris and soil.
8 Signage:	- a Provide new permanent project entry sign with masonry columns. - b Provide identification signage for each unit under exterior entry light fixture. - c Provide bold signage visible from the entry drive for the office/ community building. - d Provide building number identification sign on each building visible from street. - e Provide handicap parking signage for accessible and van spaces. - f Provide SC Housing refuse collection signage. - g Braille signage to be provided in locations required by FHA, ADA and UFAS. Property entrance must have a monument sign with brick or stone columns.
9 Site Lighting:	a Coordinate installation of site lighting by power company. Existing site lighting must be adequate and functioning according to photo metric analysis software.

BUILDINGS

10a General Improvements: 06 1000 31 3116	- a Seal all exterior joints and gaps. - b Seal all interior and exterior wall penetrations. - c Pressure wash all buildings and sidewalks. - d Construction documents to include unit-by-unit matrix to identify items scheduled for replacement when the SOW does not identify items to be replaced in all units.
10b General Accessibility	a Provide upgrades to handicap units per UFAS accessibility requirements. All Type A accessible units must be brought to current building standards.
11 Masonry: 04 0513 04 0516	- a Replace damaged and missing brick. - b Point up all missing and damaged mortar.
12 Metals: 05 5000	- a Repair existing metal stairs and landings. - b Provide painted bollards at dumpsters. - c Add extensions to bring guardrails to 42" minimum. Painted pipe bollards must be installed behind all dumpsters.

13 Carpentry: 06 1000 06 4100 06 4600	- a Inspect for and replace damaged wood trim, exterior sheathing. - b Inspect for and replace damaged floor sheathing, stair treads and rails. - c Replace interior stair handrails at townhouse units with continuous backer board for mounting handrail hardware. - d Repair base board. See unit matrix. - e Provide new shoe molding at all LVT areas. - f Provide new trim at all new walls, doors and windows. - g Provide flooring, base, shoe molding and painted walls behind and under refrigerators and ranges. - h Provide picnic shelter. - i Provide mailbox kiosk. Attic access panels must be lockable with keys available. Stair handrails must have continuous wood blocker board.
14 Insulation:	a Inspect attic/roof insulation and upgrade to R38 for new construction projects Attic insulation must meet R-30 minimum value.
15 Roofing: 07 3113	- a Provide new antifungal architectural asphalt fiberglass roof shingle system with minimum 30-year warranty. - b Provide new 5" aluminum gutters with gutterguards and 3x5 downspouts discharging a min. 6' from foundation. - c Provide splash blocks and downspout extensions. - d Remove all existing roof shingles and damaged roof edges and accessories. - e Replace damaged fascia boards and sheathing. - f Replace plumbing vent boots and gable wall vents. - g Provide roofing for new mailbox kiosk and picnic shelter. Architectural (dimensional) anti-fungal shingles must be used and: - must be high quality and durable - must be installed per manufacturer's requirements to achieve at least a 30-year warranty Seamless 5" minimum gutter and downspout systems complete to be installed on all buildings. All water from roof and gutter system must be discharged no less than 6 feet from building foundation by: - Concrete splash blocks with positive sloped drainage away from foundation; or - Be piped underground to an appropriate location. Existing fire walls in attics between units must be intact and solid.

16 Siding:
07 4633

- a Replace all vinyl siding throughout project. Replace Tyvek.
- b Replace all soffit with vented vinyl soffit.
- c Replace all fascia with white aluminum/vinyl trim.
- d Provide decorative vents at gables to replace existing.
- e Replace porch ceilings.
- f Replace all columns.
- g Install new shutters at current locations.
- h Replace dryer and bath exhaust vent covers.
- i Install 'J' boxes for all electrical boxes, disconnect boxes or surface mounted devices on siding. Where standard 'J' boxes are not available, the devices shall be fully flashed, caulked and water-proofed.

High quality durable low maintenance materials are required for exterior building coverings on all elevations including all exterior trims, fascia, soffits, ceilings and vents.

Vinyl siding must have a .044" thickness or greater and be installed per manufacturer's requirements to achieve at least a 30- year warranty.

17 Doors:
08 1416**EXTERIOR:**

- a Replace all exterior doors/frame/trim with new insulated metal/wood doors units and rot proof jambs.
Front entry doors at accessible units to have spring hinges.
- b Replace all exterior storage room doors.
- c Caulk all doors inside and outside.
- d Seal all exterior door thresholds with silicone caulk.
- e Replace all interior doors, jambs, frames, and hardware.

All interior doors must:

- be side hinged
- be hollow core paneled hardboard, paneled solid wood, or hollow core flush hardwood
- Hollow core, flush lauan doors are prohibited.
- ADA accessible doors at common areas and Type 'A' units must have ADA lever hardware and be 3'-0" minimum.
- Have a 3/4" minimum air space at bottom of door measured from finished floor for air circulation.
- Louvered doors are HVAC closet for air handler return are acceptable.

All exterior doors must be Energy Star metal-clad or fiberglass doors and must:

- Metal clad steel edge doors and frames are acceptable for use in firewalls only.
- Be side hinged.
- Have a rot proof jamb.
- Include a peephole on main entry door.
- Have a thumb latch/lever style deadbolt lock.
- ADA Accessible doors at common areas and Type 'A' units must have a maximum threshold height of 1/2", have ADA lever hardware, include a peephole a maximum of 48" AFF at primary unit entry door only, have spring hinges at the unit's primary unit entry door only.

All bi-fold and accordion doors must be replaced with hinged doors.

18 Hardware: 08 7100	- a Replace all exterior door hardware at units. - b Replace all interior door hardware. - c Provide lever handles in all "public" rooms. Provide lever handles in UFAS units with push-button style locks. - d All door stops/wall stops must be installed, whether the door is being replaced or not.
19 Windows: 08 5300 08 8000	- a Replace all windows with Energy Star casement or sliding where needed for egress requirements. - b Install flashing per manufacturer's recommendation. Contractor to verify tempered glazing requirement against existing hazardous locations. - c Windows shall be tilt-in type for easy cleaning. - d Bedroom windows must have egress area of 5.7 sf on 2nd floor and 5.0 sf on 1st floor, and a 24" min vertical egress opening, 20" horizontal. - e Provide insect screens at all windows. - f Provide child safety snap lock in frame. - g Install weather-stripping at all windows. - h Windows located within 2' of an operable door shall be tempered. - i Windows or doors enclosing bathtub or shower shall be tempered. - j Windows in a stairwell within 60" of the walking surface shall be tempered. Windows must be Energy Star rated for zone south central and must: - have blinds for each window installed - Metal blinds are prohibited. - Be vinyl. - Be continuously caulked behind the flange and taped per the manufacturer's recommendations. - Be installed per window manufacturers recommendations.
20 Gypsum Wallboard: 09 2900	- a Inspect for and repair/ replace damaged wallboard in all units. - b Repair drywall at new tubs. - c Patch walls and corners at new windows and doors. - d Repair drywall at walls and damaged ceilings. - e Provide moisture resistant drywall where replaced in bathrooms, laundry rooms, mechanical closets, exterior storage closets, and behind kitchen sink base. - f Provide textured ceiling repair as indicated per Unit Matrix. Moisture resistant gypsum board must be installed on all ceilings and walls of bathrooms, on all walls of laundry rooms, mechanical closets and exterior storage closets, and behind kitchen sink base and dishwasher. Water-resistant gypsum board or equivalent shall be provided behind any tub/shower unit located on an exterior wall.

21 Vinyl Flooring: 09 6519	- a Provide new LVT flooring in kitchen, bath, dining area, and foyer of all units, or throughout units. See unit matrix. In all accessible units, provide LVT flooring throughout. - b Provide new LVT flooring throughout Office/Laundry Building. - c Replace damaged subflooring. Repair with Schonox where required. - d Provide new vinyl cove base at base of all tubs. See unit matrix. LVT must have a 12mil wear layer and provide a minimum 15-year residential warranty. LVT installed in kitchens, bathrooms, laundry areas and mechanical closets must be water resistant. Shoe molding must be intalled in areas where glue down or laminate flooring is/ was installed.
22 Carpet: 09 6816	- a Provide carpet in all bedrooms of units. See unit matrix. - b Provide compatible metal edging at all flooring junctions. Carpeting shall comply with FHA-HUD Use of Materials Bulletin No. 44d. Carpet pad must be installed under all carpeting and shall comply with FHA-HUD Use of Materials Bulletin No. 72a.
23 Painting: 09 9100	- a Clean, prepare and sand all surfaces prior to painting. - b Prime all new and repaired surfaces. - c Paint entire interior of each dwelling unit, including ceilings and trim. See unit matrix. - All Ceilings: flat - Doors and Trim: semi-gloss - Wet Areas Walls (bath and kitchen): semi-gloss - All Other Walls: eggshell - d Paint entire interior of the Community Building, including bathrooms, doors and trim. - e Paint all interior doors and trim with semi gloss latex-acrylic enamel paint. Paint top, bottom, sides, and both faces. - f Paint all exterior doors and trim with semi gloss latex-acrylic enamel paint. Paint top, sides, bottom, and faces of door. - g Caulk all open joints. - h Prepare and paint all existing metal handrails, cane rails and miscellaneous guard rails. Interior painting must include the entire unit.

FURNISHINGS

24 Bath Fixtures:	- a Replace existing tubs and surrounds with 4-piece tub and surround, with blocking. See unit matrix. - b Clean and caulk all existing tubs to remain. See unit matrix. - c Replace all water closets with new comfort height fixture, 17"-19" from floor to top of seat. - d Provide accessible height water closet in Type A accessible units. - e Provide vanity cabinet with drop-in sink. See unit matrix. - f Replace wall hung lavatories in accessible units and Office Building. Providing blocking in wall for mounting wall hung sinks. Provide solid blocking at all toilets and tub/shower units for grab bar installation. If providing a wall hung sink in an accessible unit it must have solid blocking behind the fixture and a recessed medicine cabinet or a storage cabinet must be provided.
--------------------------	---

25 Accessories:
10 2813

- a Replace all bathroom accessories with brushed nickel: attached (not tension) shower rod, towel bar and toilet paper dispenser.
 - b Provide 24"x36" framed tempered mirror mounted at top of back splash in Type 'A' units and provide new recessed medicine cabinet.
 - c Replace all medicine cabinets in standard units. See plans for location.
 - d Provide grab bars in accessible bathrooms at tub and water closet in Type 'A' units.
- Mirror length must extend from top of vanity backsplash to 6' minimum above finish floor. Framed decorative mirrors are excepted if they meet the above requirements.

26 Casework:
06 4100

- a Provide new kitchen and vanity cabinets to meet SC Housing Design Standards. Provide cover for/box in exhaust vents.
 - c Provide new plastic laminate countertops with stainless steel sinks in kitchen.
 - d Replace casework with UFAS compliant casework in accessible units. See unit matrix.
- All kitchen and bathroom/vanity cabinets shall be constructed with solid wood or plywood stiles, rails, doors, and drawer fronts. All cabinets will conform to the performance and fabrication requirements of ANSI/KCMA A161.1-2000.
- Drawers must have dual slide tracks.
 - Accessible cabinets with removable fronts must be manufactured to be removable with only a screwdriver.
- Counter tops may be manufactured post form, granite or solid surface.
- For Type 'A' units, provide ADA compliant handles/pulls on cabinet doors and drawers. Knobs are prohibited.

27 Appliances:
10 4413
11 3100

- a Provide new EnergyStar refrigerators. See unit matrix. Accessible units to receive side-by-side refrigerator.
 - b Provide new self-cleaning electric range/ oven. See unit matrix. Ranges with front controls to be provided in ANSI units. Install anti-tip devices at all ranges secured to floor. Provide splash guard behind all ranges. Ranges to fit flush against wall.
 - c Provide new over the range mounted microwave oven, with recirculating fan in all standard units.
 - d Provide new recirculating range hoods and countertop microwave in all accessible units.
 - e Provide fire suppression device at underside of range hood.
- All units must have over the range microwave.
- All units must have a slide in range that is at least 30 inches wide or a cooktop and wall oven.
- A backsplash panel must be installed behind the cooktop and cover the entire wall behind the cooktop.
 - Anti-tip devices must be installed behind the cooktop and cover the entire wall behind the cooktop.
- All units must have a Fire Stop or comparable extinguishing system over the stove. Alternatively, the range must have SmartBurner elements installed in the range.
- For Type 'A' units:
- Provide cabinet microwave shelf with microwave or counter top microwave.
 - The range hood fan and light must have separate remote switches.
- Splash panels must be installed behind all ranges.
- Anti-tip devices secured to the floor must be installed under all ranges.

28 Mini-blinds:	a Management to replace existing blinds with vinyl miniblinds at windows. See unit matrix. Metal blinds are prohibited.
29 Other:	a Provide attic access panels with locks. Management to keep keys. Attic access panels must be lockable with keys available.

PLUMBING, MECHANICAL, ELECTRICAL

30 Plumbing: 22 0000	a Inspect plumbing systems and replace washers, P traps, pipes, shut-off valves at sinks and toilets. b Provide individual water shut off valves in each unit in accessible location and labeled. c Provide faucet, fittings and hook-up of kitchen sinks. See unit matrix. Provide shallow depth rear drain kitchen sinks in UFAS units per UFAS requirements. See unit matrix. d Provide faucet, fittings and hook-up of bathroom vanities or sinks. See unit matrix. Bathroom faucets shall be low flow 1.5/2.0 gpm. e Provide wall hung sink in accessible units and Office Building. f Provide fittings, new toilet flange and hook-up of new water closet. All toilets to be comfort height, 17"-19". See unit matrix and Office. g Caulk front and sides of toilet only. h Provide accessible height water closet in type A accessible units. i Provide faucet, fittings and hook-up of new tub/shower. Install new water stops. j In all UFAS units, controls are to be less than 12" from reach side edge, and have hand-held shower head. k Replace water heaters and valves to comply with latest adopted edition of International Plumbing Code for new construction. Provide pan under water heater. See unit matrix. Water heater capacity 30-gallon minimum in 1BR and 2BR units; 40-gallon in 3BR units. See unit matrix. l Pipe pans to exterior or hub drain. Provide elevated stand as required. m Repair/ Replace clothes washer valves and boxes in units and Community Laundry. See unit matrix. n Replace all existing hose bibbs with new frost proof fixtures. Unit water cut offs must be in an easily accessible area and clearly marked with signage. All domestic water line cut off valves must have metal handles, not plastic. Offset toilet flanges are prohibited. All shower valves to be anti-scald. Water sense fixtures must be used: - Toilets at 1.28 GPM or less. - Showerheads, Kitchen faucets and Bath faucets 1.5 GPM or less. Toilets to be ADA height in all units. Water heater for each unit: - Electric water heaters must meet Energy Star requirements. - Prohibited to be mounted above equipment or appliances. - Placed in drain pans with drain piping plumbed to disposal point as per the latest approved addition of the International Plumbing Code. All hub drains serving HVAC condensate lines and water heater lines must be piped to the outside. Piping to the sanitary sewer is not allowed unless a primed p-trap is installed.
---------------------------------	---

All polybutylene ("Quest") piping must be replaced.
 All original cast iron p-traps must be replaced.
 All water heaters must be in an overflow pan and piped to the outside (where possible).
 Water heaters under kitchen countertops must be relocated.
 All units must have individual water shut off valves in the unit.

31 HVAC:
23 0000

- a Replace split system heat pump system in units. See unit matrix.
- b Replace line set to meet manufacturer's recommendation.
- c Install new thermostats with replaced HVAC system. See unit matrix.
- d Repair ductwork where required.
- e Replace all supply diffusers and replace return air grills. See unit matrix.
- f HVAC returns to be hard ducted at the unit. Louvered door returns are acceptable.
- g Provide duct and new wall cap for new dryer vents in units.
- h Provide new EnergyStar bathroom exhaust fans; (80) cfm required. See unit matrix.
- i Exhaust duct shall have a backflow damper and be vented with hard duct to the exterior.
- j Provide duct and wall cap for new exhaust fans.

Bottom of returns must be 12" minimum above FFE.

The use of duct board is prohibited.

Connections in duct system must be taped and sealed with mastic and fiberglass mesh.

Electric mechanical condensate pumps are not allowed.

All bath exhaust fans shall be rated at 70CFM minimum vented to the exterior of the building using hard ductwork along the shortest run possible. Venting through the roof is prohibited.

All bath exhaust fans shall be rated at 70CFM minimum vented to the exterior of the building using hard ductwork along the shortest run possible. Venting through the roof is prohibited.

Dryer vents must be vented to the exterior of the building using hard ductwork along with the shortest run possible: maximum run is 35' including deductions for elbows.

- Vent connection must be centered behind the dryer.

- Venting thru the roof is prohibited.

All hub drains serving HVAC condensate lines and water heater lines must be piped to the outside. Piping to the sanitary sewer is not allowed unless a primed p-trap is installed.

Existing HVAC air handlers must have a secondary condensate overflow line or cutoff switch.

Clothes dryer venting must be hard ducted to the exterior and concealed in wall.

Hard duct all new and existing bathroom exhaust fans where possible (in attics).

32 Electrical:
26 0000

- a Inspect electrical system and repair or replace damaged components. Provide report to owner.
- b Install new GFI receptacles in all kitchens and baths to meet code.
- c Install new arc fault breakers per code.
- d Replace electric panel/breakers. See unit matrix.
- e Replace all receptacles, switches, and cover plates.

All switches and thermostats to be mounted no more than 48" above the FFE.

All receptacles, telephone jacks (older person +%% development), and cable jacks to be mounted 15" minimum above FFE.

All receptacles, switches and cover plates must be replaced.

SAFETY DEVICES:

- f Provide hardwired smoke detectors, wired in series, to meet code (UL 217).
- g Smoke Detectors to be "audible and flashing" in accessible units and conditioned common areas.
- h Update all unit emergency call systems to have audible alarm and strobe light outside of each apartment front exterior door.
- i Provide emergency pull cords in bathroom and bedroom of all Type A units.

For Type 'A' units, a wireless or hard-wired call for aid station is required in all bathroom.

All units must have looped smoke alarms.

LIGHT FIXTURES:

- j Replace all interior and exterior lighting fixtures, in all units, buildings and Office/Laundry Building.
- k Provide ceiling fan/ light fixture in living room and bedrooms of all units.
- l Provide fan/light combo at all full baths and separate vanity light.
Provide fan only at 1/2 bath and separate vanity light.
- m Provide ceiling fan/light fixture at picnic shelter.
- n Provide lighting at mailbox kiosks enclosures (recessed in soffit).
- o Provide lighting at property monument sign.

Fluorescent lighting or LED lighting is required in the kitchen.

All full bathrooms must have:

- ceiling light and exhaust fan on the same switch and must provide adequate lighting to the tub/shower.

- Vanity light must be provided and be on a separate switch.

All lighting fixtures to be Energy Star rated.

All bulbs to be Energy Star rated.

In bathrooms, overhead ceiling light must be switched with the exhaust fan and the vanity light wired to a separate switch. If a ceiling light is not present, one must be installed and switched accordingly.

Ceiling fans with lights must be installed in all living rooms and bedrooms. Fan and light must be wired to a separate switch.

APPLIANCES AND EQUIPMENT

- p Wire and hook-up range. Install new range cord. See unit matrix.
- q Wire and hook-up range hood or microhood. Add circuit. See unit matrix.
- r Wire and hook-up water heater. Install new disconnect. See unit matrix.
- s Wire and hook-up bath exhaust fan. Switch with ceiling light See unit matrix.
- t Provide (2) switches in bathrooms of all Type A accessible units - (1) for sink/vanity lights and (1) for overhead light/exhaust fan combo.
- u Provide (1) switch in bathrooms of all standards units to operate exhaust fan and all lights.
- v Wire and hook-up new split system heat pump system. Upgrade breaker. See unit matrix.

UTILITIES:

- w Replace existing phone lines with Cat5E or better (support high speed internet).
- x Replace existing cable lines with RG6 cable (support high speed internet).

A telephone jack must be installed in the primary bedroom next to a receptacles for future TTY use.

A centrally located port supporting tenants personal (private) wireless high speed internet equipment, per unit.

Last revised: 02/03/26

ADDENDUM D: RENT ROLL

Affordable Rent Roll
Property:Chester Townhouses I (130) Sort By:Unit
As of Date: 04/01/2026

Property Chester Townhouses I (130)	Unit	Unit Type	Sq Ft	Bed Rms	Tenant Name	Program	Tran Type	Effective Date	Annual Recert Date	Market Rent	Gross		Contract Rent	RD Basic		Subsidy	Tenant		Total		Utility		Utility Reim.
											Rent		Rent	Rent		Rent	Rent		Rent	Allowance	TTP		
201	130s1		594	1		Rental Assistance	GR	01/01/26	11/01/26	675	780		609	609		469	140		609.00	171	311		0
202	130s2		888	2		Rental Assistance	GR	01/01/26	09/01/26	786	936		720	720		492	228		720.00	216	444		0
203	130s2		888	2		Rental Assistance	AR	04/01/26	04/01/27	786	936		720	720		405	315		720.00	216	531		0
204	130s2		888	2		Rental Assistance	GR	01/01/26	01/01/27	786	936		720	720		729	0		729.00	216	207		9
205	130s2		888	2		Rental Assistance	AR	01/01/26	01/01/27	786	936		720	720		688	32		720.00	216	248		0
206	130s2		888	2		Rental Assistance	GR	01/01/26	09/01/26	786	936		720	720		483	237		720.00	216	453		0
207	130s2		888	2		Rental Assistance	GR	01/01/26	12/01/26	786	936		720	720		356	364		720.00	216	580		0
208	130s1		594	1		Rental Assistance	GR	01/01/26	07/01/26	675	780		609	609		533	76		609.00	171	247		0
209	130h1		594	1		Rental Assistance	AR	01/01/26	01/01/27	675	780		609	609		86	523		609.00	171	694		0
210	130s2		888	2		Rental Assistance	GR	01/01/26	09/01/26	786	936		720	720		206	514		720.00	216	730		0
211	130s2		888	2		Rental Assistance	GR	01/01/26	11/01/26	786	936		720	720		639	81		720.00	216	297		0
212	130s2		888	2		Rental Assistance	GR	01/01/26	09/01/26	786	936		720	720		457	263		720.00	216	479		0
213	130s2		888	2		Rental Assistance	GR	01/01/26	10/01/26	786	936		720	720		673	47		720.00	216	263		0
214	130s2		888	2		Rental Assistance	GR	01/01/26	07/01/26	786	936		720	720		271	449		720.00	216	665		0
215	130s2		888	2		Rental Assistance	AR	01/01/26	01/01/27	786	936		720	720		574	146		720.00	216	362		0
216	130h1		594	1		Rental Assistance	AR	02/01/26	02/01/27	675	780		609	609		310	299		609.00	171	470		0
217	130s1		594	1		HUD Voucher	GR-1	01/01/26	06/01/26	675			609	609		556	17		573.00	171	188		0
218	130s2		888	2		Rental Assistance	IR	04/01/26	02/01/27	786	936		720	720		720	0		720.00	216	216		0
219	130s2		888	2		Rental Assistance	GR	01/01/26	06/01/26	786	936		720	720		583	137		720.00	216	353		0
220	130s2		888	2		Rental Assistance	GR	01/01/26	08/01/26	786	936		720	720		853	0		853.00	216	83		133
221	130s2		888	2		Rental Assistance	GR	01/01/26	10/01/26	786	936		720	720		599	121		720.00	216	337		0
222	130s2		888	2		No Deep Tenant	AR	01/01/26	01/01/27	786	936		720	720		0	786		786.00	216	1,002		0
223	130s2		888	2		Rental Assistance	GR	01/01/26	09/01/26	786	936		720	720		621	99		720.00	216	315		0
224	130s1		594	1		Rental Assistance	GR	01/01/26	09/01/26	675	780		609	609		284	325		609.00	171	496		0
225	130s1		594	1		Rental Assistance	GR	01/01/26	08/01/26	675	780		609	609		497	112		609.00	171	283		0
226	130s2		888	2		Rental Assistance	AR	03/01/26	03/01/27	786	936		720	720		368	332		720.00	216	568		0
227	130s2		888	2		Rental Assistance	GR	01/01/26	10/01/26	786	936		720	720		336	384		720.00	216	600		0
228	130s2		888	2		Rental Assistance	AR	04/01/26	04/01/27	786	936		720	720		705	15		720.00	216	231		0
229	130s2		888	2		Rental Assistance	GR	01/01/26	11/01/26	786	936		720	720		683	936		720.00	216	253		0
230	130s1		594	1		Rental Assistance	GR	01/01/26	08/01/26	675	780		609	609		497	112		609.00	171	283		0
231	130h1		594	1		HUD Voucher	GR-1	01/01/26	09/01/26	675	780		609	609		382	191		573.00	171	362		0
232	130s2		888	2		Rental Assistance	AR	02/01/26	02/01/27	786	936		720	720		520	200		720.00	216	416		0
233	130s2		888	2		Rental Assistance	GR	01/01/26	12/01/26	786	936		720	720		261	459		720.00	216	675		0
234	130s2		888	2		Rental Assistance	GR	01/01/26	10/01/26	786	936		720	720		687	33		720.00	216	249		0
235	130s2		888	2		Rental Assistance	GR	01/01/26	10/01/26	786	936		720	720		693	27		720.00	216	243		0
236	130s1		594	1		Rental Assistance	AR	04/01/26	04/01/27	675	780		609	609		392	217		609.00	171	388		0
237	130s1		594	1		HUD Voucher	GR-1	01/01/26	08/01/26	675	780		609	609		486	87		573.00	171	258		0
238	130s2		888	2		Rental Assistance	GR	01/01/26	12/01/26	786	936		720	720		137	583		720.00	216	799		0
239	130s2		888	2		Rental Assistance	AR	03/01/26	03/01/27	786	936		720	720		556	164		720.00	216	380		0
240	130s2		888	2		Rental Assistance	GR	01/01/26	06/01/26	786	936		720	720		899	0		899.00	216	37		179
241	130s2		888	2		Rental Assistance	GR	01/01/26	09/01/26	786	936		720	720		154	566		720.00	216	782		0
242	130s1		594	1		Rental Assistance	GR	01/01/26	08/01/26	675	780		609	609		645	0		645.00	171	135		36
243	130s1		594	1		HUD Voucher	AR	04/01/26	04/01/27	675	780		609	609		533	76		609.00	171	247		0
244	130s2		888	2		Rental Assistance	AR	03/01/26	03/01/27	786	936		720	720		338	382		720.00	216	598		0
245	130s2		888	2		Rental Assistance	AR	03/01/26	03/01/27	786	936		720	720		194	526		720.00	216	742		0
246	130s2		888	2		Rental Assistance	GR	01/01/26	12/01/26	786	936		720	720		876	0		876.00	216	60		156
247	130s2		888	2		Rental Assistance	RA	01/01/26	12/01/26	786	936		720	720		13	707		720.00	216	923		0
248	130s1		594	1		Rental Assistance	AR	01/01/26	08/01/26	675	780		609	609		503	106		609.00	171	277		0
249	130s1		594	1		Rental Assistance	AR	04/01/26	04/01/27	675	780		609	609		485	124		609.00	171	295		0
250	130s2		888	2		No Deep Tenant	AR	02/01/26	02/01/27	786	936		720	720		0	936		720.00	216	936		0
251	130s2		888	2		Rental Assistance	AR	03/01/26	03/01/27	786	936		720	720		285	435		720.00	216	651		0
252	130s2		888	2		Rental Assistance	AR	04/01/26	04/01/27	786	936		720	720		694	26		720.00	216	242		0
253	130s2		888	2		Rental Assistance	GR	01/01/26	06/01/26	786	936		720	720		427	283		720.00	216	509		0
254	130s2		888	2		Rental Assistance	AR	01/01/26	01/01/27	786	936		720	720		645	75		720.00	216	291		0
255	130s2		888	2		HUD Voucher	GR-1	01/01/26	09/01/26	786	936		720	720		429	255		684.00	216	471		0
256	130s1		594	1		Rental Assistance	GR	01/01/26	10/01/26	675	780		609	609		297	312		609.00	171	483		0

Affordable Rent Roll
Property:Chester Townhouses I (130) Sort By:Unit

As of Date: 04/01/2026

Property	Unit	Unit Type	Sq Ft	Unit	Bed	Tenant Name	Program	Tran Type	Effective Date	Annual Recert Date	Market Rent	Gross Rent	Contract Rent	RD Basic		Subsidy	Tenant Rent	Total		Utility		Utility Reim.
	257	130s1	594	1			Rental Assistance	GR	01/01/26	12/01/26	675	780	609	609	609	303	306	609.00	609.00	171	477	0
	258	130s2	888	2			Rental Assistance	AR	04/01/26	04/01/27	786	936	720	720	720	378	342	720.00	720.00	216	558	0
	259	130s2	888	2			Rental Assistance	GR	01/01/26	07/01/26	786	936	720	720	720	776	0	776.00	776.00	216	160	56
	260	130s2	888	2			Rental Assistance	GR	01/01/26	12/01/26	786	936	720	720	720	598	122	720.00	720.00	216	338	0
	261	130s2	888	2			Rental Assistance	GR	01/01/26	11/01/26	786	936	720	720	720	828	0	828.00	828.00	216	108	108
	262	130s1	594	1			Rental Assistance	GR	01/01/26	09/01/26	675	780	609	609	609	388	221	609.00	609.00	171	392	0
Total			49,764	106			Number of Units: 62				46,734	55,224	42,642	42,642	42,642	29,475	13,766	43,241	12,582	677	25,671	677

Addendum E – Achievable Market Rent Analysis

A. INTRODUCTION

We identified five market-rate properties within or near the Chester Site PMA that we consider generally comparable to the subject development. These selected properties are used to derive market rent for a project with characteristics similar to the subject development and the subject property's market advantage. It is important to note that, for the purpose of this analysis, we only select market-rate properties. Market-rate properties are used to determine rents that can be achieved in the open market for the subject units without maximum income and rent restrictions.

The basis for the selection of these projects includes, but is not limited to, the following factors:

- Surrounding neighborhood characteristics
- Target market (seniors, families, disabled, etc.)
- Unit types offered (garden or townhouse, bedroom types, etc.)
- Building type (single-story, midrise, high-rise, etc.)
- Unit and project amenities offered
- Age and appearance of property

Since it is unlikely that any two properties are identical, we adjust the collected rent (the actual rent paid by tenants) of the selected properties according to whether or not they compare favorably with the subject development. Rents of projects that have additional or better features than the subject site are adjusted negatively, while projects with inferior or fewer features are adjusted positively. For example, if the subject project does not have a washer or dryer and a selected property does, then we lower the collected rent of the selected property by the estimated value of a washer and dryer to derive an *achievable market rent* for a project similar to the project.

The rent adjustments used in this analysis are based on various sources, including known charges for additional features within the Site PMA, estimates made by area property managers and realtors, quoted rental rates from furniture rental companies and Bowen National Research's prior experience in markets nationwide.

It is important to note that one or more of the selected properties may be more similar to the subject property than others. These properties are given more weight in terms of reaching the final achievable market rent determination. While monetary adjustments are made for various unit and project features, the final market rent determination is based upon the judgments of our market analysts.

The subject development and the five selected properties include the following:

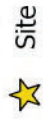
Map I.D.	Project Name	Year Built	Total Units	Occ. Rate	Unit Mix (Occupancy Rate)		
					One-Br.	Two-Br.	Three-Br.
Site	Chester Townhouses I	1980 / 2027	62	100.0%	18 (100.0%)	44 (100.0%)	-
6	Hillcrest Apts.	1960	25	96.0%	-	25 (96.0%)	-
902	Cowan Farms Apartment Homes	2003	248	97.2%	104 (96.2%)	104 (99.0%)	40 (95.0%)
903	Dalton Ridge	1996	87	100.0%	7 (100.0%)	73 (100.0%)	7 (100.0%)
909	Lake View Garden Homes	1971	96	100.0%	8 (100.0%)	56 (100.0%)	32 (100.0%)
912	Oak Haven Apts.	1987	68	100.0%	18 (100.0%)	40 (100.0%)	10 (100.0%)

900 series Map IDs are located outside Site PMA

Occ. - Occupancy

The five selected market-rate projects have a combined total of 524 units with an overall occupancy rate of 98.5%, a very strong rate for rental housing. This demonstrates that these comparable properties have been very well received within the market and nearby region and will serve as accurate benchmarks with which to compare to the subject project.

The Rent Comparability Grids on the following pages show the collected rents for each of the selected properties and illustrate the adjustments made (as needed) for various features and location or neighborhood characteristics, as well as quality differences that exist among the selected properties and the proposed subject development. Preceding the Rent Comparability Grids is a map of the comparable market-rate properties in relation to the location of the subject project.

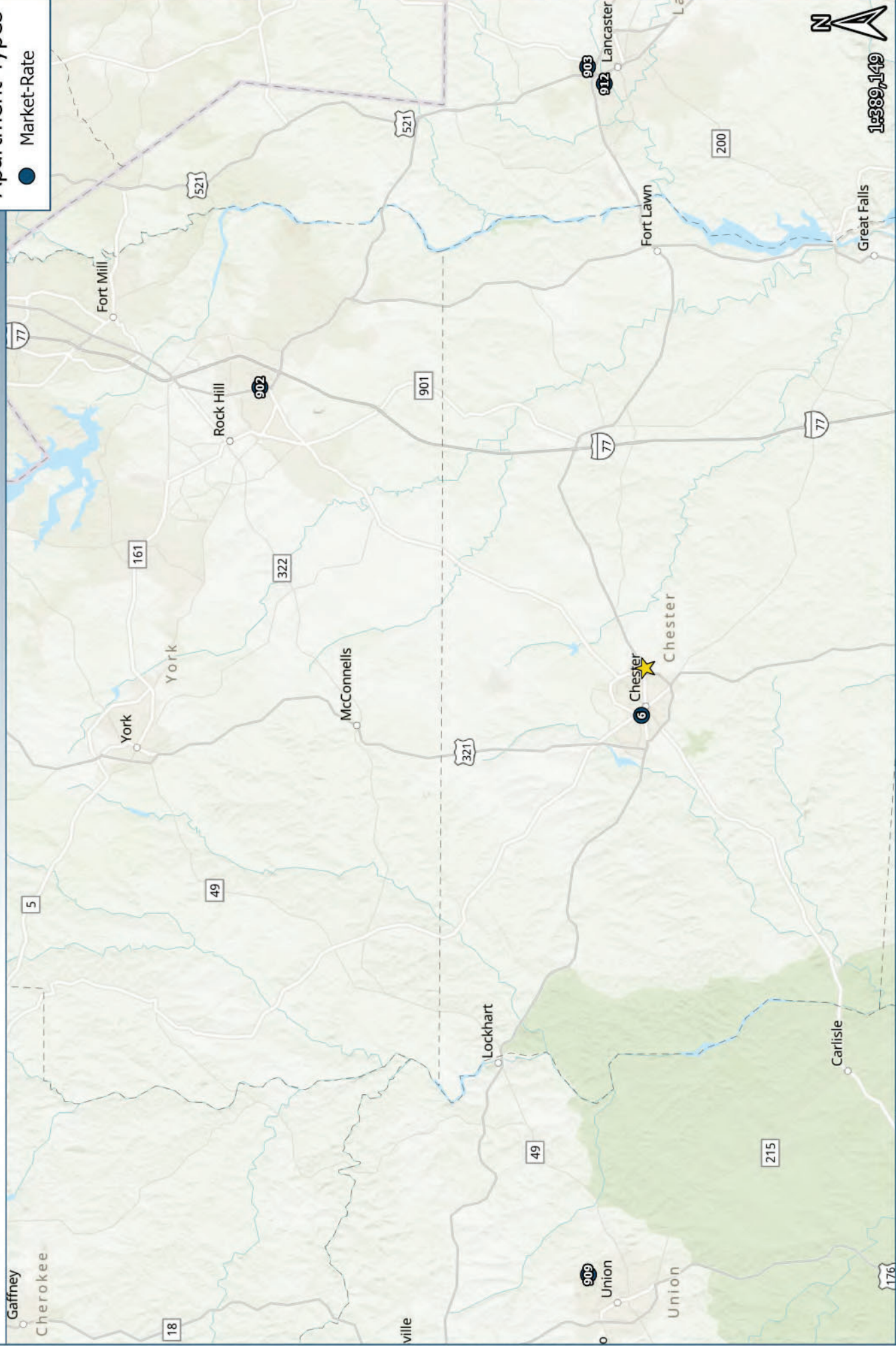


Site

Apartment Types



Market-Rate



0 1.5 3 4.5 6



Miles

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS
Additional Source(s): Bowen National Research

Unit Type → ONE-BEDROOM

Unit Type → TWO-BEDROOM

	Subject		Comp #1		Comp #2		Comp #3		Comp #4		Comp #5	
	Chester Townhouses I		Hillcrest Apts.		Cowan Farms Apartment Homes		Dalton Ridge		Lake View Garden Homes		Oak Haven Apts.	
	628 Lancaster Highway		113 Mill St.		1310 Cypress Pointe Dr.		581 Dalton Ridge Dr.		720 Lakeside Dr		456 Colonial Ave.	
	Chester, SC 29706		Chester, SC		Rock Hill, SC		Lancaster, SC		Union, SC		Lancaster, SC	
A.	Rents Charged		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
1	\$ Last Rent / Restricted?				\$1,375		\$875		\$725		\$900	
2	Date Surveyed		Apr-26		Mar-26		Apr-26		Apr-26		Apr-26	
3	Rent Concessions		None		None		None		None		None	
4	Occupancy for Unit Type		96%		99%		100%		100%		100%	
5	Effective Rent & Rent/ sq. ft		\$865	1.24	\$1,375	1.43	\$875	0.88	\$725	0.83	\$900	0.90
B.	Design, Location, Condition		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
6	Structure / Stories		TH/2		WU/2		TH/2		WU/2		WU/1, 2	
7	Yr. Built/Yr. Renovated		1980/2027		2003	\$1	1996	\$8	1971	\$33	1987	\$17
8	Condition/Street Appeal		G		G		G		F	\$15	G	
9	Neighborhood		G		G		G		G		G	
10	Same Market?				No	(\$273)	No		No		No	
C.	Unit Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
11	# Bedrooms		2		2		2		2		2	
12	# Baths		1.5	\$15	2	(\$15)	1.5		1	\$15	2	(\$15)
13	Unit Interior Sq. Ft.		829	\$34	960	(\$34)	1000	(\$45)	871	(\$11)	1000	(\$45)
14	Patio/Balcony/Sunroom		Y	\$5	Y		Y		N	\$5	Y	
15	AC: Central/Wall		C		C		C		C		C	
16	Range/Refrigerator		R/F		R/F		R/F		R/F		R/F	
17	Microwave/Dishwasher		Y/N	\$5	N/Y	(\$5)	N/Y	(\$5)	N/N	\$5	N/Y	(\$5)
18	Washer/Dryer		HU/L	\$15	HU	\$5	HU	\$5	L	\$10	HU/L	
19	Floor Coverings		C/V		C/V		C/V		C/V		C/V	
20	Window Treatments		Y		Y		Y		Y		Y	
21	Secured Entry		N		N		N		N		N	
22	Garbage Disposal		N		Y	(\$5)	Y	(\$5)	N		Y	(\$5)
23	Ceiling Fan/Storage		Y/Y	\$5	Y/Y		Y/N	\$5	Y/N	\$5	N/N	\$10
D	Site Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
24	Parking (\$ Fee)		LOT/\$0		LOT/\$0		LOT/\$0		LOT/\$0		LOT/\$0	
25	On-Site Management		Y		Y		Y		Y		Y	
26	Security Features		Y	\$5	N	\$5	N	\$5	Y		Y	
27	Community Space		Y	\$5	N	\$5	Y		Y		Y	
28	Pool/Recreation Areas		N		P/F	(\$15)	F/S	(\$8)	N		P/F	(\$15)
29	Business/Computer Center		N		N		N		N		N	
30	Grilling Area		Y	\$3	Y		Y		Y		Y	
31	Playground		Y	\$3	N	\$3	Y		Y		Y	
32	Social Services		N		N		N		N		N	
E.	Utilities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
33	Heat (in rent?/ type)		N/E		N/E		N/E		N/E		N/E	
34	Cooling (in rent?/ type)		N/E		N/E		N/E		N/E		N/E	
35	Cooking (in rent?/ type)		N/E		N/E		N/E		N/E		N/E	
36	Hot Water (in rent?/ type)		N/E		N/E		N/E		N/E		N/E	
37	Other Electric		N		N		N		N		N	
38	Cold Water/Sewer		N/N		N/N		N/N		N/N		N/N	
39	Trash/Recycling		Y/N		Y/N		Y/N		N/N	\$20	N/N	\$20
F.	Adjustments Recap		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	# Adjustments B to D		13		5	6	4	4	7	1	2	5
41	Sum Adjustments B to D		\$164		\$19	(\$347)	\$23	(\$63)	\$88	(\$11)	\$27	(\$85)</

Once all adjustments to collected rents were made, the adjusted rents for each comparable were used to derive an achievable market rent for each bedroom type. Each property was considered and weighed based upon its proximity to the subject site and its amenities and unit layout compared to the subject site.

Based on the preceding Rent Comparability Grids, it was determined that the present-day achievable market rents for units similar to the subject development are as follows:

Bedroom Type	% AMHI	Proposed Collected Rent	Achievable Market Rent	Market Advantage
One-Bedroom	60%	\$756	\$900	16.00%
Two-Bedroom	60%	\$895	\$1,030	13.11%
Weighted Average				13.87%

Typically, Tax Credit rents targeting households earning up to 60% of AMHI are set at least 10% below market rent to ensure the property represents a value and has a sufficient flow of prospective tenants within most markets. As detailed in the preceding table, the subject rents represent market rent advantages of 13.87% and 16.00%, depending upon unit type. Thus, the subject rents should represent good value within the Chester Site PMA. However, when considering the subject's state-formatted capture rate of over 100.0% in the unlikely event the Rental Assistance (RA) was lost on all units and it operated exclusively as a LIHTC community, the subject rents will need to be lowered in order to increase the demographic base of support for the project in this unlikely scenario.

B. RENT ADJUSTMENT EXPLANATIONS (RENT COMPARABILITY GRID)

None of the selected properties offer the same amenities as the subject property. As a result, we have made adjustments to the collected rents to reflect the differences between the subject property and the selected properties. The following are explanations (preceded by the line reference number on the comparability grid table) for each rent adjustment made to each selected property.

1. Rents for each property are reported as collected rents. These are the actual rents paid by tenants and do not consider utilities paid by tenants. The rents reported are typical and do not consider rent concessions or special promotions. However, the required flat monthly fees offered at select properties have been considered.
7. Upon completion of renovations, the subject project will have an effective year build of 2004. The selected properties were built between 1960 and 2003. As such, we have adjusted the rents at the selected properties by \$1 per year of effective age difference to reflect the age of these properties.
8. It is anticipated that the subject project will have an improved appearance once renovations are completed. We have made a positive adjustment to each comparable market-rate property considered to be of inferior quality compared to the subject development.

9. Hillcrest Apartments (Comp #1) is located in a less desirable neighborhood than the subject project. As such, we have made a positive adjustment to this property to account for differences in neighborhood desirability.
10. Due to the limited number of market-rate properties surveyed within the Site PMA, four of the selected properties are located outside of the market in Rock Hill, Lancaster and Union. While Lancaster and Union are generally less socioeconomically affluent (median gross rent, household income and home value) than Chester, Rock Hill is significantly more socioeconomically affluent. Therefore, the rents that are achievable in Rock Hill will not directly translate to the Chester market. Therefore, we have applied negative adjustments of approximately 20% to the one property located in Rock Hill to account for the differences in markets.
11. All of the selected properties offer two-bedroom units; however, not all of the properties offer one-bedroom units similar to the subject project. Therefore, we have used the two-bedroom rent offered at Hillcrest Apartments and made a negative adjustment of \$50 to reflect the lack of an additional defined bedroom within the subject units.
12. There is a variety of the number of bathrooms offered among the selected properties. We have made adjustments of \$15 per half bathroom to reflect the difference in the number of bathrooms offered at the site as compared with the selected properties.
13. The adjustment for differences in square footage is based upon the average rent per square foot among the comparable properties. Since consumers do not value extra square footage on a dollar-for-dollar basis, we have used 25% of the average for this adjustment.
- 14.-23. The subject project will offer a unit amenity package generally similar to those offered at the selected properties. However, we have made adjustments for features included at the subject property and, in some cases, for features the subject project does not offer.
- 24.-32. The subject project will offer a project amenities package that is considered generally inferior to those offered at the selected properties. We have made monetary adjustments to reflect the difference between the proposed project's and the selected properties' project amenities.
- 33.-39. We have made adjustments to reflect the differences in utility responsibility at each selected property. The utility adjustments were based on the local housing authority's utility cost estimates.