

Low-Income Housing Tax Credit / Tax Exempt Bond Application

Data Entry Instructions:

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

PLEASE READ BEFORE DATA ENTRY

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

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

[Secure File Exchange](#)

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

For the Tax Credit Application:

taxcreditquestions@schousing.com

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

Development ID # Development Name: Date:
Application Type:

Application Information:

☒ 9% Tax Credit	☒ New Construction	☒ 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	
☒ State Tax Credits	☐ Acq/Rehabilitation	
	☐ Adaptive Reuse	
		☐ Public Housing Authority Set-Aside
		☐ Nonprofit Set-Aside (9% Only)

Total # of Low-Income Units:	48	# Designed for Families Units:	0	# Transitional Units:	0
Total # Market Rate Units:	0	# Older Persons (55+) Units:	48	# Homeless Units:	0
Employee / Manager Units:	0	# Elderly Persons (62+) Units:	0	# 3+ Bedroom Units:	0
Total # of Units:	48	# Single Room Occupancy:	0	# Supportive Housing Units:	5

Applicant Information:

Development Name:	Dogwood Senior Village II	County:	Greenwood	Group:	Suburban	
Street Address:	1375 Mathis Rd	County Code:	24			
City:	Greenwood	Congressional District # :	3			
State:	SC	Zip:	29649	Est. Start Date:	6/1/2027	
☒ Limited Partnership	Entity Name: Dogwood Senior Village II, LP					
☐ Limited Liability Company	Street Address: 295 W Crossville Rd, Suite 720					
☐ Non-Profit	City:	Roswell	State:	GA	Zip:	30075
☐ Other - Identify below	Fed ID # :	42-2089534				
	Contact Person:	Josh Thomason	Telephone:	(404) 202-1357		
	Email:	josh@piedmonthousinggroup.com				

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

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

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

Josh Thomason - Dogwood Senior Village II, LP

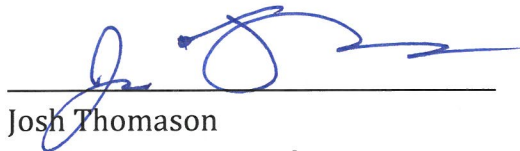
Scott Nelson - Dogwood Senior Village II, LP



Dogwood Senior Village II, LP

To whom it may concern,

This application, Dogwood Senior Village II, LP, affirms a knowing and voluntary waiver of the right to request a qualified contract from the Authority for the duration of the extended use period.



Josh Thomason
Manager, Greenwood Housing Ventures II, LLC
General Partner of Dogwood Senior Village II, LP

4/23/24

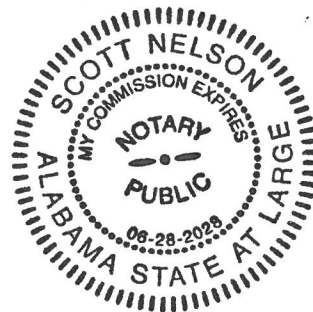
Date

Notarized on this 22nd day of April 2026



Notary Signature

My commission expires: 06/28/2028



Applicant Information (cont.):

Name of Partner / Shareholder	% of Ownership	Telephone #
Josh Thomason (to be replaced by TBD Federal and State Investor)	99.99%	(404) 202-1357
Greenwood Housing Ventures II, LLC	0.01%	(404) 202-1357

Developer Name:	Piedmont Housing Group II, LLC	Non-profit		For-profit	X
Street Address:	295 W Crossville Rd, Suite 720	Contact Name:	Josh Thomason		
City:	Roswell	Telephone # :	(404) 202-1357		
State:	GA	Fax # :	(404) 393-3275		
Zip:	30075	Email Address:	josh@piedmonthousinggroup.com		

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

Management Entity:	CAHEC Management Inc.	Non-profit		For-profit	X
Street Address:	7700 Trenholm Rd Ext	Contact Name:	Rene Sturgis		
City:	Columbia	Telephone # :	(704) 236-0093		
State:	South Carolina	Fax # :			
Zip:	29223	Email Address:	rsturgis@cahecmanagement.com		

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

Tax Attorney:	Coleman Talley, LLP	Contact Name:	Greg Clark		
Street Address:	1 Independence Drive, Suite 3130	Telephone # :	(904) 456-8960		
City:	Jacksonville	Fax # :			
State:	Florida	Email Address:	greg.clark@colemantalley.com		
Zip:	32202				

CPA Company:	Aprio, LLP	Contact Name:	Alison Fossyl		
Street Address:	Five Concourse Parkway, Suite 1000	Telephone # :	(770) 353-7115		
City:	Atlanta	Fax # :			
State:	GA	Email Address:	Alison.Fossyl@aprio.com		
Zip:	30328				

Architect Company:	Martin Riley Associates - Architects, P.C.	Architect License #:	AR.11871		
Street Address:	100 Crescent Centre Pkwy, Suite 220	Contact Name:	Michael Riley		
City:	Tucker	Telephone # :	(404) 373-2800		
State:	GA	Fax # :			
Zip:	30084	Email Address:	mriley@martinriley.com		

General Contractor:	Creative Builders, Inc.	GC License #:	12710		
Street Address:	200 East Broad Street	Contact Name:	Will McCauley		
City:	Greenville	Telephone # :	(864) 233-1631		
State:	SC	Fax # :			
Zip:	29601	Email Address:	will@creativebuilders.net		

Site:

Development located within city limits?	Y/N	N	Congressional District # :	3
USDA Eligible Area? Search Here	Y/N	Y	State Senate District # :	10
Located in a Flood Plain?	Y/N	N	State House District # :	13
Listed on National Register of Historic Places?	Y/N	N	Census Tract # :	9703.03
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	Y		
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:	34.21451 Longitude: -82.19102

If yes, please list:

Do any wetlands (jurisdictional or nonjurisdictional) exist on the site? Y/N If yes, what %? Overall, is at least 80% of the site buildable? Y/N **If no, attach an explanation behind this page of the application. Include any setback requirements.****Site Control (Parcel 1):**

Control:	Purchase Contract	Expiration Date:	12/31/2026	If Land Lease, how much annual debt?
Acres:	14.5	Total Cost of Land:	720,000.00	
Seller(s) - this name must be on current recorded deed: PHG Greenwood Land Holdings, LLC				
Address:	295 W Crossville Rd, Suite 720			TMS #:
City:	Roswell			
State:	GA	Zip:	30075	
Is there a common ownership interest between the purchaser and seller? Y/N Y				

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 Is this proposed development intended for occupancy by Individuals with Children? Y/N Does the marketing plan give preference to persons on a Public Housing Waiting List? Y/N **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 Will this development convert to Tenant Ownership? Y/N Proposal will meet green and energy efficiency sustainable building requirements? Y/N

Which certification?

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

<input checked="" type="text"/> Garden Apartment	Triplex/Quadplex	Detached Clubhouse
Single Family House (Detached)	<input checked="" type="text"/> Other Describe Below	<input checked="" type="text"/> Elevator
Townhouse/Rowhouse	Single, 3-story building	Foundation Type: Slab on Grade
Duplex		Number of stories in tallest building: 3

Parking# of Units (1 BR or less) = x 1 = 12 # of required parking spaces: 66# of Units (2 BR) = x 1.5 = 54 # of planned parking spaces: # of Units (3 BR or more) = x 2 = 0 excess/(deficit): 10Will **any** tenants pay parking fees? Y/N If yes, explain the charges: Local jurisdiction requires less? Y/N **Utility Allowance Information**Source of Utility Allowance Calculation: Energy Star? Y/N Unit Type(s): 1st type: 2nd type:

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

Utilities	Type	Utilities Paid By:	Enter Allowances by Bedroom Size				
			0-BR	1-BR	2-BR	3-BR	4-BR
Heating	Electric Heat Pump	Tenant Paid		12.00	14.00		
Cooking	Electric	Tenant Paid		6.00	9.00		
Other Electric	Electric	Tenant Paid		23.00	32.00		
Air Conditioning	Electric	Tenant Paid		16.00	22.00		
Water Heating	Electric	Tenant Paid		14.00	18.00		
Water		Tenant Paid		30.00	42.00		
Sewer		Tenant Paid		45.00	63.00		
Trash		Development Paid					
Electric and/or Natural Gas Base Charge		11.00		11.00	11.00		
Total Utility Allowance for Units:				157.00	211.00		
Total Utility Allowance (rounded Up to the nearest dollar):				157.00	211.00		

For year: 2026

Development (cont.):

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

If yes, what was the date of allocation?

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

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

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

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

of Residential Buildings: # of Non Residential Buildings: Total Buildings:

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

Located on the same tract of land? Y/N

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

List commercial facilities other than tenant use:

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

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

Building(s) acquired or to be acquired from:

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

If acquisition from a government agency:

Name of Agency:

Date:

Amount:

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

Does the development preserve assisted low-income housing that due to mortgage prepayments, foreclosure, or expiring rental assistance would otherwise convert to market rate use? Y/N

If yes, attach documentation to this page of the application as to conversion to market rate.

Has or will the development be acquired from an insured depository institution in default or from a receiver or conservator of such an institution? Y/N

If yes, attach documentation to this page of the application.

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

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

If yes, what type of project-based rental assistance? Project Based Section 8

HUD rental assistance. ID HUD type:

RDA rental assistance

Other: Identify "Other":

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

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

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

Is HUD Approval for Transfer of Physical Assets Required? Y/N

If yes, attach documentation to this page of the application.

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

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

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

Development Targeting**Minimum Set-Aside Requirements - Irrevocable Election** (Check One)

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

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

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

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

Unit Details and Proposed Development Income:

What's the effective date of the maximum allowable rents?

LIHTC: **4/1/2025**HOME: **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	5	1	1.0	750	152	157	309	309	20	LIHTC Assisted
2	LI	Apartment	2	1	1.0	750	575	211	786	927	60	LIHTC Assisted
3	LI	Apartment	36	2	1.0	880	800	211	1,011	1,111	60	LIHTC Assisted
4	LI	Apartment	5	1	1.0	750	725	157	882	1,236	80	LIHTC Assisted
5												
6												
7												
8												
9												
10												
11												
12												
13												
14												
15												
16												
17												
18												
19												
20												
			48									

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

Total Bedrooms:	84	Total Residential Sqft:	40,680	Total Annual Income:	412,020
Total LI Units:	48	Total MR Units:	0	LI Unit Percentage:	100.000%
Total LI Sqft:	40,680	Total MR Sqft:	0	LI Sqft Percentage:	100.000%
Total Common Sqft:	11,431	Total Non-Heated Sqft:	1,170	Total Development Sqft:	53,281

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	24	5,000.00	50.00%	17.36	208.33
2	Late Fees	30	2,000.00	62.50%	5.56	66.67
3	Forfeited Deposits	10	1,240.00	20.83%	10.33	124.00
4						
5	Other (Specify)					
6	Other (Specify)					
7	Other (Specify)					
	Totals:		8,240.00	133.33%	33.25	399.00

For year: 2026

Proforma Income Statement:

Rental Income	
From Low Income Units	412,020.00
From Market Rate Units	0.00
Total Annual Rental Income	412,020.00
Other Income	8,240.00
*Vacancy%	7.00%
Vacancy Allowance =	(29,418.20)
Effective Gross Income (EGI) =	390,842.00

Administrative Expenses	
Accounting/Audit	8,500.00
Advertising	2,000.00
Annual Compliance Fees	6,240.00
Legal	2,000.00
Licenses and Permits	3,500.00
Management Fees	19,542.00
Management Payroll	50,000.00
Management Payroll Taxes	5,000.00
Telephone	4,000.00
Office Supplies	6,158.00
Other Admin. Expenses (7-A)	0.00
Total Administrative	106,940.00
Percent of EGI	27.36%

Operating Expenses	
Fuel	
Electrical	12,000.00
Water and Sewer	10,000.00
Natural gas	
Trash	8,000.00
Security	2,000.00
Other Operating (7-A)	0.00
Total Operating	32,000.00
Percent of EGI	8.19%

Maintenance Expenses	
Clubhouse Maintenance	4,000.00
Decorating	3,000.00
Elevator	4,000.00
Extermination	7,000.00
Landscaping	23,000.00
Maintenance Payroll	40,000.00
Maintenance Payroll Taxes	4,000.00
Parking Lot Maintenance	2,500.00
Repairs	9,000.00
Supplies	6,000.00
Pool Maintenance	
Other Maintenance (7-A)	0.00
Total Maintenance	102,500.00
Percent of EGI	26.23%

Fixed Expenses	
Insurance	21,600.00
Real Estate Taxes	28,800.00
Other Taxes (7-A)	0.00
Total Fixed Expenses	50,400.00
Percent of EGI	12.90%

Total Annual Expenses	291,840.00
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Replacement Reserves	14,400.00
Capital Replacement Reserves	
Total Reserves	14,400.00
Net Operating Income	84,602.00

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	
Other Admin Expenses:	0.00

Rationale:

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	Affordable Equity Partners, Inc.
State Tax Credit Equity	4,112,589.00	State	0.4500	Affordable Equity Partners, Inc.
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	4,223.06			

Section 1 Total = 14,915,732.06

Section 2 - Permanent Financing (Not Construction or Bridge Loans)								
Lender Name	Amount	Debt Service	Interest Rate	Amort	Term	Financing Source	Financing Type	Lien Position
Sterling Bank	390,000.00	32,723.24	7.500%	30	20	Conventional	Permanent Financing	1
								2
								3
								4

Section 2 Total = 390,000.00 32,723.24

Section 1 & 2 Total = 15,305,732.06 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
Sterling Bank	13,100,000.00	7.000%	N/A	2	Conventional	Construction Financing

Section 3 Total = 13,100,000.00

Development Costs:			
	Development Costs	4% Basis (30%) - Acquisition	4% (30%) / 9% (70%) - New / Rehab .
Acquisition			
1 Land	720,000.00		
2 Existing Structures	-	-	
3 Other (Specify)	-	-	-
	720,000.00	-	-
Site Work			
4 On-Site Improvements	1,500,000.00	-	1,395,000.00
5 Off-Site Improvements	-	-	-
6 Demolition	-	-	-
7 Improvements	-	-	-
	1,500,000.00	-	1,395,000.00
Rehabilitation and New Construction			
8 New Construction	7,388,689.53	-	7,388,689.53
9 Rehabilitation	-	-	-
10 Accessory Structures	-	-	-
11 Other Hard Construction Costs	-	-	-
12 Furniture, Fixtures, & Equipment	65,000.00	-	65,000.00
13 Contractor Contingency	444,434.00	-	444,434.00
14 General Requirements	533,321.37	-	533,321.37
15 Contractor Profit	533,321.37	-	533,321.37
16 Contractor Overhead	177,773.79	-	177,773.79
	9,142,540.06	-	9,142,540.06
Professional Fees			
17 Architect Fee Design	146,880.00	-	146,880.00
18 Architect Fee Construction Supervision	21,120.00	-	21,120.00
19 Engineering Fees	110,000.00	-	110,000.00
20 Survey	32,500.00	-	32,500.00
21 Real Estate Attorney Fees	22,000.00	-	17,000.00
22 Tax Attorney Fees	-	-	-
23 Accountant	12,500.00	-	12,500.00
24 Green Certification	20,000.00	-	20,000.00
25 Other Accessibility	15,000.00	-	15,000.00
	380,000.00	-	375,000.00
Construction Financing			
26 Construction Loan Origination Fee	131,000.00	-	65,500.00
27 Construction Loan Interest Paid	799,780.00	-	569,833.00
28 Construction Loan Legal Fees	65,000.00	-	65,000.00
29 Construction Loan Credit Report	-	-	-
30 Construction Loan Title & Recording Costs	75,000.00	-	20,000.00
31 Inspection Fees	12,000.00	-	12,000.00
32 Other (Specify)	-	-	-
	1,082,780.00	-	732,333.00
Construction Interim Costs			
33 Construction Insurance	65,000.00	-	65,000.00
34 Performance Bond Premium	-	-	-
35 Construction Period Taxes	8,000.00	-	8,000.00
36 Tap Fees and Impact Fees	175,750.00	-	175,750.00
37 Permitting Fees	30,300.00	-	30,300.00
38 Other (Specify)	-	-	-
	279,050.00	-	279,050.00
Permanent Financing			
39 Permanent Loan Origination Fee	-		
40 Bond Premium	-		
41 Credit Enhancement	-		
42 Permanent Loan Title & Recording	-		
43 Counsels Fee	20,000.00		
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)	-		
	20,000.00	-	-
Soft Costs			
51 Feasibility Study	-	-	-
52 Environmental Study	42,000.00	-	42,000.00
53 Appraisal Fees	31,000.00	-	31,000.00
54 Market Study	32,500.00	-	32,500.00
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%)	226,400.00		
59 SC Housing Bond Issuance (0.75%)	-		
60 SC Housing Financial Advisor Fee (0.10%)	-		
61 Compliance Fees	6,240.00		
62 Cost Certification	20,000.00	-	20,000.00
63 Tenant Relocation Costs	-	-	-
64 Soil Testing	20,000.00	-	20,000.00
65 Physical Needs Assessment	-	-	-
66 Rent-Up Expenses	52,800.00		
67 Marketing	-		
68 Other Materials Testing	40,000.00	-	40,000.00
	484,140.00	-	185,500.00
Syndication Costs			
69 Organizational Expenses	3,000.00		
70 Tax Opinion	-		
71 Bridge Loan Fees	-		
72 Syndication Fees	-		
73 Other (Specify)	-		
	3,000.00	-	-
Developer Fees			
74 Developer Overhead	-		-
75 Developer Fee	1,440,000.00		1,440,000.00
76 Project Consultant Fee	-		-
77 Other (Specify)	-		-
	1,440,000.00	-	1,440,000.00
Project Reserves			
78 Operating Reserves	254,222.00		
79 Other (Specify)	-		
	254,222.00	-	-
80 COLUMN TOTALS	15,305,732.06	-	13,549,423.06
81 TOTAL DEVELOPMENT COST	15,305,732.06		
82 TOTAL ELIGIBLE BASIS	13,549,423.06		
83 TOTAL INELIGIBLE COSTS	1,756,309.00		

Summary of Const Cost Addm.	Difference
-----------------------------	------------

1,500,000.00

-

ok

9,142,540.06

-

ok

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

Development Type (if applicable)

Market Study Findings

Approved Market Study Analyst:

Novogradac and Company

Capture Rate:

8.80%

Market Advantage:

19.61%

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)

☐ Other Federal Funding - Please identify:

☐ HOME Funds (Local Participating Jurisdiction)

☐ RHS Section 514, 515, or 516
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)

☐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 =

8,953,689.53

Hard Costs =

10,293,873.53

Hard Costs / Total Development Costs =

67.26%

Must be 60% or greater

Contractor Cost Limits:

General Requirements / Hard Construction Costs =

5.96%

Must be 6% or less

Contractor Profit and Overhead / Hard Construction Costs =

7.94%

Must be 8% or less

Contractor Contingency / Hard Construction Costs =

4.96%

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

Annual Operating Expense per Unit =

4,900.00

Must fall within \$3,500 - \$6,000. The Authority may consider waivers if special circumstances apply.

Hard Construction Costs per Unit =

186,535.00

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/NAnticipated Annual Federal Tax Credit Amount: 1,350,000.00
Syndication Value Per Federal Tax Credit Dollar: 0.8000

Type of offering: Private

State Anticipated Annual State Tax Credit Amount: 914,000.00

Type of investors: Corporations

Syndication Value Per State Tax Credit Dollar: 0.4500

Expected Total Syndication Proceeds: 14,911,509.00

Federal Tax Credit Syndicator Information:**State Tax Credit Syndicator Information:**

Name of Fund: To be determined

Name of Fund: To be determined

Syndicator: Affordable Equity Partners, Inc.

Syndicator: Affordable Equity Partners, Inc.

Address: 206 Peach Way

Address: 206 Peach Way

City: Columbia

City: Columbia

State: MO Zip: 65203

State: MO Zip: 65203

Contact Name: Brian Kimes

Contact Name: Brian Kimes

Email Address: bkimes@jesholdings.com

Email Address: bkimes@jesholdings.com

Telephone #: (573) 443-2021

Telephone #: (573) 443-2021

When will these funds be paid in? Closing = 10%, 100% Completion = 30%, Stabilization = 59%, Receipt of 8609s = 1%

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

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

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

Itemized Costs	New Construction	Rehabilitation	Acquisition/Rehabilitation		Total
			Acquisition	Rehabilitation	
Total Development Cost	15,305,732.06	0.00	0.00		15,305,732.06
Less Ineligible Costs	1,756,309.00	0.00	0.00		1,756,309.00
Total Eligible Basis	13,549,423.06	0.00	0.00	0.00	13,549,423.06
Multiplied by Applicable Fraction	100%	100%	100%	100%	
QCT or DDA (basis boost)	130%	130%	100%	130%	
Total Qualified Basis	17,614,249.98	0.00	0.00	0.00	17,614,249.98

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

Total Annual Rental Income	412,020.00
Other Income	8,240.00
Vacancy Allowance	(29,418.20)
Effective Gross Income	390,842.00
Total Administrative Expenses	106,940.00
Total Operating Expenses	32,000.00
Total Maintenance Expenses	102,500.00
Total Fixed Expenses	50,400.00
Total Annual Expenses	291,840.00
Annual Replacement Reserves	14,400.00
Net Operating Income	84,602.00
Total Annual Debt Service	32,723.24
Net Cash Flow	51,878.76

Debt Coverage Ratio = 2.59**Uses of Funds:**

Acquisition	720,000.00
Site Work	1,500,000.00
Rehabilitation and New Construction	9,142,540.06
Professional Fees	380,000.00
Construction Financing	1,082,780.00
Construction Interim Costs	279,050.00
Permanent Financing	20,000.00
Soft Costs	484,140.00
Syndication Costs	3,000.00
Developer Fees	1,440,000.00
Project Reserves	254,222.00
Total Development Cost	15,305,732.06

Operating Reserves 254,222

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

Sources of Funds:

1 Federal Tax Credit Equity	10,798,920.00
2 State Tax Credit Equity	4,112,589.00
3	
4	
5	
6	
7	
8	
9 Deferred Developer Fee	4,223.06
10 Sterling Bank	390,000.00
11	
12	
13	
**Total Sources of Funds	15,305,732.06

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

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.

[illegible]

Actual:

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:

(Signature)

Date:

Josh Thomasen

(Printed Name)

Its:

Managing Member

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:

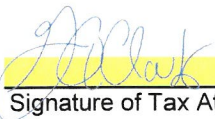
I hereby certify that I have reviewed this application and applicable documentation and have rendered the opinion letters dated May 11, 2026 based on the information contained in this application and the applicable documentation. I further certify that this document is an original or true copy which has not been altered.

Gregory Q. Clark

Attorney Name

Coleman Talley LLP

Firm Name



Signature of Tax Attorney

Date: May 11, 2026

AIA Document G702

A	B	C	D	E	F	G	H	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED			COMPLETED AND STORED TO DATE (D+E+F)	COMPLETION % (G/C)	BALANCE TO FINISH (C-G)
			PREVIOUS APPLICATIONS	THIS APPLICATION				
				WORK IN PLACE	STORED (NOT IN D OR E)			
1	Site Work	1,500,000.00	-	-	-	-	0.00%	1,500,000.00
2	Landscaping & Amenities	176,650.15	-	-	-	-	0.00%	176,650.15
3	Concrete	396,115.34	-	-	-	-	0.00%	396,115.34
4	Masonry	288,293.91	-	-	-	-	0.00%	288,293.91
5	Metals	93,969.99	-	-	-	-	0.00%	93,969.99
6	Framing / Rough Carpentry	1,556,279.28	-	-	-	-	0.00%	1,556,279.28
7	Finish / Trim Carpentry	479,034.46	-	-	-	-	0.00%	479,034.46
8	Insulation	135,085.53	-	-	-	-	0.00%	135,085.53
9	Roofing & Gutters	147,869.89	-	-	-	-	0.00%	147,869.89
10	Siding / Soffit / Fascia	206,094.76	-	-	-	-	0.00%	206,094.76
11	Doors & Windows	179,477.50	-	-	-	-	0.00%	179,477.50
12	Drywall / Acoustics/Paint	663,997.74	-	-	-	-	0.00%	663,997.74
13	Flooring & Tile	121,779.99	-	-	-	-	0.00%	121,779.99
14	Hardware & Accessories	209,180.64	-	-	-	-	0.00%	209,180.64
15	Cabinets & Appliances	476,180.33	-	-	-	-	0.00%	476,180.33
16	Elevators/Lifts	149,443.41	-	-	-	-	0.00%	149,443.41
17	Plumbing	696,641.53	-	-	-	-	0.00%	696,641.53
18	HVAC	625,549.90	-	-	-	-	0.00%	625,549.90
19	Electrical / Lighting	600,611.54	-	-	-	-	0.00%	600,611.54
20	Low Voltage Systems	186,433.64	-	-	-	-	0.00%	186,433.64
21	Miscellaneous / Other items not included	-	-	-	-	-	#DIV/0!	-
22	Furniture, Fixtures, & Equipment	65,000.00	-	-	-	-	0.00%	65,000.00
	Total Construction	8,953,689.53	-	-	-	-	0.00%	8,953,689.53

Contingency (max 5% NC / 10% Acq/Rehab/Reuse)	444,434.00
General Requirements (max 6%)	533,321.37
Contractor Profit and Overhead (max 8%)	711,095.16
Total Project Development	10,642,540.06
Total Project Development (less site work)	9,142,540.06

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:

Wes Johnson, Project Manager

(Name & Title)

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

(Signature)

05/11/2026

(Date)

Creative Builders

(Company / Firm Name)

Phone: **864-233-1631**

Fax:

Email: wesi@creativebuilders.net



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

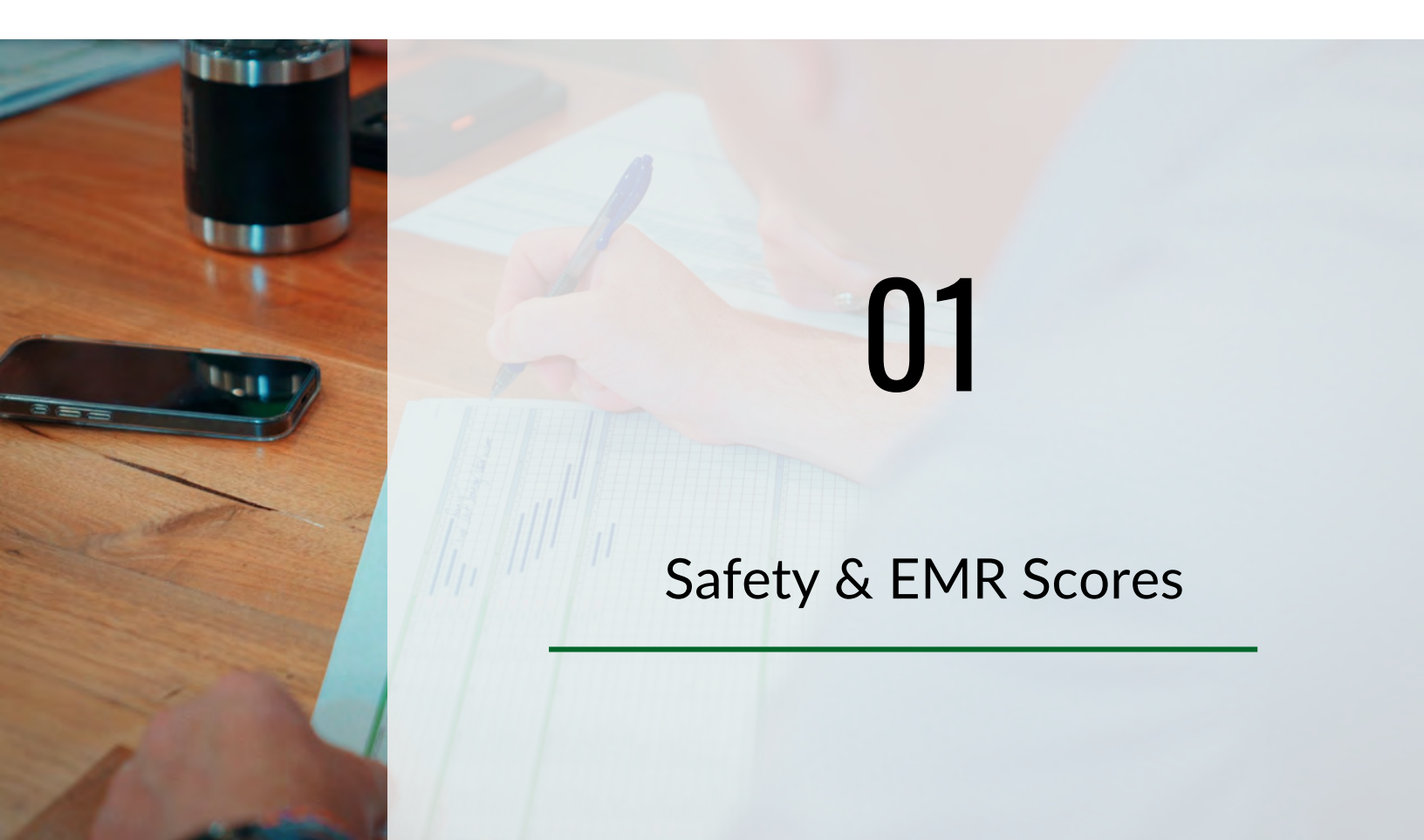
www.creativebuilders.net

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





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



AMONG THE INDUSTRY'S
LOWEST IN SAFETY
MODIFICATION RATING

0.79

CURRENT EMR

We invest in the safety training of our workforce. Our goal is that every one of our co-workers and trade partners goes home to their family at the end of each day.





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





OUR CORE VALUES

ALL-IN Teamwork



BUILDING Lasting Relationships

CREATING Extraordinary Projects

DEVELOPING Successful People
& a Sustainable Company





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+

**COMPLETED
PROJECTS**

\$2.5B

**ECONOMIC
GROWTH**

70%

**REPEAT
BUSINESS**

55

**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

Integrated Media Publishing
April 2024

#1 SC'S TOP WORKPLACE AWARD

Integrated Media Publishing
March 2023

CORPORATE DONOR OF THE YEAR

Habitat for Humanity of Greenville
April 2024

2023 BUILD PARTNER AWARD

Habitat for Humanity of Greenville
April 2024

#1 SC'S TOP WORKPLACE AWARD

Integrated Media Publishing
April 2022

#22 SC 25 FASTEST GROWING COMPANIES

Integrated Media Publishing October 2021

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

SC Biz News
October 2021

SOUTH CAROLINA'S TOP WORKPLACES AWARD - #2

Integrated Media Publishing April 2021

SOUTH CAROLINA'S TOP WORKPLACES AWARD - #2

Integrated Media Publishing May 2020

SOUTH CAROLINA'S TOP WORKPLACES AWARD - #1

Integrated Media Publishing May 2019

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

SC Biz News
October 2018

SOUTH CAROLINA'S TOP WORKPLACES AWARD - #3

Integrated Media Publishing July 2018

SC'S FASTEST GROWING COMPANIES AWARD

SC Biz News October 2017

SOUTH CAROLINA'S TOP WORKPLACES AWARD - #2

Integrated Media Publishing July 2017

[SEE MORE →](#)

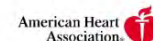


\$250M⁺ MONIES & MATERIALS DONATED



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:





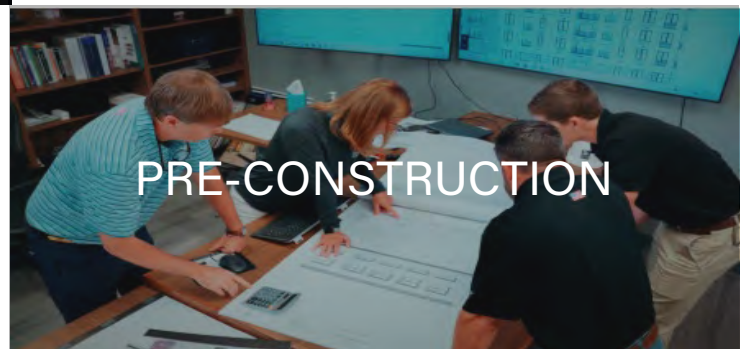
Whether managing a multi-million-dollar facility or a targeted renovation, CBI applies the same commitment to quality, safety, and accountability. From early planning through final completion, we collaborate closely with our clients to ensure projects align with their vision, schedule, and budget.



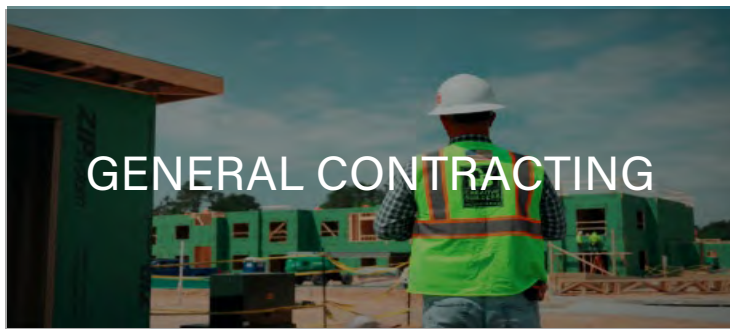
DESIGN COORDINATION

We collaborate with architects, engineers, and consultants to align design intent with constructability, identify challenges early, and improve project efficiency.

CBI provides accurate cost estimating, value engineering, scheduling, and constructability reviews to support informed decision-making and reduce risk before construction begins.



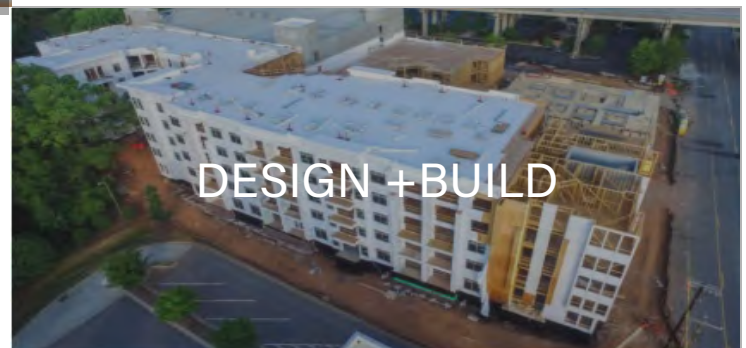
PRE-CONSTRUCTION



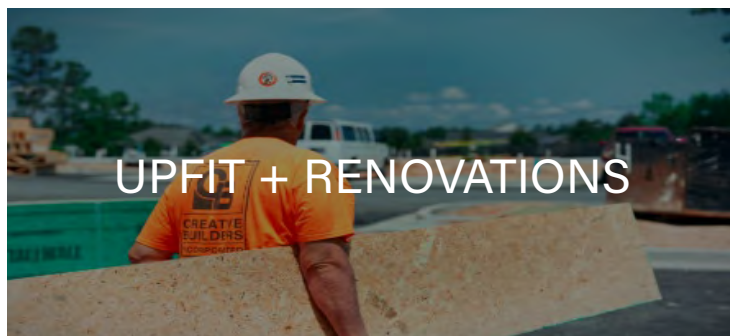
GENERAL CONTRACTING

As a full-service general contractor, we manage all phases of construction, coordinating trades, enforcing safety standards, and maintaining quality control to deliver successful outcomes.

Our integrated Design-Build approach offers a single point of responsibility, streamlining communication, reducing risk, and accelerating project delivery.



DESIGN + BUILD



UPFIT + RENOVATIONS

CBI specializes in renovations and upfits for all, including occupied facilities, carefully planning logistics and phasing to minimize disruption while maintaining safety and quality.



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

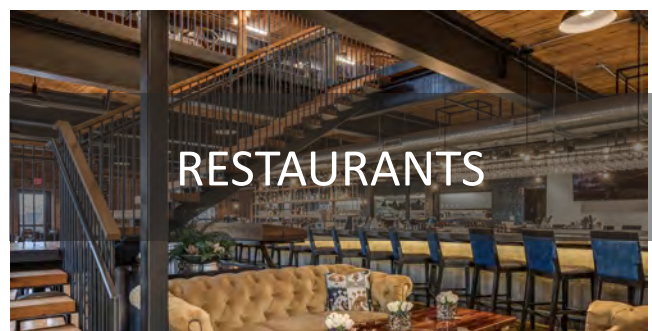
- Advanced scheduling & estimating software: **Timberline & Microsoft Project**
- **Procore**: Real-time plan updates and markups on-site and efficient RFI and subcontractor communication
- **24/7 Live Cameras**: Web-based project progress documentation & virtual tours

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.

Click to learn more about the markets we serve...





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.

CONTINUING A
LEGACY OF
STRONG PROJECTS...



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.





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 HUGHES
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



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



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



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





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



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





WES JOHNSON

Project Manager

TOTAL YEARS OF EXPERIENCE:

9 YEARS

YEARS WITH CBI:

7 YEARS

EDUCATION

Bachelor of Science in
Construction Science &
Management with Minor
in Business Administration
CLEMSON UNIVERSITY

AFFILIATIONS & ACTIVITIES

Grace Church Member

*Getting outside with my family,
participating in the local church, and
whitewater kayaking*

Wes joined Creative Builders, Inc. in May 2018 as a Project Engineer and was promoted to Project Manager after five years of consistently demonstrating strong leadership, technical expertise, and a results-driven approach. With over eight years of construction experience, he has been actively involved in all phases of project delivery, from preconstruction planning through final closeout. Known for his attention to detail, proactive problem-solving, and collaborative mindset, Wes plays a key role in delivering high-quality projects on schedule and within budget.

SKILLS & EXPERTISE

- *Project document review and management*
- *Construction drawings and specifications analysis*
- *Scope development and requirements evaluation*
- *Bid preparation and material take-offs*
- *Project estimating and cost analysis*
- *Subcontractor and trade partner selection*
- *Bid solicitation, evaluation, and comparison*
- *Vendor and subcontractor negotiations*
- *Project scheduling and timeline management*
- *Proposal development (materials, costs, schedules)*
- *Stakeholder coordination (owners, architects, inspectors)*
- *Customer service and client communication*
- *Permitting and utilities coordination*
- *Regulatory compliance (OSHA, federal, and state laws)*
- *Corporate policy and safety compliance*
- *Scheduling (MS Project)*
- *Budgeting & Cost Control*
- *Procure*
- *Quality Assurance / Quality Control*
- *Safety Leadership (OSHA compliance, site safety)*

WHY CBI...

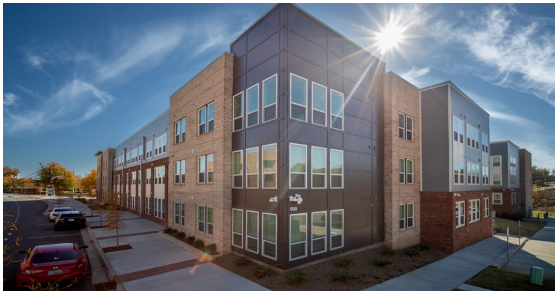
"I enjoy working in a truly collaborative environment. We seek the best interest of our owners, and we share what we have learned along the way. All the team members share their failures and successes with the common goal of learning, aiming up, and performing with excellence. Our team works to build each other up instead of climbing over each other. It's a fantastic group of people and I'm grateful!" ~ Wes J.

✉ WesJ@creativebuilders.net

💻 www.creativebuilders.net



PROJECT EXPERIENCE – WES JOHNSON



UNDER CONSTRUCTION:

Southernside East - 93 Units

Affordable / 9% LIHTC

Multifamily in Greenville, SC

Havenwood St. Ives - 72 Units

Affordable / 9% LIHTC

Multifamily in North Charleston, SC

COMPLETED:

Havenwood Mathis - 48 Units

Affordable / 9% LIHTC

Multifamily in Greenwood, SC

The Magnolia - 60 Units

Affordable / 9% LIHTC

Multifamily in Aiken, SC

Dogwood Senior Village - 48 Units

Affordable / 9% LIHTC

Multifamily in Greenwood, SC

The Parklyn Apartments - 90 Units

Market Rate

Multifamily in Greenville, SC

Gentry Place Apartment - 60 Units

Affordable / 9% LIHTC

Multifamily in Pickens, SC

Brushy Creek Senior Living Apartment - 60 Units

Affordable / 9% LIHTC

Senior Living Apartments in Easley, SC

Northside Station - 90 Units

Affordable / 9% LIHTC

Multifamily Apartments in Spartanburg, SC

Northside Commons & VCOM - 27 Units

Affordable / 9% LIHTC

Multifamily Apartments & Commercial Space in
Spartanburg, SC

Valley Falls – Phase II – 128 Unit

Market Rate

Student Housing in Spartanburg, SC

Legacy Square – 30,000 SF

Class A Office Building in Greenville, SC





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





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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**

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**



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 29401	SCSHFDA - LIHTC 9% - #24037	101	2026
Mallard at Sugar Creek	Charlotte, NC 28262	NC LIHTC - #NC- Section 3 & MWBE	60	2026
Havenwood St. Ives	North Charleston, SC 29401	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 LIHTC - #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
Crescent 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



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	NC19URD0091107 / Housing Authority of Fayetteville - MWBE & Section 3	184	2011
Clark Street Commons	Greenville, SC 29607	SCSHFDA LIHTC - 9% - #07015 - MWBE	96	2010
Alfred Street Apartments	Fayetteville, NC 28302	NC19URD0091107 / Housing Authority of Fayetteville - MWBE & Section 3	36	2010
Nicholtown Green Apartments	Greenville, SC 29607	SCSHFDA LIHTC - 9% - #07016 - MWBE	96	2009



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 LIHTC - 9% - #06008 - MWBE	72	2008
Madison Station Apartments	Columbia, SC	SCSHFDA LIHTC - 9% - #10063	42	2008
Brookstone Apartments	N. Augusta, SC	SCSHFDA HUD #M06-SG450100 - 9% - #06034	48	2008
Fern Hall Crossing	Lexington, SC	SCSHFDA LIHTC - 9% - #06042	48	2008
Mulberry Court Apartments	Greenville, SC 29601	SCSHFDA LIHTC - 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 Greenville 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 Apartments (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:**

The Peaks at Lexington, LP

ARCHITECT:

Geheber Lewis Associates

PROJECT COMPLETION:

October 2025

PROJECT SIZE:

78 Units
91,694 SF

PROJECT COST:

\$10-15MM+

PEAKS AT LEXINGTON

510 Conway Drive, Lexington, SC 29072

Project Information:

- Value Engineering, Preconstruction, Site Preparation & New Construction Services
- New Construction of:
 - 91,694 SF; 78 Units – 3 Buildings / 3 Stories
 - **Amenities:** Clubhouse, Playground, Fitness Center, Business Center, Laundry Room, and Management Office
- SCSHFDA - LIHTC 9% - #20017
- MWBE & Section 3

**OWNER:**

Magnolia Branch SC, LLC

ARCHITECT:

Steele Group Architects

PROJECT COMPLETION:

September 2025

PROJECT SIZE:

162 Units
221,611 SF

PROJECT COST:

\$35-40MM+

MAGNOLIA BRANCH APARTMENTS

3715 Ingleside Blvd., Ladson, SC 29456

Project Information:

- Value Engineering, Preconstruction, Site Preparation & New Construction Services
- New Construction of:
 - 221,611 SF; 162 Units – 1 Building / 4 Stories
 - **Amenities:** Clubhouse, Saltwater Pool, Modern Fitness Center, and inviting community spaces
- SCSHFDA - LIHTC 4% - #42109

**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 Facilities and Mail Center
- SCSHFDA - LIHTC 9% - #21062

**OWNER:**

Havenwood Mathis, LP

ARCHITECT:

Martin Riley Associates –
Architects, P.C.

PROJECT COMPLETION:

April 2025

PROJECT SIZE:

48 Units
62,976 SF

PROJECT COST:

\$5-10MM+

HAVENWOOD MATHIS APARTMENTS

1228 Mathis Road, Greenwood, SC 29649

Project Information:

- Value Engineering, Preconstruction, Site Preparation & New Construction Services
- New Construction of:
 - 62,976 SF; 48 Units - 1 Building / 3 Stories
 - **Amenities:** Business Center, Office, Community /Clubhouse, Picnic, Playground & Mail Center
- SCSHFDA - LIHTC 9% - # 21022

**OWNER:**

Magnolia Apartments, LP

ARCHITECT:

Martin Riley Associates –
Architects, P.C.

PROJECT COMPLETION:

April 2025

PROJECT SIZE:

60 Units
64,799 SF

PROJECT COST:

\$10-15MM+

THE MAGNOLIA

2799 WHISKEY ROAD, AIKEN, SC 29803

Project Information:

- Value Engineering, Preconstruction, Site Preparation & New Construction Services
- New Construction of:
 - 64,799 SF; 48 Units - 1 Building / 3 Stories
 - **Amenities:** Business Center, Office, Community /Clubhouse, Fitness room and Mail Center
- SCSHFDA - LIHTC 9% - #21011

**OWNER:**

Dogwood Senior Village, LP

ARCHITECT:

Martin Riley Associates –
Architects, P.C.

PROJECT COMPLETION:

February 2025

PROJECT SIZE:

48 Units
62,976 SF

PROJECT COST:

\$5-10MM+

DOGWOOD SENIOR VILLAGE

1365 MATHIS ROAD, GREENWOOD, SC 29649

Project Information:

- Value Engineering, Preconstruction, Site Preparation & New Construction Services
- New Construction of:
 - 62,976 SF; 48 Units - 1 Building / 3 Stories
 - **Amenities:** Business Center, Fitness Center, Community Center, Gazebo, Grilling Area & Elevator
- SCSHFDA - LIHTC - 9% - #21032

**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:**

Parkway East Apartments, LLC

ARCHITECT:

Steele Group Architects

PROJECT COMPLETION:

January 2025

PROJECT SIZE:

34 Units
43,944 SF

PROJECT COST:

\$5-10MM+

PARKWAY EAST APARTMENTS

10 FRAZIER COURT, GREENVILLE, SC 29617

Project Information:

- Value Engineering, Preconstruction, Site Preparation & New Construction Services
- New Construction of:
 - 43,944 SF; 34 Units - 2 Buildings / 3 Stories
 - **Amenities:** Clubhouse, Business Center, Fitness Center & Playground
- HOME Funds – M21-SG450280
- NHTF Award # F21-SG450280
- MWBE & Section 3



OWNER:

Waterleaf at Flat Rock
Apartments, LLC

ARCHITECT:

SGA Narmour Wright
Design

PROJECT COMPLETION:

December 2024

PROJECT SIZE:

262 Units
336,451 SF

PROJECT COST:

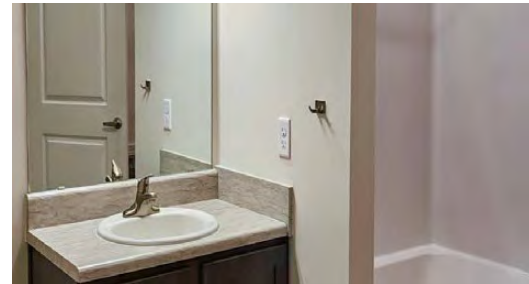
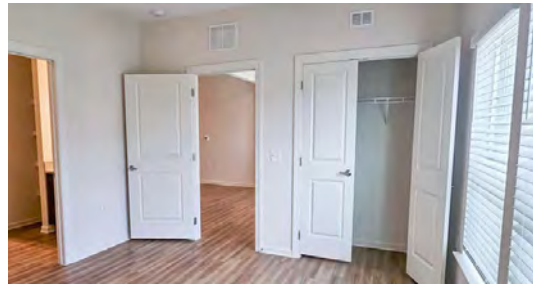
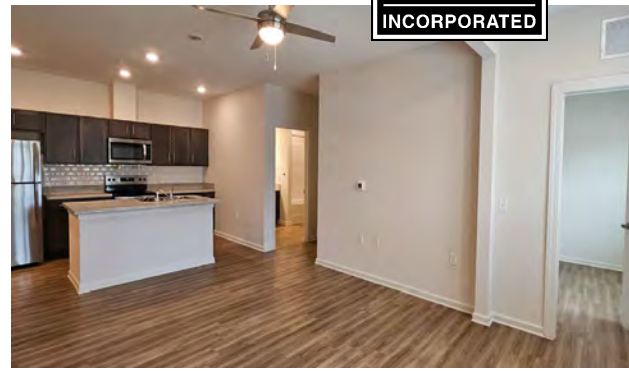
\$45-50MM+

WATERLEAF AT FLATROCK

562 S. ALLEN RD. FLAT ROCK, NC 28731

Project Information:

- Design/Build and Value Engineering, Preconstruction, Site Preparation/Development, and Construction Services.
- New Construction of:
 - 336,451 SF; 262 Units - 7 Buildings/ 3 Stories & 4 Carriage Houses and Garage Buildings
 - **Amenities:** Clubhouse/Community Building, Pet Park And Pet Grooming Station, Resort Style Swimming Pool, Fitness Center, Car Wash Area, Business Center, Dog Park & Detached Garage Parking
- Market Rate – Class A

**OWNER:**

Bridge Creek, LP, LLC

ARCHITECT:

Studio 8 Design, LLC

PROJECT COMPLETION:

October 2024

PROJECT SIZE:

90 Units
122,018 SF

PROJECT COST:

\$15-20MM+

BRIDGE CREEK POINTE APARTMENTS

65 FLAIR COURT SPARTANBURG, SC 29301

Project Information:

- Design/Build and Value Engineering, Preconstruction, Site Preparation & New Construction Services
- New Construction of:
 - 122,018 SF; 90 Units - 4 Buildings / 3 Stories
 - **Amenities:** Community Center, Business Center, Laundry Facility, Large Playground, Outdoor Mailroom, Covered Pavilion Seating & Community Center
- SCSHFDA - LIHTC - 9% - #21055
- MWBE & Section 3

**OWNER:**

Aston Pointe, LP

ARCHITECT:

Studio 8 Design, LLC

PROJECT COMPLETION:

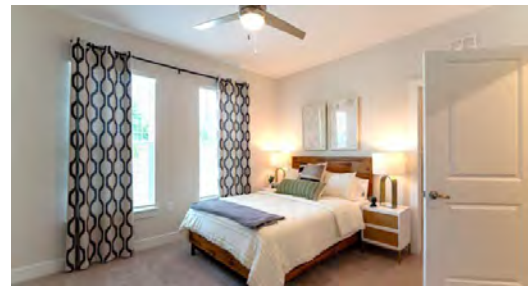
May 2024

PROJECT SIZE:90 Units
121,700 SF**PROJECT COST:**

\$15-20MM+

ASTON POINTE APARTMENTS**340 ASTON PLACE, ANDERSON, SC 29625****Project Information:**

- Design/Build and Value Engineering, Preconstruction, Site Preparation & New Construction Services
- New Construction of:
 - 121,700 SF; 90 Units - 4 Buildings / 3 Stories
 - **Amenities:** Community Center, Business Center, Laundry Facility, Large Playground, Outdoor Mailroom, Covered Pavilion Seating & Community Center
- SCSHFDA - LIHTC - 9% - #21040
- MWBE & Section 3



OWNER:

Anderson Apartment
Rental Properties, LLC

ARCHITECT:

Parks-Player Architecture
& Planning, LLC

PROJECT COMPLETION:

May 2024

PROJECT SIZE:

252 Units
263,914 SF

PROJECT COST:

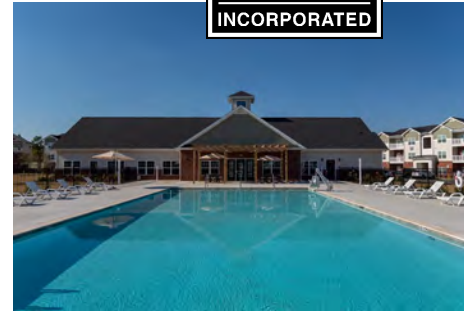
\$35-40MM+

THE STREAMS AT BATTERY PARK

2050 BATTERY PARK CIRCLE, ANDERSON, SC 29609

Project Information:

- Value Engineering, Preconstruction, Site Preparation & New Construction Services
- New Construction of:
 - 263,914 SF; 252 Units - 9 Buildings / 3/4 Stories & 3 Garage Buildings
 - Amenities: Clubhouse/Community Building, Pet Park And Pet Grooming Station, Resort Style Swimming Pool, Fitness Center, Car Wash Area, Business Center, Dog Park & Detached Garage Parking
- HUD# 054-35883 - Davis Bacon Payroll

**OWNER:**

Colonel Bluffs SC LLC

ARCHITECT:

Steele Group Architects

PROJECT COMPLETION:

October 2023

PROJECT SIZE:

288 Units
367,880 SF

PROJECT COST:

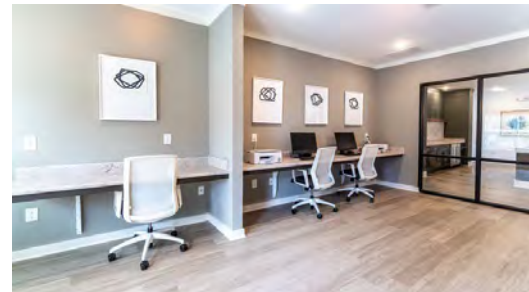
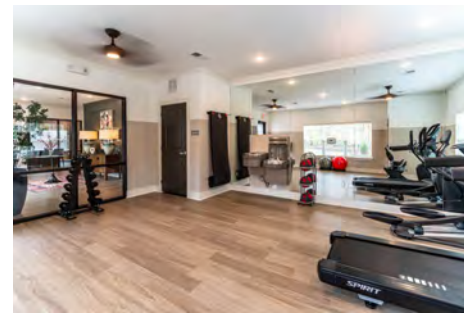
\$35-40MM+

COLONEL BLUFFS APARTMENTS

930 ASHCROFT CIRCLE COLUMBIA, SC 29229

Project Information:

- Value Engineering, Preconstruction, Site Preparation & New Construction Services
- New Construction of:
 - 367,880 SF; 288 Units - 12 Buildings / 3 Stories
 - **Amenities:** Clubhouse/Community Building, Swimming Pool, Fitness Center, Business Center, Dog Park, Gazabo & Picnic Areas
- SCSHFDA - LIHTC - TEB - #52027

**OWNER:**

Legacy Oaks II, LP

ARCHITECT:

Geheber Lewis Associates

PROJECT COMPLETION:

August 2023

PROJECT SIZE:

90 Units
106,489 SF

PROJECT COST:

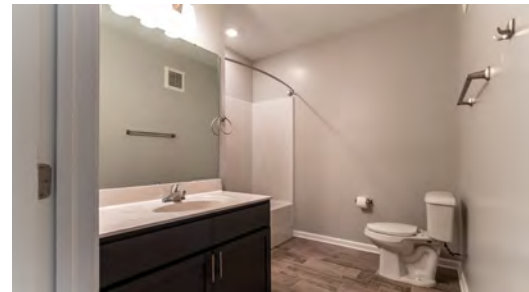
\$15-20MM+

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:

Gentry Place SC, LLC

ARCHITECT:

Steele Group Architects

PROJECT COMPLETION:

June 2023

PROJECT SIZE:

60 Units
83,859 SF

PROJECT COST:

\$10-15MM+

GENTRY PLACE APARTMENTS

144 ASPEN WAY PICKENS, SC 29671

Project Information:

- Design/Build and Value Engineering, Preconstruction, Site Preparation/Development, and Construction Services.
- New Construction of:
 - 83,859 SF; 60 Units – 4 Buildings / 3 Stories
 - **Amenities:** Clubhouse/Community Building, Playground, Outdoor Amenities, Fitness Center & Computer Room
- SCSHFDA - LIHTC - 9% - #20011
- MWBE & Section 3

**OWNER:**

ACC/PD Greer Venture, LLC

ARCHITECT:

Steele Group Architects

PROJECT COMPLETION:

May 2023

PROJECT SIZE:

264 Units
311,737 SF

PROJECT COST:

\$30-35MM+

RYDER JUNCTION APARTMENTS

900 CONDUCTOR CIRCLE GREER, SC 29651

Project Information:

- Design/Build and Value Engineering, Preconstruction, Site Preparation/Development, and Construction Services.
- New Construction of:
 - 311,737 SF; 264 Units - 11 Buildings/ 3-4 Stories and Garage Buildings
 - **Amenities:** Resort-style saltwater pool, upscale expansive clubhouse, state-of-the-art fitness center, separate group fitness room, lounge space, dog park & pet spa, cybercafé with separate workrooms, secured access, outdoor living space with fireplace & TV area, grill stations, walking trails, storage, & detached garages
- Workforce Housing

**OWNER:**

Brushy Creek Senior
Residences, LP

ARCHITECT:

Martin Riley Associates
Architects, PC

PROJECT COMPLETION:

April 2023

PROJECT SIZE:

60 Units
69,686 SF

PROJECT COST:

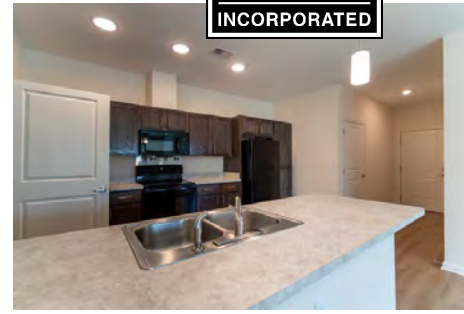
\$10-15MM+

BRUSHY CREEK SENIOR LIVING

106 BRUSHY CIRCLE EASLEY, SC 29642

Project Information:

- Value Engineering, Preconstruction, Site Preparation/Development, and Construction Services.
- New Construction of:
 - 69,686 SF; 60 Units - 9 Buildings Garden Style / 1 Stories
 - **Amenities:** Business Center, Fitness Center, Community Center, Gazebo, and Grilling Area
- SCSHFDA - LIHTC - 9% - #20025
- MWBE & Section 3

**OWNER:**

Parkside at Butler, LP

ARCHITECT:

Steele Group Architects

PROJECT COMPLETION:

March 2023

PROJECT SIZE:

72 Units
92,322 SF

PROJECT COST:

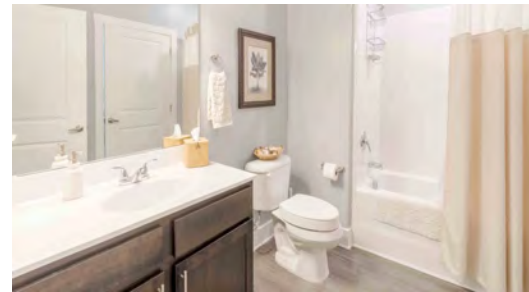
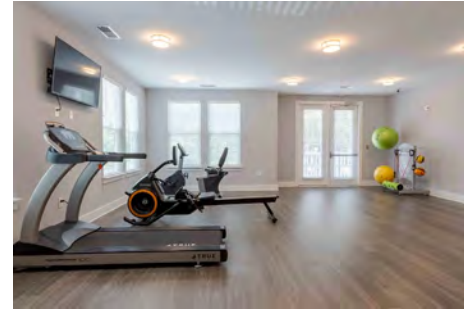
\$10-15MM+

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:

Bulls Creek SC, LLC

ARCHITECT:

Steele Group Architects

PROJECT COMPLETION:

August 2022

PROJECT SIZE:

57 Units
94,979 SF

PROJECT COST:

\$10-15MM+

BULLS CREEK APARTMENTS

1805 ASHLEY CROSSING LANE, CHARLESTON, SC 29414

Project Information:

- Preconstruction, Site Preparation/Development, and Construction Services.
- New Construction of:
 - 94,979 SF; 57 Units - 1 Building / 4 Stories
 - **Amenities:** Community & Business Center, Fitness Center, Laundry Facilities & BBQ/Picnic Area
- SCSHFDA - LIHTC - 9% - #19032

**OWNER:**

Assembly II SC, LLC

ARCHITECT:

Steele Group Architects

PROJECT COMPLETION:

July 2022

PROJECT SIZE:

144 Units
184,543 SF

PROJECT COST:

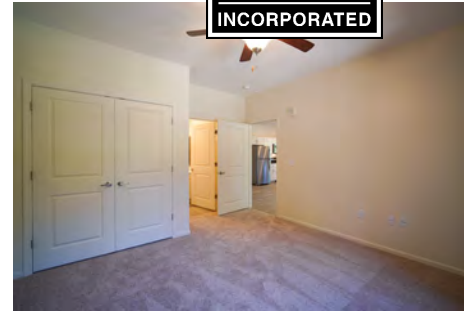
\$15-20MM+

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:**

Renaissance Place, LP

ARCHITECT:

Steele Group Architects

PROJECT COMPLETION:

September 2021

PROJECT SIZE:

57 Units
66,784 SF

PROJECT COST:

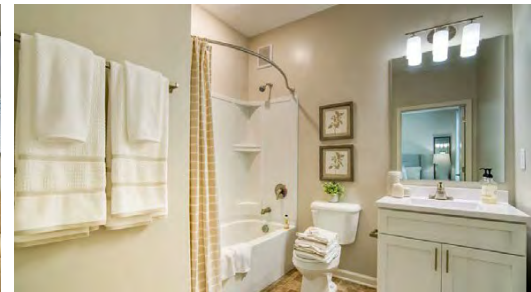
\$5-MM+

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:**

Access Realty, LLC

ARCHITECT:

Group 1.6 Architects, LLC

PROJECT COMPLETION:

August 2021

PROJECT SIZE:

252 Units
296,391 SF

PROJECT COST:

\$20-25MM+

PEACHTREE VILLAGE

1303 PEAK VIEW DRIVE, BOILING SPRINGS, SC 29316

Project Information:

- Value Engineering, Preconstruction, Site Preparation/Development, and Construction Services.
- New Construction of:
 - 296,391 SF; 252 Units - 12 Buildings / 3 Stories
 - **Amenities:** Community Clubhouse, 24-Hour Fitness Center, Resort-Style Swimming Pool and Sundeck With Covered Seating, Business Center, Garages, Outdoor BBQ Kitchen and Picnic Area, Bike Racks/Bicycle Storage, and Dog Park
- Market Rate

**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:

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



"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

"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

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

~ Parkway East



05

CBI General Contractors License



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

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)

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

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	

Meronica W. Fulton
Board Executive

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 duly 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	

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

Meronica 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.***

Thank you for the opportunity
to serve you!

TYLER CIVILS

President

Tyler@creativebuilders.net

DAVID HUGHS

VP of Business Development

DavidHughes@creativebuilders.net

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

P: 864-233-1631

F: 864-235-1176

www.creativebuilders.net



TAB 1
APPLICATION

Application
Full Application Scoring Template

2026 Full Application Scoring Template

Development: Dogwood Senior Village II ID: 26031

Preliminary Application New Construction Scoring Criteria

A. POSITIVE SITE CHARACTERISTICS		PTS	Enter Pts. Here
Distance to Amenities	up to 70	70	
Public Transportation	1	0	
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	5	

B. LAND DONATION		PTS	Enter Pts. Here
Local Government owns the proposed real estate at prelim app & has prior to July 31, 2025	5	0	

D. AFFORDABLE HOUSING SHORTAGE		PTS	Enter Pts. Here
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	3	

Total Prelim Application Score 88

Full Application New Construction Scoring Criteria

C. AFFORDABILITY		PTS	Enter Pts. Here
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		PTS	Enter Pts. Here
Application contains Certification from Responsible Green and/or Energy Professional	5	5	

F. LEVERAGING		PTS	Enter Pts. Here
\$ 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		PTS	Enter Pts. Here
Qualifying and Utilizing other Tax Credits	5	0	

H. SUPPORTIVE HOUSING		PTS	Enter Pts. Here
10% of the units to persons with disabilities	5	5	

Full Application Score 36

Total Score 124