

Exhibit R

Physical Needs Assessment Certification Form

I, Patrick Crawford, have completed a physical needs assessment report for the proposed development, Market Place Apartments, which is located at 1333 Coronet Court, Rock Hill, SC, York County, South Carolina.

I hereby certify that all of the repairs outlined in the physical needs assessment report dated 4/24/2026 are needed and necessary repairs and that said report is based on a **100% physical inspection of all units** in the development.

Based on my calculations, I hereby certify that a total of \$68,132 per unit in **hard construction costs** are needed and necessary in the rehabilitation of this property. A total of \$ 48,381 per unit will be attributed to the interior of the units.

Assessor's Signature: 
Assessor's Name: Patrick Crawford
Company: Gill Group, Inc.
Phone Number: (616) 228-0713
Email: patrick.crawford@gillgroup.com
Date: 5/14/2026