

APPRAISAL REPORT



APPRAISAL OF REAL PROPERTY

Appraisal Report of:
Arrington Manor, Low-Income Senior Housing Property
2225 College Street
Columbia, Richland County, South Carolina 29205

PREPARED FOR:

Brinshore Development

EFFECTIVE DATE OF THE APPRAISAL:

April 13, 2026

PREPARED BY:

Brantley R. Clark, MAI
Palmetto State Appraisal and Consulting
Job Number 2026-005
303 South Lake Drive
Lexington, SC 29072



PALMETTO STATE
APPRAISAL AND CONSULTING

May 12, 2026

Ms. Sarah Jones-Anderson
Brinshore Development
1603 Orrington Avenue, Suite 450
Evanston, Illinois 60201

Re: Real Estate Appraisal
Arrington Manor
Low-Income Senior Housing Property
2225 College Street
Columbia, Richland County, South Carolina 29205

To Whom It May Concern:

Palmetto State Appraisal and Consulting is pleased to submit the following appraisal report containing an opinion of value of the fee simple interest in the referenced property in its “as is” condition. Please reference page 7 of this report for important information regarding the scope of research and analysis for this appraisal, including property identification, inspection, highest and best use analysis and valuation methodology.

I certify that I have no present or contemplated future interest in the property beyond this opinion of value. Within the three years prior to the date of this report, no additional appraisals of the subject property have been prepared by Palmetto State Appraisal and Consulting. This report is a stand-alone appraisal. The market value reported in this appraisal is not influenced by any prior appraisal of the subject property. The market value is reported herein with no bias to the subject property.

The appraiser uses impartiality, independence and objectivity in reporting the market value. The accompanying appraisal report is intended to comply with the Uniform Standards of Professional Appraisal Practice; the Financial Institutions Reform, Recovery, and Enforcement Act of 1989; the most recent version of the Interagency Appraisal and Evaluation Guidelines; and any specific requirements of Brinshore Development and/or SC Housing.

The subject is made up of two parcels totaling 0.88 acres, improved with a six-story low-income senior housing apartment complex containing 48,096 square feet of gross building area. The improvements have neared or reached the end of their economic life, and are planned for extensive renovation and re-branding. The property currently operates as

Arrington Manor, a low-income apartment complex for seniors, and following the proposed renovation will be re-named Fernwood at Five Points, which will continue to operate as a low-income apartment complex for seniors. The improvements were originally constructed in 1971 (according to the Richland County Assessor's Office) and are planned for renovation to begin later this year, with completion in the spring of 2028. The property is identified as parcels R11409-02-18 and R11409-02-19 by the Richland County Assessor's Office.

Your attention is directed to the Assumptions and Limiting Conditions section of this report. Acceptance of this report constitutes an agreement with these conditions and assumptions. In particular, I note the following:

Hypothetical Conditions:

- The "as is" value of the fee simple estate, based on market rents, and using market comparables for estimating expenses, is subject to the hypothetical condition that the current rent restrictions are not in place at the subject property. This particular analysis is subject to the hypothetical condition that the property is operated as a conventional multifamily complex, with no restrictions, and at market lease rates and based on market expense estimates. We know this is not currently possible for the subject property; however, we execute this scenario due to a requirement in the 2026 QAP.

Extraordinary Assumptions:

- This appraisal makes reference to a Physical Needs Assessment, prepared by the Gill Group in February 2025. The estimates to correct the depreciation, as provided in the Physical Needs Assessment, are relied upon in this appraisal. If the estimates provided in the Physical Needs Assessment are found to be erroneous or inaccurate, this appraisal would be subject to revision.
- We make the extraordinary assumption that the property will maintain its exemption from real estate taxes, even if sold. If this is found to be erroneous or inaccurate, this appraisal would be subject to revision.
- The leased fee value reported herein is included based on the 2026 QAP guidelines. This value not only accounts for the restricted rents that are in place at the subject, but also accounts for income attributable to the subject in the way of grants. Details of the grants have not been made available to the appraiser. For purposes of this report, we make the extraordinary assumption that if the property were sold, the current income and expense structure would continue under new ownership.

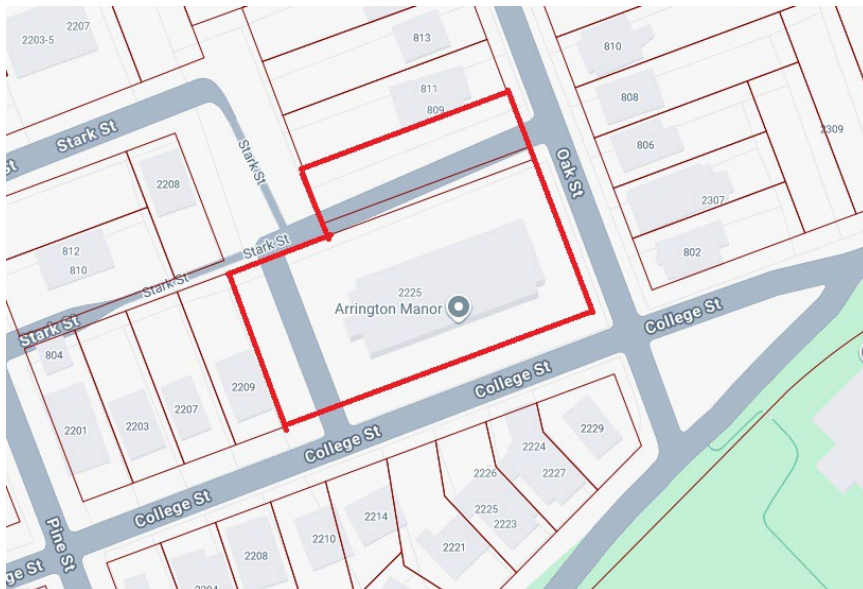
Based on the valuation analysis reported herein, and subject to the definitions, assumptions, and limiting conditions expressed in the report, my opinion of value is as follows:

MARKET VALUE OPINIONS			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value "As Is"	Fee Simple (based on market rents)	April 13, 2026	\$3,650,000
Market Value "As Is"	Leased Fee (based on current rent restrictions)	April 13, 2026	\$33,250,000
Market Value of the Land "As If Vacant"	Fee Simple	April 13, 2026	\$440,000

Respectfully submitted,
Palmetto State Appraisal and Consulting



Brantley R. Clark, MAI
Certified General Real Estate Appraiser
SC Certificate #5073



Arrington Manor
Low Income Senior Housing Property
Columbia, Richland County, South Carolina 29205

TABLE OF CONTENTS

	PAGE NO.
SUBJECT PHOTOGRAPHS.....	8
SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS.....	12
GENERAL INFORMATION	14
Purpose of the Appraisal, Property Rights and Effective Date.....	14
Identification of the Subject Property	14
Purpose of the Appraisal.....	15
Intended Use and User	16
Current Ownership and Sales History.....	16
Definition of Market Value.....	16
Definition of Property Rights Appraised	17
Prior Services	17
Scope of Work	17
Applicable Requirements.....	17
Valuation Methodology	18
Property Description and Productivity Analysis.....	20
Zoning.....	23
Improvements Description and Analysis	24
Real Estate Tax Analysis	29
ECONOMIC ANALYSIS	30
HIGHEST AND BEST USE ANALYSIS.....	43
Cost Approach	48
SALES COMPARISON APPROACH.....	68
Income Capitalization Approach	82
Reconciliation and Conclusion of Value	108
CERTIFICATION STATEMENT	109
ASSUMPTIONS AND LIMITING CONDITIONS.....	111
ADDENDA	
Appraiser Qualifications.....	Addendum A
Definitions.....	Addendum B
Subject Photographs	Addendum C
Comparable Data	Addendum D
Financials and Property Information.....	Addendum E
Letter of Authorization	Addendum F

SUBJECT PHOTOGRAPHS



View of subject
(Photo Taken on April 13, 2026)



View of subject
(Photo Taken on April 13, 2026)



View of subject
(Photo Taken on April 13, 2026)



View of subject
(Photo Taken on April 13, 2026)



View of subject
(Photo Taken on April 13, 2026)



View of subject parking lot
(Photo Taken on April 13, 2026)



View of typical kitchen
(Photo Taken on April 13, 2026)



View of typical bedroom
(Photo Taken on April 13, 2026)



View of typical bathroom
(Photo Taken on April 13, 2026)



View of typical living room
(Photo Taken on April 13, 2026)



Community Laundry (first floor)
(Photo Taken on April 13, 2026)



Community Meeting Room
(Photo Taken on April 13, 2026)



Second Community Meeting Room
(Photo Taken on April 13, 2026)



Kitchen / Community Meeting Room
(Photo Taken on April 13, 2026)



View of typical hallway
(Photo Taken on April 13, 2026)



View of parking area
(Photo Taken on April 13, 2026)



Oak Street facing south
(Photo Taken on April 13, 2026)



Oak Street facing north
(Photo Taken on April 13, 2026)



College Street facing west
(Photo Taken on April 13, 2026)



College Street facing east
(Photo Taken on April 13, 2026)

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

PART ONE

Name of Property	Arrington Manor
Address	2225 College Street, Columbia, Richland County, South Carolina 29205
Property Type	Multifamily / Senior Housing
Owner of Record	Housing Authority of the City of Columbia, South Carolina
Tax IDs	R11409-02-18 R11409-02-19
Land Area	38,333 SF; 0.88 acres
Building Area	48,096 SF
Rentable Area	33,622 SF
Number of Units	58
Unit Layout	In its "as is" condition, the property contains 14 studio units (417 SF each), 32 one bedroom/one bathroom units (554 SF each) and 12 two bedroom/one bathroom units. The renovation plans call to convert all units to one bedroom/one bathroom units, ranging in size from 565 SF to 856 SF.
Unit Square Footage	• Studio units contain 417 SF • 1 BR/1 BA units contain 554 SF • 2 BR/1 BA units contain 838 SF
Occupancy	100% (no vacant units)
Year Built	1971, planned for renovations to begin in 2026 with completion in 2028
Zoning Designation	RM-2, Residential Mixed District, by the City of Columbia
Highest and Best Use	
As If Vacant	Multifamily Residential
As Is	Renovate for continued Multifamily Residential Use
Exposure Time; Marketing Period	12 months; 12 months
Effective Date of the Appraisal	April 13, 2026
Date of the Report	May 12, 2026
Property Interest Appraised	Fee Simple (based on market rent) and Leased Fee (based on current restricted rents)
Market Value Indications – As Is – Fee Simple (<i>as if market rents are in place</i>)	
Cost Approach	\$3,650,000
<i>Land Value "As If Vacant"</i>	\$440,000
Sales Comparison Approach	\$3,650,000

Income Capitalization Approach	\$3,650,000
Market Value Conclusion	\$3,650,000

Market Value Indications – As Is – Leased Fee (<i>based on current restricted rents</i>)	
Cost Approach	Not Applicable
Sales Comparison Approach	Not Applicable
Income Capitalization Approach	\$33,250,000
Market Value Conclusion	Not Applicable

The values reported above are subject to the definitions, assumptions, and limiting conditions set forth in the accompanying report of which this summary is a part. No parties other than Brinshore Development and/or SC Housing may use or rely on the information, opinions, and conclusions contained in the report. The summary shown above is for the convenience of Brinshore Development and therefore it is assumed that the users of the report have read the entire report, including all of the definitions, assumptions, and limiting conditions contained herein.

GENERAL INFORMATION

PURPOSE OF THE APPRAISAL, PROPERTY RIGHTS AND EFFECTIVE DATE

The purpose of this appraisal is to form an opinion of the current market value of the subject property as of the effective date of the appraisal, April 13, 2026 in the following scenarios:

- “As If Vacant” Land Value – fee simple estate
- “As Is” – fee simple estate (as if market rents are in place)
- “As Is” – leased fee estate (based on current restricted rents)

IDENTIFICATION OF THE SUBJECT PROPERTY

The subject is made up of two parcels, bi-sected by an alleyway, which are improved with one six-story building containing 58 multifamily senior housing units. An extensive renovation is planned for the property, which would update the property in its entirety, lower the effective age and improve the overall appeal and condition. The property is currently known as Arrington Place, but following renovation will be re-branded as Fernwood at Five Points. For purposes of this appraisal report, we only consider the market value of the property in its “as is” condition.

The property is located near downtown Columbia, in an area known as Five Points. The site is located at the corner of Oak Street and College Street. The combined size of the two contiguous parcels equals 0.88 acres, or 38,333 square feet of land area.

The improvements contain 48,096 square feet of total combined building area. The improvements are currently rented to low-income seniors, and following the proposed renovations, the property will continue to rent to low-income seniors. The improvements were constructed in 1971 and are planned for an extensive interior and exterior renovation to begin in 2026 with completion estimated for 2028. The property is identified as parcels R11409-02-18 and R11409-02-19 by the Richland County Assessor's Office. The street address is 2225 College Street, Columbia, Richland County, South Carolina.

PROPERTY IDENTIFICATION

Property Name	Arrington Manor
Address	2225 College Street
	Columbia, South Carolina 29205
Tax IDs	R11409-02-18
	R11409-02-19

Tax Map

**PURPOSE OF THE APPRAISAL**

The purpose of this appraisal is to form an opinion of the current market value of the subject property as of the effective date of the appraisal, April 13, 2026 in the following scenarios:

- “As If Vacant” Land Value – fee simple estate
- “As Is” – fee simple estate (as if market rents are in place)
- “As Is” – leased fee estate (based on current restricted rents)

It should be noted that the purchase agreement stipulates that the seller will retain ownership of the underlying land and that a long-term ground lease will be executed. Therefore, the purchaser will be buying the building improvements only and will have a leasehold interest in the land. However, as of the effective date of the appraisal, April 13, 2026, to the best of our knowledge, there is no ground lease in place at the property. For this reason, in the analysis of the value of the site as if vacant, the fee simple estate is appropriate. The date of the report is May 12, 2026.

INTENDED USE AND USER

The intended use of the appraisal is for loan underwriting purposes. The client and intended user is Brinshore Development, with SC Housing identified as an additional user. The appraisal is not intended for any other use or user. Palmetto State Appraisal and Consulting is not responsible for unauthorized use of this report.

CURRENT OWNERSHIP AND SALES HISTORY

The owner of record is the Housing Authority of the City of Columbia, South Carolina. This party acquired the property from Moon Landrieu, Secretary of Housing and Urban Development, of Washington, D. C., on September 25, 1979 for a price of \$602,000, according to Deed Book 522, Page 848 of the Richland County public records.

To the best of our knowledge, no arm's length sale or transfer of ownership has occurred within the past three years. As of the effective date of this appraisal, a leasehold interest in the property is subject to an agreement of sale to SCAHI Fernwood, LLC for a price of \$3,600,000. The property will be sold subject to a long-term ground lease. The purchaser is planning an extensive interior and exterior renovation following purchase.

The most recent sale price is not reflective of current market value due to changing values and market conditions over the past 47 years, as well as the depreciation of the improvements during that time. It is beyond the scope of this appraisal to determine whether or not the most recent sale price reflected market value at the time of the transaction.

DEFINITION OF MARKET VALUE

Market value is defined as:

“The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.” (Source: *The Dictionary of Real Estate Appraisal*, Fourth Edition, Appraisal Institute, Chicago, Illinois, 2002)

DEFINITION OF PROPERTY RIGHTS APPRAISED

Fee simple estate is defined as an: “Absolute ownership interest unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.” (Source: *The Dictionary of Real Estate Appraisal*, Fourth Edition, 2002.)

Leased fee interest is defined as: “An ownership interest held by a landlord with the rights of use and occupancy conveyed by lease to others. The rights of the lessor (the leased fee owner) and the lessee are specified by contract terms contained within the lease.” (Source: *The Dictionary of Real Estate Appraisal*, Fourth Edition, 2002.)

In the case of the subject, the property rights of the improvements are leased fee. At the request of the client, and based on the 2026 Qualified Allocation Plan (QAP) guidelines, we also include a market value estimate based on fee simple property rights, as if market rents are in place.

PRIOR SERVICES

Within the three years prior to the date of this report, no additional appraisals of the subject property have been prepared by Palmetto State Appraisal and Consulting. This report is a stand-alone appraisal. The market value is reported herein with no bias to the subject property. The appraisers use impartiality, independence and objectivity in reporting the market value.

SCOPE OF WORK

Brantley R. Clark, MAI, conducted an interior and exterior inspection of the property on April 13, 2026. It should be noted that five units were available for interior inspection, all of which were occupied (there are currently no vacant units at the subject property). I have identified the subject through tax records, and assembled information about the characteristics of the property that are relevant to the value of the fee simple property rights being appraised and the intended use of the appraisal.

APPLICABLE REQUIREMENTS

This appraisal is intended to conform to the requirements of the following:

- Uniform Standards of Professional Appraisal Practice (USPAP)
- Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute

VALUATION METHODOLOGY

Appraisers usually consider the use of three approaches to value when developing a market value opinion for real property. These are the cost approach, sales comparison approach, and income capitalization approach. Use of the approaches in this assignment is summarized as follows:

APPROACHES TO VALUE		
Approach	Applicability to Subject	Use in Assignment
Cost Approach	Applicable	Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach	Applicable	Utilized

The **cost approach** assumes that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility. This approach is particularly applicable when the improvements being appraised are relatively new and represent the highest and best use of the land or when the property has unique or specialized improvements for which there is little or no sales data from comparable properties. In the case of the subject property, the Cost Approach is not applicable due to the age of the improvements.

The **sales comparison approach** assumes that an informed purchaser would pay no more for a property than the cost of acquiring another existing property with the same utility. This approach is especially appropriate when an active market provides sufficient reliable data. The sales comparison approach is less reliable in an inactive market or when estimating the value of properties for which no directly comparable sales data is available. The sales comparison approach is an applicable, reliable and valid method in estimating value for the subject property.

The **income capitalization approach** reflects the market's perception of a relationship between a property's potential income and its market value. This approach converts the anticipated net income from ownership of a property into a value indication through capitalization. The primary methods are direct capitalization and discounted cash flow analysis, with one or both methods applied, as appropriate. This approach is widely used in appraising income-producing properties. The subject property is an income-producing property; therefore, the income capitalization approach is an applicable, reliable and valid method in estimating value for the subject property.

OTHER RESEARCH AND ANALYSIS

Additional steps taken to gather, confirm, and analyze relevant data, are detailed in individual sections of the report.

PROPERTY INSPECTION

I conducted a property inspection on April 13, 2026.

PROPERTY DESCRIPTION AND PRODUCTIVITY ANALYSIS

SITE DESCRIPTION AND ANALYSIS

LOCATION

The subject property is located at the corner of Oak Street and College Street, in an area know as Five Points in downtown Columbia. The property has average interstate access. The area is an older section of Columbia, is well-established, and has limited land available for new development. For these reasons, the neighborhood has seen limited growth over the past ten years.

Just across the street to the southeast of the subject site is Martin Luther King Jr. Park. Most of the other adjoining land uses surrounding the subject are developed with single family residential homes, some of which are owner occupied and some of which are rented to families, individuals, or students. One block to the east of the subject is Five Points.

LAND AREA

The following table summarizes the subject's land area.

Parcel ID	Land Summary				Topography	Shape
	Gross Land Area (Acres)	Gross Land Area (Sq Ft)	Usable Land Area (Acres)	Usable Land Area (Sq Ft)		
R11409-02-18	0.16	6,970	0.16	6,970	Slopes down to the south	Generally Rectangular
R11409-02-19	0.72	31,363	0.72	31,363	Slopes down to the south	Generally Rectangular
Totals	0.88	38,333	0.88	38,333	Slopes down to the south	L-shaped

TOPOGRAPHY

The site slopes down gently to the south, towards College Street, and sits above the road grade of College Street. The site slopes down to the south. The topography does not appear to result in any particular development limitations.

SOIL AND SUB-SOIL CONDITIONS

A soils report was not provided for my review. I assume that the subject's soil bearing capacity is sufficient to support the existing improvements.

DRAINAGE

No particular drainage problems were observed or disclosed at the time of field inspection. This appraisal assumes that surface water collection, both on-site and in public streets adjacent to the subject, is adequate.

UTILITIES AND SERVICES

The availability of utilities to the subject is summarized in the following table. The utilities available to the site are adequate.

UTILITIES	
Service	Provider
Water	City of Columbia
Sewer	City of Columbia
Electricity	Dominion
Natural Gas	Dominion
Local Phone	Spectrum

STREETS, ACCESS AND FRONTAGE

Details pertaining to street access and frontage for the subject property are provided in the following table.

STREETS, ACCESS AND FRONTAGE		
Street	College Street	Oak Street
Frontage Feet	251.11'	125'
Paving	Asphalt	Asphalt
Curbs	Yes	Yes
Sidewalks	Yes	Yes
Lanes	2	2
Direction of Traffic	East/West	North/South
Condition	Average	Average
Traffic Levels	Low	Low
Signals/Traffic Control	None	None
Access/Curb Cuts	One	One
Visibility	High	High

HAZARDS, NUISANCES AND DETRIMENTAL INFLUENCES

An environmental assessment report was not provided for review, and during the inspection, I did not observe any obvious signs of contamination on or near the subject. However, environmental issues are beyond my scope of expertise. It is assumed that the property is not adversely affected by environmental hazards.

No nuisances or detrimental influences were noted, and it is assumed that the property is not adversely affected by any nuisances or detrimental influences.

FLOOD HAZARD STATUS

The following table provides flood hazard information.

FLOOD HAZARD STATUS	
Community Panel Number	4501720244L
Date	December 21, 2017
Zone	X
Description	Outside of 500-year floodplain
Insurance Required?	No

The subject is not affected by any FEMA flood zone. During the inspection, no wetlands or environmentally sensitive areas were observed.

EASEMENTS, ENCROACHMENTS AND RESTRICTIONS

Other than normal utility easements, I am not aware of any adverse or augmenting easements, encumbrances, or restrictions that would affect value. This valuation assumes no adverse or augmenting easements, encroachments or restrictions and that the subject has a clear and marketable title.

A current survey was reviewed and no easements were noted. It should be noted that a 10' alleyway runs between the two parcels that make up the subject site.

ZONING

The subject is zoned RM-2, Residential Mixed District, by the City of Columbia. The RM-2 zone is “to provide lands that accommodate moderate density mixed residential development that allows single-family, two-family, townhouse, and medium-scale multi-family dwellings.” Maximum density allows 17.2 dwelling units per acre, which for the subject site of 0.88 acres equates to 15 units. The subject development contains 58 units on a 0.88 acres, which equates to 66 units per acre, significantly higher than what is currently allowed.

The subject improvements do not conform to the current zoning ordinance. The improvements were constructed in 1971, prior to the enforcement of the current zoning ordinance; therefore, it is considered a “grandfathered” use, meaning it is allowed as a legal non-conforming use. However, it should be noted that if the current improvements were destroyed, the redevelopment of the site would be required to conform to the zoning ordinance. The site could not be redeveloped to the current use.

According to the local planning department, there are no pending or prospective zoning changes. Based on my research and discussions with the City of Columbia Zoning department, the current use of the site is a legally non-conforming use.

OTHER LAND USE REGULATIONS

We are not aware of any other land use regulations that would affect the property.

IMPROVEMENTS DESCRIPTION AND ANALYSIS

OVERVIEW

The subject improvements are made up of one six-story building containing 58 multifamily units. The building contains a combined area of 33,622 rentable square feet (48,096 gross square feet). There are a total of three different floorplans/unit layouts: 14 studio units (417 SF each), 32 one bedroom/one bathroom units (554 SF each) and 12 two bedroom/one bathroom units (838 SF each).

The plumbing fixtures and appliances are the typical, basic fixtures and appliances found in an apartment complex of this class and age. Each unit has one entry door from an interior hallway. The six-story building is served by two elevators, and two sets of stairs.

The property is currently operated as a low-income senior public housing complex. Residents must be over the age of 50, with income of 60% of the Area Median Income or lower. The property is part of the Public Housing program. The complex was constructed in 1971, with a planned full renovation to begin later this year. The improvements are in overall poor condition as of the effective date of the appraisal.

IMPROVEMENTS DESCRIPTION	
Name of Property	Arrington Manor
General Property Type	Multifamily
Property Sub Type	Garden Apartments
Competitive Property Class	B
Percent Leased	100%
Number of Buildings	1
Stories	6
Building Shape	Rectangular
Construction Class	D
Construction Type	Wood Frame
Construction Quality	Low Cost
Condition	Good
Number of Units	58
Gross Building Area (SF)	48,096 SF
Net Leasable Area (SF)	33,622 SF
Floor Area Ratio (Net/Gross)	0.70
Land Area (SF)	38,333 SF
Floor Area Ratio (RFA/Land SF)	0.88
Floor Area Ratio (GBA/Land SF)	1.25
Building Area Source	Public records, field measurements, developer's plans
Year Built	1971
Year Renovated	Planned for 2026
Actual Age	55
Estimated Effective Age (Years)	45
Estimated Economic Life (Years)	45
Remaining Economic Life (Years)	0
Number of Parking Spaces	37
Parking Type	Asphalt paved, off street.
Landscaping	Minimal; typical
Special Features	Laundry room on main level, two community rooms on main level. All utilities are paid by the landlord.

CONSTRUCTION DETAILS	
Foundation	Crawl space
Basement	No Basement
Structural Frame	Wood and concrete block
Windows	Double hung
Roof	Flat
Heating and Air	Central HVAC
Elevators	Two
Sprinklers	100%
Entry Type	Unit entry doors open to interior hallway
Interior Walls	Painted drywall
Floor covering	Vinyl

UNIT MIX

Units	# Units	Room Count	Size	Total SF
Studio	14	1.0.1	417	5,838
1 BR/1 BA	32	3.1.1	554	17,728
2 BR/1 BA	12	4.2.1	838	10,056
Totals	58			33,622

IMPROVEMENTS ANALYSIS**Actual Age**

The improvements were constructed in 1971.

Quality and Condition

The improvements are of average quality construction and are in poor condition as of the effective date of the appraisal. A "Physical Condition Assessment" was prepared by the Gill Group, dated February 28, 2025, which reported that the improvements have reached or surpassed the end of their economic life. The report presented short-term needs for the subject property totaling \$11,847,859; along with long-term needs totaling \$301,996. The sum of all current needs required to bring the property to market standard equals \$12,149,855.

The purchaser intends to fully renovate the property, which also would bring the improvements to market standard. The purchaser/developer's estimate is \$17,197,871. It should be noted that the developer's estimate includes renovations that would make the property better suited for its ideal tenants, for instance, eliminating the studio and 2-bedroom units, and replacing with 1-bedroom units. One-bedroom units are in highest demand by the subject's target tenants.

The quality of the improvements is considered to be consistent with that of competing properties, and maintenance appears to be performed consistently with that of competing properties. Nonetheless, the improvements have depreciated and have reached the end of their economic life, and are in need of renovation to bring back to market standard.

Overall, the market appeal of the subject is comparable to that of competing properties, considering the quality, condition, size and age of the improvements.

No external obsolescence exists, and none is calculated.

Deferred Maintenance

Some minor items of overall general "wear and tear" were noted during the inspection; however, no significant items of deferred maintenance were noted. According to the property owner, deferred maintenance is corrected on an on-going basis. This is typical of a property of this type, class and age. No deductions are made for deferred maintenance. However, as previously noted, capital expenditures are necessary to bring the property back to market standard and to prolong its economic life.

Functional Utility

The subject has all of the characteristics that are required by the market, but with no superadequacies. However, there are market demands that are not being fully met by the subject, most notably in the unit mix. Market preferences are for 1-bedroom/1-bathroom units. The purchaser plans to fully renovate the property, bringing it to market standard, including converting all units to 1-bedroom/1-bathroom units (eliminating the studio and 2-bedroom/1-bathroom units).

CONCLUSION OF IMPROVEMENTS ANALYSIS

In comparison to other competitive properties in the region, the subject improvements are rated as fair. Extensive renovations are necessary to bring the property up to market standard and in-line with market demands. Overall, the quality, condition, and functional utility of the improvements are considered to be below average for their age and location.

REAL ESTATE TAX ANALYSIS

The real estate tax assessment of the subject is administered by Richland County. In 2006, the State of South Carolina passed a real estate tax law which changes the way real estate taxes are assessed.

The South Carolina Real Property Valuation Reform Act of 2006 provides that any increase in the fair market value of real property attributable to the periodic countywide reassessment program is limited to fifteen percent of the prior year's fair market value. However, this limit does not apply to the fair market value of real property when an assessable transfer of interest (ATI) occurred in the year that the transfer value is first subject to tax.

Under the prior law, property tax values only changed during County-wide reassessments. Under the current law, property tax values are adjusted following a sale (ATI).

Real estate taxes in South Carolina are Ad Valorem, meaning a tax applied in proportion to value. Historically, Assessor's Market Values have generally been lower than true market value. Due to the current tax law, as properties sell at market value, the old Assessor's Market Value is replaced with true market value. Assessed values are based on a current conversion ratio of 6% of assessor's market value. The formula for calculating taxes is presented below.

$$\text{Assessor's Market Value} \times 6\% = \text{Assessed Value}$$

$$\text{Assessed Value} \times \text{Millage Rate} = \text{Gross Taxes}$$

$$\text{Gross Taxes} - \text{Tax Credits} = \text{Net Taxes}$$

The subject property currently benefits from a tax exemption under Section 12-37-220 of the Code of Laws of South Carolina, which states that all property of nonprofit housing corporations or instrumentalities of these corporations when the property is devoted to providing housing to low or very low income residents shall be exempt from ad valorem taxation. After the sale transaction, the general partner of the subject property will continue to receive tax-exempt status for the subject property.

ECONOMIC ANALYSIS

MARKET AREA ANALYSIS

The subject is located in downtown Columbia in an area known as Five Points. It is located at the corner of Oak Street and College Street.

Columbia is centrally located in South Carolina. Interstate access within the submarket is very good, with good access to Interstate 26, Interstate 77 and Interstate 20.

This area of South Carolina is referred to as the “Midlands,” which is generally defined as Richland County, Lexington County, Orangeburg County and the surrounding counties in central South Carolina.

The subject’s submarket is defined as the downtown submarket.

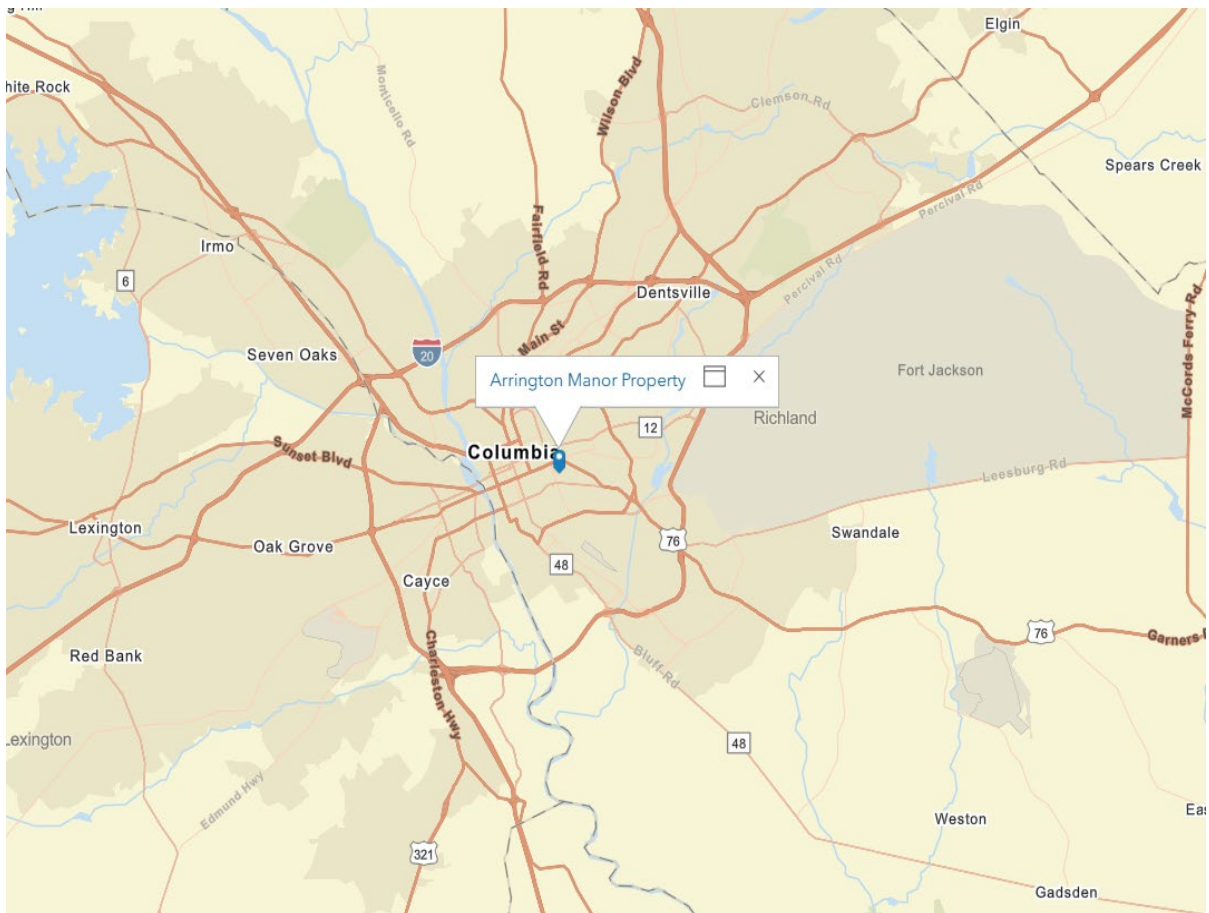
ACCESS AND LINKAGES

Primary access to the area is provided by Interstate 26, Interstate 20 and Interstate 77. A map of the Columbia area shows interstates fanning out from Columbia, I-20 to the east and west, I-26 to the northwest and southeast, and I-77 to the northeast. These major arterials cross through the Columbia area, providing access to Augusta to the west, Greenville and Spartanburg to the northwest, Charlotte to the north, Florence to the west, and Charleston to the southeast.

Public transportation is available in the area and is provided by COMET, the Central Midlands Transit bus system. The primary mode of transportation in this area is the automobile.

The Columbia Metropolitan Airport is located 8.8 miles southwest of the property; travel time is about 23 minutes, depending on traffic conditions.

NEIGHBORHOOD MAP



A map of South Carolina and surrounding areas in North Carolina and Georgia. The map shows major highways (Interstates 26, 77, 95, 85, 78, 17, 15, 52, 501, 74, 25, 221, 385, 178, 401, 9, 7, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100) and cities (Charlotte, Spartanburg, Greenville, Anderson, Greenwood, Florence, Columbia, Augusta, North Charleston, Charleston). A blue pin marks the location of the Arrington Manor Property near Columbia. A callout box points to the pin with the text "Arrington Manor Property". The map also shows Lake Murray and the Francis Marion National Forest.

RETAIL AND PUBLIC SERVICES

The nearest shopping facilities serving the area are located near the subject along Gervais Street (US Highway 1), Devine Street (US Highway 76), and US Highway 378. Several retail facilities are located in this area, including the following:

- Wal-Mart Supercenter
- Food Lion
- Dollar General
- Publix
- Various convenience stores
- CVS
- Various branch banks
- Various fast food restaurants, including Chic-Fil-A, Whataburger, KFC, Hardee's, McDonald's, Wendy's and others.

A large variety of restaurants, including fast food restaurants and full-service restaurants, are within a 10-minute travel time of the property and are principally located along the major arterials.

LAND USE

Land uses in the subject's immediate neighborhood primarily include single family residences, with some mixed commercial uses on the main thoroughfares. This area of Columbia is considered older, and both the residential and the commercial properties for the most part were built 30+ years ago.

Across the street from the subject is Martin Luther King Jr. Park, and Five Points is just a block away. Five Points has many local restaurants, boutiques and bars, as well as a Food Lion grocery store and post office. Students from the University of South Carolina frequent the Five Points area for shopping, dining and nightlife.

The larger neighborhood includes a mixture of commercial properties, such as churches, schools, chain restaurants, automobile repair shops, banks, and small retail stores. The University of South Carolina campus is located in close proximity, as is the South Carolina Statehouse and government buildings. The secondary roads contain single-family residential properties.

The subject is located in downtown Columbia, in the Central Business District, on the outskirts of the Five Points neighborhood. The downtown area is known for:

- The South Carolina Statehouse and state government offices
- The University of South Carolina
- Benedict College, Allen University, Columbia College and Midlands Technical College

Five Points is a popular neighborhood known for its restaurants, cafes, boutiques, and bars. It is a well-known area for university students due to its walking distance from campus. Land uses in the subject's immediate neighborhood include retail properties, convenience stores, and fast food restaurants, with single family residences located off the main thoroughfares.

The larger neighborhood includes a mixture of commercial properties, such as churches, schools, chain restaurants, automobile repair shops, banks, and small retail stores. The secondary roads contain single-family residential properties. Other land use characteristics are summarized below.

SURROUNDING AREA LAND USES

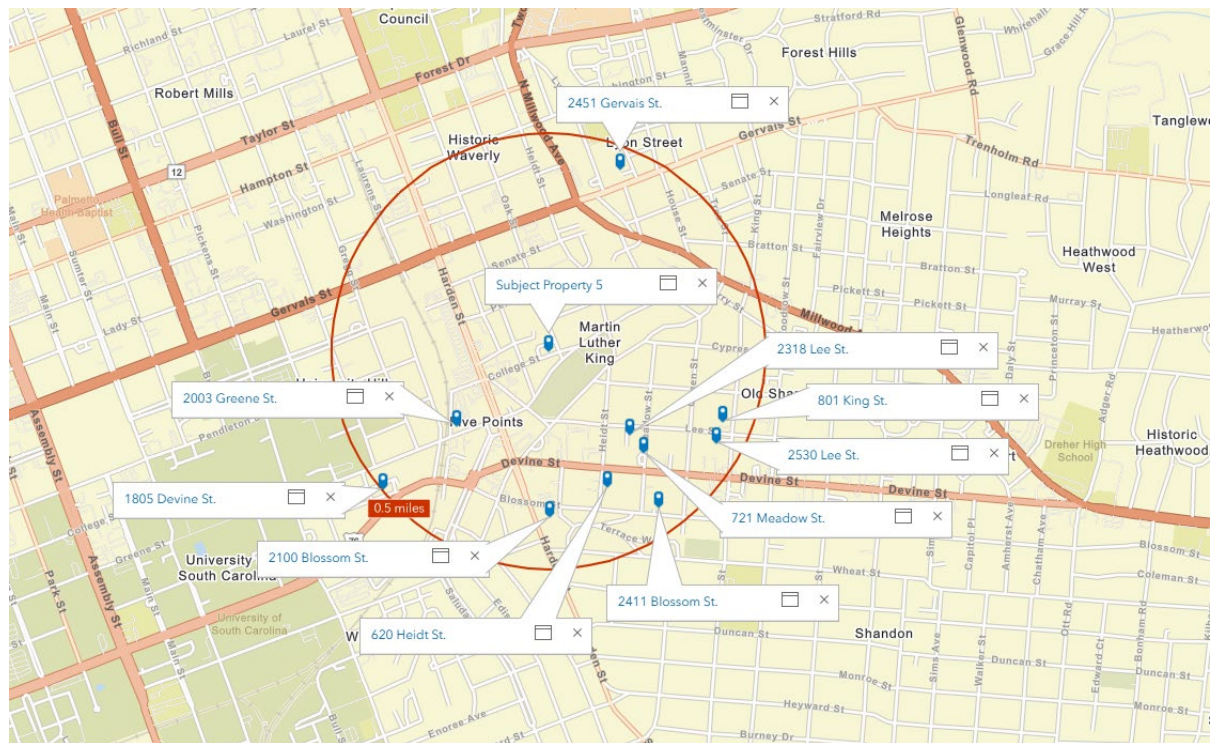
Character of Area	Urban
Predominant Housing Age	30+ years
Predominant Quality and Condition	Good
Approximate Percent Developed	80%
Percent Developed by Land Use	25% Single Family; 15% Apartments; 55% Commercial; 5% Industrial; 0% Agricultural
Infrastructure/Planning	Excellent
Prospective Change in Land Use	Not Likely
Prevailing Direction of Growth	North and west

DEVELOPMENT ACTIVITY AND TRENDS

The downtown Columbia submarket is primarily defined as an urban area. It is known for the presence of the South Carolina Statehouse and supporting government office buildings, as well as the University of South Carolina. One of the premier shopping areas in the Columbia area is the Devine Street corridor, starts in Five Points and extends east towards Garners Ferry Road. Many restaurants are located in the area, as well as small convenience and retail stores, boutiques, and other businesses that support the overall urban area.

COMPETITIVE RENTAL ANALYSIS

The subject's neighborhood is generally a 0.50-mile radius around the subject. Eleven multifamily apartment properties are located in the area, including the subject property as well as one property that is currently under construction. The following map shows the subject in relation to the competitive set of multifamily apartment properties, followed by a summary of the set and photographs of each property.



COMPETITIVE SET

Name	Address	Type	Units	Year Built	Distance	Appeal
Finlay House	2100 Blossom Street	Senior	204	1973	0.5	Similar
2411 Blossom St.	2411 Blossom St.	Students	8	1964	0.7	
Christopher Towers	1805 Devine St.	Senior	225	1970	0.7	Similar
Devine & Heidt	620 Heidt St.	Conventional	55	Under Construction	0.5	
2451 Gervais Street	2451 Gervais St.	Conventional	7	2005	0.7	
Claussen's	2003 Greene St.	Conventional	29	1928	0.4	
801 King St.	801 King St.	Conventional	20	1984	0.7	
2318 Lee St.	2318 Lee St.	Conventional	10	1965	0.4	
2530 Lee St.	2530 Lee St.	Conventional	15	1981	0.7	
721 Meadow St.	721 Meadow St.	Conventional	15	1930	0.5	

COMPETITIVE SET PHOTOGRAPHS



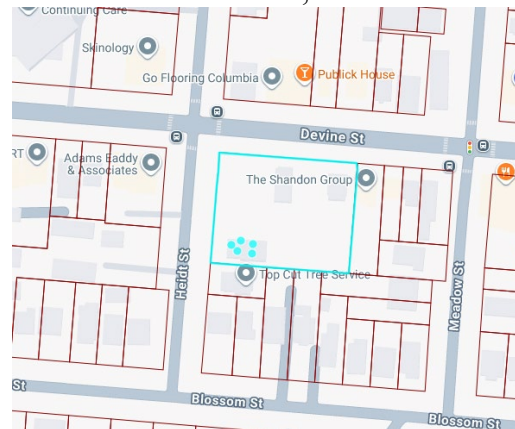
2100 Blossom St.
Columbia, SC



2411 Blossom St.
Columbia, SC



1805 Devine St.
Columbia, SC



620 Heidt St.
Columbia, SC



2451 Gervais St.
Columbia, SC



2003 Greene St.
Columbia, SC



801 King St.
Columbia, SC



2318 Lee St.
Columbia, SC



2530 Lee St.
Columbia, SC



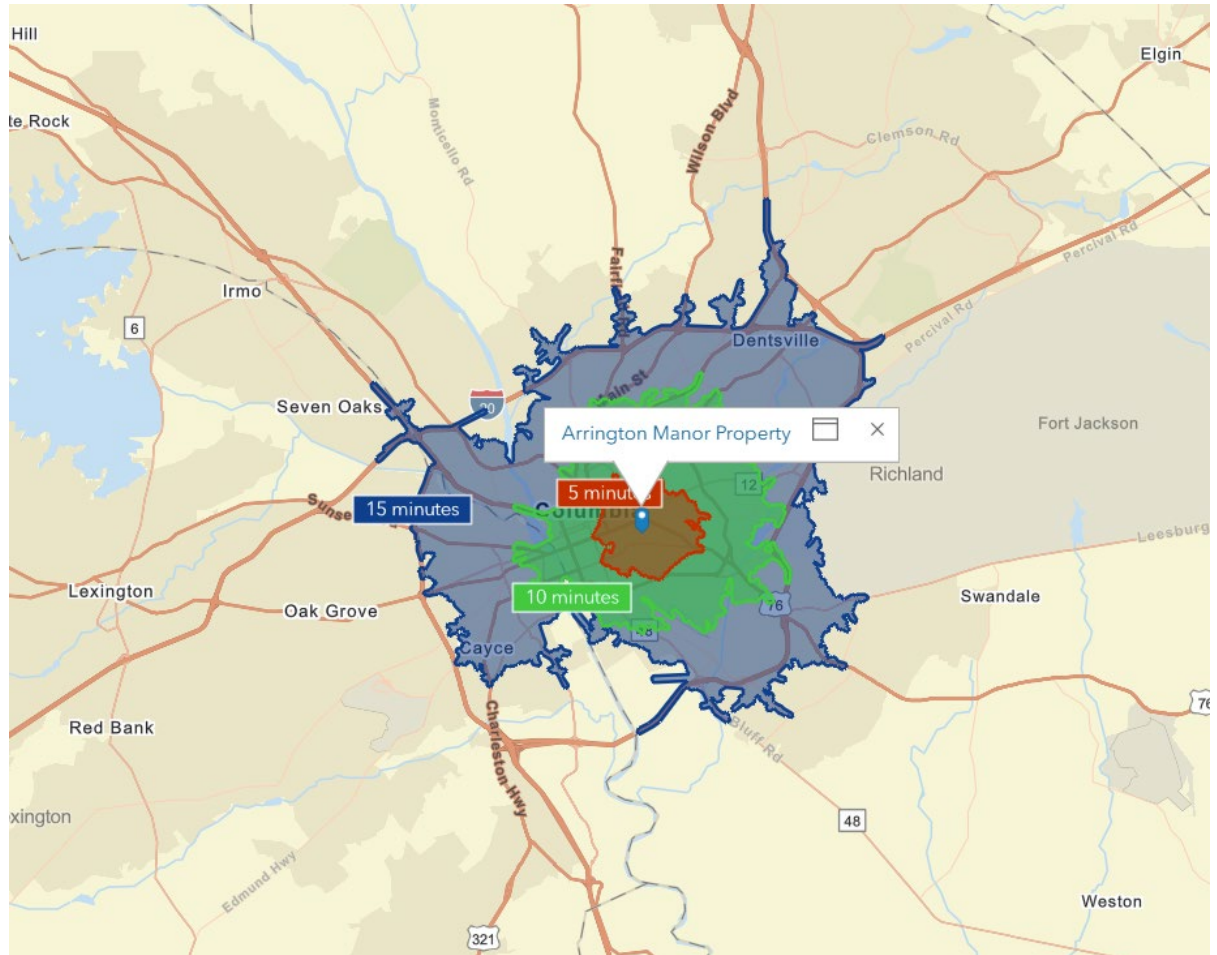
721 Meadow St.
Columbia, SC

MOST PROBABLE USERS

The most probable users of the subject property are multifamily residence users.

MARKET AREA LOCATION AND BOUNDARIES

The market area is a 10-minute drive-time from the subject property. The map below depicts the market area, with the 10-minute drive-time outlined in green. It is from this market area that the majority of the anticipated potential users for the subject would be drawn.



MARKET AREA AND PROPERTY CHARACTERISTICS

The market area is large enough such that it contains all of the major property types. The subject site would draw from this large market area.

Surrounding Area Demographics			
	10 Minute Drive Time	Columbia DMA	State of South Carolina
Population 2010 (Actual)	75,255	1,059,256	4,625,344
Population 2020 (Actual)	79,641	1,104,643	5,118,425
Population 2025 (Estimate)	81,988	1,130,266	5,394,539
Population 2030 (Projection)	84,115	1,158,664	5,702,418
Compound % Change 2000-2010	3.0%	0.4%	1.0%
Compound % Change 2010-2025	0.2%	0.2%	0.4%
Compound % Change 2025-2030	0.5%	0.5%	1.1%
Households 2010 (Actual)	31,111	405,706	1,801,170
Households 2025 (Estimate)	36,856	465,923	2,227,265
Households 2030 (Projection)	38,804	487,155	2,400,032
Compound % Change 2010-2025	1.1%	0.9%	1.4%
Compound % Change 2025-2030	1.0%	0.9%	1.5%
Average Household Size 2010 (Actual)	2.07	2.50	2.49
Average Household Size 2025 (Estimate)	1.91	2.34	2.36
Average Household Size 2030 (Projection)	1.87	2.29	2.32
Median Household Income 2025 (Estimate)	\$55,100	\$66,112	\$71,689
Median Household Income 2030 (Projection)	\$62,080	\$76,292	\$81,456
Compound % Change 2025-2030	2.4%	2.9%	2.6%
2025 Median Age (Estimate)	29.5	39.9	41.2
2025 Owner Occupied % (Estimate)	44.9%	71.6%	72.4%
2025 Renter Occupied % (Estimate)	55.1%	28.4%	27.6%
2025 Median Home Value (Estimate)	\$305,334	\$239,498	\$293,874
Unemployment Rate as of March*		5.20%	4.90%
Source: STDB/ESRI & *Bureau of Labor Statistics			

POPULATION TRENDS

The population in this area is projected to increase at a similar rate as compared to the Columbia DMA and a slightly slower rate than the State of South Carolina. The number of households is also projected to increase at a similar rate as compared to the Columbia DMA and a slightly slower rate than the State of South Carolina. This indicates that it is reasonable to expect demand to increase in this market area at a similar rate as compared to the Columbia DMA and a slightly slower rate than the State of South Carolina in the future.

HOUSING TRENDS

The market area has a lower percentage of owner-occupied housing as compared to the Columbia DMA and the State of South Carolina. Also, the market area has a higher percentage of renter occupied housing as compared to the Columbia DMA and the State of South Carolina. This indicates that there is more of a transitory population in the subject area as compared to the Columbia DMA and the State of South Carolina. This is due in part to the presence of multiple colleges and universities in the area.

INCOME TRENDS

The median household income is estimated to be lower than both the Columbia DMA and the State of South Carolina. The median home value is estimated to be higher than both the Columbia DMA and the State of South Carolina.

UNEMPLOYMENT TRENDS

Data available from the Bureau of Labor Statistics typically reflects two months prior. Therefore, as of the writing of this report, the most recent unemployment data available is for March 2026 as reflected in the table on the previous page.

MAJOR EMPLOYERS

The major employers for the area are shown below.

MAJOR EMPLOYERS	
Company	Number Employed
State of South Carolina	32,085
Prisma Health	15,000
BlueCross BlueShield of SC	9,839
Lexington Medical Center	6,699
University of South Carolina	6,395
Richland School District 1	4,265
SC Department of Transportation	4,245
Lexington County School District 1	3,750
Richland County School District 2	3,654
Dominion Energy	3,066
SC DHEC	2,994
Kraft-Heinz	2,700
Lexington-Richland School District 5	2,587
City of Columbia	2,523
Amazon.com Fulfillment Center	2,400
AT&T SC	2,100
Husqvarna	2,000
Richland County	1,879
Providence Health	1,625
Lexington County	1,600

OUTLOOK AND CONCLUSIONS

The characteristics of the market area indicate a population that is growing at a similar rate as compared to the Columbia DMA and a slightly slower rate than the State of South Carolina. The population of the area, on average, has a lower income as compared to both the Columbia DMA and the State of South Carolina. This area has a younger population with more education overall. These factors typically indicate that property values in the area should increase over the long-term.

The subject is an existing low-income apartment complex for seniors, and following the proposed renovation will be re-named Fernwood at Five Points, which will continue to operate as a low-income apartment complex for seniors. Because this is an older, well-established section of Columbia, the subject's neighborhood has not seen much growth over the past 10 years. Population in the area is expected to continue to increase in the coming years, but at a slower rate as compared to other areas in the region and state. This indicates that demand will remain stable.

HIGHEST AND BEST USE ANALYSIS

PROCESS

Before a property can be valued, an opinion of highest and best use must be developed for the subject site, both as if vacant, and as improved or proposed. By definition, the highest and best use of a property is “the reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.” (The Dictionary of Real Estate Appraisal, Fourth Edition, Appraisal Institute, Chicago, Illinois, 2002).

To summarize, the highest and best use must be:

- Legally permissible under the zoning regulations and other restrictions that apply to the site.
- Physically possible.
- Financially feasible.
- Maximally productive, i.e., capable of producing the highest value from among the permissible, possible, and financially feasible uses.

HIGHEST AND BEST USE AS IF VACANT

The site is zoned RM-2, Residential Mixed District, by the City of Columbia. This district is intended to “accommodate moderate-density mixed residential development that allows single-family, two-family, townhouse, and medium scale multi-family dwellings.”

As discussed in the “Market Area Analysis” section of this report, the neighborhood is currently in a stage of growth or stability. The location of the site within an established residential neighborhood should be considered. Development for multifamily residential use is the only use that meets the four tests of highest and best use. Current zoning would allow for up to 15 units on the site.

CONCLUSION

Development of the site for multifamily residential use is the only use that meet the four tests of highest and best use. Therefore, a new multifamily residential property is concluded to be the highest and best use of the property as if vacant.

HIGHEST AND BEST USE AS IMPROVED

Multifamily residential use is concluded to be the highest and best use of the property as if vacant and the ideal use of the site. As previously discussed, the current use of the site is for a 58-unit multifamily complex, which would not be allowed for new construction due to the current zoning ordinance. This is a legally non-conforming use under the current zoning ordinance, because the property was built prior to the implementation of

the zoning ordinance. The current use of the site is considered “grandfathered” under the current zoning ordinance. If the existing improvements were demolished, they property could not be re-built with 58 units, they could only be re-built with 15 units. This, along with the conclusion that the existing improvements have neared or reached the end of their economic life, leads us to determine that extensive renovations of the existing improvements for continued use as a 58-unit multifamily property is the highest and best use of the site as improved, because the existing improvements contribute value to the overall property, and redevelopment of the site would decrease the number of units available to the property.

MOST PROBABLE BUYER

Based on the characteristics of the property, the likely buyer is a developer.

VALUATION ANALYSIS

VALUATION METHODOLOGY

The three traditional methods to estimating the market value of real property are the cost approach, the sales comparison approach and the income capitalization approach.

The cost approach is defined by The Dictionary of Real Estate Appraisal, 4th Edition, 2002 as:

“A set of procedures through which a value indication is derived for the fee simple interest in a property by estimating the current cost a reproduction of (or replacement for) the existing structure, including an entrepreneurial incentive, deducting depreciation from the total cost and adding the estimated land value. Adjustments may then be made to the indicated fee simple value of the subject property to reflect the value of the property interest being appraised.”

The cost approach is especially applicable when the improvements being appraised are relatively new and represent the highest and best use of the land, or when the property has unique or specialized improvements for which there is little or no sales data from comparable properties.

The sales comparison approach is defined by The Dictionary of Real Estate Appraisal, 4th Edition, 2002 as:

“A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, then applying appropriate units of comparison and making adjustments to the sale prices of the comparables based on the elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant; it is the most common and preferred method of land valuation when an adequate supply of comparable sales is available.”

The sales comparison approach is especially appropriate when an active market provides sufficient reliable data. The sales comparison approach is less reliable in an inactive market, or when estimating the value of properties for which no directly comparable sales data is available. The sales comparison approach is often relied upon for owner-user properties.

The income capitalization approach is defined by The Dictionary of Real Estate Appraisal, 4th Edition, 2002 as:

“A set of procedures through which an appraiser derives a value indication for an income-producing property by converting its anticipated benefits (cash flows and reversion) into property value. This conversion can be accomplished in two ways. One year’s income expectancy can be capitalized at a market-derived capitalization rate or at a capitalization rate that reflects a specified income pattern, return on investment, and

change in the value of the investment. Alternatively, the annual cash flows for the holding period and the reversion can be discounted at a specified yield rate.”

The income capitalization approach is relied on most heavily when appraising income-producing properties. It is less reliable with special purpose properties and properties that are not commonly leased.

In the case of the subject, the Cost Approach is the most applicable method for estimating market value. We have reliable cost estimates for the necessary renovations, which would be deducted from the replacement cost for a new structure to determine an “As Is” market value estimate.

The Sales Comparison Approach is less reliable in the case of the subject, because when complexes sell with income/rent restrictions in place, due to varying motivations and intricacies of each particular deal (LIHTC acquisition/rehab, non-profit ownership, tax abatements, etc.), these sales are not well-suited for direct comparison. Simply using sales comparables of conventional apartment communities does not lead to a reliable value indication due to the difficulty in measuring the stigma and/or functional obsolescence that the market associates with a low-income complex. One of the basic tenets of employing the Sales Comparison Approach is selecting truly comparable properties. For an appraiser to knowingly rely upon a set of comparables that are not comparable is misleading to the reader of the appraisal.

Typically, the Income Capitalization Approach receives most emphasis in determining value for a multifamily development. However, it should be noted that conventional multifamily developments operate “for profit.” Purchasers of a property would base a purchase decision on the income generated. In the case of a property such as the subject, which operates on a break-even basis (not for profit), a potential purchaser would instead look to income and/or incentives that would be generated in other ways that would make the property appealing, such as income and/or incentives generated from grants, tax credits, tax abatements, and the like. The IRS and state LIHTC allocating agencies do not allow establishing a fair market value for a development by including the added value of receiving a LIHTC allocation (which would then be deemed investment value).

As public housing, the subject operates under a flat rent schedule, with tenants paying 30 percent of their income to rent. The rent is not market-oriented; the development’s operations are subsidized by HUD and operate on a break-even basis, not in a profit-generating manner. Furthermore, expenses are not in line with market expenses, and are significantly higher.

As such, relying on the subject’s current and historical income and expenses, and not taking into factor the benefits of any subsidies or abatements, would not lead to a reliable estimate of value, as it does not replicate the purchase decision made by a prudent buyer.

For the reasons outlined above, the cost approach receives most emphasis in the Reconciliation of Value in this assignment, because potential purchasers of the subject property would base a purchase decision on the replacement cost of the improvements.

The reconciliation discusses the relative strengths and weaknesses of each approach, and the applicability of each approach to the property type.

COST APPROACH

The cost approach is based on the principle of substitution – that a prudent and rational person would pay no more for a property than the cost to construct a similar and competitive property, assuming no undue delay in the process. The applied process is as follows:

- Estimate the land value according to its highest and best use. We have used the sales comparison approach; the process is as follows:
 - Comparable sales, contracts for sale and current offerings are researched and documented.
 - Each comparable is analyzed and adjusted to equate with the subject property.
 - The value indication of each comparable is analyzed and the data reconciled for a land value indication.
- Estimate the replacement cost of the building and site improvements.
- Estimate the physical, functional and/or external depreciation accrued to the improvements.
- Sum the depreciated value of the improvements with the value of the land for an indication of value.

LAND VALUATION

To develop an opinion of the subject's land value, as if vacant and available to be developed to its highest and best use, we utilize the sales comparison approach. The sales comparison approach is based on the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership. It is based on the principles of supply and demand, balance, substitution and externalities. The following steps describe the applied process of the sales comparison approach.

- The market in which the subject property competes is investigated; comparable sales, contracts for sale and current offerings are reviewed.
- The most pertinent data is further analyzed and the quality of the transaction is determined.
- The most meaningful unit of value for the subject property is determined.
- Each comparable sale is analyzed and where appropriate, adjusted to equate with the subject property.
- The value of indication of each comparable sale is analyzed and the data reconciled for a final indication of value via the sales comparison approach.

Our search for comparable sales focused on transactions most relevant to the subject in terms of location, size, highest and best use, and transaction date.

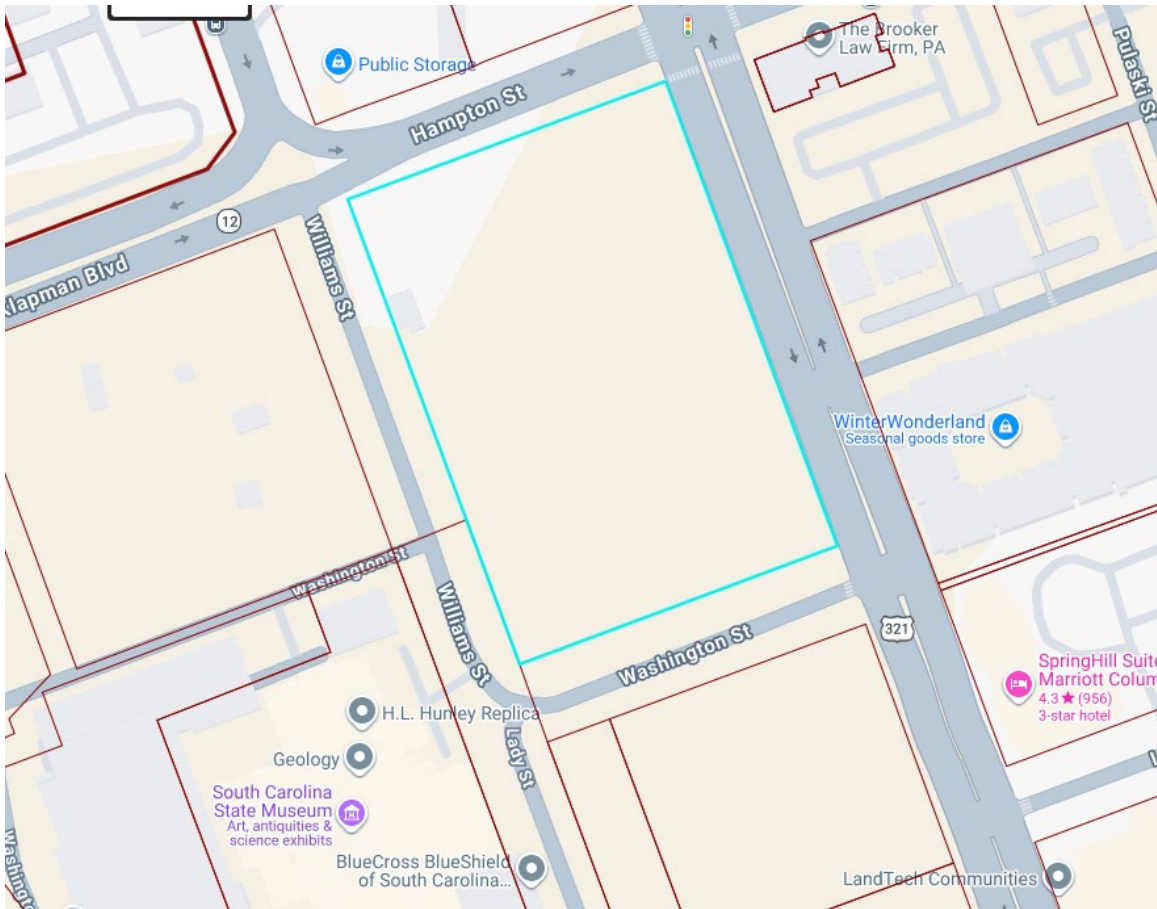
For this analysis, we use price per acre as the appropriate unit of comparison because market participants typically compare sale prices and property values on this basis.

LAND COMPARABLES

We have researched three comparables for this analysis; these are documented on the following pages followed by a location map and analysis grid. All sales have been researched through numerous sources, inspected and verified.

LAND COMPARABLES					
	Address	City Date	State Price	Land SF Acres	Price/Land SF Price/Acre
	Comments				
1	1409 Huger Street	Columbia October 9, 2024	SC \$2,800,000	256,133 5.88	\$10.93 \$476,190
2	1401 Shop Road	Columbia January 13, 2026	SC \$10,000,000	941,332 21.61	\$10.62 \$462,749
3	620 Heidt Street	Columbia July 24, 2025	SC \$850,000	55,321 1.27	\$15.36 \$669,291

LAND SALE PROFILE NO. 1

**Property Identification**

Property Type	Land
Address	1409 Huger Street
Tax ID	R09009-13-01

Sale Data

Grantor	SC Electric & Gas Co.
Grantee	Huger & Hampton LLC
Sale Date	October 9, 2024
Deed Book/Page	2963/1029
Recorded Plat	RB2013/2860
Property Rights	Fee simple
Financing	Typical
Verification	Other sources: Appraisal file, Grantor, Public records; Confirmed by Brantley Clark

Sale Price	\$2,800,000
-------------------	-------------

LAND SALE PROFILE NO. 1 (Cont.)**Land Data****Land Size**

5.88 Acres or 256,133 SF

Front Footage

Huger Street, Hampton Street, Williams Street, Washington Street

Zoning

CAC, Community Activity Center/Corridor, City of Columbia

Topography

Level and at grade

Shape

Generally Rectangular

Indicators**Sale Price/Acre**

\$476,190

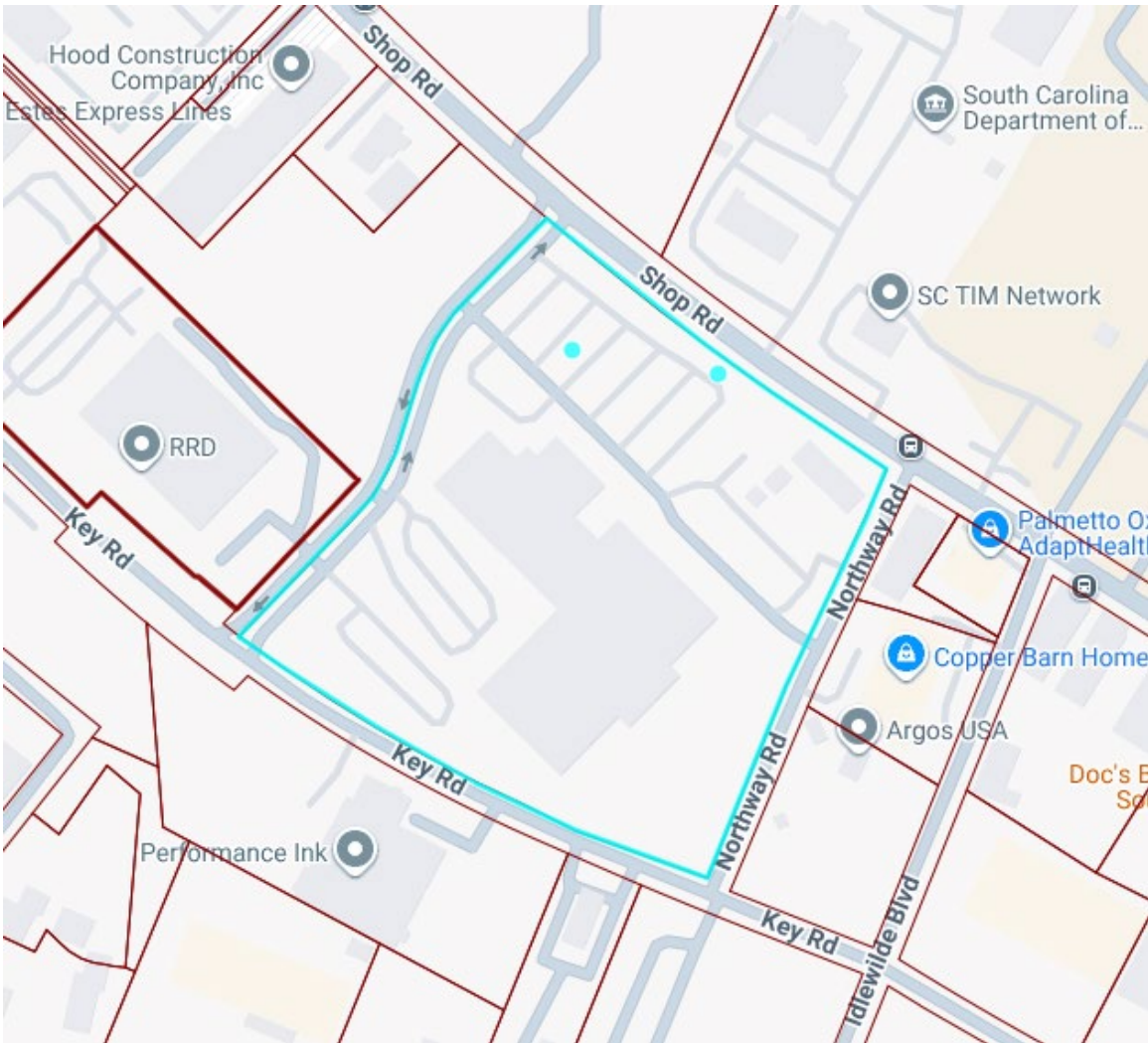
Sale Price/Land SF

\$10.93

Remarks

This is the sale of a site that was purchased for development of a multifamily housing property that will be marketed to college students. At the time of purchase, the site was vacant. It has street frontage on all four sides and is located near the SC State Museum.

LAND SALE PROFILE NO. 2



Property Identification

Property Type	Raw Land
Address	1401 Shop Road, Columbia, Richland County, SC
Tax ID	R11209-02-12

Sale Data

Grantor	Voltari Real Estate Holding LLC
Grantee	LMP Shop Road Owner LLC
Sale Date	January 13, 2026
Deed Book/Page	3091/1823
Recorded Plat	3091/1836
Property Rights	Fee simple
Financing	Typical
Verification	Other sources: Grantee, Public records; Confirmed by Brantley Clark
Sale Price	\$10,000,000

LAND SALE PROFILE NO. 2 (Cont.)**Land Data**

Land Size	21.61 Acres or 941,332 SF
Front Footage	Shop Road
Zoning	HI, Heavy Industrial, Richland County
Topography	Generally level and at grade
Shape	Generally Rectangular

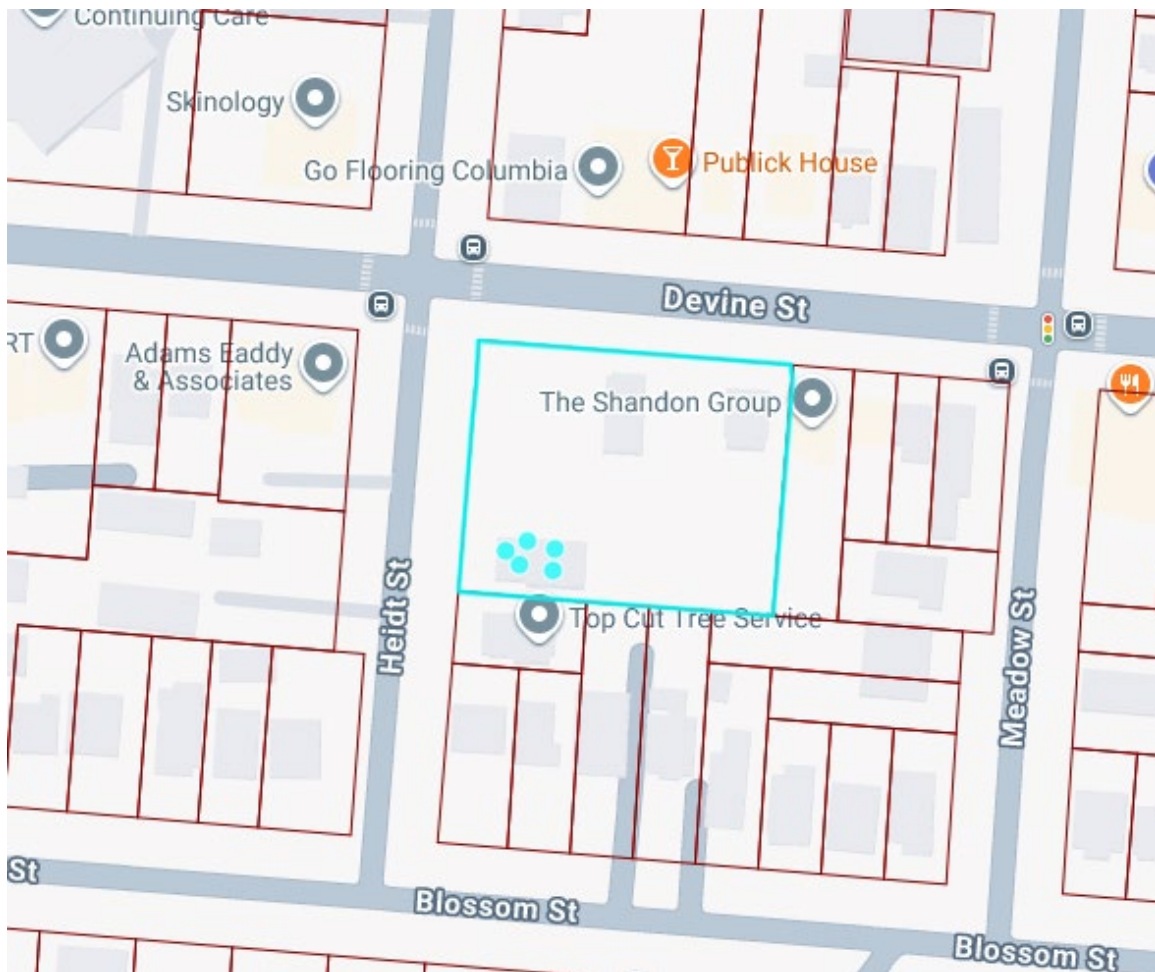
Indicators

Sale Price/Acre	\$462,749
Sale Price/Land SF	\$10.62

Remarks

This site was the long-time home of The State Newspaper. The building has been vacant since 2020. The purchaser of the site plans to demolish the improvements and re-develop the site with a multifamily housing property marketed to students at the University of South Carolina. Although the neighborhood is not within walking distance to campus, it is within walking distance to Williams-Brice Stadium, the home football stadium for USC. The neighborhood is historically industrial, but over the past 20 years many of the industrial sites have been re-zoned and re-developed with student-oriented apartment complexes. This parcel is in the process of being re-zoned for multifamily use.

LAND SALE PROFILE NO. 3

**Property Identification****Property Type**

Raw Land

Address

620 Heidt Street, Columbia, Richland County, SC

Tax ID

R11312-05-21

Sale Data**Grantor**

Roy E. Garris Sr. Trust

Grantee

Devine and Heidt LLC

Sale Date

July 24, 2025

Deed Book/Page

3041/1951

Recorded Plat

3046/2052

Property Rights

Fee simple

Financing

Typical

Verification

Other sources: Grantee, Public records; Confirmed by Brantley Clark

Sale Price

\$850,000

LAND SALE PROFILE NO. 3 (Cont.)**Land Data**

Land Size	1.27 Acres or 55,321 SF
Front Footage	Heidt Street and Devine Street
Zoning	NAC, Neighborhood Center/Corridor
Topography	Generally level
Shape	Generally rectangular

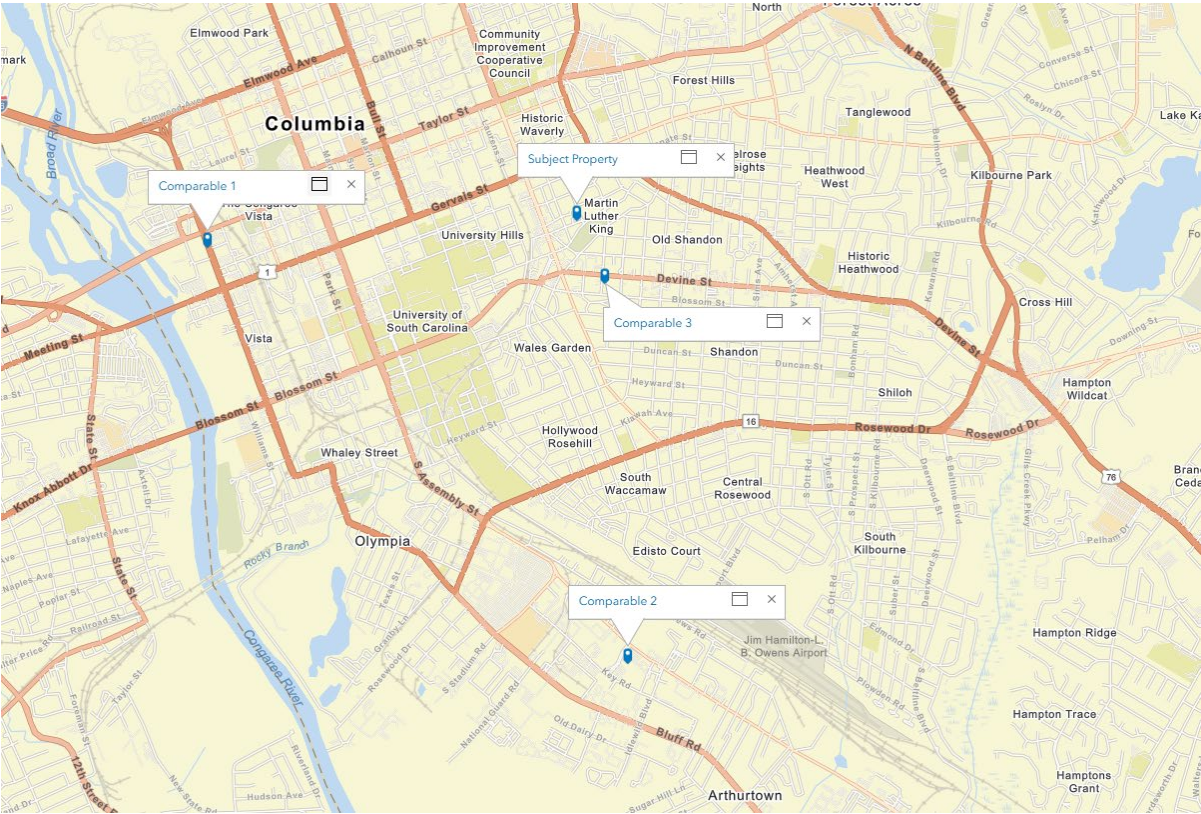
Indicators

Sale Price/Acre	\$669,291
Sale Price/Land SF	\$15.36

Remarks

This is the sale of a property located in the Shandon area of Columbia. It is located at the corner of Devine Street and Heidt Street. It was previously developed with several buildings, both residential and commercial. The purchaser demolished the improvements and is re-developing the property with an apartment complex.

COMPARABLE LAND SALES MAP



ANALYSIS AND ADJUSTMENT OF SALES

The sales are compared to the subject and adjusted to account for material differences that affect value. Adjustments are considered for the following factors, in the sequence shown below.

Adjustment Factor	Accounts For	Comments
Effective Sale Price	Atypical economics of a transaction, such as demolition cost or expenditures by buyer at time of purchase.	No adjustments required.
Real Property Rights	Fee simple, leased fee, leasehold, partial interest, etc.	No adjustments required.
Financing Terms	Seller financing, or assumption of existing financing, at non-market terms.	No adjustments required.
Conditions of Sale	Extraordinary motivation of buyer or seller, assemblage, forced sale.	No adjustments required.
Market Conditions	Changes in the economic environment over time that affect the appreciation and depreciation of real estate.	Market conditions continue to see increases, despite uncertainties surrounding interest rates. For this reason, we apply an upward annual adjustment to each comparable of 2%.
Location	Market or submarket area influences on sale price; surrounding land use influences.	Comparables 1 and 3 are located in superior areas of Columbia as compared to the subject; therefore, a downward adjustment of 10% is applied to Comparables 1 and 3. Comparable 2 is located in an inferior area of Columbia, and receives an upward adjustment of 10%.
Size	Inverse relationship that often exists between parcel size and unit value.	Comparable 3 is of similar size as compared to the subject, and therefore does not require adjustment for usable acreage. Comparables 1 and 2 contain more acreage as compared to the subject, and therefore require upward adjustments. These adjustments are based on the concept of economies of scale, which suggests that larger sites sell for less on a per acre basis (or per square foot basis) and vice versa. Based on this, Comparables 1 and 2 are adjusted upward by 5% and 10%, respectively.

Adjustment Factor	Accounts For	Comments
Shape and Topography	Primary physical factors that affect the utility of a site for its highest and best use.	The subject has gently sloping topography; whereas all of the comparables are generally level. For this reason, a downward adjustment of 5% is applied to each of the comparables for superior topography. No adjustments are warranted for differences in shape.
Utilities	The availability of utilities to a site affects the desirability to a purchaser and the expenditures following purchase to provide the site with utilities.	No adjustments required.
Access/Visibility	Access and visibility have an effect on property value, particularly retail properties such as the subject, which rely on motorists to see signage. Ease of access from multiple roads is most desirable, and corner lots are preferred.	Comparables 1 and 3 are located on roads with higher traffic counts as compared to the subject. This equates to superior access and more visibility for these comparables. Comparable 2 is generally similar to the subject in terms of access/visibility. For this reason, Comparables 1 and 3 receive downward adjustments of 10% each.
Zoning	Zoning has an effect on property value because it can limit the potential development uses of a site.	No adjustments required.

The following table summarizes the adjustments we make to each sale.

Land Analysis Grid		Comp 1		Comp 2		Comp 3	
Address	2225 College Street	1409 Huger Street		1401 Shop Road		620 Heidt Street	
City	Columbia	Columbia		Columbia		Columbia	
State	South Carolina	South Carolina		South Carolina		South Carolina	
Date	4/13/2026	10/9/2024		1/13/2026		7/24/2025	
Price		\$2,800,000		\$10,000,000		\$850,000	
Acres	0.88	5.88		21.61		1.27	
Usable Acre Unit Price		\$476,190		\$462,749		\$669,291	
Transaction Adjustments							
Property Rights	Fee Simple	Fee simple	0.0%	Fee simple	0.0%	Fee simple	0.0%
Financing	Conventional	Cash	0.0%	Cash	0.0%	Cash	0.0%
Conditions of Sale	Typical	Typical	0.0%	Normal	0.0%	Normal	0.0%
Expenditures After Sale		\$0		\$0		\$0	
Adjusted Usable Acre Unit Price		\$476,190		\$462,749		\$669,291	
Market Trends Through	4/13/26	2.0%	3.0%	0.5%		1.4%	
Adjusted Usable Acre Unit Price		\$490,641		\$465,014		\$678,910	
Location	Good	Superior		Inferior		Superior	
% Adjustment		-10%		10%		-10%	
\$ Adjustment		-\$49,064		\$46,501		-\$67,891	
Usable Acres	0.88	5.88		21.61		1.27	
% Adjustment		5%		10%		0%	
\$ Adjustment		\$24,532		\$46,501		\$0	
Topography	Gently sloping	Level		Level		Level	
% Adjustment		-5%		-5%		-5%	
\$ Adjustment		-\$24,532		-\$23,251		-\$33,945	
Shape	L-shaped	Generally rectangular		Generally rectangular		Generally rectangular	
% Adjustment		0%		0%		0%	
\$ Adjustment		\$0		\$0		\$0	
Utilities	Public	Public		Public		Public	
% Adjustment		0%		0%		0%	
\$ Adjustment		\$0		\$0		\$0	
Access/Visibility	Good	Superior		Similar		Superior	
% Adjustment		-10%		0%		-10%	
\$ Adjustment		-\$49,064		\$0		-\$67,891	
Adjusted Usable Acre Unit Price		\$392,512		\$534,766		\$509,182	
Net Adjustments		-17.6%		15.6%		-23.9%	
Gross Adjustments		35.0%		15.0%		20.0%	

LAND VALUE CONCLUSION – AS IS

We place equal emphasis, more or less, on all three comparables, and arrive at an overall indication of value as follows:

LAND VALUE CONCLUSION – OVERALL, AS IS	
Indicated Value per acre	\$500,000
Subject Acres	0.88
Indicated Value	\$440,000
Rounded	\$440,000

COST APPROACH

The steps taken to apply the cost approach are:

- Develop an opinion of the value of the land as though vacant and available to be developed to its highest and best use, as of the effective date of the appraisal;
- Estimate the replacement cost new of the proposed improvements using Marshall Valuation Service, an analysis of market construction cost comparables, and a review of the subject's construction budget;
- Estimate depreciation from all causes and deduct this estimate from replacement cost new to arrive at depreciated replacement cost of the improvements; and
- Add land value to the depreciated replacement cost of the improvements to arrive at a market value indication for the property overall.

ESTIMATE OF REPLACEMENT COST

Replacement cost is the current cost to construct improvements with equivalent utility to the subject, using modern materials and current standards, design, and layout. Estimates of replacement cost for the purpose of developing a market value opinion include three components: direct costs, indirect costs (also known as soft costs) and entrepreneurial profit.

Direct Costs

Direct costs are expenditures for labor, materials, equipment and contractor's overhead and profit. We use Marshall Valuation Service (MVS) as the basis of our direct cost estimate. In addition to direct costs, MVS includes certain indirect costs such as architectural and engineering fees, and interest on building loan funds during construction.

Soft Costs

MVS does not include all of the soft, or indirect costs that are appropriate in a replacement cost estimate. Therefore, we add an allowance for the following indirect costs that are not contained within MVS: taxes and carrying costs on land during construction; legal and accounting fees; and marketing and finance costs prior to stabilization. We estimate that a 15% allowance for additional indirect costs is appropriate.

Entrepreneurial Profit

The final component of the replacement cost estimate is entrepreneurial profit, also referred to as entrepreneurial incentive, the financial reward that a developer would expect to receive in addition to recovering all direct and indirect costs. This is the

expected compensation that would be necessary to motivate a developer to undertake the project.

Typically, entrepreneurial profit is between 10% and 30%. In the case of the subject, which is a well-located property, the entrepreneurial profit is expected at the upper end of the range. It is our estimate that an allowance of 30% of total direct and indirect costs is appropriate.

Replacement Cost New

The following tables show our replacement cost estimates for the subject building improvements and site improvements.

Marshall & Swift						
Cost Source: Marshall & Swift			# 12: Dwellings, Multiples, Motels			
No. of Stories Multiplier:	1.000		Local Multiplier: 0.930			
Height/Story Multiplier:	1.090		Current Cost Multiplier: 1.210			
Perimeter Multiplier:	1.000		Combined Multipliers: 1.227			
Building Improvements						
Item	Unit Type	Cost	Quantity	Multiplier	Total	
Multiple Residences	Sq. Ft.	\$151.00	48,096	1.227	\$8,908,011	
In-Unit Appliances	Per Unit	\$1,400.00	58	1.227	\$99,598	
Sprinklers	Sq. Ft.	\$3.25	48,096	1.227	\$191,729	
Total Building Improvement Costs					\$9,199,337	
Price per SF Gross Building Area					\$191.27	
Site Improvements						
Item	Unit Type	Cost	Quantity	Total		
Parking	Per Unit	\$2,800	37	\$103,600		
Site Work	Sq. Ft.	\$16.00	48,096	\$769,536		
Total Site Improvement Costs					\$873,136	
Subtotal: Building & Site Costs					\$10,072,473	
Price per SF Gross Building Area					\$209.42	
Soft Costs						
Item				Percent Type	Total	
Soft Costs	15.0%		% Bld. & Site Cost		\$1,510,871	
Total Soft Costs					\$1,510,871	
Total Costs						
Subtotal: Building, Site & Soft Costs					\$11,583,344	
Entrepreneurial Incentive					30.0%	\$3,475,003
Total Cost					\$15,058,348	
Price per SF Gross Building Area					\$313.09	

ESTIMATE OF DEPRECIATION

Depreciation is the difference between the replacement cost new of the improvements and their contribution to overall property value on the effective date of the appraisal. In the case of the subject, we rely on the Physical Needs Assessment report, prepared by Gill Group, Inc. on February 28, 2025. This report is specific to the subject property and estimates that the property has short-term needs to bring it to market standard. These short-term needs are capital expenditures that need to be invested in the property. The total cost of the short-term needs equals \$11,847,859. This amount accounts for all depreciation and deferred maintenance, and is deducted as a lump sum from the value indicated via the Cost Approach to arrive at the estimated “as is” value of the property.

Deferred Maintenance

Any and all items of deferred maintenance are included in the estimate to correct short-term needs, described previously.

Age-Life Depreciation

After deducting deferred maintenance, if any, we use the age-life method to estimate depreciation applicable to the remaining replacement costs. This method indicates the loss in value due to physical deterioration and some functional obsolescence based on the age and condition of the improvements. The age-life method is applied on a straight-line basis, by dividing the subject’s effective age by its economic life. Age-life depreciation for the site improvements is estimated separately from the building improvements, based on their shorter economic lives.

Functional Obsolescence

Functional obsolescence is a loss in value due to changes in market tastes and standards. In the case of the subject, it is not necessary to make a deduction for additional functional obsolescence over and above that accounted for in the age-life method.

External Obsolescence

External obsolescence is a loss in value due to external causes, such as imbalances in supply and demand or negative location influences. A deduction for external obsolescence is not considered necessary for the subject.

Final Estimate of Depreciation

The subject exhibits depreciation, and has neared or reached the end of its economic life. In order to extend the life of the subject, capital expenditures are necessary. In estimating the cost of the capital expenditures that are necessary, we rely on the Physical Needs Assessment report, prepared by Gill Group, Inc. on February 28, 2025. This report is specific to the subject property and estimates that the property has short-term needs to bring it to market standard. These short-term needs are capital expenditures that need to be invested in the property. The total cost of the short-term needs equals \$11,847,859. This amount accounts for all depreciation and deferred maintenance, and is deducted as a lump sum from the value indicated via the Cost Approach to arrive at the estimated “as is” value of the property.

Summary of Critical, Short-Term, and Long-Term Repairs					
	Term	Total Un-Inflated Cost	Total Inflated Cost	Un-Inflated Reserve Per Unit Per Year	Inflated Reserve Per Unit Per Year
Critical Repairs ¹	Immediate	\$0	-	\$0	-
Short-Term Needs ²	1 Year	\$11,847,859	-	\$204,273	-
Long-Term Needs	20 Years	\$301,996	\$367,668	\$260	\$317

FURNITURE, FIXTURES AND EQUIPMENT

As a multifamily property, the subject has furniture, fixtures, and equipment, commonly abbreviated as FF&E, in the form of in-unit appliances.

VALUE INDICATION BY COST APPROACH

By combining our land value conclusion with the value of the FF&E and with the replacement cost of the improvements, we arrive at a value indication by the cost approach as shown in the table below.

Marshall & Swift					
Cost Source: Marshall & Swift		# 12: Dwellings, Multiples, Motels			
No. of Stories Multiplier:	1.000			Local Multiplier:	0.930
Height/Story Multiplier:	1.090			Current Cost Multiplier:	1.210
Perimeter Multiplier:	1.000			Combined Multipliers:	1.227
Building Improvements					
Item	Unit Type	Cost	Quantity	Multiplier	Total
Multiple Residences	Sq. Ft.	\$151.00	48,096	1.227	\$8,908,011
In-Unit Appliances	Per Unit	\$1,400.00	58	1.227	\$99,598
Sprinklers	Sq. Ft.	\$3.25	48,096	1.227	\$191,729
Total Building Improvement Costs					\$9,199,337
Price per SF Gross Building Area					\$191.27
Site Improvements					
Item	Unit Type	Cost	Quantity		Total
Parking	Per Unit	\$2,800	37		\$103,600
Site Work	Sq. Ft.	\$16.00	48,096		\$769,536
Total Site Improvement Costs					\$873,136
Subtotal: Building & Site Costs					\$10,072,473
Price per SF Gross Building Area					\$209.42
Soft Costs					
Item			Percent Type		Total
Soft Costs	15.0%		% Bld. & Site Cost		\$1,510,871
Total Soft Costs					\$1,510,871
Total Costs					
Subtotal: Building, Site & Soft Costs					\$11,583,344
Entrepreneurial Incentive 30.0%					\$3,475,003
Total Cost					\$15,058,348
Price per SF Gross Building Area					\$313.09
Depreciation: Section 1 of 1					
Component	Eff. Age	Life	Percent		Amount
Physical Deterioration: Building	0	45	0%		\$0
Physical Deterioration: Site Improvements	0	25	0%		\$0
Functional Obsolescence Building			0%		\$0
External Obsolescence Building			0%		\$0
Total Depreciation					\$11,847,859
Depreciated Value of Improvements					\$3,210,489
Cost Per Square Foot Gross Building Area					\$66.75
Land Value					
Land Value					\$440,000
Other					\$0
Cost Approach Value Indication					\$3,650,489
Rounded					\$3,650,000
Price per SF Gross Building Area					\$75.89

VALUE INDICATION BY COST APPROACH	
Depreciated Replacement Cost	\$3,210,489
Land Value	\$440,000
Indicated Property Value, "As Is"	\$3,650,489
"As Is" Property Value, Rounded	\$3,650,000

SALES COMPARISON APPROACH

The sales comparison approach develops an indication of value by comparing the subject to sales of similar properties. The sales comparison approach is most applicable when sufficient recent and reliable transactions exist to indicate value trends. The steps taken to apply the sales comparison approach are:

- Identify relevant property sales;
- Research and assemble pertinent data for the most relevant sales;
- Analyze the sales for material differences compared with the subject;
- Reconcile the analysis of the sales into a value indication for the subject.
- Deduct the cost of the renovations to arrive at an “as is” value.

Our search for comparable sales focused on transactions within the following parameters:

Property Type: Garden Apartment Complexes

Size: Between 25 and 100 units

Location: Columbia

Transaction Date: Within 12 months preceding the effective date of the appraisal

The sales most relevant to analyzing the value of the subject as improved to its highest and best use are detailed on the following pages.

IMPROVED SALE NO. 1

**Property Identification****Property Type**

Garden Apartment Complex

Address

5418 Mauldin Avenue, Columbia, Richland County, SC

Tax ID

11612-01-01

Sale Data**Grantor**

Red Curb Investments LLC

Grantee

38 Avondale Partners LLC

Sale Date

February 10, 2026

Deed Book/Page

3100/3469

Recorded Plat

971/2472

Property Rights

Leased fee

Financing

Conventional

Verification

Other sources: Grantee, Appraisal files, Public records; Confirmed by Brantley Clark

Sale Price

\$3,216,000

IMPROVED SALE NO. 1 (Cont.)**Land Data**

Land Size	3.34 Acres or 145,490 SF
Zoning	RM-2
Topography	Generally level and at grade
Dimensions	NA
Shape	Generally rectangular
Landscaping	Minimal

General Physical Data

No. of Buildings	7
Construction Type	Vinyl siding / Masonry / Stucco
Stories	2
Year Built	1973
Gross SF	47,000
Net SF	47,000
No. Units	48

Indicators

Sale Price/Unit	\$67,000
Occupancy at Sale	100%
Actual Capitalization Rate	N/A

Remarks

This is the sale of a garden apartment complex in Columbia, SC. The property contains 48 units total in 7 buildings. The units are a combination of 1-bedroom/1-bathroom units and 2-bedroom/1-bathroom units. The property was 100% occupied at the time of sale (0 vacant units). The capitalization rate was not disclosed.

IMPROVED SALE NO. 2

**Property Identification****Property Type**

Garden Apartment

Address

4425 E. Chapel Street, Columbia, Richland County, SC 29205

Tax ID

13810-02-14

Sale Data**Grantor**

Palmetto Capital Land Holdings LLC

Grantee

BFG Villager LLC

Sale Date

December 29, 2025

Deed Book/Page

3087/2734

Recorded Plat

24/246

Property Rights

Fee simple

Financing

Conventional

Verification

Other sources: Grantee, Appraisal files, Public records; Confirmed by Brantley Clark

Sale Price

\$5,832,657

IMPROVED SALE NO. 2 (Cont.)**Land Data**

Land Size	2.54 Acres or 110,642 SF
Topography	Generally level and at grade
Dimensions	NA
Shape	Generally rectangular
Landscaping	Minimal

General Physical Data

No. of Buildings	6
Construction Type	Masonry and vinyl
Stories	2
Year Built	1965
Gross SF	74,456
Net SF	74,456
No. Units	100

Indicators

Sale Price/Unit	\$58,327
Occupancy at Sale	100%
Actual Capitalization Rate	Not disclosed

Remarks

This is the sale of a garden apartment complex in Columbia, SC. It is made up of six buildings with 100 total units. The unit mix contains studio units, 1-bedroom/1-bathroom units, and 2-bedroom/1-bathroom units. The property sold at an undisclosed overall rate.

IMPROVED SALE NO. 3

**Property Identification****Property Type**

Garden Apartment

Address

401 Burnside Drive, Columbia, Richland County, SC 29209

Tax ID

16405-04-02

Sale Data**Grantor**

Palmetto Capital Land Holdings LLC

Grantee

BFG Villager LLC

Sale Date

December 29, 2025

Deed Book/Page

3087/2765

Recorded Plat

56/1112

Property Rights

Fee simple

Financing

Conventional

Verification

Other sources: Grantee, Appraisal files, Public records; Confirmed by Brantley Clark

Sale Price

\$2,167,343

IMPROVED SALE NO. 3 (Cont.)**Land Data**

Land Size	2.41 Acres or 104,916 SF
Topography	Generally level and at grade
Dimensions	NA
Shape	Generally rectangular
Landscaping	Minimal

General Physical Data

No. of Buildings	3
Construction Type	Masonry
Stories	2
Year Built	1969
Gross SF	43,320
Net SF	43,320
No. Units	30

Indicators

Sale Price/Unit	\$72,245
Occupancy at Sale	100%
Actual Capitalization Rate	Undisclosed

Remarks

This is the sale of a garden apartment complex in Columbia, SC. It is made up of 30 units in 3 buildings.

IMPROVED SALE NO. 4

**Property Identification****Property Type**

Garden Apartment

Address

3611 Ranch Rd., Columbia, Richland County, SC 29206

Tax ID

16811-06-07

Sale Data**Grantor**

Arbor Realty Trust Inc.

Grantee

Artosio LLC

Sale Date

June 26, 2025

Deed Book/Page

3033/2316

Recorded Plat

2692/2072

Property Rights

Fee simple

Financing

Conventional

Verification

Other sources: Grantee, Appraisal files, Public records; Confirmed by Brantley Clark

Sale Price

\$7,000,000

IMPROVED SALE NO. 4 (Cont.)**Land Data**

Land Size	6.50 Acres or 283,140 SF
Topography	Generally level and at grade
Dimensions	NA
Shape	Generally rectangular
Landscaping	Minimal

General Physical Data

No. of Buildings	14
Construction Type	Masonry
Stories	2
Year Built	1973
Gross SF	134,868
Net SF	134,868
No. Units	100

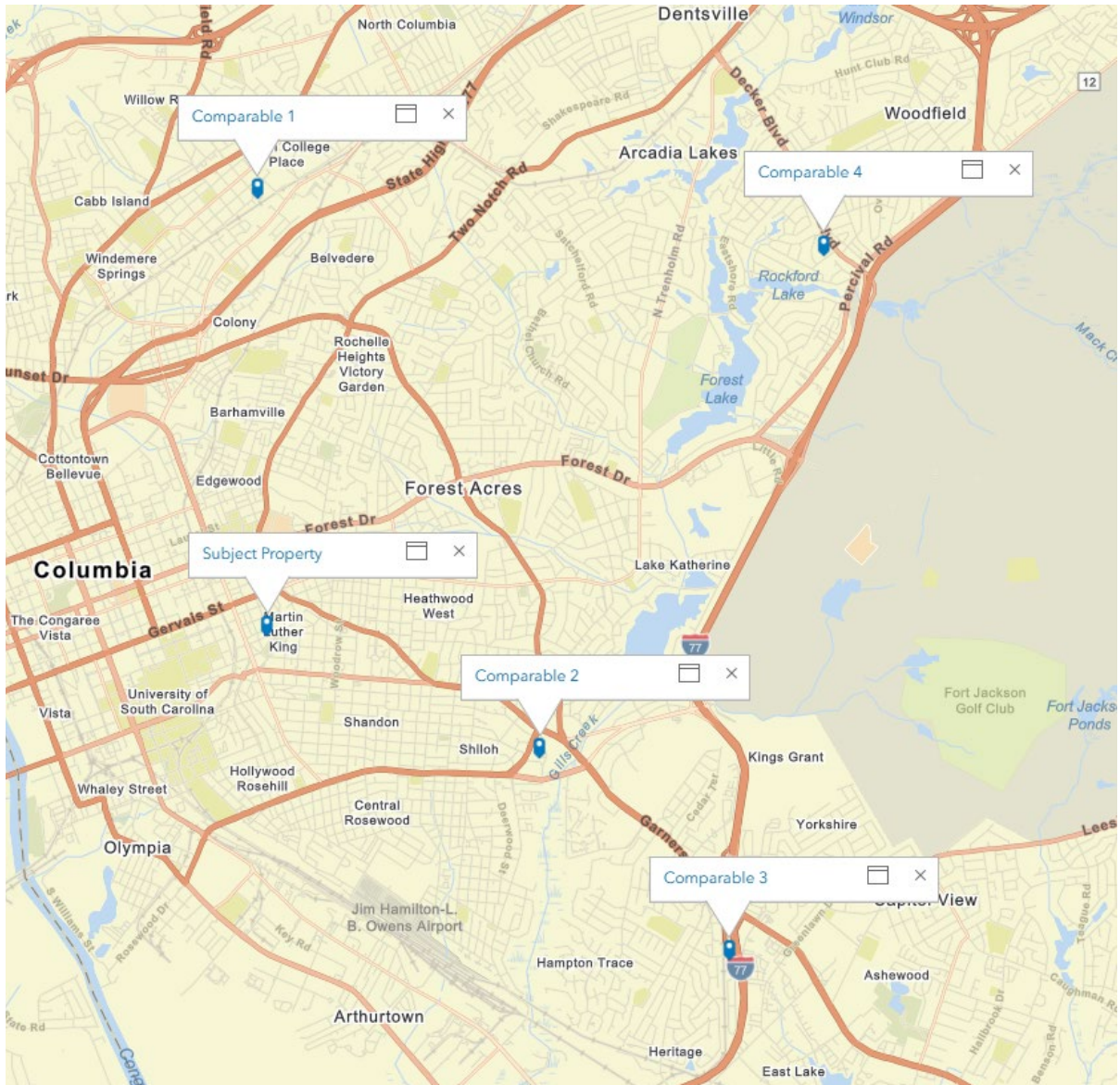
Indicators

Sale Price/Unit	\$70,000
Occupancy at Sale	100%
Actual Capitalization Rate	Undisclosed

Remarks

This is the sale of a garden apartment complex in Columbia, SC. It is made up of 100 units in 14 buildings.

IMPROVED SALES MAP



ADJUSTMENT FACTORS

The comparables are compared to the subject and adjusted according to the generally accepted adjustment categories. The first four categories – property rights conveyed, financing terms, conditions of sale, and market conditions – are cumulative. A comparable is adjusted for the cumulative adjustments first before the remaining adjustments are applied. Location, physical characteristics and other adjustments are additive and may take place in any order. An explanation of each adjustment category accompanies the adjustment.

Property Rights Conveyed

This adjustment is applied to reflect the transfer of property rights that might differ from those of the subject, such as fee simple, leased fee, leasehold, or a partial interest. The subject and comparables are all leased fee, and no adjustment is required.

Financing Terms

This adjustment is applied to a comparable that did not transfer under typical financing terms. Examples of atypical financing include seller financing, the assumption of favorable existing financing, or other financing at non-market terms. No adjustment for any atypical financing is required.

Conditions of Sale

This adjustment is applied to reflect any extraordinary motivations of the buyer or seller to complete the sale. These can include a forced sale for less or more than market value, a transaction between related parties, and any significant buyer expenditures immediately after purchase if not considered previously. No adjustments are required for conditions of sale.

Market Conditions

This adjustment reflects market differences occurring between the effective date of the appraisal and the transaction date of the comparable when values have increased or decreased. I note that the sales took place within the past twelve months, and that market conditions have continued to strengthen through mid-2026. For this reason, we apply an annualized upward adjustment of 2% to each comparable.

Physical Characteristics

Adjustments for physical characteristics consider differences between the comparables and subject in such areas as location, size, age/year built, land size, building quality and condition.

Location: The comparables are located in similar locations as compared to the subject; therefore, no adjustments are warranted for location.

Size: The comparables are of similar size as compared to the subject; therefore, no adjustments are warranted for size.

Age/Year Built: All of the comparables are of similar age as compared to the subject; therefore, no adjustments are warranted for age/year built.

Land Size: All four comparables have more underlying land as compared to the subject. For this reason, each comparable is adjusted downward by 10%.

Access/Visibility: All of the comparables are located in residential areas on secondary roads, with similar access/visibility as compared to the subject. No adjustments are warranted for differences in access/visibility.

Quality of Construction: The comparables are considered inferior in terms of construction quality because the subject units are all detached, freestanding units. Therefore, each comparable is adjusted upward by 15% to account for their inferior quality of construction.

Condition: The comparables are of similar condition as compared to the subject; therefore, no adjustments are warranted for condition.

The following table summarizes the adjustments I make to the comparable sales.

Analysis Grid		Comp 1		Comp 2		Comp 3		Comp 4	
Address	2225 College Street	5418 Mauldin Ave.		4425 E. Chapel Street		401 Burnside Drive		3611 Ranch Road	
City	Columbia	Columbia		Columbia		Columbia		Columbia	
State	South Carolina	South Carolina		South Carolina		South Carolina		South Carolina	
Date	4/13/2026	2/10/2026		12/29/2025		12/29/2025		6/26/2025	
Price		\$3,216,000		\$5,832,657		\$2,167,343		\$7,000,000	
No. of Units	58	48		100		30		100	
Price per Unit		\$67,000.00		\$58,326.57		\$72,244.77		\$70,000.00	
Transaction Adjustments									
Property Rights	Fee Simple	Fee simple	0.0%	Fee simple	0.0%	Fee simple	0.0%	Fee simple	0.0%
Financing	Conventional	Typical	0.0%	Conventional	0.0%	Conventional	0.0%	Conventional	0.0%
Conditions of Sale	Typical	Arm's length	0.0%	Arm's length	0.0%	Arm's length	0.0%	Arm's length	0.0%
Expenditures After Sale		\$0		\$0		\$0		\$0	
Adjusted Price per Unit		\$67,000.00		\$58,326.57		\$72,244.77		\$70,000.00	
Market Trends Through	4/13/26	2.0%	0.3%	0.6%		0.6%		1.6%	
Adjusted Price per Unit		\$67,225.75		\$58,659.78		\$72,657.49		\$71,113.92	
Location	Good	Similar		Similar		Similar		Similar	
% Adjustment		0%		0%		0%		0%	
\$ Adjustment		\$0.00		\$0.00		\$0.00		\$0.00	
No. of Multi-family Units	58	48		100		30		100	
% Adjustment		0%		0%		0%		0%	
\$ Adjustment		\$0.00		\$0.00		\$0.00		\$0.00	
Year Built	1971	1973		1965		1969		1973	
% Adjustment		0%		0%		0%		0%	
\$ Adjustment		\$0.00		\$0.00		\$0.00		\$0.00	
Acres	0.88	3.3		2.5		2.4		6.5	
% Adjustment		-10%		-10%		-10%		-10%	
\$ Adjustment		-\$6,722.57		-\$5,865.98		-\$7,265.75		-\$7,111.39	
Access/Visibility	Good	Similar		Similar		Similar		Similar	
% Adjustment		0%		0%		0%		0%	
\$ Adjustment		\$0.00		\$0.00		\$0.00		\$0.00	
Quality of Construction	Average	Similar		Similar		Similar		Similar	
% Adjustment		0%		0%		0%		0%	
\$ Adjustment		\$0.00		\$0.00		\$0.00		\$0.00	
Condition of Improvements	Fair	Similar		Similar		Similar		Similar	
% Adjustment		0%		0%		0%		0%	
\$ Adjustment		\$0.00		\$0.00		\$0.00		\$0.00	
Adjusted Price per Unit		\$60,503.17		\$52,793.81		\$65,391.74		\$64,002.53	
Net Adjustments		-9.7%		-9.5%		-9.5%		-8.6%	
Gross Adjustments		10.4%		10.6%		10.6%		11.8%	

VALUE INDICATION – SALES COMPARISON APPROACH

Prior to adjustments, the sales reflect prices in the following range:

- \$58,327 to \$72,245 per unit

After adjustment, the range is narrowed as follows:

- \$52,794 to \$65,392 per unit

To arrive at an indication of value, I place equal emphasis, more or less, on each comparable.

Based on the preceding analysis, I reach a value conclusion for the subject “as is” of \$3,650,000 via the Sales Comparison Approach, as shown in the table below:

VALUE INDICATION BY SALES COMPARISON APPROACH	
Indicated Value per Unit	\$63,000
Subject Units	48
Indicated Property Value “As Is” (Fee simple, based on market rents)	\$3,654,000
Rounded	\$3,650,000

INCOME CAPITALIZATION APPROACH

The income capitalization approach converts anticipated economic benefits of owning real property into a value estimate through capitalization. The steps taken to apply the income capitalization approach are:

- Analyze the revenue potential of the property.
- Consider appropriate allowances for vacancy, collection loss, and operating expenses.
- Calculate net operating income by deducting vacancy, collection loss, and operating expenses from potential income.
- Apply the most appropriate capitalization methods to convert anticipated net income to an indication of value.

The two most common capitalization methods are direct capitalization and discounted cash flow analysis. In direct capitalization, a single year's expected income is divided by an appropriate capitalization rate to arrive at a value indication. In discounted cash flow analysis, anticipated future net income streams and a future resale value are discounted to a present value at an appropriate yield rate.

In this analysis, I use only direct capitalization because investors in this property type rely almost exclusively on this method.

One of the stipulations for appraisals in the 2026 QAP is that the appraisal must report both the "as is" fee simple value of the subject property, based on market rents, as well as the "as is" lease fee value of the subject property, based on current restricted rent.

OCCUPANCY AND RENTAL RATES

As of the effective valuation date, the subject is operated as a public housing property for low-income seniors. In the first scenario, we estimate market rents and expenses for the subject to develop an income stream based on the hypothetical scenario that the subject were leased at market rates.

MARKET RENT ANALYSIS - INTRODUCTION

We have researched four comparables for this analysis; these are documented on the following pages followed by a location map and analysis grid. All rental comparables have been researched through numerous sources, inspected and verified by a party to the transaction. Comparable rentals considered most relevant are detailed on the following pages.

RENTAL NO. 1

**Property Identification****Property Type**

Multifamily – Garden Apartment

Property Name

Mauldin Village

Address

5418 Mauldin Avenue, Columbia, SC

Verification

Public records, Landlord, inspection, appraisal files; Confirmed by Brantley Clark

Number of Units

48 units

Unit Type

1 Bedroom/1 Bathroom

2 Bedroom/1 Bathroom

Monthly Rent per Unit

1 Bedroom/1 Bathroom: \$721/month

2 Bedroom/1 Bathroom: \$778/month

Expense Structure

Tenant pays utilities / Landlord pays taxes, insurance and maintenance

Tenant

Various

Lease Term

12 months

Commencement Date

Current

RENTAL NO. 1 (Cont.)**Physical Data**

No. of Buildings	7
Construction Type	Vinyl siding / Masonry / Stucco
Stories	2
Year Built	1973

Remarks

This is a garden apartment complex in Columbia, SC. The property contains 48 units total in 7 buildings. The units are a combination of 1-bedroom/1-bathroom units and 2-bedroom/1-bathroom units.

RENTAL NO. 2

**Property Identification****Property Type**

Multifamily – Garden Apartment

Property Name

Capri Apartments

Address4425 E. Chapel Street, Columbia, Richland
County, SC 29205**Verification**Public records, Landlord, inspection, appraisal
files; Confirmed by Brantley Clark**Number of Units**

100 units

Unit Type

Studio

1 Bedroom/1 Bathroom

2 Bedroom/1 Bathroom

Monthly Rent per Unit

Studio: \$925

1 Bedroom/1 Bathroom: \$1,025

2 Bedroom/1 Bathroom: \$1,187 asking rent

Expense StructureTenant pays utilities / Landlord pays taxes,
insurance and maintenance**Tenant**

Various

Lease Term

12 months

Commencement Date

Current

Physical Data**No. of Buildings**

6

Construction Type

Masonry and vinyl

Stories

2

Year Built

1965

RENTAL NO. 2 (Cont.)**Remarks**

This is a garden apartment complex in Columbia, SC. It is made up of six buildings with 100 total units. The unit mix contains studio units, 1-bedroom/1-bathroom units, and 2-bedroom/1-bathroom units.

RENTAL NO. 3

**Property Identification****Property Type**

Multifamily – Garden Apartment

Property Name

Villager Apartments

Address401 Burnside Drive, Columbia, Richland County,
SC 29209**Verification**Public records, Landlord, inspection, appraisal
files; Confirmed by Brantley Clark**Number of Units**

30 units

Unit Type

2 Bedroom/1 Bathroom

Monthly Rent per Unit

2 Bedroom/1 Bathroom: \$1,150 per month

Expense StructureTenant pays utilities / Landlord pays taxes,
insurance and maintenance**Tenant**

Various

Lease Term

12 months

Commencement Date

Current

RENTAL NO. 3 (Cont.)**Physical Data**

No. of Buildings	3
Construction Type	Masonry
Stories	2
Year Built	1969

Remarks

This is a multifamily rental property in Columbia, SC. It contains a total of 30 units, which are all 2-bedroom/1-bathroom units.

RENTAL NO. 4

**Property Identification****Property Type****Property Name****Address****Verification****Number of Units****Unit Type****Monthly Rent per Unit****Expense Structure****Tenant****Lease Term****Commencement Date**

Multifamily – Garden Apartment

Beldon Spring Lake Apartments

3611 Ranch Road, Columbia, Richland County,
SC 29206Public records, Landlord, inspection, appraisal
files; Confirmed by Brantley Clark

100 units

1 Bedroom/1 Bathroom

2 Bedroom/1 Bathroom

1 Bedroom/1 Bathroom: \$1,050 per month

2 Bedroom/1 Bathroom: \$1,165 per month

Tenant pays utilities / Landlord pays taxes,
insurance and maintenance

Various

12 months

Current

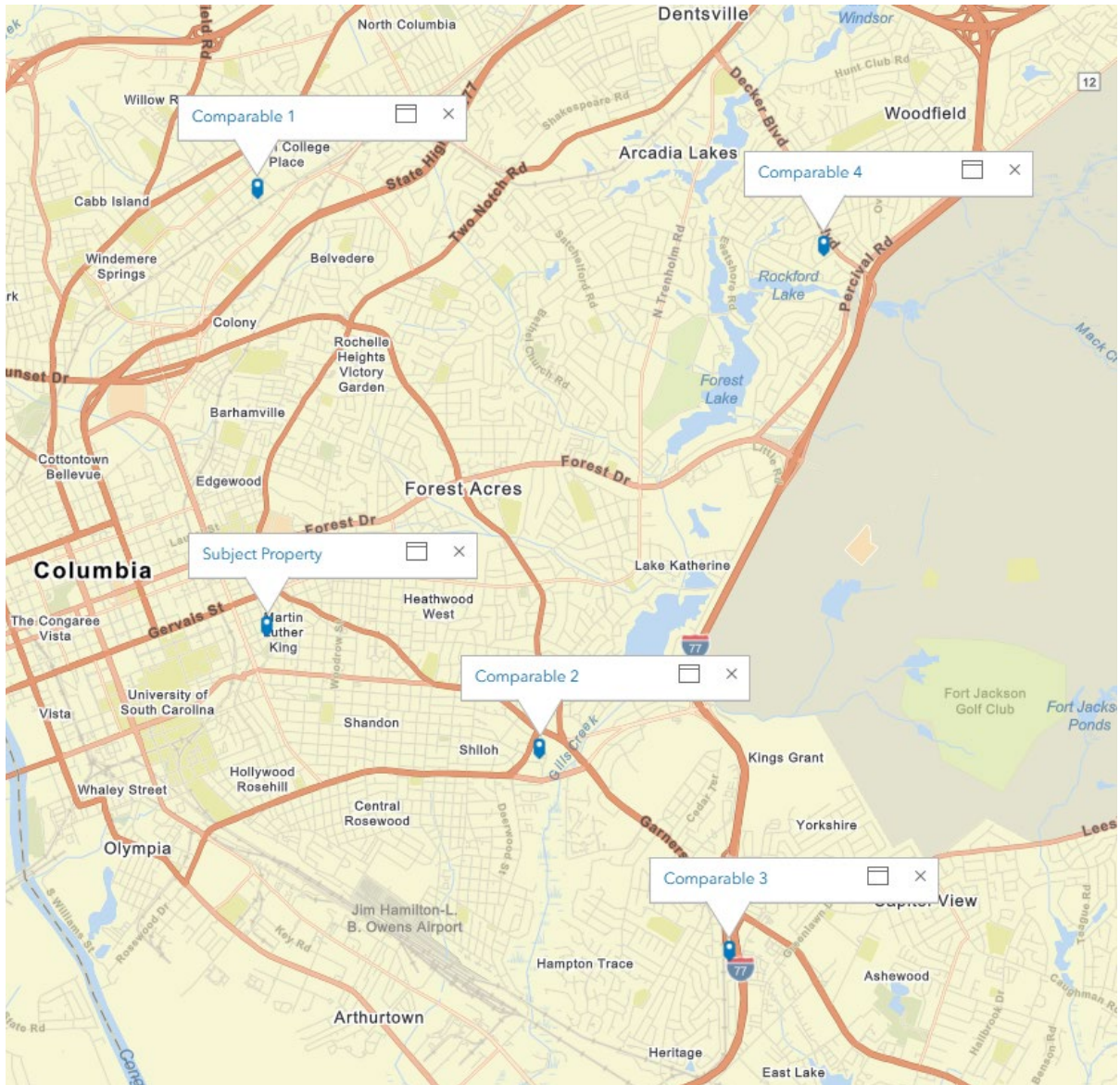
RENTAL NO. 4 (Cont.)**Physical Data**

No. of Buildings	14
Construction Type	Masonry
Stories	2
Year Built	1973

Remarks

This is a multifamily rental property in Columbia, SC. It contains a total of 100 units in 14 buildings, which are a mixture of 1 bedroom/1 bathroom units and 2-bedroom/1-bathroom units.

IMPROVED RENTALS MAP



MARKET RENT CONCLUSIONS

Based on the preceding information obtained from the market, market rent is estimated for the subject property as shown below. Equal emphasis, more or less, was placed on each comparable in the conclusion of market rent.

Market Rent by Unit Type			
Unit Type	Rent	Increases	Term
Studio	\$900	Market	12 months
1 Bedroom/1 Bathroom	\$1,000	Market	12 months
2 Bedroom/1 Bathroom	\$1,100	Market	12 months

ESTIMATE OF GROSS INCOME – AS IS – FEE SIMPLE (BASED ON MARKET RENTS)

In this scenario, we estimate the fee simple value of the subject property via the Income Capitalization Approach, based on market rents and market expenses. This scenario is based on the hypothetical condition that the subject improvements are not operating with rent restrictions in place.

Vacancy & Collection Loss Allowance

Vacancy and collection loss is calculated at 10% of potential gross income. This is in line with market vacancy.

Effective Gross Income

Based on the preceding estimates of gross income, less allowances for vacancy and collection loss, effective gross income is calculated at \$624,240.

Unit/Space Type	Income	Method	Units/SF	Annual	% of PGI
Studio	\$900.00	\$/M2/Month	14	\$151,200	21.8%
1 BR/1 BA	\$1,000.00	\$/M2/Month	32	\$384,000	55.4%
2 BR/1 BA	\$1,100.00	\$/M2/Month	12	\$158,400	22.8%
Potential Gross Income:				\$693,600	100.0%
Vacancy & Collection Loss 10.00%				\$69,360	
Other Income:				\$0	
Effective Gross Income (EGI):				\$624,240	90.0%

ANALYSIS OF OPERATING EXPENSES

The appraiser was provided with year-to-date income and expenses for 2026, as well as year-end income expenses for 2025. It should be noted that this analysis is based on market rents and expenses. The actual income and expenses for the subject, based on current restricted rents in place, current grants in place, and current expenses, are used to calculate the “As Is” value based on the leased fee estate with current restrictions in place.

Operating Expense Analysis by Category

Discussions of operating expense projections are presented in the following paragraphs.

Real Estate Taxes

We have estimated rental income based on typical expense appropriations at the subject and as indicated by the market, which means property taxes, insurance, and overall maintenance are paid by the landlord; whereas utilities are the responsibility of the tenant (with the exception of the utilities for the office/shop/laundry and the utilities for units between tenants). As discussed previously in this appraisal, the current property ownership is exempt from ad valorem property taxes. However, for this scenario, with the income and expenses based on market rates, we estimate real estate taxes as an expense for the subject. Our estimate of real estate taxes during the first forecast year is \$87,500.

Insurance

According to the property owner, the insurance expense is \$52,250 annually. This is within the range indicated by the market and expense comparables. This is the one expense line item that is carried forward from the actual expenses.

Repairs/Maintenance

The repairs and maintenance category includes expenditures to repair and maintain the property in an ongoing basis and between tenants. Typically repairs and maintenance range from \$300 per unit to \$600 per unit, depending on the age and condition of the improvements. Due to the subject's age and condition, we estimate this expense at the upper-range indicated by the market. Repairs and maintenance are estimated to be \$525 per unit, annually.

Management

Management charges are typically a percentage of collected revenues and cover the supervision of rent collections, leasing, property maintenance, and bookkeeping, but exclude payroll and benefits costs of onsite personnel. A property of the subject's class and size typically has an on-site manager. Typical management fees for properties of this type consistently fall at 10% of effective gross income. We estimate management fees at 10%, as indicated by the market.

Total Operating Expenses

Total operating expenses are projected at \$332,224 overall, or \$5,728 per unit. The following table summarizes my analysis.

Expense	Amount (% or \$)	Method	Annual	\$/Unit
Real Property Taxes	\$87,500	\$/Year	\$87,500	\$1,508.62
Building Insurance	\$52,250	\$/Year	\$52,250	\$900.86
Repairs/Maint/Reserves	\$525	\$/Unit	\$30,450	\$525.00
General/Admin/Misc.	\$1,200	\$/Unit	\$69,600	\$1,200.00
Utilities	\$20,000	\$/Year	\$20,000	\$344.83
Management	10.00%	% of EGI	\$62,424	\$1,076.28
Other	\$10,000	\$/Year	\$10,000	\$172.41
Total Expenses:			\$332,224	\$5,728.00
Expense Ratio (Expenses/EGI):			53.22%	
Expense Reimbursements:			\$0	
Net Expense Ratio			53.22%	

NET OPERATING INCOME

Based on the preceding income and expense projections, stabilized net operating income is projected at \$292,016, or \$5,035 per unit.

CAPITALIZATION RATE SELECTION

A capitalization rate is used to convert net income into an indication of value. Selection of an appropriate capitalization rate considers the future income pattern of the property and investment risk associated with ownership. Two methods are considered to be relevant in deriving a capitalization rate for the subject: analysis of comparable sales and the band of investment method. The reconciled capitalization rate is supported by evidence from investor surveys.

Capitalization Rate Comparables

Comparable Sale Capitalization Rates				
Comparable	City	State	Sale Date	Capitalization Rate
1	Columbia	SC	6/2025	7.50%
2	Columbia	SC	6/2025	8.00%
3	Columbia	SC	6/2025	9.84%
4	Columbia	SC	4/2025	6.00%
5	Columbia	SC	3/2025	8.72%
6	Columbia	SC	2/2025	5.10%
7	Columbia	SC	1/2025	8.00%
8	Columbia	SC	11/2024	5.20%
9	Columbia	SC	10/2024	5.25%
10	Columbia	SC	7/2024	6.00%

Band of Investment

The band of investment method derives a capitalization rate from the weighted average of the mortgage and equity demands on net income generated from the property. This method involves an estimate of typical financing terms as well as an estimated rate of return on equity capital sufficient to attract investors. The rate indicated by this method is shown in the following table.

Capitalization Rate Calculations					
Capitalization Rate			RealtyRates.com		
			Average	Low	High
			Mortgage Interest Rate	6.50%	
			Amortization Term (Years)	30	
			Loan To Value Ratio	75%	
			Debt Coverage Ratio	1.2	
			Equity Dividend Rate	7.00%	
Band of Investment Analysis					
Mortgage Constant		Loan Ratio	Contributions		
0.075848163	x	75%	=	5.69%	
Equity Dividend Rate		Equity Ratio			
7.00%	x	25%	=	1.75%	
Band of Investment Capitalization Rate				7.44%	
Debt Coverage Ratio Analysis					
Debt Coverage Ratio x Loan to Value Ratio x Mortgage Constant					
1.2 x 0.75 x 0.0758481628191557			=	6.83%	
Debt Coverage Ratio Capitalization Rate				6.83%	

Capitalization Rate Conclusion

Based on this information, a capitalization rate within a range of 5.10% to 9.84% could be expected for the subject.

To conclude a capitalization rate, I consider each of the following investment risk factors to determine its impact on the capitalization rate. The direction of each arrow in the table below indicates my judgment of an upward, downward, or neutral impact of each factor.

CAPITALIZATION RATE RISK FACTORS		
Risk Factor	Issues	Impact on Rate
Income Characteristics	Stability of occupancy, above/below market rents, rent control.	↑
Competitive Market Position	Construction quality, appeal, condition, effective age, functional utility.	↑
Location	Market area demographics and life cycle trends; proximity issues; access and support services.	↓
Market	Vacancy rates and trends; rental rate trends; supply and demand.	↓
Highest & Best Use	Upside potential from redevelopment, adaptation, expansion.	↓
Overall Impact		↔

Based on all previous factors, I conclude a capitalization rate of 8.00% for the subject property.

Income Capitalization Analysis					
Unit/Space Type	Income	Method	Units/SF	Annual	% of PGI
Studio	\$900.00	\$/M2/Month	14	\$151,200	21.8%
1 BR/1 BA	\$1,000.00	\$/M2/Month	32	\$384,000	55.4%
2 BR/1 BA	\$1,100.00	\$/M2/Month	12	\$158,400	22.8%
Potential Gross Income:				\$693,600	100.0%
Vacancy & Collection Loss 10.00%				\$69,360	
Other Income:				\$0	
Effective Gross Income (EGI):				\$624,240	90.0%
Expense	Amount (% or \$)	Method	Annual	\$ /Unit	
Real Property Taxes	\$87,500	\$/Year	\$87,500	\$1,508.62	
Building Insurance	\$52,250	\$/Year	\$52,250	\$900.86	
Repairs/Maint/Reserves	\$525	\$/Unit	\$30,450	\$525.00	
General/Admin/Misc.	\$1,200	\$/Unit	\$69,600	\$1,200.00	
Utilities	\$20,000	\$/Year	\$20,000	\$344.83	
Management	10.00%	% of EGI	\$62,424	\$1,076.28	
Other	\$10,000	\$/Year	\$10,000	\$172.41	
Total Expenses:				\$332,224	\$5,728.00
Expense Ratio (Expenses/EGI):				53.22%	
Expense Reimbursements:				\$0	
Net Expense Ratio				53.22%	
Net Operating Income (NOI):				\$292,016	\$5,034.76
Capitalization Rate:				8.00%	
Value (NOI/Cap Rate):				\$3,650,200	\$62,934.48
Rounded:				\$3,650,000	\$62,931.03

DIRECT CAPITALIZATION ANALYSIS – “As Is” – FEE SIMPLE – BASED ON MARKET RENTS

Net operating income is estimated based on the previously estimated expenses. Net operating income is divided by the market capitalization rate to indicate the stabilized value of the subject. Valuation of the subject by direct capitalization is shown below.

VALUE INDICATION BY INCOME CAPITALIZATION APPROACH**“As Is” – Fee Simple – Based on Market Rents**

Effective Gross Income	\$624,240
Expenses	\$332,224
Net Operating Income	\$292,016
Capitalization Rate	8.00%
Indicated Property Value “As Is” (based on Market Rents)	\$3,650,200
Rounded	\$3,650,000

ESTIMATE OF GROSS INCOME – AS IS – LEASED FEE (BASED ON RESTRICTED RENTS)

In this scenario, we estimate the leased fee value of the subject property via the Income Capitalization Approach, based on the restricted rents in place at the subject property, and also factoring in income from grants and other sources. The income generated from unit rent is \$476.99 per unit per month, for an annual income of \$331,985. Income from grants totals \$6,204,542 annually.

Vacancy & Collection Loss Allowance

Vacancy and collection loss is calculated at 0% of potential gross income. The property has maintained a waiting list for many years, and as soon as a unit becomes available, a it is turned over to a new tenant.

Effective Gross Income

Based on the preceding estimates of gross income, less allowances for vacancy and collection loss, effective gross income is calculated at \$6,204,542.

Unit/Space Type	Income	Method	Units/SF	Annual	% of PGI
Multifamily	\$476.99	\$/M2/Month	58	\$331,985	100.0%
Potential Gross Income:				\$331,985	100.0%
Vacancy & Collection Loss				0.00%	\$0
Other Income:				\$5,872,557	
Effective Gross Income (EGI):				\$6,204,542	1868.9%

ANALYSIS OF OPERATING EXPENSES

The appraiser was provided with year-to-date income and expenses for 2026, as well as year-end income expenses for 2025.

Operating Expense Analysis by Category

Discussions of operating expense projections are presented in the following paragraphs.

Real Estate Taxes

We have estimated rental income based on typical expense appropriations at the subject, which means property taxes, insurance, utilities, and overall maintenance are paid by the landlord. As discussed previously in this appraisal, the current property ownership is exempt from ad valorem property taxes.

Insurance

According to the property owner, the insurance expense is \$66,931 annually.

Repairs/Maintenance

The repairs and maintenance category includes expenditures to repair and maintain the property in an ongoing basis and between tenants. Repairs and maintenance are estimated to be \$650,398, annually.

General/Administrative/Miscellaneous

Management charges are typically a percentage of collected revenues and cover the supervision of rent collections, leasing, property maintenance, and bookkeeping, and in this scenario, include payroll and benefits costs of onsite personnel. A property of the subject's class and size typically has an on-site manager. We estimate this expense category at \$1,399,265, annually.

Total Operating Expenses

Total operating expenses are projected at \$2,546,742 overall, or \$43,909 per unit. The following table summarizes my analysis.

Expense	Amount (% or \$)	Method	Annual	\$/Unit
Real Property Taxes	\$0	\$/Year	\$0	\$0.00
Building Insurance	\$66,931	\$/Year	\$66,931	\$1,153.98
Repairs/Maint/Reserves	\$650,398	\$/Year	\$650,398	\$11,213.76
General/Admin/Misc.	\$1,399,265	\$/Year	\$1,399,265	\$24,125.26
Tenant Services	\$18,546	\$/Year	\$18,546	\$319.76
Utilities	\$245,244	\$/Year	\$245,244	\$4,228.34
Protective Services	\$123,800	\$/Year	\$123,800	\$2,134.48
Other	\$42,558	\$/Year	\$42,558	\$733.76
Total Expenses:			\$2,546,742	\$43,909.34
Expense Ratio (Expenses/EGI):			41.05%	
Expense Reimbursements:			\$0	
Net Expense Ratio			41.05%	

NET OPERATING INCOME

Based on the preceding income and expense projections, net operating income based upon restricted rents is projected at \$3,657,800, or \$63,066 per unit.

CAPITALIZATION RATE SELECTION

A capitalization rate is used to convert net income into an indication of value. Selection of an appropriate capitalization rate considers the future income pattern of the property and investment risk associated with ownership. Two methods are considered to be relevant in deriving a capitalization rate for the subject: analysis of comparable sales and the band of investment method. The reconciled capitalization rate is supported by evidence from investor surveys.

Capitalization Rate Comparables

Comparable Sale Capitalization Rates				
Comparable	City	State	Sale Date	Capitalization Rate
1	Columbia	SC	6/2025	7.50%
2	Columbia	SC	6/2025	8.00%
3	Columbia	SC	6/2025	9.84%
4	Columbia	SC	4/2025	6.00%
5	Columbia	SC	3/2025	8.72%
6	Columbia	SC	2/2025	5.10%
7	Columbia	SC	1/2025	8.00%
8	Columbia	SC	11/2024	5.20%
9	Columbia	SC	10/2024	5.25%
10	Columbia	SC	7/2024	6.00%

Band of Investment

The band of investment method derives a capitalization rate from the weighted average of the mortgage and equity demands on net income generated from the property. This method involves an estimate of typical financing terms as well as an estimated rate of return on equity capital sufficient to attract investors. The rate indicated by this method is shown in the following table.

Capitalization Rate Calculations						
Capitalization Rate			RealtyRates.com			
			Average	Low	High	
			Mortgage Interest Rate	6.50%		
			Amortization Term (Years)	30		
			Loan To Value Ratio	75%		
			Debt Coverage Ratio	1.2		
			Equity Dividend Rate	7.00%		
Band of Investment Analysis						
Mortgage Constant		Loan Ratio	Contributions			
0.075848163	x	75%	=	5.69%		
Equity Dividend Rate		Equity Ratio				
7.00%	x	25%	=	1.75%		
Band of Investment Capitalization Rate				7.44%		
Debt Coverage Ratio Analysis						
Debt Coverage Ratio x Loan to Value Ratio x Mortgage Constant						
1.2 x 0.75 x 0.0758481628191557			=	6.83%		
Debt Coverage Ratio Capitalization Rate				6.83%		

Capitalization Rate Conclusion

Based on this information, a capitalization rate within a range of 5.10% to 9.84% could be expected for the subject.

To conclude a capitalization rate, I consider each of the following investment risk factors to determine its impact on the capitalization rate. The direction of each arrow in the table below indicates my judgment of an upward, downward, or neutral impact of each factor.

CAPITALIZATION RATE RISK FACTORS		
Risk Factor	Issues	Impact on Rate
Income Characteristics	Stability of occupancy, above/below market rents, rent control.	↑
Competitive Market Position	Construction quality, appeal, condition, effective age, functional utility.	↑
Location	Market area demographics and life cycle trends; proximity issues; access and support services.	↔
Market	Vacancy rates and trends; rental rate trends; supply and demand.	↑
Highest & Best Use	Upside potential from redevelopment, adaptation, expansion.	↑
Overall Impact		↑

Based on all previous factors, I conclude a capitalization rate of 11.00% for the subject property.

Income Capitalization Analysis					
Unit/Space Type	Income	Method	Units/SF	Annual	% of PGI
Multifamily	\$476.99	\$/M2/Month	58	\$331,985	100.0%
		Potential Gross Income:		\$331,985	100.0%
		Vacancy & Collection Loss	0.00%	\$0	
		Other Income:		\$5,872,557	
		Effective Gross Income (EGI):		\$6,204,542	1868.9%
Expense	Amount (% or \$)	Method		Annual	\$/Unit
Real Property Taxes	\$0	\$/Year		\$0	\$0.00
Building Insurance	\$66,931	\$/Year		\$66,931	\$1,153.98
Repairs/Maint/Reserves	\$650,398	\$/Year		\$650,398	\$11,213.76
General/Admin/Misc.	\$1,399,265	\$/Year		\$1,399,265	\$24,125.26
Tenant Services	\$18,546	\$/Year		\$18,546	\$319.76
Utilities	\$245,244	\$/Year		\$245,244	\$4,228.34
Protective Services	\$123,800	\$/Year		\$123,800	\$2,134.48
Other	\$42,558	\$/Year		\$42,558	\$733.76
		Total Expenses:		\$2,546,742	\$43,909.34
		Expense Ratio (Expenses/EGI):		41.05%	
		Expense Reimbursements:		\$0	
		Net Expense Ratio		41.05%	
		Net Operating Income (NOI):		\$3,657,800	\$63,065.52
		Capitalization Rate:		11.00%	
		Value (NOI/Cap Rate):		\$33,252,728	\$573,322.89
		Rounded:		\$33,250,000	\$573,275.86

**DIRECT CAPITALIZATION ANALYSIS – As Is – LEASED FEE – BASED ON
RESTRICTED RENTS**

Net operating income is estimated based on the previously estimated expenses. Net operating income is divided by the market capitalization rate to indicate the stabilized value of the subject. Valuation of the subject by direct capitalization is shown below.

VALUE INDICATION BY INCOME CAPITALIZATION APPROACH**As Is – Leased Fee – Based on Restricted Rents**

Effective Gross Income	\$6,204,542
Expenses	\$2,546,742
Net Operating Income	\$3,657,800
Capitalization Rate	11.00%
Indicated Property Value “As Is” (based on Market Rents)	\$33,252,728
Rounded	\$33,250,000

RECONCILIATION AND CONCLUSION OF VALUE

The values indicated by my analyses are as follows:

SUMMARY OF VALUE INDICATIONS		
	“As Is”	“As Is”
	Fee Simple – Based on Market Rents	Leased Fee – Based on Restricted Rents
Cost Approach	\$3,650,000	Not Applicable
Sales Comparison Approach	\$3,650,000	Not Applicable
Income Capitalization Approach	\$3,650,000	\$33,250,000

FINAL VALUE ESTIMATE

Based on the preceding valuation analysis, and subject to the definitions, assumptions, and limiting conditions expressed in the report, my opinion of value is as follows:

MARKET VALUE OPINIONS			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value “As Is”	Fee Simple (based on market rents)	April 13, 2026	\$3,650,000
Market Value “As Is”	Leased Fee (based on current rent restrictions)	April 13, 2026	\$33,250,000
Market Value of the Land “As If Vacant”	Fee Simple	April 13, 2026	\$440,000

EXPOSURE AND MARKETING TIMES

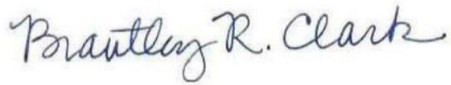
The market exposure time preceding April 13, 2026 would have been 12 months and the estimated marketing period as of April 13, 2026 is 12 months.

CERTIFICATION STATEMENT

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, and also in conformity with the appraisal regulations issued in connection with the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA).
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- I certify sufficient competence to appraise this property through education and experience, in addition to the internal resources of the appraisal firm.
- Within the three years prior to the date of this report, additional appraisals of the subject property have been prepared by Palmetto State Appraisal and Consulting. This report is a stand-alone appraisal. The prior appraisal presents no conflicts of interest and the market value reported in this appraisal is not influenced by any prior appraisal of the subject property. The market value is reported herein with no bias to the subject property. The appraisers use impartiality, independence and objectivity in reporting the market value.
- The value conclusions and other opinions expressed herein are not based on a requested minimum value, a specific value or approval of a loan.

- Brantley Clark, MAI has made a personal inspection of the property that is the subject of this report.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Brantley Clark, MAI has completed the continuing education program of the Appraisal Institute.



Brantley R. Clark, MAI
Certified General Real Estate Appraiser
SC Certificate #5073

ASSUMPTIONS AND LIMITING CONDITIONS

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents executed by both parties.

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the client, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates or the identity of the firm or the appraiser(s) may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property of Palmetto State Appraisal & Consulting. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans provided are intended to assist the client in visualizing the property; no other use of these plans is intended or permitted.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser(s) or made known to the appraiser(s). No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property.

Unless otherwise state in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, was not called to the attention of the appraiser nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test for such substances. The presence of such hazardous substances may affect the value of the property. The value opinion developed herein is predicated on the assumption that no such hazardous substances exist on or in the property or in such proximity thereto, which would cause a loss in value. No responsibility is assumed for any such hazardous substances, nor for any expertise or knowledge required to discover them.

Unless stated herein, the property is assumed to be outside of areas where flood hazard insurance is mandatory. Maps used by public and private agencies to determine these areas are limited with respect to accuracy. Due diligence has been exercised in interpreting these maps, but no responsibility is assumed for misinterpretation.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature.

Necessary licenses, permits, consents, legislative or administrative authority from any local, state or Federal government or private entity are assumed to be in place or reasonably obtainable.

It is assumed there are no zoning violations, encroachments, easements or other restrictions which would affect the subject property, unless otherwise stated.

The appraiser(s) are not required to give testimony in Court in connection with this appraisal. If the appraisers are subpoenaed pursuant to a court order, the client agrees to pay the appraiser(s) Palmetto State Appraisal & Consulting's regular per diem rate plus expenses.

Appraisals are based on the data available at the time the assignment is completed. Amendments/modifications to appraisals based on new information made available after the appraisal was completed will be made, as soon as reasonably possible, for an additional fee.

The value of the subject property excludes the value of the non-contributory structures. The value excludes any inherent timber value, as this would be negotiated separately.

Americans with Disabilities Act (ADA) of 1990 A civil rights act passed by Congress guaranteeing individuals with disabilities equal opportunity in public accommodations, employment, transportation, government services, and telecommunications. Statutory deadlines become effective on various dates between 1990 and 1997. Palmetto State Appraisal & Consulting has not made a determination regarding the subject's ADA compliance or non-compliance. **Non-compliance could have a negative impact on value, however this has not been considered or analyzed in this appraisal.**

ADDENDUM A

APPRAISER QUALIFICATIONS

PALMETTO STATE
APPRAISAL AND CONSULTING

Professional Qualifications of Brantley R. Clark, MAI

Experience

Founded Palmetto State Appraisal and Consulting in September 2013. Currently providing high-quality appraisals and consultations of various types of commercial real estate in South Carolina, North Carolina and Georgia.

Past experience includes 11 years with Integra Realty Resources - South Carolina. Entered the real estate appraisal field in 2002 as a support assistant, and began appraising full time in 2003. Moved into the role of Senior Appraiser in 2008. Received the Appraisal Institute's MAI designation in September 2009.

Valuation and consulting assignments have been completed on the following property types: Office buildings, convenience stores, multi-family developments, retail stores, shopping centers, hotels, branch banks, automobile dealerships, restaurants, vacant land, warehouses, distribution facilities, processing plants, self storage facilities, flex buildings, equestrian centers, churches, schools, golf courses, fraternity/sorority houses and subdivisions.

Professional Activities

Member of the Appraisal Institute (MAI designation was received 9/2009).

Served as a delegate to AI's Leadership Development and Advisory Council in Washington, DC in 2010 and 2011.

Served in the following capacities in the SC Appraisal Institute Chapter:

Public Relations Committee Chair (2012, 2009, 2008)

Public Relations Committee Vice Chair (2007)

Associate Council President (2007)

Associate Council Vice President (2006)

License

South Carolina Certified General Appraiser #5073

North Carolina Certified General Real Estate Appraiser #A7805

Georgia Certified General Real Property Appraiser #354870

Education

Bachelor of Arts Degree, University of South Carolina, May 2002

Currently certified by the Appraisal Institute's voluntary program of continuing education for its designated members.



ADDENDUM B

DEFINITIONS

DEFINITIONS

These definitions have been extracted, solely or in combination, from definitions and descriptions printed in:

- *The Dictionary of Real Estate Appraisal*, Fourth Edition, Appraisal Institute, Chicago, Illinois, 2002 (*Dictionary*).
- *The Appraisal of Real Estate*, Twelfth Edition, Appraisal Institute, Chicago, Illinois, 2001 (*Twelfth Edition*).
- *Income/Expense Analysis*, 2006 Edition – Conventional Apartments, Institute of Real Estate Management, Chicago, Illinois (*IREM*)
- *Marshall Valuation Service*, Marshall & Swift, Los Angeles, California, (*MVS*).

Accrued Depreciation

The difference between the reproduction or replacement cost of the improvements on the effective date of the appraisal and the market value of the improvements on the same date. (*Dictionary*)

Amenity

A tangible or intangible benefit of real property that enhances its attractiveness or increases the satisfaction of the user, but is not essential to its use. Natural amenities may include a pleasant location near water or a scenic view of the surrounding area; man-made amenities include swimming pools, tennis courts, community buildings, and other recreational facilities. (*Dictionary*)

Class of Apartment Property

(The following definitions have been adapted from “Class of Office Building” in the Dictionary of Real Estate Appraisal, Fourth Edition.)

For the purposes of comparison, apartment properties are grouped into three classes. These classes represent a subjective quality rating of buildings, which indicates the competitive ability of each building to attract similar types of tenants. Combinations of factors such as rent, building finishes, system standards and efficiency, building amenities, location/accessibility, and market perception are used as relative measures. (Note that national cost estimating services may classify office buildings differently than local markets.)

Class A apartment properties are the most prestigious properties competing for the premier apartment tenants, with rents above average for the area. Buildings have high-quality standard finishes, state-of-the-art systems, exceptional accessibility, and a definite market presence.

Class B apartment properties compete for a wide range of users, with rents in the average range for the area. Building finishes are fair to good for the area and systems are adequate, but the buildings do not compete with Class A buildings at the same price.

Class C apartment properties compete for tenants requiring functional space at rents below the average for the area.

Deferred Maintenance

Curable, physical deterioration that should be corrected immediately, although work has not commenced; denotes the need for immediate expenditures, but does not necessarily suggest inadequate maintenance in the past. (*Dictionary*)

Discounted Cash Flow (DCF) Analysis

The procedure in which a discount rate is applied to a set of projected income streams and a reversion. The analyst specifies the quantity, variability, timing, and duration of the income streams as well as the quantity and timing of the reversion and discounts each to its present value at a specified yield rate. DCF analysis can be applied with any yield capitalization technique and may be performed on either a lease-by-lease or aggregate basis. (*Dictionary*)

Effective Date

The date at which the analyses, opinions, and advice in an appraisal, review, or consulting service apply. (*Dictionary*)

Entrepreneurial Incentive

A market-derived figure that represents the amount an entrepreneur expects to receive as compensation for providing coordination and expertise and assuming the risks associated with the development of a project. (*Twelfth Edition*)

Entrepreneurial Profit

A market-derived figure that represents the amount an entrepreneur receives for his or her contribution to a project and risk; the difference between the development cost of a property and its market value upon completion and stabilization, which represents the entrepreneur's compensation for the risk and expertise associated with development. Entrepreneurial profit is an amount earned, estimated after completion, while entrepreneurial incentive is an amount anticipated, prior to development. (*Twelfth Edition*)

Exposure Time

The time a property remains on the market. The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market. Exposure time is always presumed to occur prior to the effective date of the appraisal. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort. Exposure time is different for various types of real estate and value ranges and under various market conditions. (*Dictionary*)

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. (*Dictionary*)

Floor Area Ratio (FAR)

The relationship between the above-ground floor area of a building, as described by the building code, and the area of the plot on which it stands; in planning and zoning, often expressed as a

decimal, e.g., a ratio of 2.0 indicates that the permissible floor area of a building is twice the total land area. (*Dictionary*)

Garden Apartments

An apartment development of two- or three-story, walk-up structures built in a garden-like setting; customarily a suburban or rural-urban fringe development. (*Dictionary*)

Gross Building Area (GBA)

The total floor area of a building, including below-grade space but excluding unenclosed areas, measured from the exterior of the walls. Gross building area for office buildings is computed by measuring to the outside finished surface of permanent outer building walls without any deductions. All enclosed floors of the building including basements, mechanical equipment floors, penthouses, and the like are included in the measurement. Parking spaces and parking garages are excluded. (*Dictionary*)

Highest and Best Use

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. (*Dictionary*)

High-Rise Apartment Building

An imprecise term used since World War II to distinguish a modern elevator apartment building from its prewar counterpart; usually a tall building, but this standard varies in different areas. (*Dictionary*)

Insurable Value

Value used by insurance companies as the basis for insurance. Often considered to be replacement or reproduction cost plus allowances for debris removal or demolition less deterioration and noninsurable items. Sometimes cash value or market value, but often entirely a cost concept. (*MVS*)

Leased Fee Interest

An ownership interest held by a landlord with the rights of use and occupancy conveyed by lease to others. The rights of the lessor (the leased fee owner) and the lessee are specified by contract terms contained within the lease. (*Dictionary*)

Leasehold Interest

The interest held by the lessee (the tenant or renter) through a lease transferring the rights of use and occupancy for a stated term under certain conditions. (*Dictionary*)

Market Rent

The rental income a property would probably command in the open market; indicated by the current rents that are either paid or asked for comparable space as of the date of the appraisal. (*Twelfth Edition*)

Market Value

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- buyer and seller are typically motivated;
- both parties are well informed or well advised, and acting in what they consider their best interests;
- a reasonable time is allowed for exposure in the open market;
- payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
- the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. *(Dictionary; 12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994)*

Marketing Time

The time it takes an interest in real property to sell on the market subsequent to the date of an appraisal. Reasonable marketing time is an estimate of the amount of time it might take to sell an interest in real property at its estimated market value during the period immediately after the effective date of the appraisal; the anticipated time required to expose the property to a pool of prospective purchasers and to allow appropriate time for negotiation, the exercise of due diligence, and the consummation of a sale at a price supportable by concurrent market conditions. *(Dictionary)*

Prospective Value Opinion

A forecast of the value expected at a specified future date. A prospective value opinion is most frequently sought in connection with real estate projects that are proposed, under construction, or under conversion to a new use, or those that have not achieved sellout or a stabilized level of long-term occupancy at the time the appraisal report is written. *(Dictionary)*

Rentable Floor Area (RFA)

An area computed by measuring the inside finish of permanent outer building walls or from the glass line where at least 50% of the outer building wall is glass. Rentable floor area also includes all areas within outside walls less stairs, elevator shafts, flues, pipe shafts, vertical ducts, air conditioning rooms, fan rooms, janitor closets, electrical closets, balconies and such other rooms not actually available to the tenant for his furnishings and personnel and their enclosing walls. No deductions are made for columns and projections necessary to the building. *(IREM)*

Replacement Cost

The estimated cost to construct, at current prices as of the effective appraisal date, a building with utility equivalent to the building being appraised, using modern materials and current standards, design and layout. *(Dictionary)*

Reproduction Cost

The estimated cost to construct, at current prices as of the effective date of the appraisal, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship and embodying all the deficiencies, superadequacies, and obsolescence of the subject building. *(Dictionary)*

Room Count

The number of rooms in a building; a unit of comparison used primarily in residential appraisal. No national standard exists on what constitutes a room. The Federal Housing Administration counts an alcove opening off the living room as one-half room, but does not count dining space within a kitchen. The generally accepted method is to consider as separate rooms only those rooms that are effectively divided and to exclude bathrooms. *(Dictionary)*

Stabilized Occupancy

Occupancy at that point in time when abnormalities in supply and demand or any additional transitory conditions cease to exist and the existing conditions are those expected to continue over the economic life of the property; the optimum range of long-term occupancy which an income-producing real estate project is expected to achieve under competent management, after exposure for leasing in the open market for a reasonable period of time at terms and conditions comparable to competitive offerings. *(Dictionary)*

Townhouse

A single-family, attached dwelling unit with party walls; usually an individual unit in a series of five to 10 houses, with common walls between the units and side yards on the end units only; may have one to three stories and all necessary facilities and amenities. *(Dictionary)*

Value As Is

The value of specific ownership rights to an identified parcel of real estate as of the effective date of the appraisal; relates to what physically exists and is legally permissible and excludes all assumptions concerning hypothetical market conditions or possible rezoning. *(Dictionary)*

ADDENDUM C

SUBJECT PHOTOGRAPHS



View of subject
(Photo Taken on April 13, 2026)



View of subject
(Photo Taken on April 13, 2026)



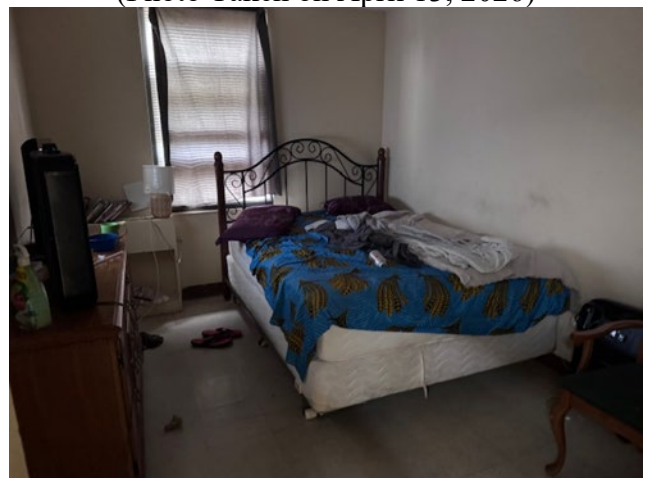
View of subject
(Photo Taken on April 13, 2026)



View of subject parking lot
(Photo Taken on April 13, 2026)



View of typical kitchen
(Photo Taken on April 13, 2026)



View of typical bedroom
(Photo Taken on April 13, 2026)



View of typical bathroom
(Photo Taken on April 13, 2026)



View of typical living room
(Photo Taken on April 13, 2026)



Community laundry (first floor)
(Photo Taken on April 13, 2026)



Community meeting room
(Photo Taken on April 13, 2026)



View of typical hallway
(Photo Taken on April 13, 2026)



View of parking lot
(Photo Taken on April 13, 2026)



Oak Street facing south
(Photo Taken on April 13, 2026)



Oak Street facing north
(Photo Taken on April 13, 2026)



College Street facing west
(Photo Taken on April 13, 2026)

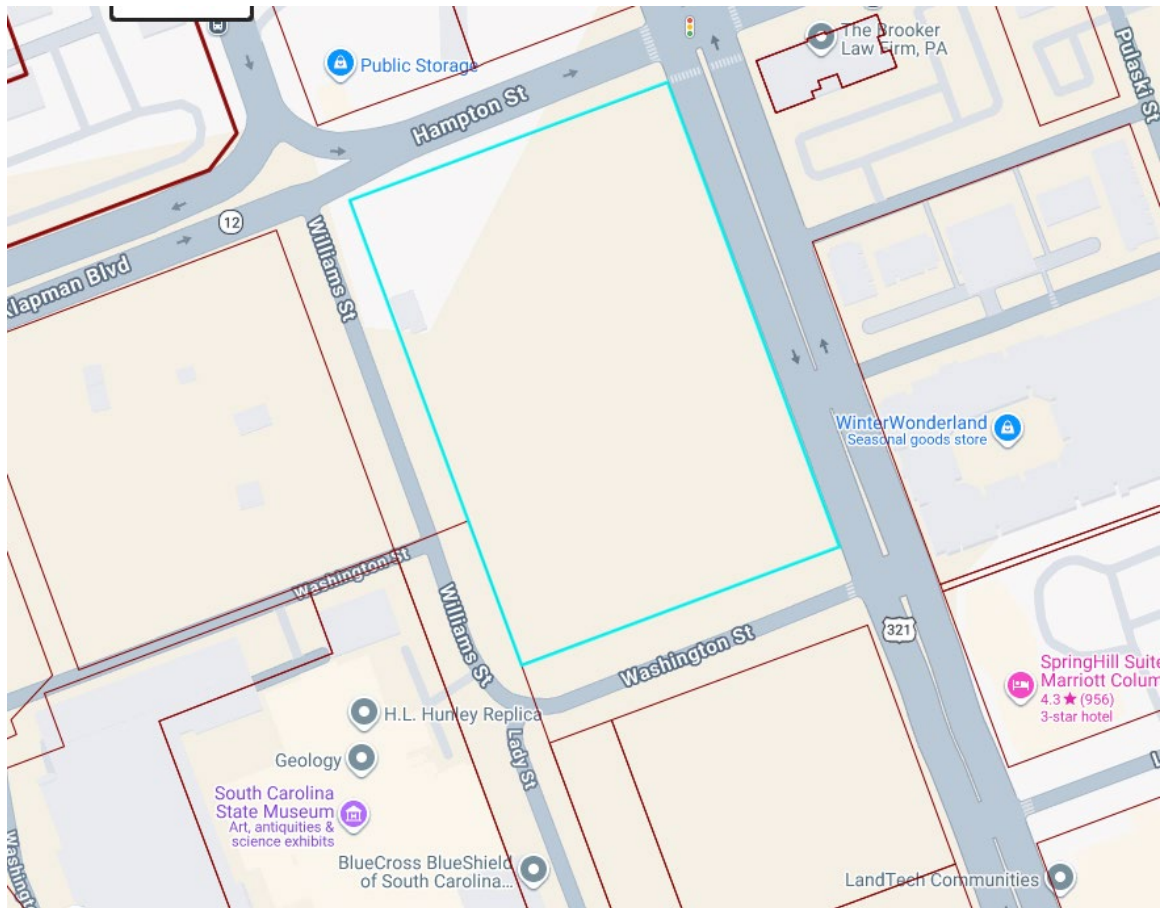


College Street facing east
(Photo Taken on April 13, 2026)

ADDENDUM D

COMPARABLE DATA

LAND SALE PROFILE NO. 1

**Property Identification**

Property Type	Land
Address	1409 Huger Street
Tax ID	R09009-13-01

Sale Data

Grantor	SC Electric & Gas Co.
Grantee	Huger & Hampton LLC
Sale Date	October 9, 2024
Deed Book/Page	2963/1029
Recorded Plat	RB2013/2860
Property Rights	Fee simple
Financing	Typical
Verification	Other sources: Appraisal file, Grantor, Public records; Confirmed by Brantley Clark
Sale Price	\$2,800,000

LAND SALE PROFILE NO. 1 (Cont.)**Land Data****Land Size**

5.88 Acres or 256,133 SF

Front Footage

Huger Street, Hampton Street, Williams Street, Washington Street

Zoning

CAC, Community Activity Center/Corridor, City of Columbia

Topography

Level and at grade

Shape

Generally Rectangular

Indicators**Sale Price/Acre**

\$476,190

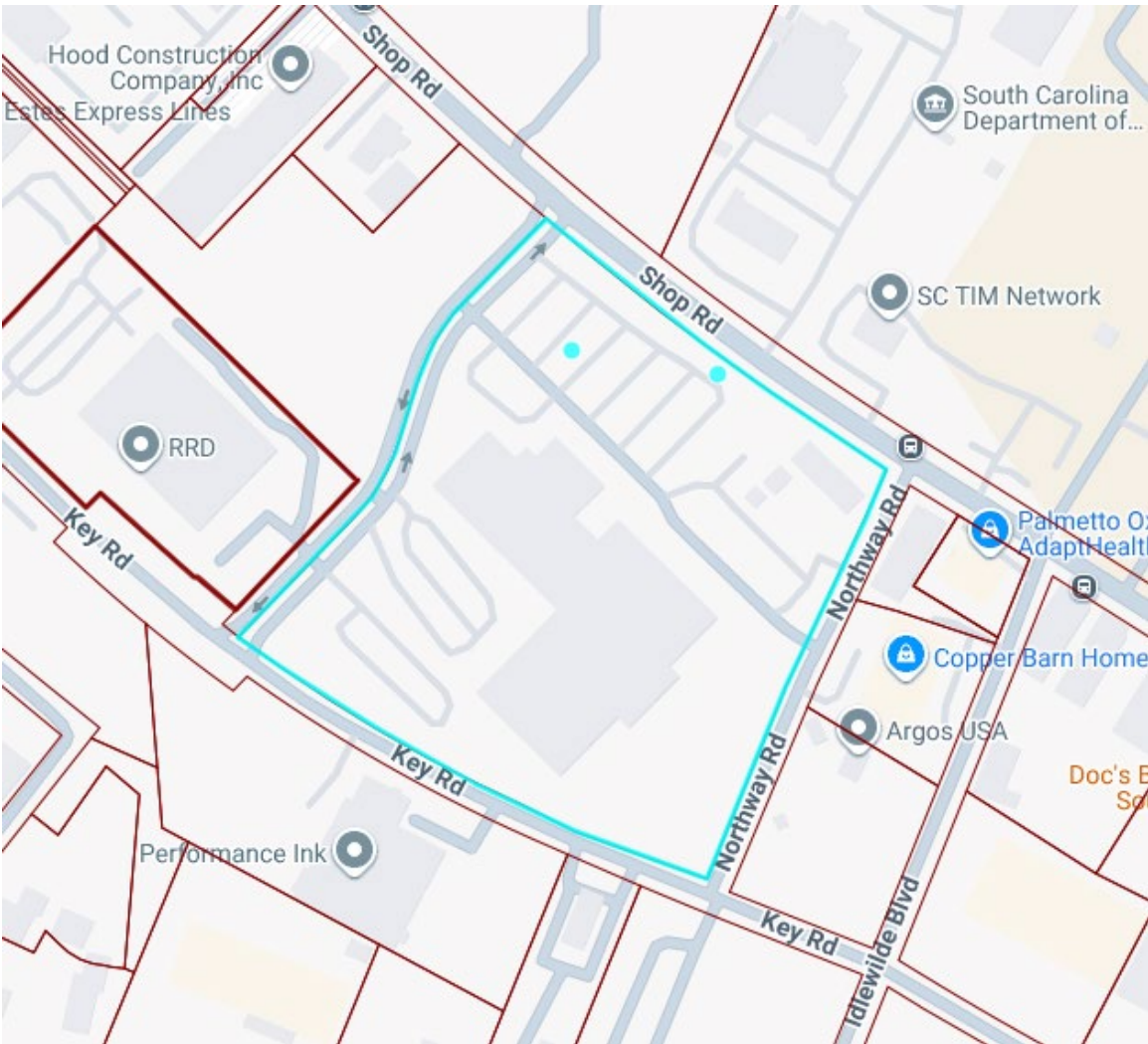
Sale Price/Land SF

\$10.93

Remarks

This is the sale of a site that was purchased for development of a multifamily housing property that will be marketed to college students. At the time of purchase, the site was vacant. It has street frontage on all four sides and is located near the SC State Museum.

LAND SALE PROFILE NO. 2



<u>Property Identification</u>	
Property Type	Raw Land
Address	1401 Shop Road, Columbia, Richland County, SC
Tax ID	R11209-02-12
<u>Sale Data</u>	
Grantor	Voltari Real Estate Holding LLC
Grantee	LMP Shop Road Owner LLC
Sale Date	January 13, 2026
Deed Book/Page	3091/1823
Recorded Plat	3091/1836
Property Rights	Fee simple
Financing	Typical
Verification	Other sources: Grantee, Public records; Confirmed by Brantley Clark
Sale Price	\$10,000,000

LAND SALE PROFILE NO. 2 (Cont.)**Land Data**

Land Size	21.61 Acres or 941,332 SF
Front Footage	Shop Road
Zoning	HI, Heavy Industrial, Richland County
Topography	Generally level and at grade
Shape	Generally Rectangular

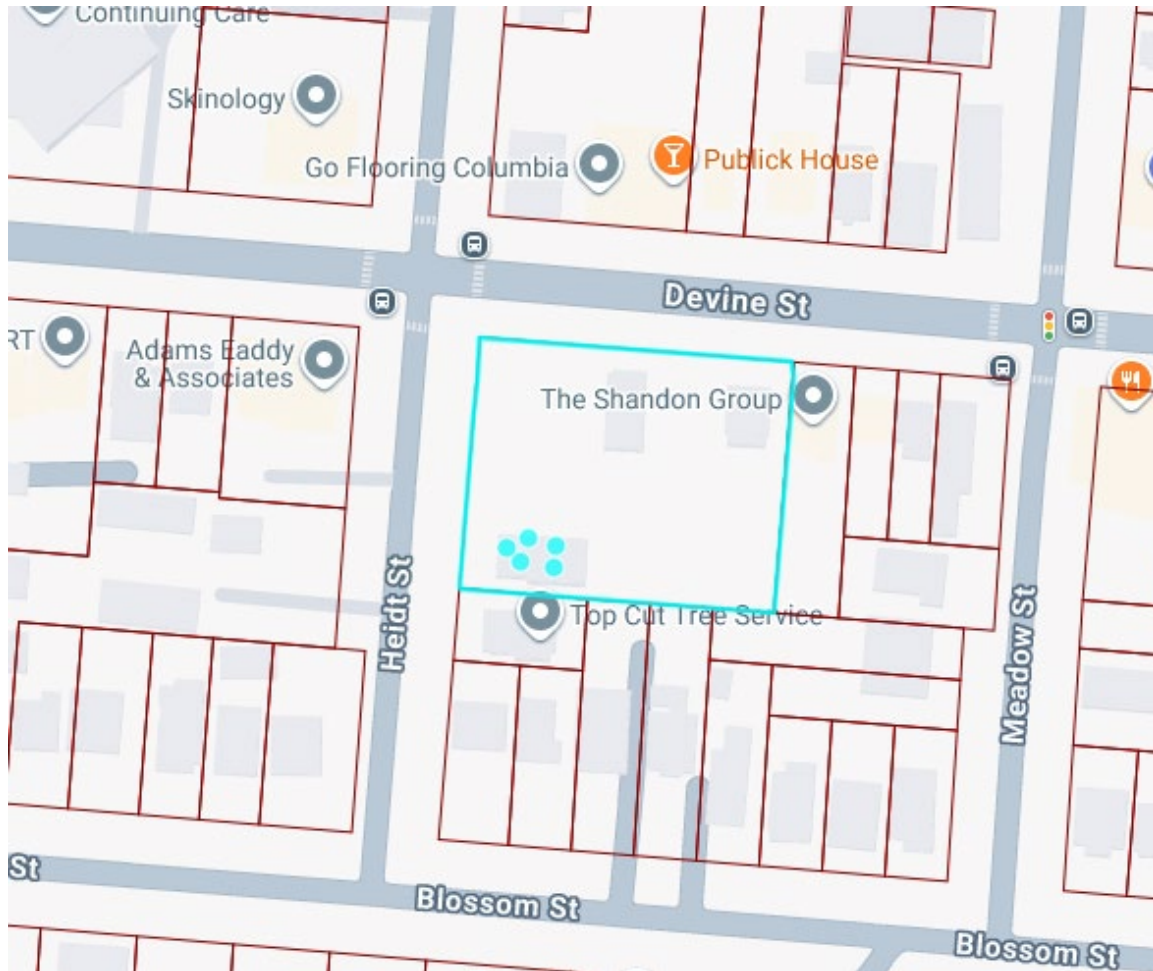
Indicators

Sale Price/Acre	\$462,749
Sale Price/Land SF	\$10.62

Remarks

This site was the long-time home of The State Newspaper. The building has been vacant since 2020. The purchaser of the site plans to demolish the improvements and re-develop the site with a multifamily housing property marketed to students at the University of South Carolina. Although the neighborhood is not within walking distance to campus, it is within walking distance to Williams-Brice Stadium, the home football stadium for USC. The neighborhood is historically industrial, but over the past 20 years many of the industrial sites have been re-zoned and re-developed with student-oriented apartment complexes. This parcel is in the process of being re-zoned for multifamily use.

LAND SALE PROFILE NO. 3

**Property Identification**

Property Type	Raw Land
Address	620 Heidt Street, Columbia, Richland County, SC
Tax ID	R11312-05-21

Sale Data

Grantor	Roy E. Garris Sr. Trust
Grantee	Devine and Heidt LLC
Sale Date	July 24, 2025
Deed Book/Page	3041/1951
Recorded Plat	3046/2052
Property Rights	Fee simple
Financing	Typical
Verification	Other sources: Grantee, Public records; Confirmed by Brantley Clark
Sale Price	\$850,000

LAND SALE PROFILE NO. 3 (Cont.)**Land Data**

Land Size	1.27 Acres or 55,321 SF
Front Footage	Heidt Street and Devine Street
Zoning	NAC, Neighborhood Center/Corridor
Topography	Generally level
Shape	Generally rectangular

Indicators

Sale Price/Acre	\$669,291
Sale Price/Land SF	\$15.36

Remarks

This is the sale of a property located in the Shandon area of Columbia. It is located at the corner of Devine Street and Heidt Street. It was previously developed with several buildings, both residential and commercial. The purchaser demolished the improvements and is re-developing the property with an apartment complex.

IMPROVED SALE NO. 1



Property Identification

Property Type

Address

Tax ID

Garden Apartment Complex

5418 Mauldin Avenue, Columbia, Richland County, SC

11612-01-01

Sale Data

Grantor

Grantee

Sale Date

Deed Book/Page

Recorded Plat

Property Rights

Financing

Verification

Red Curb Investments LLC

38 Avondale Partners LLC

February 10, 2026

3100/3469

971/2472

Leased fee

Conventional

Other sources: Grantee, Appraisal files, Public records; Confirmed by
Brantley Clark

Sale Price

\$3,216,000

IMPROVED SALE NO. 1 (Cont.)**Land Data**

Land Size	3.34 Acres or 145,490 SF
Zoning	RM-2
Topography	Generally level and at grade
Dimensions	NA
Shape	Generally rectangular
Landscaping	Minimal

General Physical Data

No. of Buildings	7
Construction Type	Vinyl siding / Masonry / Stucco
Stories	2
Year Built	1973
Gross SF	47,000
Net SF	47,000
No. Units	48

Indicators

Sale Price/Unit	\$67,000
Occupancy at Sale	100%
Actual Capitalization Rate	N/A

Remarks

This is the sale of a garden apartment complex in Columbia, SC. The property contains 48 units total in 7 buildings. The units are a combination of 1-bedroom/1-bathroom units and 2-bedroom/1-bathroom units. The property was 100% occupied at the time of sale (0 vacant units). The capitalization rate was not disclosed.

IMPROVED SALE NO. 2



Property Identification

Property Type	Garden Apartment
Address	4425 E. Chapel Street, Columbia, Richland County, SC 29205
Tax ID	13810-02-14

Sale Data

Grantor	Palmetto Capital Land Holdings LLC
Grantee	BFG Villager LLC
Sale Date	December 29, 2025
Deed Book/Page	3087/2734
Recorded Plat	24/246
Property Rights	Fee simple
Financing	Conventional
Verification	Other sources: Grantee, Appraisal files, Public records; Confirmed by Brantley Clark
Sale Price	\$5,832,657

IMPROVED SALE NO. 2 (Cont.)**Land Data**

Land Size	2.54 Acres or 110,642 SF
Topography	Generally level and at grade
Dimensions	NA
Shape	Generally rectangular
Landscaping	Minimal

General Physical Data

No. of Buildings	6
Construction Type	Masonry and vinyl
Stories	2
Year Built	1965
Gross SF	74,456
Net SF	74,456
No. Units	100

Indicators

Sale Price/Unit	\$58,327
Occupancy at Sale	100%
Actual Capitalization Rate	Not disclosed

Remarks

This is the sale of a garden apartment complex in Columbia, SC. It is made up of six buildings with 100 total units. The unit mix contains studio units, 1-bedroom/1-bathroom units, and 2-bedroom/1-bathroom units. The property sold at an undisclosed overall rate.

IMPROVED SALE NO. 3



Property Identification

Property Type	Garden Apartment
Address	401 Burnside Drive, Columbia, Richland County, SC 29209
Tax ID	16405-04-02

Sale Data

Grantor	Palmetto Capital Land Holdings LLC
Grantee	BFG Villager LLC
Sale Date	December 29, 2025
Deed Book/Page	3087/2765
Recorded Plat	56/1112
Property Rights	Fee simple
Financing	Conventional
Verification	Other sources: Grantee, Appraisal files, Public records; Confirmed by Brantley Clark

Sale Price	\$2,167,343
-------------------	-------------

IMPROVED SALE NO. 3 (Cont.)**Land Data**

Land Size	2.41 Acres or 104,916 SF
Topography	Generally level and at grade
Dimensions	NA
Shape	Generally rectangular
Landscaping	Minimal

General Physical Data

No. of Buildings	3
Construction Type	Masonry
Stories	2
Year Built	1969
Gross SF	43,320
Net SF	43,320
No. Units	30

Indicators

Sale Price/Unit	\$72,245
Occupancy at Sale	100%
Actual Capitalization Rate	Undisclosed

Remarks

This is the sale of a garden apartment complex in Columbia, SC. It is made up of 30 units in 3 buildings.

IMPROVED SALE NO. 4



Property Identification

Property Type

Address

Tax ID

Garden Apartment

3611 Ranch Rd., Columbia, Richland County, SC 29206

16811-06-07

Sale Data

Grantor

Grantee

Sale Date

Deed Book/Page

Recorded Plat

Property Rights

Financing

Verification

Arbor Realty Trust Inc.

Artosio LLC

June 26, 2025

3033/2316

2692/2072

Fee simple

Conventional

Other sources: Grantee, Appraisal files, Public records; Confirmed by Brantley Clark

Sale Price

\$7,000,000

IMPROVED SALE NO. 4 (Cont.)**Land Data**

Land Size	6.50 Acres or 283,140 SF
Topography	Generally level and at grade
Dimensions	NA
Shape	Generally rectangular
Landscaping	Minimal

General Physical Data

No. of Buildings	14
Construction Type	Masonry
Stories	2
Year Built	1973
Gross SF	134,868
Net SF	134,868
No. Units	100

Indicators

Sale Price/Unit	\$70,000
Occupancy at Sale	100%
Actual Capitalization Rate	Undisclosed

Remarks

This is the sale of a garden apartment complex in Columbia, SC. It is made up of 100 units in 14 buildings.

RENTAL NO. 1



Property Identification

Property Type	Multifamily – Garden Apartment
Property Name	Mauldin Village
Address	5418 Mauldin Avenue, Columbia, SC
Verification	Public records, Landlord, inspection, appraisal files; Confirmed by Brantley Clark
Number of Units	48 units
Unit Type	1 Bedroom/1 Bathroom 2 Bedroom/1 Bathroom
Monthly Rent per Unit	1 Bedroom/1 Bathroom: \$721/month 2 Bedroom/1 Bathroom: \$778/month
Expense Structure	Tenant pays utilities / Landlord pays taxes, insurance and maintenance
Tenant	Various
Lease Term	12 months
Commencement Date	Current

RENTAL NO. 1 (Cont.)**Physical Data**

No. of Buildings	7
Construction Type	Vinyl siding / Masonry / Stucco
Stories	2
Year Built	1973

Remarks

This is a garden apartment complex in Columbia, SC. The property contains 48 units total in 7 buildings. The units are a combination of 1-bedroom/1-bathroom units and 2-bedroom/1-bathroom units.

RENTAL NO. 2

**Property Identification**

Property Type	Multifamily – Garden Apartment
Property Name	Capri Apartments
Address	4425 E. Chapel Street, Columbia, Richland County, SC 29205
Verification	Public records, Landlord, inspection, appraisal files; Confirmed by Brantley Clark
Number of Units	100 units
Unit Type	Studio 1 Bedroom/1 Bathroom 2 Bedroom/1 Bathroom
Monthly Rent per Unit	Studio: \$925 1 Bedroom/1 Bathroom: \$1,025 2 Bedroom/1 Bathroom: \$1,187 asking rent
Expense Structure	Tenant pays utilities / Landlord pays taxes, insurance and maintenance
Tenant	Various
Lease Term	12 months
Commencement Date	Current

Physical Data

No. of Buildings	6
Construction Type	Masonry and vinyl
Stories	2
Year Built	1965

RENTAL NO. 2 (Cont.)

Remarks

This is a garden apartment complex in Columbia, SC. It is made up of six buildings with 100 total units. The unit mix contains studio units, 1-bedroom/1-bathroom units, and 2-bedroom/1-bathroom units.

RENTAL NO. 3



Property Identification

Property Type

Multifamily – Garden Apartment

Property Name

Villager Apartments

Address

401 Burnside Drive, Columbia, Richland County,
SC 29209

Verification

Public records, Landlord, inspection, appraisal
files; Confirmed by Brantley Clark

Number of Units

30 units

Unit Type

2 Bedroom/1 Bathroom

Monthly Rent per Unit

2 Bedroom/1 Bathroom: \$1,150 per month

Expense Structure

Tenant pays utilities / Landlord pays taxes,
insurance and maintenance

Tenant

Various

Lease Term

12 months

Commencement Date

Current

RENTAL NO. 3 (Cont.)

Physical Data

No. of Buildings	3
Construction Type	Masonry
Stories	2
Year Built	1969

Remarks

This is a multifamily rental property in Columbia, SC. It contains a total of 30 units, which are all 2-bedroom/1-bathroom units.

RENTAL NO. 4



Property Identification

Property Type

Property Name

Address

Multifamily – Garden Apartment

Beldon Spring Lake Apartments

3611 Ranch Road, Columbia, Richland County,
SC 29206

Verification

Public records, Landlord, inspection, appraisal
files; Confirmed by Brantley Clark

Number of Units

100 units

Unit Type

1 Bedroom/1 Bathroom

2 Bedroom/1 Bathroom

Monthly Rent per Unit

1 Bedroom/1 Bathroom: \$1,050 per month

2 Bedroom/1 Bathroom: \$1,165 per month

Expense Structure

Tenant pays utilities / Landlord pays taxes,
insurance and maintenance

Tenant

Various

Lease Term

12 months

Commencement Date

Current

RENTAL NO. 4 (Cont.)

Physical Data

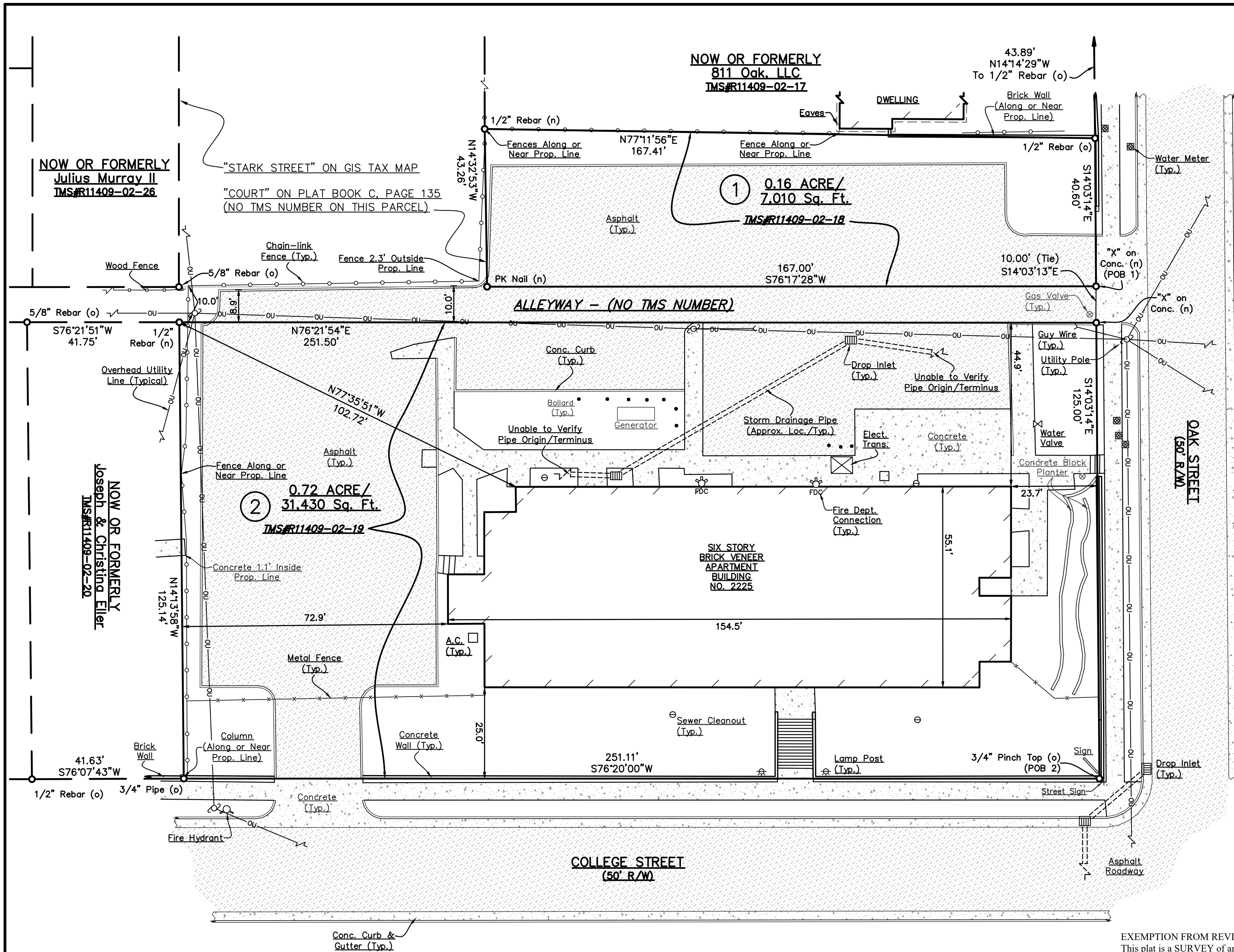
No. of Buildings	14
Construction Type	Masonry
Stories	2
Year Built	1973

Remarks

This is a multifamily rental property in Columbia, SC. It contains a total of 100 units in 14 buildings, which are a mixture of 1 bedroom/1 bathroom units and 2-bedroom/1-bathroom units.

ADDENDUM E

FINANCIALS AND PROPERTY INFORMATION



LAND DESCRIPTION PARCEL 2, AS SURVEYED:

Beginning at the intersection of the northern right-of-way of College Street and the western right-of-way of Oak Street at a Pinch Top (o), the Point of Beginning 2 (POB 2); thence running along the northern right-of-way of College Street S 76°20'00" W, a distance of 251.11 feet to a Pipe (o); thence running along property now or formerly Joseph and Christina Eller N 14°13'58" W, a distance of 125.14 feet to a Rebar (n); thence running along property designated alleyway N 76°21'54" E, a distance of 251.50 feet to an X on Conc. (n); thence running along the western right-of-way of Oak Street S 14°03'14" E, a distance of 125.00 feet to the Point Of Beginning 2 (POB 2).

LAND DESCRIPTION PARCEL 1, AS SURVEYED:

Beginning at the intersection of the northern right-of-way of College Street and the western right-of-way of Oak Street, thence running along the western right-of-way of Oak Street northerly for a distance of 135.00 feet to an X on conc. (n), the Point of Beginning 1 (POB 1); thence running along property designated alleyway S 76°17'28" W, a distance of 167.00 feet to a Nail (n); thence running along property designated Stark Street N 14°32'53" W, a distance of 43.26 feet to a Rebar (n); thence running along property now or formerly 811 Oak, LLC N 77°11'56" E, a distance of 167.41 feet to a Rebar (o); thence running along the western right-of-way of Oak Street S 14°03'14" E, a distance of 40.60 feet to the Point Of Beginning 1 (POB 1).

EXEMPTION FROM REVIEW PROCESS
This plat is a SURVEY of an existing lot of record with no changes to existing lot lines.
X
(Registered Surveyor)
Printed Name: J. Don Rawls, Jr.
License#: 13517

Easements and/or restrictions may exist on the subject property which are not shown hereon.

REVISIONS		
No.	DATE	DESCRIPTION
1	12/27/2023	Revised per developer comments, no field work.



COX AND DINKINS
ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

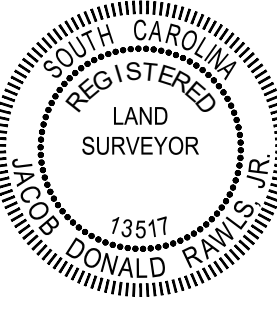
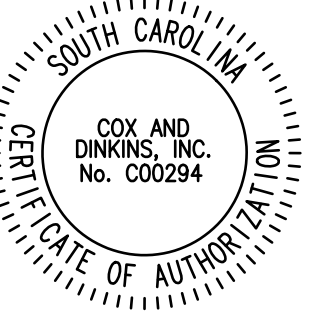
724 BELTLINE BLVD.
COLUMBIA, SC 29205
803.254.0518
COXANDDINKINS.COM

DATE:
DECEMBER 22, 2023

PLAT

PREPARED FOR
SAHI Fernwood, LLC

RICHLAND COUNTY, COLUMBIA, S.C.



SCALE: 1" = 20'

TAX MAP NUMBER: R11409-02-19 & R11409-02-18

BOOK: 43J-82

CHK: 5

SF NO.: 166-4

CERTIFICATION:

I hereby state that to the best of my professional knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown.

PROF. LAND SURVEYOR NO. 13517
J. DON RAWLS, JR.

DWG: 3X43J-82rev1.dwg

REFERENCES:

1) A PLAT PREPARED FOR ARRINGTON MANORS, A LIMITED PARTNERSHIP, BY MCWILLAN ENGINEERING COMPANY, DATED MARCH 1, 1972, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK "X", PAGE 1873.
2) RICHLAND COUNTY DEED BOOK D522, PAGE 848.
3) A PLAT PREPARED FOR KENNETH WINNS, BY DONALD G. PLATT, DATED DECEMBER 14, 2004, AND RECORDED IN RECORD BOOK 1008, PAGE 182.

NOTES:

1) THE LOCATIONS OF OTHER UNDERGROUND UTILITIES AND THEIR SERVICES ARE UNKNOWN.
2) NO TAX MAP NUMBER OR OWNERSHIP INFORMATION WAS AVAILABLE ON THE ALLEYWAY.

THIS SURVEY IS NOT VALID WITHOUT AN ORIGINAL SIGNATURE.

COPYRIGHT © 2023 COX AND DINKINS, INC. ALL RIGHTS RESERVED.

ORDER NO. 65670

Flood Map

Cotality RiskMeter.

Overview Map



The closest match to 2225 college street columbia sc is 2225 COLLEGE ST COLUMBIA, SC 29205

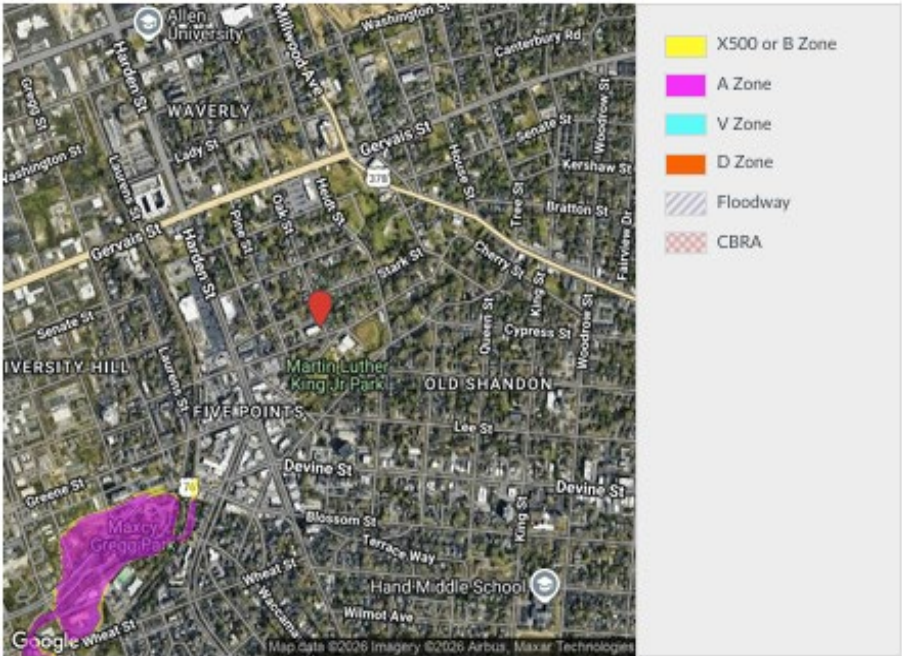
2225 COLLEGE ST COLUMBIA, SC 29205

LOCATION ACCURACY: 📍 Good

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	450172	PANEL	0244L
PANEL DATE	December 21, 2017	MAP NUMBER	45079C0244L



TAX MAP



Article 3: Zoning Districts

Sec. 17-3.2. Residential Base Zoning Districts

(k) RM-2: Residential Mixed District

(k) RM-2: Residential Mixed District

(1) Purpose

The purpose of the Residential Mixed (RM-2) District is to provide lands that accommodate moderate-density mixed residential development that allows single-family, two-family, townhouse, and medium-scale multi-family dwellings.

The street network is gridded and buildings are located close to, and oriented toward, the street.



(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

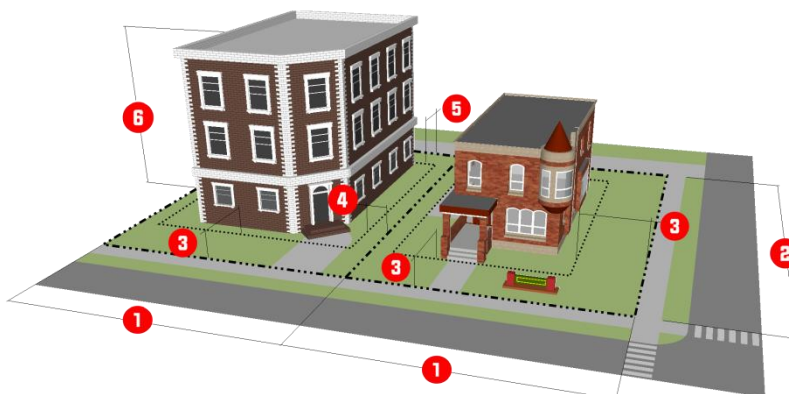
Standard	Townhouse	All Other Uses
Lot Area, min. (sf.)	8,000[1]/1,500[2]	3,000
1 Lot Width, min. (ft.)	75[1]/18[2]	40
2 Lot Depth, min. (ft.)	60	60
Lot Coverage, max. (% of site area)	50	50
Density, max. (du/acre)	N/A	17.2
3 Front Yard Setback, min. (ft.)	15	15
4 Side Yard Setback, min. (ft.)	[3]	5
5 Rear Yard Setback, min. (ft.)	10	10
6 Building Height, max. (ft.)	50	50

Notes: ft. = feet sf. = square feet du. = dwelling unit

[1] Applies to the development lot as a whole rather than individual lots under individual units.

[2] Applies to individual lots under individual units.

[3] A minimum of five feet required between end units and side yard and ten feet between end units and any secondary front yard.



(4) Reference to Other Standards			
Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement



Planning and Development Services • Zoning Division • Zoning@ColumbiaSC.gov
1136 Washington Street, Columbia, SC 29201 • Phone: 803-545-3333 • Fax: 803-733-8699

April 7, 2025

RE: Property: Arrington Manor
Location: 2225 College Street
TMS# 11409-02-19
Zoning District: RM-2

To whom it may concern,

Records indicate that the above referenced property is zoned RM-2 (Residential Mixed District).

The current multi-family dwelling use is permitted by right within the district. This parcel was developed in 1900, prior to the current zoning ordinance and would be considered nonconforming if it does not meet all of the zoning requirements in the updated zoning code.

This letter is neither a building permit, zoning permit, nor any similar authorization to occupy the Property or begin construction; rather it is a statement from the Zoning Division of the City of Columbia confirming the zoning classification of the Property. Prior to occupying the Property or initiating construction, you are required to obtain a building permit, zoning permit, and/or any other approvals that may be necessary in accordance with City Codes.

There are no zoning violations for this parcel.

Regards,

Katie Butler

Katie Butler
Zoning Specialist

PURCHASE AND SALE AGREEMENT

This PURCHASE AND SALE AGREEMENT (this "Agreement") is made and entered into as of October 25, 2024 (the "Effective Date"), by and between COLUMBIA HOUSING AUTHORITY (the "Seller") and SCAHI FERNWOOD, LLC (the "Purchaser"), for the purchase and sale of a long term ground lease interest in certain real estate owned by Seller at 2225 College Street, Columbia, South Carolina 29205 (the "Real Estate"), together with all of Seller's right, title and interest in and to any and all (a) buildings, improvements, machinery, equipment, apparatus, personal property and fixtures located thereon, attached thereto or used in connection therewith, including without limitation the apartment community known as Cantibury Pointe Apartments (the "Improvements"); (b) rights, interests, privileges and easements appurtenant or appertaining thereto (the "Appurtenances"); (c) licenses, approvals and permits with respect thereto, if any (the "Permits"); (d) the Leases and Contracts; (e) rents, deposits and payments with respect to the development, use or occupancy thereof, if any (the "Deposits"); and (f) warranties or guaranties relating thereto, if any (the "Warranties" and together with the Land, Improvements, Appurtenances, Permits, Leases, Contracts, Deposits and Warranties, the "Property") for the total sum of \$3,600,000.00 (the "Purchase Price"), subject to the following terms and conditions:

1. Title/Survey. Prior to the Closing Date, Purchaser may obtain a standard title insurance commitment issued by Stewart Title Insurance Company, Chicago Title Insurance Company, or First American Title Insurance Company (the "Title Company"), showing the condition of Seller's title to the Real Estate and any instruments of record benefiting or burdening the Real Estate (the "Commitment"). Purchaser may also obtain a survey of the Real Estate, prepared and certified in a manner acceptable to Purchaser (the "Survey").
2. Payment on Closing; Consideration. The parties acknowledge and agree that valuable consideration has been made and received by both parties for the entering into of this Agreement. Purchaser shall pay to Seller on the Closing Date Seven Hundred Thousand Dollars in cash or other readily available funds at Closing, and the balance of the Purchase Price, less any credits due Purchaser pursuant to the terms of this Agreement, in the form of a promissory note to Seller.
3. Taxes and Assessments. On or before the Closing Date, Seller shall pay any and all past due taxes, assessments, levies and other charges with respect to the Real Estate and any and all interest or penalties thereon.
4. Property Operating Expenses. Operating expenses for the Property shall be prorated as of the Closing Date.
5. Closing Conditions.
 - a. Purchaser Closing Condition. Buyer's obligations under this Agreement are contingent upon satisfaction or waiver of the following condition (collectively, the "**Purchaser Closing Conditions**"): Purchaser shall have determined in its sole discretion that it can obtain financing for the development and rehabilitation of the Property upon terms and conditions acceptable to Purchaser in its sole discretion.

- b. Failure of a Purchaser Closing Condition. If any of the Purchaser Closing Conditions has not been satisfied on or before the Closing Date, then Purchaser may elect to terminate this Agreement by written notice to Seller on the Closing Date, in which event the parties shall have no further right or obligation under this Agreement (except for rights or obligations which expressly survive the termination of this Agreement). Purchaser shall have the right to unilaterally waive the Buyer Closing Conditions by proceeding to Closing.
6. Closing. The transaction contemplated herein shall be closed on or before July 1, 2025, provided, however, that if the Purchaser Closing Conditions have not been satisfied, the closing shall be adjourned and extended for a period up to ninety (90) days to allow the completion of the Purchaser Closing Conditions. (the "Closing Date").
- a. On the Closing Date, Seller agrees to deliver to Purchaser the following: (i) a duly authorized and executed ground lease (the "**Ground Lease**") and memorandum of same in recordable form (the "**Memo of Ground Lease**"), conveying a leasehold estate to the Real Estate, which ground lease shall be for a term of ninety-nine (99) years and rent shall be for one dollar per year; (ii) a duly authorized and executed Vendor's Certificate in a form reasonably acceptable to the Title Company; (iii) an affidavit stating that Seller is not a "foreign person", as such term is used in § 1445 of the Internal Revenue Code, and the regulations promulgated thereunder; (iv) all forms, affidavits and certificates required to be filed in connection with the imposition and/or payment of any and all state, county and local transfer taxes with respect to the transaction contemplated by this Agreement (collectively, the "**Conveyance Tax Documents**"); (v) all other documentation which may be reasonably required by the Title Company in order to insure Purchaser with title to the Real Estate, which can be furnished by Seller without material cost or expense; (vi) a duly executed assignment by Seller and assumption by Purchaser of (A) all lease agreements affecting all or any portions of the Property ("Leases"), and, if applicable, all other agreements and contracts affecting all or any portions of the Property or relating to the use, ownership, maintenance, management or operation thereof ("Contracts"), and (B) the Permits, Deposits and Warranties, if any, in form and substance satisfactory to Purchaser (the "**Assignment**"); and (vii) all other documents necessary to complete the transaction contemplated by this Agreement.
 - b. On the Closing Date, Purchaser agrees to deliver to Seller the following: (i) Purchaser's counterpart to the Ground Lease and Memo of Ground Lease; (ii) Purchaser's counterpart to the Conveyance Tax Documents, if any, (iii) Purchaser's counterpart to the Assignment, and (iv) all other documents necessary to complete the transaction contemplated by this Agreement.
 - c. At the Closing, Seller and Purchaser shall each execute a closing statement drafted by the Title Company or another person reasonably acceptable to both Seller and Purchaser and in form and content reasonably acceptable to both Purchaser and Seller.

7. **Closing Costs.** On the Closing Date, Seller shall pay the following expenses incurred in connection with the transaction described herein: Seller's legal fees and expenses. On the Closing Date, Purchaser shall pay the following expenses incurred in connection with the transaction described herein: (a) all closing and escrow fees charged by Title Company; (b) the costs of the Title Commitment, any title insurance policies and/or Survey, if any; and (c) Purchaser's legal fees and expenses.
8. **Operation of the Property.**
- a. **Leases; Contracts.** After the Effective Date and until the earlier of the termination of this Contract or the Closing, Seller shall not enter into any leases, licenses or other agreements for the occupancy of any part of the Property, except with Purchaser's prior written consent. After the Effective Date and until the earlier of the termination of this Contract or the Closing, Seller shall not enter into any contracts, agreements or other arrangements with respect to the use or operation of the Property, except with Purchaser's prior written consent.
 - b. **Continued Operations.** After the Effective Date and until the earlier of the termination of this Contract or the Closing, Seller shall continue to operate and maintain the Property and maintain all casualty and liability insurance policies with respect to the Property in the same manner as prior to the Effective Date.
 - c. **Voluntary Encumbrances.** After the Effective Date and until the earlier of the termination of this Contract or the Closing, Seller shall not encumber (or permit the encumbrance of) the Property without the prior consent of Purchaser (a "**Voluntary Encumbrance**").
 - d. **Marketing Activities.** After the Effective Date and until the earlier of the termination of this Contract or the Closing, Seller shall suspend all activities utilized by Seller to market the Property for sale other than in connection with the transactions contemplated by this Contract, and shall not enter into any agreement with any other person or entity for the sale of the Property.
 - e. **Good-Faith Cooperation.** Within five (5) business days following a written request from Purchaser, Seller shall (i) furnish Purchaser all documents and/or information which Purchaser may deem necessary or desirable, or which Purchaser may require, in order to obtain the Approvals; (ii) execute any and all applications for the Approvals, and any related documents (including, without limitation, any agreements, commitments, easements, or similar documents), which Purchaser may deem necessary or desirable, or which Purchaser may be required, to file with any governmental authority, or other public or private body or person, in order to obtain the Approvals; and (iii) otherwise use its best, good-faith efforts to assist Purchaser in obtaining the Approvals, including attending all public meetings and hearings to support the Approvals.
9. **Condemnation; Loss.** In the event of any loss or damage to the Property or any portion thereof (or in the event any governmental authority issues notice of its intent to take the Property or any portion thereof through its power of eminent domain), Purchaser may elect to terminate this Contract by written notice to Seller, in which event the parties shall have no further right or obligation under this Contract (except for rights or obligations which expressly survive the termination of this Contract). If Purchaser does not elect to terminate this Contract, then Purchaser may elect to proceed with the transactions contemplated by this Contract, in which event Seller shall assign to Purchaser all of Seller's right, title and interest to any claims and proceeds Seller may have with

respect to any casualty insurance policies or condemnation awards relating to the premises in question at the Closing and there shall not be any reduction to the Purchase Price except for the cost of the deductible payment associated with recovering under such insurance policies. Upon Closing, full risk of loss with respect to the Property shall pass to Purchaser, but prior to Closing all risk of loss is expressly assumed by Seller.

10. Representations and Warranties. As a material inducement to Purchaser for entering into this Agreement, Seller hereby represents and warrants to Purchaser as follows:

- a. To Seller's knowledge, there are no violations of any laws, regulations, codes, ordinances, orders or requirements affecting the Real Estate, including, but not limited to applicable laws, regulations, ordinances or requirements relating to ecology, the environment, pollution, health or safety;
- b. There is no litigation or proceeding pending against or relating to the Real Estate, including, without limitation, any proceedings for condemnation or other exercise of eminent domain; and
- c. There are no liens or claims which may ripen into liens against the Real Estate other than those to be released on or before the Closing Date.

11. No Brokers. Seller and Purchaser represent and warrant to each other that they have dealt with no broker, finder or other person with respect to this Agreement or the transactions contemplated herein and, insofar as they know, no broker, finder or other person is entitled to any commission or a finder's fee in connection herewith. Seller and Purchaser each agree to indemnify and hold harmless one another against any loss, liability, damage or claim incurred by reason of any brokerage commission or finder's fee alleged to be payable because of any act, omission or statement of the indemnifying party. Such indemnity obligations shall survive the Closing Date.

12. Notices. All notices, requests, demands, consents and other communications required or permitted under this Agreement shall be in writing and shall be deemed to have been duly and properly given on the date of service if delivered personally, or, if mailed, on the second day after such notice is deposited in a receptacle of the United States Postal Service, registered or certified mail, first class postage prepaid, return receipt requested, or on the first day following deposit with a nationally recognized overnight courier service (i.e., FedEx), postage prepaid, in any event addressed appropriately as follows:

If to Seller:

Columbia Housing Authority

1917 Harden Street

Columbia, South Carolina 29204

If to Purchaser:

SCAHI Fernwood, LLC c/o

Brinshore Development LLC

1603 Orrington Avenue, Suite 450

Evanston, IL 60201

Either party may change its address for purposes of this paragraph by giving the other party written notice of the new address in the manner set forth above.

13. Entirety of Agreement. This Agreement shall be binding upon and inure to the benefit of the respective heirs, representatives, successors and assigns of the parties hereto. This writing embodies the entire agreement between the parties hereto and there are no representations, promises, understandings or agreements, oral or written, between the parties which are not set forth herein.
14. Survival. All of the representations and warranties of Seller stated herein shall survive the Closing Date for a period of six (6) months.
15. Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of South Carolina.
16. Attorneys' Fees. In the event of any controversy, claim, or dispute between Purchaser and Seller arising out of or related to this Agreement or the breach thereof, the prevailing party shall be entitled to recover from the other party reasonable attorneys' fees, legal assistant fees, costs and expenses. The term 'prevailing party' shall include, but not be limited to, a party who obtains legal counsel or brings an action against the other by reason of the other's breach or default and obtains substantially the relief sought whether by compromise, settlement or judgment.
17. Counterparts. This Agreement may be executed in any number of counterparts, provided each of the parties hereto executed at least one counterpart; each such counterpart hereof shall be deemed to be an original instrument, but all such counterparts together shall constitute but one agreement.

[Signatures on Following Page]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

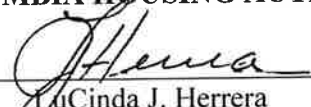
"PURCHASER"

SCAHI Fernwood, LLC

By: _____
Name: _____
Title: _____

"SELLER"

COLUMBIA HOUSING AUTHORITY

By:  _____
Name: Lucinda J. Herrera
Title: Chief Development Officer

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

"PURCHASER"

SCAHI Fernwood, LLC

By: 

Name: Richard Sciortino

Title: President, RJS Real Estate Services, Inc; member
Brinshore Development LLC, member
SCAHI Fernwood, LLC

"SELLER"

COLUMBIA HOUSING AUTHORITY

By: _____

Name: _____

Title: _____

HOUSING AUTHORITY OF THE CITY OF COLUMBIA
AMP 1 - 2025 UNAUDITED FDS SUBMISSION
JULY 1, 2024 THORUGH JUNE 30, 2025

	SC002000001
70300 Net Tenant Rental Revenue	\$331,985
70400 Tenant Revenue - Other	\$7,121
70500 Total Tenant Revenue	\$339,106
70600 HUD PHA Operating Grants	\$4,402,202
70610 Capital Grants	\$1,459,525
71500 Other Revenue	\$3,709
70000 Total Revenue	\$6,204,542
91100 Administrative Salaries	\$66,781
91300 Management Fee	\$664,516
91310 Book-keeping Fee	\$9,053
91500 Employee Benefit contributions - Administrative	\$47,846
91600 Office Expenses	\$26,191
91800 Travel	\$17
91900 Other	\$66,632
91000 Total Operating - Administrative	\$881,036
92000 Asset Management Fee	\$10,940
92100 Tenant Services - Salaries	\$12,608
92200 Relocation Costs	\$742
92300 Employee Benefit Contributions - Tenant Services	\$5,196
92500 Total Tenant Services	\$18,546
93100 Water	\$125,111
93200 Electricity	\$119,463
93300 Gas	\$670
93000 Total Utilities	\$245,244
94100 Ordinary Maintenance and Operations - Labor	\$123,956
94200 Ordinary Maintenance and Operations - Materials	\$110,972
94300 Ordinary Maintenance and Operations Contracts	\$376,942
94500 Employee Benefit Contributions - Ordinary	\$38,528
94000 Total Maintenance	\$650,398
95100 Protective Services - Labor	\$15,365
95200 Protective Services - Other Contract Costs	\$105,616
95500 Employee Benefit Contributions - Protective	\$2,819
95000 Total Protective Services	\$123,800
96110 Property Insurance	\$52,245
96120 Liability Insurance	\$2,873
96130 Workmen's Compensation	\$11,813
96100 Total insurance Premiums	\$66,931
96210 Compensated Absences	\$4,002
96300 Payments in Lieu of Taxes	\$22,521
96400 Bad debt - Tenant Rents	\$16,035
96000 Total Other General Expenses	\$42,558

96710 Interest of Mortgage (or Bonds) Payable	\$4,466
96700 Total Interest Expense and Amortization Cost	\$4,466
96900 Total Operating Expenses	\$2,043,919
97000 Excess of Operating Revenue over Operating	\$4,160,623
97300 Housing Assistance Payments	\$200,414
97400 Depreciation Expense	\$313,349
90000 Total Expenses	\$2,557,682
10010 Operating Transfer In	\$355,405
10020 Operating transfer Out	-\$355,405
10080 Special Items (Net Gain/Loss)	-\$2,587,524
10100 Total Other financing Sources (Uses)	-\$2,587,524
10000 Excess (Deficiency) of Total Revenue Over (Under)	\$1,059,336

ADDENDUM F

LETTER OF AUTHORIZATION

PALMETTO **STATE**
APPRAISAL AND CONSULTING

March 27, 2026

Ms. Sarah Jones-Anderson
Brinshore Development
1603 Orrington Avenue, Suite 450
Evanston, Illinois 60201

Dear Ms. Jones-Anderson:

It is my pleasure to provide you with an appraisal of the following property in Columbia, SC, currently improved with a 58-unit senior housing complex and planned for renovation:

1. Arrington Manor, 2225 College Street, Columbia, SC

The purpose of the appraisal is to estimate the “as is” fair market value of the subject property, in addition to the “as if renovated” fair market value of the subject property. The use of the appraisal is for loan underwriting purposes.

It should be noted that I will be acting as an independent contractor, and am in no way affiliated with Brinshore Development, LLC. The appraisal will be completed in conformance with USPAP and will meet FIRREA Regulatory Requirements, as well SCHFA guidelines and the 2026 QAP guidelines.

The appraisal will cost \$3,900 and will be delivered electronically within 4 weeks of receipt of this signed agreement and all necessary property information.

Thank you for the opportunity to be considered for this assignment. Please let me know if you have any questions.

Respectfully submitted,
Palmetto State Appraisal and Consulting

A handwritten signature in blue ink that reads "Brantley R. Clark". The signature is fluid and cursive, with the first name being the most prominent.

Brantley R. Clark, MAI
Certified General Real Estate Appraiser
SC Certificate #5073

Agreed and Accepted by:

A handwritten signature in black ink, appearing to read "S. Lyons". The signature is written in a cursive style and is positioned above a horizontal line.

Client Signature

Client Name: Brinshore Development

Date: 3/30/2026

PALMETTO STATE

APPRAISAL AND CONSULTING

Professional Qualifications of Brantley R. Clark, MAI

Experience

Founded Palmetto State Appraisal and Consulting in September 2013. Currently providing high-quality appraisals and consultations of various types of commercial real estate throughout South Carolina.

Past experience includes 11 years with Integra Realty Resources - South Carolina. Entered the real estate appraisal field in 2002 and began appraising full-time in 2003. Moved into the role of Senior Appraiser in 2008. Received the Appraisal Institute's MAI designation in September 2009.

Valuation and consulting assignments have been completed on the following property types: Office buildings, convenience stores, multi-family developments, retail stores, shopping centers, hotels, branch banks, automobile dealerships, restaurants, vacant land, warehouses, distribution facilities, processing plants, self storage facilities, flex buildings, equestrian centers, churches, schools, golf courses, fraternity/sorority houses and subdivisions.

Professional Activities

Member of the Appraisal Institute (MAI designation was received 9/2009).

Currently serving as a Regional Representative for Region IX of the Appraisal Institute (2021, 2022).

Received recognition as a Woman-Owned Business by the State of South Carolina in December 2019.

Served as a delegate to AI's Leadership Development and Advisory Council in Washington, DC in 2010 and 2011.

Featured in the article "The Next Generation of Appraisal Leaders," *Valuation Magazine*, 4th Quarter 2008.

Served in the following capacities in the SC Appraisal Institute Chapter:

Public Relations Committee Chair (2012, 2009, 2008)

Public Relations Committee Vice Chair (2007)

Associate Council President (2007)

Associate Council Vice President (2006)

License

South Carolina Certified General Appraiser #5073

Education

Bachelor of Arts Degree, University of South Carolina, May 2002

Currently certified by the Appraisal Institute's voluntary program of continuing education for its designated members.



403 E. Main Street, Unit C • Lexington, SC 29072 f 803 356 0083 c 803 463 9119 PalmettoStateAppraisal.com

South Carolina Department of Labor, Licensing and Regulation
Real Estate Appraisers Board



CERTIFIES THAT:
BRANTLEY R CLARK
IS AUTHORIZED TO PRACTICE
Certified General Appraiser

LICENSE NO.
AB .5073 CG

EXPIRATION DATE: 06/30/2026

To verify current license status, go to <http://verify.llronline.com/LicLookup/LookupMain.aspx>