



Plummer Associates, Inc.
8911 N Capital of TX Hwy, Bldg 1 - Suite 1350
Austin, TX 78759

Brandon Underdahl
VP of Asset Management
Prestwick Companies
3715 Northside Parkway, NW, Building 200, Suite 175
Atlanta, GA 30327

May 6, 2026

RE: ENERGY CONSUMPTION MODELING - ASTON POINTE II

Dear Brandon Underdahl,

Plummer Associates, Inc. as the Engineer of Record for conducting the Utility Allowance Energy Consumption Model (ECM) for Aston Pointe II, located at 1200 Salem Church Road, Anderson, SC 29625, has completed the modeling process and provided all documentation for submission to the appropriate agency.

Utility Allowance Breakdown			
	1b - Apt	2b - Apt	3b - Apt
Total ECM UA (\$/mo)	\$110	\$136	\$162

ENERGY CONSUMPTION MODEL METHODOLOGY

The energy estimating process includes calculations to determine approximate results and to conduct detailed analyses using appropriate computerized modeling software.

Energy estimates were performed in accordance with Section 1.42-10, Subsection E of the Utility Treasury Regulation. All specific factors related to water and energy consumption were identified and included in the model and are compliant with Subsection E.

Comfort heating and cooling calculations were conducted using degree day calculations and expected temperatures and occupancy schedules. Further detailed energy calculations will be accomplished using the Department of Energy (DOE) eQUEST modeling software.

Energy consumption associated with lighting was based on the wattages of installed fixtures (taken from the electrical plans for the complex) and hours of operation established by the Pacific Northwest 's Regional Technical Forum. For "plug-load" lighting, such as table and floor lamps, wattages and hours of operation are based upon the U.S. Department of Energy's 2010 U.S. Lighting Market Characterization.

Separate from clothes washer and dishwasher hot water consumption, energy consumption associated with water heating is based on the water utility allowance methodology and the existing fixture flow rates. For each type of end use, a percentage of the end use that is hot water is used to determine the actual energy requirement.

Energy consumption associated with appliances was calculated using manufacturer's specifications, property demographics and other approved usage patterns.

For miscellaneous energy loads, the energy analysis assumed a mix of electric appliances per unit (e.g., router/modem, cable box, coffee machine) and per tenant (e.g., rechargeable electronics). For laptops and desktop computers, the assumption is one for a 1 bedroom unit and two for every other type of unit. Estimates of energy consumption come from the American Council for an Energy Efficient Economy.

The Plummer team includes a group of highly skilled project managers, engineers and energy modelers. The significant expertise, experience and knowledge base of the team acquired by successfully conducting utility allowance modeling for a large number of properties across the United States will help them quickly determine the best and most cost-effective platform and methods required to achieve the best and most reliable results. A proven and collaborative process involving the modeling team and the developer will result in identification of the most important elements that will lead to decision making that will ultimately provide the greatest and most cost-effective results for both the tenants and the owner.

Sincerely,

Eddie Wilcut
Principal, Water & Energy Efficiency Practice Leader
Plummer Associates, Inc.



PLUMMER

Utility Allowance Energy Consumption Model

Developed for: Prestwick Companies

Analysis Conducted by:

Eddie Wilcut, Principal, Water & Energy Efficiency Practice Leader

Plummer Associates, Inc.

8911 N Capital of TX Hwy, Bldg 1 - Suite 1350

Austin, TX 78759

I. PROPERTY INFORMATION

Property Name: Aston Pointe II [SCSHFDA State ID: TBD]
Property Address: 1200 Salem Church Road, Anderson, SC 29625
Ownership: Prestwick Companies
Owner's Address: 3715 Northside Parkway, NW, Building 200, Suite 175, Atlanta, GA 30327
Point of Contact: Brandon Underdahl

II. ENERGY CONSUMPTION MODEL

Section 1.42-10, Subsection E of the Utility Treasury Regulation lists the requirements for the Owner Utility Estimate. All specific factors related to water consumption have been identified and included in the model and are compliant with Subsection E as listed below.

© *Energy consumption model.* A building owner may calculate utility estimates using an energy and water and sewage consumption and analysis model (energy consumption model). The energy consumption model must, at a minimum, take into account specific factors including, but not limited to, unit size, building orientation, design and materials, mechanical systems, appliances, and characteristics of the building location. The utility consumption estimates must be calculated by either a properly licensed engineer or a qualified professional approved by the Agency that has jurisdiction over the building (together, qualified professional), and the qualified professional and the building owner must not be related within the meaning of section 267(b) or 707(b). Use of the energy consumption model is limited to the building's consumption data for the twelve-month period ending no earlier than 60 days prior to the beginning of the 90-day period under paragraph (c)(1) of this section, and utility rates used for the energy consumption model must be no older than the rates in place 60 days prior to the beginning of the 90-day period under paragraph (c)(1) of this section. In the case of newly constructed or renovated buildings with less than 12 months of consumption data, the qualified professional may use consumption data for the 12-month period of units of similar size and construction in the geographic area in which the building containing the units is located.

III. QUALIFIED PROFESSIONALS

None of the qualified professionals listed below are related to the owners of the property within the meanings of Section 267(b) or 707(b) of the IRS regulations.

Plummer Associates, Inc. has more than 9 years conducting energy consumption modeling for Low Income Housing Tax Credit (LIHTC) properties and HUD regulated properties. To date, the Plummer team has successfully provided energy consumption models for more than 700 properties across 35 states. Plummer staff has a combined experience of more than 50 years in Program Development, Project Management, Program Management, Contract Administration, Scheduling, Facility Assessment, Programming, Cost Estimating, Energy and Water Conservation and Sustainability.

IV. PROPERTY SPECIFIC FACTORS

A. Property Description

Aston Pointe II is a Multifamily residential property consisting of 54 units located in Anderson, South Carolina. The number of tenants per unit was calculated using specific property demographics. The following table (Table 1) illustrates number of units per configuration and the assumed average number of tenants per occupied unit.

Table 1 – Unit Information			
Unit Information	1b/1b	2b/2b	3b/2b
Number of Units / Configuration	12	26	16
Estimated Number of Tenants / Unit	1.40	2.60	3.60
Average Unit Area (sf)	800	920	1,110
Unit Type	Apt	Apt	Apt



B. Utility Rates

The calculated utility allowances are based on the applicable rates and fees according to the utility service providers listed in Table 2.

Table 2 – Applicable Utility Rates			
Applicable Utility Rates and Fees	1b/1b	2b/2b	3b/2b
Electric Service - Residential Rates			
Provider: Duke Energy Carolinas	Rates Reviewed: April 2, 2026		
Basic Customer Charge (\$/mo)	\$11.96	\$11.96	\$11.96
Energy Charge, First 1,000 (\$/kWh)	\$0.138125	\$0.138125	\$0.138125
1,000+ kWh (\$/kWh)	\$0.144661	\$0.144661	\$0.144661
Distributed Energy Resource Program (DERP) (\$/mo)	\$0.52	\$0.52	\$0.52
Riders			
Energy Efficiency Rider (\$/kWh)	\$0.006120	\$0.006120	\$0.006120
EDIT-1 Rider (\$/kWh)	(\$0.007407)	(\$0.007407)	(\$0.007407)
PC Rider (\$/kWh)	\$0.000000	\$0.000000	\$0.000000
CARE Rider (\$/kWh)	(\$0.000113)	(\$0.000113)	(\$0.000113)
PTC Rider (\$/kWh)	(\$0.004095)	(\$0.004095)	(\$0.004095)
Storm Recovery Charge (\$/kWh)	\$0.004583	\$0.004583	\$0.004583
Total Monthly Charge (\$/mo)	\$12.48	\$12.48	\$12.48
Blended Ave. Energy Charge (\$/kWh)	\$0.13813	\$0.13813	\$0.13813
Total Charge (\$/kWh)	\$0.13721	\$0.13721	\$0.13721
Total Tax - Residential	0.000%	0.000%	0.000%
Water			
Provider: Electric City Utilities (Inside City)	Rates Reviewed: October 14, 2025		
Base Charge (8" meter) (\$/mo)	\$20.97	\$20.97	\$20.97
Total Monthly Water Charge (\$/mo)	\$20.97	\$20.97	\$20.97
Total Water Usage Charge (\$/CCF)	\$0.00	\$0.00	\$0.00
Converted to (\$/kgal)	\$0.00	\$0.00	\$0.00
Total Water Tax (%)	\$0.00	\$0.00	\$0.00
Sewer			
Provider: Anderson County	Rates Reviewed: October 15, 2025		
Anderson County Sewer Base (\$/mo)	\$20.24	\$20.24	\$20.24
Volume Rate (\$/CCF)	\$6.50	\$6.50	\$6.50
Total Monthly Sewer Charge (\$/mo)	\$20.24	\$20.24	\$20.24
Total Sewer Usage Charge (\$/CCF)	\$6.50	\$6.50	\$6.50
Converted to (\$/kgal)	\$8.69	\$8.69	\$8.69
Total Sewer Tax (%)	\$0.00	\$0.00	\$0.00
Total Water/Sewer Rates			
Total Monthly Charge (\$/mo)	\$41.21	\$41.21	\$41.21
Total Water/Sewer Charge (\$/CCF)	\$8.69	\$8.69	\$8.69

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C. Space Heating and Cooling

Space cooling calculations were completed using the eQuest modeling software, an industry-standard software product based on the DOE-2 energy modeling protocol. The energy models were built based on the square footage, percent glazed area, and construction materials taken directly from the property's architectural plans. The modeling approach ensured that model estimates of internal gains (from lighting, cooking, television, and other miscellaneous electric loads) aligned with those calculated below. For Aston Pointe II, corner and interior units were modeled separately to consider different heat loss patterns for each type of unit, and then aggregated in proportion to the number of units of each type.

D. Clothes Washers & Dryers

Aston Pointe II property incorporates GE washing machines that use 0.43 kWh per load of laundry and GE electric dryers that use 2.05 kWh per load of laundry. The clothes washers installed at the property have with a capacity of 4.4 cubic feet and a water factor of 4.1. The water use per load of laundry is calculated by multiplying the capacity by the water factor, which is 18.04 gallons per load. The number of loads of laundry per person per week is estimated at 0.8. Based on these assumptions, water use associated with clothes washing is estimated to be 704 gallons per person per year, or 5.9% of all indoor water use per person.

E. Dishwashers

The dishwashers installed at the property are rated at 1.26 kWh per wash cycle. The annual energy use comes directly from the product Energy Guide and the number of wash cycles is estimated at 1.0 plus the number of bedrooms per week. The dishwasher energy calculations also include the production of the hot water used during the wash cycle. The dishwashers installed at the property are rated at 3.5 gallons per cycle and accounts for approximately 1.5% of all indoor water use.

F. Ranges

The estimated amount of energy used on an annual basis comes from the National Renewable Energy Laboratory's *Building America House Simulation Protocols*.

G. Microwave Ovens

Estimated kWh used per month is based on an average of 131 kWh per year for a three-person household, also from the National Renewable Energy Laboratory's *Building America House Simulation Protocols*. Energy consumption per unit is prorated based upon the number of bedrooms.

H. Water Heating

Energy consumption associated with electric water heating is based on the Water Utility Allowance methodology and the water use rates from fixtures and appliances. For each type of end use, a percentage of the end use that is hot water is used to determine the actual energy requirement.

I. Lighting

Energy consumption associated with lighting is based on the wattages of installed fixtures (taking from the electrical plans for the complex) and hours of operation established by the Pacific Northwest's Regional Technical Forum. For "plug-load" lighting, such as table and floor lamps, wattages and hours of operation are based upon the U.S. Department of Energy's *2010 U.S. Lighting Market Characterization*.

J. Television

Energy associated with television usage is based on 2.8 hours of television time per resident per day, from the U.S. Bureau of Labor and Statistics, and 100 Watts of power draw (which is the current industry average for LCD and LED televisions between 37" and 42" in size). The amount of total television time is increased incrementally by unit size.

K. Miscellaneous Energy Loads (MELs)

For miscellaneous energy loads, the energy analysis assumed a mix of electric appliances per unit (e.g., cable modem, vacuum cleaner) and per tenant (e.g., rechargeable electronics). All energy consumption estimates come from the American Council for an Energy Efficient Economy.



L. Toilets

All toilets are rated at 1.28 gallons per flush (gpf). Based on published end use studies and significant field experience, the average usage rate used for this analysis is five flushes per tenant per day. Water use associated with toilets is estimated to be 2,336 gallons per person per year and 19.5% of all indoor water use.

M. Showers and Baths

Showerheads have a listed flow rate of 1.80 gallons per minute (gpm). The average length of a shower is seven minutes. To account for baths, which are assumed to use approximately 25 gallons of water, the average minutes of shower time per person per day was adjusted upward to nine minutes. Water use associated with showers is estimated to be 5,913 gallons per person per year and 49.4% of all indoor water use.

N. Lavatory Faucets

The listed flow rate for lavatory faucets installed at the property is 1.20 gpm. The estimated usage per person per day is four minutes. Water use associated with lavatory faucets is estimated to be 1,752 gallons per person per year and 14.6% of all indoor water use.

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V. ENERGY/WATER BUDGET

The following table (Table 3) illustrates the average percentage of total consumption attributed to each of the identified residential end use categories for the property.

Table 3 – Average End Uses by Percent of Total & Utility Service

	% of TOTAL	Average (Sum of All Unit Averages)
Electricity		
Space Heating	9.1%	40.6
Space Cooling	11.0%	49.0
Water Heating	31.1%	138.1
HP Supp	0.9%	4.0
Vent Fans	0.6%	2.7
Pumps & Aux	0.1%	0.4
Clothes Washer	0.8%	3.6
Clothes Dryer	4.0%	17.6
Refrigerator	8.7%	38.5
Dishwasher	3.8%	16.7
Range	7.9%	35.2
Microwave	1.6%	7.0
Lighting	5.4%	24.0
Television	3.1%	13.8
MELs	11.9%	53.1
TOTAL Electric End Use (kWh/mo)	100.0%	444.2
Water/Sewer		
Domestic / Toilet	19.4%	511.9
Domestic / Shower/Bath	49.2%	1,295.8
Domestic / Lavatory Faucet	14.6%	383.9
Domestic / Kitchen Faucet	9.1%	240.0
Appliance / Clothes Washer	5.9%	154.2
Appliance / Dishwasher	1.8%	46.6
TOTAL Water End Use (gal/mo)	100.0%	2,632.3

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VI. TOTAL ENERGY/WATER CONSUMPTION PER UNIT CONFIGURATION

The following table (Table 4) illustrates the breakdown of all energy and water use based on the specific unit configuration.

Table 4 – Breakdown of Monthly Consumption by Specific Unit Configuration & Utility Service

	1b/1b	2b/2b	3b/2b
Electricity			
Space Heating	38.0	34.1	52.9
Space Cooling	34.3	48.8	60.3
Water Heating	74.2	136.5	188.7
HP Supp	3.4	3.5	5.3
Vent Fans	2.0	2.5	3.5
Pumps & Aux	0.2	0.2	0.7
Clothes Washer	1.9	3.6	5.0
Clothes Dryer	9.3	17.4	24.0
Refrigerator	38.5	38.5	38.5
Dishwasher	10.9	16.3	21.8
Range	27.8	34.7	41.6
Microwave	3.7	6.9	9.6
Lighting	19.9	24.2	26.9
Television	11.8	13.6	15.7
MELs	39.5	52.4	64.3
TOTAL Electric End Use (kWh/mo)	315.4	433.2	558.7
Water/Sewer			
Domestic / Toilet	272.5	506.1	700.8
Domestic / Shower/Bath	689.9	1,281.2	1,773.9
Domestic / Lavatory Faucet	204.4	379.6	525.6
Domestic / Kitchen Faucet	127.8	237.3	328.5
Appliance / Clothes Washer	82.1	152.4	211.1
Appliance / Dishwasher	30.3	45.5	60.7
TOTAL Water End Use (gal/mo)	1,406.9	2,602.1	3,600.5

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VII. RATE APPLICATION

The following table (Table 5) includes the rate application by specific end use for all unit types. The abovementioned rates, fees, and taxes were used in the calculations (See Table 2).

Table 5 – Rate Application By End Use & Unit Type & Utility Service

	1b/1b	2b/2b	3b/2b
Electricity - Residential			
Space Heating	\$5.25	\$4.72	\$7.31
Space Cooling	\$4.73	\$6.74	\$8.33
Water Heating	\$10.25	\$18.85	\$26.06
HP Supp	\$0.47	\$0.48	\$0.73
Vent Fans	\$0.28	\$0.35	\$0.48
Pumps & Aux	\$0.03	\$0.03	\$0.09
Clothes Washer	\$0.27	\$0.50	\$0.69
Clothes Dryer	\$1.29	\$2.40	\$3.32
Refrigerator	\$5.32	\$5.32	\$5.32
Dishwasher	\$1.50	\$2.25	\$3.01
Range	\$3.83	\$4.79	\$5.74
Microwave	\$0.52	\$0.96	\$1.33
Lighting	\$2.74	\$3.34	\$3.71
Television	\$1.64	\$1.88	\$2.16
MELs	\$5.45	\$7.24	\$8.89
Electric Cost - End Uses	\$43.57	\$59.84	\$77.16
Basic Customer Charge	\$11.96	\$11.96	\$11.96
Distributed Energy Resource Program (DERP)	\$0.52	\$0.52	\$0.52
Riders	\$0.00	\$0.00	\$0.00
Energy Efficiency Rider	\$1.93	\$2.65	\$3.42
EDIT-1 Rider	(\$2.34)	(\$3.21)	(\$4.14)
PC Rider	\$0.00	\$0.00	\$0.00
CARE Rider	(\$0.04)	(\$0.05)	(\$0.06)
PTC Rider	(\$1.29)	(\$1.77)	(\$2.29)
Storm Recovery Charge	\$1.45	\$1.99	\$2.56
Total Tax - Residential	\$0.00	\$0.00	\$0.00
TOTAL Electric Cost - Residential	\$55.76	\$71.93	\$89.13
Water			
Domestic / Toilet	\$0.00	\$0.00	\$0.00
Domestic / Shower/Bath	\$0.00	\$0.00	\$0.00
Domestic / Lavatory Faucet	\$0.00	\$0.00	\$0.00
Domestic / Kitchen Faucet	\$0.00	\$0.00	\$0.00
Appliance / Clothes Washer	\$0.00	\$0.00	\$0.00
Appliance / Dishwasher	\$0.00	\$0.00	\$0.00
Water Cost - End Uses	\$0.00	\$0.00	\$0.00
Water - Base Charge (8" meter)	\$20.97	\$20.97	\$20.97
Water Tax	\$0.00	\$0.00	\$0.00
Total Water Cost (\$/mo)	\$20.97	\$20.97	\$20.97



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Sewer			
Domestic / Toilet	\$2.37	\$4.40	\$6.09
Domestic / Shower/Bath	\$5.99	\$11.13	\$15.41
Domestic / Lavatory Faucet	\$1.78	\$3.30	\$4.57
Domestic / Kitchen Faucet	\$1.11	\$2.06	\$2.85
Appliance / Clothes Washer	\$0.71	\$1.32	\$1.83
Appliance / Dishwasher	\$0.26	\$0.40	\$0.53
Sewer Cost - End Uses	\$12.22	\$22.61	\$31.28
Sewer - Anderson County Sewer Base	\$20.24	\$20.24	\$20.24
Sewer Tax	\$0.00	\$0.00	\$0.00
Total Sewer Cost (\$/mo)	\$32.46	\$42.85	\$51.52

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VIII. UTILITY ALLOWANCES

The following table shows what tenants pay for and the calculated average monthly utility bill.

Utility Allowance Breakdown				
	Tenant Pays	1b/1b	2b/2b	3b/2b
Heating (Electric Heat Pump)	Yes	\$5.72	\$5.20	\$8.04
Cooking (Electric Resistance)	Yes	\$3.83	\$4.79	\$5.74
Other Electric	Yes	\$31.23	\$36.36	\$40.96
Air Conditioning	Yes	\$4.73	\$6.74	\$8.33
Water Heating (Electric Resistance)	Yes	\$10.25	\$18.85	\$26.06
Water	Yes	\$20.97	\$20.97	\$20.97
Sewer	Yes	\$32.46	\$42.85	\$51.52
Trash	No	\$0.00	\$0.00	\$0.00
Monthly Electric Charge	Yes	\$0.00	\$0.00	\$0.00
Monthly Natural Gas Charge	No	\$0.00	\$0.00	\$0.00
Total ECM UA (\$/mo)		\$109.19	\$135.75	\$161.62

ECM UA Summary				
ECM Electric Cost (\$/mo)		\$55.76	\$71.93	\$89.13
ECM Water Cost (\$/mo)		\$20.97	\$20.97	\$20.97
ECM Sewer Cost (\$/mo)		\$32.46	\$42.85	\$51.52
TOTAL ECM Cost (\$/mo)		\$109.19	\$135.75	\$161.62

ECM UA Summary				
Total ECM UA (\$/mo)		\$110	\$136	\$162

END OF REPORT

Energy Consumption Model (ECM) Document Submission Checklist



State South Carolina
Property Aston Pointe II

This checklist was created in accordance with the South Carolina State Housing Finance and Development Authority (SCSHFDA) Sources of Utility Allowance Options document to ensure all documentation for the submission of either a HUD Utility Schedule Model (HUSM) or Energy Consumption Model (ECM) to SCSHFDA is complete.

Document

- 1 Document Submission Checklist
- 2 Mechanical Engineer Certification Letter
- 3 Methodology Cover Letter & Report
- 4 ECM Calculation Workbook
- 5 Rate info from Utility Provider

Supplemental Documents List

- 1 Tax Exemption(s)



PLUMMER

Plummer Associates, Inc.
8911 N Capital of TX Hwy, Bldg 1 - Suite 1350
Austin, TX 78759

South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd
Columbia, SC 29210

April 24, 2026

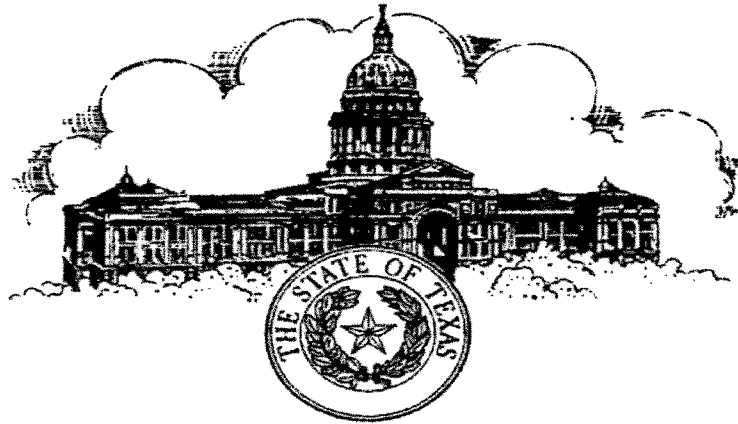
RE: ENERGY CONSUMPTION MODELING CERTIFICATION - ASTON POINTE II

To Whom It May Concern:

I hereby certify that I am a properly licensed mechanical engineer and that I am employed by Plummer Associates, Inc. as the Engineer of Record for conducting the Utility Allowance Energy Consumption Model (ECM) for Aston Pointe II, located at 1200 Salem Church Road, Anderson, SC 29625. I certify that the Energy Consumption Model at a minimum the ECM takes into account specific factors including, but not limited to, unit size, building orientation, design and materials, mechanical systems, appliances, and characteristics of the building location and available historical data. Utility rates are based on local rates and utility supplier(s) for the above property and are no older than the rates in place 60 days prior to the beginning of the 90-day period before utility allowances can be used in determining the gross rent. I also certify that I am not related to the Owner within the meaning of Internal Revenue Code section 267(b) or 707(b).

Sincerely,

James Jacob Carroll
Licensed Mechanical Engineer
TX #139350
Plummer Associates, Inc.



James Jacob Carroll

HAVING GIVEN SATISFACTORY EVIDENCE OF QUALIFICATIONS
REQUIRED UNDER THE TEXAS ENGINEERING PRACTICE ACT,
TEXAS CIVIL STATUTES, ARTICLE 3271a, IS GRANTED THIS

LICENSE TO PRACTICE AS A

PROFESSIONAL ENGINEER

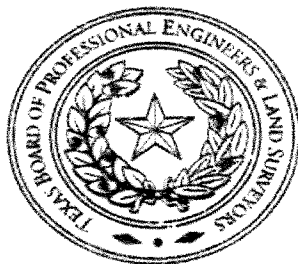
IN THE STATE OF TEXAS

PROVIDED THIS LICENSE IS NOT REVOKED AND IS RENEWED ACCORDING TO LAW

**TEXAS BOARD OF PROFESSIONAL
ENGINEERS AND LAND SURVEYORS**

IN WITNESS WHEREOF,

We have hereunto set our hands and affixed the seal of the
Board at the City of Austin, this 2nd day of November, 2020.



SERIAL
NUMBER **139350**

A handwritten signature in black ink, appearing to read "Sina K. Nejad", written over a horizontal line.

Dr. Sina K. Nejad, P.E., P.Eng., Board Chair

A handwritten signature in black ink, appearing to read "Rolando Rubiano", written over a horizontal line.

Rolando Rubiano, P.E., Board Secretary

South Carolina Legislature

South Carolina Law > Code of Laws > Title 12

South Carolina Code of Laws Unannotated

Title 12 - TAXATION

CHAPTER 36

South Carolina Sales and Use Tax Act

ARTICLE 1

Citation and Definitions

SECTION 12-36-5.Short title.

This chapter may be cited as the "South Carolina Sales and Use Tax Act".

HISTORY: 1990 Act No. 612, Part II, SECTION 74A.

SECTION 12-36-10.Effect of definitions.

The words, terms, and phrases defined in this article have the meaning provided, except when the context clearly indicates a different meaning.

HISTORY: 1990 Act No. 612, Part II, SECTION 74A.

SECTION 12-36-20."Business".

"Business" includes all activities, with the object of gain, profit, benefit, or advantage, either direct or indirect. Subactivities of a business which produce marketable commodities, used or consumed in the business, are taxable transactions.

HISTORY: 1990 Act No. 612, Part II, SECTION 74A.

SECTION 12-36-30."Person".

"Person" includes any individual, firm, partnership, limited liability company, association, corporation, receiver, trustee, any group or combination acting as a unit, the State, any state agency, any instrumentality, authority, political subdivision, or municipality.

HISTORY: 1990 Act No. 612, Part II, SECTION 74A; 1995 Act No. 61, SECTION 3.

SECTION 12-36-40."Taxpayer".

"Taxpayer" means any person liable for taxes under this chapter.

HISTORY: 1990 Act No. 612, Part II, SECTION 74A.

SECTION 12-36-50."In this State" or "in the State".

"In this State" and "in the State" mean the area within the borders of the State of South Carolina, including all territories within the borders owned by or ceded to the United States of America.

HISTORY: 1990 Act No. 612, Part II, SECTION 74A.

SECTION 12-36-60."Tangible personal property".

"Tangible personal property" means personal property which may be seen, weighed, measured, felt, touched, or which is in any other manner perceptible to the senses. It also includes services and intangibles, including communications, laundry and related services, furnishing of accommodations and sales of electricity, the sale or use of which is subject to tax under this chapter and does not include stocks, notes, bonds, mortgages, or other evidences of debt. Tangible personal property does not include the transmission of computer database information by a cooperative service when the database information has been assembled by and for the exclusive use of the members of the cooperative service.

HISTORY: 1990 Act No. 612, Part II, SECTION 74A; 1995 Act No. 145, Part II, SECTION 104A.

SECTION 12-36-70."Retailer" and "seller".

"Retailer" and "seller" include every person:

- (1)(a) selling or auctioning tangible personal property whether owned by the person or others;
- (b) furnishing accommodations to transients for a consideration, except an individual furnishing accommodations of less than six sleeping rooms on the same premises, which is the individual's place of abode;
- (c) renting, leasing, or otherwise furnishing tangible personal property for a consideration;
- (d) operating a laundry, cleaning, dyeing, or pressing establishment for a consideration;
- (e) selling electric power or energy;
- (f) selling or furnishing the ways or means for the transmission of the voice or of messages between persons in this State for a consideration. A person engaged in the business of selling or furnishing the ways or means for the transmission of the voice or messages as used in this subitem (f) is not considered a processor or manufacturer;

(i) the taxpayer invests at least seven hundred fifty million dollars in real or personal property or both comprising or located at a single manufacturing facility over a seven-year period; and

(ii) the taxpayer creates at least three thousand eight hundred full-time new jobs at the single manufacturing facility during that seven-year period.

To qualify for the exemptions provided for in subitems (e) and (f), the taxpayer shall notify the department before the first month it uses the exemption and shall make the required investment and create the required number of full-time new jobs over the seven-year period beginning on the date provided by the taxpayer to the department in its notices. The taxpayer shall notify the department in writing that it has met the seven hundred fifty million dollar investment requirement and has created the three thousand eight hundred full-time new jobs or, after the expiration of the seven-year period, that it has not met the seven hundred fifty million dollar investment requirement and created the three thousand eight hundred full-time new jobs. The department may assess any tax due on fuel purchased tax free pursuant to subitems (e) and (f) but due the State as a result of the taxpayer's failure to meet the seven hundred fifty million dollar investment requirement and create the three thousand eight hundred full-time new jobs. The running of the periods of limitations for assessment of taxes provided in Section 12-54-85 is suspended for the time period beginning with notice to the department before the taxpayer uses the exemption and ending with notice to the department that the taxpayer either has met or has not met the seven hundred fifty million dollar investment requirement and created the three thousand eight hundred full-time new jobs.

As used in subitems (e) and (f), "taxpayer" includes a person who bears a relationship to the taxpayer as described in Section 267(b) of the Internal Revenue Code.

(10)(a) meals or foodstuffs used in furnishing meals to school children, if the sales or use are within school buildings and are not for profit;

(b) meals or foodstuffs provided to elderly or disabled persons at home by nonprofit organizations that receive only charitable contributions in addition to sale proceeds from the meals;

(c) food stuffs, either prepared or packaged for the homeless or needy that are sold to nonprofit organizations, or food stuffs that are subsequently sold or donated by a nonprofit organization to another nonprofit organization. This subitem is only applicable to food stuffs which are eligible for purchase under the USDA food stamp program;

(d) meals or foodstuffs prepared or packaged that are sold to public or nonprofit organizations for congregate or in-home service to the homeless or needy or disabled adults over eighteen years of age or individuals over sixty years of age. This subitem only applies to meals and foodstuffs eligible for purchase under the USDA food stamp program;

(11)(a) toll charges for the transmission of voice or messages between telephone exchanges;

(b) charges for telegraph messages;

(c) carrier access charges and customer access line charges established by the Federal Communications department or the South Carolina Public Service department; and

(d) transactions involving automatic teller machines;

(12) water sold by public utilities, if rates and charges are of the kind determined by the Public Service Commission, or water sold by nonprofit corporations organized pursuant to Chapter 36, Title 33;

(13) fuel, lubricants, and supplies for use or consumption aboard ships in intercoastal trade or foreign commerce. This exemption does not exempt or exclude from the tax the sale of materials and supplies used in fulfilling a contract for the painting, repair, or reconditioning of ships and other watercraft;

(14) wrapping paper, wrapping twine, paper bags, and containers, used incident to the sale and delivery of tangible personal property;

(15)(a) motor fuel, blended fuel, and alternative fuel subject to tax under Chapter 28, Title 12; however, gasoline used in aircraft is not exempt from the sales and use tax;

(b) if the fuel tax is subsequently refunded under Section 12-28-710, the sales or use tax is due unless otherwise exempt, and the person receiving the refund is liable for the sales or use tax;

(c) fuels used in farm machinery and farm tractors;

(d) fuels used in commercial fishing vessels;

(e) natural gas sold to a person with a miscellaneous motor fuel user fee license pursuant to Section 12-28-1139, who will compress it to produce compressed natural gas, or cool it to produce liquefied natural gas, for use as a motor fuel and remit the motor fuel user fees as required by law; and

(f) liquefied petroleum gas sold to a person with a miscellaneous motor fuel user fee license pursuant to Section 12-28-1139, who will use the liquefied petroleum gas as a motor fuel and remit the motor fuel user fees as required by law;

(16) farm machinery and their replacement parts and attachments, used in planting, cultivating or harvesting farm crops, including bulk coolers (farm dairy tanks) used in the production and preservation of milk on dairy farms, and machines used in the production of poultry and poultry products on poultry farms, when such products are sold in the original state of production or preparation for sale. This exemption does not include automobiles or trucks;

(17) machines used in manufacturing, processing, agricultural packaging, recycling, compounding, mining, or quarrying tangible personal property for sale. "Machines" include the parts of machines, attachments, and replacements used, or manufactured for use, on or in the operation of the machines and which (a) are necessary to the operation of the machines and are customarily so used, or (b) are necessary to comply with the order of an agency of the United States or of this State for the prevention or abatement of pollution of air, water, or noise that is caused or threatened by any machine used as provided in this section. This exemption does not include automobiles or trucks. As used in this item "recycling" means a process by which materials that otherwise would become solid waste are collected, separated, or processed and reused, or returned to use in the form of raw materials or products, including composting, for sale. In applying this exemption to machines used in recycling, the following percentage of the gross proceeds of sale, or sales price of, machines used in recycling are exempt from the taxes imposed by this chapter:

Fiscal Year of Sale	Percentage
Fiscal year 1997-98	fifty percent
After June 30, 1998	one hundred percent;

(18) fuel used exclusively to cure agricultural products;

(19) electricity used by cotton gins, manufacturers, miners, or quarriers to manufacture, mine, or quarry tangible personal property for sale. For purposes of this item, "manufacture" or "manufacture" includes the activities of processors;

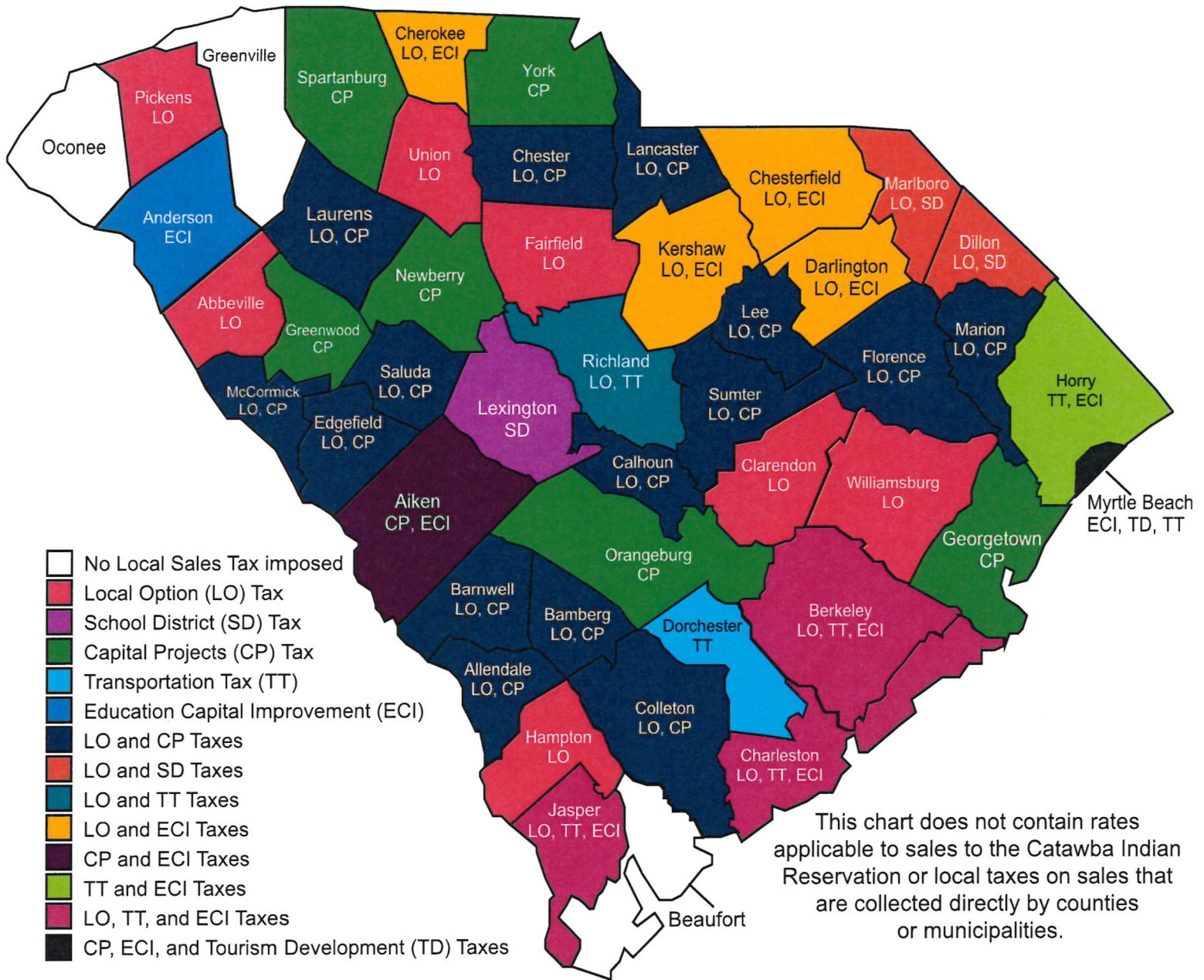
(20) railroad cars, locomotives, and their parts, monorail cars, and the engines or motors that propel them, and their parts;

(21) vessels and barges of more than fifty tons burden;

(22) materials necessary to assemble missiles to be used by the Armed Forces of the United States;

- (23) farm, grove, vineyard, and garden products, if sold in the original state of production or preparation for sale, when sold by the producer or by members of the producers immediate family;
- (24) supplies and machinery used by laundries, cleaning, dyeing, pressing, or garment or other textile rental establishments in the direct performance of their primary function, but not sales of supplies and machinery used by coin-operated laundromats;
- (25) motor vehicles (excluding trucks) or motorcycles, which are required to be licensed to be used on the highways, sold to a resident of another state, but who is located in South Carolina by reason of orders of the United States Armed Forces. This exemption is allowed only if within ten days of the sale the vendor is furnished a statement from a commissioned officer of the Armed Forces of a higher rank than the purchaser certifying that the buyer is a member of the Armed Forces on active duty and a resident of another state or if the buyer furnishes a leave and earnings statement from the appropriate department of the armed services which designates the state of residence of the buyer;
- (26) all supplies, technical equipment, machinery, and electricity sold to radio and television stations, and cable television systems, for use in producing, broadcasting, or distributing programs. For the purpose of this exemption, radio stations, television stations, and cable television systems are deemed to be manufacturers;
- (27) all plants and animals sold to any publicly supported zoological park or garden or to any of its nonprofit support corporations;
- (28)(a) medicine and prosthetic devices sold by prescription, prescription medicines used to prevent respiratory syncytial virus, prescription medicines and therapeutic radiopharmaceuticals used in the treatment of rheumatoid arthritis, cancer, lymphoma, leukemia, or related diseases, including prescription medicines used to relieve the effects of any such treatment, free samples of prescription medicine distributed by its manufacturer and any use of these free samples;
- (b) hypodermic needles, insulin, alcohol swabs, blood sugar testing strips, monolet lancets, dextrometer supplies, blood glucose meters, and other similar diabetic supplies sold to diabetics under the authorization and direction of a physician;
- (c) disposable medical supplies such as bags, tubing, needles, and syringes, which are dispensed by a licensed pharmacist in accordance with an individual prescription written for the use of a human being by a licensed health care provider, which are used for the intravenous administration of a prescription drug or medicine, and which come into direct contact with the prescription drug or medicine. This exemption applies only to supplies used in the treatment of a patient outside of a hospital, skilled nursing facility, or ambulatory surgical treatment center;
- (d) medicine donated by its manufacturer to a public institution of higher education for research or for the treatment of indigent patients;
- (e) dental prosthetic devices; and
- (f) prescription drugs dispensed to Medicare Part A patients residing in a nursing home are not considered sales to the nursing home and are not subject to the sales tax;
- (29) tangible personal property purchased by persons under a written contract with the federal government when the contract necessitating the purchase provides that title and possession of the property is to transfer from the contractor to the federal government at the time of purchase or after the time of purchase. This exemption also applies to purchases of tangible personal property which becomes part of real or personal property owned by the federal government or, as provided in the written contract, is to transfer to the federal government. This exemption does not apply to purchases of tangible personal property used or consumed by the purchaser;
- (30) office supplies, or other commodities, and services resold by the Division of General Services of the Department of Administration to departments and agencies of the state government, if the tax was paid on the divisions original purchase;
- (31) vacation time sharing plans, vacation multiple ownership interests, and exchanges of interests in vacation time sharing plans and vacation multiple ownership interests as provided by Chapter 32, Title 27, and any other exchange of accommodations in which the accommodations to be exchanged are the primary consideration;
- (32) natural and liquefied petroleum gas and electricity used exclusively in the production of poultry, livestock, swine, and milk;
- (33) electricity, natural gas, fuel oil, kerosene, LP gas, coal, or any other combustible heating material or substance used for residential purposes. Individual sales of kerosene or LP gas of twenty gallons or less by retailers are considered used for residential heating purposes;
- (34) fifty percent of the gross proceeds of the sale of a modular home regulated pursuant to Chapter 43, Title 23, both on-frame and off-frame. For purposes of this item only, "gross proceeds of sale" equals the manufacturer's net invoice price of the modular home sold, including all accessories built in to the modular home at the time of delivery to the purchaser and not including freight or deposit on returnable materials. The manufacturer shall collect the tax and remit it to the Department of Revenue;
- (35) motion picture film sold or rented to or by theaters;
- (36) tangible personal property where the seller, by contract of sale, is obligated to deliver to the buyer, or to an agent or donee of the buyer, at a point outside this State or to deliver it to a carrier or to the mails for transportation to the buyer, or to an agent or donee of the buyer, at a point outside this State;
- (37) petroleum asphalt products, commonly used in paving, purchased in this State, which are transported and consumed out of this State;
- (38) hearing aids, as defined by Section 40-25-20(5);
- (39) concession sales at a festival by an organization devoted exclusively to public or charitable purposes, if:
- (a) all the net proceeds are used for those purposes;
- (b) in advance of the festival, its organizers provide the department, on a form it prescribes, information necessary to ensure compliance with this item.
- For purposes of this item, a "festival" does not include a recognized state or county fair;
- (40) containers and chassis, including all parts, components, and attachments, sold to international shipping lines which have a contractual relationship with the South Carolina State Ports Authority and which are used in the import or export of goods to and from this State;
- (41) items sold by organizations exempt under Section 12-37-220A(3) and (4) and B(5), (6), (7), (8), (12), (16), (19), (22), and (24), if the net proceeds are used exclusively for exempt purposes and no benefit inures to any individual. An organization whose sales are exempted by this item is also exempt from the retail license tax provided in Article 5 of this chapter;
- (42) depreciable assets, used in the operation of a business, pursuant to the sale of the business. This exemption only applies when the entire business is sold by the owner of it, pursuant to a written contract and the purchaser continues operation of the business;
- (43) all supplies, technical equipment, machinery, and electricity sold to motion picture companies for use in filming or producing motion pictures. For the purposes of this item, "motion picture" means any audiovisual work with a series of related images either on film, tape, or other embodiment, where the images shown in succession impart an impression of motion together with accompanying sound, if any, which is produced, adapted, or altered for exploitation as entertainment, advertising, promotional, industrial, or educational media; and a "motion picture company" means a company generally engaged in the business of filming or producing motion pictures;
- (44) electricity used to irrigate crops;
- (45) building materials, supplies, fixtures, and equipment for the construction, repair, or improvement of or that become a part of a self-contained enclosure or structure specifically designed, constructed, and used for the commercial housing of poultry or livestock.

South Carolina Local Tax Designation by County Effective July 1, 2025
 Collected by the South Carolina Department of Revenue



This chart does not contain rates applicable to sales to the Catawba Indian Reservation or local taxes on sales that are collected directly by counties or municipalities.

Abbeville	7%	Chesterfield	8%	Hampton	7%	Newberry	7%
Aiken	8%	Clarendon	7%	Horry	8%	Oconee	6%
Allendale	8%	Colleton	8%	Horry-Myrtle Beach	9%	Orangeburg	7%
Anderson	7%	Darlington	8%	Jasper	9%	Pickens	7%
Bamberg	8%	Dillon	8%	Kershaw	8%	Richland	8%
Barnwell	8%	Dorchester	7%	Lancaster	8%	Saluda	8%
Beaufort	6%	Edgefield	8%	Laurens	8%	Spartanburg	7%
Berkeley	9%	Fairfield	7%	Lee	8%	Sumter	8%
Calhoun	8%	Florence	8%	Lexington	7%	Union	7%
Charleston	9%	Georgetown	7%	McCormick	8%	Williamsburg	7%
Cherokee	8%	Greenville	6%	Marion	8%	York	7%
Chester	8%	Greenwood	7%	Marlboro	8%		

Special Notice

Effective June 30, 2025 Clarendon County's School District Tax expired.

SUMMARY OF RIDER ADJUSTMENTS

The following is a summary of Rider Adjustments that must be added to the bill calculated on the applicable rate schedule in order to compute the bill. The factors shown below include revenue-related taxes and regulatory fees. More specific information concerning these Riders is contained in the applicable Rider listed below.

<u>RESIDENTIAL SERVICE (RS, RE, ES, RT, RB, R-STOU, RSTC, RETC)</u>	<u>cents/kWh</u>	<u>Effective Date</u>
Energy Efficiency Rider	0.6120	1/1/26
EDIT-1 Rider	-0.7407	6/1/25
PC Rider	0.0000	3/1/26
CARE Rider	-0.0113	3/1/26
PTC Rider	-0.4095	3/1/26
TOTAL cents/kWh	-0.5495	

<u>GENERAL SERVICE (SGS, BC, LGS, TS, OPT, MP, PG, HP)</u>	<u>cents/kWh</u>	<u>Effective Date</u>
Energy Efficiency Rider (Energy Efficiency) *	0.5093	1/1/26
Energy Efficiency Rider (Demand Side Management) *	0.2112	1/1/26
EDIT-1 Rider	-0.3980	6/1/25
PC Rider	0.0000	3/1/26
PTC Rider	-0.2077	3/1/26
TOTAL cents/kWh	0.1148	

<u>LIGHTING SCHEDULES (OL, PL, NL)</u>	<u>cents/kWh</u>	<u>Effective Date</u>
Energy Efficiency Rider (Energy Efficiency)	0.0000	1/1/26
Energy Efficiency Rider (Demand Side Management)	0.0000	1/1/26
EDIT-1 Rider	-2.7247	6/1/25
PC Rider	0.0000	3/1/26
PTC Rider	-0.2565	3/1/26
TOTAL cents/kWh	-2.9812	

<u>INDUSTRIAL SERVICE (I, OPT, MP, PG, HP)</u>	<u>cents/kWh</u>	<u>Effective Date</u>
Energy Efficiency Rider (Energy Efficiency) *	0.5093	1/1/26
Energy Efficiency Rider (Demand Side Management) *	0.2112	1/1/26
EDIT-1 Rider	-0.2766	6/1/25
PC Rider	0.0000	3/1/26
PTC Rider	-0.1937	3/1/26
TOTAL cents/kWh	0.2502	

* Qualifying customers who have opted out of the Company's Energy Efficiency and/or Demand Side Management Programs are not subject to the applicable Energy Efficiency Rider charges based on the individual customer's opt-out election. Refer to Rider EE to determine the Rider EE amount, if any, applicable to customers who have opted out.

SCHEDULE RS RESIDENTIAL SERVICE

AVAILABILITY

Available to residential customers in residences, condominiums, manufactured homes, or individually-metered apartments which provide independent and permanent facilities complete for living, sleeping, eating, cooking, and sanitation. Detached garages, barns, or other structures that are primarily used for residential purposes that are located on the same premises as the separate residential dwelling unit may be served under any applicable residential schedule as of August 1, 2024.

Power delivered under this schedule shall not be used for the following: 1) resale or exchange or in parallel with other electric power or 2) as a substitute for power contracted for or which may be contracted for under any other schedule of the Company. As an exception, at the option of the Company, power delivered under this schedule may be used in parallel for service in conjunction with a net metering rider, under special terms and conditions expressed in writing in the contract with the customer.

TYPE OF SERVICE

The Company will furnish 60 Hertz service through one meter, at one delivery point, at one of the following approximate voltages, where available:

Single-phase, 120/240 volts; or
3-phase, 208Y/120 volts; or other available voltages at the Company's option.

Motors in excess of 2 H.P., frequently started, or arranged for automatic control, must be of a type to take the minimum starting current and must be equipped with controlling devices approved by the Company.

Three-phase service will be supplied, if available. Where three-phase and single-phase service is supplied through the same meter, it will be billed on the rate below. Where three-phase service is supplied through a separate meter, it will be billed on the applicable General Service schedule.

RATE

I.	Basic Customer Charge per month	\$11.96
II.	Energy Charge	
	For the first 1,000 kWh used per month, per kWh	13.8125¢
	For all over 1,000 kWh used per month, per kWh	14.4661¢

The Minimum Monthly Charge shall be the Basic Customer Charge.

RIDERS

The following Riders are applicable to service supplied under this schedule. The currently approved cents/kWh rider increment or decrement must be added to the cents/kWh rates shown above to determine the monthly bill.

Leaf No. 62	Energy Efficiency Rider
Leaf No. 67	EDIT-1 Rider
Leaf No. 103	PC Rider
Leaf No. 186	PTC Rider
Leaf No. 187	CARE Rider

A Storm Securitization Rider charge will be added to the monthly bill based on the currently approved cents/kWh incremental rate as shown in Leaf No. 101.

ADJUSTMENTS FOR FUEL, VARIABLE ENVIRONMENTAL, AVOIDED CAPACITY AND DISTRIBUTED ENERGY RESOURCE PROGRAM COSTS

SCHEDULE RS
RESIDENTIAL SERVICE

The cost of fuel, the variable environmental cost, avoided capacity cost of the Public Utilities Regulatory Policies Act of 1978 ("PURPA") purchased power, and Distributed Energy Resource Program ("DERP") cost is incorporated as a part of, and will apply to all service supplied under, this Schedule. Additionally, the Distributed Energy Resource Program Fixed Monthly Leaf 50C charge shall be added to the monthly bill for each agreement for service under this schedule as outlined on Leaf 50C.

SALES TAX AND MUNICIPAL FEES

Any applicable sales tax, municipal service agreement fee, business license fee or other fee assessed by or remitted to a state or local government authority will be added to the charges determined above.

PAYMENT

Bills under the Schedule are due and payable on the date of the bill at the office of the Company. Bills are past due and delinquent on the twenty-fifth day after the date of the bill. In addition, all bills not paid by the twenty-fifth day after the date of the bill shall be subject to a one and one-half percent (1 1/2%) late payment charge on the unpaid amount. This late payment charge shall be rendered on the following month's bill and it shall become part of and be due and payable with the bill on which it is rendered.

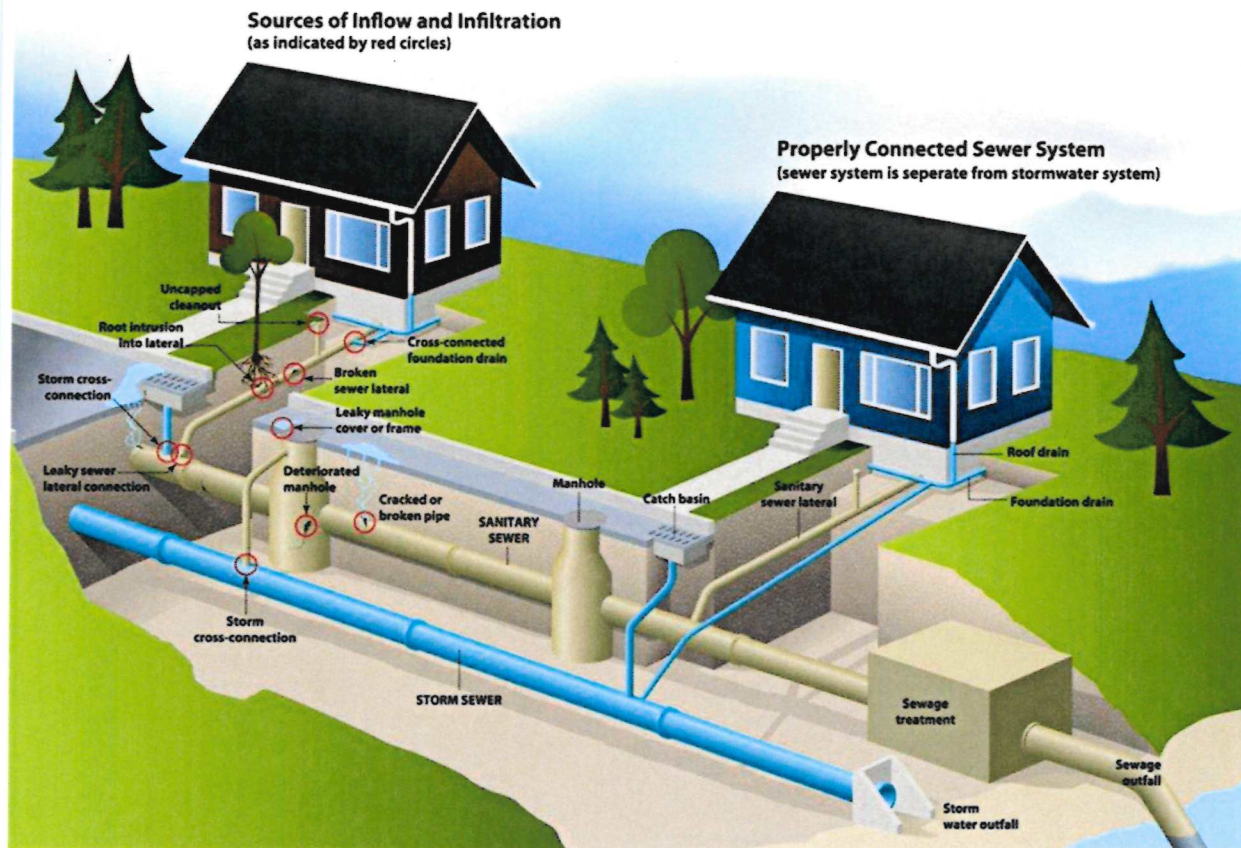
CONTRACT PERIOD

The original term of this contract shall be one year, and thereafter, until terminated by either party on thirty days' written notice.

Wastewater Rates effective July 1, 2025

\$8.69 per thousand gallons
(\$6.50 per 100 Cubic Feet)

\$21.43 per REU
1 REU - up to 400 gallons



Water Rates

	Inside Rate	Outside Rate
First 200 cubic feet or less	\$14.15	\$24.73
Next 400 cubic feet per hundred	\$ 2.88	\$ 5.03
Next 1,400 cubic feet per hundred	\$ 3.17	\$ 5.54
Next 18,000 cubic feet per hundred	\$ 2.73	\$ 4.77
Next 30,000 cubic feet per hundred	\$ 2.30	\$ 4.02
Over 50,000 cubic feet per hundred	\$ 1.73	\$ 3.02

(b) Monthly minimum bill by meter size shall be as follows:

3/4 inch	200 cubic feet or less	\$ 14.15	\$ 24.73
1 inch	400 cubic feet or less	\$ 19.91	\$ 34.79
1 1/2 inch	1,200 cubic feet or less	\$ 44.69	\$ 78.09
2 inch	2,500 cubic feet or less	\$ 83.72	\$ 146.28
3 inch	9,500 cubic feet or less	\$274.81	\$ 480.17
4 inch	15,000 cubic feet or less	\$424.96	\$ 742.52
6 inch	33,500 cubic feet or less	\$872.21	\$1,523.97
8 inch	53,600 cubic feet or less	\$1,132.64	\$1,979.02

Mill House

Table 1 – Unit Information

Unit Configuration	1b/1b	2b/2b	3b/2b			
Number of Units per Configuration	12	24	16			
Estimated Number of Tenants / Unit	1.40	2.60	3.60			
Average Unit Area (sf)	800	920	1,110			
Unit Type	Apt	Apt	Apt			

Table 2 – Applicable Utility Rates

Electric Service - Residential Rates						
Provider: Duke Energy Carolinas						
Unit Information	1b/1b	2b/2b	3b/2b			
Basic Customer Charge (\$/mo)	\$11.960000	\$11.960000	\$11.960000			
Energy Charge, First 1,000 (\$/kWh)	\$0.138125	\$0.138125	\$0.138125			
1,000+ kWh (\$/kWh)	\$0.144661	\$0.144661	\$0.144661			
Distributed Energy Resource Program (DERP) (\$/mo)	\$0.520000	\$0.520000	\$0.520000			
Riders						
Energy Efficiency Rider (\$/kWh)	\$0.006120	\$0.006120	\$0.006120			
EDIT-1 Rider (\$/kWh)	(\$0.007407)	(\$0.007407)	(\$0.007407)			
PC Rider (\$/kWh)	\$0.000000	\$0.000000	\$0.000000			
CARE Rider (\$/kWh)	(\$0.000113)	(\$0.000113)	(\$0.000113)			
PTC Rider (\$/kWh)	(\$0.004095)	(\$0.004095)	(\$0.004095)			
Storm Recovery Charge (\$/kWh)	\$0.004583	\$0.004583	\$0.004583			
Total Monthly Charge (\$/mo)	\$12.48	\$12.48	\$12.48			
Blended Ave. Energy Charge (\$/kWh)	\$0.13813	\$0.13813	\$0.13813			
Total Charge (\$/kWh)	\$0.13721	\$0.13721	\$0.13721			
Total Tax - Residential	0.000%	0.000%	0.000%			
Water/Sewer Service						
Unit Information	1b/1b	2b/2b	3b/2b			
Water						
Provider: Electric City Utilities (Inside City)						
Base Charge (8" meter) (\$/mo)	\$21.78	\$21.78	\$21.78			
Total Monthly Water Charge (\$/mo)	\$21.78	\$21.78	\$21.78			
Total Water Usage Charge (\$/CCF)	\$0.00	\$0.00	\$0.00			
Converted to (\$/kgal)	\$0.00	\$0.00	\$0.00			
Total Water Tax (%)	0.000%	0.000%	0.000%			
Sewer						
Provider: Electric City Utilities (Inside City)						
Base Rate (\$/mo)	\$12.85	\$12.85	\$12.85			
Blended Rate (\$/CCF)	\$5.73	\$5.78	\$5.80			
Total Monthly Sewer Charge (\$/mo)	\$12.85	\$12.85	\$12.85			
Total Sewer Usage Charge (\$/CCF)	\$5.73	\$5.78	\$5.80			
Converted to (\$/kgal)	\$7.66	\$7.72	\$7.75			
Total Sewer Tax (%)	0.000%	0.000%	0.000%			
Total Water/Sewer Rates						
Total Monthly Charge (\$/mo)	\$34.63	\$34.63	\$34.63			
Total Water/Sewer Charge (\$/CCF)	\$7.66	\$7.72	\$7.75			

Table 3 – Average End Uses by Percent of Total & Utility Service

	% of TOTAL	Average (Sum of All Unit Averages)
Electricity		
Space Heating	11.9%	57.8
Space Cooling	10.3%	50.0
Water Heating	28.7%	140.0
HP Supp	1.2%	5.9
Vent Fans	0.7%	3.3
Pumps & Aux	0.3%	1.4
Clothes Washer	1.5%	7.3
Clothes Dryer	6.8%	33.3
Refrigerator	7.9%	38.5
Dishwasher	3.4%	16.7
Range	7.2%	35.2
Microwave	1.4%	7.0

Lighting	4.9%	24.0
Television	2.8%	13.8
MELs	10.9%	53.1
TOTAL Electric End Use (kWh/mo)	100.0%	487.5
Water/Sewer		
Domestic / Toilet	18.4%	512.1
Domestic / Shower/Bath	46.5%	1,296.3
Domestic / Lavatory Faucet	13.8%	384.1
Domestic / Kitchen Faucet	8.6%	240.1
Appliance / Clothes Washer	11.1%	308.5
Appliance / Dishwasher	1.7%	46.7
TOTAL Water End Use (gal/mo)	100.0%	2,787.7

Table 4 – Breakdown of Monthly Consumption by Specific Unit Configuration & Utility Service

End Use / Energy Utility Service	1b/1b	2b/2b	3b/2b			
Electricity						
Space Heating	64.1	47.0	69.3			
Space Cooling	34.1	50.6	61.1			
Water Heating	75.2	138.3	191.2			
HP Supp	6.3	4.9	7.2			
Vent Fans	2.9	3.1	4.0			
Pumps & Aux	1.8	0.9	1.8			
Clothes Washer	3.9	7.2	10.0			
Clothes Dryer	17.7	32.9	45.6			
Refrigerator	38.5	38.5	38.5			
Dishwasher	10.9	16.3	21.8			
Range	27.8	34.7	41.6			
Microwave	3.7	6.9	9.6			
Lighting	19.9	24.2	26.9			
Television	11.8	13.6	15.7			
MELs	39.5	52.4	64.3			
TOTAL Electric End Use (kWh/mo)	358.0	471.5	608.6			
Water/Sewer						
Domestic / Toilet	272.5	506.1	700.8			
Domestic / Shower/Bath	689.9	1,281.2	1,773.9			
Domestic / Lavatory Faucet	204.4	379.6	525.6			
Domestic / Kitchen Faucet	127.8	237.3	328.5			
Appliance / Clothes Washer	164.2	304.9	422.1			
Appliance / Dishwasher	30.3	45.5	60.7			
TOTAL Water End Use (gal/mo)	1,489.0	2,754.5	3,811.6			

Table 5 – Rate Application By End Use & Unit Type & Utility Service

	1b/1b	2b/2b	3b/2b			
Electricity - Residential						
Space Heating	\$8.85	\$6.49	\$9.57			
Space Cooling	\$4.71	\$6.98	\$8.44			
Water Heating	\$10.39	\$19.11	\$26.41			
HP Supp	\$0.86	\$0.68	\$1.00			
Vent Fans	\$0.40	\$0.42	\$0.56			
Pumps & Aux	\$0.25	\$0.12	\$0.25			
Clothes Washer	\$0.54	\$1.00	\$1.38			
Clothes Dryer	\$2.45	\$4.55	\$6.30			
Refrigerator	\$5.32	\$5.32	\$5.32			
Dishwasher	\$1.50	\$2.25	\$3.01			
Range	\$3.83	\$4.79	\$5.74			
Microwave	\$0.52	\$0.96	\$1.33			
Lighting	\$2.74	\$3.34	\$3.71			
Television	\$1.64	\$1.88	\$2.16			
MELs	\$5.45	\$7.24	\$8.89			
Electric Cost - End Uses	\$49.45	\$65.13	\$84.06			
Basic Customer Charge	\$11.96	\$11.96	\$11.96			

Distributed Energy Resource Program (DERP)	\$0.52	\$0.52	\$0.52
Riders	\$0.00	\$0.00	\$0.00
Energy Efficiency Rider	\$2.19	\$2.89	\$3.72
EDIT-1 Rider	(\$2.65)	(\$3.49)	(\$4.51)
PC Rider	\$0.00	\$0.00	\$0.00
CARE Rider	(\$0.04)	(\$0.05)	(\$0.07)
PTC Rider	(\$1.47)	(\$1.93)	(\$2.49)
Storm Recovery Charge	\$1.64	\$2.16	\$2.79
Total Tax - Residential	\$0.00	\$0.00	\$0.00
TOTAL Electric Cost - Residential	\$61.60	\$77.19	\$95.98
Water			
Domestic / Toilet	\$0.00	\$0.00	\$0.00
Domestic / Shower/Bath	\$0.00	\$0.00	\$0.00
Domestic / Lavatory Faucet	\$0.00	\$0.00	\$0.00
Domestic / Kitchen Faucet	\$0.00	\$0.00	\$0.00
Appliance / Clothes Washer	\$0.00	\$0.00	\$0.00
Appliance / Dishwasher	\$0.00	\$0.00	\$0.00
Water Cost - End Uses	\$0.00	\$0.00	\$0.00
Water - Base Charge (8" meter)	\$21.78	\$21.78	\$21.78
Water Tax	\$0.00	\$0.00	\$0.00
Total Water Cost (\$/mo)	\$21.78	\$21.78	\$21.78
Sewer			
Domestic / Toilet	\$2.09	\$3.91	\$5.43
Domestic / Shower/Bath	\$5.28	\$9.90	\$13.74
Domestic / Lavatory Faucet	\$1.56	\$2.93	\$4.07
Domestic / Kitchen Faucet	\$0.98	\$1.83	\$2.55
Appliance / Clothes Washer	\$1.26	\$2.36	\$3.27
Appliance / Dishwasher	\$0.23	\$0.35	\$0.47
Sewer Cost - End Uses	\$11.40	\$21.28	\$29.53
Sewer - Base Rate	\$12.85	\$12.85	\$12.85
Sewer Tax	\$0.00	\$0.00	\$0.00
Total Sewer Cost (\$/mo)	\$24.25	\$34.13	\$42.38
TOTAL Water/Sewer Cost (\$/mo)	\$46.03	\$55.91	\$64.16
ECM Utility Cost Summary			
ECM Electric Cost (\$/mo)	\$61.60	\$77.19	\$95.98
ECM Water Cost (\$/mo)	\$21.78	\$21.78	\$21.78
ECM Sewer Cost (\$/mo)	\$24.25	\$34.13	\$42.38
TOTAL ECM Cost (\$/mo)	\$107.63	\$133.10	\$160.14
ECM UA Summary			
Total ECM UA (\$/mo)	\$108	\$134	\$161
Utility Allowance Breakdown			
Unit Type	1b/1b	2b/2b	3b/2b
Heating	\$9.72	\$7.17	\$10.57
Cooking	\$3.83	\$4.79	\$5.74
Other Electric	\$32.96	\$39.14	\$44.81
Air Conditioning	\$4.71	\$6.98	\$8.44
Water Heating	\$10.39	\$19.11	\$26.41
Water	\$21.78	\$21.78	\$21.78
Sewer	\$24.25	\$34.13	\$42.38
Trash	\$0.00	\$0.00	\$0.00
Flat Fee	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$0.00
TOTAL:	\$107.63	\$133.10	\$160.14

Property Name: Mill House

Street Address: 500 Glenn Street

City: Anderson

State: South Carolina

Zip: 29621

County: Anderson

Property Website:

City Limits:

Inside

[Google Maps](#)

[GIS Search](#)

[County Search](#)

Owner Property ID:

Property Status: New Construction

Expected Lease Date:

Occupancy: Multifamily

Stories: 3

Year Built:

Owner: Prestwick Companies

Owner Entity: Mill House Family I, LP

Management:

Billing:

Owner:

Role

Name

Title

Email

Bedroom Type:

Bathroom:

Unit Type:

Units:

1b

1b

Apt

12

2b

2b

Apt

24

3b

2b

Apt

16

Total Units:

52

Compliance Information

ECM Status: Application

Month Due to Client: Apr

90-Day Review/Posting Date: Not Applicable

UA Implementation Date: Not Applicable

UTILITY RATE SCHEDULES - WATER

Water Provider:	Electric City Utilities (Inside City)
Provider Website:	https://www.cityofandersonsc.com/utilities-service-billing-
Rate Schedule:	Multifamily (Commercial)
Water Units:	CCF
Units Metered By:	
Bills Paid To:	
Rates Reviewed:	Oct 14, 2025

Tenant Bill Received	No
Property Bill Received	No

# Units:	52
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[Link to Summary Tables](#)
[Link to Property Info](#)

Water Rates, Riders & Fees		
Base Charge (8" meter)	\$/mo/Meter	\$1,132.6400
		Source:

Water Meters	Size (in.)	Qty.
Meter Type 1	8.00	1.0
Total # Meters:		1.0

Water Tiered Rate Schedule		
RANGE of tiers; not cumulative total	CCF	Water \$/CCF
Base Usage (included in Base Fee)	536.00	\$0.0000
Tier 1		
Tier 2		
Tier 3		
Tier 4		
Tier 5		
Tier 6		

Water Taxes		
Total Tax	0.000%	Source:

UTILITY RATE SCHEDULES - SEWER

Sewer Provider:	Electric City Utilities (Inside City)	Tenant Bill Received	No
Provider Website:	https://www.andersoncountysc.org/departments-a-z/wast	Property Bill Received	No
Rate Schedule:	Multifamily (Commercial)		
Sewer Units:	CCF	# Units:	52
Units Metered By:		Sewer Usage %:	100%
Bills Paid To:			
Rates Reviewed:	Oct 15, 2025		

Sewer Rates, Riders & Fees

Base Rate	\$/mo/Unit	\$12.8500	Source:
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Sewer Meters	Size (in.)	Qty.
Meter Type 1	8.00	1.0
	Total # Meters:	1.0

Sewer Tiered Rate Schedule

RANGE of tiers; not cumulative total	CCF	Sewer \$/CCF
Base Usage (included in Base Fee)	2.00	\$0.0000
Tier 1	1,000,000.00	\$5.8400
Tier 2		
Tier 3		
Tier 4		
Tier 5		
Tier 6		

Sewer Taxes

Total Tax	0.000%	Source:
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