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

Development ID #	26017	Development Name:	Green Heron	Date:	5/13/2026
		Application Type:	Initial Application		

Application Information:

X	9% Tax Credit	X	New Construction	X	This Application includes a notarized letter affirming a knowing and voluntary waiver of the right to request a qualified contract for the duration of the extended use period. **Include notarized letter behind this page.**
	4% Tax Credit		Rehabilitation		
X	State Tax Credits		Acq/Rehabilitation		Public Housing Authority Set-Aside
			Adaptive Reuse		Nonprofit Set-Aside **(9% Only)**

Total # of **Low-Income** Units:	80	# Designed for Families Units:	80	# Transitional Units:	0
Total # Market Rate Units:	0	# Older Persons (55+) Units:	0	# Homeless Units:	0
Employee / Manager Units:	0	# Elderly Persons (62+) Units:	0	# 3+ Bedroom Units:	20
Total # of Units:	80	# Single Room Occupancy:	0	# Supportive Housing Units:	0

Applicant Information:

Development Name:	Green Heron			County:	Greenville	Group:	Urban
Street Address:	85 Green Heron Road			County Code:	23		
City:	Greenville			Congressional District # :	4		
State:	SC	Zip:	29607	Est. Start Date:	8/1/2027		

X	Limited Partnership	Entity Name:	Green Heron Affordable, LP				
	Limited Liability Company	Street Address:	124 Verdae Blvd, Suite 502				
	Non-Profit	City:	Greenville	State:	SC	Zip:	29607
	Other - Identify below	Fed ID # :	42-2474844				
		Contact Person:	Taylor Davis	Telephone:	864-438-5093		
		Email:	tdavis@nhe-inc.com				

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

Including all associated developments, approximately how much in tax credits will be applied for by said Principal(s)? 1,450,000.00

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

Taylor Davis - Green Heron Apartments. Robinson Villa - Green Heron Apartments. HF Housing - Green Heron Apartments.

Green Heron Affordable, LP

Low-Income Housing Tax Credit Program
South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd.
Columbia, South Carolina 29210

Re: Green Heron Apartments
85 Green Heron Rd
Greenville, SC 29607
Green Heron Affordable, LP

Ladies and Gentlemen:

This letter shall serve as affirmation by Green Heron Affordable, LP (proposed owner) of a knowing and voluntary waiver of the right to request a qualified contract from South Carolina State Housing Finance and Development Authority for the duration of the extended use period, and that no member of this Application's Development Team has had an ownership interest in any property that requested a qualified contract after September 18, 2019.

OWNER:

Witness 1 ROBINSON Villa

Witness 2 Morgan Scott

Green Heron Affordable, LP,
a South Carolina limited partnership

By Its Authorized Signatory:

Davis Affordable Housing, LLC,
A South Carolina limited liability company

By: _____
Taylor Davis, Manager

STATE OF SOUTH CAROLINA

ACKNOWLEDGEMENT

COUNTY OF GREENVILLE

I, Joseph Kass, a Notary Public in and for the County and State aforesaid, certify that TAYLOR DAVIS, either personally known by me or proven by satisfactory evidence, personally appeared before me this day and acknowledged that he is the Manager of DAVIS AFFORDABLE HOUSING LLC, a South Carolina limited liability company, the Limited Partner of GREEN HERON AFFORDABLE LP, a South Carolina limited liability company, and being duly authorized to do so, voluntarily executed the foregoing instrument for the purposes stated therein.

Witness my hand and official seal this 29th day of April, 2026.

_____

My commission expires: 6-14-2033

JOSEPH KASS
NOTARY PUBLIC
COMM. EXP. 6-14-2033
SOUTH CAROLINA

Applicant Information (cont.):

Name of Partner / Shareholder	% of Ownership	Telephone #
HF Housing, Inc.	20.00%	864-627-8306
Davis Affordable Housing, LLC	53.33%	864-467-1600
Villa Affordable Housing, LLC	26.67%	864-323-5792

Developer Name:	Davis Affordable Housing LLC		Non-profit		For-profit X
Street Address:	325 Rocky Slope Rd, Suite 301		Contact Name:	Taylor Davis	
City:	Greenville		Telephone # :	864-467-1600	
State:	SC		Fax # :		
Zip:	29607		Email Address:	tdavis@nhe-inc.com	
Co-Developer:	HF Housing, Inc.		Non-profit X		For-profit
Street Address:	124 Verdae Boulevard, Suite 502		Contact Name:	B. Gage Weekes IV	
City:	Greenville		Telephone # :	864-627-8306	
State:	South Carolina		Fax # :		
Zip:	29607		Email Address:	gweekes@hollingsworthfunds.org	
Management Entity:	NHE, Inc.		Non-profit		For-profit X
Street Address:	325 Rocky Slope Rd, Suite 301		Contact Name:	Patty Sherman	
City:	Greenville		Telephone # :	803-260-3000	
State:	SC		Fax # :		
Zip:	29607		Email Address:	psherman@nhe-inc.com	
Consultant:					
Street Address:			Contact Name:		
City:			Telephone # :		
State:			Fax # :		
Zip:			Email Address:		
Tax Attorney:	The Brockmann Law Firm, P.C.				
Street Address:	9729 Harrisburg Rd		Contact Name:	Todd Brockmann	
City:	Indian Land		Telephone # :	980-247-3014	
State:	SC		Fax # :		
Zip:	29707		Email Address:	todd@brockmann.law	
CPA Company:	Dauby, O'Connor, & Zaleski, LLC				
Street Address:	501 Congressional Blvd		Contact Name:	Michael Turner	
City:	Carmel		Telephone # :	317-819-6166	
State:	Indiana		Fax # :		
Zip:	46032		Email Address:	mturner@dozllc.com	
Architect Company:	Steele Group		Architect License #:	11618	
Street Address:	217 West 6th Street		Contact Name:	Mike Osman	
City:	Winston-Salem		Telephone # :	336-734-2003	
State:	NC		Fax # :		
Zip:	27101		Email Address:	mike.osman@steelegrp.com	
General Contractor:	Creative Builders		GC License #:	CLG.12710	
Street Address:	200 East Broad St, Suite 150		Contact Name:	Stacey Twehues	
City:	Greenville		Telephone # :	864--233-1631	
State:	SC		Fax # :		
Zip:	29601		Email Address:	StaceyT@creativebuilders.net	

Applicant Information (cont.):

Name of Partner / Shareholder	% of Ownership	Telephone #
HF Housing, Inc.	20.00%	864-627-8306
Davis Affordable Housing, LLC	53.33%	864-467-1600
Villa Affordable Housing, LLC	26.67%	864-323-5792

Developer Name:			Non-profit		For-profit
Street Address:			Contact Name:		
City:			Telephone # :		
State:			Fax # :		
Zip:			Email Address:		

Co-Developer:	Villa Affordable Housing LLC		Non-profit		For-profit	X
Street Address:	325 Rocky Slope Rd, Suite 301		Contact Name:	Robinson Villa	
City:	Greenville		Telephone # :	864-323-5792	
State:	South Carolina		Fax # :		
Zip:	29607		Email Address:	rvilla@nhe-inc.com	

Management Entity:	NHE, Inc.		Non-profit		For-profit	X
Street Address:	325 Rocky Slope Rd, Suite 301		Contact Name:	Patty Sherman	
City:	Greenville		Telephone # :	803-260-3000	
State:	SC		Fax # :		
Zip:	29607		Email Address:	psherman@nhe-inc.com	

Consultant:			
Street Address:		Contact Name:	
City:		Telephone # :	
State:		Fax # :	
Zip:		Email Address:	

Tax Attorney:	The Brockmann Law Firm, P.C.		
Street Address:	9729 Harrisburg Rd	Contact Name:	Todd Brockmann
City:	Indian Land	Telephone # :	980-247-3014
State:	SC	Fax # :	
Zip:	29707	Email Address:	todd@brockmann.law

CPA Company:	Dauby, O'Connor, & Zaleski, LLC		
Street Address:	501 Congressional Blvd	Contact Name:	Michael Turner
City:	Carmel	Telephone # :	317-819-6166
State:	Indiana	Fax # :	
Zip:	46032	Email Address:	mturner@dozllc.com

Architect Company:	Steele Group	Architect License #:	11618
Street Address:	217 West 6th Street	Contact Name:	Mike Osman
City:	Winston-Salem	Telephone # :	336-734-2003
State:	NC	Fax # :	
Zip:	27101	Email Address:	mike.osman@steelegrp.com

General Contractor:	Creative Builders	GC License #:	CLG.12710
Street Address:	200 East Broad St, Suite 150	Contact Name:	Stacey Twehues
City:	Greenville	Telephone # :	864--233-1631
State:	SC	Fax # :	
Zip:	29601	Email Address:	StaceyT@creativebuilders.net

Site:

Development located within city limits?	Y/N	Y	Congressional District # :		4
USDA Eligible Area? Search Here	Y/N	N	State Senate District # :		8
Located in a Flood Plain?	Y/N	N	State House District # :		24
Listed on National Register of Historic Places?	Y/N	N	Census Tract # :		19
Located in an Opportunity Zone?	Y/N	N			
Located in a Qualified Census Tract?	Y/N	N	Was the land donated?	Y/N	N
Located in a Difficult Development Area?	Y/N	N			
Is the site zoned for your development?	Y/N	Y	Coordinates for development **centroid** to the 5th decimal place:		
Do any detrimental site characteristics exist?	Y/N	N	Latitude: 34.83067	Longitude:	-82.3114

If yes, please list:

Do any wetlands (jurisdictional or nonjurisdictional) exist on the site? Y/N N **If yes,** what %?

Overall, is at least 80% of the site buildable? Y/N Y

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

Site Control (Parcel 1):

Control: Purchase Contract Expiration Date: 6/29/2027 If Land Lease, how much annual debt?

Acres: 5.03 Total Cost of Land: 2,100,000.00

Seller(s) - this name must be on current recorded deed: Verdae Properties LLC

Address: 340 Rocky Slope Rd, Suite 300 TMS #: 0547010100205

City: Greenville

State: SC Zip: 29607

Is there a common ownership interest between the purchaser and seller? Y/N N

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

Site Control (Parcel 2):

Control: Expiration Date: If Land Lease, how much annual debt?

Acres: Total Cost of Land:

Seller(s) - this name must be on current recorded deed:

Address: TMS #:

City:

State: Zip:

Is there a common ownership interest between the purchaser and seller? Y/N

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

Site Control (Parcel 3):

Control: Expiration Date: If Land Lease, how much annual debt?

Acres: Total Cost of Land:

Seller(s) - this name must be on current recorded deed:

Address: TMS #:

City:

State: Zip:

Is there a common ownership interest between the purchaser and seller? Y/N

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

Site Control (Parcel 4):

Control: Expiration Date: If Land Lease, how much annual debt?

Acres: Total Cost of Land:

Seller(s) - this name must be on current recorded deed:

Address: TMS #:

City:

State: Zip:

Is there a common ownership interest between the purchaser and seller? Y/N

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

Green Heron 5/13/2026

Development:

Are the residential units available to the general public?	Y/N	Y
Is this proposed development intended for occupancy by Individuals with Children?	Y/N	Y
Does the marketing plan give preference to persons on a Public Housing Waiting List?	Y/N	Y
Placed-In-Service Application Only - On what page of the marketing plan is this preference/outreach described?		
Will all low-income units be comparable in terms of construction quality and amenities when compared to market rate units in the development?	Y, N, N/A	N/A
Will this development convert to Tenant Ownership?	Y/N	N

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

Which certification?

	Enterprise's Enterprise Green Communities
	US Green Building Council's LEED for Homes
Y	Home Innovation Research Lab's National Green Building Standard - Bronze level or higher?
	Southface Energy Institute and Greater Atlanta Home Builders Association's Earthcraft
	High Performance Building Council of the BIA of Central SC, Certified High Performance (CHiP) HOME Program

Y	Garden Apartment		Triplex/Quadplex		Detached Clubhouse
	Single Family House (Detached)		Other Describe Below	Y	Elevator
	Townhouse/Rowhouse			Foundation Type:	Slab on Grade
	Duplex			Number of stories in tallest building:	4

Parking

# of Units (1 BR or less) =	20	x 1 =	20	# of required parking spaces:	120
# of Units (2 BR) =	40	x 1.5 =	60	# of planned parking spaces:	168
# of Units (3 BR or more) =	20	x 2 =	40	excess/(deficit):	48

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

Local jurisdiction requires less? Y/N: N

Utility Allowance Information

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

Unit Type(s): 1st type: Larger Apartment Bldgs. (5+ units) 2nd type: (if applicable)

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

Utilities	Type	Utilities Paid By:	Enter Allowances by Bedroom Size				
			0-BR	1-BR	2-BR	3-BR	4-BR
Heating	Electric Heat Pump	Tenant Paid		13.00	15.00	17.00	
Cooking	Electric	Tenant Paid		5.00	8.00	10.00	
Other Electric	Electric	Tenant Paid		20.00	27.00	35.00	
Air Conditioning	Electric	Tenant Paid		8.00	12.00	15.00	
Water Heating	Electric	Tenant Paid		12.00	16.00	19.00	
Water		Development Paid					
Sewer		Development Paid					
Trash		Development Paid					
Electric and/or Natural Gas Base Charge		12.00		12.00	12.00	12.00	
Total Utility Allowance for Units:				70.00	90.00	108.00	
Total Utility Allowance (rounded Up to the nearest dollar):				70.00	90.00	108.00	

Utility Allowance Schedule

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA	Green Discount	Unit Type	Date (mm/dd/yyyy)
SC State Housing Finance & Development Agency **Upstate Region** **South Carolina**	**ENERGY STAR**	**Larger Apartment Bldgs. (5+ units)**	**10/15/2025**

Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	$19	$22	$25	$29	$32	$35
	Bottled Gas	$54	$63	$72	$80	$89	$97
	Electric Resistance	$12	$14	$19	$23	$28	$32
	Electric Heat Pump	$11	$13	$15	$17	$19	$21
	Fuel Oil	$42	$50	$56	$63	$70	$77
Cooking	Natural Gas	$3	$4	$5	$7	$8	$10
	Bottled Gas	$9	$10	$15	$20	$24	$29
	Electric	$4	$5	$8	$10	$12	$15
	Other						
Other Electric	Electric	$17	$20	$27	$35	$43	$50
Air Conditioning	Electric	$7	$8	$12	$15	$18	$22
Water Heating	Natural Gas	$7	$8	$12	$15	$19	$23
	Bottled Gas	$20	$23	$34	$44	$55	$65
	Electric	$11	$12	$16	$19	$23	$26
	Fuel Oil	$16	$18	$27	$35	$43	$51
Water		$26	$27	$38	$55	$76	$100
Sewer		$46	$49	$69	$98	$127	$157
Trash Collection		$20	$20	$20	$20	$20	$20
Other - Specify							
Range/Microwave		$19	$19	$19	$19	$19	$19
Refrigerator		$18	$18	$18	$18	$18	$18
Electric Base Charge		$12	$12	$12	$12	$12	$12
Natural Gas Base Charge		$9	$9	$9	$9	$9	$9

Actual Family Allowances-May be used by the family to compute allowance while searching for a unit.

Head of Household Name

Unit Address

Number of Bedrooms

Utility/Service/Appliance	Allowance
Heating	13 15 17
Cooking	5 8 10
Other Electric	20 27 35
Air Conditioning	8 12 15
Water Heating	12 16 19
Water	
Sewer	
Trash Collection	
Other	12 12 12
Range/Microwave	
Refrigerator	
Total	70 90 108

Previous versions are obsolete.

Spreadsheet (ver14) based on Form HUD-52667 (04/2023).
ref. Handbook 7420.8

Development (cont.):

Has the proposed development received a prior award of LIHTCs? Previous ID # Y/N N

If yes, what was the date of allocation?

If yes, is the development still under the initial LIHTC compliance period? Y/N N

Has the proposed development received a prior award of Tax-Exempt Bonds? ID # Y/N N

If yes, what was the date of the bond issuance?

If yes, is the development still under the initial Tax-Exempt Bond compliance period? Y/N N

of Residential Buildings: 2 # of Non Residential Buildings: 1 Total Buildings: 3

If development is more than one building: Owned by the same entity for Federal Income Tax Purposes? Y/N Y

Located on the same tract of land? Y/N Y

Financed pursuant to a common plan of financing? Y/N Y

List commercial facilities other than tenant use:

Are all of the buildings currently under control? Y/N Y **If no,** how many buildings **are** under control?

When will the rest of the buildings be under control? How many buildings will be acquired?

Building(s) acquired or to be acquired from:

Building(s) acquired/to be acquired from a Related Party, determined with reference to:

If acquisition from a government agency:

Name of Agency:

Date:

Amount:

Has or will a waiver of the 10-year holding requirement be requested from the Department of Treasury? Y/N

Does the development preserve assisted low-income housing that due to mortgage prepayments, foreclosure, or expiring rental assistance would otherwise convert to market rate use? Y/N
If yes, attach documentation to this page of the application as to conversion to market rate.

Has or will the development be acquired from an insured depository institution in default or from a receiver or conservator of such an institution? Y/N
If yes, attach documentation to this page of the application.

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

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

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

- Project Based Section 8
- HUD rental assistance. ID HUD type:
- RDA rental assistance
- Other: Identify "Other":

If yes, how many units have project-based rental assistance? % of units: # of years assistance provided:

Will there be any **project-based** rental assistance if the proposed development is awarded tax credits? Y/N N

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

Is HUD Approval for Transfer of Physical Assets Required? Y/N N
If yes, attach documentation to this page of the application.

Does this development involve any relocation of low-income tenants? Y/N N

If yes, will the tenants be **Temporarily** relocated? Y/N **If yes,** what percentage?

Will any low-income tenants be **Permanently** relocated? Y/N N **If yes,** what percentage?

Development Targeting

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

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

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

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

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

Unit Details and Proposed Development Income:

What's the effective date of the maximum allowable rents? LIHTC: 5/1/2026 HOME:

Units Rent and Income

	Type	Unit Utility Type	# of Units	Beds	Baths	Square Footage	Proposed Monthly Rent*	Utility Allowance	Gross Rent	Maximum Allowable Rent	% AMGI	Assistance Type
1	LI	Apartment	2	1	1.0	750	291	70	361	398	20	LIHTC Assisted
2	LI	Apartment	8	1	1.0	750	793	70	863	996	50	LIHTC Assisted
3	LI	Apartment	6	1	1.0	750	936	70	1,006	1,196	60	LIHTC Assisted
4	LI	Apartment	4	1	1.0	750	1,100	70	1,170	1,395	70	LIHTC Assisted
5												
6	LI	Apartment	4	2	2.0	936	345	90	435	478	20	LIHTC Assisted
7	LI	Apartment	16	2	2.0	936	948	90	1,038	1,196	50	LIHTC Assisted
8	LI	Apartment	12	2	2.0	936	1,119	90	1,209	1,435	60	LIHTC Assisted
9	LI	Apartment	8	2	2.0	936	1,300	90	1,390	1,674	70	LIHTC Assisted
10												
11	LI	Apartment	2	3	2.0	1,100	395	108	503	553	20	LIHTC Assisted
12	LI	Apartment	8	3	2.0	1,100	1,092	108	1,200	1,382	50	LIHTC Assisted
13	LI	Apartment	6	3	2.0	1,100	1,289	108	1,397	1,659	60	LIHTC Assisted
14	LI	Apartment	4	3	2.0	1,100	1,400	108	1,508	1,935	70	LIHTC Assisted
15												
16												
17												
18												
19												
20												
			80									

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

Total Bedrooms:	160	Total Residential Sqft:	74,440	Total Annual Income:	962,136
Total LI Units:	80	Total MR Units:	0	LI Unit Percentage:	**100.000%**
Total LI Sqft:	74,440	Total MR Sqft:	0	LI Sqft Percentage:	**100.000%**
Total Common Sqft:	2,516	Total Non-Heated Sqft:	24,067	Total Development Sqft:	**101,023**

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

	Type of Other Income	# Units	Annual $ Amount	% of Units	Monthly $ / Unit	Annual $ / Unit
1	Laundry	80	80.00	100.00%	0.00	0.00
2	Late Fees	80	2,000.00	100.00%	2.08	25.00
3	Forfeited Deposits	80	240.00	100.00%	0.25	3.00
4						
5	Cable/Internet Revenue Share	80	2,000.00	100.00%	2.08	25.00
6	Interest earned on deposits	80	7,200.00	100.00%	7.50	90.00
7	Damages/Cleaning	80	7,600.00	100.00%	7.92	95.00
		Totals:	19,120.00	600.00%	19.83	238.00

Proforma Income Statement:

Rental Income	
From Low Income Units	962,136.00
From Market Rate Units	0.00
Total Annual Rental Income	962,136.00
Other Income	19,120.00

*Vacancy% 7.00% Vacancy Allowance = (68,687.92)

Effective Gross Income (EGI) = 912,568.00

Administrative Expenses	
Accounting/Audit	10,800.00
Advertising	3,000.00
Annual Compliance Fees	10,400.00
Legal	5,050.00
Licenses and Permits	800.00
Management Fees	54,837.00
Management Payroll	55,000.00
Management Payroll Taxes	12,500.00
Telephone	2,500.00
Office Supplies	1,800.00
Other Admin. Expenses (7-A)	15,560.00
Total Administrative	172,247.00
Percent of EGI	18.87%

Maintenance Expenses	
Clubhouse Maintenance	750.00
Decorating	750.00
Elevator	1,800.00
Extermination	3,000.00
Landscaping	20,000.00
Maintenance Payroll	55,000.00
Maintenance Payroll Taxes	12,500.00
Parking Lot Maintenance	
Repairs	45,000.00
Supplies	5,000.00
Pool Maintenance	
Other Maintenance (7-A)	0.00
Total Maintenance	143,800.00
Percent of EGI	15.76%

Operating Expenses	
Fuel	
Electrical	15,000.00
Water and Sewer	50,000.00
Natural gas	
Trash	12,000.00
Security	1,000.00
Other Operating (7-A)	6,500.00
Total Operating	84,500.00
Percent of EGI	9.26%

Fixed Expenses	
Insurance	60,000.00
Real Estate Taxes	0.00
Other Taxes (7-A)	0.00
Total Fixed Expenses	60,000.00
Percent of EGI	6.57%

Total Annual Expenses	**460,547.00**

Replacement Reserves	24,000.00
Capital Replacement Reserves	
Total Reserves	**24,000.00**

Net Operating Income	**428,021.00**

Other Income / Rental Income = 1.99% must not exceed 3%

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

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

Other Expense Detail and Rationale:

Other Admin. Expenses	
Postage & Printing	775.00
Credit Reports	1,950.00
Dues & Subscriptions	200.00
Office Equipment & Services	1,880.00
Bank Charges	555.00
Travel Expenses	2,945.00
Cable & Internet	1,160.00
Computer Supplies & Support	6,095.00
Other Admin Expenses:	15,560.00

Rationale:

These are all common operating categories at other properties owned and operated by developer.

Other Maintenance Expenses	
Other Maintenance Expenses:	0.00

Rationale:

Other Operating Expenses	
Fire Monitoring	1,500.00
Fire Inspections	5,000.00
Other Operating Expenses:	6,500.00

Rationale:

Local jurisdictions require fire monitoring and annual fire inspections.

Other Fixed Expenses	
Other Fixed Expenses:	0.00

Rationale:

Funding:

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

Section 1 - Tax Credit Funding, Deferred Developer Fees, and Equity				
Source Name	Amount	Designation	Equity Factor	Equity Provider
Federal Tax Credit Equity	12,681,598.00	Federal	0.8750	Stratford Capital Group & Advantage Capital (1%)
State Tax Credit Equity	6,356,484.00	State	0.4500	Advantage Capital
Historic Tax Credit		Federal		
Certified Historic Structure Credit		State		
Textile Rehabilitation Credit		State		
Abandoned Building Credit		State		
Brownfields Cleanup Credit		State		
Reinvestment Income (4% TEB Only)				
Deferred Developer Fee	163,195.20			

Section 1 Total = 19,201,277.20

Section 2 - Permanent Financing (Not Contruction or Bridge Loans)								
Lender Name	Amount	Debt Service	Interest Rate	Amort	Term	Financing Source	Financing Type	Lien Position
Centrant Community Capital	4,500,000.00	364,091.00	7.500%	35	18	Conventional	Permanent Financing	1
Greenville Housing Fund	800,000.00	0.00	4.720%	0	20	Soft Loan	Cash Flow	2
								3
								4

Section 2 Total = 5,300,000.00 364,091.00

Section 1 & 2 Total = 24,501,277.20 This amount will be used to match development costs.

Section 3 - Construction Loans and Bridge Financing						
Lender Name	Amount	Interest Rate	Amort	Term	Financing Source	Financing Type
South State Bank	11,721,936.00	6.114%	float	30	Conventional	Construction Financing

Section 3 Total = 11,721,936.00

Development Costs:

		Development Costs	4% Basis (30%) - Acquisition	4% (30%) / 9% (70%) - New / Rehab.	Summary of Const Cost Addm.	Difference	
	Acquisition						
1	Land	2,100,000.00					
2	Existing Structures	-	-				
3	Other (Specify)	-	-	-			
		2,100,000.00	-	-			
	Site Work						
4	On-Site Improvements	1,550,000.00	-	1,550,000.00			
5	Off-Site Improvements	-	-	-			
6	Demolition	-	-	-			
7	Improvements	-	-	-			
		1,550,000.00	-	1,550,000.00	1,550,000.00	-	ok
	Rehabilitation and New Construction						
8	New Construction	11,811,861.00	-	11,811,861.00			
9	Rehabilitation	-	-	-			
10	Accessory Structures	-	-	-			
11	Other Hard Construction Costs	-	-	-			
12	Furniture, Fixtures, & Equipment	200,000.00	-	200,000.00			
13	Contractor Contingency	668,093.00	-	668,093.00			
14	General Requirements	801,711.00	-	801,711.00			
15	Contractor Profit	267,237.00	-	267,237.00			
16	Contractor Overhead	801,711.00	-	801,711.00			
		14,550,613.00	-	14,550,613.00	14,550,613.00	-	ok
	Professional Fees						
17	Architect Fee Design	175,000.00	-	175,000.00			
18	Architect Fee Construction Supervision	75,000.00	-	75,000.00			
19	Engineering Fees	150,000.00	-	150,000.00			
20	Survey	14,000.00	-	14,000.00			
21	Real Estate Attorney Fees	125,000.00	-	125,000.00			
22	Tax Attorney Fees	-	-	-			
23	Accountant	5,000.00	-	-			
24	Green Certification	41,500.00	-	41,500.00			
25	ADA Consultant Fees	15,000.00	-	15,000.00			
		600,500.00	-	595,500.00			
	Construction Financing						
26	Construction Loan Origination Fee	116,950.00	-	116,950.00			
27	Construction Loan Interest Paid	1,095,000.00	-	547,500.00			
28	Construction Loan Legal Fees	50,000.00	-	50,000.00			
29	Construction Loan Credit Report	-	-	-			
30	Construction Loan Title & Recording Costs	-	-	-			
31	Inspection Fees	17,500.00	-	-			
32	Other (Specify)	-	-	-			
		1,279,450.00	-	714,450.00			
	Construction Interim Costs						
33	Construction Insurance	150,000.00	-	150,000.00			
34	Performance Bond Premium	-	-	-			
35	Construction Period Taxes	50,000.00	-	-			
36	Tap Fees and Impact Fees	350,000.00	-	350,000.00			
37	Permitting Fees	55,000.00	-	55,000.00			
38	Other (Specify)	-	-	-			
		605,000.00	-	555,000.00			
	Permanent Financing						
39	Permanent Loan Origination Fee	91,000.00					
40	Bond Premium	-					
41	Credit Enhancement	-					
42	Permanent Loan Title & Recording	40,000.00					
43	Counsels Fee	-					
44	Lenders Counsel Fee	75,000.00					
45	Credit Report	-					
46	Mortgage Broker Fees	-					
47	Permanent Loan Closing	75,000.00					
48	Underwriter Discount	-					
49	Attorney / Legal Fees	-					
50	Subordinate Financing Costs	175,000.00					
		456,000.00	-	-			
	Soft Costs						
51	Feasibility Study	5,850.00	-	-			
52	Environmental Study	35,000.00	-	35,000.00			
53	Appraisal Fees	5,000.00	-	5,000.00			
54	Market Study	10,000.00	-	10,000.00			
55	SC Housing Application Fee	6,000.00					
56	SC Housing Market Study	600.00					
57	SC Housing Plan/Spec/Site Review	6,600.00					
58	SC Housing State Tax Credit Fee (10%)	286,255.20					
59	SC Housing Bond Issuance (0.75%)	-					
60	SC Housing Financial Advisor Fee (0.10%)	-					
61	Compliance Fees	10,400.00					
62	Cost Certification	30,000.00	-	-			
63	Tenant Relocation Costs	-	-	-			
64	Soil Testing	15,000.00	-	15,000.00			
65	Physical Needs Assessment	-	-	-			
66	Rent-Up Expenses	85,000.00					
67	Marketing	15,000.00					
68	Materials Testing and Special Inspections	65,000.00	-	65,000.00			
		575,705.20	-	130,000.00			
	Syndication Costs						
69	Organizational Expenses	15,000.00					
70	Tax Opinion	80,000.00					
71	Bridge Loan Fees	-					
72	Syndication Fees	-					
73	Other (Specify)	-					
		95,000.00	-	-			
	Developer Fees						
74	Developer Overhead	-		-			
75	Developer Fee	2,250,000.00		2,250,000.00			
76	Project Consultant Fee	-		-			
77	Other (Specify)	-		-			
		2,250,000.00	-	2,250,000.00			
	Project Reserves						
78	Operating Reserves	439,009.00					
79	Other (Specify)	-					
		439,009.00	-	-			
80	**COLUMN TOTALS**	24,501,277.20	-	20,345,563.00			
81	**TOTAL DEVELOPMENT COST**	24,501,277.20					
82	**TOTAL ELIGIBLE BASIS**	20,345,563.00					
83	**TOTAL INELIGIBLE COSTS**	4,155,714.20					

Development Type:

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

Market Study Findings

Approved Market Study Analyst: RPRG

Capture Rate: 3.00% Market Advantage: 35.19% Absorption/Lease-Up Period: 5 to 6 months

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

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

☐ HOME Funds (State)
☐ HOME Funds (Local Participating Jurisdiction)
☐ RHS Section 514, 515, or 516
☐ Other Federal Funding - Please identify: n/a

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

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

Tax Exempt Bond Information:

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

Is Tax-Exempt Bond Financing Used? (Y/N) N **If yes,** what is the Amount?

Affordability Term (Year) Rent Restriction History:

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

Placed in Service Information (Update Bond amount above):

Issue: Year: Original Issuance Date:

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

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

Cost Summary:

Hard Construction Costs =	13,561,861.00	
Hard Costs =	16,679,954.00	
Hard Costs / Total Development Costs =	68.08%	Must be 60% or greater

Contractor Cost Limits:

General Requirements / Hard Construction Costs =	5.91%	Must be 6% or less
Contractor Profit and Overhead / Hard Construction Costs =	7.88%	Must be 8% or less
Contractor Contingency / Hard Construction Costs =	4.93%	Must be 5% or less for NC, 10% or less for A/R

Annual Operating Expense per Unit =	4,877.00	Must fall within $3,500 - $6,000. The Authority my consider waivers if special circumstances apply.
Hard Construction Costs per Unit =	169,523.00	Must be a minimum of $50,000 per unit or the amount required by the Physical Needs Assessment, if greater. In addition, at least $25,000 of this amount must be attributed to interior unit rehabilitation costs.

Syndication Information:

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

Type of offering: Private

Type of investors: Corporations

Anticipated Annual Federal Tax Credit Amount: 1,450,000.00
Syndication Value Per Federal Tax Credit Dollar: 0.8750

State Anticipated Annual State Tax Credit Amount: 1,412,552.00
Syndication Value Per State Tax Credit Dollar: 0.4500

Expected Total Syndication Proceeds: 19,038,082.00

Federal Tax Credit Syndicator Information:

Name of Fund: TBD
Syndicator: Stratford Capital Group
Address: 701 Edgewater Dr, Suite 201
City: Wakefield
State: MA Zip: 01880
Contact Name: Jared Rand
Email Address: JVR@stratfordcapitalgroup.com
Telephone # : 978-535-5600 x120

State Tax Credit Syndicator Information:

Name of Fund: TBD
Syndicator: Advantage Capital Group
Address: 7733 Forsyth Blvd, Suite 1400
City: St. Louis
State: Missouri Zip: 63105
Contact Name: Tori Cook
Email Address: tcook@advantagecap.com
Telephone # : 314-725-0800

When will these funds be paid in? 20% at initial closing, 20% at 50% construction completion, 20% at certificates of occupancy, 35% at conversion to permanent financing, 5% at 8609s and stabilization.

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

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

Development Cost Summary:

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

Itemized Costs	New Construction	Rehabilitation	Acquisition/Rehabilitation		Total
			Acquisition	Rehabilitation	
Total Development Cost	24,501,277.20	0.00	0.00		24,501,277.20
Less Ineligible Costs	4,155,714.20	0.00	0.00		4,155,714.20
Total Eligible Basis	20,345,563.00	0.00	0.00	0.00	20,345,563.00
Multiplied by Applicable Fraction	100%	100%	100%	100%	
QCT or **DDA** (basis boost)	100%	100%	100%	100%	
Total Qualified Basis	20,345,563.00	0.00	0.00	0.00	20,345,563.00

Financial Summary:

Income and Expense Analysis:

Total Annual Rental Income	962,136.00
Other Income	19,120.00
Vacancy Allowance	(68,687.92)
Effective Gross Income	912,568.00
Total Administrative Expenses	172,247.00
Total Operating Expenses	84,500.00
Total Maintenance Expenses	143,800.00
Total Fixed Expenses	60,000.00
Total Annual Expenses	460,547.00
Annual Replacement Reserves	24,000.00
Net Operating Income	428,021.00
Total Annual Debt Service	364,091.00
Net Cash Flow	63,930.00

Debt Coverage Ratio = 1.18

Uses of Funds:

Acquisition	2,100,000.00
Site Work	1,550,000.00
Rehabilitation and New Construction	14,550,613.00
Professional Fees	600,500.00
Construction Financing	1,279,450.00
Construction Interim Costs	605,000.00
Permanent Financing	456,000.00
Soft Costs	575,705.20
Syndication Costs	95,000.00
Developer Fees	2,250,000.00
Project Reserves	439,009.00
Total Development Cost	24,501,277.20

Operating Reserves 439,009

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

Sources of Funds:

1	Federal Tax Credit Equity	12,681,598.00
2	State Tax Credit Equity	6,356,484.00
3		
4		
5		
6		
7		
8		
9	Deferred Developer Fee	163,195.20
10	Centrant Community Capital	4,500,000.00
11	Greenville Housing Fund	800,000.00
12		
13		
	****Total Sources of Funds**	24,501,277.20

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

Do Uses = Sources? Yes

Building Information:

Complete the following information for **each residential rental building** for which Low-Income Housing Tax Credits **are being requested**. Each building must have a street address, **not a post office box**. The owner must designate each building with a **number or letter**. Make extra copies as needed.

Enter Building Designations and Addresses as they should appear on the 8609s

				Units by Bedroom Size				
BIN #	Bldg.# or Letter	Number & Street Name	Total Units	0	1	2	3	4
SC	1	85 Green Heron	40		8	24	8	
SC	2	85 Green Heron	40		12	16	12	
SC			-					
SC			-					
SC			-					
SC			-					
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			80	-	20	40	20	-

Placed-In-Service Date of the **first** building in the development:	Anticipated:	12/15/2028	Actual:	
Placed-In-Service Date of the **last** building in the development:	Anticipated:	12/31/2028	Actual:	

Acknowledgement and Agreements:

1. I certify that I have not been indicted, charged, convicted of or had a civil judgment rendered against me for a criminal offense in connection with obtaining, attempting to obtain, or performing a public transaction or contract, violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property. I further certify that I have not been debarred, suspended, proposed for debarment or suspension, declared ineligible or voluntarily excluded from any transactions or construction developments involving the use of any governmental funds, including but not limited to CDBG, RHS, Federal Home Loan Bank, HOME, National HTF, LIHTC, any state's funds, etc.

2. I certify that neither the owner nor any of its related entities or its officers, principals, shareholders or partners owes the South Carolina State Housing Finance and Development Authority ("Authority") any unpaid fees or charges.

3. I am responsible for ensuring that the proposed development consists or will consist of a qualified low-income building(s) as defined in section 42 of the Internal Revenue Code, as amended, and will satisfy all applicable requirements of federal tax law in the acquisition, rehabilitation, or construction and operation of the development to receive the Low-Income Housing Credit ("Credit" or "Credits"). I understand and agree that the development will be affirmatively marketed, and will be made available for occupancy by all persons regardless of race, national origin, religion, creed or sex, age, and handicap. I understand and agree to minimize the involuntary displacement of Low-Income Households, if applicable.

4. I am responsible for all calculations and figures relating to the determination of the eligible basis of the building. I understand and agree that the amount of the Credit is calculated in reliance upon the figures that I submit as to eligible and qualified basis. I understand that my estimates and calculations as to the amount, if any, of Credit necessary for the development to achieve financial feasibility for the Credit period and the estimates and calculations made by the Authority as to the amount, if any, of Credit necessary for the development to achieve financial feasibility for the Credit period may reach different results. In the event of any disagreement as to the appropriate amount, if any, of Credit to be reserved or allocated to the development, I agree to be bound by the results of the estimates and calculations made by the Authority.

5. I understand that the actual amount of Credit allocated may vary from the amount initially reserved due to: (a) the determination by the Authority as to the amount of Credit necessary for the financial feasibility of the development and its viability as a qualified Low-Income Housing Development; (b) revisions in the calculations of eligible and qualified basis as finally determined; (c) fluctuations in the prevailing Credit percentage; (d) availability of the Credit.

6. I understand and agree that neither the Authority nor any of its individual directors, employees, members, officers or agents assumes any responsibility or makes any representations with respect to the feasibility or viability of the development, the availability of or the amount of the Credit, or the validity or propriety of the allocation of the Credit. Furthermore, neither the Authority nor any of its individual directors, employees, members, officers or agents makes any independent investigation as to the eligible and qualified basis and I understand and agree that any and all Credit awards or amounts are based solely on representations made by me.

7. I understand that the requirements regarding the making of applications for the Credits and the terms of any reservation or allocation are subject to change at any time by federal or State law, federal or State regulations, or Authority procedures. I understand that the Authority may not notify me as to any federal or state law or regulations promulgated or to be promulgated. I understand and agree that it is my responsibility to seek the advice of my attorney, accountant or other tax adviser to ensure present and future compliance with all laws, regulations, or procedures which may affect my development or the units contained therein.

Acknowledgement and Agreements (2nd page):

8. I understand that reservations of Credits are not transferable. I further understand that any change in the makeup of the owner entity (general partner(s), partnership, individuals, etc.) applying for an allocation of Credits or in the location of the development will void any application that I have made or any reservation that I may receive as a result of such application.

9. I certify that a true, exact, and complete copy of this application, including all supporting documentation enclosed herewith, has been provided to the tax attorney and tax accountant who provided the required attorney's opinions and accountant's opinions accompanying this application.

10. I understand that any changes to the development made following initial submission of an application concerning the number and type of units/buildings, the development budget, or financial arrangements may result in a withdrawal of any Credit reservation or allocation. I hereby certify that I will submit any revisions with evidence to support any modifications and obtain Authority consent prior to finalizing such modifications.

11. I understand and agree that, as a precondition to receiving an allocation of Credits, I shall meet certain conditions prior to allocation, shall pay all applicable fees, and shall impose restrictive covenants on the property in the form required by the Authority.

12. If I select to waive the Qualified Contract process, I am knowingly and voluntarily waiving the ability to request a Qualified Contract be presented to me at any time during the compliance period or extended use period.

13. I understand and agree that to the greatest extent feasible, opportunities for training and employment arising in connection with the planning and implementation of any development and contracts for work to be performed in connection with any development, including but not limited to, finance, planning, consulting, design architecture, marketing, building construction, property management or maintenance, will be made available and awarded to businesses which are owned in whole or in part by minority persons and/or women.

14. I agree to pay such monitoring fees as the Authority may determine necessary. I understand and agree that this fee may increase during the compliance period or extended use period. I understand and agree that the record keeping and record retention requirements of the Internal Revenue Service will be met and maintained in the manner prescribed by the Authority. I understand and agree that compliance requirements are detailed in the Compliance Monitoring manual, and I understand that these requirements may change and I agree to any changes that the Authority may deem necessary. I understand and agree that any and all forms or documents provided by the Authority must be used in the manner prescribed, and agree that exceptions or substitutions may not be made without the Authority's express written consent.

15. I understand and agree that my application for Credits, all attachments thereto, all correspondence relating to my application in particular or the Credit in general, Authority generated documents related to my application, and any and all information related to compliance or findings of noncompliance may be subject to a request for disclosure. I further understand and agree that my application for Credits and the attachments thereto may include taxpayer and return information as defined by the Internal Revenue Code and/or the Internal Revenue Service. I hereby expressly consent to the disclosure of such information. Furthermore, I expressly consent to the publication of my application, and all attachments thereto, on the Authority's website.

16. I understand and agree that the Authority, at its discretion, may prohibit me, the owner or any of its related entities, officers, principals, shareholders, or partners from further participation in any Program administered by the Authority, on a permanent or probationary basis. Such prohibition may include, but is not limited to, entities or representatives.

17. I understand and agree that the Authority (or a contracted party) may perform an inspection of the development location and nearby properties and a decision by the Authority to reject the application due to the presence of hazards, dangers, risks or negative characteristics that might render the site unsuitable is final and not subject to further review.

Acknowledgement and Agreements (3rd page):

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

By: _____ Date: 5/13/26
(Signature)

Taylor Davis
(Printed Name)

Its: Authorized Signatory

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

Application Workbook Disclaimer:

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

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

I hereby certify that I have reviewed this application and applicable documentation and have rendered the opinion letters dated May 13, 2026 based on the information contained in this application and the applicable documentation. I further certify that this document is an original or true copy which has not been altered.

Todd C. Brockmann
Attorney Name

Brockmann Law
Firm Name

_____ Date: 5/13/26
Signature of Tax Attorney

AIA Document G702

A	B	C	D	E	F	G		H
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED: PREVIOUS APPLICATIONS	WORK COMPLETED: THIS APPLICATION: WORK IN PLACE	WORK COMPLETED: THIS APPLICATION: STORED (NOT IN D OR E)	COMPLETED AND STORED TO DATE (D+E+F)	COMPLETION % (G/C)	BALANCE TO FINISH (C-G)
1	Site Work	1,550,000.00	-	-	-	-	0.00%	1,550,000.00
2	Landscaping & Amenities	350,000.00	-	-	-	-	0.00%	350,000.00
3	Concrete	772,259.00	-	-	-	-	0.00%	772,259.00
4	Masonry	670,000.00	-	-	-	-	0.00%	670,000.00
5	Metals	224,400.00	-	-	-	-	0.00%	224,400.00
6	Framing / Rough Carpentry	2,208,294.00	-	-	-	-	0.00%	2,208,294.00
7	Finish / Trim Carpentry	560,000.00	-	-	-	-	0.00%	560,000.00
8	Insulation	213,866.00	-	-	-	-	0.00%	213,866.00
9	Roofing & Gutters	200,000.00	-	-	-	-	0.00%	200,000.00
10	Siding / Soffit / Fascia	660,000.00	-	-	-	-	0.00%	660,000.00
11	Doors & Windows	160,000.00	-	-	-	-	0.00%	160,000.00
12	Drywall / Acoustics/Paint	1,106,756.00	-	-	-	-	0.00%	1,106,756.00
13	Flooring & Tile	181,786.00	-	-	-	-	0.00%	181,786.00
14	Hardware & Accessories	173,500.00	-	-	-	-	0.00%	173,500.00
15	Cabinets & Appliances	688,000.00	-	-	-	-	0.00%	688,000.00
16	Elevators/Lifts	360,000.00	-	-	-	-	0.00%	360,000.00
17	Plumbing	1,240,000.00	-	-	-	-	0.00%	1,240,000.00
18	HVAC	800,000.00	-	-	-	-	0.00%	800,000.00
19	Electrical / Lighting	1,080,000.00	-	-	-	-	0.00%	1,080,000.00
20	Low Voltage Systems	163,000.00	-	-	-	-	0.00%	163,000.00
21	Miscellaneous / Other items not included		-	-	-	-	#DIV/0!	-
22	Furniture, Fixtures, & Equipment	200,000.00	-	-	-	-	0.00%	200,000.00
	Total Construction	13,561,861.00	-	-	-	-	0.00%	13,561,861.00

Contingency (max 5% NC / 10% Acq/Rehab/Reuse)	668,093.00
General Requirements (max 6%)	801,711.00
Contractor Profit and Overhead (max 8%)	1,068,948.00
Total Project Development	16,100,613.00
Total Project Development (less site work)	14,550,613.00

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

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

Reviewed and approved for submission by:

Stacey Twehues, Director of Preconstruction
(Name & Title)

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

(Signature)

5/14/2026
(Date)

Creative Builders Inc.
(Company / Firm Name)

Phone: 864-233-1631
Fax:
Email: staceyt@creativebuilders.net

*** THIS LICENSE EXPIRES ON 10/31/2026 ***

VERIFY the **QUALIFYING PARTY** ("Qualifier") name(s) on this license is accurate. If a Qualifier ceases to serve this license, you must notify the board in writing (mail or email) within **15 business days** for your license to remain **Active**. Failure to notify the board of a qualifier loss will result in immediate **license cancellation** and disciplinary action.

THIS IS A 2-PART POCKETCARD - FOLD CARD IN HALF - DO NOT CUT OR TEAR CARD IN HALF
BOTH PARTS OF THIS POCKETCARD MUST BE PRESENTED TO CONDUCT BUSINESS AT ALL TIMES

CCB 1076408

LICENSE#: CLG.12710

South Carolina Department of Labor, Licensing and Regulation
Contractor's Licensing Board
GENERAL CONTRACTOR

CREATIVE BUILDERS INC
200 E BROAD ST STE 150
GREENVILLE SC 29601

licensed to practice in the 2-letter Classification(s) and Group# listed below:

Building-BD5

LICENSE EXPIRATION DATE: 10/31/2026

(If this license has a "Limited Building-LB", work is limited to 3 stories in height)

CCB 1076408

GENERAL CONTRACTOR
LICENSE#: CLG.12710 - EXPIRES: 10/31/2026
CREATIVE BUILDERS INC
Initial Issue Date: 01/01/1992 - Expiration Date: 10/31/2026
Qualifier(s): WILLIAM H MCCAULEY III, ANTHONY PETERS JR, MATTHEW ERIC REEVES

Group Limitations Per Job/Project (i.e. BD2 = Group 2):
Group #1-$100,000 Group #2-$400,000
Group #3 - $1,000,000 Group #4-$3,000,000
Group #5 - $Unlimited

Veronica W. Fulton
Board Executive

*** It is at the discretion of this licensee to designate any employee of their company to pull permits and conduct business in their behalf.***

DO NOT PEEL CARD FROM A CORNER

To remove card from backing
- Bend form back from the outside edge
- Pull card off backing

CCB 1076408

SOUTH CAROLINA DEPARTMENT OF LABOR, LICENSING AND REGULATION
CONTRACTOR'S LICENSING BOARD

LICENSE#: CLG.12710

LICENSE#: CLG.12710

CREATIVE BUILDERS INC
200 E BROAD ST STE 150
GREENVILLE SC 29601

Has been qualified by the laws of the State of South Carolina and is duplicate entitled to practice as a:

GENERAL CONTRACTOR

for each Classification and Group Limitation listed below:

Building-BD5

(If this license has "Limited Building-LB" classification, work is limited to 3 stories in height)

LICENSE NUMBER:.....CLG.12710
Initial License Date:.....01/01/1992
EXPIRATION DATE:.....10/31/2026

Group Limitations Per Job (i.e.BD2 = Group 2):
Group #1 - $100,000 Group #3 - $1,000,000
Group #2 - $400,000 Group #4 - $3,000,000
Group #5 - $Unlimited

Veronica W. Fulton
Board Executive

Qualifying Party(s): WILLIAM H MCCAULEY III, ANTHONY PETERS JR, MATTHEW ERIC REEVES

*** It is at the discretion of this licensee to designate any employee of their company to pull permits and conduct business in their behalf. ***

CBI Qualifications Statement

Affordable Housing Experience
April 27, 2026

Building a Better Tomorrow... *Today!!!*

Creative Builders, Inc.
200 East Broad Street, Ste. 150
Greenville, SC 29601
864.233.1631

www.creativebuilders.net

SERVICE • COMMUNICATION • TRUST • INTEGRITY

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2 | About Creative Builders, Inc.

3 | CBI Team Resumes

4 | CBI Project Experience

5 | General Contractors License

CREATIVE BUILDERS INCORPORATED



01

Safety & EMR Scores

SAFETY IS OUR #1 CONCERN:

Safety is not just a requirement for us—it is a shared value. At Creative Builders, we align closely with partners like you to ensure every project is delivered with rigorous safety practices, proactive risk management, and a culture where every individual is empowered to speak up and act safely.

CREATIVE BUILDERS' COMMITMENT:

As the General Contractor, we establish and enforce safety protocols to protect all our coworkers, trade partners, clients, visitors, and the public. We believe that all accidents are preventable and that safety is a shared responsibility. Our safety program and goals are to have zero incidents, zero injuries, and full compliance on every project.

EMR Score – Last 3 years:

- 2025 - .79
- 2024 - .72
- 2023 - .73

CREATIVE BUILDERS INCORPORATED



02

About Creative Builders, Inc.

Creative Builders is a trusted construction partner specializing in multi-family and senior living housing across both market-rate and affordable sectors. With over 55 years of experience, we deliver new construction, renovations, repositioning, and design-build solutions that enhance livability, longevity, and operational efficiency.

Our team understands the unique demands of occupied rehabs, phased renovations, and resident-focused environments. From modernizing aging communities to building high-quality new developments, we align every project with our clients' financial goals, compliance requirements, and long-term asset performance.

WHY CREATIVE BUILDERS

- Proven experience in multi-family and senior living housing, including market-rate and affordable communities
- Integrated design-build delivery that reduces risk , controls costs, and accelerates schedules
- Deep understanding of compliance, funding requirements, and long-term asset performance
- Dedicated teams experienced in resident-sensitive environments and operational coordination
- Hands-on, solutions-driven approach to complex construction challenges
- Commitment to safety, quality, and long-term building performance
- Transparent communication and accountability from planning through completion

CREATIVE BUILDERS INCORPORATED

55 Years of Award-Winning Service

Founded in 1971 by William H. "Billy" McCauley II in Greenville, South Carolina, Creative Builders has grown from a local general contractor into one of the fastest-growing commercial builders in the Southeast. Today, CBI is licensed in South Carolina, North Carolina, Georgia, Virginia, and Tennessee, serving clients across a broad range of markets.

As a general contractor, we take pride in our diversified project portfolio and our longstanding reputation for quality—built by a dedicated team that embodies the Creative Builders name on every project, every day. Our experience spans commercial, multi-family, senior and assisted living, financial, healthcare, student housing, restaurants, light industrial, and renovation projects.

Creative Builders, Inc. remains family-owned and operated, continuing a 55-year tradition of integrity, craftsmanship, and client-focused service.

Current Owner & CEO:
William H. McCauley, III
GC Licenses: SC, NC, GA, VA. & TN

OFFICE LOCATIONS:

HEADQUARTERS
200 East Broad Street, Ste. 150
Greenville, SC 29601
864.233.1631

CHARLESTON OFFICE
5841 Rivers Avenue, Ste. 107
N. Charleston, SC 29406
864.233.1631

www.creativebuilders.net

OUR CORE VALUES:

ALL-IN Teamwork
BUILDING Lasting Relationships
CREATING Extraordinary Projects
DEVELOPING Successful People & a Sustainable Company



AWARDED AS A SC TOP WORKPLACE – TOP 3 FOR THE PAST 9 YEARS

1,500+	$2.5B	70%	55
COMPLETED PROJECTS	*ECONOMIC GROWTH*	*REPEAT BUSINESS*	*YEARS OF SERVICE*

2025 - #3 SC TOP WORKPLACE



Integrated Media Publishing
April 2025

2024 PHILANTHROPIC SPIRIT AWARD



Community Foundation of Greenville & TOWN Magazine
October 2024

#31 SC'S FASTEST GROWING COMPANY



Integrated Media Publishing
October 2024

2024 – #3 SC'S TOP WORKPLACE AWARD

Intergrated Media Publishing
April 2024

CORPORATE DONOR OF THE YEAR

Habitat for Humanity of Greenville
April 2024

#1 SC'S TOP WORKPLACE AWARD

Integrated Media Publishing
April 2022

ROARING 20'S – SC'S FASTEST GROWING COMPANIES AWARD

SC Biz News
October 2021

SOUTH CAROLINA'S TOP WORKPLACES AWARD – #2

Integrated Media Publishing May 2020

ROARING 20'S – SC'S FASTEST GROWING COMPANIES AWARD

SC Biz News
October 2018

SC'S FASTEST GROWING COMPANIES AWARD

SC Biz News October 2017

#1 SC'S TOP WORKPLACE AWARD

Integrated Media Publishing
March 2023

2023 BUILD PARTNER AWARD

Habitat for Humanity of Greenville
April 2024

#22 SC 25 FASTEST GROWING COMPANIES

Integrated Media Publishing October 2021

SOUTH CAROLINA'S TOP WORKPLACES AWARD – #2

Integrated Media Publishing April 2021

SOUTH CAROLINA'S TOP WORKPLACES AWARD – #1

Integrated Media Publishing May 2019

SOUTH CAROLINA'S TOP WORKPLACES AWARD – #3

Integrated Media Publishing July 2018

SOUTH CAROLINA'S TOP WORKPLACES AWARD – #2

Integrated Media Publishing July 2017

SEE MORE →



$250M+ MONIES & MATERIALS DONATED











Creative Cares exists to identify and serve the physical, emotional, and spiritual needs of our coworkers, trade partners, and community. We have contributed time, materials, funds, and expertise to numerous civic-minded, mission-driven organizations.

WHERE WE GIVE:

3GEN MINISTRIES
American Heart Association.
Bon Secours Foundation
CAHEC
CAROLINAS CREDIT UNION LEAGUE
A child's haven
THE CHILDREN'S MUSEUM OF THE UPSTATE
Clement's Kindness
COMMUNITY FOUNDATION OF GREENVILLE
CommunityWorks Building People & Places
Gateway
Greenville County
Habitat for Humanity of Greenville County
hands on greenville
homes of hope
JH OUTBACK
JH RANCH CALIFORNIA
LEAD
United Way of Greenville County
Piedmont WOMEN'S CENTER
JUMPSTART
Greenville Chamber LEADERSHIP GREENVILLE
USDA Natural Resources Conservation Service
Meyer Center
Rotary Club of Greenville
Greenville Tech Foundation
Touched By ALS
Miracle Hill MINISTRIES
South Carolina Humanities
SEAL FUTURE FOUNDATION
Shepherd Center Foundation
MARCH OF DIMES MARCH FOR BABIES
Neighborhood Cancer Connection
Tunnels to Towers Foundation
THE HONOR FOUNDATION
WARRIOR
younglife Greenville, SC
United Way of Greenville County
the Y

YOUR VISION. OUR EXPERTISE. DELIVERED ON TIME.

At Creative Builders, Inc. (CBI), we specialize in the design-build delivery method, combining design and construction from the start. This collaborative, team-driven approach ensures:

- Faster timelines through integrated planning
- Alignment of budget and design before final drawings
- Smooth communication among owners, architects, and subcontractors

WHY CHOOSE CBI?

Experience You Can Trust

- Hundreds of years of combined construction expertise
- Proven track record with new construction, renovations & fast-track projects
- Dedication to delivering projects on time and on budget
- Integrated preconstruction reviews for optimized design and budget alignment
- Experienced project managers and superintendents guide every step

Value-Driven Solutions

- Creative, practical, and client-focused
- Facility requirements, time constraints, and client needs are always prioritized
- Collaborative approach with designers and project stakeholders

QUALITY & TECHNOLOGY AT EVERY STEP

Trade Partner Network & Competitive Pricing

- Minimum of 3 subcontractor bids per trade
- High standards for insurance, bonding, and workmanship
- Transparent, value-focused selection process

Advanced Project Tools

- Advanced scheduling & estimating software: **Timberline** & **Microsoft Project**
- **Procore**: Real-time plan updates and markups on-site and efficient RFI and subcontractor communication
- **24/7 Live Cameras**: Web-based project progress documentation & virtual tours

Quality Control Systems

- Thorough shop drawing analysis by dedicated Project Engineers
- RFI logs to track design issues and ensure timely resolution
- Regular meetings with architects, owners, and consultants

BUILDING EXCELLENCE. TOGETHER.





CONTINUING A LEGACY OF STRONG PROJECTS...

CREATIVE BUILDERS INCORPORATED

1 WHAT MAKES US DIFFERENT

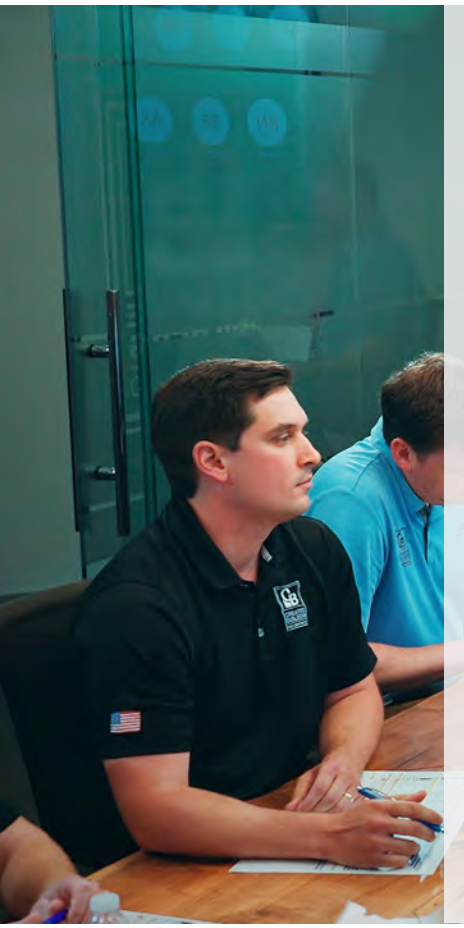
We approach every project with a long-term mindset—balancing innovation with proven methods to ensure delivery that's efficient, sustainable, and client-focused.

2 WHAT MAKES US UNIQUE

Our "Trees to Keys" concept reflects the full journey we take with our partners: from the earliest stages of planning and design (planting the seed) to the final delivery of results (handing over the keys). This holistic approach ensures alignment, clarity, and excellence throughout.

3 THE POWER OF COLLABORATION

Working together with strong trade partners since 1971, our partnership has delivered consistent results built on trust and shared expertise.



03

CBI Team Resumes

Creative Builders' success in multi-family and senior living construction—across both market-rate and affordable housing—is driven by a seasoned team with deep expertise in design-build delivery, occupied renovations, and complex housing environments..

OUR TEAM INCLUDES:
Project Managers, Superintendents, Preconstruction and Design-Build Specialists, and Trusted Trade Partners.

Our team brings decades of hands-on experience delivering new construction, renovations, and repositioning projects for multi-family and senior living communities. From occupied rehabs to adaptive reuse, we understand how to navigate existing conditions, resident needs, and regulatory requirements while maintaining project momentum.

This depth of experience allows us to anticipate challenges, minimize disruption, and deliver practical, cost-effective solutions that align with client goals, funding structures, and schedules.

With a proven track record in housing-focused construction, Creative Builders is uniquely positioned to deliver high-quality, resident-centered communities. Our technical expertise, collaborative approach, and commitment to performance ensure every project supports long-term asset value and operational success.

CREATIVE BUILDERS INCORPORATED

OUR LEADERSHIP TEAM



WILLIAM H. MCCAULEY, III
CEO

33 years of experience in commercial construction and property development.



TYLER CIVILS
President

21 years of experience in multi-family construction and project management.



SHAWN RODWELL
CFO

26 years of experience in the construction industry.



RON POTTORFF
SVP of Field Operations & Safety

41 years of experience leading field operations, safety programs, and large-scale project delivery.



DAVID HUGHS
VP of Business Development

28 years of experience in construction and project management, and business development.



TYLER CIVILS

President

TOTAL YEARS OF EXPERIENCE:

21 YEARS

YEARS WITH CBI:

12 YEARS

EDUCATION

Bachelor of Science in Business Management with emphasis on Project Management
CLEMSON UNIVERSITY

AFFILIATIONS & ACTIVITIES

Mitchell Road Presbyterian Church Member

Coach Little League Basketball & Flag Football

Tyler@creativebuilders.net

www.creativebuilders.net

CREATIVE BUILDERS INCORPORATED

Tyler joined Creative Builders in January 2014, bringing with him over 21 years of construction experience in roles including Superintendent, Project Manager, Business Development Manager, and Vice President of Multi-Family. His extensive industry knowledge, strong leadership, and tireless work ethic quickly made him an invaluable member of the Creative team.

Throughout his time at Creative, Tyler has played a critical role in the company's growth and success. As Vice President of the Multi-Family division, he helped lead strategic expansion efforts, oversaw major projects across the Southeast, mentored emerging leaders, and strengthened relationships with clients and trade partners.

"Tyler has earned the respect of our entire team and industry peers through his exceptional leadership, integrity, and commitment to our core values," said William H. McCauley III, CEO. "His promotion is not just a recognition of his past accomplishments, but a reflection of our confidence in his vision for the future of Creative Builders."

As President, Tyler now oversees company-wide operations, strategy, and growth initiatives. He continues to work closely with clients, trade partners, and the Creative leadership team to ensure the company's continued success and commitment to excellence.

SKILLS & EXPERTISE

- *Strategic thinking & Creative problem-solving*
- *Project & Team Management*
- *Leadership & Communication*
- *Full P&L responsibility for general contracting operations*
- *Oversight of preconstruction, estimating, project management, and field operations*
- *Risk management, insurance, and bonding strategy*
- *Construction Management & Field Operations*
- *Long-term business planning and market expansion*
- *Client relationship management and contract negotiation*
- *Capital planning and cash flow management*
- *Trade Partner partnerships and cost-control initiatives*
- *KPI tracking for schedule, cost, safety, and quality performance*

WHY CBI...

It is all about the relationships built at Creative Builders. They are lasting... many of our co-workers, clients, and trade partners have been with us for decades. We don't just work together; we build upon those relationships through trust, loyalty, and shared success. ~ Tyler



STACEY TWEHEUS

Director of Pre-Construction

TOTAL YEARS OF EXPERIENCE:

15 YEARS

YEARS WITH CBI:

10 YEARS

EDUCATION

Bachelor of Science in Construction Science Management
CLEMSON UNIVERSITY

AFFILIATIONS & ACTIVITIES

CREW

Women in Construction Forum

USTA Tennis League at the Kroc

Hanging out with my 2 girls and Husband at the lake and playing tennis

StaceyT@creativebuilders.net

www.creativebuilders.net

CREATIVE BUILDERS INCORPORATED

With over 15 years of experience in the construction industry, Stacey has held progressive leadership roles including Project Engineer, Project Manager, and now Director of Pre-Construction. She has successfully estimated more than $800 million in multi-family developments and brings a comprehensive understanding of every phase of the development process. Her expertise spans budgeting, cost analysis, trade partner procurement, and strategic pre-construction planning, ensuring projects are positioned for financial and operational success.

SKILLS & EXPERTISE

- *Lead all pre-construction activities from initial concept through contract award, ensuring alignment with project scope, budget, and timeline.*
- *Review property plans, technical drawings, specifications, and scope requirements to develop accurate cost analyses and risk assessments.*
- *Prepare comprehensive project estimates, material take-offs, and competitive bid packages.*
- *Manage subcontractor and supplier bidding processes, including solicitation, scope review, bid leveling, and final trade partner selection.*
- *Negotiate pricing and contract terms with subcontractors and service providers to secure optimal value.*
- *Develop detailed proposals outlining materials, costs, schedules, and project timelines for client submission.*
- *Build and maintain strong relationships with owners, architects, engineers, inspectors, and key trade partners.*
- *Oversee project scheduling during pre-construction to support seamless transition into operations.*
- *Evaluate scope completeness and ensure accuracy of subcontractor proposals to mitigate financial and execution risk.*
- *Ensure compliance with corporate policies, federal/state regulations, permitting requirements, and OSHA safety standards.*
- *Provide exceptional client service throughout the pre-construction phase to drive repeat business and long-term partnerships.*

WHY CBI...

"CBI has become my second home. I've been with Creative for almost 10 yrs and have consistently grown in my knowledge of the construction industry and my career while being supported and encouraged by those I work with. CBI is not only a great place to work but it also holds itself as a company to a high standard. We want to produce successful projects and have clients that know we are the right builder time and time again. That is what CBI does."~ Stacey T.

PROJECT EXPERIENCE – STACEY TWEHEUS











COMPLETED AS DIRECTOR OF PRECONSTRUCTION:

The Mill at Fort Jackson – 280 Units

Ronan at Hendersonville (Flat Rock II) – 192 Units

Lowline Apartments – 55 Units

Connery Midfield Station – 157 Units

The Alliance – 100 Units

Longbranch – 180 Units

Southernside West – 54 Units

Southernside East – 93 Units

Cooper Crest – 101 Units

Mallard at Sugar Creek – 60 Units

Havenwood St. Ives – 72 units

The Woodlands at Furman - Independent Living – 22 Units

Belle Haven – 64 Units

Landings at Hardscrabble – 288 Units

Southpointe Senior – 90 Units

Magnolia Branch Apartments– 162 Units

Peaks at Lexington Apartments– 78 Units

The Magnolia Apartments – 60 Units

Gateway Green Apartments – 72 Units

Parkside at Butler - Phase II – 80 Units

Havenwood Mathis Apartments – 48 Units

Cherokee Landing Apartments – 128 Units

Dogwood Senior Village Apartments – 48 Units

4000 Margaret Apartments – 312 Units

Parkway East Apartments – 34 Units

Waterleaf at Flat Rock Apartments – 262 Units

Bridge Creek Pointe Apartments – 90 Units

Selene at Sayebrook Apartments – 324 Units

Aston Pointe Apartments – 90 Units

The Streams at Battery Park – 252 Units

Waterleaf at Foxbank Apartments – 318 Units

CREATIVE BUILDERS INCORPORATED

PROJECT EXPERIENCE – STACEY TWEHEUS











COMPLETED NEW CONSTRUCTION AS PROJECT MANAGER:

Parkside at Butler – 72 Units
Affordable / 9% LIHTC
Multifamily in Maudlin, SC

Tribute at Verdae - 268 Units - Market Rate
Multifamily in Greenville, SC

Parkside at Hickory Grove - 80 Units
Affordable / NC LIHTC
Multifamily in Charlotte, NC

Pleasantburg Senior Apartments - 38 Units Affordable / 9% LIHTC
Senior Living Apartments in Greenville, SC

Parkside at Main - 42 Units
Affordable / 9% LIHTC
Multifamily in Simpsonville, SC

Veranda at N. Main – 58 Units
Affordable / 9% LIHTC
Senior Living Apartments in Columbia, SC

Sola Station – 339 Units – Market Rate
Multifamily/Mixed Use in Columbia, SC

CREATIVE BUILDERS INCORPORATED



MATT REEVES

Director of Multi-Family

TOTAL YEARS OF EXPERIENCE:

13 YEARS

YEARS WITH CBI:

10 YEARS

EDUCATION

Bachelor of Science in Construction Science Management
CLEMSON UNIVERSITY

AFFILIATIONS & ACTIVITIES

Volunteer for Habitat for Humanity & Hands on Greenville

MattR@creativebuilders.net

www.creativebuilders.net

CREATIVE BUILDERS INCORPORATED

With over 13 years of experience in the construction industry, Matt began his career at CBI as a Project Engineer and quickly advanced to Assistant Project Manager, Senior Project Manager, and most recently, Director of Multi-Family. Throughout his career, he has earned the respect and trust of clients, trade partners, and colleagues through his leadership, integrity, and results-driven approach. As Director of Multi-Family, Matt oversees complex projects with a focus on quality, collaboration, and successful project delivery.

SKILLS & EXPERTISE

- *Lead subcontractor procurement by soliciting, reviewing, and awarding trade bids for new multi-family projects.*
- *Oversee development and maintenance of project schedules to ensure alignment with contractual milestones and delivery goals.*
- *Direct quantity take-offs and cost analysis to support accurate project estimating and budgeting.*
- *Serve as a primary point of contact for owners, architects, inspectors, and key stakeholders, ensuring exceptional client service.*
- *Oversee project financial management, including billing, cost coding, tracking, and financial reporting.*
- *Manage and review all project documentation, including pay applications, change orders, purchase orders, RFIs, submittals, transmittals, and specifications.*
- *Review and approve shop drawings to ensure compliance with design intent and project requirements.*
- *Maintain accurate cost reports, project logs, and forecasting throughout the project lifecycle.*
- *Lead punch list completion and oversee project closeout activities to ensure quality and contractual compliance.*
- *Facilitate regular meetings with superintendents and project teams to drive coordination, accountability, and performance.*
- *Prepare and present proposals, estimates, and project updates to internal and external stakeholders.*
- *Oversee contract preparation and execution, including subcontractor agreements and related documentation.*
- *Ensure compliance with corporate standards, federal and state regulations, and OSHA safety requirements.*

WHY CBI...

"The people and the culture. Creative Builders fosters an environment where coworkers feel empowered to take the initiative and use their own unique potential and gifts to drive success."~ Matt R.

PROJECT EXPERIENCE – MATT REEVES











COMPLETED NEW CONSTRUCTION:

Lowline - Independent Living - 55 Units
UNDER CONSTRUCTION
Affordable/HUD
Multifamily in Charleston, SC

The Woodlands at Furman - Independent Living - 22 Units
UNDER CONSTRUCTION
Market Rate
Senior Independent Living in Travelers Rest, SC

Magnolia Branch Apartments - 162 Units
Affordable / 4% LIHTC
Multifamily in N. Charleston, SC

Selene at Sayebrook Apartments - 324 Units – Market Rate
Multifamily in Myrtle Beach, SC

Waterleaf at Foxbank - 318 Units – Market Rate
Multifamily in Moncks Corner, SC

Renaissance Place Senior Apartments - 57 Units
Affordable / 9% LIHTC
Multifamily in Greenville, SC

Parkside at Hudson Apartments - 80 Units – Affordable
Affordable / NC LIHTC
Multifamily in Gastonia, NC

Waterleaf at Leland - 248 Units – Market Rate
Multifamily in Leland, NC

Parkside at Drayton Apartments - 41 Units
Affordable / 9% LIHTC
Multifamily in Spartanburg, SC

Westridge Apartments - 54 Units
Affordable / 9% LIHTC
Multifamily in Berea, SC

Mason Manor Senior Apartments - 96 Units Rehab
Affordable / 9% LIHTC
Multifamily in Boiling Springs, SC

757 Apartments - 115 Units – Market Rate
Multifamily in Winston Salem, NC

CREATIVE BUILDERS INCORPORATED



04

CBI Project Experience

Creative Builders delivers comprehensive new construction services for multi-family, senior living, and student housing communities, serving both market-rate and affordable sectors. From preconstruction through final completion, we create high-quality residential environments designed for durability, efficiency, resident comfort, and long-term asset performance.

Our experience spans garden-style, podium, mid-rise, and mixed-use developments, as well as senior living and student housing communities—projects where schedule certainty, cost control, quality construction, and speed to market are critical. Through disciplined project management and close collaboration with developers, owners, and consultants, we ensure efficient execution, predictable timelines, and strong budget performance.

NEW CONSTRUCTION EXPERIENCE INCLUDES:

- Early collaboration with developers and stakeholders to define scope, budget parameters, entitlement considerations, and performance goals
- Construction planning that supports efficient unit layouts, amenity spaces, parking structures, and resident-focused environments
- Detailed constructability reviews aligned with wood-frame, podium, and mid-rise structural systems
- Cost management strategies focused on long-term durability, life-cycle value, energy efficiency, and operating cost control
- Experience navigating affordable housing requirements, funding structures, and regulatory compliance
- Seamless coordination with architects, engineers, civil consultants, and trade partners
- Proactive schedule management to accelerate delivery, support lease-up timelines, and protect overall project returns

CREATIVE BUILDERS INCORPORATED









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COMPLETED & UNDER CONSTRUCTION AFFORDABLE MULTI-FAMILY & SENIOR LIVING PROJECTS

9,201

TOTAL AFFORDABLE MULTI-FAMILY & SENIOR LIVING UNITS BUILT & UNDER CONSTRUCTION

$1.18B

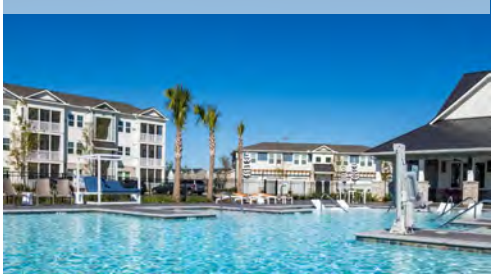
TOTAL AFFORDABLE MULTI-FAMILY & SENIOR LIVING CONSTRUCTION DOLLARS

CREATIVE BUILDERS INCORPORATED

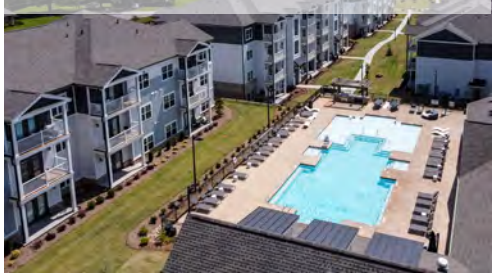
SOLA STATION



WATERLEAF AT FOXBANK



RYDER JUNCTON



THE STANDARD AT PINESTONE



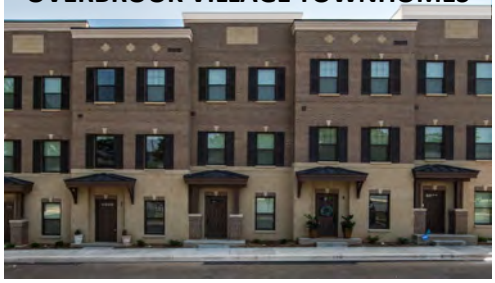
WATERLEAF AT NEELY FERRY I & II



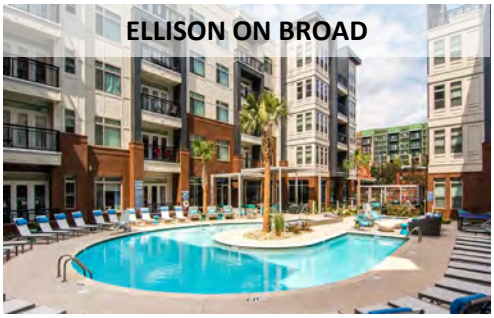
NORTHSIDE STATION



OVERBROOK VILLAGE TOWNHOMES



ELLISON ON BROAD



155 E. RIVERPLACE



WATERLEAF AT MURRELLS INLET



SOUTHRIDGE APARTMENTS



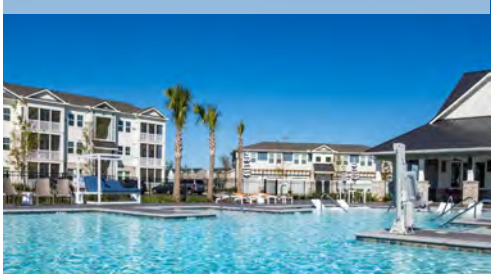
JAMES LEWIS EASTSIDE APARTMENTS



757 NORTH APARTMENTS



WATERLEAF AT FOXBANK



TERRACE AT RIVERPLACE



4 | CBI AFFORDABLE & TEX CREDIT EXPERIENCE

CBI Multi-family Affordable & Tax Credit Projects (Current & Completed)

PROJECT	CITY, STATE	MARKET RATE or HUD / TAX CREDIT #	NO. OF UNITS	COMPLETION YEAR
UNDER CONSTRUCTION				
The Mill at Fort Jackson	Columbia, SC	HUD # 054-35949 & SCSHFDA - LIHTC Davis-Bacon	280	2028
Lowline	Charleston, SC 29403	SCSHFDA - LIHTC 4% - #52108 - Certified Payroll	55	2027
The Alliance	Greenville SC 29607	SCSHFDA - LIHTC 9% - #24059	100	2027
Longbranch	Greenville, SC 29617	SCSHFDA - LIHTC TEB - #52425	180	2027
Southernside West	Greenville, SC 29601	SCSHFDA - LIHTC 9% - #20534 Certified Payroll	54	2027
Southernside East	Greenville, SC 29601	SCSHFDA - LIHTC 9% - #24008 Certified Payroll	93	2027
Cooper Crest	North Charleston, SC 2940	SCSHFDA - LIHTC 9% - #24037	101	2026
Mallard at Sugar Creek	Charlotte, NC 28262	NC LITHC - #NC- Section 3 & MWBE	60	2026
Havenwood St. Ives	North Charleston, SC 2940	SCSHFDA - LIHTC 9% - #21022	72	2026
Belle Haven	Gaffney, SC	SCSHFDA - LIHTC 9% - #24042	64	2026
Landings at Hardscrabble	Columbia, SC 29203	HUD # 054-35934 & SCSHFDA - LIHTC Davis-Bacon	288	2026
Southpointe Senior	Greenville, SC 29607	SCSHFDA - LIHTC 9% - Section 8 Voucher Participant Davis-Bacon Compliance Required	90	2026
CONSTRUCTION COMPLETE - AFFORDABLE/ TAX CREDIT PROJECTS				
Peaks at Lexington	Lexington, SC 29072	SCSHFDA - LIHTC 9% - #20017 - MWBE & Section 3	72	2025
Magnolia Branch	Charleston, SC 29456	SCSHFDA - LIHTC 4% - #42109	60	2025
Gateway Green Apartments	Greenville, SC 29607	SCSHFDA - LIHTC 9% - #21062	72	2025
Havenwood Mathis	Greenwood, SC 29649	SCSHFDA - LIHTC - 9% - #21022	48	2025
The Magnolia	Aiken, SC 29803	SCSHFDA - LIHTC 9% - #21011	60	2025
Parkside at Butler - Phase II	Mauldin, SC 29607	SCSHFDA - LIHTC 9% - #22036	80	2025
Dogwood Senior Village	Greenwood, SC 29649	SCSHFDA - LIHTC - 9% - #21032	48	2024
Cherokee Landing	Greenville SC 29617	SCSHFDA - LIHTC 4% - #42109 - TEB #52418	128	2025
Parkway East Apartments	Greer, SC 29650	HOME Funds – M21-SG450280 NHTF Award # F21-SG450280 - MWBE & Section 3	34	2024
Bridge Creek Pointe Apartments	Spartanburg, SC 29301	SCSHFDA - LIHTC - 9% - #21055 - MWBE & Section 3	90	2024
Aston Pointe Apartments	Anderson SC, 29625	SCSHFDA - LIHTC - 9% - #21040 - MWBE & Section 3	90	2024
The Streams at Battery Park	Anderson, SC 29609	HUD# 054-35883	252	2024
James Lewis Jr. Eastside Apartments	Charleston, SC 29401	SCSHFDA - LIHTC/Section 3 / HUD & SCSHFDA LIHTC TEB - #51907	62	2024
The Vinings at Brushy Creek	Greer, SC 29650	Market Rate -Workforce Housing	120	2023
Colonel Bluffs Apartments	Columbia, SC	SCSHFDA - LIHTC - TEB - #52025	288	2023
The Parklyn Apartments	Greenville SC	SCSHFDA - LIHTC - 9% - #20018 - MWBE & Section 3	90	2023
Gentry Place Apartments	Pickens, SC	SCSHFDA - LIHTC - 9% - #20011 - MWBE & Section 3	60	2023
Brushy Creek Senior Living	Easley, SC	SCSHFDA - LIHTC - 9% - #20025 - MWBE & Section 3	60	2022
Parkside at Butler	Mauldin, SC	SCSHFDA - LIHTC - 9% - #20020	72	2023
Bulls Creek Apartments	Charleston, SC	SCSHFDA - LIHTC - 9% - #19032	57	2021
The Assembly - Phase II	Greenville, SC 29611	SCSHFDA - LIHTC - TEB - #52026	144	2022
Parkside at Hickory Grove	Charlotte, NC	NC LITHC - #NC-19-115 - MWBE	80	2021
Renaissance Place Senior Apartments	Greenville, SC	SCSHFDA - LIHTC - 9% - #19026	57	2021
500 Northside Station	Spartanburg, SC	SCSHFDA - LIHTC - TEB - #51802 - MWBE & Section 3	90	2021
Parkside at Hudson	Gastonia, NC	NCHFA - LIHTC - M18-SG450209 - MWBE & Section 3	80	2020
Cresent Park - Phase II	Greer, SC	SCSHFDA - LIHTC	78	2020
Pleasantburg Senior Apartments	Greenville, SC	SCSHFDA - LIHTC #18032	38	2020
Preserve at Logan Park Senior Housing (Tower)	Greenville, SC	SCSHFDA - F16-SG450101 - LIHTC - TEB - #51605 - MWBE & Section 3	112	2020
Killian Terrace	Columbia, SC	SCSHFDA - LIHTC - TEB - #51801	288	2020
Preserve at Logan Park (Gardens)	Greenville, SC	NHTF Award #: F16-SC450101 - LIHTC TEB - #51604	90	2020
Linden Square	Gaffney, SC	Home Award (M) & SRD - SCSHFDA - LIHTC M18-SG450209 - F18-SG450209 - - MWBE & Section 3	24	2020
Northside Commons & VCOM	Spartanburg, SC	SCSHFDA - LIHTC - NMTC - MWBE & Section 3	27	2020
Parkside at Main	Simpsonville, SC	SCSHFDA - LIHTC - 9% - #18007	42	2020

4 | CBI AFFORDABLE & TEX CREDIT EXPERIENCE

CBI Multi-family Affordable & Tax Credit Projects (Current & Completed)

PROJECT	CITY, STATE	MARKET RATE or HUD / TAX CREDIT #	NO. OF UNITS	COMPLETION YEAR
CONSTRUCTION COMPLETE - AFFORDABLE/ TAX CREDIT PROJECTS				
Westridge Apartments	Greenville, SC	SCSHFDA - LIHTC - 9% - #17029	54	2019
Simpsonville Cotton Mill	Simpsonville, SC	SCSHFDA - LIHTC	144	2019
Veranda at North Main	Columbia, SC	SCSHFDA - LIHTC - 9% - #17003	58	2019
Parkside at Drayton	Spartanburg, SC	SCSHFDA - LIHTC - 9% - #17021 - HUD-Home Fund	41	2019
Waterleaf at Murrells Inlet	Murrells Inlet, SC 29576	HUD No: 054-35844	240	2018
Parkside at Bethel	Clover, SC	SCSHFDA - LIHTC - 9% - #16010	42	2018
Irby Senior Village	Florence, SC	SCSHFDA - LIHTC - 9% - #16039	40	2018
Laurel Street Village - Phase II	Honea Path, SC	SCSHFDA - LIHTC - 9% - #16038	32	2018
The Assembly Apartments	Greenville, SC 29611	M15-SG450981 - HUD No: 053-35843 - MWBE & Section	240	2017
Mason Manor	Boiling Springs, SC	SCSHFDA - LIHTC - 9% - #16027	96	2017
Cedar Terrace Apartments	Hendersonville, NC 28700	NC Housing Finance Agency - LIHTC	80	2017
Peachtree Senior Village	Liberty, SC	SCSHFDA - LIHTC - 9% - #15035	40	2017
757 Patterson Ave. Apartments	Winston Salem, NC	NC Housing Finance Agency - LIHTC - MWBE	115	2017
Magnolia Senior Village	Hartsville, SC 29550	SCSHFDA - LIHTC 9% #15034 - M15-SG450993	32	2016
Harrison Terrace	Franklin, NC 28734	NC Housing Finance Agency - LIHTC	56	2016
Oakview Park Assisted Living	Greenville, SC	SCSHFDA - LIHTC - Senior Living	66	2016
Parkside at Boulevard	Orangeburg, SC 29115	HUD - 2516 - M14-SF50973 - SCSHFDA LIHTC - 9% - #14016 - MWBE & Section 3	52	2016
Laurel Street Village - Phase I	Honea Path, SC 29654	HUD No: 57-0559577 - M14-SG450962 SCSHFDA LIHTC -9% - #14036 - MWBE & Section 3	42	2016
Waterside Greene Apartments	Greenville, SC	SCSHFDA - LIHTC	72	2015
Parker at Cone II	Greenville, SC 29601	HUD No: 0524-35804 - SCSHFDA LIHTC TEB - #51202 - MWBE & Section 3	96	2014
Spring Park Assisted Living Facility	Travelers Rest, SC	HUD - 054-43084	66	2014
Loftin at Montcross	Belmont, NC	NC Housing Finance Agency - LIHTC	98	2014
Cottages at Brevard - Senior Apartments	Brevard, NC	Rural Development/Section 3 - NC Housing Finance Agency - LIHTC	40	2013
Pope Field Terrace	Easley, SC 29640	SCSHFDA LIHTC - 9% - #12059 - MWBE & Section 3	56	2013
Westgate Terrace	Franklin, NC 28734	NC Housing Finance Agency - LIHTC	60	2013
Pelham Village Apartments	Greenville, SC 29615	M-11-SG450938 - HUD 2516 - SCSHFDA LIHTC - 9% - #11047	60	2013
Cypress Lane Apartments	Andrews, SC 29510	M11-SG450931 - HUD 2516 - SCSHFDA LIHTC - 9% - #11031 - MWBE & Section 3	48	2012
Arcadia Park Apartments	Columbia, SC 29220	M11-SG450934 - HUD 2516 - SCSHFDA LIHTC - 9% - #11028 - MWBE & Section 3	60	2012
Parkside at Verdae I	Greenville, SC 29615	SCSHFDA LIHTC - 9% - #11052	56	2011
Augusta Heights Apartments	Greenville, SC 29605	M09-SG450892 - HUD 2516 - MWBE & Section 3 & Davis Bacon	37	2011
The Villas at Horizon Village - Senior Apartments	N. Charleston, SC 29405	SC16URD0571101\SC057000010 - SCSHFDA LIHTC - 9% - #09009 - MWBE & Section 3	72	2011
Broad River Terrace		NC Housing Finance Agency - LIHTC	62	2011
Parker at Cone I	Greenville, SC 29601	HUD No: 054-35804 - SCSHFDA LIHTC - 9% - #10037	64	2011
Curtis Lane Apartments	Fayetteville, NC 28302	NC19URD009I107 / Housing Authority of Fayetteville - MWBE & Section 3	184	2011
Clark Street Commons	Greenville, SC 29607	SCSHFDA LITHC - 9% - #07015 - MWBE	96	2010
Alfred Street Apartments	Fayetteville, NC 28302	NC19URD009I107 / Housing Authority of Fayetteville- - MWBE & Section 3	36	2010
Nicholtown Green Apartments	Greenville, SC 29607	SCSHFDA LITHC - 9% - #07016 - MWBE	96	2009

4 | CBI AFFORDABLE & TEX CREDIT EXPERIENCE

CBI Multi-family Affordable & Tax Credit Projects (Current & Completed)

PROJECT	CITY, STATE	MARKET RATE or HUD / TAX CREDIT #	NO. OF UNITS	COMPLETION YEAR
CONSTRUCTION COMPLETE - AFFORDABLE/ TAX CREDIT PROJECTS				
Forestview Apartments	Greenville, SC 29607	SCSHFDA LITHC - 9% - #06008 - MWBE	72	2008
Madison Station Apartments	Columbia, SC	SCSHFDA LITHC - 9% - #10063	42	2008
Brookstone Apartments	N. Augusta, SC	SCSHFDA HUD #M06-SG450100 - 9% - #06034	48	2008
Fern Hall Crossing	Lexington, SC	SCSHFDA LITHC - 9% - #06042	48	2008
Mulberry Court Apartments	Greenville, SC 29601	SCSHFDA LITHC - 9% - #05024	42	2007
Charleston Place Senior Apartments	Greenville, SC 29607	SCSHFDA LIHTC - 9% - #05007 - Section 3	40	2007
Magnolia Place II Apartments	Greenville, SC	SCSHFDA LIHTC	54	2006
Fountain Hill Apartments	Fountain Inn, SC 29644	SCSHFDA LIHTC - 9% - #04032	48	2006
Avalon Apartments	Greenville. SC 29605	SCSHFDA LIHTC - 9% - #03001	72	2005
North Central Apartments	Charleston, SC	HUD #SC16B20002 - SCSHFDA LIHTC - 9% - #02041	36	2004
Oak Place Apartments	Anderson, SC	SCSHFDA LIHTC - 9% - #02015	56	2004
Sea Island Apartments	Charleston, SC 29403	HUD #SC16B20001 - SCSHFDA LIHTC - 9% - #02040	48	2004
Poinsett House Senior Apartments	Greenville, SC 29609	HUD#054-EE049-WAH-S011-001	24	2004
Park West Apartments	Easley, SC	SCSHFDA LIHTC 9% - #01019	56	2003
McDaniel Green Condominiums	Greenville, SC	SCSHFDA LIHTC	46	2002
Magnolia Place Apartments	Greenville, SC	SCSHFDA LIHTC 9% - #00021	46	2002
Rutledge Place - Senior Apartments	Charleston, SC	SCSHFDA LIHTC 9% - #99013	41	2002
Laurel Oaks Senior Apartments	Greenville, SC	SCSHFDA LIHTC 9% - #00020	62	2002
Gateway Apartments	Greenville, SC	HUD # 054-HD003-CMI/SC16-Q911-003	20	2001
Browning Development Inc.	Greenville, SC	HUD # 054-HD044-WDD-CA	9	1996
Mountain Springs Apartments	Asheville, NC	NCHFA - M94-SC-37-0607	48	1995
Ayers Housing - Greenville Association for retarded	Greer and Greenivlle SC	HUD # 054-H0004-WWD-SC16-0911-004	4	1994
Hillcrest Apartments	Simpsonville, SC	HUD # 054-EH017-CMI-CH/SC16-Q911-0117	12	1994
Landwood Ridge Apartments	Greenville, SC	SCSHFDA LIHTC # – SC16E004019	48	1994
Georgia Manor	Woodruff, SC	HUD # 054-Eh155-WAHL8	48	1993
Nunan Street Apartments (Senior Housing)	Charleston, SC	SCSHFDA LIHTC	20	1992
MR Development	Fountain Inn, SC & Greenville, SC	HUD # 054-HH003-WDD-L8	16	1991
Property West Inc.	Greenville, SC	HUD # 054-EH140-WDD-L8	16	1991
Sixty-Two Plaza	Central, SC	HUD # 054-EH142-WAH-L8	24	1991
Laurens County Specialty Housing	Laurens & Clinton, SC	HUD # 054-EH118-WDD-L8	16	1990
Overlook Apartments (Senior Housing)	Asheville, NC	NC Housing Finance Agency - LIHTC	48	1990
Mental Health Assoc - Shelby	Shelby, NC	HUD# NC19-T861-063053-EH447	11	1989
Bayside Apartments at Georgetown	Georgetown, SC	SCSHFDA LIHTC	32	1989
King Street Apartments (Senior Housing)	Charleston, SC	SCSHFDA LIHTC	40	1989
Buncombe Place Apartments (Gateway)	Greenville, SC	SCSHFDA LIHTC	20	1989
Harbor View Apartments	Johns Island, SC	SCSHFDA LIHTC	48	1989
Snow Street Aparments (Senior Housing)	Greer, SC	SCSHFDA LIHTC	48	1989
The Portals, Inc.	Greenville, SC	HUD# 054-EH112-WDD-L8	20	1989
Woodside Park Comfort Station/Picnic Shelter	Fountain Inn, SC	HUD # NC19-T861-063053-EH447	32	1989
Piedmont Properties Greenville Association for the	Greenville, SC	HUD # 054-EH048-WW-L8	80	1988
Brockwood Senior Housing	Greenville, SC	HUD #3054-EH088-WAH-L8	32	1988
Hartsville Special Housing	Hartsville, SC	HUD # 054-EH092-WDD-L8	30	1987
Town and County Apartments	Gaffney, SC	HUD # 054-EH097-WAH-L8	16	1987
Woodstream Apartments	Wellford, SC	FmHA# 46-04-200268597-01	24	1985
Pickens Apartments	Pickens, SC	FmHA# 46-039-00-26853701	24	1985
Wildwood Apartments	Honea Path, SC	FmHA# 46-01-26854801	30	1985
Oakcrest Apartments	Travelers Rest, SC	FmHA# 46-23-26856801	40	1985









OWNER:
Gateway at the Green, LP

ARCHITECT:
Studio 8 Design, LLC

PROJECT COMPLETION:
May 2025

PROJECT SIZE:
72 Units
101,929 SF

PROJECT COST:
$10-15MM+

GATEWAY AT THE GREEN

39 WEBB ROAD, GREENVILLE, SC 29607

Project Information:

- Value Engineering, Preconstruction, Site Preparation & New Construction Services
- New Construction of:
  - 101,929 SF; 72 Units – 3 Buildings / 3 Stories
  - **Amenities**: Business Center, Office, Community /Clubhouse, Fitness Room, Laundry Facilties and Mail Center
- SCSHFDA - LIHTC 9% - #21062

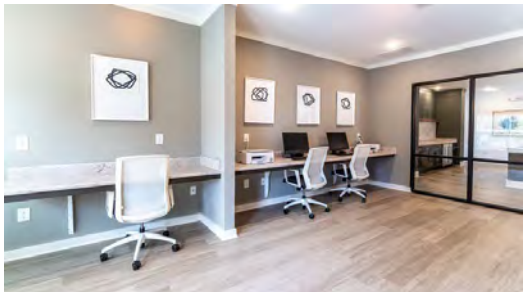












OWNER:
Legacy Oaks II, LP

ARCHITECT:
Geheber Lewis Associates

PROJECT COMPLETION:
August 2023

PROJECT SIZE:
90 Units
106,489 SF

PROJECT COST:
$15-20MM+

PARKLYN APARTMENTS

740 WOODRUFF ROAD GREENVILLE, SC 29607

Project Information:

- Value Engineering, Preconstruction, Site Preparation & New Construction Services
- New Construction of:
  - 106,489 SF; 90 Units - 4 Buildings / 3 Stories
  - **Amenities**: Clubhouse/Community Building, Playground, Outdoor Amenities with Grills, Laundry Facilities Fully Equipped Fitness Center, Library & Wellness Room & Computer Room
- SCSHFDA - LIHTC - 9% - #20018
- MWBE & Section 3









OWNER:
Cherokee Landing

ARCHITECT:
TWG Development/Temo Architecture

PROJECT COMPLETION:
January 2025

PROJECT SIZE:
128 Units
110,930 SF

PROJECT COST:
$20-25MM+

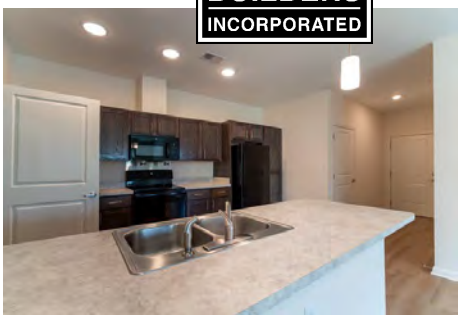
CHEROKEE LANDING

10 FRAZIER COURT, GREENVILLE, SC 29617

Project Information:

- Value Engineering, Preconstruction, Site Preparation & New Construction Services
- New Construction of:
  - 110,930 SF; 128 Units - 4 Buildings / 3 Stories
  - **Amenities**: Clubhouse, Business Center, Fitness Center & Playground
- SCSHFDA - LIHTC 4% - #42109 - TEB #52418













OWNER:
Parkside at Butler, LP

ARCHITECT:
Steele Group Architects

PROJECT COMPLETION:
March 2023

PROJECT SIZE:
72 Units
92,322 SF

PROJECT COST:
$10-15MM+

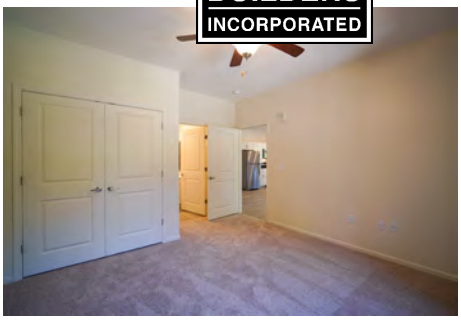
PARKSIDE AT BUTLER

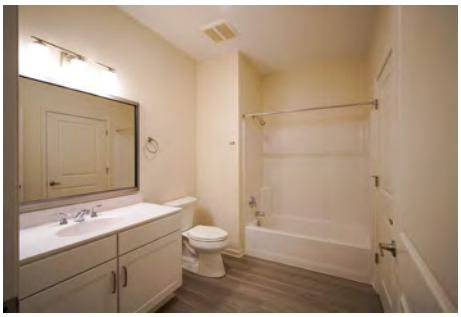
555 NEW COMMERCE COURT, GREENVILLE, SC 29607

Project Information:

- Preconstruction, Site Preparation/Development, and Construction Services.
- New Construction of:
  - 92,322 SF; 72 Units – 3 Buildings /3 Stories
  - **Amenities**: Clubhouse/ Community Building, Business Center, Fitness Center, Laundry Facilities, BBQ/Picnic Area & Playground
- SCSHFDA - LIHTC - 9% - # 20020
- MWBE & Section 3













OWNER:
Renaissance Place, LP

ARCHITECT:
Steele Group Architects

PROJECT COMPLETION:
September 2021

PROJECT SIZE:
57 Units
66,784 SF

PROJECT COST:
$5-MM+

RENAISSANCE PLACE SENIOR LIVING

119 LOGAN KNOLL LANE, GREENVILLE, SC 29607

Project Information:

- Preconstruction, Site Preparation/Development, and Construction Services
- New Construction of:
  - 66,784 SF; 57 Units – 1 Building / 4 Stories
  - **Amenities**: Business Center, Clubhouse, Community Room, Controlled Access/Gated, Fitness Center, Free Weights, Laundry Facilities, Multi-Purpose Room with Café, Resident Storage Rooms & Elevator
- SCSHFDA - LIHTC - 9% - # 19026









OWNER:
Partans, LLC

ARCHITECT:
JHP Architecture

PROJECT COMPLETION:
July 2021

PROJECT SIZE:
90 Units
97,061 SF

PROJECT COST:
$10-15MM+

500 NORTHSIDE STATION

500 HOWARD STREET, SPARTANBURG, SC 29303

Project Information:

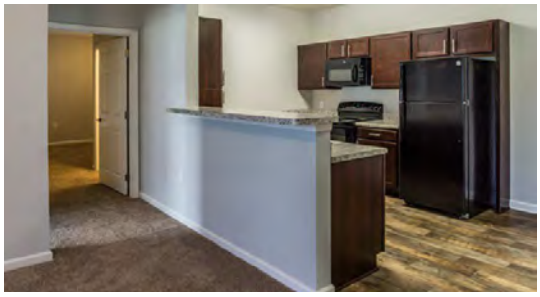
- Value Engineering, Preconstruction, Site Preparation & New Construction Services
- New Construction of:
  - 97,061 GSF; 90 Units - 2 Wrap Buildings / 4-5 Stories Commercial & Retail Space
  - Precast Parking Deck; 5 Levels; 388 Spaces
  - **Amenities**: Elevator, Business Center, Multi-Use Room, Bicycle Storage, Walking/Biking Trails, Courtyard, Laundry Facilities, Package Service & Controlled Access
- SCSHFDA - LIHTC - 4% Bond / TEB - #51802
- MWBE & Section 3 & Davis Bacon













OWNER:
Assembly II SC, LLC

ARCHITECT:
Steele Group Architects

PROJECT COMPLETION:
July 2022

PROJECT SIZE:
144 Units
184,543 SF

PROJECT COST:
$15-20MM+

THE ASSEMBLY APARTMENTS – PHASE II

7 ARCH STREET, GREENVILLE, SC 29611

Project Information:

- Preconstruction, Site Preparation/Development, and Construction Services.
- New Construction of:
  - 184,543 SF; 144 Units - 6 Buildings / 3 Stories
  - **Amenities**: Community Building, Business Center, Workout Room, Laundry Facilities, Package Service & Controlled Access
- SCSHFDA - LIHTC - TEB - #52026













OWNER:
Integral

ARCHITECT:
McMillan Pazdan Smith Architecture

PROJECT COMPLETION:
November 2020

PROJECT SIZE:
27 Units
205,962 SF

PROJECT COST:
$10-15MM+

PRESERVE AT LOGAN PARK

70 THRUSTON STREET, GREENVILLE, SC 29605

Project Information:

- Design/Build and Value Engineering, Preconstruction, Site Preparation & Blasting, Upfit & Renovation Services for 1 Building and New Construction services.

- Combination of two Senior Housing/Apartment Projects.
  - 114,197 SF -112 Units; 1 Building/4 Floors – New Construction
  - 91,765 SF - 90 Units; 1 Building/5 Floors – Building Demo, Upfit /Renovation
- Amenities: Common Areas, Clubhouse, Salon, Workout/Fitness Facility, Café, Computer Room, Library, Elevators, Outdoor Common Areas and Garden Space

- F16-SG450101 - LIHTC - TEB - #51604 & #51605
- Certified Payroll - Davis-Bacon, MWBE & Section 3

CLIENT & TRADE PARTNER TESTIMONIALS

"From the initial stages of planning through project execution and completion, the team at Creative Builders has exhibited clear, responsive communication and a proactive approach to problem-solving. Their commitment to quality and attention to detail has resulted in outstanding outcomes that not only meet but often exceed our expectations."

~ Houston Federal Credit Union

"We are fortunate and proud to work with the best multifamily GC in the southeast and look forward to continuing our partnership in the years to come. Thanks for making the work easy, life fun and relationships strong."

~ MB Southeast

"Throughout the project, Tony represented Creative Builders with exceptional professionalism, earning praise from neighbors, subcontractors, and partners alike…. Tony was one of the absolute best people I have worked with in my 40 years in the business."

~ Tom, *Adjacent Business Owner, 90,000 SF Project*

"I would like to thank you and Creative Builders for the magnificent job you did on our new guesthouse project. Colleagues from around the world have commented on the quality of this luxurious facility."

~ Gateway House, Inc.

"Creative Builders is as professional and well organized a general contractor with whom our company has worked, we need to find another deal guys!"

~ Streams at Battery Park

"They were very professional, patient, and always prompt in answering my (hundreds of) emails and texts. With remodeling, we knew there would be issues to come up, but they were kept to a minimum and resolved satisfactorily. The project was even finished on time!"

~ Safe Industries

"The most valuable aspect was the people. When you work closely with a company for almost a year, you want to have a comfortable, trusting relationship. The people at CBI exceeded my expectations. I'm surprised at how much I miss working with them! I also found it valuable that, as a nonprofit with an eye towards cost-effectiveness on a large project, the team always had our best interest at heart. They have a deep bench of subcontractors that they tapped for discounts when possible, without cutting any corners on quality and craftsmanship.'

~ Neighborhood Cancer Connection

Our Company has had a working partnership with Creative Builders since 1995. We've been extremely satisfied with the quality of work, professionalism, and integrity shown by the people at Creative Builders and would recommend them without hesitation.

~ Greenville Federal Credit Union

"Very thorough and organized! Thanks for staying on top of it. I feel like we're in great hands."

~ Parkway East

"I appreciate that you worked so well with the branch in making things happen while keeping us open for business. Your close reporting to me made my job much easier resulting in a great conclusion. Not to mention the additional work you performed when you thought things were lacking quality."

~ CPM Federal Credit Union

Thank you for the opportunity to serve you!

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CREATIVE BUILDERS INCORPORATED

FULL APPLICATION SCORING TEMPLATE

2026 Full Application Scoring Template

Development: Green Heron Apartments **ID:** 26017

Preliminary Application
New Construction Scoring Criteria

A. POSITIVE SITE CHARACTERISTICS	PTS	Enter Pts. Here
Distance to Amenities	up to 70	70
Public Transportation	1	1
Number of Jobs Paying between $1,251 and $3,333	up to 10	10
Project located entirely within a Rural area defined by USDA	5	0
B. LAND DONATION		
Local Government owns the proposed real estate at prelim app & has prior to July 31, 2025	5	0
D. AFFORDABLE HOUSING SHORTAGE		
Located in a county w/out NC 9% award in 15 previous funding cycles	10	0
Located in a county w/out NC 9% award in 10 previous funding cycles	7	0
Located in a county w/out NC 9% award in 5 previous funding cycles	5	0
Located in a county w/out NC 9% award in 3 previous funding cycles	3	0
Total Prelim Application Score		81

Full Application
New Construction Scoring Criteria

C. AFFORDABILITY		
Applicable income limits	10	10
Owner signs voluntary waiver to request QC for the duration of the extended use period.	10	10
E. SUSTAINABLE BUILDING		
Application contains Certification from Responsible Green and/or Energy Professional	5	5
F. LEVERAGING		
$ from **local govt**; 1000-1999=1pt, 2000-3499=2pts, 3500-5499=3pts, 5500-7999=4pts, 8000-9999=5pts, 10,000+=6pts	up to 6	6
G. OTHER CREDITS		
Qualifying and Utilizing other Tax Credits	5	0
H. SUPPORTIVE HOUSING		
10% of the units to persons with disabilities	5	5

Full Application Score 36

Total Score 117

SUPPORTING DOCUMENTATION FOR PRELIM APP SCORING DISCREPANCIES

To: Kim Wilbourne, Multifamily Development Director
Date: May 7, 2026
Subject: Point Score – Reconsideration Memo

Green Heron Apartment (ID: 26017) was submitted in February 2026 to SC State Housing Finance and Development Authority as part of the Preliminary Application round for the 2026 9% LIHTC application cycle. The Development Team received notification on March 13th that the project did not receive points for the following item(s):

- Shopping – Magnolia Park Shopping Center – 1025 Woodruff Road

The Development Team would like to submit supporting documentation to Authority staff to reconsider this scoring decision. The Development Team believes that the submitted amenity meets the criteria outlined in Appendix C-1.

Reconsideration Request – Supporting Documentation

On Page C1 – 6 of the 2026 Qualified Allocation Plan (QAP) – Appendix C1 has the following definitions for the "Shopping" amenity.

> Shopping – a big box store, shopping plaza, mall, retail strip, walkable downtown shopping district or convenience neighborhood center containing multiple stores stocked with many varieties of goods including all of the following: 1.) clothing; 2.) housewares; 3.) cleaning products; 4.) general over the counter medicine or first aid products; and 5.) personal hygiene. Clothing must contain tops, bottoms, undergarments and shoes for men, women and children. A walkable downtown shopping district must be pedestrian friendly and the distance between the qualifying establishments cannot exceed a total of .3 miles.

Based on the definition included herein, the Development Team believes that the Magnolia Park Shopping Center located at 1025 Woodruff Road, Greenville, SC 29607 meets the definition of a "Shopping" amenity.

The following stores contain the following goods listed 1-5 in the definition above.

Category	Clothing	Housewares	Cleaning Products	Medicine or First Aid	Personal Hygiene
Store Name 1	Nordstrom Rack	Kirklands	Bass Pro Shops	Bass Pro Shops	Nordstrom Rack
Store Name 2	DXL Big & Tall	Nordstrom Rack			Bass Pro Shops
Store Name 3	Golf Galaxy	Bass Pro Shops			
Store Name 4	Bass Pro Shops				

Per the definition for the "Shopping" amenity listed in the 2026 QAP, Magnolia Park Shopping Center "…contains multiples stores stocked with many varieties of goods including all the following 1.) clothing;

2.) housewares; 3.) cleaning products; 4.) general over the counter medicine or first aid products; and 5.) personal hygiene."

The Development Team has physically visited all of these stores and has confirmed that each store listed above contains the product category for which it is listed under. To help SC Housing staff evaluate these claims, **please see attached photos of products along with the name of the store where the product was found.**

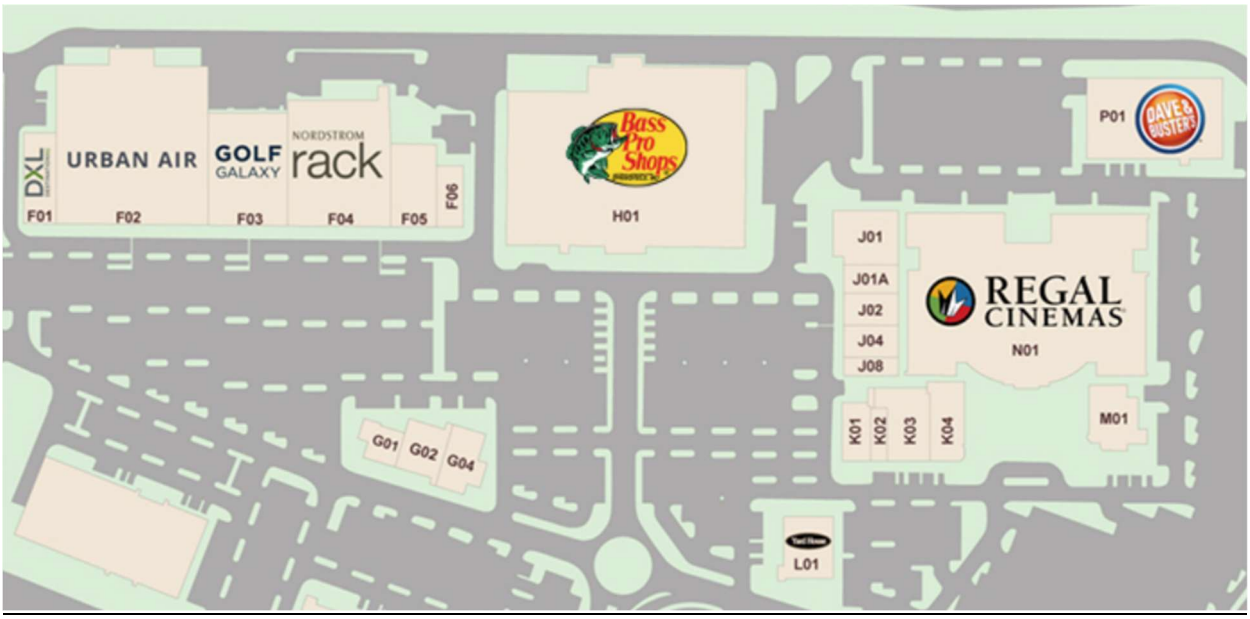
In addition to these very specific categories of items and specific stores, it is worth noting that Magnolia Park has more than 25 separate businesses available to the public including the 5 stores listed above, 10 restaurants, a movie theater, 4 health and beauty establishments, an emergency veterinary medicine, and 2 furniture stores.
https://www.magnoliapark.com/directory-by-category/

Thank you for taking the time to consider this information. I am happy to discuss this specific request for information. Please reach me at (864) 323-5792 or rvilla@nhe-inc.com.

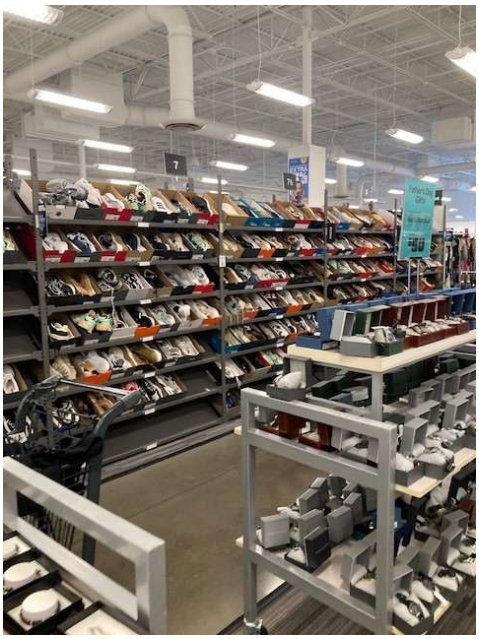
Cordially,

Robinson Villa

Robinson Villa
Development Director



Category: CLOTHING



Shoes at Nordstrom Rack



Undergarments (Men) at Nordstrom Rack



Undergarments (Women) at Nordstrom Rack



Clothing (kids) at Bass Pro Shop



Clothing (Women) at Bass Pro Shop



Clothing (Men) at Bass Pro Shop

Category: CLOTHING



Clothing at DXL



Clothing at Golf Galaxy

Category: HOUSEWARES



Housewares at Nordstrom Rack



Housewares at Nordstrom Rack



Housewares at Nordstrom Rack



Housewares at Bass Pro Shop



Housewares at Bass Pro Shop



Housewares at Kirklands

Category: HOUSEWARES



Housewares at Kirklands



Housewares at Kirklands

Category: CLEANING PRODUCTS



Cleaning Products at Bass Pro Shops



Cleaning Products at Bass Pro Shops



Cleaning Products at Bass Pro Shops



Cleaning Products at Bass Pro Shops



Cleaning Products at Bass Pro Shops



Cleaning Products at Bass Pro Shops

Category: CLEANING PRODUCTS



Cleaning Products (laundry) at Bass Pro Shops



Cleaning Products (pets) at Bass Pro Shops



Cleaning Products (laundry) at Bass Pro Shops



Cleaning Products at Bass Pro Shops



Cleaning Products (laundry) at Bass Pro Shops



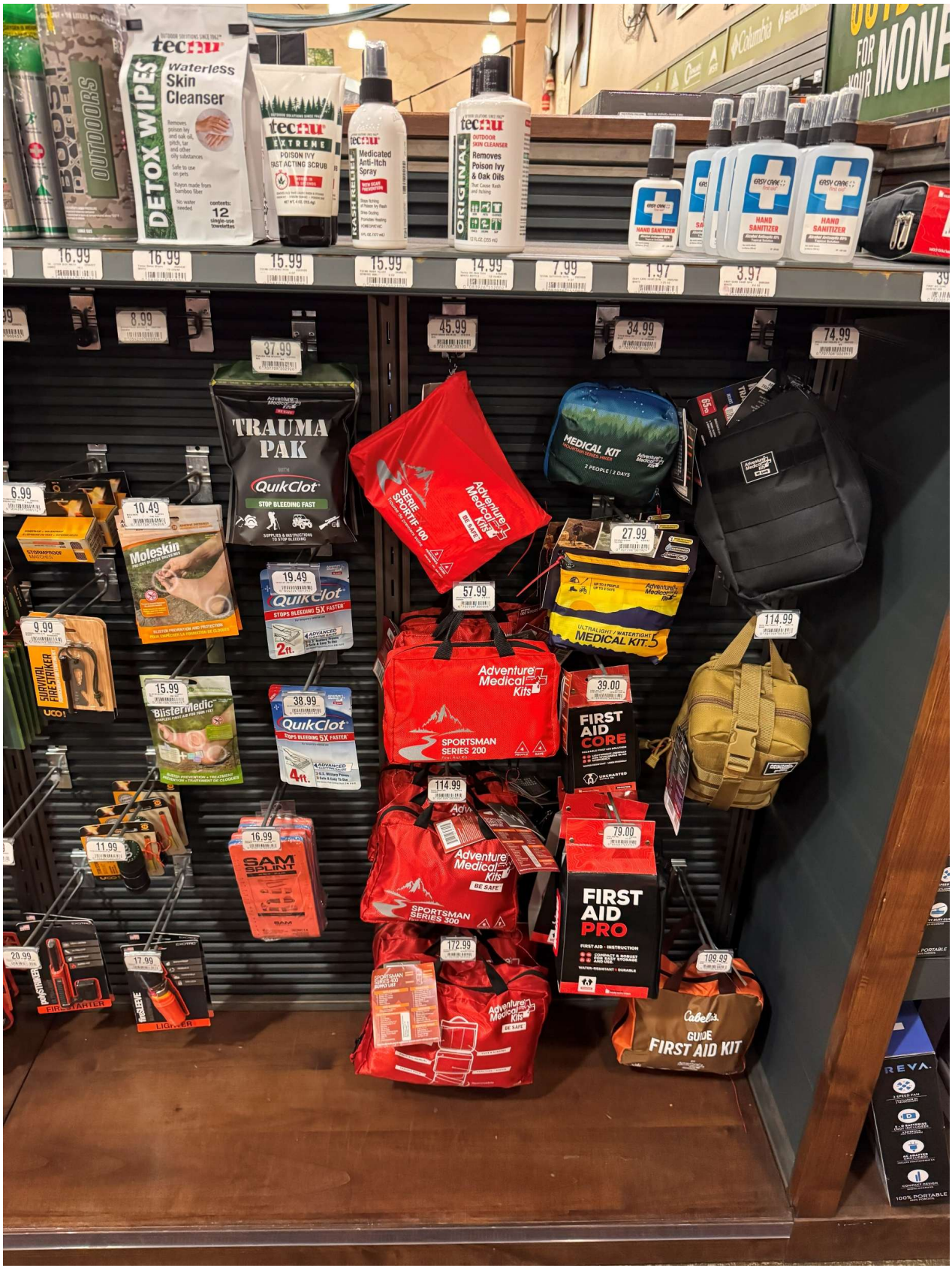
Cleaning Products (laundry) at Bass Pro Shops

Photos – Stores Located in Magnolia Park Shopping Center

Category: MEDICINE OR FIRST AID

Variety of First Aid Products at
Bass Pro Shops

8 brands of First Aid Kits, plus
additional medical items



Category: PERSONAL HYGIENE



Personal Hygiene at Nordstrom Rack



Personal Hygiene (deodorant and soap) at Bass Pro Shops



Personal Hygiene (body wash) at Bass Pro Shops



Personal Hygiene (body soap and shampoo) at Bass Pro Shops



Personal Hygiene (shampoo) at Bass Pro Shops

Category: PERSONAL HYGIENE



Personal Hygiene (shaving)
at Nordstrom Rack



Personal Hygiene (makeup)
at Nordstrom Rack