Low-Income Housing Tax Credit / Tax Exempt Bond Application

Data Entry Instructions:

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

PLEASE READ BEFORE DATA ENTRY

1) All data entry should be input in the sections that are shaded with a pale yellow background.
(the protection of the workbook should prevent data entry in other areas)

2) For data fields that require a check mark next to the description, please type an "x" in the box.

3) Some data fields contain a drop down "data list". You can select from this list or type in the data as long as the typed data matches a selection contained in the list. These data lists serve to check the validity of the entry when there are limited possible answers.

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

Secure File Exchange

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

For the Tax Credit Application:
taxcreditquestions@schousing.com

For year: 2026

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

Development ID #	26023	Development Name:	Pickens Village	Date:	5/12/2026
		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:	54	# Designed for Families Units:		# Transitional Units:	
Total # Market Rate Units:	0	# Older Persons (55+) Units:	54	# Homeless Units:	
Employee / Manager Units:	0	# Elderly Persons (62+) Units:		# 3+ Bedroom Units:	
Total # of Units:	54	# Single Room Occupancy:		# Supportive Housing Units:	

Applicant Information:

Development Name:	Pickens Village	County:	Pickens	Group:	Suburban
Street Address:	121 Bracken Ln	County Code:	39		
City:	Easley	Congressional District # :	3		
State:	SC	Zip: 29642	Est. Start Date:		

x	Limited Partnership	Entity Name:	Pickens Village, LP				
	Limited Liability Company	Street Address:	404 E McKinney Ave				
	Non-Profit	City:	Albertville	State:	AL	Zip:	35950
	Other - Identify below	Fed ID # :	42-1907794				
		Contact Person:	Oscar Coronado	Telephone:	786-451-6512		
		Email:	oscar.coronado@olympiaconstruction.net				

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)? 1,350,000.00

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

Pickens Village, LP
- Jeff Beaver
- Jeremy Bain
- Caleb Lea
- Jon Perkins
- Jon Peck

May 12, 2026

RE: Waiver of Right to Request a Qualified Contract for 26023-Pickens Village

To Whom It May Concern:

On behalf of Pickens Village LP, LLC, the applicant for Pickens Village, I hereby affirm a knowing and voluntary waiver of the right to request a qualified contract for the duration of the extended use period for the aforementioned project.

This waiver is made knowingly, voluntarily, and in full compliance with the application requirements set forth by SC Housing in the 2026 QAP and Tax Credit application.

Sincerely,

GENERAL PARTNER:

PICKENS VILLAGE GP, LLC,

a South Carolina limited liability company

By: _____

Jeff Beaver, Manager

LINDSEY C. JEFFERSON
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

Sworn to and subscribed before me this 12th day of May, 2026

by _____

Notary Public Signature

Printed Name of Notary: Lindsey C. Jefferson

My Commission Expires: 06-24-2026

Applicant Information (cont.):

Name of Partner / Shareholder	% of Ownership	Telephone #
Pickens Village GP, LLC	0.01%	(256) 878-6054
Regions Bank	99.98%	(870) 450-4399
Cabretta Pickens Village, LLC	0.01%	(404) 307-2868

Developer Name:	Olympia Development, LLC	Non-profit	For-profit x
Street Address:	404 E McKinney Ave	Contact Name:	Jeremy Bain
City:	Albertville	Telephone # :	(256) 878-6054
State:	AL	Fax # :	(256) 878-6122
Zip:	35950	Email Address:	jeremy.bain@olympiaconstruction.net

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

Management Entity:	Olympia Management, Inc	Non-profit	For-profit x
Street Address:	450 E McKinney Ave	Contact Name:	Luke Sampson
City:	Albertville	Telephone # :	256-894-2382
State:	AL	Fax # :	256-894-5636
Zip:	35950	Email Address:	luke.sampson@olympiamanagement.net

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

Tax Attorney:	Coleman Talley LLP		
Street Address:	109 Ashley St	Contact Name:	Brett McNeil
City:	Valdosta	Telephone # :	(229) 671-8235
State:	GA	Fax # :	
Zip:	31601	Email Address:	brettmcneil@colemantalley.com

CPA Company:	Donald W. Causey & Associates, PC		
Street Address:	364 Sutton Bridge Rd	Contact Name:	Donald W. Causey, CPA
City:	Rainbow City	Telephone # :	(256) 543-3707
State:	AL	Fax # :	
Zip:	35906	Email Address:	don@donaldwcauseycpa.com

Architect Company:	McKean & Associates, Architects, LLC	Architect License #:	AR. 5771
Street Address:	2315 Eastchase Lane	Contact Name:	Rory L. McKean
City:	Montgomery	Telephone # :	(334) 272-4044
State:	AL	Fax # :	
Zip:	36117	Email Address:	rmckean@mckeanarch.com

General Contractor:	Olympia Construction, Inc.	GC License #:	CLG-117709
Street Address:	404 E McKinney Ave	Contact Name:	Jon Perkins
City:	Albertville	Telephone # :	(256) 878-6054
State:	AL	Fax # :	(256) 878-6122
Zip:	35950	Email Address:	Jon@olympiaconstruction.net

Site:

Development located within city limits?	Y/N	N	Congressional District # :	3
USDA Eligible Area? Search Here	Y/N	Y	State Senate District # :	2
Located in a Flood Plain?	Y/N	N	State House District # :	10
Listed on National Register of Historic Places?	Y/N	N	Census Tract # :	45-077-0109.03
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: 34.81206	Longitude: -82.54677

If yes, please list:

Do any wetlands (jurisdictional or nonjurisdictional) exist on the site? Y/N Y **If yes,** what %? 1.00%

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: 1/8/2027 If Land Lease, how much annual debt?

Acres: 10.45 Total Cost of Land: 1,150,000.00

Seller(s) - this name must be on current recorded deed: Easley Nursery, Inc

Address: 105 Bracken Ln TMS #: 5049-18-31-5847

City: Easley

State: SC Zip: 29642

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.

Development:

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

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

Which certification?

- [ ] Enterprise's Enterprise Green Communities
- [ ] US Green Building Council's LEED for Homes
- [ ] Home Innovation Research Lab's National Green Building Standard - Bronze level or higher?
- [x] 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

- [x] Garden Apartment
- [ ] Triplex/Quadplex
- [ ] Detached Clubhouse
- [ ] Single Family House (Detached)
- [ ] Other Describe Below
- [x] Elevator
- [ ] Townhouse/Rowhouse
- [ ] Duplex

Foundation Type: Slab on Grade

Number of stories in tallest building: 3

Parking

# of Units (1 BR or less) =	6	x 1 =	6	# of required parking spaces:	78
# of Units (2 BR) =	48	x 1.5 =	72	# of planned parking spaces:	108
# of Units (3 BR or more) =		x 2 =	0	excess/(deficit):	30

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: HUD Utility Schedule Model 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	11.00	13.00	15.00	17.00	19.00
Cooking	Electric	Tenant Paid	4.00	5.00	8.00	10.00	12.00
Other Electric	Electric	Tenant Paid	17.00	20.00	27.00	35.00	43.00
Air Conditioning	Electric	Tenant Paid	7.00	8.00	12.00	15.00	18.00
Water Heating	Electric	Tenant Paid	11.00	12.00	16.00	19.00	23.00
Water		Development Paid					
Sewer		Development Paid					
Trash		Development Paid					
Electric and/or Natural Gas Base Charge		12.00	12.00	12.00	12.00	12.00	12.00
Total Utility Allowance for Units:			62.00	70.00	90.00	108.00	127.00
Total Utility Allowance (rounded Up to the nearest dollar):			62.00	70.00	90.00	108.00	127.00

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

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

# 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: N/A

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

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: Not Applicable

Date:

Amount:

Has or will a waiver of the 10-year holding requirement be requested from the Department of Treasury? Y/N 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 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 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: 6/1/2025 HOME: N/A

Units Rent and Income

	Type	Unit Utility Type	# of Units	Beds	Baths	Square Footage	Proposed Monthly Rent*	Utility Allowance	Gross Rent	Maximum Allowable Rent	% AMGI	Assistance Type
1	LI	Apartment	2	1	1.0	792	286	70	356	544	30	LIHTC Assisted
2	LI	Apartment	1	1	1.0	792	971	70	1,041	1,088	60	LIHTC Assisted
3	LI	Apartment	3	1	1.0	792	1,041	70	1,111	1,269	70	LIHTC Assisted
4	LI	Apartment	4	2	2.0	1,036	340	90	430	653	30	LIHTC Assisted
5	LI	Apartment	14	2	2.0	1,036	950	90	1,040	1,088	50	LIHTC Assisted
6	LI	Apartment	24	2	2.0	1,036	1,150	90	1,240	1,306	60	LIHTC Assisted
7	LI	Apartment	6	2	2.0	1,036	1,306	90	1,396	1,524	70	LIHTC Assisted
8												
9												
10												
11												
12												
13												
14												
15												
16												
17												
18												
19												
20												
			54									

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

Total Bedrooms:	102	Total Residential Sqft:	54,480	Total Annual Income:	657,144
Total LI Units:	54	Total MR Units:	0	LI Unit Percentage:	**100.000%**
Total LI Sqft:	54,480	Total MR Sqft:	0	LI Sqft Percentage:	**100.000%**
Total Common Sqft:	1,500	Total Non-Heated Sqft:	8,314	Total Development Sqft:	**64,294**

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	Late Fees	15	7,000.00	27.78%	38.89	466.67
2	Laundry	51	2,142.88	94.44%	3.50	42.02
3	Forfeited Deposits	8	4,000.00	14.81%	41.67	500.00
4						
5	Other (Specify)					
6	Other (Specify)					
7	Other (Specify)					
		Totals:	13,142.88	137.04%	84.06	1,008.68

Proforma Income Statement:

Rental Income	
From Low Income Units	657,144.00
From Market Rate Units	0.00
Total Annual Rental Income	657,144.00
Other Income	13,142.88
*Vacancy% 7.00%	Vacancy Allowance = (46,920.08)
	Effective Gross Income (EGI) = 623,367.00

Administrative Expenses	
Accounting/Audit	6,500.00
Advertising	2,500.00
Annual Compliance Fees	7,020.00
Legal	3,500.00
Licenses and Permits	
Management Fees	43,636.00
Management Payroll	41,600.00
Management Payroll Taxes	
Telephone	3,600.00
Office Supplies	2,400.00
Other Admin. Expenses (7-A)	11,300.00
Total Administrative	122,056.00
Percent of EGI	19.58%

Maintenance Expenses	
Clubhouse Maintenance	
Decorating	5,000.00
Elevator	10,000.00
Extermination	7,200.00
Landscaping	8,100.00
Maintenance Payroll	31,200.00
Maintenance Payroll Taxes	
Parking Lot Maintenance	
Repairs	24,300.00
Supplies	14,000.00
Pool Maintenance	0.00
Other Maintenance (7-A)	0.00
Total Maintenance	99,800.00
Percent of EGI	16.01%

Operating Expenses	
Fuel	0.00
Electrical	6,480.00
Water and Sewer	55,080.00
Natural gas	
Trash	5,184.00
Security	4,000.00
Other Operating (7-A)	0.00
Total Operating	70,744.00
Percent of EGI	11.35%

Fixed Expenses	
Insurance	64,800.00
Real Estate Taxes	40,500.00
Other Taxes (7-A)	0.00
Total Fixed Expenses	105,300.00
Percent of EGI	16.89%

Total Annual Expenses	**397,900.00**
Replacement Reserves	16,200.00
Capital Replacement Reserves	
Total Reserves	**16,200.00**
Net Operating Income	**209,267.00**

Other Income / Rental Income = 2.00% 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	
Tenant Services	5,800.00
Training/Education	3,000.00
Computer & Sofware	2,500.00
Other Admin Expenses:	11,300.00

Rationale:

Tenant Services include monthly events and activities supplies. Training/Education anticipates additional training for staff. Software license & service

Other Maintenance Expenses	
Other Maintenance Expenses:	0.00

Rationale:

Other Operating Expenses	
Other Operating Expenses:	0.00

Rationale:

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	10,798,920.00	Federal	0.8000	Regions Bank
State Tax Credit Equity	4,848,000.00	State	0.4800	Cabretta 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	127,504.10			
Section 1 Total =	15,774,424.10			

Section 2 - Permanent Financing (Not Contruction or Bridge Loans)								
Lender Name	Amount	Debt Service	Interest Rate	Amort	Term	Financing Source	Financing Type	Lien Position
Bonneville Multifamily Cap (USDA 538)	1,810,000.00	127,161.22	6.500%	40	40	Conventional	Permanent Financing	1
Midlands Housing TRUST FUND	540,000.00	32,833.21	4.500%	30	30	Soft Loan	Permanent Financing	2
								3
								4
Section 2 Total =	2,350,000.00	159,994.43						
Section 1 & 2 Total =	18,124,424.10							

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
Regions Bank	13,665,000.00	7.000%	24	24	Conventional	Construction Financing
Regions Bank (Federal Equity)	2,159,784.00	0.000%	0	0	Other	
Cabretta Capital (State Equity)	969,600.00	0.000%	0	0	Other	
Section 3 Total =	16,794,384.00					

Development Costs:

		Development Costs	4% Basis (30%) - Acquisition	4% (30%) / 9% (70%) - New / Rehab.	Summary of Const Cost Addm.	Difference	
	Acquisition						
1	Land	1,150,000.00					
2	Existing Structures	-	-				
3	Other (Specify)	-	-	-			
		1,150,000.00	-	-			
	Site Work						
4	On-Site Improvements	750,000.00	-	710,000.00			
5	Off-Site Improvements	-	-	-			
6	Demolition	-	-	-			
7	Improvements	-	-	-			
		750,000.00	-	710,000.00	750,000.00	-	ok
	Rehabilitation and New Construction						
8	New Construction	9,494,094.00	-	9,434,211.00			
9	Rehabilitation	-	-	-			
10	Accessory Structures	-	-	-			
11	Other Hard Construction Costs	-	-	-			
12	Furniture, Fixtures, & Equipment	30,000.00	-	30,000.00			
13	Contractor Contingency	512,204.00	-	551,474.00			
14	General Requirements	614,645.60	-	611,053.00			
15	Contractor Profit	614,645.60	-	611,053.00			
16	Contractor Overhead	204,881.90	-	203,684.00			
		11,470,471.10	-	11,441,475.00	11,470,471.10	-	ok
	Professional Fees						
17	Architect Fee Design	189,000.00	-	189,000.00			
18	Architect Fee Construction Supervision	108,000.00	-	108,000.00			
19	Engineering Fees	162,500.00	-	154,500.00			
20	Survey	15,000.00	-	15,000.00			
21	Real Estate Attorney Fees	50,000.00	-	42,500.00			
22	Tax Attorney Fees	-	-	-			
23	Accountant	30,000.00	-	25,000.00			
24	Green Certification	20,000.00	-	20,000.00			
25	Other (Specify)	-	-	-			
		574,500.00	-	554,000.00			
	Construction Financing						
26	Construction Loan Origination Fee	102,486.00	-	102,488.00			
27	Construction Loan Interest Paid	985,000.00	-	886,500.00			
28	Construction Loan Legal Fees	45,000.00	-	45,000.00			
29	Construction Loan Credit Report	-	-	-			
30	Construction Loan Title & Recording Costs	25,000.00	-	25,000.00			
31	Inspection Fees	30,000.00	-	30,000.00			
32	Other (Specify) P&P Bonds	-	-	-			
		1,187,486.00	-	1,088,988.00			
	Construction Interim Costs						
33	Construction Insurance	65,000.00	-	65,000.00			
34	Performance Bond Premium	50,000.00	-	50,000.00			
35	Construction Period Taxes	1,000.00	-	1,000.00			
36	Tap Fees and Impact Fees	425,000.00	-	425,000.00			
37	Permitting Fees	25,000.00	-	25,000.00			
38	Other (Specify)	-	-	-			
		566,000.00	-	566,000.00			
	Permanent Financing						
39	Permanent Loan Origination Fee	36,200.00					
40	Bond Premium	-					
41	Credit Enhancement	-					
42	Permanent Loan Title & Recording	30,000.00					
43	Counsels Fee	55,000.00					
44	Lenders Counsel Fee	-					
45	Credit Report	-					
46	Mortgage Broker Fees	-					
47	Permanent Loan Closing	-					
48	Underwriter Discount	-					
49	Attorney / Legal Fees	-					
50	Other (Specify)	-					
		121,200.00	-	-			
	Soft Costs						
51	Feasibility Study	-	-	-			
52	Environmental Study	7,500.00	-	7,500.00			
53	Appraisal Fees	8,500.00	-	8,500.00			
54	Market Study	5,000.00	-	5,000.00			
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%)	236,000.00					
59	SC Housing Bond Issuance (0.75%)	-					
60	SC Housing Financial Advisor Fee (0.10%)	-					
61	Compliance Fees	7,020.00					
62	Cost Certification	-	-	-			
63	Tenant Relocation Costs	-	-	-			
64	Soil Testing	15,000.00	-	15,000.00			
65	Physical Needs Assessment	-	-	-			
66	Rent-Up Expenses	-					
67	Marketing	30,000.00					
68	Other (Specify) Topo + Zoning + Site Inspec	27,500.00	-	27,500.00			
		349,720.00	-	63,500.00			
	Syndication Costs						
69	Organizational Expenses	5,000.00					
70	Tax Opinion	3,000.00					
71	Bridge Loan Fees	-					
72	Syndication Fees	50,000.00					
73	Other (Specify) Asset Mgr Fee	10,000.00					
		68,000.00	-	-			
	Developer Fees						
74	Developer Overhead	-		-			
75	Developer Fee	1,600,000.00		1,600,000.00			
76	Project Consultant Fee	-		-			
77	Other (Specify)	-		-			
		1,600,000.00	-	1,600,000.00			
	Project Reserves						
78	Operating Reserves	287,047.00					
79	Other (Specify)	-					
		287,047.00	-	-			
80	**COLUMN TOTALS**	18,124,424.10	-	16,023,963.00			
81	**TOTAL DEVELOPMENT COST**	18,124,424.10					
82	**TOTAL ELIGIBLE BASIS**	16,023,963.00					
83	**TOTAL INELIGIBLE COSTS**	2,100,461.10					

Development Type:

[ ] 100% Supportive Housing (identify type below)

Older Persons (ages 55+)

Development Type (if applicable)

Market Study Findings

Approved Market Study Analyst: John Wall and Associates

Capture Rate: 6.10% Market Advantage: 23.51% Absorption/Lease-Up Period: 5 Months

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

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

[ ] HOME Funds (State)

[ ] HOME Funds (Local Participating Jurisdiction)

[ ] RHS Section 514, 515, or 516

[ ] Other Federal Funding - Please identify:

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 =	10,274,094.00	
Hard Costs =	12,361,298.00	
Hard Costs / Total Development Costs =	68.20%	Must be 60% or greater

Contractor Cost Limits:

General Requirements / Hard Construction Costs =	5.98%	Must be 6% or less
Contractor Profit and Overhead / Hard Construction Costs =	7.98%	Must be 8% or less
Contractor Contingency / Hard Construction Costs =	4.99%	Must be 5% or less for NC, 10% or less for A/R

Annual Operating Expense per Unit =	5,289.00	Must fall within $3,500 - $6,000. The Authority my consider waivers if special circumstances apply.
Hard Construction Costs per Unit =	190,261.00	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: 1,350,000.00
Syndication Value Per Federal Tax Credit Dollar: 0.8000

State Anticipated Annual State Tax Credit Amount: 1,010,000.00
Syndication Value Per State Tax Credit Dollar: 0.4800

Expected Total Syndication Proceeds: 15,646,920.00

Federal Tax Credit Syndicator Information:

Name of Fund: TBD
Syndicator: Regions Bank
Address: 1900 5th Avenue North, 14th Floor
City: Birmingham
State: AL Zip: 35203
Contact Name: Chase Simpson
Email Address: chase.simpson@regions.com
Telephone # : 870 450-4399

State Tax Credit Syndicator Information:

Name of Fund: TBD
Syndicator: Cabretta Capital Corp
Address: 2108 Drayton St
City: Savannah
State: GA Zip: 31401
Contact Name: Brent Watts
Email Address: bwatts@cabrettacapital.com
Telephone # : 404 307-2868

When will these funds be paid in? Federal and State Credits - 20% at closing; 60% at 100% completion; 18.92% at stabilization; 1.08% at Tax Return Filing

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	18,124,424.10	0.00	0.00		18,124,424.10
Less Ineligible Costs	2,100,461.10	0.00	0.00		2,100,461.10
Total Eligible Basis	16,023,963.00	0.00	0.00	0.00	16,023,963.00
Multiplied by Applicable Fraction	100%	100%	100%	100%	
QCT or **DDA** (basis boost)	100%	100%	100%	100%	
Total Qualified Basis	16,023,963.00	0.00	0.00	0.00	16,023,963.00

Financial Summary:

Income and Expense Analysis:

Total Annual Rental Income	657,144.00
Other Income	13,142.88
Vacancy Allowance	(46,920.08)
Effective Gross Income	623,367.00
Total Administrative Expenses	122,056.00
Total Operating Expenses	70,744.00
Total Maintenance Expenses	99,800.00
Total Fixed Expenses	105,300.00
Total Annual Expenses	397,900.00
Annual Replacement Reserves	16,200.00
Net Operating Income	209,267.00
Total Annual Debt Service	159,994.43
Net Cash Flow	49,272.57

Debt Coverage Ratio = 1.31

Uses of Funds:

Acquisition	1,150,000.00
Site Work	750,000.00
Rehabilitation and New Construction	11,470,471.10
Professional Fees	574,500.00
Construction Financing	1,187,486.00
Construction Interim Costs	566,000.00
Permanent Financing	121,200.00
Soft Costs	349,720.00
Syndication Costs	68,000.00
Developer Fees	1,600,000.00
Project Reserves	287,047.00
Total Development Cost	18,124,424.10

Operating Reserves 287,047

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	10,798,920.00
2	State Tax Credit Equity	4,848,000.00
3		
4		
5		
6		
7		
8		
9	Deferred Developer Fee	127,504.10
10	Bonneville Multifamily Cap (USDA 538)	1,810,000.00
11	Midlands Housing TRUST FUND	540,000.00
12		
13		
	****Total Sources of Funds**	18,124,424.10

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	A	121 Bracken Ln.	30	-	6	24	-	-
SC	B	121 Bracken Ln.	24	-	-	24	-	-
SC			-					
SC			-					
SC			-					
SC			-					
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			54	-	6	48	-	-

Placed-In-Service Date of the **first** building in the development: Anticipated: 10/31/2028 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: 5/1/2026
(Signature)

Jeff Beaver
(Printed Name)

Its: Managing Member of GP

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 5/12/2026 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.

Russell D Henry
Attorney Name

Columna Talley LLP
Firm Name

_____ Date: 5/12/2026
Signature of Tax Attorney

AIA Document G702

A	B	C	D	E	F	G		H
			WORK COMPLETED					
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	THIS APPLICATION WORK IN PLACE	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	750,000.00	-	-	-	-	0.00%	750,000.00
2	Landscaping & Amenities	235,600.00	-	-	-	-	0.00%	235,600.00
3	Concrete	625,000.00	-	-	-	-	0.00%	625,000.00
4	Masonry	454,000.00	-	-	-	-	0.00%	454,000.00
5	Metals	318,125.00	-	-	-	-	0.00%	318,125.00
6	Framing / Rough Carpentry	1,471,300.00	-	-	-	-	0.00%	1,471,300.00
7	Finish / Trim Carpentry	332,000.00	-	-	-	-	0.00%	332,000.00
8	Insulation	197,500.00	-	-	-	-	0.00%	197,500.00
9	Roofing & Gutters	259,650.00	-	-	-	-	0.00%	259,650.00
10	Siding / Soffit / Fascia	466,000.00	-	-	-	-	0.00%	466,000.00
11	Doors & Windows	412,355.00	-	-	-	-	0.00%	412,355.00
12	Drywall / Acoustics/Paint	946,410.00	-	-	-	-	0.00%	946,410.00
13	Flooring & Tile	288,100.00	-	-	-	-	0.00%	288,100.00
14	Hardware & Accessories	135,000.00	-	-	-	-	0.00%	135,000.00
15	Cabinets & Appliances	506,500.00	-	-	-	-	0.00%	506,500.00
16	Elevators/Lifts	313,883.00	-	-	-	-	0.00%	313,883.00
17	Plumbing	902,000.00	-	-	-	-	0.00%	902,000.00
18	HVAC	674,150.00	-	-	-	-	0.00%	674,150.00
19	Electrical / Lighting	866,000.00	-	-	-	-	0.00%	866,000.00
20	Low Voltage Systems	90,521.00	-	-	-	-	0.00%	90,521.00
21	Miscellaneous / Other items not included	-	-	-	-	-	#DIV/0!	-
22	Furniture, Fixtures, & Equipment	30,000.00	-	-	-	-	0.00%	30,000.00
	Total Construction	10,274,094.00	-	-	-	-	0.00%	10,274,094.00

Contingency (max 5% NC / 10% Acq/Rehab/Reuse)	512,204.00
General Requirements (max 6%)	614,645.60
Contractor Profit and Overhead (max 8%)	819,527.50
Total Project Development	12,220,471.10
Total Project Development (less site work)	11,470,471.10

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:

Jeremy Bain - Director
(Name & Title)

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

Jeremy M Bain
(Signature)

5/12/2026
(Date)

Olympia Construction
(Company / Firm Name)

Phone: 256-878-6054
Fax:
Email: jeremy.bain@olympiaconstruction.net