

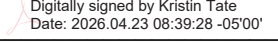
Exhibit R

Physical Needs Assessment Certification Form

I, Kristin Tate, have completed a physical needs assessment report for the proposed development, Manning Gardens, which is located at 214 Alfred Henry Street, Clarendon County, South Carolina.

I hereby certify that all of the repairs outlined in the physical needs assessment report dated April 23, 2026 are needed and necessary repairs and that said report is based on a **100% physical inspection of all units** in the development.

Based on my calculations, I hereby certify that a total of \$85,404.20 per unit in **hard construction costs** are needed and necessary in the rehabilitation of this property. A total of \$ 34,464.20 per unit will be attributed to the interior of the units.

Assessor's Signature: Kristin Tate 
Assessor's Name: Kristin Tate
Company: Gill Group
Phone Number: (832) 541-4487
Email: Kristin.Tate@gillgroup.com
Date: April 23, 2026