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

Development ID #	26040	Development Name:	Parkside Commons	Date:	5/1/2026
		Application Type:	Initial Application		

Application Information:

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

Total # of **Low-Income** Units:	48	# Designed for Families Units:	48	# Transitional Units:	0
Total # Market Rate Units:	0	# Older Persons (55+) Units:	0	# Homeless Units:	0
Employee / Manager Units:	0	# Elderly Persons (62+) Units:	0	# 3+ Bedroom Units:	12
Total # of Units:	48	# Single Room Occupancy:	0	# Supportive Housing Units:	5

Applicant Information:

Development Name:	Parkside Commons	County:	Dillon	Group:	Rural
Street Address:	901 South 9th Avenue	County Code:	17		
City:	Dillon	Congressional District # :	7		
State:	SC	Zip: 29536	Est. Start Date:	6/1/2027	

X	Limited Partnership	Entity Name:	Parkside Commons, LP			
	Limited Liability Company	Street Address:	125 Old Chapin Road			
	Non-Profit	City:	Lexington	State: SC	Zip:	29072
	Other - Identify below	Fed ID # :	TBD			
		Contact Person:	T. Kevin Connelly	Telephone:		803-513-1056
		Email:	tkc@connellybuilders.com			

How many applications will the principals of this development be associated with? 2

Including all associated developments, approximately how much in tax credits will be applied for by said Principal(s)? $2,700,000

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

T. Kevin Connelly, Abigail Goodlett and Tanner Connelly are associated with Parkside Commons and Woodland Townes

Parkside Commons, LP
125 Old Chapin Road
Lexington, SC 29072

SCSHFDA
300-C Outlet Pointe Blvd.
Columbia, SC 29210

RE: Qualified Contract Certification

To Whom It May Concern:

I affirm a knowing and voluntary waiver of the right to request a qualified contract for the Parkside Commons development from the SC State Housing Finance and Development Authority for the duration of the extended use period.

The undersigned, representing the Managing Member of the Partnership, affirms and certifies to the statement above.

Parkside Commons, LP
By: Parkside One, LLC
Its: General Partner

By: Kevin Connelly Date: 5/14/2026
T. Kevin Connelly
Its: Manager

Notary Signature: Laura Nicholson

Sworn to before me this 14th day of May, 2026

Notary Public for: South Carolina (L.S.)

My Commission Expires: 6/15/32

LAURA NICHOLSON
My Commission Expires
NOTARY PUBLIC
June 15, 2032
STATE OF SOUTH CAROLINA

Applicant Information (cont.):

Name of Partner / Shareholder	% of Ownership	Telephone #
Parkside One, LLC	0.01%	803-513-1056
Robert F. Goodlett	99.99%	803-798-0572 extn 011

Developer Name:	Connelly Development LLC	Non-profit	For-profit X
Street Address:	125 Old Chapin Road	Contact Name:	T. Kevin Connelly
City:	Lexington	Telephone # :	803-513-1056
State:	SC	Fax # :	
Zip:	29072	Email Address:	tkc@connellybuilders.com

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

Management Entity:	Intermark Management Inc	Non-profit	For-profit X
Street Address:	808 B Lady Street	Contact Name:	Andrea Mays
City:	Columbia	Telephone # :	803-744-9226
State:	SC	Fax # :	
Zip:	29201	Email Address:	amays@intermarkmgt.com

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

Tax Attorney:	Burr Forman		
Street Address:	1221 Main Street, Suite 1800	Contact Name:	Jeff Allen
City:	Columbia	Telephone # :	803-799-9800
State:	SC	Fax # :	803-753-3278
Zip:	29201	Email Address:	JTAllen@burr.com

CPA Company:	McGregor and Company		
Street Address:	3830 Forest Drive	Contact Name:	Christopher Hinchee
City:	Columbia	Telephone # :	803-787-0003
State:	SC	Fax # :	803-787-2299
Zip:	29206	Email Address:	chinchee@mcgregorcpa.com

Architect Company:	Parks Player Architecture & Planning	Architect License #:	SC1414522
Street Address:	85 Cleveland Street, Suite 201	Contact Name:	Tee Player
City:	Greenville	Telephone # :	864-382-5000 extn 231
State:	SC	Fax # :	
Zip:	29601	Email Address:	tplayer@parksplayer.com

General Contractor:	Connelly Builders Inc.	GC License #:	G16397
Street Address:	125 Old Chapin Road	Contact Name:	T. Kevin Connelly
City:	Lexington	Telephone # :	803-513-1056
State:	SC	Fax # :	
Zip:	29072	Email Address:	tkc@connellybuilders.com

Site:

Development located within city limits?	Y/N	Y	Congressional District # :		7
USDA Eligible Area? Search Here	Y/N	Y	State Senate District # :		30
Located in a Flood Plain?	Y/N	N	State House District # :		55
Listed on National Register of Historic Places?	Y/N	N	Census Tract # :		9704.01
Located in an Opportunity Zone?	Y/N	N			
Located in a Qualified Census Tract?	Y/N	Y	Was the land donated?	Y/N	N
Located in a Difficult Development Area?	Y/N	N			
Is the site zoned for your development?	Y/N	Y	Coordinates for development **centroid** to the 5th decimal place:		
Do any detrimental site characteristics exist?	Y/N	N	Latitude: 34.411403	Longitude:	-79.383966

If yes, please list: railroad within 1000 feet, a waiver provided and approved for distance to site. If awarded tax credits a noise study will be completed to ensure construction is done to reduce noise if required by the noise study.

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

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

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

Site Control (Parcel 1):

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

Acres: Total Cost of Land:

Seller(s) - this name must be on current recorded deed: Parkside Commons, LP

Address: 125 Old Chapin Road TMS #: 059-13-03-001

City: Lexington

State: SC Zip: 29072

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

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

Site Control (Parcel 2):

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

Acres: Total Cost of Land:

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

Address: TMS #:

City:

State: Zip:

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

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

Site Control (Parcel 3):

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

Acres: Total Cost of Land:

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

Address: TMS #:

City:

State: Zip:

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

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

Site Control (Parcel 4):

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

Acres: Total Cost of Land:

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

Address: TMS #:

City:

State: Zip:

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

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

Parkside Commons 5/1/2026

Development:

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

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

Which certification?

	Enterprise's Enterprise Green Communities		US Green Building Council's LEED for Homes
X	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		

X	Garden Apartment		Triplex/Quadplex	X	Detached Clubhouse
	Single Family House (Detached)		Other Describe Below		Elevator
	Townhouse/Rowhouse			Foundation Type:	Slab on Grade
	Duplex			Number of stories in tallest building:	2

Parking

# of Units (1 BR or less) =	12	x 1 =	12	# of required parking spaces:	72
# of Units (2 BR) =	24	x 1.5 =	36	# of planned parking spaces:	100
# of Units (3 BR or more) =	12	x 2 =	24	excess/(deficit):	28

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

Local jurisdiction requires less? Y/N: N

Utility Allowance Information

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

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

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

Utilities	Type	Utilities Paid By:	Enter Allowances by Bedroom Size				
			0-BR	1-BR	2-BR	3-BR	4-BR
Heating	Electric Heat Pump	Tenant Paid		12.00	14.00	16.00	
Cooking	Electric	Tenant Paid		6.00	9.00	12.00	
Other Electric	Electric	Tenant Paid		23.00	32.00	41.00	
Air Conditioning	Electric	Tenant Paid		16.00	22.00	28.00	
Water Heating	Electric	Tenant Paid		14.00	18.00	22.00	
Water		Tenant Paid		30.00	42.00	62.00	
Sewer		Tenant Paid		45.00	63.00	85.00	
Trash		Development Paid					
Electric and/or Natural Gas Base Charge		11.00		11.00	11.00	11.00	
Total Utility Allowance for Units:				157.00	211.00	277.00	
Total Utility Allowance (rounded Up to the nearest dollar):				157.00	211.00	277.00	

Development (cont.):

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

If yes, what was the date of allocation?

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

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

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

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

of Residential Buildings: 3 # of Non Residential Buildings: 1 Total Buildings: 4

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

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

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

List commercial facilities other than tenant use:

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

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

Building(s) acquired or to be acquired from:

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

If acquisition from a government agency:

Name of Agency:

Date:

Amount:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Development Targeting

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

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

[X] 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	2	1	1.0	823	152	157	309	309	30	LIHTC Assisted
2	LI	Apartment	3	2	1.0	1,001	159	211	370	370	30	LIHTC Assisted
3	LI	Apartment	10	1	1.0	823	640	157	797	927	60	LIHTC Assisted
4	LI	Apartment	21	2	1.0	1,001	740	211	951	1,111	60	LIHTC Assisted
5	LI	Apartment	12	3	2.0	1,193	840	277	1,117	1,284	60	LIHTC Assisted
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:	96	Total Residential Sqft:	48,216	Total Annual Income:	393,612
Total LI Units:	48	Total MR Units:	0	LI Unit Percentage:	**100.000%**
Total LI Sqft:	48,216	Total MR Sqft:	0	LI Sqft Percentage:	**100.000%**
Total Common Sqft:	2,069	Total Non-Heated Sqft:	10,492	Total Development Sqft:	**60,777**

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	48	1,100.00	100.00%	1.91	22.92
2	Late Fees	48	2,150.00	100.00%	3.73	44.79
3	Forfeited Deposits	48	2,200.00	100.00%	3.82	45.83
4						
5	Other - Damages	48	1,078.00	100.00%	1.87	22.46
6	Other (Specify)					
7	Other (Specify)					
		Totals:	6,528.00	400.00%	11.33	136.00

Parkside Commons 5/1/2026

Proforma Income Statement:

Rental Income	
From Low Income Units	393,612.00
From Market Rate Units	0.00
Total Annual Rental Income	393,612.00
Other Income	6,528.00

*Vacancy% 7.00% Vacancy Allowance = (28,009.80)

Effective Gross Income (EGI) = 372,130.00

Administrative Expenses	
Accounting/Audit	8,000.00
Advertising	1,200.00
Annual Compliance Fees	3,840.00
Legal	4,000.00
Licenses and Permits	2,000.00
Management Fees	20,467.00
Management Payroll	45,000.00
Management Payroll Taxes	4,000.00
Telephone	10,000.00
Office Supplies	5,500.00
Other Admin. Expenses (7-A)	5,000.00
Total Administrative	109,007.00
Percent of EGI	29.29%

Maintenance Expenses	
Clubhouse Maintenance	
Decorating	6,000.00
Elevator	
Extermination	6,000.00
Landscaping	15,000.00
Maintenance Payroll	35,000.00
Maintenance Payroll Taxes	3,000.00
Parking Lot Maintenance	
Repairs	6,000.00
Supplies	6,000.00
Pool Maintenance	
Other Maintenance (7-A)	0.00
Total Maintenance	77,000.00
Percent of EGI	20.69%

Operating Expenses	
Fuel	
Electrical	9,000.00
Water and Sewer	5,400.00
Natural gas	
Trash	12,500.00
Security	
Other Operating (7-A)	0.00
Total Operating	26,900.00
Percent of EGI	7.23%

Fixed Expenses	
Insurance	25,000.00
Real Estate Taxes	32,500.00
Other Taxes (7-A)	0.00
Total Fixed Expenses	57,500.00
Percent of EGI	15.45%

Total Annual Expenses	**270,407.00**

Replacement Reserves	14,400.00
Capital Replacement Reserves	
Total Reserves	**14,400.00**

Net Operating Income	**87,323.00**

Other Income / Rental Income = 1.66% 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	
Workers Comp	2,000.00
Employee Benefits	2,000.00
Bad Debt	1,000.00
Other Admin Expenses:	5,000.00

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	9,899,000.00	Federal	0.8000	Synovus Bank
State Tax Credit Equity	4,181,577.00	State	0.4500	Cabretta Capital
Historic Tax Credit	0.00	Federal		
Certified Historic Structure Credit	0.00	State		
Textile Rehabilitation Credit	0.00	State		
Abandoned Building Credit	315,000.00	State	0.4500	Cabretta Capital
Brownfields Cleanup Credit	0.00	State		
Reinvestment Income (4% TEB Only)	0.00			
Deferred Developer Fee	2,640.70			
Section 1 Total =	14,398,217.70			

Section 2 - Permanent Financing (Not Contruction or Bridge Loans)								
Lender Name	Amount	Debt Service	Interest Rate	Amort	Term	Financing Source	Financing Type	Lien Position
Community Works	480,000.00	36,006.76	4.360%	20	20	Conventional	Permanent Financing	1
								2
								3
								4
Section 2 Total =	480,000.00	36,006.76						
Section 1 & 2 Total =	14,878,217.70		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
Community Works	250,000.00	7.000%	2	2	Conventional	Construction Financing
Synovus Bank	10,700,000.00	7.000%	2	2	Conventional	Bridge Financing
Section 3 Total =	10,950,000.00					

Parkside Commons 5/1/2026

Development Costs:

		Development Costs	4% Basis (30%) - Acquisition	4% (30%) / 9% (70%) - New / Rehab	Summary of Const Cost Addm.	Difference	
	Acquisition						
1	Land	74,750.00					
2	Existing Structures	-	-				
3	Other (Specify)	-	-	-			
		74,750.00	-	-			
	Site Work						
4	On-Site Improvements	1,500,000.00	-	1,350,000.00			
5	Off-Site Improvements	-	-	-			
6	Demolition	500,000.00	-	-			
7	Improvements	-	-	-			
		2,000,000.00	-	1,350,000.00	2,000,000.00	-	ok
	Rehabilitation and New Construction						
8	New Construction	7,500,000.00	-	7,500,000.00			
9	Rehabilitation	-	-	-			
10	Accessory Structures	-	-	-			
11	Other Hard Construction Costs	-	-	-			
12	Furniture, Fixtures, & Equipment	-	-	-			
13	Contractor Contingency	475,000.00	-	475,000.00			
14	General Requirements	570,000.00	-	570,000.00			
15	Contractor Profit	570,000.00	-	570,000.00			
16	Contractor Overhead	190,000.00	-	190,000.00			
		9,305,000.00	-	9,305,000.00	9,305,000.00	-	ok
	Professional Fees						
17	Architect Fee Design	150,000.00	-	150,000.00			
18	Architect Fee Construction Supervision	10,000.00	-	10,000.00			
19	Engineering Fees	50,000.00	-	45,000.00			
20	Survey	25,000.00	-	18,750.00			
21	Real Estate Attorney Fees	100,000.00	-	90,000.00			
22	Tax Attorney Fees	25,000.00	-	-			
23	Accountant	10,000.00	-	-			
24	Green Certification	23,370.00	-	23,370.00			
25	Other (Specify) ADA Analyst	8,100.00	-	8,100.00			
		401,470.00	-	345,220.00			
	Construction Financing						
26	Construction Loan Origination Fee	87,750.00	-	87,750.00			
27	Construction Loan Interest Paid	500,000.00	-	400,000.00			
28	Construction Loan Legal Fees	60,000.00	-	60,000.00			
29	Construction Loan Credit Report	-	-	-			
30	Construction Loan Title & Recording Costs	35,000.00	-	30,000.00			
31	Inspection Fees	25,000.00	-	25,000.00			
32	Other (Specify)	-	-	-			
		707,750.00	-	602,750.00			
	Construction Interim Costs						
33	Construction Insurance	75,000.00	-	75,000.00			
34	Performance Bond Premium	-	-	-			
35	Construction Period Taxes	40,000.00	-	-			
36	Tap Fees and Impact Fees	100,000.00	-	50,000.00			
37	Permitting Fees	35,000.00	-	35,000.00			
38	Other (Specify) Community Works Orig Fee	7,500.00	-	-			
		257,500.00	-	160,000.00			
	Permanent Financing						
39	Permanent Loan Origination Fee	14,400.00					
40	Bond Premium	-					
41	Credit Enhancement	-					
42	Permanent Loan Title & Recording	-					
43	Counsels Fee	-					
44	Lenders Counsel Fee	-					
45	Credit Report	-					
46	Mortgage Broker Fees	-					
47	Permanent Loan Closing	30,000.00					
48	Underwriter Discount	-					
49	Attorney / Legal Fees	-					
50	Other (Specify)	-					
		44,400.00	-	-			
	Soft Costs						
51	Feasibility Study	-	-	-			
52	Environmental Study	30,000.00	-	15,000.00			
53	Appraisal Fees	12,500.00	-	6,250.00			
54	Market Study	6,300.00	-	3,150.00			
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%)	215,701.70					
59	SC Housing Bond Issuance (0.75%)	-					
60	SC Housing Financial Advisor Fee (0.10%)	-					
61	Compliance Fees	3,840.00					
62	Cost Certification	6,500.00	-	-			
63	Tenant Relocation Costs	-	-	-			
64	Soil Testing	30,000.00	-	15,000.00			
65	Physical Needs Assessment	-	-	-			
66	Rent-Up Expenses	-					
67	Marketing	50,000.00					
68	Other (Specify) Contingency & Working Capital	112,399.00	-	25,000.00			
		480,440.70	-	64,400.00			
	Syndication Costs						
69	Organizational Expenses	1,500.00					
70	Tax Opinion	5,000.00					
71	Bridge Loan Fees	-					
72	Syndication Fees	-					
73	Other (Specify)	-					
		6,500.00	-	-			
	Developer Fees						
74	Developer Overhead	-		-			
75	Developer Fee	1,440,000.00		1,420,000.00			
76	Project Consultant Fee	-		-			
77	Other (Specify)	-		-			
		1,440,000.00	-	1,420,000.00			
	Project Reserves						
78	Operating Reserves	160,407.00					
79	Other (Specify)	-					
		160,407.00	-	-			
80	**COLUMN TOTALS**	14,878,217.70	-	13,247,370.00			
81	**TOTAL DEVELOPMENT COST**	14,878,217.70					
82	**TOTAL ELIGIBLE BASIS**	13,247,370.00					
83	**TOTAL INELIGIBLE COSTS**	1,630,847.70					

Development Type:

☐ 100% Supportive Housing (identify type below)

Development Type (if applicable)

Market Study Findings

Approved Market Study Analyst: Bowen National

Capture Rate: 8.80% Market Advantage: 28.91% Absorption/Lease-Up Period: 4 months

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

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

☐ HOME Funds (State)

☐ HOME Funds (Local Participating Jurisdiction)

☐ RHS Section 514, 515, or 516

☐ Other Federal Funding - Please identify:

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

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

Tax Exempt Bond Information:

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

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

Affordability Term (Year) Rent Restriction History:

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

Placed in Service Information (Update Bond amount above):

Issue: Year: Original Issuance Date:

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

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

Cost Summary:

Hard Construction Costs =	9,500,000.00	
Hard Costs =	10,149,750.00	
Hard Costs / Total Development Costs =	68.22%	Must be 60% or greater

Contractor Cost Limits:

General Requirements / Hard Construction Costs =	6.00%	Must be 6% or less
Contractor Profit and Overhead / Hard Construction Costs =	8.00%	Must be 8% or less
Contractor Contingency / Hard Construction Costs =	5.00%	Must be 5% or less for NC, 10% or less for A/R

Annual Operating Expense per Unit =	4,356.00	Must fall within $3,500 - $6,000. The Authority my consider waivers if special circumstances apply.
Hard Construction Costs per Unit =	197,917.00	Must be a minimum of $50,000 per unit or the amount required by the Physical Needs Assessment, if greater. In addition, at least $25,000 of this amount must be attributed to interior unit rehabilitation costs.

Syndication Information:

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

Type of offering: Public

Type of investors: Corporations

Anticipated Annual Federal Tax Credit Amount: 1,250,000.00
Syndication Value Per Federal Tax Credit Dollar: 0.8000

State Anticipated Annual State Tax Credit Amount: 907,017.00
Syndication Value Per State Tax Credit Dollar: 0.4500

Expected Total Syndication Proceeds: 14,080,577.00

Federal Tax Credit Syndicator Information:

Name of Fund: TBD Synovus Bank Fund
Syndicator: Synovus Bank
Address: 800 Shades Creek Parkway
City: Birmingham
State: AL Zip: 35209
Contact Name: Reed Dolihite
Email Address: ReedDolihite@synovus.com
Telephone # : 205-868-7642

State Tax Credit Syndicator Information:

Name of Fund: TBD Cabretta Capital Fund
Syndicator: Cabretta Capital
Address: 2108 Drayton Street
City: Savannah
State: GA Zip: 31401
Contact Name: Brent Watts
Email Address: BWatts@CABRETTACAPITAL.COM
Telephone # : 404-307-2868

When will these funds be paid in? 20% at initial closing, 70% at completion of construction, 10% at conversion/8609s

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

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

Development Cost Summary:

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

Itemized Costs	New Construction	Rehabilitation	Acquisition/Rehabilitation		Total
			Acquisition	Rehabilitation	
Total Development Cost	14,878,217.70	0.00	0.00		14,878,217.70
Less Ineligible Costs	1,630,847.70	0.00	0.00		1,630,847.70
Total Eligible Basis	13,247,370.00	0.00	0.00	0.00	13,247,370.00
Multiplied by Applicable Fraction	100%	100%	100%	100%	
QCT or **DDA** (basis boost)	130%	130%	100%	130%	
Total Qualified Basis	17,221,581.00	0.00	0.00	0.00	17,221,581.00

Financial Summary:

Income and Expense Analysis:

Total Annual Rental Income	393,612.00
Other Income	6,528.00
Vacancy Allowance	(28,009.80)
Effective Gross Income	372,130.00
Total Administrative Expenses	109,007.00
Total Operating Expenses	26,900.00
Total Maintenance Expenses	77,000.00
Total Fixed Expenses	57,500.00
Total Annual Expenses	270,407.00
Annual Replacement Reserves	14,400.00
Net Operating Income	87,323.00
Total Annual Debt Service	36,006.76
Net Cash Flow	51,316.24

Debt Coverage Ratio = 2.43

Uses of Funds:

Acquisition	74,750.00
Site Work	2,000,000.00
Rehabilitation and New Construction	9,305,000.00
Professional Fees	401,470.00
Construction Financing	707,750.00
Construction Interim Costs	257,500.00
Permanent Financing	44,400.00
Soft Costs	480,440.70
Syndication Costs	6,500.00
Developer Fees	1,440,000.00
Project Reserves	160,407.00
Total Development Cost	14,878,217.70

Operating Reserves 160,407

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

Sources of Funds:

1	Federal Tax Credit Equity	9,899,000.00
2	State Tax Credit Equity	4,181,577.00
3	Historic Tax Credit	-
4	Textile Rehabilitation Credit	-
5	#REF!	-
6	Abandoned Building Credit	315,000.00
7	Brownfields Cleanup Credit	-
8	Reinvestment Income (4% TEB Only)	-
9	Deferred Developer Fee	2,640.70
10	Community Works	480,000.00
11		
12		
13		
	****Total Sources of Funds**	14,878,217.70

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

Do Uses = Sources? Yes

Building Information:

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

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

BIN #	Bldg.# or Letter	Number & Street Name	Total Units	Units by Bedroom Size: 0	1	2	3	4
SC	A	901 S 9th Avenue	16			8	8	
SC	B	901 S 9th Avenue	16		8	8		
SC	C	901 S 9th Avenue	16		4	8	4	
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			48	-	12	24	12	-

Placed-In-Service Date of the **first** building in the development:	Anticipated:	9/1/2028	Actual:	
Placed-In-Service Date of the **last** building in the development:	Anticipated:	9/1/2028	Actual:	

Acknowledgement and Agreements:

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

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

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

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

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

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

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

Acknowledgement and Agreements (2nd page):

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

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

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

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

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

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

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

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

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

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

Acknowledgement and Agreements (3rd page):

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

By: _____ Date: 5/1/2026
(Signature)

T. Kevin Connelly
(Printed Name)

Its: Manager for Parkside One, LLC; its General Partner

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 8, 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.

Jeffrey T. Allen
Attorney Name

Burr & Forman LLP
Firm Name

_____ Date: May 8, 2026
Signature of Tax Attorney

Parkside Commons

5/1/2026

AIA Document G702

A	B	C	D	E	F	G		H
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED: PREVIOUS APPLICATIONS	WORK COMPLETED: THIS APPLICATION: WORK IN PLACE	WORK COMPLETED: THIS APPLICATION: STORED (NOT IN D OR E)	COMPLETED AND STORED TO DATE (D+E+F)	COMPLETION % (G/C)	BALANCE TO FINISH (C-G)
1	Site Work	2,000,000.00	-	-	-	-	0.00%	2,000,000.00
2	Landscaping & Amenities	250,000.00	-	-	-	-	0.00%	250,000.00
3	Concrete	550,000.00	-	-	-	-	0.00%	550,000.00
4	Masonry	220,000.00	-	-	-	-	0.00%	220,000.00
5	Metals	110,000.00	-	-	-	-	0.00%	110,000.00
6	Framing / Rough Carpentry	1,650,000.00	-	-	-	-	0.00%	1,650,000.00
7	Finish / Trim Carpentry	80,000.00	-	-	-	-	0.00%	80,000.00
8	Insulation	100,000.00	-	-	-	-	0.00%	100,000.00
9	Roofing & Gutters	205,000.00	-	-	-	-	0.00%	205,000.00
10	Siding / Soffit / Fascia	380,000.00	-	-	-	-	0.00%	380,000.00
11	Doors & Windows	240,000.00	-	-	-	-	0.00%	240,000.00
12	Drywall / Acoustics/Paint	800,000.00	-	-	-	-	0.00%	800,000.00
13	Flooring & Tile	170,000.00	-	-	-	-	0.00%	170,000.00
14	Hardware & Accessories	200,000.00	-	-	-	-	0.00%	200,000.00
15	Cabinets & Appliances	410,000.00	-	-	-	-	0.00%	410,000.00
16	Elevators/Lifts	-	-	-	-	-	#DIV/0!	-
17	Plumbing	825,000.00	-	-	-	-	0.00%	825,000.00
18	HVAC	540,000.00	-	-	-	-	0.00%	540,000.00
19	Electrical / Lighting	680,000.00	-	-	-	-	0.00%	680,000.00
20	Low Voltage Systems	90,000.00	-	-	-	-	0.00%	90,000.00
21	Miscellaneous / Other items not included		-	-	-	-	#DIV/0!	-
22	Furniture, Fixtures, & Equipment	-	-	-	-	-	#DIV/0!	-
	Total Construction	9,500,000.00	-	-	-	-	0.00%	9,500,000.00

Contingency (max 5% NC / 10% Acq/Rehab/Reuse)	475,000.00
General Requirements (max 6%)	570,000.00
Contractor Profit and Overhead (max 8%)	760,000.00
Total Project Development	11,305,000.00
Total Project Development (less site work)	9,305,000.00

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

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

Reviewed and approved for submission by:

Orville V Player III - Manager

(Name & Title)

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



(Signature)

5.04.26

(Date)

Parks-Player Architecture and Planning LLC

(Company / Firm Name)

Phone:
Fax:
Email:

8643825000
bplayer@parksplayer.com

PARKS-PLAYER ARCHITECTURE & PLANNING, LLC

GENERAL INFORMATION

Parks-Player Architecture & Planning, LLC
85 Cleveland St., Suite #201
Greenville, South Carolina 29601
Telephone: (864) 382-5000
E-mail address: sfox@parksplayer.com

Year Present Firm established: 2014

Names of Principals to Contact:

Randall L. Parks, President
Office: (864) 382-5000 ext. 239
rparks@parksplayer.com

Thomas (Tee) Player, Vice-President
Office: (864) 382-5000 ext. 231
tplayer@parksplayer.com

Orville V. Player, III, Manager
Office: (864) 382-5000 ext. 235
bplayer@parksplayer.com

PRINCIPALS

RANDALL L. PARKS, ARCHITECT

Mr. Parks has been employed by this firm since its formation and is a partner with the firm. Before establishing Parks-Player, he had worked for Miller/Player & Associates since 1989 and became a partner of that firm which dissolved in 2014. He earned his Degree of Bachelor of Science in 1988 and Masters of Architecture in Health Care in 1992 from Clemson University. Mr. Parks has been registered to practice architecture in the State of South Carolina since September, 1994. Mr. Parks has NCARB certification and can be registered to practice architecture in any state within two to three weeks.

THOMAS (TEE) PLAYER

Mr. Player has been employed by the firm since its formation and is a partner of the firm. Before establishing Parks-Player, he was with Miller/Player & Associates since 2009 until it dissolved in 2014. He earned his Degree of Bachelor of Science in Business Administration in 2001 from the College of Charleston. Prior to working with Miller/Player, Mr. Player worked for a Commercial Real Estate Investment Company.

ORVILLE V. PLAYER, III, ARCHITECT

Mr. Player has been with this firm since it formation and is a partner with the firm. Prior to that he was with Miller/Player & Associates from 1972 to its dissolution in 2014. Prior to working with Miller/Player in which he was a partner, he spent four years in the employment of architectural firms in South Carolina and Puerto Rico. Mr. Player obtained his professional education at Clemson University, specializing in Architectural Design and receiving a Bachelor of Architecture Degree in 1969. He has been registered to practice architecture in the State of South Carolina since 1973 and is also registered in North Carolina, Virginia, and Georgia. Mr. Player has NCARB certification and can be registered to practice architecture in any state within two to three weeks.

PROFESSIONAL DISCIPLINES AND CAPABILITIES OF FIRM

Professional Architectural Design Services
Site Planning
Master Planning
Landscaping and Related Services (grading, erosion control, drainage, detention, etc.)
Cost Estimating and Cost Analysis
Professional Consultant Services
- Review of existing projects for Code, Fire and Safety, Health and Handicapped Compliance.
- Periodic inspections for lending institutions for compliance and loan disbursement.
- Planning, design and cost.

Through use of outside consultants under supervision of the architectural firm, the following services:
- Structural, mechanical and electrical engineering.
- Environmental analysis (asbestos, lead-based paint, radon, PCB's, etc.)
- Detailed cost analysis
- Civil Engineering

FIRM EXPERIENCE

Parks-Player Architecture and Planning, LLC is a full-service medium-size architectural firm that has designed a broad range of projects including but not limited to apartment and dormitory complexes, assisted living facilities, medical offices, shopping centers, hotels, industrial plants, warehouses, and professional office buildings.

Over half of Randall Parks' and Orville (Buddy) Player's experience has been in the broad area of multi-family residential facilities with Miller/Player & Associates. They have designed in excess of 120,000 living units consisting of conventional apartments, independent living apartments, assisted living facilities, timeshare condominiums, resort condominiums, HUD D4 apartments, HUD 232 assisted living, government family housing, condominiums, town homes, college dormitories, single-family housing, public housing, and various states' tax credit apartments. These units have been in buildings from one to nine stories in height using many types of materials. Construction cost range from $45,000 per unit to over $600,000 per unit.

Mr. Parks and Mr. Player also have significant experience in the area of health care and retirement/elderly living facilities. These projects include medical offices and clinics, nursing homes and assisted living centers, housing for the elderly and the mentally challenged, and retirement communities containing patio homes, apartment buildings, and clubhouse/recreational facilities.

Parks-Player Architecture and Planning, LLC provides full architectural services, land planning, landscape and has a full range of consultants for structural, mechanical, plumbing, electrical, and civil engineering.

REFERENCES

Ted Brashier
P.O. Box 17859
Greenville, SC 29606

Kevin Connelly
Connelly Builders. Inc.
125 Old Chapin Road
Lexington, SC 29072

David Swindell
WXZ Development, Inc.
22720 Fairview Center Dr.
Suite 150
Fairview Park, OH 44126

Mark Richardson
Greenway Residential Development
14120 Ballantyne Corporate Place
Suite 575
Charlotte, NC 28277

Gordon Gibson
Hunter Gibson
Standard Capital Partners
10 S. Academy St.
Greenville, SC 29601

Alex Dmyterko
Blackstream
20 Overbrook Ct. Suite 400
Greenville, SC 29607

PROJECTS UNDER CONSTRUCTION OR IN DESIGN STAGE

Addison Pointe – Columbia, SC - 80 units
Aspen Ridge – Lincolnton, NC – 60 units
Aubrey Park Apts. – Shelby, NC – 56 units
Brevard Rd. – Arden, NC – 244 units
Chandler Crossing – Greer, SC – 86 units
Danbury Commons – Spartanburg, SC – 48 units
Foxtail Glen – Raleigh, NC – 168 units
Glen Rose Apts. – Easley, SC - 215 units
Hope Springs – Florence, SC – 40 units
Ironbrook Square – Dunn, NC – 60 units
Lakeview Place – Seneca, SC – 40 units
Livewell Terrace – Bluffton, SC – 120 units
Livingston Pointe – Red Springs, NC – 56 units
Magnolia – Sumter, SC – 50 units
MidTown @ Bull – Columbia, SC – 90 units
Orchard Commons – Hartsville, SC – 56 units
Pine Court – Beaufort, SC – 60 units
Pintail Pointe – Beaufort, SC – 84 units
Terrace at Holdings Village – Wake Forest, NC – 56 units
The Carrington – Zebulon, NC – 72 units
The Elle – Bluffton, SC – 280 units
Venture at Okatie Bluff – Bluffton, SC – 150 units

+- 10 Projects various states – SC, NC, VA, Tenn. –State Housing Authority

RECENT MULTI-FAMILY AND OTHER PROJECTS

(Projects listed below are former Miller/Player & Associates for which the Principals of Parks-Player were the Architect of Record and directed all client meetings, design and site observations during construction)

Annacey Park Townhomes - Greenville, SC
Appian Way - 204 units - North Charleston, SC
Arbors At Fairview - 168 units - Simpsonville, SC – HUD
Ashley Pointe Apartments – 56 units - Beaufort, SC
Ashton Pointe - Tax Credit/Elderly - Walterboro, SC
Autumn Woods Apartments - 144 units - Mauldin, SC – HUD
Bailey Gardens - Lake City, SC
Beechwood Commons - 182 units - Athens, GA – HUD
Beechwood Place – 80 units - Concord, NC
Brookside Crossing – 162 units – Columbia, SC – Tax Credit
Cambridge Court - 64 units - Florence, SC
Cambridge Hills Independent Living - Roxboro, NC
Cambridge Oaks II – 80 units - Kings Mountain, NC
Camden Pointe Apts. – 60 units - Mocksville, NC
Catawba Crossing – 50 units - Rockhill, SC
Cedarbrook Apartments – 60 units - Camden, SC
Cedarwood Pointe – 72 units - Charlotte, NC
Centre Court Apartments – 78 units - Greenville, NC
Center Pointe Apartments - 132 units - Greenwood, SC – HUD
Chandler Crossing Apartments – 86 units - Greer, SC
Clam Farm - 62 condominium units - Folly Beach, SC
Clam Farm Condos – Phase III – Folly Beach, SC

Multi-Family and Other (Con't):

Club Village/The Cliffs At Walnut Cove - 20 townhouse units - Asheville, NC
Companion @ Carter Mill - 144 units - Sumter, SC - HUD
Companion @ Crescent Pointe - 144 units - Seneca, SC –
Companion @ Horton Farms – 40 units – Easley, SC
Companion @ Lee's Crossing – 192 units – Spartanburg, SC – Bond
Creekside Village – 60 units – Easley, SC
Enclave at Deep River II – 52 units – High Point, NC
Enclave Blythewood – Columbia, SC - HUD
Enclave Blythewood-Phase II – Columbia, SC - 156 units – HUD
Enclave Paris Mountain – Greenville, SC – 232 units
Enclave Paris Mountain Apts. Phase II – Greenville, SC - 170 units
Evergreen Landing – 60 units – Gastonia, NC – Tax Credit
Fogel Building - Georgetown, SC
Forest Glen – 60 units - Clinton, SC
Forest Pointe - 120 units - Walterboro, SC – HUD
Fox Run Apartments - 120 units - Camden, SC – HUD
Glenbrook Apts. – Easley, SC - 84 units
Glenwood Hills – 60 units – Morganton, NC – Tax Credit
Greenbrier Apartments II - 168 units in Columbia, SC
Greer Gardens - 168 Units in Greer, S.C.- HUD
Hallmark At Truesdale – Lugoff, SC – Tax CreditHampton Crest – 64 units – Anderson, SC – Tax Credit
Hampton Green – 72 units – Anderson, SC – Tax Credit
Harpers Glen Apts. – Clinton, NC – 72 units
Haven at Mountain Oaks - 24 units - Sylva, NC - Housing for the elderly
Hunter Oaks – Seneca, SC 50 units
Jasmine Cove - 184 apartment units - Simpsonville, SC
Kings Square II – 32 units – Kingstree, SC – Tax Credit
Larkspur Apartments – Simpsonville, SC – 144 units
Larkspur Apartments, Phase II – 96 units – Simpsonville, SC
Laurel Crest - Pigeon Forge, TN – Timeshare
Laurel Hill Apts. - Port Royal, SC
Lawsons Ridge – 228 units - Boiling Springs, SC
Lexington Place- 144 units - Centerville, GA
Madison Grove Apts. – 60 units - Wallace, NC
Maple Crossing – 108 units - Lebanon, TN
Marion Crossing – 45 units - Lake City, SC
Midland Terrace Apartments - 120 units - Summerville, SC – HUD
Morgan Pointe Apts. – 120 units - Elizabeth City, NC
Mountain Loft, Phase IV - 55 Units in Gatlinburg, TN – Timeshare
Oak at Eagles Landing – Stockbridge, GA - Clubhouse
Oneil Point – 42 untis - Columbia, SC
Osprey Pointe - 72 units - Tax Credit - North Charleston, SC
Peaks at Conyers - 260 units - Conyers, GA - Tax Credit
Peaks @ West Atlanta - 214 units - Atlanta, GA - Tax Credit
Pebblebrook Apartments – 48 units - Newberry, SC
Piedmont Point – 48 units - Greer, SC
Poinsett Commons – 44 units - Travelers Rest, SC
Preston Pointe Apts. - Clemson, SC
Providence Park - Phase I - 216 units - Columbia, SC – HUD
Reserve @ Wescott - 192 units - North Charleston, SC
Reserve @ Wescott, Phase II - 92 apartment units - North Charleston, SC
Richland (The) At Cleveland Park - Condominiums - 24 Units over Parking - Greenville, SC
Richmond Place Apartments – 120 units – Georgetown, SC
Seven Farms Apartments - Daniel Island Shady Grove Apts. – 72 units - Charleston, SC

Multi-Family and Other (Con't):

The Elle Apartments – 252 units – Bluffton, SC
The Streams at Battery Park – 252 units – Anderson, SC
Tuscan Heights – 252 units – Greer, SC
Townhomes on Keowee - 92 Townhomes - Keowee Lake, SC
University Center - 156 Units - Charlotte, NC
Vinings @ Brookfield – 224 units - Greenville, SC
Vinings @ Brushy Creek – 120 units – Greer, SC
Vinings @ Duncan Chapel - 196 units - Greenville County, SC – HUD
Vinings @ ICAR Apartments – 244 units - Greenville, SC
Vinings @ Market Commons – 288 units - Myrtle Beach, SC
Vinings @ Rice Creek – 264 units - Port Wentworth, GA
Vinings @ Roper Mountain – 208 units - Greenville, SC
Vinings @ Roper Mountain, Phase II – 60 units
Vinings @ Spanish Fort – 240 units - Spanish Fort, AL
Vinings @ Towne Center – 192 unit - Myrtle Beach, SC
Vinings @ University Center - 156 Units - Charlotte, NC
Vinings @ Wescott – 192 units – North Charleston, SC – HUD
Vinings @ Wildwood – 168 units – Morehead City, NC – HUD
Vinings @ Wildwood II – 60 units – Morehead City, NC
Walker's Crossing, Phase II - 72 units - Knoxville, TN
Westbrook Trace – 84 units - Salisbury, NC
Woodridge Court – 80 units - Wilmington, NC

+/- 42,000 units designed prior to the year 2000

ELDERLY LIVING AND HEALTH CARE PROJECTS

ASSISTED LIVING:

Bellaire @ Stone Port – Harrisonburg, VA - 64 Assisted Living and 24 Memory Care units - HUD
Cambridge Village at Apex Independent Living and Wellness Center – Apex, NC – 250 units
Cambridge Village at Wilmington, NC Independent Living and Wellness Center – Wilmington, NC - 250 units
Country Heritage, Anderson, SC
Devonshire Assisted Living – 64 Assisted Living and 24 Memory Care units – Scott Depot, WV HUD
Lakes @ Litchfield, Litchfield, SC
Shadow Oaks, Aiken, SC
The Springs Assisted Living - Simpsonville, SC - HUD
Summit Place Assisted Living Centers
Aiken, SC
Beaufort, SC
Beaufort, SC Phase II
: Columbia, SC
Easley, SC
Genesis Place, Concord, NC
Kings Mountain, NC
Kings Mountain, NC, Phase II
Mooresville, NC
Mooresville, NC, Phase II
North Myrtle Beach, SC
North Myrtle Beach, SC Phase II
Riverside at Belfair - Bluffton, SC
Rock Hill, NC
Statesville, NC

ELDERLY INDEPENDENT LIVING:

Apex, NC – 250 Independent living units; 24 2-BR villas; clubhouse
Cambridge Village – Wilmington, NC 112 units
AHEPA 284 III – Irmo, SC - 43 units
AHEPA 284 IV – Columbia, SC - 38 units
Laurel Hill - 72 units - Port Royal, SC
Maplewood Apartments, Barbourville, KY (FmHA 515)
Meadowfield Apartments, Lancaster, KY (FmHA 515)
River Club, Port Royal, SC (90) (D-4)
Roxboro, NC – independent living units; clubhouse

ELDERLY INDEPENDENT LIVING (Con't):

Shady Grove - Charleston, SC - 72 units
Woodcreek Apartments, Boiling Springs, NC (FmHA 515)

CONTINUING CARE RETIREMENT:

(Active Adult Community which includes some or all of Independent Living, Assisted Living, Multi-Family, Single Family and Nursing Center ± 40 acres).

The Lakes at Litchfield - Litchfield, SC
Roxboro, NC
Summit Hills - Spartanburg, SC
Homestead Hills – Winston-Salem, NC
Kalmia Landing - Aiken, SC
Pinehurst Retirement Center - Pinehurst, SC
Ridgecrest- Mount Airy, NC
Swansgate - Greenville, SC

HEALTHCARE:

Charleston Physicians Imaging Center, Charleston, SC
Elderly Administrative Offices for Greenville
County Commission on Alcohol and Drug Abuse, Greenville, SC
Greenville Physicians MRI Imaging – Greenville, SC
Lancaster Dialysis Center – Lancaster, SC
Oakwood Orthopedic – Greenville, SC
Orthopedic Associates – Spartanburg, SC
Spartanburg Alcohol & Drug Abuse Office/Outpatient
Clinic Building, Spartanburg, Hilton Head, SC
Drs. Algary and Ross Medical Office-Greenville, SC
Medical Arts IV Medical Office Bldg.-Lancaster,SC
Medical Arts V Medical Office Bldg.-Lancaster, SC
Women's Residential Treatment Center, Detox Ctr. Greenwood, SC
and Outpatient Clinics - Spartanburg, SC



Cambridge at Wilmington, NC – Retirement Community



Enclave at Paris Mountain – Greenville, SC