



REAL PROPERTY **RESEARCH** GROUP

ATLANTA ■ WASHINGTON/BALTIMORE

Market Feasibility Analysis

Peaks of Lexington Apartments

Lexington, Lexington County, South Carolina

Prepared for: Peaks of Lexington, L.P.

Site Inspection: April 10, 2020

Effective Date: April 10, 2020



1905 Woodstock Road ■ Building 900, Suite 9100 ■ Roswell, Georgia 30075 ■ 770.517.2666 ■ Fax 866.243.5057

10400 Little Patuxent Parkway ■ Suite 450 ■ Columbia, Maryland 21044 ■ 410.772.1004 ■ Fax 866.243.5057



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EXECUTIVE SUMMARY

Peaks of Lexington, L.P. has retained Real Property Research Group, Inc. (RPRG) to conduct a comprehensive market feasibility analysis for Peaks of Lexington, a proposed income restricted rental community in Lexington, Lexington County, South Carolina. The proposed community will include 78 LIHTC units and will target households earning up to 30 percent, 50 percent, and 60 percent AMI.

1. Project Description

- The subject site is located on the west side of Charter Oak Road approximately one-half mile northwest of its intersection with Augusta Highway, in Lexington, Lexington County, South Carolina. The site is approximately five miles west of downtown Lexington and within roughly four miles of Interstate 20.
- Peaks of Lexington will include 78 LIHTC units addressing general occupancy households. The proposed unit mix includes six one-bedroom units, 40 two-bedroom units, and 32 three-bedroom units; income targeting includes five units at 30 percent, 24 units at 50 percent, and 49 units at 60 percent AMI.
- A detailed summary of the subject property, including the rent and unit configuration, is shown in the table below. The rents shown will include trash removal.

| Unit Mix/Rents | | | | | | | | |
|-------------------------------------|-----|------|---------------|---|-----------------|----------|-------------------|------------|
| Type | Bed | Bath | Income Target | # | Heated Sq. Feet | Net Rent | Utility Allowance | Gross Rent |
| LIHTC | 1 | 1 | 30% | 1 | 762 | \$258 | \$130 | \$388 |
| LIHTC | 1 | 1 | 50% | 2 | 762 | \$551 | \$130 | \$681 |
| LIHTC | 1 | 1 | 60% | 3 | 762 | \$640 | \$130 | \$770 |
| Subtotal | | | | 6 | 7.7% | | | |
| LIHTC | 2 | 2 | 30% | 2 | 985 | \$316 | \$174 | \$490 |
| LIHTC | 2 | 2 | 50% | 12 | 985 | \$643 | \$174 | \$817 |
| LIHTC | 2 | 2 | 60% | 26 | 985 | \$750 | \$174 | \$924 |
| Subtotal | | | | 40 | 51.3% | | | |
| LIHTC | 3 | 2 | 30% | 2 | 1,171 | \$339 | \$227 | \$566 |
| LIHTC | 3 | 2 | 50% | 10 | 1,171 | \$717 | \$227 | \$944 |
| LIHTC | 3 | 2 | 60% | 20 | 1,171 | \$850 | \$227 | \$1,077 |
| Subtotal | | | | 32 | 41.0% | | | |
| Total | | | | 78 | | | | |
| Rents include: trash removal | | | | Source: Peaks of Lexington, L.P. | | | | |

- Peaks of Lexington will be competitive with the existing LIHTC rental communities near the market area, as each unit will include a dishwasher, microwave, and washer and dryer hook-ups.
- Peaks of Lexington's community amenities will include a community room, secure entrances, laundry room, fitness center, business center, and playground. The subject's amenities will be competitive with the general occupancy LIHTC communities near the market area. The proposed amenities are appropriate and will be well received by the target market of very low to low income households.



2. Site Description / Evaluation:

- The subject site is located within an established residential neighborhood near commercial development and community amenities. The site will benefit from proximity to community amenities and is appropriate for the proposed use of affordable rental housing. Proximity to community amenities and the well-maintained surrounding land uses are the site's primary positive attributes. RPRG did not identify negative attributes that would impact the ability of Peaks of Lexington to successfully lease its units.
- The subject site is located on the west side of Charter Oak Road just northwest of its intersection with Augusta Highway. Peaks of Lexington will have excellent drive-by visibility from Charter Oak Road.
- The subject site is in a residential neighborhood just south of several retailers and restaurants. Single-family detached homes are the most common residential land use with one mile of the subject site. Most of these homes have been built in the past two decades, have been well-maintained, and have moderate values. Additional nearby uses include office buildings, banks, several gas stations, restaurants, a fire station, medical offices, religious buildings, and general retail shopping centers.
- The site's crime risk is below the national average and is safer than much of the market area including the location of a majority of the most comparable rental communities.
- The subject site is suitable for the proposed development of mixed-income rental housing.

3. Market Area Definition

- The Peaks of Lexington Market Area consists of census tracts in comparable residential neighborhoods surrounding the subject site generally in and surrounding the town of Lexington. The market area largely includes established and low-density suburban residential areas; this market area differs from the densely developed areas east along Main Street. Residents of this market area would likely consider the subject site a suitable shelter location and multi-family rental communities in or near this market area provide the most relevant comparison for the subject property/development.
- The boundaries of the Peaks of Lexington Market Area and their approximate distance from the subject site are Lake Murray to the north (4.8 miles), Sunset Boulevard to the east (6.7 miles), Interstate 20 to the south (6.9 miles), and Calks Ferry Road to the west (2.0 miles).

4. Community Demographic Data

- The Peaks of Lexington Market Area had significant household growth from 2010 to 2020 and growth is expected to remain strong through 2023. Household growth in the market area has outpaced Lexington County's household growth on a percentage basis since 2010 and is expected to continue this trend over the next three years.
- The Peaks of Lexington Market Area's annual average household growth is projected at 397 households or 1.9 percent over the next three years; annual average household growth was 394 households or 2.2 percent over the past ten years. Lexington County's average annual household growth rate is projected to remain at 1.5 percent over the next three years.
- Roughly 39 percent of market area households contain children and 37.3 percent were multi-person households without children including 29.3 percent that were married which includes



empty nesters. Single-person households accounted for 24.2 percent of market area households.

- Roughly 22.4 percent of households in the market area rent in 2020 compared to 26.9 percent in Lexington County. The Peaks of Lexington Market Area added over 2,800 net renter households over the past twenty years.
- The Peaks of Lexington Market Area had a 2020 median household income of \$83,199, 31.2 percent higher than the \$63,401 median in Lexington County.
- We do not believe foreclosed, abandoned, or vacant single/multi-family homes will impact the subject property's ability to lease its units given its affordable nature.

5. Economic Data:

Lexington County's economy is growing with significant job growth during the past ten years resulting in an all-time high At-Place-Employment and the county's unemployment rate has dropped each year since 2010.

- The unemployment rate in Lexington County decreased significantly to 2.6 percent in 2019 from a recession-era high of 8.2 percent in 2010; the county's unemployment rate is below the 2019 Q3 state and national rate of 3.0 percent and 3.7 percent, respectively.
- Lexington County has steadily added jobs in each of the past eight years, increasing from 92,978 jobs in 2010 to 119,766 jobs in 2018 for a net increase of 26,788 jobs or 28.8 percent. The county has added an average of 2,291 jobs over the past five years. The continued job growth since 2010 has been more than four times the loss of roughly 5,400 jobs during the national recession.
- Lexington County's employment is balanced throughout industry sectors, with six accounting for at least 9.8 percent of total jobs. The largest sectors of Trade-Transportation-Utilities and Government supply 26.9 and 17.7 percent, respectively. Lexington County has notably higher percentage of jobs in the Trade-Transportation-Utilities sector compared to that of the nation with 26.9 percent compared to 18.5 percent nationally.
- Every industry sector in Lexington County added jobs from 2011 to Q3 2019 including growth of at least 22 percent in five sectors. Six of the county's largest sectors increased by at least 19 percent including 39.8 percent growth in Trade-Trans-Utilities and 32.3 percent in Professional-Business. The largest percentage increase was 295.6 percent in Information which accounts for 1.7 percent of the county's total jobs. Construction jobs also increased by a significant percentage (20.1 percent); however, this sector accounted for only 5.5 percent of the county's total jobs.

6. Project Specific Affordability and Demand Analysis:

- Peaks of Lexington will be comprised of 78 LIHTC units; LIHTC units will target renter households earning up to 30 percent, 50 percent, and 60 percent of the Area Median Income (AMI).
- The proposed LIHTC units will target renter households earning \$13,303 to \$47,100. With 78 LIHTC units and 1,337 income qualified renter households, the LIHTC capture rate is 5.8 percent.
- LIHTC capture rates by income target are 2.4 percent for 30 percent units, 7.7 percent for 50 percent units, and 12.6 percent for 60 percent units.



- All affordability and SCSHFDA demand capture rates are within acceptable levels and illustrates demand for the subject property as proposed.

7. Competitive Rental Analysis

- RPRG surveyed eight general occupancy multi-family rental communities in the Peaks of Lexington Market Area including seven market rate communities and one Low Income Housing Tax Credit (LIHTC) community with additional USDA assistance. Additionally, we surveyed three LIHTC communities near the Peaks of Lexington Market Area to provide additional context.
- The market area's surveyed multi-family stock is stable with an aggregate vacancy rate of 4.6 percent among 1,560 units at the seven market rate communities. The LIHTC community with additional USDA subsidies in the market area is 100 percent occupied. Among the three surveyed LIHTC communities near the Peaks of Lexington Market Area, six of 268 units were vacant for a rate of 2.2 percent.
- Among the market rate communities in the market area, net rents, unit sizes, and rents per square foot were as follows:
 - **One-bedroom** rents average \$966 with a range from \$850 to \$1,059 per month. The average one-bedroom size of 798 square feet results in a rent per square foot of \$1.21.
 - **Two-bedroom** rents average \$1,044 with a range from \$953 to \$1,214. The average two-bedroom unit has 1,052 square feet for an average rent per square foot of \$0.99. The lower two-bedroom average relative to one-bedroom units reflects the inclusion of more market rate communities with two-bedroom units.
 - **Three-bedroom** rents average \$1,227 with a range from \$1,085 to \$1,349. The average three-bedroom rent per square foot is \$0.94 based on an average size of 1,299 square feet.
- Given the lack of directly comparable LIHTC communities without additional subsidies, we surveyed three near-market LIHTC communities to provide an overview of LIHTC market conditions in the region. Average LIHTC rents are \$520 for one-bedroom units, \$720 for two-bedroom units, and \$805 for three-bedroom units which include units at 50 percent and 60 percent AMI. The only one-bedroom LIHTC units in the market are 50 percent units at Fern Hall Crossing.
- RPRG's estimated market rents are \$985 for one-bedroom units, \$1,012 for two-bedroom, and \$1,180 for three-bedroom units. The overall market advantage relative to the estimate of market rent is 33.5 percent. The 2020 Fair Market Rents (FMR) for Lexington County are \$818 for one-bedroom units, \$931 for two-bedroom units, and \$1,204 for three-bedroom units. The overall market advantage relative to FMR is 30.62 percent.

8. Absorption/Stabilization Estimates

The projected absorption rate is based on projected household growth, income-qualified renter households, affordability/demand estimates, rental market conditions, and the marketability of the proposed site and product.

- The market area's surveyed multi-family stock is stable with an aggregate vacancy rate of 4.6 percent among 1,560 units at the seven market rate communities. The LIHTC community with additional USDA subsidies in the market area is 100 percent occupied. Among the three



surveyed LIHTC communities near the Peaks of Lexington Market Area, six of 268 units were vacant for a rate of 2.2 percent.

- The capture rate for the subject's units at the proposed rents meet the SCSHFDA requirement for all units under 30 percent. Overall capture rates are 2.4 percent for units at 30 percent AMI, 7.7 percent for units at 50 percent AMI, and 12.6 percent for units at 60 percent AMI.
- Based on our adjustment calculations, the estimated market rents for the units at Peaks of Lexington are \$985 for one-bedroom units, \$1,012 for two-bedroom units, and \$1,180 for three-bedroom units. All units have a significant market advantage with an overall weighted average of 33.5 percent relative to the estimate of market rent.
- The 2020 Fair Market Rent (FMR) for Lexington County, SC is \$818 for a one-bedroom unit, \$931 for a two-bedroom unit, and \$1,204 for a three-bedroom unit. Based on the proposed rents, the overall market advantage is 30.62 percent.
- Peaks of Lexington will offer an attractive product that will be a desirable rental community for very low to low income households in the Peaks of Lexington Market Area.

Based on the product to be constructed and the factors discussed above, we expect Peaks of Lexington to lease an average 12 units per month. At this rate, the subject property will reach a stabilized occupancy of at least 93 percent within six months.

9. Overall Conclusion / Recommendation

Based on projected household growth trends, affordability and demand estimates, current rental market conditions, and socio-economic and demographic characteristics of the Peaks of Lexington Market Area, RPRG believes that the subject property will be able to successfully reach and maintain a stabilized occupancy of at least 93 percent following its entrance into the rental market. While there is economic uncertainty due to the COVID-19 pandemic, demand for rental housing in general and particularly affordable rental housing is not expected to be impacted by short-term economic losses expected as a result of COVID-19 related business closures and job losses. The region has a strong and balanced economy with significant job growth over the past decade; Lexington County quickly rebounded from the previous national economic slowdown and has outperformed the nation based on the annual average job growth rate and unemployment rate.

SCSHFDA Rent Calculation Worksheet

| # Units | Bedroom Type | Proposed Tenant Paid Rent | Net Proposed Tenant Rent by Bedroom Type | Gross HUD FMR | Gross HUD FMR Total | Tax Credit Gross Rent Advantage |
|---------------|--------------|---------------------------|--|---------------|---------------------|---------------------------------|
| 1 | 1 BR | \$258 | \$258 | \$818 | \$818 | |
| 2 | 1 BR | \$551 | \$1,102 | \$818 | \$1,636 | |
| 3 | 1 BR | \$640 | \$1,920 | \$818 | \$2,454 | |
| 2 | 2 BR | \$316 | \$632 | \$931 | \$1,862 | |
| 12 | 2 BR | \$643 | \$7,716 | \$931 | \$11,172 | |
| 26 | 2 BR | \$750 | \$19,500 | \$931 | \$24,206 | |
| 2 | 3 BR | \$339 | \$678 | \$1,204 | \$2,408 | |
| 10 | 3 BR | \$717 | \$7,170 | \$1,204 | \$12,040 | |
| 20 | 3 BR | \$850 | \$17,000 | \$1,204 | \$24,080 | |
| Totals | 78 | | \$55,976 | | \$80,676 | 30.62% |



SCSHFDA Summary Form – Exhibit S-2

| 2020 EXHIBIT S – 2 SCSHFDA PRIMARY MARKET AREA ANALYSIS SUMMARY: | | |
|--|---|--|
| Development Name: | Peaks of Lexington | Total # Units: 78 |
| Location: | 227 Charter Oak Road, Lexington, Lexington County, SC 29072 | # LIHTC Units: 78 |
| PMA Boundary: | N- Lake Murray, E – Sunset Boulevard, S – Interstate 20; W – Calks Ferry Road | |
| Development Type: | <input checked="" type="checkbox"/> Family <input type="checkbox"/> Older Persons | Farthest Boundary Distance to Subject: 6.9 miles |

| RENTAL HOUSING STOCK (found on pages 37-50) | | | | |
|--|--------------|-------------|--------------|-------------------|
| Type | # Properties | Total Units | Vacant Units | Average Occupancy |
| All Rental Housing | 11 | 1,874 | 78 | 95.8% |
| Market-Rate Housing | 7 | 1,560 | 72 | 95.4% |
| Assisted/Subsidized Housing not to include LIHTC | 1 | 46 | 0 | 100% |
| LIHTC (All that are stabilized)* | 3 | 268 | 6 | 97.8% |
| Stabilized Comps** | 10 | 1,614 | 57 | 96.5% |
| Non-stabilized Comps | 1 | 260 | 21 | 91.9% |

* Stabilized occupancy of at least 95% (Excludes projects still in initial lease up).
 ** Comparables – comparable to the subject and those that compete and nearby the same rent levels and tenant profile, such as age, family and income.

| Subject Development – Proposed Tenant Rent | | | | | HUD Area FMR | | | Highest Unadjusted Comp Rent | |
|--|------------|-------|-----------|----------------------|-----------------|--------|---------------|------------------------------|--------|
| # Units | # Bedrooms | Baths | Size (SF) | Proposed Tenant Rent | Per Unit | Per SF | Advantage | Per Unit | Per SF |
| 1 | 1 | 1 | 762 | \$258 | \$818 | \$1.07 | 68.46% | \$1,059 | \$1.52 |
| 2 | 1 | 1 | 762 | \$551 | \$818 | \$1.07 | 32.64% | \$1,059 | \$1.52 |
| 3 | 1 | 1 | 762 | \$640 | \$818 | \$1.07 | 21.76% | \$1,059 | \$1.52 |
| 2 | 2 | 2 | 985 | \$316 | \$931 | \$0.95 | 66.06% | \$1,214 | \$1.28 |
| 12 | 2 | 2 | 985 | \$643 | \$931 | \$0.95 | 30.93% | \$1,214 | \$1.28 |
| 26 | 2 | 2 | 985 | \$750 | \$931 | \$0.95 | 19.44% | \$1,214 | \$1.28 |
| 2 | 3 | 2 | 1,171 | \$339 | \$1,204 | \$1.03 | 71.84% | \$1,349 | \$1.26 |
| 10 | 3 | 2 | 1,171 | \$717 | \$1,204 | \$1.03 | 40.45% | \$1,349 | \$1.26 |
| 20 | 3 | 2 | 1,171 | \$850 | \$1,204 | \$1.03 | 29.40% | \$1,349 | \$1.26 |
| Gross Potential Rent Monthly* | | | | \$55,976 | \$80,676 | | 30.62% | | |

*Market Advantage is calculated using the following formula: Gross HUD FMR (minus) Net Proposed Tenant Rent (divided by) Gross HUD FMR. The calculation should be expressed as a percentage and rounded to two decimal points. The Rent Calculation Excel Worksheet must be provided with the Exhibit S-2 form.

| DEMOGRAPHIC DATA (found on page 34, 56) | | | | | | |
|---|-------|-------|-------|-------|-------|-------|
| | 2012 | | 2020 | | 2023 | |
| Renter Households | 3,708 | 24.0% | 4,520 | 22.4% | 4,722 | 22.1% |
| Income-Qualified Renter HHs (LIHTC) | 1,450 | 39.1% | 1,165 | 25.8% | 1,315 | 28.2% |
| Income-Qualified Renter HHs (MR) | | | | | | |

| TARGETED INCOME-QUALIFIED RENTER HOUSEHOLD DEMAND (found on page 56) | | | | | | |
|--|------------|------------|------------|-----------|-----------|------------|
| Type of Demand | 30% | 50% | 60% | Other: __ | Other: __ | Overall |
| Renter Household Growth | 20 | 39 | 49 | | | 75 |
| Existing Households (Overburd + Substand) | 136 | 273 | 339 | | | 523 |
| Other: | | | | | | |
| Less Comparable/Competitive Supply | 0 | 0 | 0 | | | 0 |
| Net Income-qualified Renter HHs | 156 | 312 | 388 | | | 598 |

| CAPTURE RATES (found on page 56) | | | | | | |
|----------------------------------|------|------|-------|-----------|-----------|---------|
| Targeted Population | 30% | 50% | 60% | Other: __ | Other: __ | Overall |
| Capture Rate | 2.4% | 7.7% | 12.6% | | | 13.0% |

ABSORPTION RATE (found on page 61)
 Absorption Period: 6 months

1. INTRODUCTION

A. Overview of Subject

The subject of this report is Peaks of Lexington, a proposed multi-family rental community in Lexington, Lexington County, South Carolina. Peaks of Lexington will be financed in part by Low Income Housing Tax Credits (LIHTC) allocated by South Carolina State Housing Finance and Development Authority (SCSHFDA). Peaks of Lexington will offer 78 newly constructed rental units reserved for households earning at or below 30 percent, 50 percent, and 60 percent of the Area Median Income (AMI), adjusted for household size.

B. Purpose of Report

The purpose of this market study is to perform a market feasibility analysis through an examination of the economic context, a demographic analysis of the defined market area, a competitive housing analysis, a derivation of demand, and an affordability analysis. RPRG expects this study to be submitted along with an application for Low Income Housing Tax Credits to the South Carolina State Housing Finance Development Authority.

C. Format of Report

The report format is comprehensive and conforms to SCSHFDA's 2020 Market Study Requirements. The market study also considered the National Council of Housing Market Analysts' (NCHMA) recommended Model Content Standards and Market Study Index.

D. Client, Intended User, and Intended Use

The Client is Peaks of Lexington, L.P. Along with the Client, the intended users are SCSHFDA and potential investors.

E. Applicable Requirements

This market study is intended to conform to the requirements of the following:

- SCSHFDA's 2020 Market Study Requirements and QAP.
- The National Council of the Housing Market Analyst's (NCHMA) Model Content Standards and Market Study Index.

F. Scope of Work

To determine the appropriate scope of work for the assignment, we considered the intended use of the market study, the needs of the user, the complexity of the property, and other pertinent factors.

Our concluded scope of work is described below:

- Please refer to Appendix 4 for a detailed list of NCHMA requirements and the corresponding pages of requirements within the report.
- Chase Cermak (Analyst), conducted visits to the subject site, neighborhood, and market area on April 10, 2020.
- Primary information gathered through field and phone interviews was used throughout the various sections of this report. The interviewees included rental community property managers and leasing agents and John Hanson with the Planning Commission for the Town of Lexington (803-359-4164).



- All pertinent information obtained was incorporated in the appropriate section(s) of this report.

G. Report Limitations

The conclusions reached in a market assessment are inherently subjective and should not be relied upon as a determinative predictor of results that will actually occur in the marketplace. There can be no assurance that the estimates made, or assumptions employed in preparing this report will in fact be realized or that other methods or assumptions might not be appropriate. The conclusions expressed in this report are as of the date of this report, and an analysis conducted as of another date may require different conclusions. The actual results achieved will depend on a variety of factors, including the performance of management, the impact of changes in general and local economic conditions, and the absence of material changes in the regulatory or competitive environment. Reference is made to the statement of Underlying Assumptions and Limiting Conditions contained in Appendix I of this report.

H. Other Pertinent Remarks

None.

2. PROJECT DESCRIPTION

A. Project Overview

Peaks of Lexington will offer 78 newly constructed rental units, all of which will benefit from Low Income Housing Tax Credits and will target households earning up to 30 percent, 50 percent, and 60 percent of the Area Median Income (AMI), adjusted for household size.

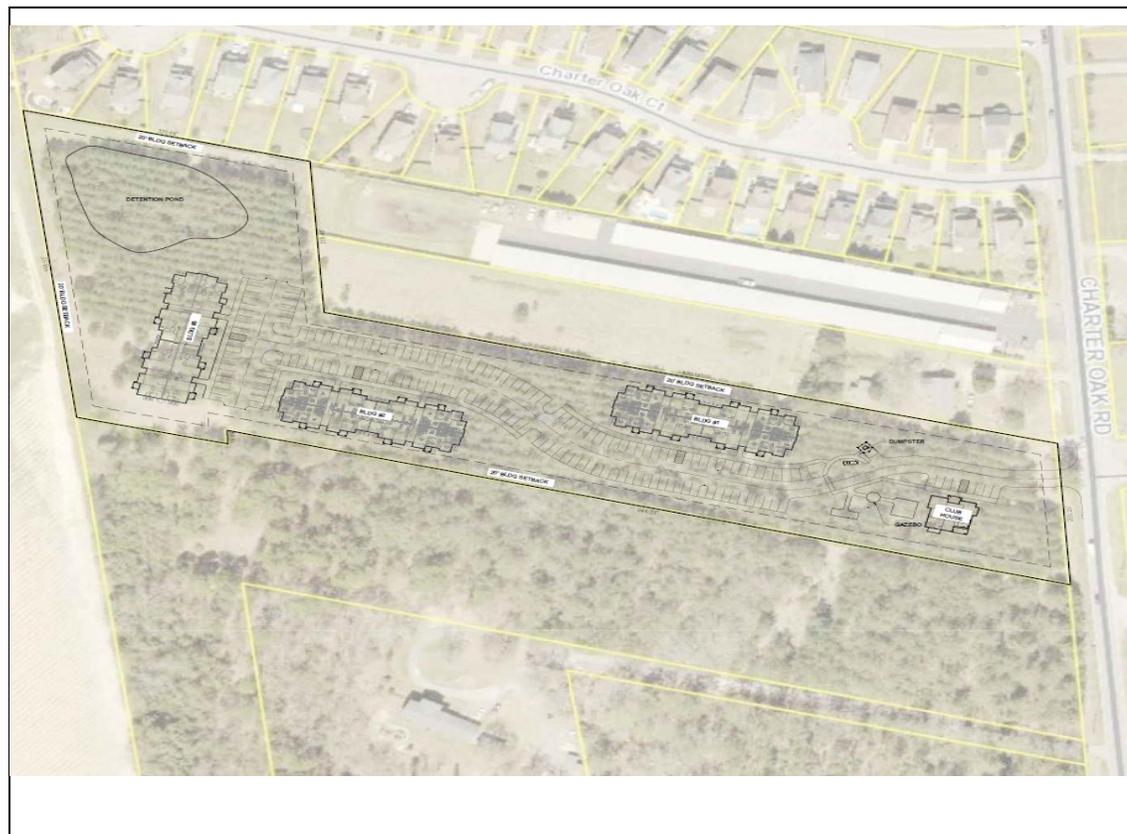
B. Project Type and Target Market

Peaks of Lexington will target very low to low income renter households with five units targeting households earning up to 30 percent AMI, 24 units at 50 percent AMI, and 49 units at 60 percent AMI. The subject property will offer one, two, and three-bedroom units which will target a range of household types including single-persons, couples, roommates, and families.

C. Building Type and Placement

Peaks of Lexington's 78 rental units will be contained in three, three-story garden buildings; the community will also feature a separate single-story community building/leasing office (Figure 1). The subject property will be accessible via an entrance on Charter Oak Road. The community building, playground, and picnic area will be near the entrance.

Figure 1 Site Plan



Source: Peaks of Lexington, L.P.



D. Detailed Project Description

1. Project Description

- Peaks of Lexington will offer 78 units including six one-bedroom units (8 percent), 40 two-bedroom units (51 percent), and 32 three-bedroom units (41 percent).
- All units will be income and rent restricted LIHTC units including five units at 30 percent AMI, 24 units at 50 percent AMI, and 49 units at 60 percent AMI.
- One-bedroom units will have one bathroom and 762 heated square feet.
- Two-bedroom units will have two bathrooms and 985 heated square feet.
- Three-bedroom units will have two bathrooms and 1,171 heated square feet.
- Peaks of Lexington’s rents will include the cost trash removal; tenants will be responsible for all other utilities.
- Proposed unit features and community amenities are detailed in (Table 2).

Table 1 Detailed Unit Mix and Rents, Peaks of Lexington

| Unit Mix/Rents | | | | | | | | |
|------------------------------|-----|------|---------------|-----------|-----------------|----------------------------------|-------------------|------------|
| Type | Bed | Bath | Income Target | # | Heated Sq. Feet | Net Rent | Utility Allowance | Gross Rent |
| LIHTC | 1 | 1 | 30% | 1 | 762 | \$258 | \$130 | \$388 |
| LIHTC | 1 | 1 | 50% | 2 | 762 | \$551 | \$130 | \$681 |
| LIHTC | 1 | 1 | 60% | 3 | 762 | \$640 | \$130 | \$770 |
| Subtotal | | | | 6 | 7.7% | | | |
| LIHTC | 2 | 2 | 30% | 2 | 985 | \$316 | \$174 | \$490 |
| LIHTC | 2 | 2 | 50% | 12 | 985 | \$643 | \$174 | \$817 |
| LIHTC | 2 | 2 | 60% | 26 | 985 | \$750 | \$174 | \$924 |
| Subtotal | | | | 40 | 51.3% | | | |
| LIHTC | 3 | 2 | 30% | 2 | 1,171 | \$339 | \$227 | \$566 |
| LIHTC | 3 | 2 | 50% | 10 | 1,171 | \$717 | \$227 | \$944 |
| LIHTC | 3 | 2 | 60% | 20 | 1,171 | \$850 | \$227 | \$1,077 |
| Subtotal | | | | 32 | 41.0% | | | |
| Total | | | | 78 | | | | |
| Rents include: trash removal | | | | | | Source: Peaks of Lexington, L.P. | | |

Table 2 Unit Features and Community Amenities

| Unit Features | Community Amenities |
|---|---|
| <ul style="list-style-type: none"> • Kitchens with refrigerator, dishwasher, microwave, and range with preferred heat sensors • Balcony or sunroom • Washer and dryer hookups in each unit | <ul style="list-style-type: none"> • Management office • Clubhouse • Laundry room • Business center • Fitness center • Playground |

2. Other Proposed Uses

None.

3. Proposed Timing of Construction

Peaks of Lexington is expected to begin construction in 2021 and will have first move-ins and be completed in 2022.

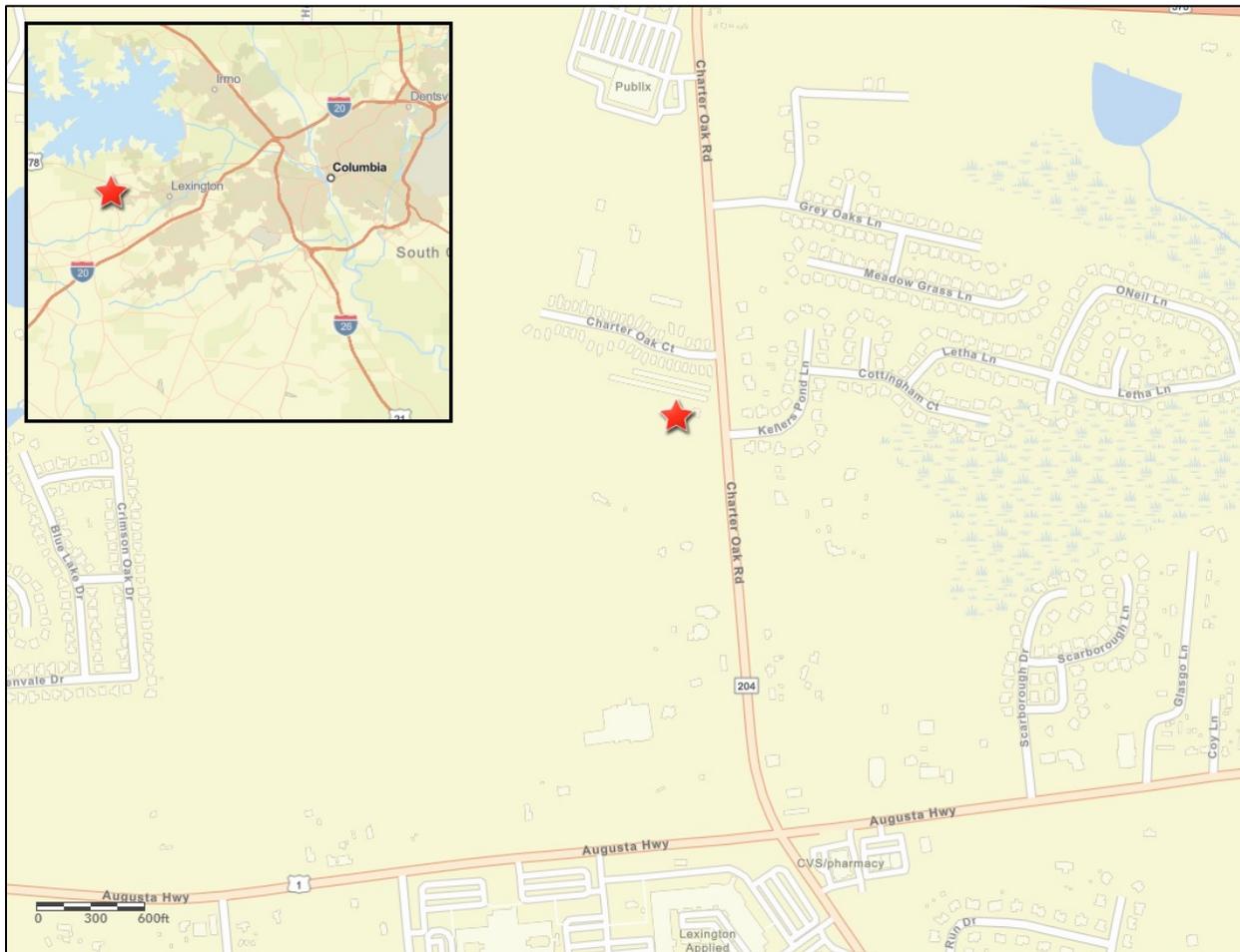
3. SITE AND NEIGHBORHOOD ANALYSIS

A. Site Analysis

1. Site Location

The subject site is located on the west side of Charter Oak Road just northwest of Augusta Highway, in Lexington, Lexington County, South Carolina (Map 1). The site is approximately five miles west of downtown Lexington and within roughly four miles of Interstate 20.

Map 1 Site Location



2. Existing and Proposed Uses

The site is an unimproved and wooded parcel (Figure 2). The topography is generally flat. Peaks of Lexington will offer 78 affordable rental units.

Figure 2 Views of Subject Property



Northern border of property site facing West.



Eastern border of property site facing North.



Southern border of property site facing West.



Eastern border of property site facing East.



Eastern border of property site facing South.

3. General Description of Land Uses Surrounding the Subject Site

Peaks of Lexington is located in an established residential setting in the town of Lexington, an eastern suburb of Columbia. The subject site is mostly surrounded by single-family detached homes with several commercial businesses within roughly one mile of the site (Figure 3). Commercial uses characteristic of suburban areas including small retailers and restaurants are common along Charter Oak Road within one mile north and south of the subject.

Figure 3 Satellite Image, Site and Surrounding Area



4. Specific Identification of Land Uses Surrounding the Subject Site

Nearby land uses surrounding the subject site include (Figure 4):

- **North:** Charter Oak Storage, Single-family residential neighborhood.
- **East:** Single-family homes and single-family residential neighborhood.
- **South:** Commercial businesses, undeveloped woodlands.
- **West:** Single-family residential neighborhood, undeveloped woodlands.



Single-family homes northeast of site along Charter Oak Road.

Figure 4 Views of Surrounding Land Uses



Charter Oak Storage directly north of site.



Single-family residential neighborhood north of site along Charter Oak Road.



Shopping center north of site along Charter Oak Road.



Shopping center south of site along Augusta Highway.



B. Neighborhood Analysis

1. General Description of Neighborhood

Peaks of Lexington is located in an established suburban neighborhood in Lexington just south of U.S. Route 378, which serves as a major suburban and urban highway through Lexington and Columbia. Surrounding land uses primarily include commercial uses along Charter Oak Road and the Main Street corridor to the east, with single family homes and public schools located within one mile of the subject site. Commercial uses north of the property site along U.S Route 378 include office buildings, banks, several gas stations, restaurants, a fire station, medical offices, religious buildings, and general retail shopping centers. The site is directly surrounded by a wooded area to the south, a single-family residential neighborhood to the east, a storage facility to the north, and a wooded area to the west.

2. Neighborhood Investment and Planning Activities

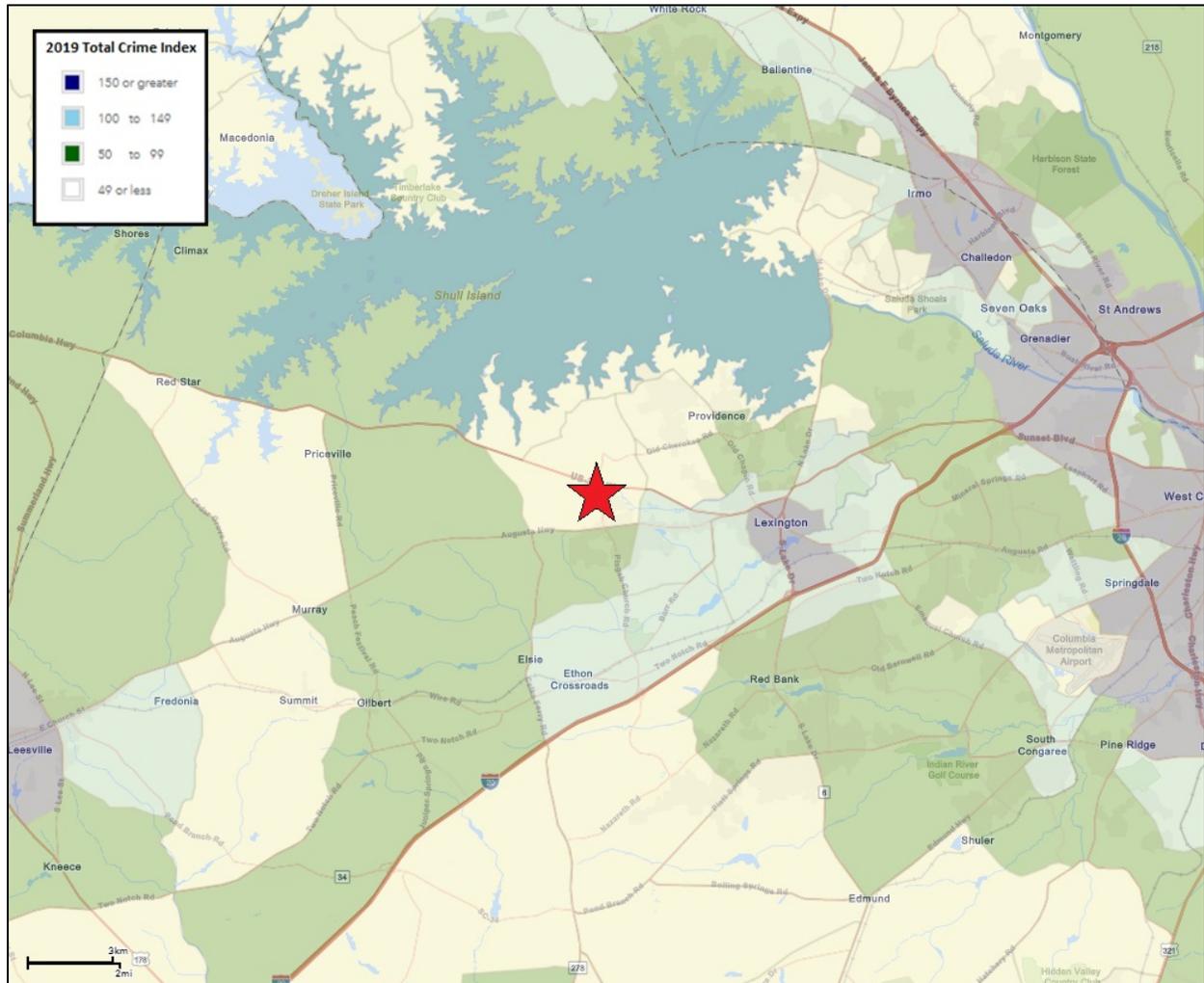
The subject property's surrounding neighborhood is largely built out with limited undeveloped land. Single-family detached homes are the most recent new construction in the area but has generally been limited to smaller communities or scattered lots. RPRG did not identify any significant investment or development activity that would impact the subject property or immediate neighborhood.

3. Crime Index

CrimeRisk is a census tract level index that measures the relative risk of crime compared to a national average. AGS analyzes known socio-economic indicators for local jurisdictions that report crime statistics to the FBI under the Uniform Crime Reports (UCR) program. An index of 100 reflects a total crime risk on par with the national average, with values below 100 reflecting below average risk and values above 100 reflecting above average risk. Based on detailed modeling of these relationships, CrimeRisk provides a detailed view of the risk of total crime as well as specific crime types at the census tract level. In accordance with the reporting procedures used in the UCR reports, aggregate indexes have been prepared for personal and property crimes separately as well as a total index. However, it must be recognized that these are un-weighted indexes, in that a murder is weighted no more heavily than purse snatching in this computation. The analysis provides a useful measure of the relative overall crime risk in an area but should be used in conjunction with other measures.

The 2019 CrimeRisk Index for the census tracts in the general vicinity of the subject site are color coded with the site's census tract being white, indicating a crime risk below the national average (100) (Map 2). This crime risk is safer than most areas of Lexington including existing multi-family communities in the Peaks of Lexington Market Area. Based on this data and our site inspection, we do not believe crime or perception of crime will negatively impact the subject property.

Map 2 Crime Index Map



C. Site Visibility and Accessibility

1. Visibility

Peaks of Lexington is located on the west side of Charter Oak Road, just south of U.S. Route 378 and north of Augusta Highway. Peaks of Lexington will have excellent drive-by visibility from Charter Oak Road, which supports steady residential traffic in the area.

2. Vehicular Access

Peaks of Lexington will be accessible via an entrance on Charter Oak Road. Traffic along Charter Oak Road is steady at peak hours, but sufficient traffic breaks allow for access to/from the site.

3. Availability of Public Transit

The Central Midlands Regional Transit Authority (The COMET) was formed by the City of Columbia, Richland County, Lexington County, and City of Forest Acres in 2000 and was given the responsibility for providing local transit service within Richland County and Lexington Counties. The COMET bus system consists of Eighteen standard, all-day routes serving metropolitan Columbia, while eight peak



hour routes and one weekend special are also operated by the transit agency. The closest bus station to the site is 3.6 miles southeast near the Lexington Medical Radiology Center along U.S. Route 378.

4. Regional Transit

The subject site is located just south of U.S. Route 378 and north of U.S. Route 1. U.S. Route 378 is a primary surface street that provides access to W Main Street and downtown Lexington. W Main Street connects to E Main Street and provides access to Interstate 20. Interstate 20 is a major east-west highway that begins in Kent, Texas and runs to Florence, South Carolina. U.S. Route 1 is south of the property site and provides access to the South Carolina sandhills region; connecting the cities of North Augusta, Aiken, Lexington, Columbia, Camden, and Cheraw.

The Columbia Metropolitan Airport is located in Columbia roughly 13 miles southeast of the subject site and is accessible via E Main Street and Emanuel Church Road.

5. Pedestrian Access

The subject site is walkable to several neighborhood amenities along Charter Oak Road including grocery stores, restaurants, commercial businesses, convenience stores, and banks. Charter Oak Road lacks sidewalks along both sides of the road but has sufficient room alongside the road for pedestrian access.

6. Accessibility Improvements under Construction and Planned

RPRG reviewed information from local stakeholders to assess whether any capital improvement projects affecting road, transit, or pedestrian access to the subject site are currently underway or likely to commence within the next few years. Observations made during the site visit contributed to this process. RPRG did not identify any major roadway or transit-oriented improvements that would have a direct impact on this market.

D. Residential Support Network

1. Key Facilities and Services near the Subject Sites

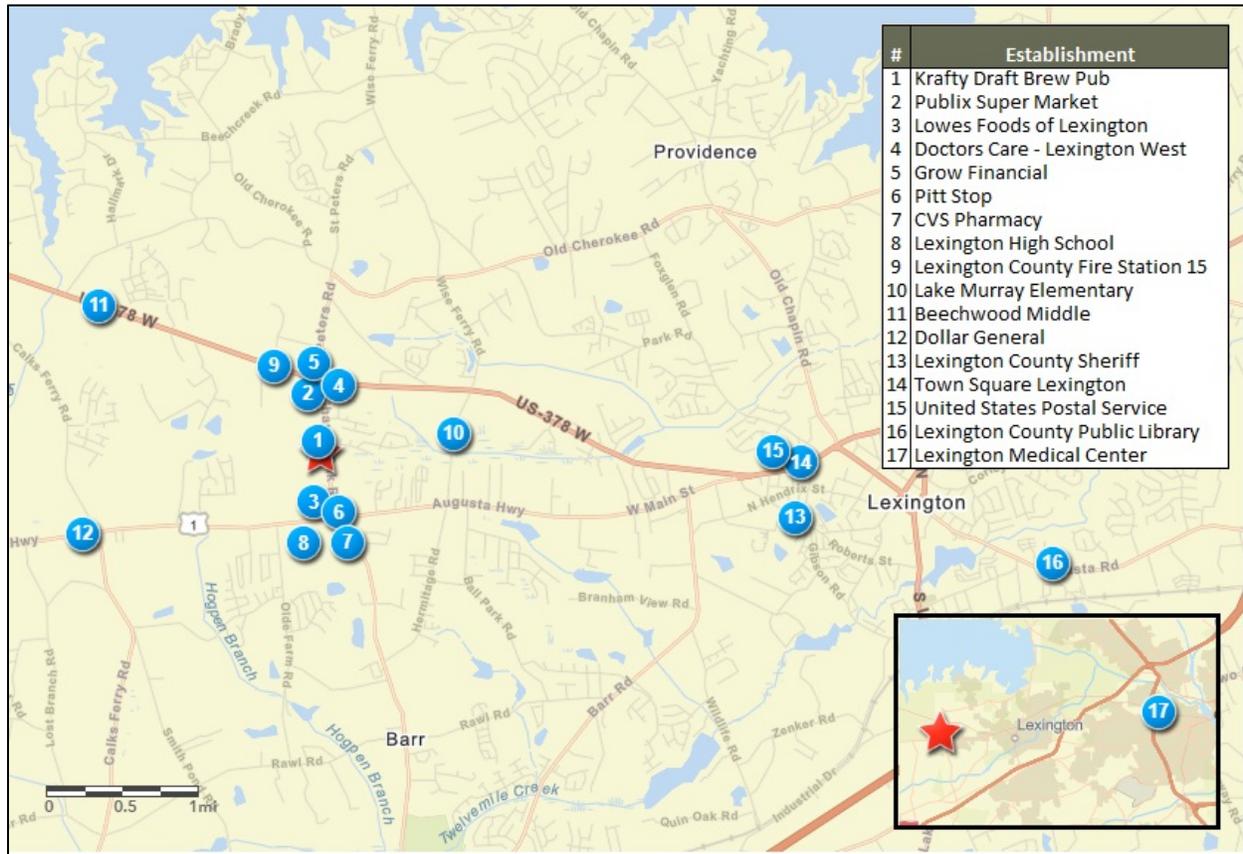
The appeal of any given community is often based in part to its proximity to those facilities and services required daily. Key facilities and services and their distances from the subject property are listed in Table 3 and their locations are plotted on Map 3.

Table 3 Key Facilities and Services

| Establishment | Type | Address | City | Driving Distance |
|---|-------------------|-----------------------|---------------|------------------|
| Krafty Draft Brew Pub | Restaurant | 269 Charter Oak Road | Lexington | 0.2 mile |
| Publix Super Market at Hendrix Crossing | Grocery | 857 US-378 | Lexington | 0.4 mile |
| Lowes Foods of Lexington | Grocery | 2440 Augusta Highway | Lexington | 0.5 mile |
| Doctors Care - Lexington West | Doctor / Medical | 815 Highway 378 West | Lexington | 0.5 mile |
| Grow Financial | Bank | 805 US-378 | Lexington | 0.5 mile |
| Pitt Stop | Convenience Store | 2374 Augusta Highway | Lexington | 0.5 mile |
| CVS Pharmacy | Pharmacy | 2373 Augusta Highway | Lexington | 0.6 mile |
| Lexington High School | Public School | 2463 Augusta Highway | Lexington | 0.7 mile |
| Lexington County Fire Station 15 | Fire | 902 US-378 | Lexington | 0.8 mile |
| Lake Murray Elementary | Public School | 205 Wise Ferry Road | Lexington | 1.9 miles |
| Beechwood Middle | Public School | 1340 US-378 | Lexington | 2.1 miles |
| Dollar General | Retail | 2818 Augusta Highway | Lexington | 2.2 miles |
| Lexington County Sheriff's Department | Police | 521 Gibson Road | Lexington | 3.6 miles |
| Town Square Lexington | Shopping Center | 710 W Main Street | Lexington | 3.7 miles |
| United States Postal Service | Post Office | 710 W Main Street | Lexington | 3.7 miles |
| Lexington County Public Library | Library | 5440 Augusta Road | Lexington | 5.7 miles |
| Lexington Medical Center | Hospital | 2270 Sunset Boulevard | West Columbia | 13.6 miles |

Source: Field and Internet Research, RPRG, Inc.

Map 3 Location of Key Facilities and Services



2. Essential Services

a. Health Care

Lexington Medical Center is the closest major medical center to the subject site, located 13.6 miles northwest and accessible via U.S. Route 378. Lexington Medical Center is a 485-bed major medical center providing a comprehensive range of services and specialties including a 24-hour emergency room. The hospital’s specialty services include a cancer center, heart & vascular center, orthopaedics, and women’s services. Outside of major healthcare providers, numerous smaller clinics and independent physicians are located within five miles of the subject site.

b. Education

Peaks of Lexington is in the Lexington County School District One. The district has 32 total schools, including 18 elementary schools, eight middle schools, and six high schools. The school systems total enrollment was estimated at 25,581 students and 1,827 teachers. Students residing at the subject property would attend Lake Murray Elementary School (1.7 miles), Pleasant Hill Middle School (2.6 miles), and Lexington High School (0.7 mile).

Several colleges and universities are located in the region including Remington College – Columbia Campus roughly 14 miles northeast of the site and the University of South Carolina is roughly 17 miles east of the site. Additional colleges and universities include Columbia College and Benedict College.



3. Shopping

a. Convenience Goods

The term “convenience goods” refers to inexpensive, nondurable items that households purchase on a frequent basis and for which they generally do not comparison shop. Examples of convenience goods are groceries, fast food, health and beauty aids, household cleaning products, newspapers, and gasoline.

The subject site is within one mile of two large shopping centers. The shopping center to the north of the property site is at the intersection of U.S. Route 378 and Charter Oak Road and is anchored by a Publix grocery store/pharmacy. Additional convenience goods businesses located in the shopping center include San Jose Express, Subway, Marcos Pizza, Bella Nail’s & Spa, and Waffle House. The shopping center to the south of the property site is at the intersection of Charter Oak Road and Augusta Highway and is anchored by a Lowes Foods. Additional convenience goods businesses located in the shopping center include Little Caesars, Arby’s, Jersey Mike’s Subs, and McDonald’s. The closest fast food restaurant is McDonald’s located roughly 0.5 mile south of the property site.

b. Shoppers Goods

The term “shoppers’ goods” refers to larger ticket merchandise that households purchase on an infrequent basis, usually after comparing quality, style and price from multiple vendors.

The closest major retailer is within a mile of the subject site in an open-air shopping center anchored by a Publix grocery store/pharmacy. The center offers several additional retailers and restaurants such as Marcos Pizza, Subway, Bella Nail’s & Spa, San Jose Express, and Waffle House.

The largest shopping mall in the area, Columbiana Centre, is located approximately 14 miles northeast of the property site. Columbiana Centre is anchored by Dillard’s and also includes a number of specialty retailers and restaurants. Big-box retailers in the area include JCPenney, Belk, Academy Sports, Best Buy, Costco, Sam’s Club, Lowe’s Home Improvement, Home Depot, Walmart Supercenter, and Target.

4. Recreation Amenities

The Town of Lexington's Parks and Recreation Department provides facilities and recreational and leisure opportunities for residents. Caractor Park is the closest park to the subject site (3.7 miles southeast) and offers a playground and picnic pavilion. The Town of Lexington Leisure Center, located 3.8 miles east of the subject, features a full-size gymnasium, a fitness room, and a wellness center. Wellness Memberships are available to town residents for \$175 per year and \$120 for senior citizens.



4. ECONOMIC CONTEXT

This section of the report discusses economic trends and conditions in Lexington County, the jurisdiction in which Peaks of Lexington is located. We have also presented economic trends in South Carolina and the nation for comparison purposes. The data presented in this section is the latest economic data available and reflects the market conditions prior to the COVID-19 outbreak. This data does not reflect the likely downturn associated with COVID-19 business closures and job losses. It is too early to determine the exact economic impact on any specific market area or county; RPRG provides the most recent data available and will provide an analysis and conclusion on the potential impact of COVID-19 in the conclusion section of this market study.

A. Labor Force, Resident Employment, and Unemployment

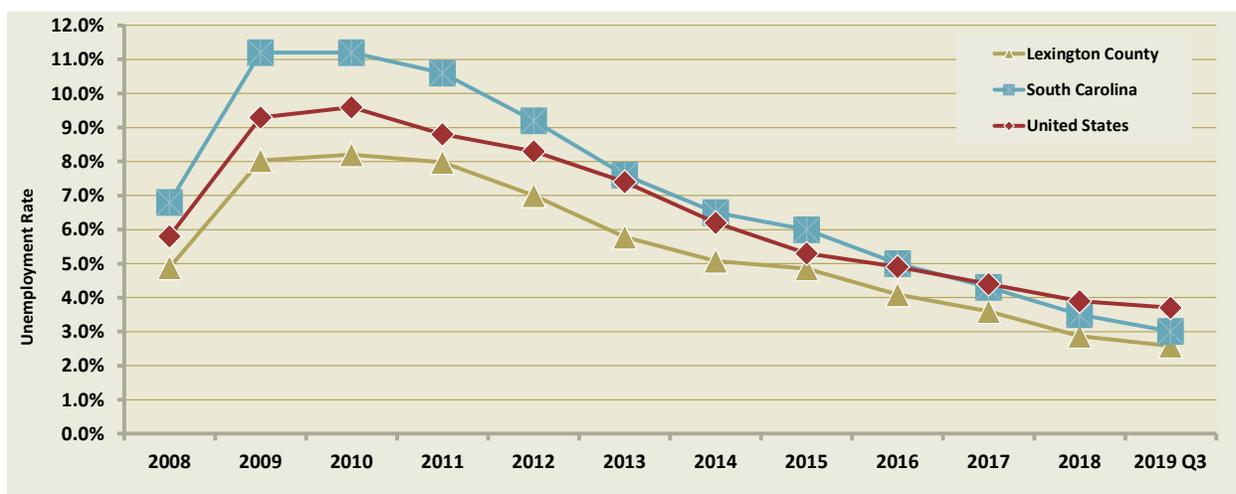
1. Trends in County Labor Force and Resident Employment

Lexington County’s labor force steadily increased from 2008 to 2018, with a net increase of 14,705 workers or 11.1 percent (Table 4). Lexington County’s labor force has continued to increase through the third quarter of 2019, increasing to 149,254 workers, which is the highest recorded labor force in the past decade. All recent labor force growth is attributed to employed workers as the number of those classified as unemployed has dropped significantly from 10,904 in 2009 to 4,225 in 2018. Unemployment has continued to decrease through the third quarter of 2019, falling to an estimated 3,860 unemployed workers.

Table 4 Labor Force and Unemployment Rates

| Annual Unemployment | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 Q3 |
|--------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Labor Force | 132,615 | 132,981 | 132,937 | 134,344 | 136,586 | 137,482 | 141,474 | 145,267 | 147,910 | 148,391 | 147,320 | 149,254 |
| Employment | 126,144 | 122,305 | 122,033 | 123,621 | 127,020 | 129,529 | 134,295 | 138,225 | 141,860 | 143,051 | 143,095 | 145,394 |
| Unemployment | 6,471 | 10,676 | 10,904 | 10,723 | 9,566 | 7,953 | 7,179 | 7,042 | 6,050 | 5,340 | 4,225 | 3,860 |
| Unemployment Rate | | | | | | | | | | | | |
| Lexington County | 4.9% | 8.0% | 8.2% | 8.0% | 7.0% | 5.8% | 5.1% | 4.8% | 4.1% | 3.6% | 2.9% | 2.6% |
| South Carolina | 6.8% | 11.2% | 11.2% | 10.6% | 9.2% | 7.6% | 6.5% | 6.0% | 5.0% | 4.3% | 3.5% | 3.0% |
| United States | 5.8% | 9.3% | 9.6% | 8.8% | 8.3% | 7.4% | 6.2% | 5.3% | 4.9% | 4.4% | 3.9% | 3.7% |

Source: U.S. Department of Labor, Bureau of Labor Statistics



2. Trends in County Unemployment Rate

Lexington County’s annual average unemployment rate has steadily declined to 2.9 percent in 2018 from a recession-era high of 8.2 percent in 2010. This most recent annual average unemployment rate



is below the state (3.5 percent) and nation (3.9 percent). Lexington County’s unemployment rate has continued to decrease to 2.6 percent through the third quarter of 2019.

B. Commutation Patterns

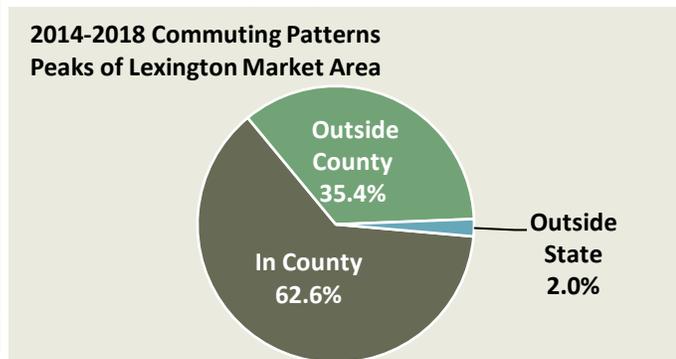
Roughly 61 percent of workers residing in the market area commute 10-34 minutes, with 16.9 percent (4,002 workers) commuting 30-34 minutes (Table 5); this commute time reflects the proximity of the market area to employment concentrations near Columbia. Approximately 9.0 percent of market area workers commuted less than ten minutes and 5.5 percent commuted over one hour to work.

According to 2014-2018 American Community Survey (ACS) data, nearly two-thirds (62.6 percent) of workers residing in the Peaks of Lexington Market Area worked in Lexington County. Just over 35 percent of workers residing in the market area worked in another South Carolina county. Only 2.0 percent of workers residing in the market area were employed in another state.

Table 5 Commuting Patterns, Peaks of Lexington Market Area

| Travel Time to Work | | | Place of Work | | |
|-----------------------|---------------|-------|------------------------------------|---------------|-------------|
| Workers 16 years+ | # | % | Workers 16 years and over | # | % |
| Did not work at home: | 22,301 | 94.2% | Worked in state of residence: | 23,203 | 98.0% |
| Less than 5 minutes | 498 | 2.1% | Worked in county of residence | 14,829 | 62.6% |
| 5 to 9 minutes | 1,638 | 6.9% | Worked outside county of residence | 8,374 | 35.4% |
| 10 to 14 minutes | 2,483 | 10.5% | Worked outside state of residence | 476 | 2.0% |
| 15 to 19 minutes | 2,527 | 10.7% | Total | 23,679 | 100% |
| 20 to 24 minutes | 3,616 | 15.3% | | | |
| 25 to 29 minutes | 1,720 | 7.3% | | | |
| 30 to 34 minutes | 4,002 | 16.9% | | | |
| 35 to 39 minutes | 1,221 | 5.2% | | | |
| 40 to 44 minutes | 1,022 | 4.3% | | | |
| 45 to 59 minutes | 2,270 | 9.6% | | | |
| 60 to 89 minutes | 950 | 4.0% | | | |
| 90 or more minutes | 354 | 1.5% | | | |
| Worked at home | 1,378 | 5.8% | | | |
| Total | 23,679 | | | | |

Source: American Community Survey 2014-2018



Source: American Community Survey 2014-2018

C. At-Place Employment

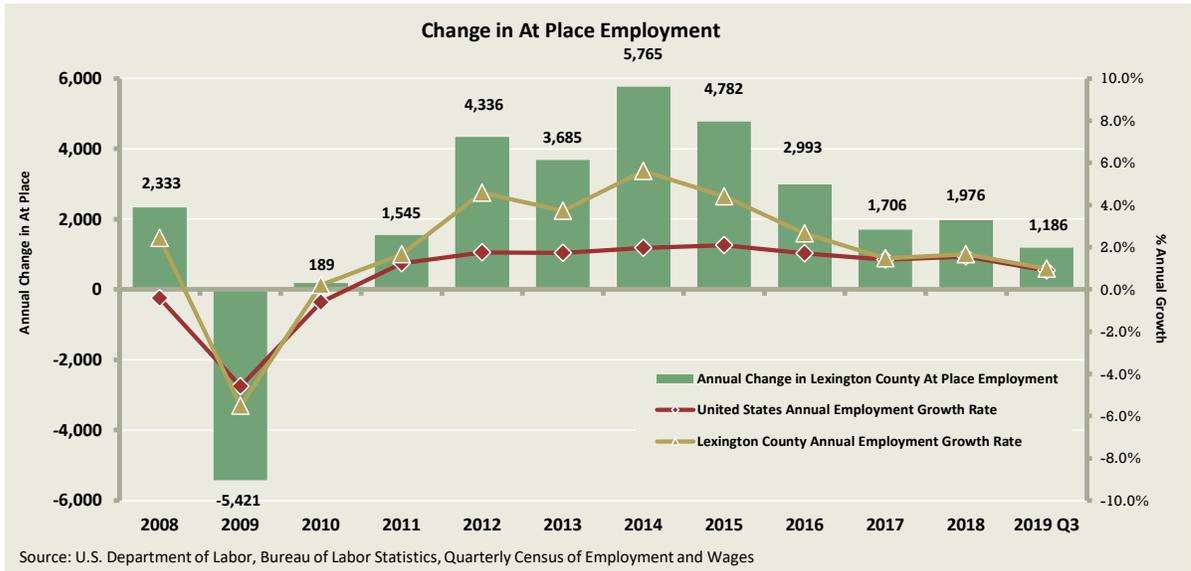
1. Trends in Total At-Place Employment

Lexington County has steadily added jobs in each of the past eight years, increasing from 92,978 jobs in 2010 to 119,766 jobs in 2018 for a net increase of 26,788 jobs or 28.8 percent (Figure 5). The county has added an average of 2,291 jobs over the past five years. The continued job growth since 2010 has been more than four times the loss of roughly 5,400 jobs during the national recession.

As detailed in the line graph on the lower panel of Figure 5, Lexington County’s average annual job growth has exceeded the national rate since 2010.



Figure 5 At-Place Employment



2. At-Place Employment by Industry Sector

Lexington County’s employment is balanced, with six sectors accounting for at least 9.8 percent of total jobs. The largest sectors of Trade-Transportation-Utilities and Government supply 26.9 and 17.7 percent of the county’s jobs, respectively (Figure 6). Lexington County has notably higher percentage of jobs in the Trade-Transportation-Utilities sector compared to that of the nation with 26.9 percent compared to 18.5 percent nationally. Conversely, the county has a smaller percentage of jobs than the nation in Education-Health, Professional-Business, Financial Activities, Information, Leisure-Hospitality, and Natural Resources-Mining.

Every industry sector in Lexington County added jobs from 2011 to Q3 2019 including growth of at least 22 percent in five sectors (Figure 7). Six of the county’s largest sectors increased by at least 19 percent including 39.8 percent growth in Trade-Trans-Utilities and 32.3 percent in Professional-Business. The largest percentage increase was 295.6 percent in Information which accounts for 1.7 percent of the county’s total jobs. Construction jobs also increased by a significant percentage (20.1 percent); however, this sector accounted for only 5.5 percent of the county’s total jobs.



Figure 6 Total Employment by Sector, Lexington County

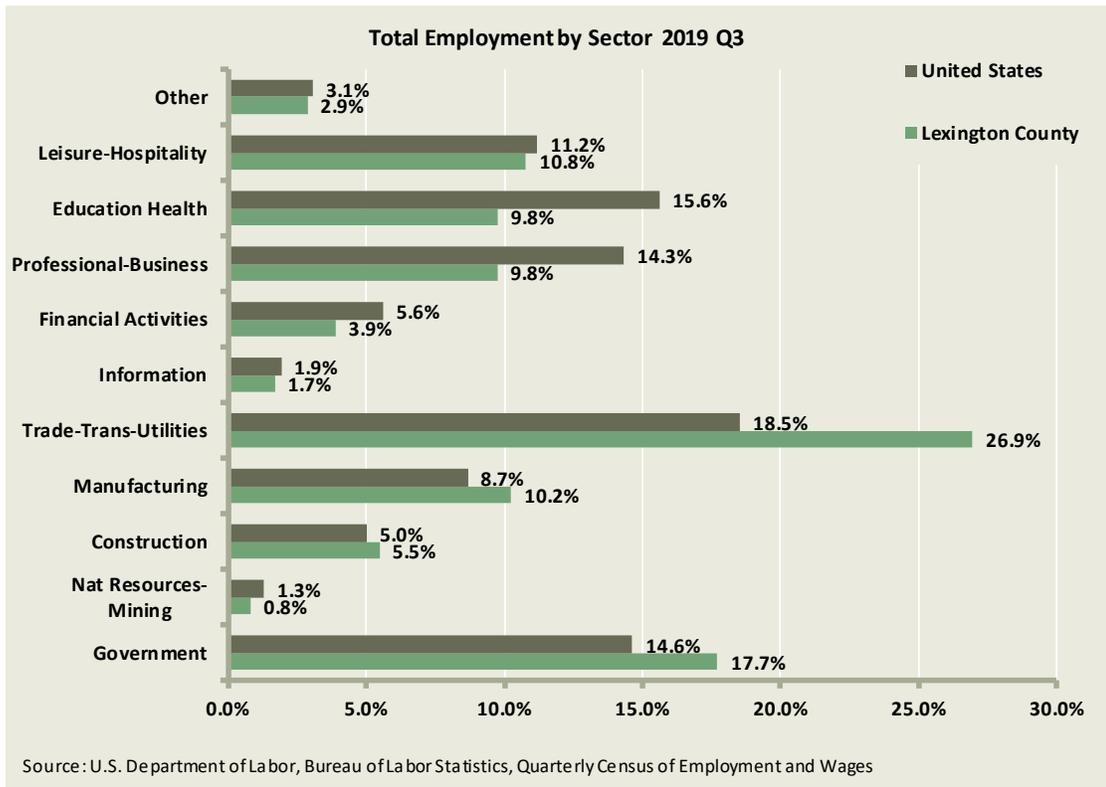
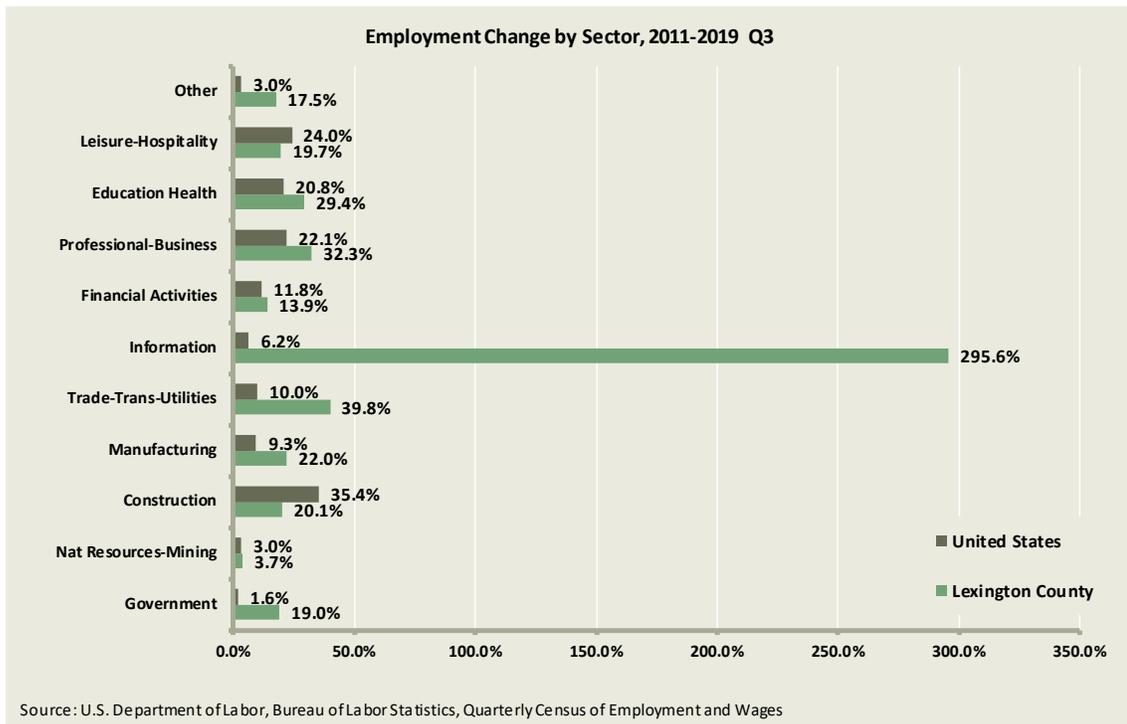


Figure 7 Change in Employment by Sector, Lexington County





3. Major Employers

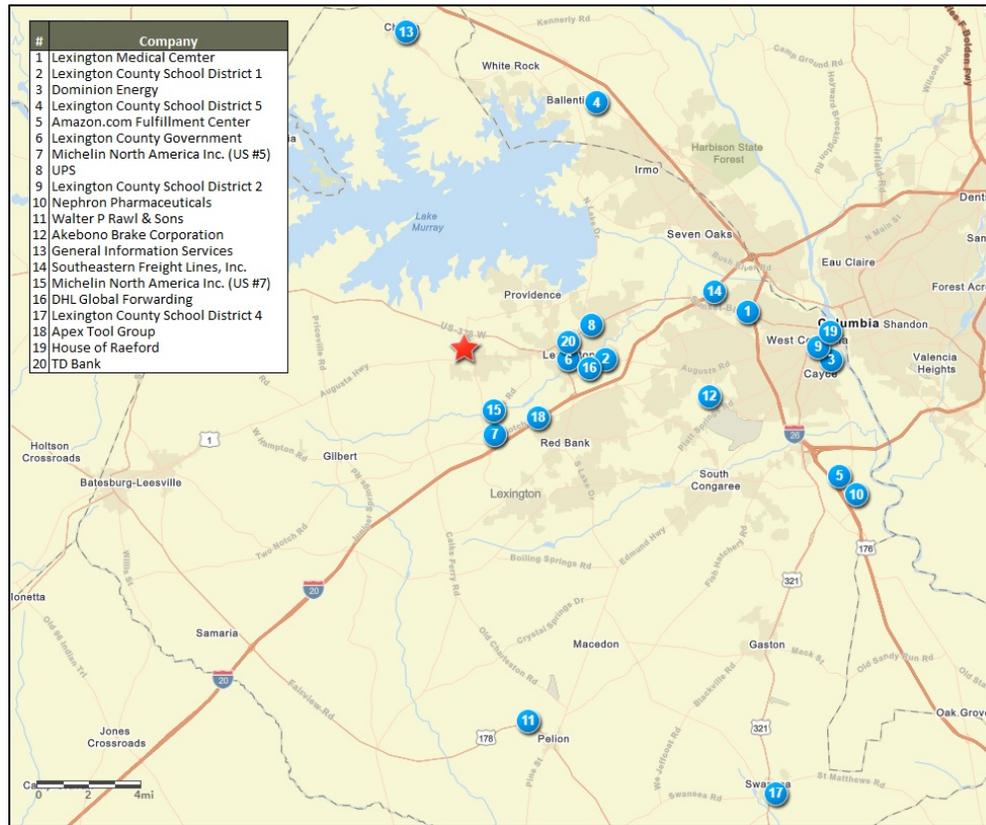
Lexington County's major employers cover a range of industries with Lexington Medical Center as the largest single employer with roughly 6,700 jobs and Lexington County School District One (3,750) as the second largest. Other notable employers include Dominion Energy with 3,066 employees and Amazon Fulfillment Center with 2,400 employees (Table 6). The balance of the region's major employers includes health care providers, local government, Trade-Transportation-Utilities, and manufacturing companies. Major employers are located throughout the region but include several in Columbia and a cluster in downtown Lexington (Map 4). The site is conveniently located near U.S. Route 378, providing access to regional employment concentrations including downtown Lexington and along Interstate 20.

Table 6 Major Employers, Lexington County

| Rank | Name | Sector | Employment |
|------|-------------------------------------|--------------------------------|------------|
| 1 | Lexington Medical Center | Education-Health | 6,699 |
| 2 | Lexington County School District 1 | Government | 3,750 |
| 3 | Dominion Energy | Trade-Transportation-Utilities | 3,066 |
| 4 | Lexington County School District 5 | Government | 2,587 |
| 5 | Amazon.com Fulfillment Center | Trade-Transportation-Utilities | 2,400 |
| 6 | Lexington County Government | Government | 1,600 |
| 7 | Michelin North America Inc. (US #5) | Manufacturing | 1,550 |
| 8 | UPS | Trade-Transportation-Utilities | 1,546 |
| 9 | Lexington County School District 2 | Government | 1,043 |
| 10 | Nephron Pharmaceuticals | Manufacturing | 1,000 |
| 11 | Walter P Rawl & Sons | Trade-Transportation-Utilities | 900 |
| 12 | Akebono Brake Corporation | Manufacturing | 826 |
| 13 | General Information Services | Professional Business | 700 |
| 14 | Southeastern Freight Lines, Inc. | Trade-Transportation-Utilities | 587 |
| 15 | Michelin North America Inc. (US #7) | Manufacturing | 530 |
| 16 | DHL Global Forwarding | Trade-Transportation-Utilities | 425 |
| 17 | Lexington County School District 4 | Government | 420 |
| 18 | Apex Tool Group | Manufacturing | 415 |
| 19 | House of Raeford | Manufacturing | 415 |
| 20 | TD Bank | Financial Services | 400 |

Source: Central SC Alliance

Map 4 Columbia, SC Metro Area Major Employers



4. Recent and Proposed Economic Expansions/Contractions

Based on data provided by the Central SC Alliance, many companies have announced relocations or expansion in the region over the past two years (Table 7). The most notable individual expansions were 500 jobs at Juul Labs, Inc. (2019), 125 jobs at Nephron Pharmaceuticals, 55 jobs at Electro-Spec, 100 jobs at Tidewater Boats, 60 jobs at Nucor Building Systems, and 40 jobs at Kardex Remstar. According to the Worker Adjustment and Retraining Notifications (WARN), three notable layoffs in the Columbia Metro Area have taken place due to the COVID-19 outbreak. Enterprise cited 359 layoffs due to COVID-19’s impact on the travel industry, Halls Chophouse Columbia reported 1,090 layoffs due to the virus, and Collegiate Hotel Group reported 59 layoffs. The majority of companies in the most recent WARN report were in hospitality and service industries.

Table 7 Economic Expansions, Lexington County

| Year | Company | Jobs |
|------|---------------------------------------|------|
| 2020 | Kardex Remstar | 40 |
| 2019 | Juul Labs, Inc. | 500 |
| 2019 | Lakeside Place Senior Assisted Living | 12 |
| 2019 | Westminster Memory Care of Lexington | 40 |
| 2019 | Nucor Building Systems | 60 |
| 2018 | Nephron Pharmaceuticals | 125 |
| 2018 | Electro-Spec | 55 |
| 2018 | Tidewater Boats | 100 |

Source: Greater Lexington Chamber and Visitor Center



5. Wage Data

The average annual wage in 2018 for Lexington County of \$41,836 was \$2,893 or 6.92 percent lower than the \$44,729 state-wide average (Table 7). Both the county and state are well below the national average wage of \$57,265. Lexington County’s average annual wage in 2018 represents an increase of \$7,325 or 21.2 percent since 2010.

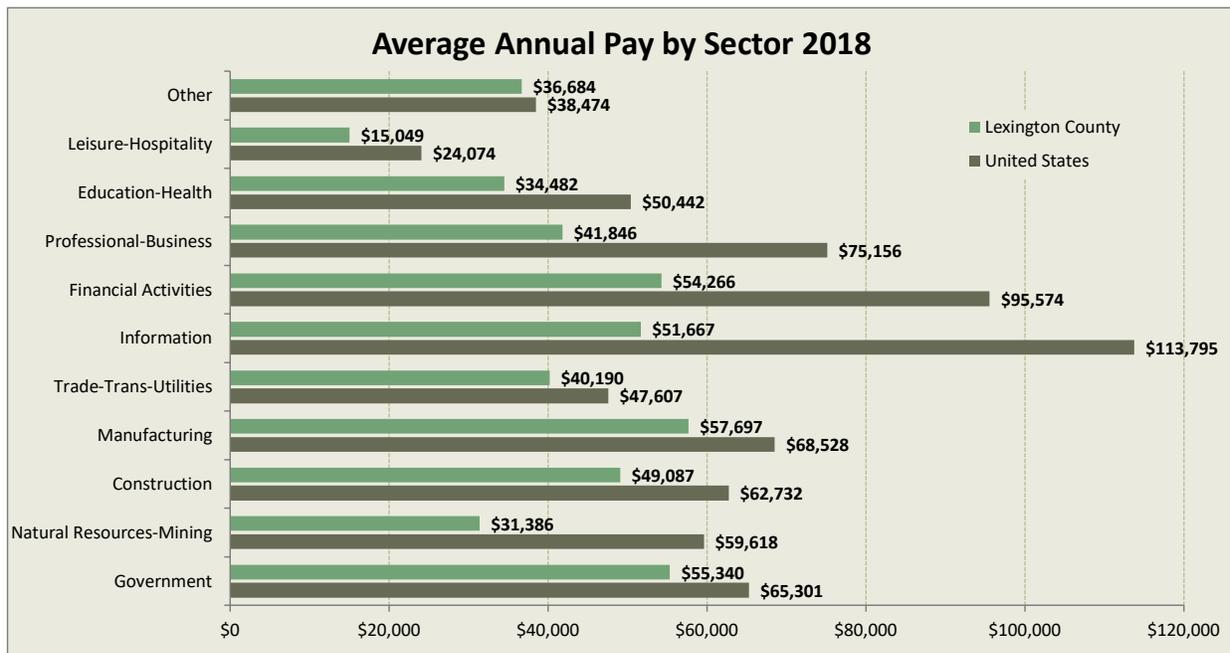
Table 7 Wage Data, Lexington County

| | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 |
|------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Lexington County | \$34,511 | \$35,419 | \$36,765 | \$37,032 | \$38,229 | \$39,262 | \$40,268 | \$41,360 | \$41,836 |
| South Carolina | \$37,553 | \$38,427 | \$39,286 | \$39,792 | \$40,797 | \$42,002 | \$42,881 | \$44,177 | \$44,729 |
| United States | \$46,751 | \$48,043 | \$49,289 | \$49,808 | \$51,364 | \$52,942 | \$53,621 | \$55,390 | \$57,265 |

Source: U.S. Department of Labor, Bureau of Labor Statistics, Quarterly Census of Employment and Wages

Every economic sector in Lexington County has a lower average annual wage than the nation (Figure 8). The highest paying sector in the county is Manufacturing at \$57,697. Eight additional sectors have an average wage of at least \$34,482 with Leisure-Hospitality and Natural Resources-Mining being the two exceptions.

Figure 8 Wage by Sector, Lexington County



Source: U.S. Department of Labor, Bureau of Labor Statistics, Quarterly Census of Employment and Wages

5. HOUSING MARKET AREA

A. Introduction

The primary market area for Peaks of Lexington is defined as the geographic area from which future residents of the community would primarily be drawn and in which competitive rental housing alternatives are located. In defining the market area, RPRG sought to accommodate the joint interests of conservatively estimating housing demand and reflecting the realities and dynamics of the local rental housing marketplace.

B. Delineation of Market Area

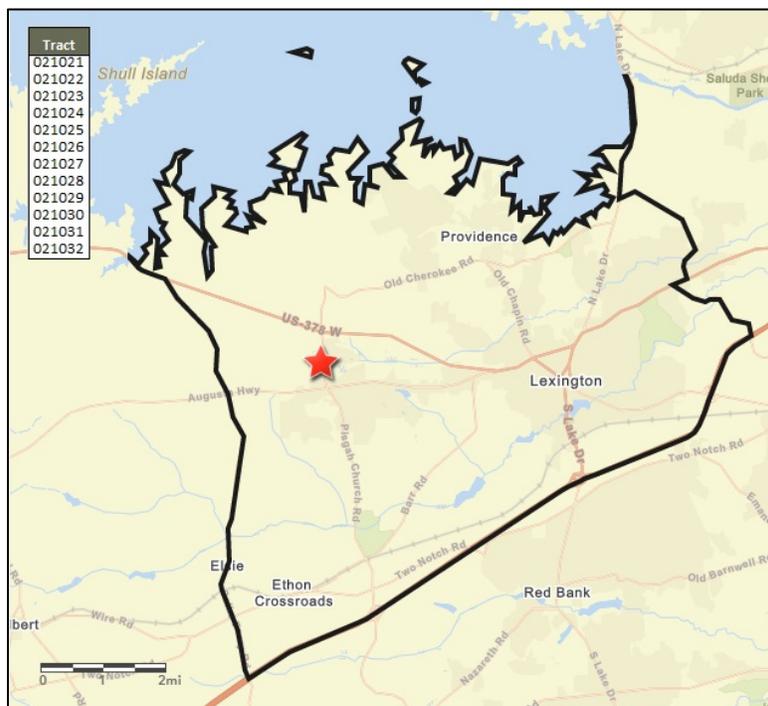
The Peaks of Lexington Market Area consists of the census tracts in and around the town of Lexington. The Peaks of Lexington Market Area is entirely contained within Lexington County (Map 5). This primary market area was determined based on a site visit and our knowledge of the region including the completion of several previous market studies. The areas included within the Peaks of Lexington Market Area are largely residential areas with similar housing stocks and demographics. Residents of this market area would consider the subject property as an acceptable shelter option.

The approximate boundaries of the market area and their distances from the subject are:

- **North:** Lake Murray (4.8 miles)
- **East:** Sunset Boulevard (6.7 miles)
- **South:** Interstate 20 (6.9 miles)
- **West:** Calks Ferry Road (2.0 miles)

The Peaks of Lexington Market Area is compared to Lexington County, which is presented as the secondary market area for the demographic analysis only. Demand estimates are based only on the Peaks of Lexington Market Area.

Map 5 Peaks of Lexington Market Area



6. DEMOGRAPHIC ANALYSIS

A. Introduction and Methodology

RPRG analyzed recent trends in population and households in the Peaks of Lexington Market Area and Lexington County using several sources. For small area estimates, we examined projections of population and households prepared by Esri, a national data vendor. We compared and evaluated data in the context of decennial U.S. Census data from 2000 and 2010 as well as building permit trend information. Demographic data is presented for 2010, 2020, and 2023 per SCSHFDA's 2020 market study guidelines. Interpolated 2012 data is provided in the SCSHFDA S-2 Summary form. The data presented in this section is the latest demographic data available and reflects the market conditions prior to the COVID-19 outbreak. It is important to note that all demographic data is based on historic Census data and the most recent local area projections available for the Peaks of Lexington Market Area and Lexington County. In this case, estimates and projections were derived by Esri in 2019 and trended forward by RPRG. We recognize that the current COVID-19 situation is likely to have an impact on short-term growth and demographic trends. Although too early to quantify these impacts, the most likely changes will be slower household growth in at least the short term, a high propensity to rent, and likely a decrease in income. The demographic projections have not been altered, but RPRG will discuss the impact of these potential changes as they relate to housing demand in the conclusions of this report.

B. Trends in Population and Households

1. Recent Past Trends

The Peaks of Lexington Market Area added 14,876 people (53.5 percent) and 6,183 households (61.4 percent) between 2000 and 2010 Census counts (Table 8). The annual average growth for the decade was 1,488 people (4.4 percent) and 618 households (4.9 percent). Lexington County grew at a slower rate with net growth of 21.5 percent for population and 23.4 percent for households from 2000 to 2010.

Growth in the Peaks of Lexington Market Area continued over the past ten years with the net addition of 10,801 people (25.3 percent) and 3,942 households (24.3 percent) from 2010 to 2020; annual growth was 1,080 people (2.3 percent) and 394 households (2.2 percent) over this period. Lexington County grew at slightly higher rates over the past ten years with annual growth rates of 1.6 percent for population and 1.5 percent for households.

2. Projected Trends

Esri projections suggest the market area's annual growth percentage rates will increase on a percentage basis among both population and households with 2.0 percent growth (1,087 people) in population and 1.9 percent growth for households (397 households) from 2020 to 2023. Peaks of Lexington Market Area is projected to reach 56,718 people and 21,387 households by 2023. Growth rates in Lexington County are projected to remain slower than in the Peaks of Lexington Market Area with growth rates of 1.5 percent among both population and households (Table 8).

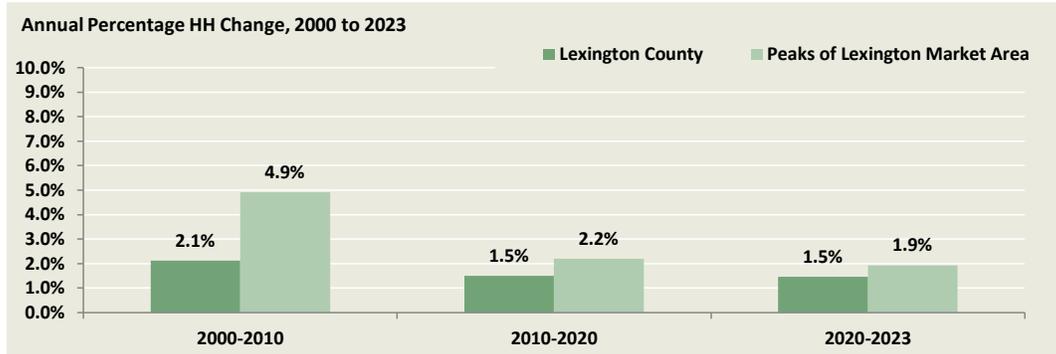


Table 8 Population and Household Projections

| | | Lexington County | | | | Peaks of Lexington Market Area | | | | |
|------------|---------|------------------|-------|---------------|------|--------------------------------|--------------|-------|---------------|------|
| Population | Count | Total Change | | Annual Change | | Count | Total Change | | Annual Change | |
| | | # | % | # | % | | # | % | # | % |
| 2000 | 216,014 | | | | | 27,782 | | | | |
| 2010 | 262,391 | 46,377 | 21.5% | 4,638 | 2.0% | 42,658 | 14,876 | 53.5% | 1,488 | 4.4% |
| 2020 | 306,931 | 44,540 | 17.0% | 4,454 | 1.6% | 53,459 | 10,801 | 25.3% | 1,080 | 2.3% |
| 2023 | 321,022 | 14,091 | 4.6% | 4,697 | 1.5% | 56,718 | 3,260 | 6.1% | 1,087 | 2.0% |

| | | Lexington County | | | | Peaks of Lexington Market Area | | | | |
|------------|---------|------------------|-------|---------------|------|--------------------------------|--------------|-------|---------------|------|
| Households | Count | Total Change | | Annual Change | | Count | Total Change | | Annual Change | |
| | | # | % | # | % | | # | % | # | % |
| 2000 | 83,240 | | | | | 10,071 | | | | |
| 2010 | 102,733 | 19,493 | 23.4% | 1,949 | 2.1% | 16,254 | 6,183 | 61.4% | 618 | 4.9% |
| 2020 | 119,098 | 16,365 | 15.9% | 1,637 | 1.5% | 20,196 | 3,942 | 24.3% | 394 | 2.2% |
| 2023 | 124,356 | 5,257 | 4.4% | 1,752 | 1.5% | 21,387 | 1,191 | 5.9% | 397 | 1.9% |

Source: 2000 Census; 2010 Census; Esri; and Real Property Research Group, Inc.



The average person per household in the Peaks of Lexington Market Area increased from 2.54 in 2010 to 2.58 in 2020 (Table 9). The average size is expected to increase slightly to 2.59 persons by 2023.

Table 9 Persons per Household, Peaks of Lexington Market Area

| Average Household Size | | | |
|------------------------|-------------|-------------|-------------|
| Year | 2010 | 2020 | 2023 |
| Population | 42,658 | 53,459 | 56,718 |
| Group Quarters | 1,340 | 1,291 | 1,384 |
| Households | 16,254 | 20,196 | 21,387 |
| Avg. HH Size | 2.54 | 2.58 | 2.59 |

Source: 2010 Census; Esri; and RPRG, Inc.

3. Building Permit Trends

Following a recession-era low of 1,318 permitted units in 2010, permit activity in Lexington County steadily increased from 1,378 permitted units 2011 to a decade high of 2,000 in 2016. Recently, the number of permitted units has fluctuated between 1,412 and 2,000 with an annual average of 1,820 permitted units over the past five years (Table 10).

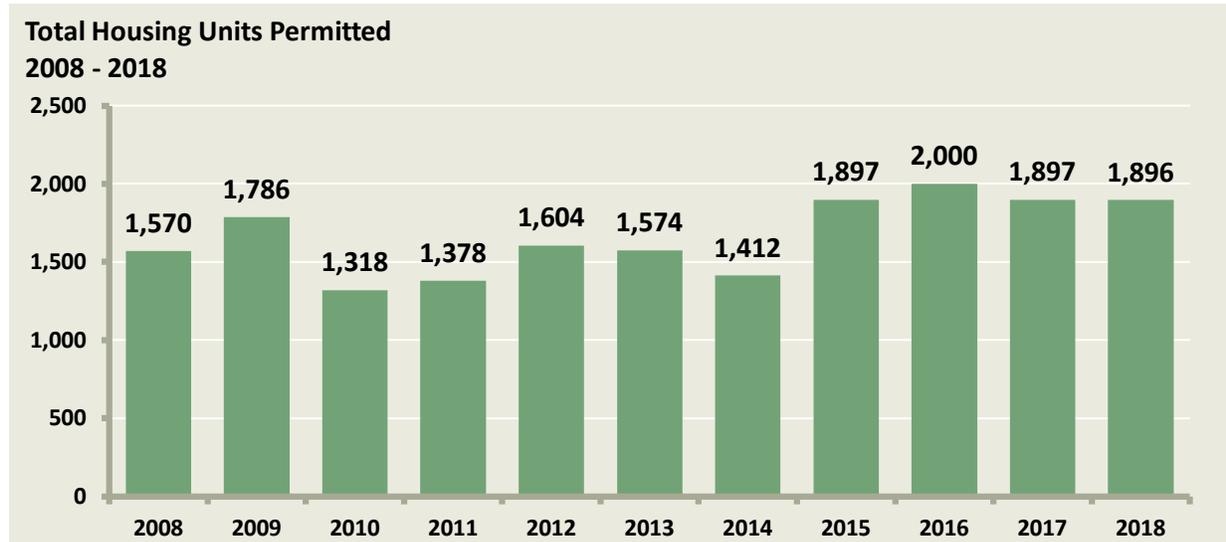
Single-family detached homes accounted for 88.8 percent of all residential units permitted in Lexington County from 2008 to 2018 and multi-family structures (5+ units) accounted for 11.2 percent of permitted units.



Table 10 Building Permits by Structure Type, Lexington County

| Lexington County | | | | | | | | | | | | | 2008-2018 | Annual Average |
|------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|--------------|----------------|
| | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | | | |
| Single Family | 1,570 | 1,154 | 1,168 | 1,162 | 1,340 | 1,494 | 1,412 | 1,673 | 1,740 | 1,697 | 1,861 | 16,271 | 1,479 | |
| Two Family | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 3 - 4 Family | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 5+ Family | 0 | 632 | 150 | 216 | 264 | 80 | 0 | 224 | 260 | 200 | 35 | 2,061 | 187 | |
| Total | 1,570 | 1,786 | 1,318 | 1,378 | 1,604 | 1,574 | 1,412 | 1,897 | 2,000 | 1,897 | 1,896 | 18,332 | 1,667 | |

Source: U.S. Census Bureau, C-40 Building Permit Reports.



C. Demographic Characteristics

1. Age Distribution and Household Type

The Peaks of Lexington Market Area’s population age distribution is similar to Lexington County (Table 11) with median population ages of 38 and 39, respectively. Adults age 35 to 61 account for the largest component of both areas at approximately 36.8 percent for the Peaks of Lexington Market Area and 35.4 percent for Lexington County. Roughly one-quarter (25.7 percent) of the Peaks of Lexington Market Area’s population is under 20 years old and 18.8 percent are Young Adults age 20 to 34 years; Lexington County has similar percentages of both age cohorts. Seniors age 62 and older are slightly less prevalent in the Peaks of Lexington Market Area’s population with 18.6 percent compared to Lexington County’s 20.7 percent.

Households with children were the most common household type in the Peaks of Lexington Market Area (38.5 percent), but not the most common household type in Lexington County(34.5 percent) (Table 12). Multi-person households without children were less common in the Peaks of Lexington Market Area at 37.3 percent compared to 40.6 percent in Lexington County. Single-person households were the least common household type in both areas at 24.2 percent for the Peaks of Lexington Market Area and 24.9 percent for Lexington County



Table 11 Age Distribution

| 2020 Age Distribution | Lexington County | | Peaks of Lexington Market Area | |
|-----------------------|------------------|--------------|--------------------------------|--------------|
| | # | % | # | % |
| Children/Youth | 75,145 | 24.5% | 13,750 | 25.7% |
| Under 5 years | 18,453 | 6.0% | 3,209 | 6.0% |
| 5-9 years | 19,059 | 6.2% | 3,410 | 6.4% |
| 10-14 years | 19,666 | 6.4% | 3,682 | 6.9% |
| 15-19 years | 17,967 | 5.9% | 3,448 | 6.5% |
| Young Adults | 59,513 | 19.4% | 10,074 | 18.8% |
| 20-24 years | 18,284 | 6.0% | 3,125 | 5.8% |
| 25-34 years | 41,229 | 13.4% | 6,949 | 13.0% |
| Adults | 108,767 | 35.4% | 19,675 | 36.8% |
| 35-44 years | 39,730 | 12.9% | 7,247 | 13.6% |
| 45-54 years | 39,930 | 13.0% | 7,571 | 14.2% |
| 55-61 years | 29,106 | 9.5% | 4,857 | 9.1% |
| Seniors | 63,506 | 20.7% | 9,960 | 18.6% |
| 62-64 years | 12,474 | 4.1% | 2,082 | 3.9% |
| 65-74 years | 31,412 | 10.2% | 4,770 | 8.9% |
| 75-84 years | 14,520 | 4.7% | 2,205 | 4.1% |
| 85 and older | 5,100 | 1.7% | 904 | 1.7% |
| TOTAL | 306,931 | 100% | 53,459 | 100% |
| Median Age | 39 | | 38 | |

Source: Esri; RPRG, Inc.

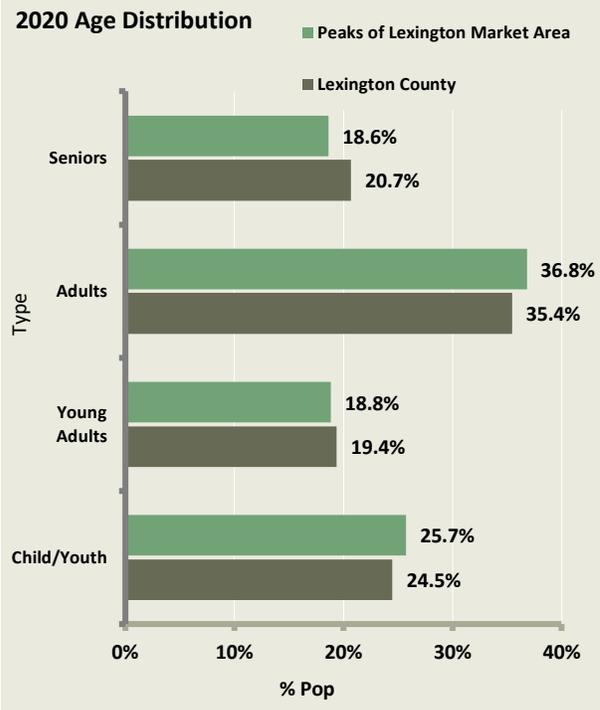
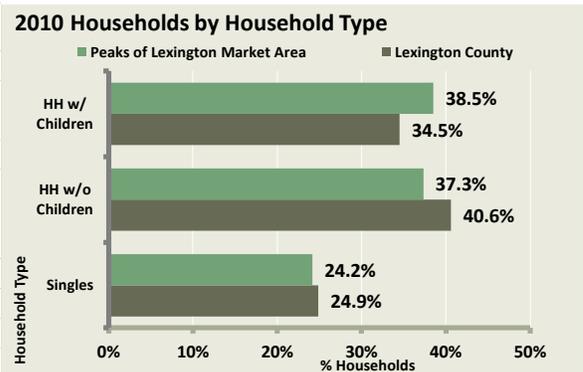


Table 12 Households by Household Type

| 2010 Households by Household Type | Lexington County | | Peaks of Lexington Market Area | |
|-----------------------------------|------------------|--------------|--------------------------------|--------------|
| | # | % | # | % |
| Married w/Children | 23,059 | 22.4% | 4,732 | 29.1% |
| Other w/ Children | 12,407 | 12.1% | 1,529 | 9.4% |
| Households w/ Children | 35,466 | 34.5% | 6,261 | 38.5% |
| Married w/o Children | 29,708 | 28.9% | 4,770 | 29.3% |
| Other Family w/o Children | 6,141 | 6.0% | 595 | 3.7% |
| Non-Family w/o Children | 5,868 | 5.7% | 701 | 4.3% |
| Households w/o Children | 41,717 | 40.6% | 6,066 | 37.3% |
| Singles | 25,550 | 24.9% | 3,927 | 24.2% |
| Total | 102,733 | 100% | 16,254 | 100% |

Source: 2010 Census; RPRG, Inc.



2. Renter Household Characteristics

The Peaks of Lexington Market Area and Lexington County are primarily owner markets with 2010 renter percentages of 22.9 percent and 26.2 percent, respectively; however, renter households have accounted for higher percentages of net household growth in both areas since 2000. The market area is estimated to have added 2,816 net renter households and 7,309 owner households from 2000 to 2020; annual growth was 141 renter households over this period. Renter households accounted for 27.8 percent of net household growth in the market area over the past 20 years (Table 13). The Peaks of Lexington Market Area’s renter percentage is expected to decrease slightly on a percentage basis over the next three years to 22.4 percent (Table 14).



Table 13 Households by Tenure, 2000-2020

| Lexington County | 2000 | | 2010 | | 2020 | | Change 2000-2020 | | | | % of Change 2000 - 2020 |
|-----------------------|---------------|-------------|----------------|-------------|----------------|-------------|------------------|--------------|---------------|-------------|----------------------------|
| | | | | | | | Total Change | | Annual Change | | |
| Housing Units | # | % | # | % | # | % | # | % | # | % | |
| Owner Occupied | 64,265 | 77.2% | 75,791 | 73.8% | 87,005 | 73.1% | 22,740 | 35.4% | 1,137 | 1.5% | 63.4% |
| Renter Occupied | 18,975 | 22.8% | 26,942 | 26.2% | 32,094 | 26.9% | 13,119 | 69.1% | 656 | 2.7% | 36.6% |
| Total Occupied | 83,240 | 100% | 102,733 | 100% | 119,098 | 100% | 35,858 | 43.1% | 1,793 | 1.8% | 100% |
| Total Vacant | 7,738 | | 11,224 | | 12,600 | | | | | | |
| TOTAL UNITS | 90,978 | | 113,957 | | 131,699 | | | | | | |

| Peaks of Lexington Market Area | 2000 | | 2010 | | 2020 | | Change 2000-2020 | | | | % of Change 2000 - 2020 |
|--------------------------------------|---------------|-------------|---------------|-------------|---------------|-------------|------------------|---------------|---------------|-------------|----------------------------|
| | | | | | | | Total Change | | Annual Change | | |
| Housing Units | # | % | # | % | # | % | # | % | # | % | |
| Owner Occupied | 8,367 | 83.1% | 12,531 | 77.1% | 15,676 | 77.6% | 7,309 | 87.4% | 365 | 3.2% | 72.2% |
| Renter Occupied | 1,704 | 16.9% | 3,723 | 22.9% | 4,520 | 22.4% | 2,816 | 165.2% | 141 | 5.0% | 27.8% |
| Total Occupied | 10,071 | 100% | 16,254 | 100% | 20,196 | 100% | 10,125 | 100.5% | 506 | 3.5% | 100% |
| Total Vacant | 772 | | 1,413 | | 1,691 | | | | | | |
| TOTAL UNITS | 10,843 | | 17,667 | | 21,887 | | | | | | |

Source: U.S. Census of Population and Housing, 2000, 2010; Esri, RPRG, Inc.

Table 14 Households by Tenure, 2020-2023

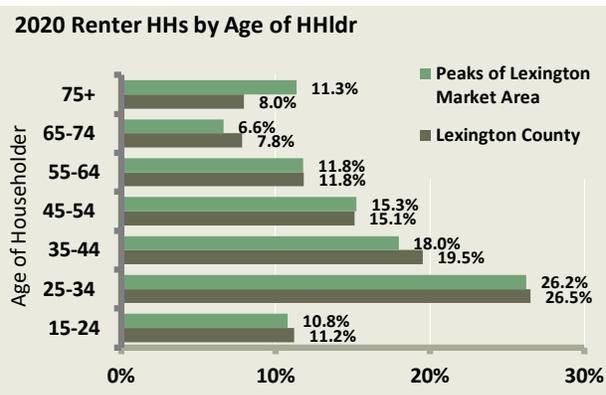
| Peaks of Lexington Market Area | 2020 | | 2023 Esri HH by Tenure | | Esri Change by Tenure | | Annual Change by Tenure | |
|--------------------------------------|---------------|-------------|---------------------------|-------------|--------------------------|-------------|----------------------------|-------------|
| | # | % | # | % | # | % | # | % |
| Housing Units | # | % | # | % | # | % | # | % |
| Owner Occupied | 15,676 | 77.6% | 16,665 | 77.9% | 988 | 83.0% | 198 | 1.3% |
| Renter Occupied | 4,520 | 22.4% | 4,722 | 22.1% | 203 | 17.0% | 41 | 0.9% |
| Total Occupied | 20,196 | 100% | 21,387 | 100% | 1,191 | 100% | 238 | 1.2% |
| Total Vacant | 1,691 | | 1,742 | | | | | |
| TOTAL UNITS | 21,887 | | 23,129 | | | | | |

The Peaks of Lexington Market Area’s renter households are well distributed among all age cohorts. Working age households (age 25 to 54) account for the majority (59.5 percent) of market area renter households including 26.2 percent ages 25 to 34 (Table 15). Roughly 29.7 percent of market area renter households are at least 55 years old and 10.8 percent are younger renters ages 15 to 24. Lexington County has a similar age distribution with lower percentages of renter households ages 55 and older when compared to the market area.

Table 15 Renter Households by Age of Householder

| Renter Households | Lexington County | | Peaks of Lexington Market Area | |
|----------------------|------------------|-------------|--------------------------------------|-------------|
| | # | % | # | % |
| 15-24 years | 3,602 | 11.2% | 488 | 10.8% |
| 25-34 years | 8,507 | 26.5% | 1,185 | 26.2% |
| 35-44 years | 6,266 | 19.5% | 812 | 18.0% |
| 45-54 years | 4,849 | 15.1% | 689 | 15.3% |
| 55-64 years | 3,797 | 11.8% | 533 | 11.8% |
| 65-74 years | 2,517 | 7.8% | 299 | 6.6% |
| 75+ years | 2,557 | 8.0% | 513 | 11.3% |
| Total | 32,094 | 100% | 4,520 | 100% |

Source: Esri, Real Property Research Group, Inc.





Approximately 67.1 percent of renter households in the Peaks of Lexington Market Area had one or two people including 40.6 percent with one person as of the 2010 Census (Table 16). Three and four-person households comprised 25.8 percent of renter households in the Peaks of Lexington Market Area and 7.0 percent had five or more people. The Peaks of Lexington Market Area had a larger proportion of renter households with one or two people when compared to Lexington County, but a smaller proportion of renter households with three or more people.

Table 16 Renter Households by Household Size

| Renter Occupied | Lexington County | | Peaks of Lexington Market Area | |
|-----------------|------------------|-------------|--------------------------------|-------------|
| | # | % | # | % |
| 1-person hhld | 8,799 | 32.7% | 1,511 | 40.6% |
| 2-person hhld | 7,037 | 26.1% | 988 | 26.5% |
| 3-person hhld | 4,598 | 17.1% | 564 | 15.1% |
| 4-person hhld | 3,550 | 13.2% | 398 | 10.7% |
| 5+-person hhld | 2,958 | 11.0% | 262 | 7.0% |
| TOTAL | 26,942 | 100% | 3,723 | 100% |

| Household Size | Peaks of Lexington Market Area (%) | Lexington County (%) |
|----------------|------------------------------------|----------------------|
| 5+-person | 7.0% | 11.0% |
| 4-person | 10.7% | 13.2% |
| 3-person | 15.1% | 17.1% |
| 2-person | 26.5% | 26.1% |
| 1-person | 40.6% | 32.7% |

Source: 2010 Census

3. Population by Race

SCSHFDA’s requests population by race for the subject census tract. The subject’s census tract includes 87.1 percent white, 6.7 percent black, and the remaining 6.2 percent are another race or reported two races (Table 17). The Peaks of Lexington Market Area and Lexington County have higher minority percentages but are not areas of minority concentration.

Table 17 Population by Race, Tract 0210.22

| Race | Tract 0210.22 | | Peaks of Lexington Market Area | | Lexington County | |
|---------------------------------------|---------------|---------------|--------------------------------|---------------|------------------|---------------|
| | # | % | # | % | # | % |
| Total Population | 5,114 | 100.0% | 52,372 | 100.0% | 302,234 | 100.0% |
| Population Reporting One Race | 5,042 | 98.6% | 51,535 | 98.4% | 295,544 | 97.8% |
| White | 4,455 | 87.1% | 44,814 | 85.6% | 235,108 | 77.8% |
| Black | 343 | 6.7% | 4,174 | 8.0% | 43,835 | 14.5% |
| American Indian | 14 | 0.3% | 116 | 0.2% | 1,189 | 0.4% |
| Asian | 135 | 2.6% | 1,806 | 3.4% | 6,337 | 2.1% |
| Pacific Islander | 0 | 0.0% | 41 | 0.1% | 414 | 0.1% |
| Some Other Race | 95 | 1.9% | 584 | 1.1% | 8,661 | 2.9% |
| Population Reporting Two Races | 72 | 1.4% | 837 | 1.6% | 6,690 | 2.2% |

Source: 2010 Census; Esri

4. Income Characteristics

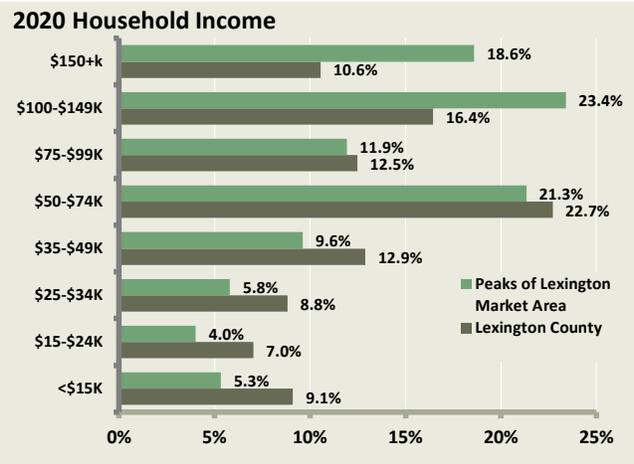
According to income distributions provided by Esri, households in the Peaks of Lexington Market Area had a 2020 median household income of \$83,199, 31.2 percent higher than the \$63,401 median in Lexington County (Table 18). Roughly 9.3 percent of the Peaks of Lexington Market Area households



earn less than \$25,000 including 5.3 percent earning less than \$15,000. Approximately 15.4 percent of households in the Peaks of Lexington Market Area earn \$25,000 to \$49,999, 21.3 percent earn \$50,000 to \$74,999, and 53.9 percent earn upper incomes of at least \$75,000.

Table 18 Household Income

| Estimated 2020 Household Income | Lexington County | | Peaks of Lexington Market Area | |
|---------------------------------|------------------|-------------|--------------------------------|-------------|
| | # | % | # | % |
| less than \$15,000 | 10,839 | 9.1% | 1,078 | 5.3% |
| \$15,000 \$24,999 | 8,364 | 7.0% | 811 | 4.0% |
| \$25,000 \$34,999 | 10,492 | 8.8% | 1,171 | 5.8% |
| \$35,000 \$49,999 | 15,357 | 12.9% | 1,941 | 9.6% |
| \$50,000 \$74,999 | 27,044 | 22.7% | 4,308 | 21.3% |
| \$75,000 \$99,999 | 14,857 | 12.5% | 2,408 | 11.9% |
| \$100,000 \$149,999 | 19,580 | 16.4% | 4,724 | 23.4% |
| \$150,000 Over | 12,565 | 10.6% | 3,755 | 18.6% |
| Total | 119,098 | 100% | 20,196 | 100% |
| Median Income | \$63,401 | | \$83,199 | |

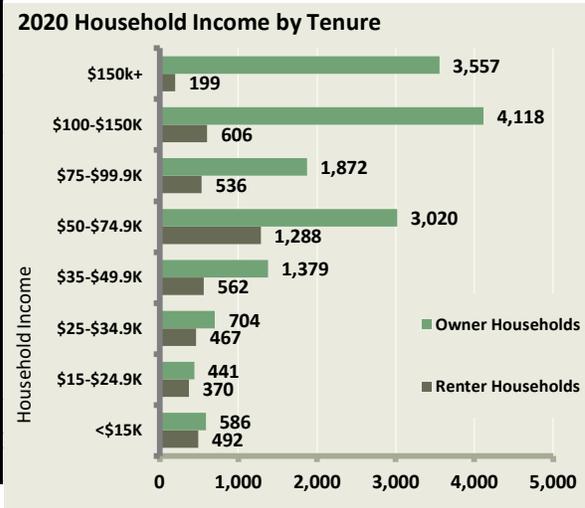


Source: Esri; Real Property Research Group, Inc.

Based on the U.S. Census Bureau’s American Community Survey data, the breakdown of tenure, and household estimates, RPRG estimates that the median income of the Peaks of Lexington Market Area households by tenure is \$57,174 for renters and \$97,815 for owners (Table 19). Nearly one-fifth (19.1 percent) of market area renter households earn less than \$25,000 including 10.9 percent earning less than \$15,000. Approximately 22.7 percent of market area renter households earn \$25,000 to \$49,999 and 40.4 percent earn \$50,000 to \$99,999.

Table 19 Household Income by Tenure

| Estimated 2020 HH Income | Renter Households | | Owner Households | |
|--------------------------|-------------------|-------------|------------------|-------------|
| | # | % | # | % |
| less than \$15,000 | 492 | 10.9% | 586 | 3.7% |
| \$15,000 \$24,999 | 370 | 8.2% | 441 | 2.8% |
| \$25,000 \$34,999 | 467 | 10.3% | 704 | 4.5% |
| \$35,000 \$49,999 | 562 | 12.4% | 1,379 | 8.8% |
| \$50,000 \$74,999 | 1,288 | 28.5% | 3,020 | 19.3% |
| \$75,000 \$99,999 | 536 | 11.9% | 1,872 | 11.9% |
| \$100,000 \$149,999 | 606 | 13.4% | 4,118 | 26.3% |
| \$150,000 over | 199 | 4.4% | 3,557 | 22.7% |
| Total | 4,520 | 100% | 15,676 | 100% |
| Median Income | \$57,174 | | \$97,815 | |



Source: American Community Survey 2014-2018 Estimates, RPRG, Inc.

Roughly 35 percent of renter households in the Peaks of Lexington Market Area pay at least 35 percent of income for rent (Table 20). Approximately 6.4 percent of renter households are living in substandard conditions; this only includes overcrowding and incomplete plumbing.



Table 20 Cost Burdened and Substandard Calculation, Peaks of Lexington Market Area

| Rent Cost Burden | | |
|--------------------------------|--------------|---------------|
| Total Households | # | % |
| Less than 10.0 percent | 143 | 3.6% |
| 10.0 to 14.9 percent | 370 | 9.3% |
| 15.0 to 19.9 percent | 608 | 15.2% |
| 20.0 to 24.9 percent | 503 | 12.6% |
| 25.0 to 29.9 percent | 492 | 12.3% |
| 30.0 to 34.9 percent | 194 | 4.9% |
| 35.0 to 39.9 percent | 111 | 2.8% |
| 40.0 to 49.9 percent | 351 | 8.8% |
| 50.0 percent or more | 760 | 19.0% |
| Not computed | 464 | 11.6% |
| Total | 3,996 | 100.0% |
| > 35% income on rent | 1,222 | 34.6% |

Source: American Community Survey 2014-2018

| Substandardness | |
|---------------------------------------|-------------|
| Total Households | |
| Owner occupied: | |
| Complete plumbing facilities: | 14,166 |
| 1.00 or less occupants per room | 14,107 |
| 1.01 or more occupants per room | 59 |
| Lacking complete plumbing facilities: | 23 |
| Overcrowded or lacking plumbing | 82 |
| Renter occupied: | |
| Complete plumbing facilities: | 3,971 |
| 1.00 or less occupants per room | 3,742 |
| 1.01 or more occupants per room | 229 |
| Lacking complete plumbing facilities: | 25 |
| Overcrowded or lacking plumbing | 254 |
| Substandard Housing | 336 |
| % Total Stock Substandard | 1.8% |
| % Rental Stock Substandard | 6.4% |

7. COMPETITIVE HOUSING ANALYSIS

A. Introduction and Sources of Information

This section presents data and analyses pertaining to the supply of housing in the Peaks of Lexington Market Area. We pursued several avenues of research to identify residential rental projects that are actively being planned or that are currently under construction within the Peaks of Lexington Market Area. The rental survey of competitive projects was conducted in March and April 2020.

B. Overview of Market Area Housing Stock

Based on the 2014-2018 ACS survey, the Peaks of Lexington Market Area's renter occupied units are contained within a variety of structures including 48.6 percent in multi-family structures with 5+ units, 8.1 percent in structures with 2-4 units, 29.8 percent in single-family detached homes, and 8.5 percent in mobile homes. The renter occupied housing stock in Lexington County includes a lower percentage of units in multi-family structures and higher percentage of single-family detached homes and mobile homes (Table 21). Roughly 91.6 percent of owner-occupied units in the Peaks of Lexington Market Area are single-family detached homes and most of the balance is among mobile homes and single-family attached homes.

The renter-occupied housing stock in the Peaks of Lexington Market Area is much newer than in Lexington County with a median year built of 1998 in the Peaks of Lexington Market Area and 1984 in Lexington County (Table 22). Nearly half (43.3 percent) of the Peaks of Lexington Market Area renter-occupied units were built from 1970 to 1999 and 48 percent have been built since 2000. The median year built of the Peaks of Lexington Market Area's owner-occupied stock was 1997, which is newer than the median year built of 1991 for the Lexington County owner occupied units

According to ACS data, the median value among owner-occupied housing units in the Peaks of Lexington Market Area was \$211,321, approximately \$58,953 or 38.7 percent higher than the Lexington County median of \$152,368 (Table 23). ACS estimates home values based upon homeowners' assessments of the values of their homes. This data is traditionally a less accurate and reliable indicator of home prices in an area than actual sales data but offers insight of relative housing values among two or more areas.

Table 21 Occupied Units by Structure Type and Tenure

| Structure Type | Owner Occupied | | | | Renter Occupied | | | |
|----------------|------------------|-------------|--------------------------------|-------------|------------------|-------------|--------------------------------|-------------|
| | Lexington County | | Peaks of Lexington Market Area | | Lexington County | | Peaks of Lexington Market Area | |
| | # | % | # | % | # | % | # | % |
| 1, detached | 67,679 | 82.4% | 12,991 | 91.6% | 9,253 | 32.0% | 1,191 | 29.8% |
| 1, attached | 1,451 | 1.8% | 569 | 4.0% | 804 | 2.8% | 201 | 5.0% |
| 2 | 121 | 0.1% | 111 | 0.8% | 1,420 | 4.9% | 134 | 3.4% |
| 3-4 | 172 | 0.2% | 63 | 0.4% | 1,954 | 6.8% | 188 | 4.7% |
| 5-9 | 268 | 0.3% | 62 | 0.4% | 2,964 | 10.2% | 550 | 13.8% |
| 10-19 | 159 | 0.2% | 31 | 0.2% | 2,445 | 8.4% | 579 | 14.5% |
| 20+ units | 163 | 0.2% | 0 | 0.0% | 2,757 | 9.5% | 813 | 20.3% |
| Mobile home | 12,162 | 14.8% | 362 | 2.6% | 7,342 | 25.4% | 340 | 8.5% |
| TOTAL | 82,175 | 100% | 14,189 | 100% | 28,939 | 100% | 3,996 | 100% |

Source: American Community Survey 2014-2018



Table 22 Dwelling Units by Year Built and Tenure

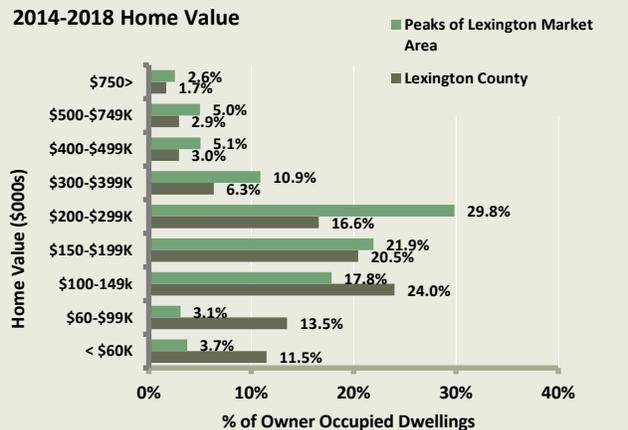
| Year Built | Owner Occupied | | | | Renter Occupied | | | |
|--------------------------|------------------|-------------|--------------------------------|-------------|------------------|-------------|--------------------------------|-------------|
| | Lexington County | | Peaks of Lexington Market Area | | Lexington County | | Peaks of Lexington Market Area | |
| | # | % | # | % | # | % | # | % |
| 2014 or later | 3,102 | 3.8% | 719 | 5.1% | 221 | 0.8% | 66 | 1.7% |
| 2010 to 2013 | 4,218 | 5.1% | 1,291 | 9.1% | 995 | 3.4% | 285 | 7.1% |
| 2000 to 2009 | 18,000 | 21.9% | 4,298 | 30.3% | 4,676 | 16.1% | 1,566 | 39.2% |
| 1990 to 1999 | 17,537 | 21.3% | 4,208 | 29.7% | 5,491 | 19.0% | 817 | 20.4% |
| 1980 to 1989 | 12,917 | 15.7% | 1,738 | 12.2% | 5,506 | 19.0% | 583 | 14.6% |
| 1970 to 1979 | 13,364 | 16.2% | 1,144 | 8.1% | 6,154 | 21.2% | 333 | 8.3% |
| 1960 to 1969 | 7,105 | 8.6% | 410 | 2.9% | 2,879 | 9.9% | 129 | 3.2% |
| 1950 to 1959 | 3,706 | 4.5% | 199 | 1.4% | 1,780 | 6.1% | 188 | 4.7% |
| 1940 to 1949 | 938 | 1.1% | 56 | 0.4% | 650 | 2.2% | 14 | 0.4% |
| 1939 or earlier | 1,402 | 1.7% | 126 | 0.9% | 624 | 2.2% | 15 | 0.4% |
| TOTAL | 82,289 | 100% | 14,189 | 100% | 28,976 | 100% | 3,996 | 100% |
| MEDIAN YEAR BUILT | 1991 | | 1997 | | 1984 | | 1998 | |

Source: American Community Survey 2014-2018

Table 23 Value of Owner-Occupied Housing Stock

| 2014-2018 Home Value | Lexington County | | Peaks of Lexington Market Area | |
|-----------------------|------------------|-------------|--------------------------------|-------------|
| | # | % | # | % |
| less than \$60,000 | 9,461 | 11.5% | 531 | 3.7% |
| \$60,000 - \$99,999 | 11,127 | 13.5% | 440 | 3.1% |
| \$100,000 - \$149,999 | 19,759 | 24.0% | 2,531 | 17.8% |
| \$150,000 - \$199,999 | 16,833 | 20.5% | 3,113 | 21.9% |
| \$200,000 - \$299,999 | 13,653 | 16.6% | 4,235 | 29.8% |
| \$300,000 - \$399,999 | 5,219 | 6.3% | 1,546 | 10.9% |
| \$400,000 - \$499,999 | 2,432 | 3.0% | 717 | 5.1% |
| \$500,000 - \$749,999 | 2,418 | 2.9% | 711 | 5.0% |
| \$750,000 over | 1,387 | 1.7% | 365 | 2.6% |
| Total | 82,289 | 100% | 14,189 | 100% |
| Median Value | \$152,368 | | \$211,321 | |

Source: American Community Survey 2014-2018



C. Survey of General Occupancy Rental Communities

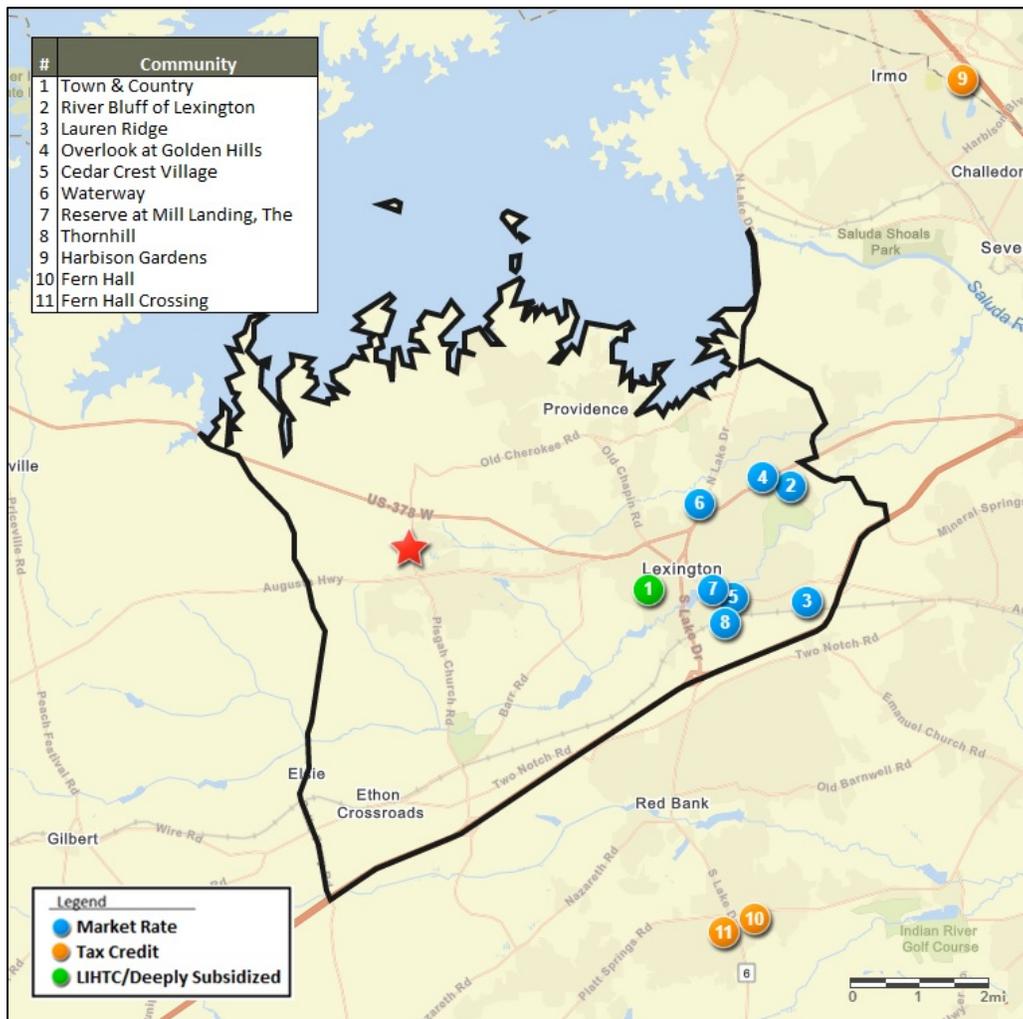
1. Introduction to the General Occupancy Rental Housing Survey

RPRG surveyed seven market rate communities and one LIHTC community located within the Peaks of Lexington Market Area; the only LIHTC community identified in the market area is deeply subsidized through the USDA Rural Development program and is not comparable with the subject property. Given the lack of directly comparable LIHTC communities without additional subsidies, we surveyed three near-market LIHTC communities to provide an overview of LIHTC market conditions in the region. Age-restricted communities were excluded from this analysis given differences in age targeting. Profile sheets with detailed information on each surveyed community, including photographs, are attached as Appendix 5.

2. Location

The surveyed market rate communities in the Peaks of Lexington Market Area are all in the eastern portion of the market area near downtown Lexington and Interstate 20. Three LIHTC communities are located outside of the Peaks of Lexington Market Area (Map 6). Two of the three LIHTC communities outside of the market area are to the south near Red Bank and one is to the northeast near Irmo. The subject is appropriate for the proposed use but is located in a slightly less developed portion of Lexington and a greater distance from I-20 and upscale retail uses. This location would likely have an impact on attainable market rents, but not LIHTC rents.

Map 6 Surveyed Rental Communities



3. Age of Communities

The surveyed communities were placed in service from 1988 to 2009 with an average year built of 2003 (Table 24). LIHTC communities without USDA assistance are similar with an average year built of 2003; the most recently built LIHTC community was placed in service in 2008. Lauren Ridge (market rate) is the newest community in the Peaks of Lexington Market Area.

4. Structure Type

Garden apartments are the exclusive structure type at all of the surveyed communities (Table 24).

Table 24 Rental Summary, Surveyed Rental Communities

| Map # | Community | Year Built | Structure Type | Total Units | Vacant Units | Vacancy Rate | Avg 1BR Rent (1) | Avg 2BR Rent (1) | Incentive |
|--|-------------------------------|-------------|----------------|--------------|--------------|--------------|------------------|------------------|------------------|
| | Subject Property - 30% | 2022 | Garden | 5 | - | - | \$258 | \$316 | - |
| | Subject Property - 50% | 2022 | Garden | 24 | - | - | \$551 | \$643 | - |
| | Subject Property - 60% | 2022 | Garden | 49 | - | - | \$640 | \$750 | - |
| | | | | 78 | | | | | |
| LIHTC / USDA In the Market Area Community | | | | | | | | | |
| 1 | Town & Country*^ | 1988 | Gar | 46 | 0 | 0.0% | \$575 | \$620 | None |
| Market Rate Communities | | | | | | | | | |
| 2 | River Bluff of Lexington | 1997 | Gar | 200 | 14 | 7.0% | \$1,059 | \$1,214 | None |
| 3 | Lauren Ridge | 2009 | Gar | 216 | 6 | 2.8% | \$1,028 | \$1,056 | None |
| 4 | Overlook at Golden Hills | 2008 | Gar | 204 | 14 | 6.9% | \$948 | \$1,056 | First Month Free |
| 5 | Cedar Crest Village | 2007 | Gar | 300 | 6 | 2.0% | \$1,028 | \$1,045 | None |
| 6 | Waterway | 2000 | Gar | 200 | 5 | 2.5% | \$985 | \$1,025 | None |
| 7 | Reserve at Mill Landing, The | 2000 | Gar | 260 | 21 | 8.1% | \$914 | \$1,015 | None |
| 8 | Thornhill | 1999 | Gar | 180 | 6 | 3.3% | \$850 | \$953 | None |
| Market Rate Total | | | | 1,560 | 72 | 4.6% | | | |
| Market Rate Average | | | | 2003 | 223 | | \$973 | \$1,052 | |
| LIHTC Near Market Communities | | | | | | | | | |
| 9 | Harbison Gardens* | 1998 | Gar | 180 | 6 | 3.3% | | \$829 | None |
| 10 | Fern Hall* | 2003 | Gar | 40 | 0 | 0.0% | | \$734 | None |
| 11 | Fern Hall Crossing* | 2008 | Gar | 48 | 0 | 0.0% | \$520 | \$698 | None |
| LIHTC Total | | | | 268 | 6 | 2.2% | | | |
| LIHTC Average | | | | 2003 | 89 | | \$520 | \$754 | |

(1) R Sort

Source: Phone Survey, RPRG, Inc. March 2020

(*) Tax Credit Community

(^) LIHTC/USDA property; Basic rent shown

5. Vacancy Rates

The market area's surveyed multi-family stock is stable with an aggregate vacancy rate of 4.6 percent among 1,560 units at seven stabilized market rate communities. Three market rate communities had elevated vacancies of 6.9 percent to 8.1 percent; the other four were at or below 3.3 percent vacancy. The LIHTC/USDA community in the market area is 100 percent occupied among 46 units. The three LIHTC communities outside of the Peaks of Lexington Market Area, reported six units of 268 units vacant for a rate of 2.2 percent.

Among stabilized properties able to provide unit distributions and vacancies by floorplan, vacancy rates were 5.1 percent for one-bedroom units, 3.2 percent for two-bedroom units, and 4.2 percent for three-bedroom units (Table 25).

6. Rent Concessions

Only one market rate community in the market area reported any type of rental incentives. Overlook at Golden Hills is offering the first month of a newly signed lease to be free of rent.



Table 25 Vacancy by Floorplan

| Community | Total Units | | Vacant Units by Floorplan | | | | | | | | |
|---|-------------|-----------|---------------------------|-----------|-------------|-------------|-----------|-------------|---------------|----------|-------------|
| | Units | Vacant | One Bedroom | | | Two Bedroom | | | Three Bedroom | | |
| | Units | Vacant | Units | Vacant | Vac. Rate | Units | Vacant | Vac. Rate | Units | Vacant | Vac. Rate |
| LIHTC / USDA In the Market Area Community | | | | | | | | | | | |
| Town & Country | 46 | 0 | 12 | 0 | 0.0% | 34 | 0 | 0.0% | | | |
| Market Rate Communities | | | | | | | | | | | |
| Lauren Ridge | 216 | 6 | 60 | 2 | 3.3% | 108 | 4 | 3.7% | 48 | | 0.0% |
| River Bluff of Lexington | 200 | 14 | 64 | 6 | 9.4% | 104 | 5 | 4.8% | 32 | 3 | 9.4% |
| Thornhill | 180 | 6 | 40 | 1 | 2.5% | 110 | 4 | 3.6% | 30 | 1 | 3.3% |
| Waterway | 200 | 5 | 72 | 3 | 4.2% | 120 | 1 | 0.8% | 8 | 1 | 12.5% |
| Total Reporting Breakdown | 796 | 31 | 236 | 12 | 5.1% | 442 | 14 | 3.2% | 118 | 5 | 4.2% |

Source: Phone Survey, RPRG, Inc. March 2020

7. Absorption History

Lauren Ridge is the newest community in the Peaks of Lexington Market Area and built in 2009. Recent absorption data is not available for properties in the market area.

B. Analysis of Rental Pricing and Product

1. Payment of Utility Costs

Eight of 11 surveyed communities include trash removal in the rent with two also including water and sewer. Three communities do not include the cost of any utilities. Trash removal will be the only utility included in rent at Peaks of Lexington (Table 26).

2. Unit Features and Services

Ten of 11 surveyed general occupancy communities include a dishwasher in each apartment; four of 11 general occupancy communities offer microwaves in each apartment (Table 26). All surveyed communities offer washer and dryer connections in each apartment including all general occupancy LIHTC communities. Reflecting the older age of the surveyed multi-family stock, most communities include basic unit features with only the highest priced communities offering enhanced unit features including full sized washer and dryer and upgraded flooring.



Table 26 Utility Arrangement and Unit Features

| Community | Heat Type | Utilities Included in Rent | | | | | | Dish-washer | Micro-wave | Parking | In-Unit Laundry |
|--|-------------|----------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|-------------|------------|----------------|-----------------|
| | | Heat | Hot Water | Cooking | Electric | Water | Trash | | | | |
| Subject Property | Elec | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | STD | STD | Surface | Hook Ups |
| LIHTC / USDA In the Market Area Community | | | | | | | | | | | |
| Town & Country [^] | Elec | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | N/A | N/A | Surface | Hook Ups |
| Market Rate Communities | | | | | | | | | | | |
| River Bluff of Lexington | Elec | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | STD | N/A | Surface | Hook Ups |
| Lauren Ridge | Elec | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | STD | STD | Surface | Hook Ups |
| Overlook at Golden Hills | Elec | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | STD | N/A | Surface | STD - Full |
| Cedar Crest Village | Elec | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | STD | STD | Surface | Hook Ups |
| Waterway | Elec | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | STD | N/A | Surface | STD - Full |
| Reserve at Mill Landing, The | Elec | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | STD | STD | Surface | Hook Ups |
| Thornhill | Elec | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | STD | N/A | Surface | Hook Ups |
| LIHTC Near Market Communities | | | | | | | | | | | |
| Harbison Gardens* | Elec | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | STD | N/A | Surface | Hook Ups |
| Fern Hall* | Elec | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | STD | N/A | Surface | Hook Ups |
| Fern Hall Crossing* | Elec | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | STD | STD | Surface | Hook Ups |

Source: Phone Survey, RPRG, Inc. March 2020

(*) Tax Credit Community

([^]) USDA / LIHTC Community

3. Parking

All surveyed communities include surface parking as the standard parking option. Four market rate communities offer detached garage parking for an additional monthly fee and one market rate community offers attached garages for an additional monthly fee. None of the LIHTC communities offer covered parking options.

4. Community Amenities

Ten of 11 surveyed communities offer at least two amenities. The LIHTC communities include relatively basic community amenities of a community room, business center, and playground. The most common amenities are a community room/clubhouse (nine communities), business center (nine communities), and playground (nine communities). Peaks of Lexington will offer a community clubhouse, community laundry center, fitness center, business center, and playground (Table 27).



Table 27 Community Amenities

| Community | Clubhouse | Fitness Room | Pool | Hot Tub | Sauna | Playground | Tennis Court | Business Center | Gated Entry |
|--|-----------|--------------|------|---------|-------|------------|--------------|-----------------|-------------|
| Subject Property | ☒ | ☒ | ☐ | ☐ | ☐ | ☒ | ☐ | ☒ | ☐ |
| LIHTC / USDA In the Market Area Community | | | | | | | | | |
| Town & Country [^] | ☐ | ☐ | ☐ | ☐ | ☐ | ☒ | ☐ | ☐ | ☐ |
| Market Rate Communities | | | | | | | | | |
| River Bluff of Lexington | ☒ | ☒ | ☒ | ☐ | ☐ | ☒ | ☐ | ☒ | ☒ |
| Lauren Ridge | ☒ | ☒ | ☒ | ☐ | ☐ | ☒ | ☐ | ☒ | ☐ |
| Overlook at Golden Hills | ☒ | ☒ | ☒ | ☐ | ☐ | ☐ | ☐ | ☒ | ☐ |
| Cedar Crest Village | ☒ | ☒ | ☒ | ☐ | ☐ | ☒ | ☒ | ☒ | ☒ |
| Waterway | ☒ | ☒ | ☒ | ☐ | ☐ | ☒ | ☐ | ☒ | ☐ |
| Reserve at Mill Landing, The | ☒ | ☒ | ☒ | ☐ | ☐ | ☒ | ☒ | ☒ | ☐ |
| Thornhill | ☒ | ☒ | ☒ | ☐ | ☐ | ☒ | ☐ | ☒ | ☐ |
| LIHTC Near Market Communities | | | | | | | | | |
| Harbison Gardens* | ☐ | ☐ | ☒ | ☐ | ☐ | ☒ | ☐ | ☒ | ☐ |
| Fern Hall* | ☒ | ☐ | ☐ | ☐ | ☐ | ☒ | ☐ | ☐ | ☐ |
| Fern Hall Crossing* | ☒ | ☐ | ☐ | ☐ | ☐ | ☒ | ☐ | ☒ | ☐ |

Source: Phone Survey, RPRG, Inc. March 2020

(*) Tax Credit Community

(^) USDA / LIHTC Community

5. Distribution of Units by Bedroom Type

Two-bedroom units are offered at all 11 surveyed communities (Table 28). One-bedroom units are offered at nine communities and ten communities offer three-bedroom units. Three of four surveyed LIHTC communities include two- and three-bedroom units; one LIHTC community offers one, two, and three-bedroom units. All communities were able to provide unit distributions and two-bedroom units are the most common at 47.4 percent of all units. One-bedroom units are more common than three-bedroom units at 28.9 percent and 18.5 percent of units, respectively. One LIHTC community has four-bedroom units.

6. Unit Sizes

Average unit sizes among the surveyed general occupancy market rate communities are 798 square feet for one- bedroom units, 1,052 square feet for two-bedroom units, and 1,299 square feet for three-bedroom units. Average unit sizes among the surveyed LIHTC communities without USDA assistance are 879 square feet for one-bedroom units, 1,062 square feet for two-bedroom units, and 1,245 square feet for three-bedroom units. Peaks of Lexington’s proposed unit sizes of 762 square feet for one-bedroom units, 985 square feet for two-bedroom units, and 1,171 square feet for three-bedroom units will be well received by the market and are similar in size compared to the general occupancy market rate and LIHTC communities in the market area.



7. Effective Rents

Rents presented in Table 28 are net or effective rents, as opposed to street or advertised rents. We applied downward adjustments to street rents to account for current rental incentives. The net rents further reflect adjustments to street rents to equalize the impact of utility expenses across complexes. Specifically, the net rents include the cost of trash removal.

Among the surveyed market rate communities in the Peaks of Lexington Market Area, net rents, unit sizes, and rents per square foot are as follows:

- **One-bedroom** rents average \$966 with a range from \$850 to \$1,059 per month. The average one-bedroom size of 798 square feet results in a rent per square foot of \$1.21.
- **Two-bedroom** rents average \$1,044 with a range from \$953 to \$1,214. The average two-bedroom unit has 1,052 square feet for an average rent per square foot of \$0.99. The lower two-bedroom average relative to one-bedroom units reflects the inclusion of more market rate communities with two-bedroom units.
- **Three-bedroom** rents average \$1,227 with a range from \$1,085 to \$1,349. The average three-bedroom rent per square foot is \$0.94 based on an average size of 1,299 square feet.

Given the lack of directly comparable LIHTC communities without additional subsidies, we surveyed three near-market LIHTC communities to provide an overview of LIHTC market conditions in the region. Average LIHTC rents are \$520 for one-bedroom units, \$720 for two-bedroom units, and \$805 for three-bedroom units which include units at 50 percent and 60 percent AMI. The only one-bedroom LIHTC units in the market are 50 percent units at Fern Hall Crossing.

Table 28 Salient Characteristics, Surveyed Rental Communities

| Community | Units | Units | Rent(1) | SF | Rent/SF | Units | Rent(1) | SF | Rent/SF | Units | Rent(1) | SF | Rent/SF |
|--|---------------|--------------|--------------|------------|---------------|--------------|----------------|--------------|---------------|--------------|----------------|--------------|---------------|
| Subject - 30% AMI | 5 | 1 | \$258 | 762 | \$0.34 | 2 | \$316 | 985 | \$0.32 | 2 | \$339 | 1,171 | \$0.29 |
| Subject - 50% AMI | 24 | 1 | \$551 | 762 | \$0.72 | 11 | \$643 | 985 | \$0.65 | 9 | \$717 | 1,171 | \$0.61 |
| Subject - 60% AMI | 49 | 3 | \$640 | 762 | \$0.84 | 26 | \$750 | 985 | \$0.76 | 20 | \$850 | 1,171 | \$0.73 |
| LIHTC / USDA In the Market Area Community | | | | | | | | | | | | | |
| Town & Country^ | 46 | 12 | \$560 | 600 | \$0.93 | 34 | \$600 | 800 | \$0.75 | | | | |
| Market Rate Communities | | | | | | | | | | | | | |
| River Bluff of Lexington | 200 | 64 | \$1,059 | 698 | \$1.52 | 104 | \$1,214 | 951 | \$1.28 | 32 | \$1,349 | 1,070 | \$1.26 |
| Lauren Ridge | 216 | 60 | \$1,038 | 916 | \$1.13 | 108 | \$1,066 | 1,086 | \$0.98 | 48 | \$1,335 | 1,280 | \$1.04 |
| Cedar Crest Village | 300 | 120 | \$1,038 | 728 | \$1.43 | 120 | \$1,055 | 993 | \$1.06 | 60 | \$1,205 | 1,456 | \$0.83 |
| Waterway | 200 | 72 | \$985 | 798 | \$1.23 | 120 | \$1,025 | 1,106 | \$0.93 | 8 | \$1,180 | 1,345 | \$0.88 |
| Reserve at Mill Landing, The | 260 | 86 | \$914 | 747 | \$1.22 | 141 | \$1,015 | 1,106 | \$0.92 | 33 | \$1,309 | 1,337 | \$0.98 |
| Overlook at Golden Hills | 204 | 84 | \$879 | 855 | \$1.03 | 96 | \$978 | 990 | \$0.99 | 24 | \$1,124 | 1,206 | \$0.93 |
| Thornhill | 180 | 40 | \$850 | 841 | \$1.01 | 110 | \$953 | 1,135 | \$0.84 | 30 | \$1,085 | 1,402 | \$0.77 |
| Market Rate Total/Average | 1,560 | | \$966 | 798 | \$1.21 | | \$1,044 | 1,052 | \$0.99 | | \$1,227 | 1,299 | \$0.94 |
| Market Rate Unit Distribution | 1,560 | 526 | | | | 799 | | | | 235 | | | |
| Market Rate % of Total | 100.0% | 33.7% | | | | 51.2% | | | | 15.1% | | | |
| LIHTC Near Market Communities | | | | | | | | | | | | | |
| Harbison Gardens 60% AMI*# | 180 | | | | | 20 | \$809 | 1,028 | \$0.79 | 64 | \$875 | 1,224 | \$0.71 |
| Fern Hall Crossing 60% AMI* | 22 | | | | | 10 | \$795 | 1,157 | \$0.69 | 12 | \$900 | 1,315 | \$0.68 |
| Fern Hall 60% AMI* | 30 | | | | | 11 | \$795 | 985 | \$0.81 | 19 | \$900 | 1,185 | \$0.76 |
| Fern Hall Crossing 50% AMI* | 26 | 4 | \$520 | 879 | \$0.59 | 10 | \$600 | 1,157 | \$0.52 | 12 | \$675 | 1,315 | \$0.51 |
| Fern Hall 50% AMI* | 10 | | | | | 5 | \$600 | 985 | \$0.61 | 5 | \$675 | 1,185 | \$0.57 |
| LIHTC Total/Average | 268 | | \$520 | 879 | \$0.59 | | \$720 | 1,062 | \$0.68 | | \$805 | 1,245 | \$0.65 |
| LIHTC Unit Distribution | 268 | 4 | | | | 56 | | | | 112 | | | |
| LIHTC % of Total | 100.0% | 1.5% | | | | 20.9% | | | | 41.8% | | | |

(1) Rent is adjusted to include only trash and incentives

(*) Tax Credit Community

(^*) LIHTC/USDA property; Basic rent shown

Source: Phone Survey, RPRG, Inc. March 2020

(#) Has 96 4BR Units: \$1,050 / 1,386,

C. Housing Authority Data / Subsidized Housing List

A list of all subsidized communities in the Peaks of Lexington Market Area is detailed in (Table 29) and the location relative to the site is shown on Map 7. Four senior LIHTC communities without additional



subsidies are in the market area; six additional communities have deep rental subsidies with rents based on a percentage of income. Autumnwood Crossing is the newest LIHTC community constructed in the market area and is currently undergoing initial lease-up. The most recent LIHTC allocation for Lexington was in 2019 for the construction of Villas at Northlake Apartments in Lexington, a 43-unit senior LIHTC community located approximately 5.0 miles northeast of the Peaks of Lexington and outside of the market area. SC Housing administers the Public Housing and Section 8 Housing Choice Voucher Programs throughout Lexington County. The Housing Choice Voucher Program (HCVP) assists very low-income families to afford decent, safe, and affordable housing in the private market. Participants choose their own housing and the amount of voucher assistance is determined by a number of factors including total annual gross income and family size. Depending on annual U.S. Department of Housing and Urban Development (HUD) funding, SC Housing provides up to 2000 vouchers in seven counties: Clarendon, Colleton, Dorchester, Fairfield, Kershaw, Lee and Lexington. The HCVP waiting list is currently closed and no date has been given on when the list will reopen.

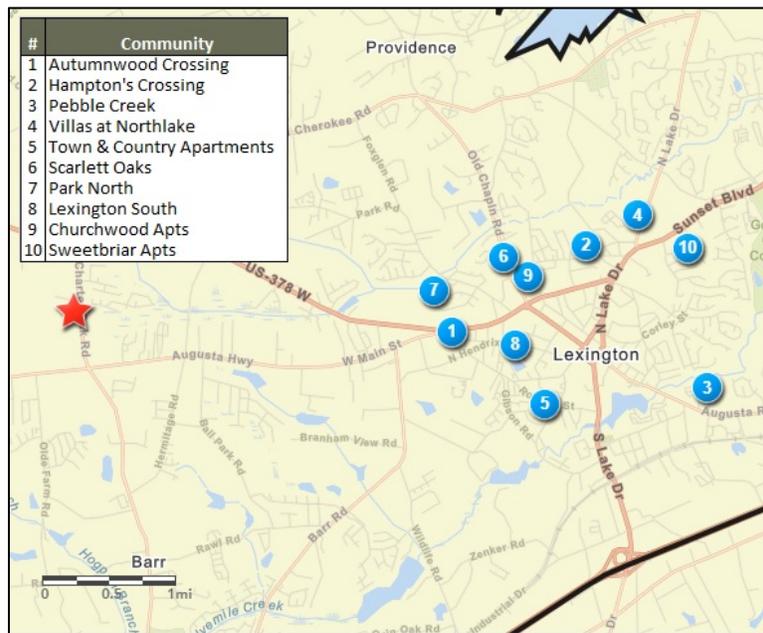
Table 29 Subsidized Rental Communities, Peaks of Lexington Market Area

| Community | Subsidy | Type | Address | City | Distance |
|---------------------------|--------------|---------|-----------------------|-----------|-----------|
| Autumnwood Crossing* | LIHTC | Senior | West Main Street | Lexington | 3.2 miles |
| Hampton's Crossing | LIHTC | Senior | 515 Northwood Road | Lexington | 4.7 miles |
| Pebble Creek | LIHTC | Senior | 136 Library Hill Lane | Lexington | 5.7 miles |
| Villas at Northlake* | LIHTC | Senior | Citizens Drive | Lexington | 5.2 miles |
| Town & Country Apartments | LIHTC / USDA | General | 501 Roberts Street | Lexington | 3.8 miles |
| Scarlett Oaks | LIHTC / USDA | Senior | 200 Old Chapin Road | Lexington | 4.4 miles |
| Park North | Sec. 8 | General | 200 Brookhill W | Lexington | 4.5 miles |
| Lexington South | Sec. 8 | Senior | 425 Hendrix Street | Lexington | 3.9 miles |
| Churchwood Apts | USDA | General | 144 Old Chapin Road | Lexington | 4.3 miles |
| Sweetbriar Apts | USDA | General | 200 Libby Lane | Lexington | 5.5 miles |

Source: HUD, USDA, SCHFA

(*) Recent LIHTC Allocation

Map 7 Subsidized Rental Communities, Peaks of Lexington Market Area





D. Potential Competition from For-Sale Housing

Given the low proposed rents and income ranges targeted, for-sale housing will not compete with Peaks of Lexington. The market area has sufficient multi-family rental options and scattered site rentals are not considered a significant source of competition for the proposed units at the subject property. The market area has a sufficient number of multi-family rental options, thus scattered site rentals are not considered a significant source of competition; these units generally lack modern features and amenities.

E. Proposed and Under Construction Rental Communities

The most recent LIHTC allocation awarded for the town of Lexington was in 2019 for the construction of Villas at Northlake Apartments in Lexington. The Villas at Northlake will be a 43-unit senior LIHTC community located approximately 5.0 miles northeast of the Peaks of Lexington property site. Villas at Northlake is currently waiting to begin construction and will offer one- and two-bedroom units restricted to residents age 55+.

F. Estimate of Market Rent

To better understand how the proposed rents compare with the rental market, rents of the most comparable communities are adjusted for a variety of factors including curb appeal, square footage, utilities, and amenities. We utilized three market rate communities in the Peaks of Lexington Market Area for this analysis, which are most comparable to the subject property. The adjustments made in this analysis are broken down into four classifications and presented in detail in Table 30. These classifications and an explanation of the adjustments made follows:

Table 30 Market Rent Adjustments Summary

- Rents Charged – current rents charged, adjusted for utilities and incentives, if applicable. Utility adjustments are based on HUD’s Utility Allowance Schedule for the SCSHFDA’s Midlands Region.
- Design, Location, Condition – adjustments made in this section include:
 - Building Design - An adjustment was made, if necessary, to reflect the attractiveness of the proposed product relative to the comparable communities above and beyond what is applied for year built and/or condition for year Built/Rehabbed - We applied a value of \$0.75 for each year newer a property is relative to a comparable.
 - Condition and Neighborhood – We rated these features on a scale of 1 to 5 with 5 being the most desirable. An adjustment of \$20 per variance was applied for condition as this factor is also accounted for in “year built.” The Neighborhood or location adjustment is also \$20 per numerical variance.

| Rent Adjustments Summary | |
|---------------------------------------|----------|
| B. Design, Location, Condition | |
| Structure / Stories | |
| Year Built / Condition | \$0.75 |
| Quality/Street Appeal | \$20.00 |
| Location | \$20.00 |
| C. Unit Equipment / Amenities | |
| Number of Bedrooms | \$100.00 |
| Number of Bathrooms | \$30.00 |
| Unit Interior Square Feet | \$0.25 |
| Balcony / Patio / Porch | \$5.00 |
| AC Type: | \$5.00 |
| Range / Refrigerator | \$25.00 |
| Microwave / Dishwasher | \$5.00 |
| Washer / Dryer: In Unit | \$25.00 |
| Washer / Dryer: Hook-ups | \$5.00 |
| D. Site Equipment / Amenities | |
| Parking | \$5.00 |
| Pool | \$15.00 |
| Multipurpose/Community Room | \$10.00 |
| Recreation Areas | \$10.00 |
| Business/Computer Center | \$5.00 |
| Fitness Center | \$10.00 |



- Square Footage - Differences between comparable communities and the subject property are accounted for by an adjustment of \$0.25 per foot.
- Unit Equipment/Amenities – Adjustments were made for amenities included or excluded at the subject property. The exact value of each specific value is somewhat subjective as particular amenities are more attractive to certain renters and less important to others. Adjustment values were between \$5 and \$25 for each amenity. Adjustments of \$100 per bedroom and \$30 per bathroom were applied where applicable.
- Site Equipment – Adjustments were made in the same manner as with the unit amenities. Adjustment values were between \$5 and \$15 for each amenity.

Based on our adjustment calculations, the estimated market rents for the units at Peaks of Lexington are \$985 for one-bedroom units (Table 31), \$1,012 for two-bedroom units (Table 32), and \$1,180 for three-bedroom units. The proposed 30 percent AMI rents result in market advantages of 73.8 percent for one-bedroom units, 68.8 percent for two-bedroom units, and 71.3 percent for three-bedroom units. The proposed 50 percent AMI rents result in market advantages of 44.1 percent for one-bedroom units, 36.5 percent for two-bedroom units, and 39.3 percent for three-bedroom units. The proposed 60 percent AMI rents result in market advantages of 35 percent for one-bedroom units, 25.9 percent for two-bedroom units, and 28 percent for three-bedroom units. The project's overall weighted average market advantage is 33.5 percent (Table 34).

SCSHFDA also requires a comparison of the proposal rents relative to the 2020 Fair Market Rents (FMR) for Lexington County. These rents are lower than the surveyed market rate communities in the market area at \$818 for one-bedroom units, \$931 for two-bedroom units, and \$1,204 for three-bedroom units. The overall market advantage relative to FMR is 30.62 percent (Table 35).



Table 31 Estimate of Market Rent, One Bedroom Units

| One Bedroom Units | | | | | | | | |
|--|--|------------------------|----------------|------------------------|----------------|------------------------|----------------|---------|
| Subject Property | | Comparable Property #1 | | Comparable Property #2 | | Comparable Property #3 | | |
| Peaks of Lexington 227 Charter Oak Road Lexington, SC 29072 | | Cedarcrest Village | | Lauren Ridge | | Waterway | | |
| | | 5455 Augusta Road | | 500 Carlen Avenue | | 121 Northpoint Drive | | |
| | | Lexington, SC 29072 | | Lexington, SC 29072 | | Lexington, SC 29072 | | |
| A. Rents Charged | | Subject | Data | \$ Adj. | Data | \$ Adj. | Data | \$ Adj. |
| Street Rent | | \$640 | \$1,053 | \$0 | \$1,053 | \$0 | \$1,000 | \$0 |
| Utilities Included | | T | None | \$10 | None | \$10 | T | \$0 |
| Rent Concessions | | None | None | \$0 | None | \$0 | None | \$0 |
| Effective Rent | | \$640 | \$1,063 | | \$1,063 | | \$1,000 | |
| <i>In parts B thru D, adjustments were made only for differences</i> | | | | | | | | |
| B. Design, Location, Condition | | Data | \$ Adj. | Data | \$ Adj. | Data | \$ Adj. | |
| Structure / Stories | | Garden / 3 | Garden / 3 | \$0 | Garden / 3 | \$0 | Garden / 2 | \$0 |
| Year Built / Condition | | 2022 | 2007 | \$11 | 2009 | \$10 | 2000 | \$17 |
| Quality/Street Appeal | | Average | Above Average | (\$20) | Above Average | (\$20) | Above Average | (\$20) |
| Location | | Average | Above Average | (\$20) | Above Average | (\$20) | Above Average | (\$20) |
| C. Unit Equipment / Amenities | | Data | \$ Adj. | Data | \$ Adj. | Data | \$ Adj. | |
| Number of Bedrooms | | 1 | 1 | \$0 | 1 | \$0 | 1 | \$0 |
| Number of Bathrooms | | 1 | 1 | \$0 | 1 | \$0 | 1 | \$0 |
| Unit Interior Square Feet | | 762 | 728 | \$9 | 916 | (\$39) | 798 | (\$9) |
| Balcony / Patio / Porch | | Yes | Yes | \$0 | Yes | \$0 | Yes | \$0 |
| AC: (C)entral / (W)all / (N)one | | Central | Central | \$0 | Central | \$0 | Central | \$0 |
| Range / Refrigerator | | Yes / Yes | Yes / Yes | \$0 | Yes / Yes | \$0 | Yes / Yes | \$0 |
| Microwave / Dishwasher | | Yes / Yes | Yes / Yes | \$0 | Yes / Yes | \$0 | No / Yes | \$5 |
| Washer / Dryer: In Unit | | No | No | \$0 | No | \$0 | Yes | (\$25) |
| Washer / Dryer: Hook-ups | | Yes | Yes | \$0 | Yes | \$0 | Yes | \$0 |
| D. Site Equipment / Amenities | | Data | \$ Adj. | Data | \$ Adj. | Data | \$ Adj. | |
| Parking | | Free surface | Free surface | \$0 | Free surface | \$0 | Free surface | \$0 |
| Multipurpose/Community Room | | Yes | Yes | \$0 | Yes | \$0 | Yes | \$0 |
| Swimming Pool | | No | Yes | (\$10) | Yes | (\$10) | Yes | (\$10) |
| Recreation Areas | | Yes | Yes | \$0 | Yes | \$0 | Yes | \$0 |
| Business/Computer Center | | Yes | Yes | \$0 | Yes | \$0 | Yes | \$0 |
| Fitness Center | | Yes | Yes | \$0 | Yes | \$0 | Yes | \$0 |
| E. Adjustments Recap | | Positive | Negative | Positive | Negative | Positive | Negative | |
| Total Number of Adjustments | | 2 | 3 | 1 | 4 | 2 | 5 | |
| Sum of Adjustments B to D | | \$20 | (\$50) | \$10 | (\$89) | \$22 | (\$84) | |
| F. Total Summary | | | | | | | | |
| Gross Total Adjustment | | \$70 | | \$99 | | \$106 | | |
| Net Total Adjustment | | (\$30) | | (\$79) | | (\$62) | | |
| G. Adjusted And Achievable Rents | | Adj. Rent | | Adj. Rent | | Adj. Rent | | |
| Adjusted Rent | | \$1,033 | | \$984 | | \$938 | | |
| % of Effective Rent | | 97.2% | | 92.6% | | 93.8% | | |
| Estimated Market Rent | | \$985 | | | | | | |
| Rent Advantage \$ | | \$345 | | | | | | |
| Rent Advantage % | | 35.0% | | | | | | |



Table 32 Estimate of Market Rent, Two Bedroom Units

| Two Bedroom Units | | | | | | | | |
|--|--|------------------------|----------------|------------------------|----------------|------------------------|----------------|---------|
| Subject Property | | Comparable Property #1 | | Comparable Property #2 | | Comparable Property #3 | | |
| Peaks of Lexington 227 Charter Oak Road Lexington, SC 29072 | | Cedarcrest Village | | Lauren Ridge | | Waterway | | |
| | | 5455 Augusta Road | | 500 Carlen Avenue | | 121 Northpoint Drive | | |
| | | Lexington, SC 29072 | | Lexington, SC 29072 | | Lexington, SC 29072 | | |
| A. Rents Charged | | Subject | Data | \$ Adj. | Data | \$ Adj. | Data | \$ Adj. |
| Street Rent | | \$750 | \$1,075 | \$0 | \$1,086 | \$0 | \$1,045 | \$0 |
| Utilities Included | | T | None | \$10 | None | \$10 | T | \$0 |
| Rent Concessions | | None | None | \$0 | None | \$0 | None | \$0 |
| Effective Rent | | \$750 | \$1,085 | | \$1,096 | | \$1,045 | |
| <i>In parts B thru D, adjustments were made only for differences</i> | | | | | | | | |
| B. Design, Location, Condition | | Data | \$ Adj. | Data | \$ Adj. | Data | \$ Adj. | |
| Structure / Stories | | Garden / 3 | Garden / 3 | \$0 | Garden / 3 | \$0 | Garden / 2 | \$0 |
| Year Built / Condition | | 2022 | 2007 | \$11 | 2009 | \$10 | 2000 | \$17 |
| Quality/Street Appeal | | Average | Above Average | (\$20) | Above Average | (\$20) | Above Average | (\$20) |
| Location | | Average | Above Average | (\$20) | Above Average | (\$20) | Above Average | (\$20) |
| C. Unit Equipment / Amenities | | Data | \$ Adj. | Data | \$ Adj. | Data | \$ Adj. | |
| Number of Bedrooms | | 2 | 2 | \$0 | 2 | \$0 | 2 | \$0 |
| Number of Bathrooms | | 2 | 2 | \$0 | 2 | \$0 | 2 | \$0 |
| Unit Interior Square Feet | | 985 | 993 | (\$2) | 1,086 | (\$25) | 1,106 | (\$30) |
| Balcony / Patio / Porch | | Yes | Yes | \$0 | Yes | \$0 | Yes | \$0 |
| AC: (C)entral / (W)all / (N)one | | Central | Central | \$0 | Central | \$0 | Central | \$0 |
| Range / Refrigerator | | Yes / Yes | Yes / Yes | \$0 | Yes / Yes | \$0 | Yes / Yes | \$0 |
| Microwave / Dishwasher | | Yes / Yes | Yes / Yes | \$0 | Yes / Yes | \$0 | No / Yes | \$5 |
| Washer / Dryer: In Unit | | No | No | \$0 | No | \$0 | Yes | (\$25) |
| Washer / Dryer: Hook-ups | | Yes | Yes | \$0 | Yes | \$0 | Yes | \$0 |
| D. Site Equipment / Amenities | | Data | \$ Adj. | Data | \$ Adj. | Data | \$ Adj. | |
| Parking | | Free surface | Free surface | \$0 | Free surface | \$0 | Free surface | \$0 |
| Multipurpose/Community Room | | Yes | Yes | \$0 | Yes | \$0 | Yes | \$0 |
| Swimming Pool | | No | Yes | (\$10) | Yes | (\$10) | Yes | (\$10) |
| Recreation Areas | | Yes | Yes | \$0 | Yes | \$0 | Yes | \$0 |
| Business/Computer Center | | Yes | Yes | \$0 | Yes | \$0 | Yes | \$0 |
| Fitness Center | | Yes | Yes | \$0 | Yes | \$0 | Yes | \$0 |
| E. Adjustments Recap | | Positive | Negative | Positive | Negative | Positive | Negative | |
| Total Number of Adjustments | | 1 | 4 | 1 | 4 | 2 | 5 | |
| Sum of Adjustments B to D | | \$11 | (\$52) | \$10 | (\$75) | \$22 | (\$105) | |
| F. Total Summary | | Adj. Rent | | Adj. Rent | | Adj. Rent | | |
| Gross Total Adjustment | | \$63 | | \$85 | | \$127 | | |
| Net Total Adjustment | | (\$41) | | (\$65) | | (\$83) | | |
| G. Adjusted And Achievable Rents | | Adj. Rent | | Adj. Rent | | Adj. Rent | | |
| Adjusted Rent | | \$1,044 | | \$1,031 | | \$962 | | |
| % of Effective Rent | | 96.2% | | 94.1% | | 92.1% | | |
| Estimated Market Rent | | \$1,012 | | | | | | |
| Rent Advantage \$ | | \$262 | | | | | | |
| Rent Advantage % | | 25.9% | | | | | | |

Table 33 Estimate of Market Rent, Three Bedroom Units

| Three Bedroom Units | | | | | | | | |
|--|--|------------------------|----------------|------------------------|----------------|------------------------|----------------|---------|
| Subject Property | | Comparable Property #1 | | Comparable Property #2 | | Comparable Property #3 | | |
| Peaks of Lexington 227 Charter Oak Road Lexington, SC 29072 | | Cedarcrest Village | | Lauren Ridge | | Waterway | | |
| | | 5455 Augusta Road | | 500 Carlen Avenue | | 121 Northpoint Drive | | |
| | | Lexington, SC 29072 | | Lexington, SC 29072 | | Lexington, SC 29072 | | |
| A. Rents Charged | | Subject | Data | \$ Adj. | Data | \$ Adj. | Data | \$ Adj. |
| Street Rent | | \$850 | \$1,230 | \$0 | \$1,360 | \$0 | \$1,205 | \$0 |
| Utilities Included | | T | None | \$10 | None | \$10 | T | \$0 |
| Rent Concessions | | None | None | \$0 | None | \$0 | None | \$0 |
| Effective Rent | | \$850 | \$1,240 | | \$1,370 | | \$1,205 | |
| <i>In parts B thru D, adjustments were made only for differences</i> | | | | | | | | |
| B. Design, Location, Condition | | Data | \$ Adj. | Data | \$ Adj. | Data | \$ Adj. | |
| Structure / Stories | | Garden / 3 | Garden / 3 | \$0 | Garden / 3 | \$0 | Garden / 2 | \$0 |
| Year Built / Condition | | 2022 | 2007 | \$11 | 2009 | \$10 | 2000 | \$17 |
| Quality/Street Appeal | | Average | Above Average | (\$20) | Above Average | (\$20) | Above Average | (\$20) |
| Location | | Average | Above Average | (\$20) | Above Average | (\$20) | Above Average | (\$20) |
| C. Unit Equipment / Amenities | | Data | \$ Adj. | Data | \$ Adj. | Data | \$ Adj. | |
| Number of Bedrooms | | 3 | 3 | \$0 | 3 | \$0 | 3 | \$0 |
| Number of Bathrooms | | 2 | 2 | \$0 | 2 | \$0 | 2 | \$0 |
| Unit Interior Square Feet | | 1,171 | 1,456 | (\$71) | 1,280 | (\$27) | 1,345 | (\$44) |
| Balcony / Patio / Porch | | Yes | Yes | \$0 | Yes | \$0 | Yes | \$0 |
| AC: (C)entral / (W)all / (N)one | | Central | Central | \$0 | Central | \$0 | Central | \$0 |
| Range / Refrigerator | | Yes / Yes | Yes / Yes | \$0 | Yes / Yes | \$0 | Yes / Yes | \$0 |
| Microwave / Dishwasher | | Yes / Yes | Yes / Yes | \$0 | Yes / Yes | \$0 | No / Yes | \$5 |
| Washer / Dryer: In Unit | | No | No | \$0 | No | \$0 | Yes | (\$25) |
| Washer / Dryer: Hook-ups | | Yes | Yes | \$0 | Yes | \$0 | Yes | \$0 |
| D. Site Equipment / Amenities | | Data | \$ Adj. | Data | \$ Adj. | Data | \$ Adj. | |
| Parking | | Free surface | Free surface | \$0 | Free surface | \$0 | Free surface | \$0 |
| Multipurpose/Community Roo | | Yes | Yes | \$0 | Yes | \$0 | Yes | \$0 |
| Swimming Pool | | No | Yes | (\$10) | Yes | (\$10) | Yes | (\$10) |
| Recreation Areas | | Yes | Yes | \$0 | Yes | \$0 | Yes | \$0 |
| Business/Computer Center | | Yes | Yes | \$0 | Yes | \$0 | Yes | \$0 |
| Fitness Center | | Yes | Yes | \$0 | Yes | \$0 | Yes | \$0 |
| E. Adjustments Recap | | Positive | Negative | Positive | Negative | Positive | Negative | |
| Total Number of Adjustments | | 1 | 4 | 1 | 4 | 2 | 5 | |
| Sum of Adjustments B to D | | \$11 | (\$121) | \$10 | (\$77) | \$22 | (\$119) | |
| F. Total Summary | | | | | | | | |
| Gross Total Adjustment | | \$132 | | \$87 | | \$141 | | |
| Net Total Adjustment | | (\$110) | | (\$67) | | (\$97) | | |
| G. Adjusted And Achievable Rents | | Adj. Rent | Adj. Rent | Adj. Rent | Adj. Rent | Adj. Rent | Adj. Rent | |
| Adjusted Rent | | \$1,130 | \$1,303 | \$1,303 | \$1,108 | \$1,108 | \$1,108 | |
| % of Effective Rent | | 91.1% | 91.1% | 95.1% | 92.0% | 92.0% | 92.0% | |
| Estimated Market Rent | | \$1,180 | | | | | | |
| Rent Advantage \$ | | \$330 | | | | | | |
| Rent Advantage % | | 28.0% | | | | | | |



Table 34 Rent Advantage Summary, Estimated Market Rent

| 30% AMI Units | One Bedroom | Two Bedroom | Three Bedroom |
|-------------------------|--------------|-------------|---------------|
| Subject Rent | \$258 | \$316 | \$339 |
| Estimated Market Rent | \$985 | \$1,012 | \$1,180 |
| Rent Advantage (\$) | \$727 | \$696 | \$841 |
| Rent Advantage (%) | 73.8% | 68.8% | 71.3% |
| Proposed Units | 1 | 2 | 2 |
| 50% AMI Units | One Bedroom | Two Bedroom | Three Bedroom |
| Subject Rent | \$551 | \$643 | \$717 |
| Estimated Market Rent | \$985 | \$1,012 | \$1,180 |
| Rent Advantage (\$) | \$434 | \$369 | \$463 |
| Rent Advantage (%) | 44.1% | 36.5% | 39.3% |
| Proposed Units | 2 | 12 | 10 |
| 60% AMI Units | One Bedroom | Two Bedroom | Three Bedroom |
| Subject Rent | \$640 | \$750 | \$850 |
| Estimated Market Rent | \$985 | \$1,012 | \$1,180 |
| Rent Advantage (\$) | \$345 | \$262 | \$330 |
| Rent Advantage (%) | 35.0% | 25.9% | 28.0% |
| Proposed Units | 3 | 26 | 20 |
| Weighted Average | 33.5% | | |

Table 35 Rent Advantage Summary, 2020 FMR

| # Units | Bedroom Type | Proposed Tenant Paid Rent | Net Proposed Tenant Rent by Bedroom Type | Gross HUD FMR | Gross HUD FMR Total | Tax Credit Gross Rent Advantage |
|---------------|--------------|---------------------------|--|---------------|---------------------|---------------------------------|
| 1 | 1 BR | \$258 | \$258 | \$818 | \$818 | 30.62% |
| 2 | 1 BR | \$551 | \$1,102 | \$818 | \$1,636 | |
| 3 | 1 BR | \$640 | \$1,920 | \$818 | \$2,454 | |
| 2 | 2 BR | \$316 | \$632 | \$931 | \$1,862 | |
| 12 | 2 BR | \$643 | \$7,716 | \$931 | \$11,172 | |
| 26 | 2 BR | \$750 | \$19,500 | \$931 | \$24,206 | |
| 2 | 3 BR | \$339 | \$678 | \$1,204 | \$2,408 | |
| 10 | 3 BR | \$717 | \$7,170 | \$1,204 | \$12,040 | |
| 20 | 3 BR | \$850 | \$17,000 | \$1,204 | \$24,080 | |
| Totals | 78 | | \$55,976 | | \$80,676 | |

8. FINDINGS AND CONCLUSIONS

A. Key Findings

Based on the preceding review of the subject project, demographic and competitive housing trends in the Peaks of Lexington Market Area, RPRG offers the following key findings:

- **Site and Neighborhood Analysis:** Peaks of Lexington is located west of Charter Oak Road, just south of U.S. Route 378 and north of Augusta Highway in western Lexington. The surrounding area is a mixed-use setting, with a variety of retail uses within one mile of the property site. Nearby residential uses are predominantly single-family homes; multi-family residential communities in Lexington are concentrated in the eastern portion of Lexington. Peaks of Lexington will have excellent visibility from Charter Oak Road, which has steady traffic near the site; however, the site is set back and buffered from traffic. The subject site is suitable for the proposed development of affordable rental housing. RPRG did not identify any negative attributes that would negatively impact the proposed development of the subject property.
- **Economic Context:** Lexington County's economy has demonstrated consistent expansion in recent years with the net addition of approximately 28,000 jobs from 2010 through 2019 Q3. The county's unemployment rate fell to 2.6 percent through 2019 Q3, which is below statewide and national levels. Historical trends dating back to the peak of the most recent recession in 2009 show unemployment increased from 4.9 percent in 2008 to 8.0 percent in 2009; however, Lexington County remained below the state average and national unemployment rate throughout this period and decreased by an annual average of 0.6 percent through 2018. Additionally, Lexington County added an average of 1,593 jobs annually during this time period.
- **Population and Household Trends:** Peaks of Lexington Market Area had significant household growth from 2010 to 2020 and growth is expected to remain strong through 2023. Peaks of Lexington Market Area's annual average household growth is projected at 1,087 people (2.0 percent) and 397 households (1.9 percent) annually from 2020 to 2023. The Peaks of Lexington Market Area had 16,254 households as of the 2010 Census and added 394 households (2.2 percent) per year from 2010 to 2020. Household growth rates are expected to slow but remain strong over the next three years.
- **Demographic Analysis:** The demographics of the Peaks of Lexington Market Area are reflective of a suburban market with a median population age similar to the county and larger households. The two largest population cohorts in the market area are Adults age 35 to 61 (36.8 percent) and Children/Youth under the age of 20 (25.7 percent), followed by Young Adults age 20 to 34 at 18.8 percent. The market area's household base primarily consisted of households with children (38.5 percent) and multi-person households without children (37.3 percent) as of the 2010 Census. Among renter households, the demographics of the market area skew younger as 44.2 percent are comprised of young and working age adults age 25 to 44. Over two thirds (67.1 percent) of market area renter households contained one or two persons compared to 32.9 percent with three persons or more.

Approximately 22.9 percent of all households in the market area rented in 2010, below the Lexington County renter percentage of 26.2 percent. The market area's renter percentage is 22.4 percent as of 2020, projected to decrease slightly on a percentage basis over the next three years.

The Peaks of Lexington Market Area had a 2020 median household income of \$83,199, 31.2 percent higher than the \$63,401 median in Lexington County. Roughly 9.3 percent of the



Peaks of Lexington Market Area households earn less than \$25,000 including 5.3 percent earning less than \$15,000. Approximately 15.4 percent of households in the Peaks of Lexington Market Area earn \$25,000 to \$49,999, 21.3 percent earn \$50,000 to \$74,999, and 53.9 percent earn upper incomes of at least \$75,000.

- **Competitive Housing Analysis:** RPRG surveyed eight general occupancy multi-family rental communities in the Peaks of Lexington Market Area including seven market rate communities and one Low Income Housing Tax Credit (LIHTC) community with additional USDA assistance. Additionally, we surveyed three LIHTC communities near the Peaks of Lexington Market Area to provide additional context:

The market area's surveyed multi-family stock is stable with an aggregate vacancy rate of 4.6 percent among 1,560 units at the seven market rate communities. The LIHTC community with additional USDA subsidies in the market area is 100 percent occupied. Among the three surveyed LIHTC communities near the Peaks of Lexington Market Area, six of 268 units were vacant for a rate of 2.2 percent.

Among the market rate communities in the market area, net rents, unit sizes, and rents per square foot were as follows:

- **One-bedroom** rents average \$966 with a range from \$850 to \$1,059 per month. The average one-bedroom size of 798 square feet results in a rent per square foot of \$1.21.
- **Two-bedroom** rents average \$1,044 with a range from \$953 to \$1,214. The average two-bedroom unit has 1,052 square feet for an average rent per square foot of \$0.99. The lower two-bedroom average relative to one-bedroom units reflects the inclusion of more market rate communities with two-bedroom units.
- **Three-bedroom** rents average \$1,227 with a range from \$1,085 to \$1,349. The average three-bedroom rent per square foot is \$0.94 based on an average size of 1,299 square feet.

Given the lack of directly comparable LIHTC communities without additional subsidies, we surveyed three near-market LIHTC communities to provide an overview of LIHTC market conditions in the region. Average LIHTC rents are \$520 for one-bedroom units, \$720 for two-bedroom units, and \$805 for three-bedroom units which include units at 50 percent and 60 percent AMI. The only one-bedroom LIHTC units in the market are 50 percent units at Fern Hall Crossing.

RPRG's estimated market rents are \$985 for one-bedroom units, \$1,012 for two-bedroom, and \$1,180 for three-bedroom units. The overall market advantage relative to the estimate of market rent is 33.5 percent. The 2020 Fair Market Rents (FMR) for Lexington County are \$818 for one-bedroom units, \$931 for two-bedroom units, and \$1,204 for three-bedroom units. The overall market advantage relative to FMR is 30.62 percent.

RPRG did not identify any comparable rental communities as under construction in the Peaks of Lexington Market Area. The most recent LIHTC allocation in the market area was for Autumnwood Crossing in 2017. Autumnwood Crossing has completed construction and is currently fully occupied. Autumnwood Crossing offers one- and two-bedroom units restricted to residents age 55+ and is located 3.2 miles east of the subject site. The most recent LIHTC allocation for Lexington was in 2019 for the construction of Villas at Northlake Apartments in Lexington. The Villas at Northlake will be a 43-unit senior LIHTC community located approximately 5.0 miles northeast of the Peaks of Lexington site and just outside of the market area. Villas at Northlake will offer one- and two-bedroom units restricted to residents age 55+.

B. Affordability Analysis

1. Methodology

The Affordability Analysis tests the percent of income-qualified households in the market area that the subject community must capture in order to achieve full occupancy.

The first component of the Affordability Analyses involves looking at the total household income distribution and renter household income distribution among primary market area households for the target year of 2022. RPRG calculated the income distribution for both total households and renter households based on the relationship between owner and renter household incomes by income cohort from the 2014-2018 American Community Survey along with estimates and projected income growth as projected by Esri (Table 36).

A housing unit is typically said to be affordable to households that would be expending a certain percentage of their annual income or less on the expenses related to living in that unit. In the case of rental units, these expenses are generally of two types – monthly contract rents paid to landlords and payment of utility bills for which the tenant is responsible. The sum of the contract rent, and utility bills is referred to as a household’s ‘gross rent burden’. For the Affordability Analyses, RPRG employs a 35 percent gross rent burden.

HUD has computed a 2020 median household income of \$72,600 for the Columbia, SC HUD Metro FMR Area. Based on this median income, adjusted for household size, the maximum income limit and minimum income requirements are computed for each floor plan (Table 37). For the 30 percent income level, the 2019 National Housing Trust Fund Rent Limits were used. Minimum income limits are calculated assuming up to 35 percent of income is spent on total housing cost (rent plus utilities) and the maximum allowable incomes are based on an average household size of 1.5 persons per bedroom rounded up to the nearest whole number per SCSHFDA requirements. Maximum gross rents are based on the federal regulation of 1.5 persons per bedroom. Capture rates have been calculated based on the proposed rents.

Table 36 Income Distribution by Tenure

| Peaks of Lexington Market Area | | 2023 Total Households | | 2023 Renter Households | |
|--------------------------------|-----------|-----------------------|-------------|------------------------|-------------|
| 2023 Income | | # | % | # | % |
| less than | \$15,000 | 996 | 4.7% | 469 | 9.9% |
| | \$15,000 | 766 | 3.6% | 361 | 7.6% |
| | \$25,000 | 1,137 | 5.3% | 468 | 9.9% |
| | \$35,000 | 1,857 | 8.7% | 555 | 11.8% |
| | \$50,000 | 4,333 | 20.3% | 1,338 | 28.3% |
| | \$75,000 | 2,543 | 11.9% | 585 | 12.4% |
| | \$100,000 | 5,294 | 24.8% | 702 | 14.9% |
| | \$150,000 | 2,562 | 12.0% | 131 | 2.8% |
| | \$200,000 | 1,899 | 8.9% | 113 | 2.4% |
| | over | | | | |
| Total | | 21,387 | 100% | 4,722 | 100% |
| Median Income | | \$90,768 | | \$59,478 | |

Source: American Community Survey 2014-2018 Projections, RPRG, Inc.



Table 37 LIHTC Income and Rent Limits, Columbia, SC HUD Metro FMR Area

| HUD 2020 Median Household Income | | | | | | | | | | |
|---|-------------|-----------------|----------|----------|----------|----------|----------|-----------|-----------|-----------|
| Columbia, SC HUD Metro FMR Area | | \$72,600 | | | | | | | | |
| Very Low Income for 4 Person Household | | \$36,300 | | | | | | | | |
| 2020 Computed Area Median Gross Income | | \$72,600 | | | | | | | | |
| Utility Allowance: | | 1 Bedroom | | \$130 | | | | | | |
| | | 2 Bedroom | | \$174 | | | | | | |
| | | 3 Bedroom | | \$227 | | | | | | |
| Household Income Limits by Household Size: | | | | | | | | | | |
| Household Size | 30% | 40% | 50% | 60% | 80% | 100% | 120% | 150% | 200% | |
| 1 Person | \$14,500 | \$20,360 | \$25,450 | \$30,540 | \$40,720 | \$50,900 | \$61,080 | \$76,350 | \$101,800 | |
| 2 Persons | \$16,910 | \$23,240 | \$29,050 | \$34,860 | \$46,480 | \$58,100 | \$69,720 | \$87,150 | \$116,200 | |
| 3 Persons | \$21,330 | \$26,160 | \$32,700 | \$39,240 | \$52,320 | \$65,400 | \$78,480 | \$98,100 | \$130,800 | |
| 4 Persons | \$25,750 | \$29,040 | \$36,300 | \$43,560 | \$58,080 | \$72,600 | \$87,120 | \$108,900 | \$145,200 | |
| 5 Persons | \$30,170 | \$31,400 | \$39,250 | \$47,100 | \$62,800 | \$78,500 | \$94,200 | \$117,750 | \$157,000 | |
| Imputed Income Limits by Number of Bedroom (Assuming 1.5 persons per bedroom): | | | | | | | | | | |
| Persons | # Bed-rooms | 30% | 40% | 50% | 60% | 80% | 100% | 120% | 150% | 200% |
| 2 | 1 | \$14,500 | \$23,240 | \$29,050 | \$34,860 | \$46,480 | \$58,100 | \$69,720 | \$87,150 | \$116,200 |
| 3 | 2 | \$21,330 | \$26,160 | \$32,700 | \$39,240 | \$52,320 | \$65,400 | \$78,480 | \$98,100 | \$130,800 |
| 5 | 3 | \$25,750 | \$31,400 | \$39,250 | \$47,100 | \$62,800 | \$78,500 | \$94,200 | \$117,750 | \$157,000 |
| LIHTC Tenant Rent Limits by Number of Bedrooms (assumes 1.5 persons per bedroom): | | | | | | | | | | |
| # Persons | 30% | | 40% | | 50% | | 60% | | 80% | |
| | Gross | Net | Gross | Net | Gross | Net | Gross | Net | Gross | Net |
| 1 Bedroom | \$392 | \$262 | \$545 | \$415 | \$681 | \$551 | \$817 | \$687 | \$1,090 | \$960 |
| 2 Bedroom | \$533 | \$359 | \$654 | \$480 | \$817 | \$643 | \$981 | \$807 | \$1,308 | \$1,134 |
| 3 Bedroom | \$699 | \$472 | \$755 | \$528 | \$944 | \$717 | \$1,133 | \$906 | \$1,511 | \$1,284 |

Source: U.S. Department of Housing and Urban Development

2. Affordability Analysis

The steps in the affordability analysis (Table 38) are as follows:

- Looking at the two-bedroom units at 60 percent AMI (most common floorplan), the overall shelter cost at the proposed units would be \$924 (\$750 net rent plus a \$174 allowance to cover all utilities except trash removal).
- We determined that a two-bedroom unit at 60 percent AMI would be affordable to renter households earning at least \$31,680 per year by applying a 35 percent rent burden to this gross rent. A projected 3,502 renter households in the market area will earn at least this amount in 2022.
- The maximum income limit for two-bedroom unit at 60 percent AMI is \$39,240 based on an average household size of 3.0 people. According to the interpolated income distribution for 2022, 3,189 renter households in the Peaks of Lexington Market Area will have incomes exceeding this 60 percent LIHTC income limit.
- Subtracting the 3,189 renter households with incomes above the maximum income limit from the 3,502 renter households that could afford to rent this unit, RPRG computes that a projected 313 renter households in the Peaks of Lexington Market Area will fall within the band of affordability for the subject’s two-bedroom units at 60 percent AMI. The subject property would need to capture 8.3 percent of these income-qualified renter households to absorb the proposed 26 two-bedroom units at 60 percent AMI.
- Using the same methodology, we determined the band of qualified households for the remaining floor plan types and the subject property overall. Remaining capture rates by floorplan range from 0.8 percent to 8.3 percent; the highest capture rates are for 60 percent units as most units are at this income target.



- Capture rates by income target are 1.1 percent for 30 percent units, 3.5 percent for 50 percent units, and 5.7 percent for 60 percent units. The overall capture rate is 5.9 percent for all LIHTC units.



Table 38 Affordability Analysis, Peaks of Lexington

| 30% AMI | 35% Rent Burden | One Bedroom Units | | Two Bedroom Units | | Three Bedroom Units | |
|-------------------------------|-----------------|-------------------|----------|-------------------|----------|---------------------|----------|
| | | Min. | Max. | Min. | Max. | Min. | Max. |
| Number of Units | | 1 | | 2 | | 2 | |
| Net Rent | | \$258 | | \$316 | | \$339 | |
| Gross Rent | | \$388 | | \$490 | | \$566 | |
| Income Range (Min, Max) | | \$13,303 | \$14,500 | \$16,800 | \$21,330 | \$19,406 | \$25,750 |
| Renter Households | | | | | | | |
| Range of Qualified Hhlds | | 4,233 | 4,195 | 4,113 | 3,948 | 4,018 | 3,779 |
| # Qualified Hhlds | | 38 | | 165 | | 239 | |
| Renter HH Capture Rate | | 2.6% | | 1.2% | | 0.8% | |

| 50% AMI | 35% Rent Burden | One Bedroom Units | | Two Bedroom Units | | Three Bedroom Units | |
|-------------------------------|-----------------|-------------------|----------|-------------------|----------|---------------------|----------|
| | | Min. | Max. | Min. | Max. | Min. | Max. |
| Number of Units | | 2 | | 12 | | 10 | |
| Net Rent | | \$551 | | \$643 | | \$717 | |
| Gross Rent | | \$681 | | \$817 | | \$944 | |
| Income Range (Min, Max) | | \$23,349 | \$29,050 | \$28,011 | \$32,700 | \$32,366 | \$39,250 |
| Renter Households | | | | | | | |
| Range of Qualified Hhlds | | 3,875 | 3,625 | 3,673 | 3,454 | 3,470 | 3,188 |
| # Qualified Households | | 250 | | 219 | | 281 | |
| Renter HH Capture Rate | | 0.8% | | 5.5% | | 3.6% | |

| 60% AMI | 35% Rent Burden | One Bedroom Units | | Two Bedroom Units | | Three Bedroom Units | |
|-------------------------------|-----------------|-------------------|----------|-------------------|----------|---------------------|----------|
| | | Min. | Max. | Min. | Max. | Min. | Max. |
| Number of Units | | 3 | | 26 | | 20 | |
| Net Rent | | \$640 | | \$750 | | \$850 | |
| Gross Rent | | \$770 | | \$924 | | \$1,077 | |
| Income Range (Min, Max) | | \$26,400 | \$34,860 | \$31,680 | \$39,240 | \$36,926 | \$47,100 |
| Renter Households | | | | | | | |
| Range of Qualified Hhlds | | 3,749 | 3,353 | 3,502 | 3,189 | 3,275 | 2,896 |
| # Qualified Households | | 396 | | 313 | | 378 | |
| Renter HH Capture Rate | | 0.8% | | 8.3% | | 5.3% | |

| Income Target | # Units | Renter Households = 4,656 | | | | |
|---------------|---------|---------------------------|----------|-----------------|--------------|-------------|
| | | Band of Qualified Hhlds | | # Qualified HHs | Capture Rate | |
| 30% AMI | 5 | <i>Income Households</i> | \$13,303 | \$25,750 | 453 | 1.1% |
| 50% AMI | 24 | <i>Income Households</i> | \$23,349 | \$39,250 | 686 | 3.5% |
| 60% AMI | 49 | <i>Income Households</i> | \$26,400 | \$47,100 | 853 | 5.7% |
| LIHTC Units | 78 | <i>Income Households</i> | \$13,303 | \$47,100 | 1,337 | 5.8% |

Source: Income Projections, RPRG, Inc.



C. Derivation of Demand

1. Demand Methodology

The South Carolina State Housing Finance and Development Authority's LIHTC demand methodology for general occupancy communities consists of three components:

- The first component of demand is household growth. This is the number of age and income qualified renter households anticipated to move into the Peaks of Lexington Market Area between the base year of 2020 and estimated placed-in-service date of 2022.
- The second component is income qualified renter households living in substandard households. "Substandard" is defined as having more than 1.01 persons per room and/or lacking complete plumbing facilities. According to 2014-2018 American Community Survey (ACS) data, 6.4 percent of the market area's renter households live in "substandard" housing
- The third component of demand is cost burdened renters, which is defined as those renter households paying more than 35 percent of household income for housing costs. According to ACS data, 34.6 percent of the Peaks of Lexington Market Area renter households are categorized as cost burdened (see Table 20 on page 35).

2. Demand Analysis

According to SCSHFDA's demand requirements, directly comparable units built or approved in the Peaks of Lexington Market Area since the base year are to be subtracted from the demand estimates. No such units exist in the Peaks of Lexington Market Area as the only recent LIHTC allocations have been for senior communities

Demand capture rates are 2.4 percent for 30 percent units, 7.7 percent for 50 percent units, 12.6 percent for 60 percent units, and 13 percent for the project overall (Table 39). By floor plan, capture rates range from 1.7 percent to 35.3 percent (Table 40); capture rates for three bedroom units have been adjusted to include only household sizes of three persons or more. The project's overall capture rate is below SCSHFDA's threshold of 30 percent.



Table 39 Demand by AMI Level

| <i>Income Target</i> | 30% AMI | 50% AMI | 60% AMI | LIHTC Units |
|--|----------------|----------------|----------------|--------------------|
| <i>Minimum Income Limit</i> | \$13,303 | \$23,349 | \$26,400 | \$13,303 |
| <i>Maximum Income Limit</i> | \$25,750 | \$39,250 | \$47,100 | \$47,100 |
| <i>(A) Renter Income Qualification Percentage</i> | 9.7% | 14.7% | 18.3% | 28.7% |
| Demand from New Renter Households <i>Calculation: (C-B) * A</i> | 26 | 39 | 49 | 77 |
| Plus | | | | |
| Demand from Substandard Housing <i>Calculation: B * D * F * A</i> | 28 | 42 | 53 | 82 |
| Plus | | | | |
| Demand from Rent Over-burdened Households <i>Calculation: B * E * F * A</i> | 152 | 231 | 286 | 449 |
| Equals | | | | |
| Total PMA Demand | 206 | 312 | 388 | 608 |
| Less | | | | |
| Comparable Units | 0 | 0 | 0 | 0 |
| Equals | | | | |
| Net Demand | 206 | 312 | 388 | 608 |
| Proposed Units | 5 | 24 | 49 | 78 |
| Capture Rate | 2.4% | 7.7% | 12.6% | 12.8% |

| Demand Calculation Inputs | |
|--|-----------|
| A). % of Renter Hhlds with Qualifying Income | see above |
| B). 2020 Households | 20,196 |
| C). 2023 Households | 21,387 |
| (D) ACS Substandard Percentage | 6.4% |
| (E) ACS Rent Over-Burdened Percentage | 34.6% |
| (F) 2020 Renter Percent | 22.4% |

Table 40 Demand Estimates by Floor Plan, Peaks of Lexington

| One Bedroom Units | 30% AMI | 50% AMI | 60% AMI | Total Units |
|---|---------------|---------------|---------------|---------------|
| <i>Minimum Income Limit</i> | \$13,303 | \$23,349 | \$26,400 | \$13,303 |
| <i>Maximum Income Limit</i> | \$14,500 | \$29,050 | \$34,860 | \$34,860 |
| <i>Renter Income Qualification Percentage</i> | 0.8% | 5.4% | 8.5% | 14.7% |
| Total Demand | 17 | 114 | 180 | 311 |
| Supply | 0 | 0 | 0 | 0 |
| Net Demand | 17 | 114 | 180 | 311 |
| Units Proposed | 1 | 2 | 3 | 6 |
| Capture Rate | 5.8% | 1.8% | 1.7% | 1.9% |
| Two Bedroom Units | 30% AMI | 50% AMI | 60% AMI | Total Units |
| <i>Minimum Income Limit</i> | \$16,800 | \$28,011 | \$31,680 | \$16,800 |
| <i>Maximum Income Limit</i> | \$21,330 | \$32,700 | \$39,240 | \$39,240 |
| <i>Renter Income Qualification Percentage</i> | 3.5% | 4.7% | 6.7% | 15.0% |
| Total Demand | 75 | 100 | 142 | 317 |
| Supply | 0 | 0 | 0 | 0 |
| Net Demand | 75 | 100 | 142 | 317 |
| Units Proposed | 2 | 12 | 26 | 40 |
| Capture Rate | 2.7% | 12.0% | 18.3% | 12.6% |
| Three Bedroom Units | 30% AMI | 50% AMI | 60% AMI | Total Units |
| <i>Minimum Income Limit</i> | \$19,406 | \$32,366 | \$36,926 | \$19,406 |
| <i>Maximum Income Limit</i> | \$25,750 | \$39,250 | \$47,100 | \$47,100 |
| <i>Renter Income Qualification Percentage</i> | 5.1% | 6.0% | 8.1% | 19.3% |
| Total Demand | 109 | 128 | 172 | 409 |
| Supply | 0 | 0 | 0 | 0 |
| Net Demand | 109 | 128 | 172 | 409 |
| Large HH % | 32.88% | 32.88% | 32.88% | 32.88% |
| Large HH Demand | 36 | 42 | 57 | 134 |
| Units Proposed | 2 | 10 | 20 | 32 |
| Capture Rate | 5.6% | 23.8% | 35.3% | 23.8% |

3. Target Markets

Peaks of Lexington will offer one, two, and three-bedroom floor plans targeting households earning at or below 30 percent, 50 percent, and 60 percent of the Area Median Income (AMI). These units will appeal to a variety of very low to low income households including singles, couples, roommates, and families with children.

4. Product Evaluation

Considered in the context of the competitive environment and in light of the planned development, the relative position of Peaks of Lexington is as follows:

- **Site:** The subject site is acceptable for a rental housing development targeted toward very low to low income renter households. Surrounding land uses are compatible with multi-family development and are appropriate for a mixed-income rental community. The site will benefit from its proximity to shopping, health care, and recreational amenities. The site is generally comparable with surveyed communities in and near the market area.
- **Unit Distribution:** The proposed distribution for Peaks of Lexington includes six one-bedroom units, 40 two-bedroom units, and 32 three-bedroom units. One, two, and three-bedroom units are offered at all of the surveyed market rate communities in the Peaks of Lexington



Market Area. Three-bedroom units are the most common unit types at the LIHTC communities near the Peaks of Lexington Market Area. Affordability and demand capture rates suggest sufficient income qualified renter households to afford the proposed unit mix. The proposed unit distribution will be well received by the target market of very low to low income renter households.

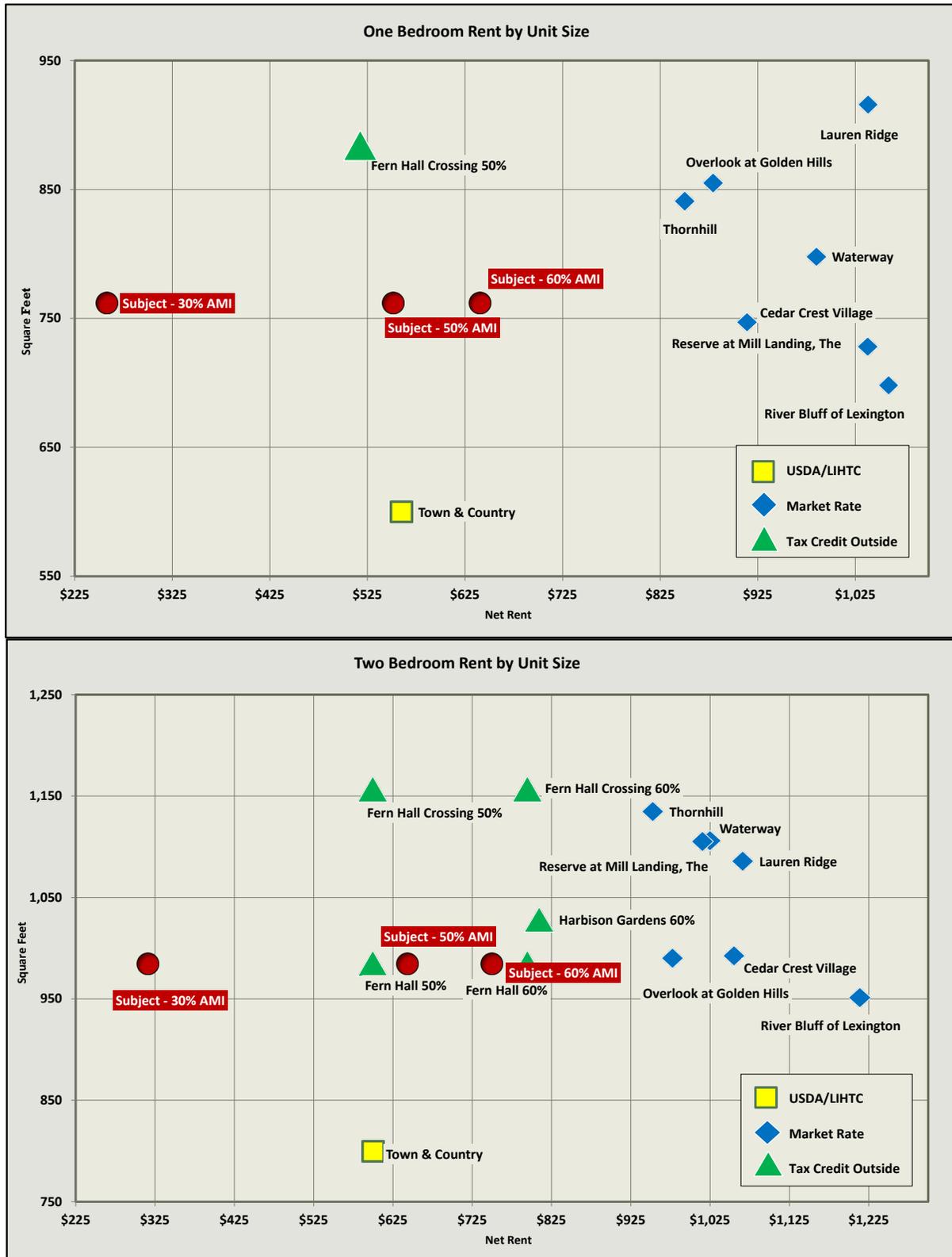
- **Unit Size:** The proposed unit sizes at Peaks of Lexington are 762 square feet for one-bedroom units, 985 square feet for two-bedroom units, and 1,171 square feet for three-bedroom units. These unit sizes are comparable with the overall averages among market rate communities in the market area of 798 square feet for one-bedroom units, 1,052 square feet for two-bedroom units, and 1,299 square feet for three-bedroom units. The unit sizes are also comparable with the averages of LIHTC communities near the market area. The proposed unit sizes will be well received by the target market of very low to low income renter households and are accompanied by lower rents than all communities in the market area.
- **Unit Features:** Peaks of Lexington will be comparable to the existing general occupancy LIHTC communities near the Peaks of Lexington Market Area, as each unit will include a dishwasher, microwave, range, refrigerator, and washer and dryer hookups. These features are superior to the existing general occupancy LIHTC communities near the Peaks of Lexington Market Area. Only one of three general occupancy LIHTC communities will offer microwaves. All surveyed LIHTC communities have washer and dryer hookups.
- **Community Amenities:** Peaks of Lexington's community amenities will include a business center, community laundry room, fitness center, clubhouse, and playground. The subject's amenities will be competitive with the existing general occupancy LIHTC communities and general occupancy market rate communities. The proposed amenities are appropriate and will be well received by the target market of very low to low income households.
- **Marketability:** The planned features and amenities at Peaks of Lexington will be competitive in the Peaks of Lexington Market Area and will be similar to those offered at comparable general occupancy communities. The proposed product will be competitive in the market especially given the need for affordable rental housing in and near the market area.

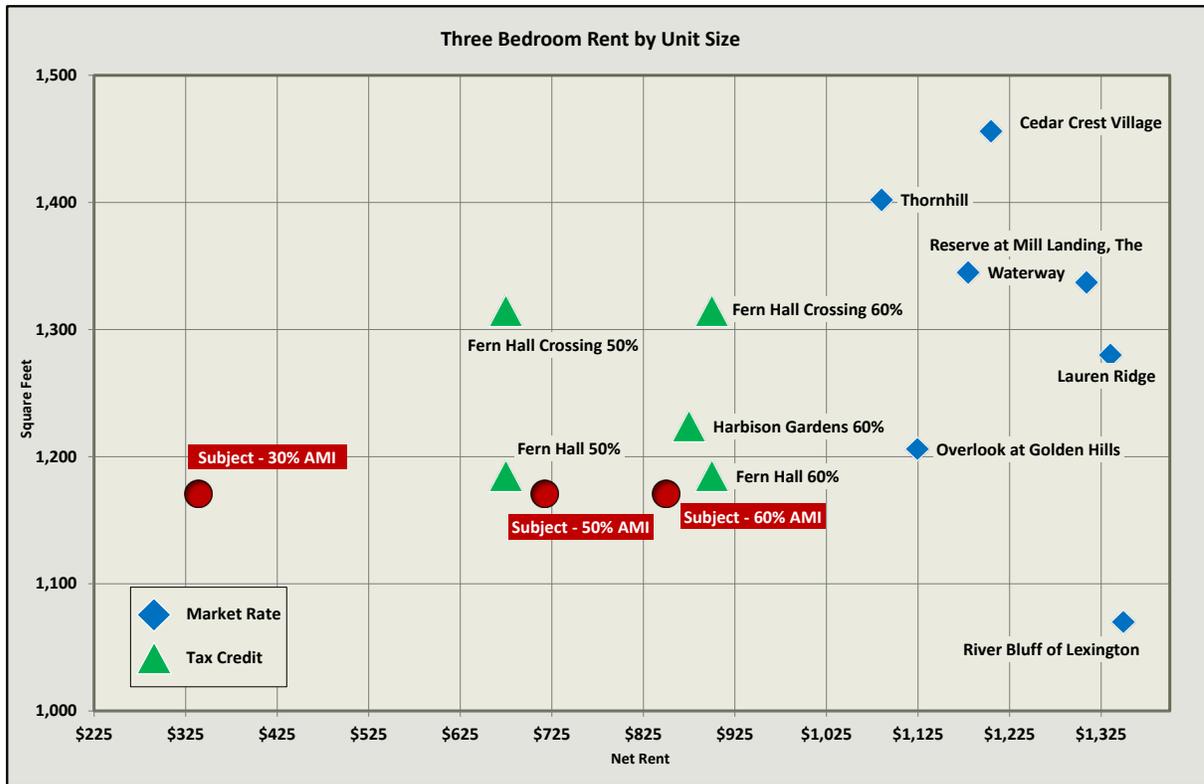
5. Price Position

The proposed 30 percent rents at Peaks of Lexington are positioned at the bottom of the market and below the existing general occupancy LIHTC units near the market area. The proposed 50 percent and 60 percent rents are positioned near the middle of the market, below all market rate communities, but similar to the existing general occupancy LIHTC communities.



Figure 9 Price Position, Peaks of Lexington





6. Absorption Estimate

The newest multi-family rental community in the market area is a market-rate community built in 2009, thus absorption history is neither available nor relevant. Absorption estimates are based on a variety of factors including:

- The Peaks of Lexington Market Area is projected to add 1,191 net households from 2020 to 2023.
- Over 1,300 renter households will be income-qualified for at least one of the proposed units at the subject property. The project’s overall affordability renter capture rate is 5.8 percent.
- All demand capture rates overall are very low with an overall demand capture rate of 12.8 percent indicating significant demand for the units proposed at the subject property.
- The LIHTC rental market in the Peaks of Lexington Market Area is limited. LIHTC communities near the market area are performing well with an aggregate vacancy rate of 2.2 percent.
- Peaks of Lexington will be just the second affordable general occupancy rental community built in the market area since the 1980’s. The proposed unit features and community amenities are similar to all surveyed communities in the market area and the rents will be competitive in the market.

Based on the product to be constructed and the factors discussed above, we expect Peaks of Lexington to lease an average 12 units per month. At this rate, the subject property will reach a stabilized occupancy of at least 93 percent within six months.



7. Impact on Existing and Pipeline Rental Market

Given the projected renter household growth and well-performing rental market, we do not expect the proposed development of the subject property to have an adverse impact on existing rental communities in the Peaks of Lexington Market Area including those with tax credits.

8. Final Conclusion and Recommendation

Based on projected household growth trends, affordability and demand estimates, current rental market conditions, and socio-economic and demographic characteristics of the Peaks of Lexington Market Area, RPRG believes that the subject property will be able to successfully reach and maintain a stabilized occupancy of at least 93 percent following its entrance into the rental market. The subject property will be competitively positioned with existing rental communities in the Peaks of Lexington Market Area and the units will be well received by the target market. We recommend proceeding with the project as planned.

While there is economic uncertainty due to the COVID-19 pandemic, demand for rental housing in general and particularly affordable rental housing is not expected to be impacted by short-term economic losses expected as a result of COVID-19 related business closures and job losses. The region has a strong and balanced economy with significant job growth over the past decade; Lexington County quickly rebounded from the previous national economic slowdown and has outperformed the nation based on the annual average job growth rate and unemployment rate.

A handwritten signature in black ink that reads "Chase Cermak".

Chase Cermak
Analyst

A handwritten signature in black ink that reads "Tad Scepaniak".

Tad Scepaniak
Managing Principal



9. APPENDIX 1 UNDERLYING ASSUMPTION AND LIMITING CONDITIONS

In conducting the analysis, we will make the following assumptions, except as otherwise noted in our report:

1. There is no zoning, building, safety, environmental or other federal, state or local laws, regulations or codes which would prohibit or impair the development, marketing or operation of the subject project in the manner contemplated in our report, and the subject project will be developed, marketed and operated in compliance with all applicable laws, regulations and codes.
2. No material changes will occur in (a) any federal, state or local law, regulation or code (including, without limitation, the Internal Revenue Code) affecting the subject project, or (b) any federal, state or local grant, financing or other program which is to be utilized in connection with the subject project.
3. The local, national and international economies will not deteriorate, and there will be no significant changes in interest rates or in rates of inflation or deflation.
4. The subject project will be served by adequate transportation, utilities and governmental facilities.
5. The subject project will not be subjected to any war, energy crisis, embargo, strike, earthquake, flood, fire or other casualty or act of God.
6. The subject project will be on the market at the time and with the product anticipated in our report, and at the price position specified in our report.
7. The subject project will be developed, marketed and operated in a highly professional manner.
8. No projects will be developed which will be in competition with the subject project, except as set forth in our report.
9. There are no existing judgments nor any pending or threatened litigation, which could hinder the development, marketing or operation of the subject project.



The analysis will be subject to the following limiting conditions, except as otherwise noted in our report:

1. The analysis contained in this report necessarily incorporates numerous estimates and assumptions with respect to property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates and the variations may be material.
2. Our absorption estimates are based on the assumption that the product recommendations set forth in our report will be followed without material deviation.
3. All estimates of future dollar amounts are based on the current value of the dollar, without any allowance for inflation or deflation.
4. We have no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal matters, environmental matters, architectural matters, geologic considerations, such as soils and seismic stability, and civil, mechanical, electrical, structural and other engineering matters.
5. Information, estimates and opinions contained in or referred to in our report, which we have obtained from sources outside of this office, are assumed to be reliable and have not been independently verified.
6. The conclusions and recommendations in our report are subject to these Underlying Assumptions and Limiting Conditions and to any additional assumptions or conditions set forth in the body of our report.



10.APPENDIX 2 ANALYST CERTIFICATIONS

I affirm that I have made a physical inspection of the market and surrounding area and the information obtained in the field has been used to determine the need and demand for LIHTC units. I understand that any misrepresentation of this statement may result in the denial of further participation in the South Carolina State Housing Finance & Development Authority's programs. I also affirm that I have no financial interest in the project or current business relationship with the ownership entity and my compensation is not contingent on this project being funded. This report was written according to the SCSHFDA's market study requirements. The information included is accurate and can be relied upon by SCSHFDA to present a true assessment of the low-income housing rental market.

A handwritten signature in black ink that reads "Chase Cermak". The signature is written in a cursive style with a horizontal line underneath it.

Analyst

Chase Cermak
Real Property Research Group, Inc.

Date: April 10, 2020

Warning: Title 18 U.S.C. 1001, provides in part that whoever knowingly and willfully makes or uses a document containing any false, fictitious, or fraudulent statement or entry, in any manner in the jurisdiction of any department or agency of the United States, shall be fined not more than \$10,000 or imprisoned for not more than five years or both.



11.APPENDIX 3 ANALYST RESUMES

TAD SCEPANIAK **Managing Principal**

Tad Scepianiak assumed the role of Real Property Research Group's Managing Principal in November 2017 following more than 15 years with the firm. Tad has extensive experience conducting market feasibility studies on a wide range of residential and mixed-use developments for developers, lenders, and government entities. Tad directs the firm's research and production of feasibility studies including large-scale housing assessments to detailed reports for a specific project on a specific site. He has extensive experience with rental communities developed under the Low-Income Housing Tax Credit (LIHTC) program and market-rate apartments developed under the HUD 221(d)(4) program and those developed conventionally. Tad is the key contact for research contracts many state housing finance agencies, including several that commission market studies for LIHTC applications.

Tad is Immediate Past Chair of the National Council of Housing Market Analysts (NCHMA) and previously served as National Chair and Co-Chair of Standards Committee. He has taken a lead role in the development of the organization's Standard Definitions and Recommended Market Study Content, and he has authored and co-authored white papers on market areas, derivation of market rents, and selection of comparable properties. Tad is also a founding member of the Atlanta chapter of the Lambda Alpha Land Economics Society.

Areas of Concentration:

- Low Income Tax Credit Rental Housing: Mr. Scepianiak has worked extensively with the Low-Income Tax Credit program throughout the United States, with special emphasis on the Southeast and Mid-Atlantic regions.
- Senior Housing: Mr. Scepianiak has conducted feasibility analysis for a variety of senior oriented rental housing. The majority of this work has been under the Low-Income Tax Credit program; however, his experience includes assisted living facilities and market rate senior rental communities.
- Market Rate Rental Housing: Mr. Scepianiak has conducted various projects for developers of market rate rental housing. The studies produced for these developers are generally used to determine the rental housing needs of a specific submarket and to obtain financing.
- Public Housing Authority Consultation: Tad has worked with Housing Authorities throughout the United States to document trends rental and for sale housing market trends to better understand redevelopment opportunities. He has completed studies examining development opportunities for housing authorities through the Choice Neighborhood Initiative or other programs in Florida, Georgia, North Carolina, South Carolina, Texas, and Tennessee.

Education:

Bachelor of Science – Marketing; Berry College – Rome, Georgia



CHASE CERMAK
Analyst

Chase Cermak joined Real Property Research Group (RPRG) as an analyst in 2020 bringing with him five years of experience in the commercial real estate industry. His educational background consists of coursework in finance, business strategy, and market analysis. Areas of expertise include analyzing, evaluating, and underwriting investment strategies for both institutional owners and entrepreneurial ventures. As an analyst with RPRG, Chase focuses on rental market studies for multifamily development projects.

Prior to joining RPRG, Chase served as an Acquisitions Analyst with Raymond James Tax Credit Funds, there he was responsible for analyzing multifamily development investment opportunities qualifying for Low Income Housing Tax Credits. In his previous experience, Chase underwrote multifamily communities to determine potential list price and sales range using capitalized income approaches, IRR analysis, and reviewing comparable transactions.

Education:

Bachelor of Business Administration – Finance; University of Central Florida, Orlando, FL



12.APPENDIX 4 NCHMA CHECKLIST

Introduction: Members of the National Council of Housing Market Analysts provide the following checklist referencing various components necessary to conduct a comprehensive market study for rental housing. By completing the following checklist, the NCHMA Analyst certifies that he or she has performed all necessary work to support the conclusions included within the comprehensive market study. By completion of this checklist, the analyst asserts that he/she has completed all required items per section.

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13.APPENDIX 5 MARKET AREA RENTAL COMMUNITY PROFILES

| Community | Address | City | Phone Number | Date Surveyed | Contact |
|------------------------------|-------------------------|-----------|--------------|---------------|------------------|
| Cedar Crest Village | 5455 Augusta Road | Lexington | 803-957-2555 | 3/27/2020 | Property Manager |
| Lauren Ridge | 500 Carlen Ave. | Lexington | 803-520-4623 | 3/27/2020 | Property Manager |
| Overlook at Golden Hills | 300 Caughman Farm Ln. | Lexington | 803-359-2009 | 3/27/2020 | Property Manager |
| Reserve at Mill Landing, The | 809 East Main Street | Lexington | 803-996-2500 | 3/27/2020 | Property Manager |
| River Bluff of Lexington | 300 Palmetto Park Blvd. | Lexington | 803-356-8000 | 3/27/2020 | Property Manager |
| Thornhill | 5470 Augusta Road | Lexington | 803-356-0542 | 3/27/2020 | Property Manager |
| Town & Country | 301 Roberts St. | Lexington | 803-951-7396 | 3/27/2020 | Property Manager |
| Waterway | 121 Northpoint Dr | Lexington | 803-951-2025 | 3/27/2020 | Property Manager |
| Fern Hall | 123 Brevard Pkwy. | Lexington | 803-951-1874 | 3/27/2020 | Property Manager |
| Fern Hall Crossing | 600 Fern Hall Dr. | Lexington | 803-951-1874 | 3/27/2020 | Property Manager |
| Harbison Gardens | 401 Columbiana Dr. | Lexington | 803-749-1255 | 3/26/2020 | Property Manager |

Cedar Crest Village

Multifamily Community Profile

5455 Augusta Road
Lexington, SC

CommunityType: Market Rate - General

Structure Type: Garden

300 Units 2.0% Vacant (6 units vacant) as of 3/27/2020

Opened in 2007



| Unit Mix & Effective Rent (1) | | | | | Community Amenities | |
|-------------------------------|--------|----------|----------|-------------|---|--|
| Bedroom | %Total | Avg Rent | Avg SqFt | Avg \$/SqFt | Clubhouse: | Pool-Outdr: |
| Eff | -- | -- | -- | -- | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| One | 40.0% | \$1,053 | 728 | \$1.45 | Comm Rm: <input checked="" type="checkbox"/> | Basketball: <input type="checkbox"/> |
| One/Den | -- | -- | -- | -- | Centrl Lndry: <input checked="" type="checkbox"/> | Tennis: <input checked="" type="checkbox"/> |
| Two | 40.0% | \$1,075 | 993 | \$1.08 | Elevator: <input type="checkbox"/> | Volleyball: <input type="checkbox"/> |
| Two/Den | -- | -- | -- | -- | Fitness: <input checked="" type="checkbox"/> | CarWash: <input checked="" type="checkbox"/> |
| Three | 20.0% | \$1,230 | 1,456 | \$0.84 | Hot Tub: <input type="checkbox"/> | BusinessCtr: <input checked="" type="checkbox"/> |
| Four+ | -- | -- | -- | -- | Sauna: <input type="checkbox"/> | ComputerCtr: <input type="checkbox"/> |
| | | | | | Playground: <input checked="" type="checkbox"/> | |

| Features | |
|---|---|
| Standard: Dishwasher; Disposal; Microwave; Ceiling Fan; In Unit Laundry (Hook-ups); Central A/C; Carpet | |
| Select Units: Patio/Balcony | |
| Optional(\$): -- | |
| Security: Unit Alarms; Gated Entry | |
| Parking 1: Free Surface Parking Fee: -- | Parking 2: Detached Garage Fee: \$90 |
| Property Manager: RE Carroll Owner: -- | |

Comments

Theater, dog park, picnic/grilling area. Black apps.
Started leasing in July of 2007

| Floorplans (Published Rents as of 3/27/2020) (2) | | | | | | | | | | Historic Vacancy & Eff. Rent (1) | | | |
|--|---------|-----|------|--------|---------|-------|---------|---------|-------------------------------|----------------------------------|---------|---------|---------|
| Description | Feature | BRs | Bath | #Units | Rent | SqFt | Rent/SF | Program | Date | %Vac | 1BR \$ | 2BR \$ | 3BR \$ |
| Garden | -- | 1 | 1 | 60 | \$1,000 | 685 | \$1.46 | Market | 3/27/20 | 2.0% | \$1,053 | \$1,075 | \$1,230 |
| Garden | -- | 1 | 1 | 60 | \$1,055 | 771 | \$1.37 | Market | 2/15/18 | 4.0% | \$792 | \$942 | \$1,227 |
| Garden | -- | 2 | 2 | 60 | \$1,060 | 1,035 | \$1.02 | Market | 12/21/17 | 12.0% | \$885 | \$920 | \$1,196 |
| Garden | -- | 2 | 2 | 60 | \$1,030 | 950 | \$1.08 | Market | 8/10/17 | 14.0% | \$932 | \$1,000 | \$1,134 |
| Garden | -- | 3 | 2 | 60 | \$1,195 | 1,456 | \$.82 | Market | * Indicates initial lease-up. | | | | |

Adjustments to Rent

Incentives:

None

Utilities in Rent: Heat Fuel: Electric

Heat: Cooking: Wtr/Swr:
Hot Water: Electricity: Trash:

Lauren Ridge

Multifamily Community Profile

500 Carlen Ave.
Lexington, SC 29072

CommunityType: Market Rate - General

Structure Type: Garden

216 Units 2.8% Vacant (6 units vacant) as of 3/27/2020

Opened in 2009



| Unit Mix & Effective Rent (1) | | | | | Community Amenities | |
|-------------------------------|--------|----------|----------|-------------|---|--|
| Bedroom | %Total | Avg Rent | Avg SqFt | Avg \$/SqFt | Clubhouse: | Pool-Outdr: |
| Eff | -- | -- | -- | -- | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| One | 27.8% | \$1,053 | 916 | \$1.15 | Comm Rm: <input checked="" type="checkbox"/> | Basketball: <input type="checkbox"/> |
| One/Den | -- | -- | -- | -- | Centrl Lndry: <input checked="" type="checkbox"/> | Tennis: <input type="checkbox"/> |
| Two | 50.0% | \$1,086 | 1,086 | \$1.00 | Elevator: <input type="checkbox"/> | Volleyball: <input type="checkbox"/> |
| Two/Den | -- | -- | -- | -- | Fitness: <input checked="" type="checkbox"/> | CarWash: <input checked="" type="checkbox"/> |
| Three | 22.2% | \$1,360 | 1,280 | \$1.06 | Hot Tub: <input type="checkbox"/> | BusinessCtr: <input checked="" type="checkbox"/> |
| Four+ | -- | -- | -- | -- | Sauna: <input type="checkbox"/> | ComputerCtr: <input checked="" type="checkbox"/> |
| | | | | | Playground: <input checked="" type="checkbox"/> | |

Features
Standard: Dishwasher; Microwave; Ice Maker; Ceiling Fan; In Unit Laundry (Hooks); Central A/C; Patio/Balcony; Carpet

| | |
|--|--|
| Select Units: -- | |
| Optional(\$): -- | |
| Security: -- | |
| Parking 1: Free Surface Parking Fee: -- | Parking 2: Detached Garage Fee: \$125 |
| Property Manager: Greystar Owner: -- | |

Comments

Vacant: 2 1BR, 4 2BR
Pet park, internet café, walking trail, pond, picnic area. Black apps, laminate countertops.

Floorplans (Published Rents as of 3/27/2020) (2)

Historic Vacancy & Eff. Rent (1)

| Description | Feature | BRs | Bath | #Units | Rent | SqFt | Rent/SF | Program | Date | %Vac | 1BR \$ | 2BR \$ | 3BR \$ |
|-------------|---------|-----|------|--------|---------|-------|---------|---------|----------|------|---------|---------|---------|
| Garden | -- | 1 | 1 | 60 | \$1,028 | 916 | \$1.12 | Market | 3/27/20 | 2.8% | \$1,053 | \$1,086 | \$1,360 |
| Garden | -- | 2 | 2 | 108 | \$1,056 | 1,086 | \$.97 | Market | 2/15/18 | 7.9% | \$907 | \$916 | \$1,048 |
| Garden | -- | 3 | 2 | 48 | \$1,325 | 1,280 | \$1.04 | Market | 12/21/17 | 7.4% | \$1,040 | \$1,174 | \$1,285 |
| | | | | | | | | | 8/14/17 | 1.4% | \$915 | \$1,067 | \$1,195 |

Adjustments to Rent

Incentives:
None

Utilities in Rent: Heat Fuel: Electric
Heat: Cooking: Wtr/Swr:
Hot Water: Electricity: Trash:

Overlook at Golden Hills

Multifamily Community Profile

300 Caughman Farm Ln.
Lexington, SC 29072

CommunityType: Market Rate - General

Structure Type: 3-Story Garden

204 Units 6.9% Vacant (14 units vacant) as of 3/27/2020

Opened in 2008



| Unit Mix & Effective Rent (1) | | | | | Community Amenities | |
|-------------------------------|--------|----------|----------|-------------|--|--|
| Bedroom | %Total | Avg Rent | Avg SqFt | Avg \$/SqFt | Clubhouse: | Pool-Outdr: |
| Eff | -- | -- | -- | -- | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| One | 41.2% | \$894 | 855 | \$1.05 | Comm Rm: <input checked="" type="checkbox"/> | Basketball: <input type="checkbox"/> |
| One/Den | -- | -- | -- | -- | Centrl Lndry: <input type="checkbox"/> | Tennis: <input type="checkbox"/> |
| Two | -- | \$998 | 990 | \$1.01 | Elevator: <input type="checkbox"/> | Volleyball: <input type="checkbox"/> |
| Two/Den | -- | -- | -- | -- | Fitness: <input checked="" type="checkbox"/> | CarWash: <input type="checkbox"/> |
| Three | 11.8% | \$1,149 | 1,206 | \$0.95 | Hot Tub: <input type="checkbox"/> | BusinessCtr: <input checked="" type="checkbox"/> |
| Four+ | -- | -- | -- | -- | Sauna: <input type="checkbox"/> | ComputerCtr: <input checked="" type="checkbox"/> |
| | | | | | Playground: <input type="checkbox"/> | |

| Features | |
|--|--------------------------------|
| Standard: Dishwasher; Disposal; Ice Maker; Ceiling Fan; In Unit Laundry (Full Size); Central A/C; Patio/Balcony; HighCeilings; Storage (In Unit); Cable TV | |
| Select Units: -- | |
| Optional(\$): -- | |
| Security: -- | |
| Parking 1: Free Surface Parking Fee: -- | Parking 2: Garage Fee: \$90 |
| Property Manager: -- Owner: -- | |

Comments

96 2Bs
Pet park, BBQ area.
Attached/Detached garages

| Floorplans (Published Rents as of 3/27/2020) (2) | | | | | | | | | | Historic Vacancy & Eff. Rent (1) | | | | |
|--|---------|-----|------|--------|---------|-------|---------|---------|----------|----------------------------------|---------|---------|---------|--|
| Description | Feature | BRs | Bath | #Units | Rent | SqFt | Rent/SF | Program | Date | %Vac | 1BR \$ | 2BR \$ | 3BR \$ | |
| Garden | -- | 1 | 1 | 84 | \$948 | 855 | \$1.11 | Market | 3/27/20 | 6.9% | \$894 | \$998 | \$1,149 | |
| Garden | -- | 2 | 2 | -- | \$1,093 | 1,058 | \$1.03 | Market | 2/15/18 | 9.3% | \$831 | -- | \$1,273 | |
| Garden | -- | 2 | 1 | -- | \$1,018 | 922 | \$1.10 | Market | 12/21/17 | 6.4% | \$915 | \$974 | \$1,229 | |
| Garden | -- | 3 | 2 | 24 | \$1,215 | 1,206 | \$1.01 | Market | 8/3/17 | 2.0% | \$1,031 | \$1,213 | \$1,255 | |

Adjustments to Rent

Incentives:

First Month Free

Utilities in Rent: Heat Fuel: Electric

Heat: Cooking: Wtr/Swr:

Hot Water: Electricity: Trash:

Reserve at Mill Landing, The

Multifamily Community Profile

809 East Main Street
Lexington, SC 29702

CommunityType: Market Rate - General

Structure Type: 3-Story Garden

260 Units 8.1% Vacant (21 units vacant) as of 3/27/2020

Opened in 2000



| Unit Mix & Effective Rent (1) | | | | | Community Amenities | |
|-------------------------------|--------|----------|----------|-------------|---|--|
| Bedroom | %Total | Avg Rent | Avg SqFt | Avg \$/SqFt | Clubhouse: | Pool-Outdr: |
| Eff | -- | -- | -- | -- | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| One | 33.1% | \$929 | 747 | \$1.24 | Comm Rm: <input checked="" type="checkbox"/> | Basketball: <input type="checkbox"/> |
| One/Den | -- | -- | -- | -- | Centrl Lndry: <input checked="" type="checkbox"/> | Tennis: <input checked="" type="checkbox"/> |
| Two | 54.2% | \$1,035 | 1,106 | \$0.94 | Elevator: <input type="checkbox"/> | Volleyball: <input type="checkbox"/> |
| Two/Den | -- | -- | -- | -- | Fitness: <input checked="" type="checkbox"/> | CarWash: <input type="checkbox"/> |
| Three | 12.7% | \$1,334 | 1,337 | \$1.00 | Hot Tub: <input type="checkbox"/> | BusinessCtr: <input checked="" type="checkbox"/> |
| Four+ | -- | -- | -- | -- | Sauna: <input type="checkbox"/> | ComputerCtr: <input checked="" type="checkbox"/> |
| | | | | | Playground: <input checked="" type="checkbox"/> | |

| Features | |
|---|--|
| Standard: Dishwasher; Disposal; Microwave; Ice Maker; Ceiling Fan; In Unit Laundry (Hook-ups); Central A/C; Patio/Balcony; Carpet | |
| Select Units: Fireplace | |
| Optional(\$): -- | |
| Security: Patrol | |
| Parking 1: Free Surface Parking Fee: -- | Parking 2: Detached Garage Fee: \$100 |
| Property Manager: -- Owner: -- | |

Comments

Dog park, picnic/grilling area. White apps, laminate countertops.
Storage available

Floorplans (Published Rents as of 3/27/2020) (2)

Historic Vacancy & Eff. Rent (1)

| Description | Feature | BRs | Bath | #Units | Rent | SqFt | Rent/SF | Program | Date | %Vac | 1BR \$ | 2BR \$ | 3BR \$ |
|-------------|---------|-----|------|--------|---------|-------|---------|---------|----------|------|--------|---------|---------|
| Garden | -- | 1 | 1 | 44 | \$899 | 716 | \$1.26 | Market | 3/27/20 | 8.1% | \$929 | \$1,035 | \$1,334 |
| Garden | -- | 1 | 1 | 42 | \$929 | 780 | \$1.19 | Market | 2/15/18 | 9.2% | \$863 | \$977 | \$1,213 |
| Garden | -- | 2 | 2 | 64 | \$999 | 1,058 | \$.94 | Market | 12/21/17 | 8.5% | \$863 | \$977 | \$1,213 |
| Garden | -- | 2 | 2 | 77 | \$1,029 | 1,145 | \$.90 | Market | 8/10/17 | 5.0% | \$920 | \$1,010 | \$1,220 |
| Garden | -- | 3 | 2 | 33 | \$1,309 | 1,337 | \$.98 | Market | | | | | |

Adjustments to Rent

Incentives:

None

Utilities in Rent: Heat Fuel: Electric

Heat: Cooking: Wtr/Swr:
Hot Water: Electricity: Trash:

Reserve at Mill Landing, The

SC063-006988

River Bluff of Lexington

Multifamily Community Profile

300 Palmetto Park Blvd.
Lexington, SC 29072

CommunityType: Market Rate - General

Structure Type: Garden

200 Units 7.0% Vacant (14 units vacant) as of 3/27/2020

Opened in 1997



| Unit Mix & Effective Rent (1) | | | | | Community Amenities | |
|-------------------------------|--------|----------|----------|-------------|---|--|
| Bedroom | %Total | Avg Rent | Avg SqFt | Avg \$/SqFt | Clubhouse: | Pool-Outdr: |
| Eff | -- | -- | -- | -- | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| One | 32.0% | \$1,074 | 698 | \$1.54 | Comm Rm: <input checked="" type="checkbox"/> | Basketball: <input type="checkbox"/> |
| One/Den | -- | -- | -- | -- | Centrl Lndry: <input checked="" type="checkbox"/> | Tennis: <input type="checkbox"/> |
| Two | 52.0% | \$1,234 | 951 | \$1.30 | Elevator: <input type="checkbox"/> | Volleyball: <input checked="" type="checkbox"/> |
| Two/Den | -- | -- | -- | -- | Fitness: <input checked="" type="checkbox"/> | CarWash: <input type="checkbox"/> |
| Three | 16.0% | \$1,374 | 1,070 | \$1.28 | Hot Tub: <input type="checkbox"/> | BusinessCtr: <input checked="" type="checkbox"/> |
| Four+ | -- | -- | -- | -- | Sauna: <input type="checkbox"/> | ComputerCtr: <input type="checkbox"/> |
| | | | | | Playground: <input checked="" type="checkbox"/> | |

| Features | |
|---|--------------------------|
| Standard: Dishwasher; Disposal; Ice Maker; Ceiling Fan; In Unit Laundry (Hook-ups); Central A/C | |
| Select Units: -- | |
| Optional(\$): -- | |
| Security: Gated Entry; Keyed Bldg Entry | |
| Parking 1: Free Surface Parking Fee: -- | Parking 2: -- Fee: -- |
| Property Manager: -- Owner: -- | |

Comments

Vacant: 1x1-6,2x2-5,3x2-3
Dog park, putting green. SS apps, laminate countertops.
FKA Chimney Ridge (LIHTC community).

Floorplans (Published Rents as of 3/27/2020) (2)

Historic Vacancy & Eff. Rent (1)

| Description | Feature | BRs | Bath | #Units | Rent | SqFt | Rent/SF | Program | Date | %Vac | 1BR \$ | 2BR \$ | 3BR \$ |
|-------------|---------|-----|------|--------|---------|-------|---------|---------|----------|------|---------|---------|---------|
| Garden | -- | 1 | 1 | 64 | \$1,059 | 698 | \$1.52 | Market | 3/27/20 | 7.0% | \$1,074 | \$1,234 | \$1,374 |
| Garden | -- | 2 | 2 | 104 | \$1,214 | 951 | \$1.28 | Market | 2/15/18 | 5.5% | \$912 | \$1,017 | \$1,184 |
| Garden | -- | 3 | 2 | 32 | \$1,349 | 1,070 | \$1.26 | Market | 12/21/17 | 2.5% | \$954 | \$1,059 | \$1,184 |
| | | | | | | | | | 8/3/17 | 0.5% | \$979 | \$1,124 | \$1,229 |

Adjustments to Rent

Incentives:

None

Utilities in Rent: Heat Fuel: Electric

Heat: Cooking: Wtr/Swr:
Hot Water: Electricity: Trash:

River Bluff of Lexington

SC063-016409

Thornhill

Multifamily Community Profile

5470 Augusta Road
Lexington, SC 29072

CommunityType: Market Rate - General

Structure Type: 2-Story Garden

180 Units 3.3% Vacant (6 units vacant) as of 3/27/2020

Opened in 1999



| Unit Mix & Effective Rent (1) | | | | | Community Amenities | |
|-------------------------------|--------|----------|----------|-------------|---|--|
| Bedroom | %Total | Avg Rent | Avg SqFt | Avg \$/SqFt | Clubhouse: | Pool-Outdr: |
| Eff | -- | -- | -- | -- | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| One | 22.2% | \$865 | 841 | \$1.03 | Comm Rm: <input checked="" type="checkbox"/> | Basketball: <input type="checkbox"/> |
| One/Den | -- | -- | -- | -- | Centrl Lndry: <input checked="" type="checkbox"/> | Tennis: <input type="checkbox"/> |
| Two | 61.1% | \$973 | 1,135 | \$0.86 | Elevator: <input type="checkbox"/> | Volleyball: <input type="checkbox"/> |
| Two/Den | -- | -- | -- | -- | Fitness: <input checked="" type="checkbox"/> | CarWash: <input type="checkbox"/> |
| Three | 16.7% | \$1,110 | 1,402 | \$0.79 | Hot Tub: <input type="checkbox"/> | BusinessCtr: <input checked="" type="checkbox"/> |
| Four+ | -- | -- | -- | -- | Sauna: <input type="checkbox"/> | ComputerCtr: <input checked="" type="checkbox"/> |
| | | | | | Playground: <input checked="" type="checkbox"/> | |

| Features | |
|---|---|
| Standard: Dishwasher; Disposal; Ice Maker; Ceiling Fan; In Unit Laundry (Hooks); Central A/C; Patio/Balcony; Carpet | |
| Select Units: Fireplace | |
| Optional(\$): -- | |
| Security: -- | |
| Parking 1: Free Surface Parking Fee: -- | Parking 2: Detached Garage Fee: \$90 |
| Property Manager: -- Owner: -- | |

Comments

Vacant: 1 1BR, 4 2BRs, 1 3BR
Guest suite. White apps, laminate countertops.

Floorplans (Published Rents as of 3/27/2020) (2)

Historic Vacancy & Eff. Rent (1)

| Description | Feature | BRs | Bath | #Units | Rent | SqFt | Rent/SF | Program | Date | %Vac | 1BR \$ | 2BR \$ | 3BR \$ |
|-------------|---------|-----|------|--------|---------|-------|---------|---------|----------|------|--------|--------|---------|
| Garden | -- | 1 | 1 | 40 | \$850 | 841 | \$1.01 | Market | 3/27/20 | 3.3% | \$865 | \$973 | \$1,110 |
| Garden | -- | 2 | 1 | 30 | \$920 | 1,022 | \$.90 | Market | 2/15/18 | 1.7% | \$835 | \$943 | \$1,080 |
| Garden | -- | 2 | 2 | 80 | \$965 | 1,177 | \$.82 | Market | 12/21/17 | 2.8% | \$835 | \$943 | \$1,080 |
| Garden | -- | 3 | 2 | 30 | \$1,085 | 1,402 | \$.77 | Market | 8/3/17 | 2.2% | \$810 | \$918 | \$1,050 |

Adjustments to Rent

Incentives:

None

Utilities in Rent: Heat Fuel: Electric

Heat: Cooking: Wtr/Swr:
Hot Water: Electricity: Trash:

Thornhill

SC063-006984

Town & Country

Multifamily Community Profile

301 Roberts St.
Lexington, SC 29072

CommunityType: LIHTC - General
Structure Type: 1-Story Garden

46 Units 0.0% Vacant (0 units vacant) as of 3/27/2020

Opened in 1988



| Unit Mix & Effective Rent (1) | | | | | Community Amenities | |
|-------------------------------|--------|----------|----------|-------------|---|---------------------------------------|
| Bedroom | %Total | Avg Rent | Avg SqFt | Avg \$/SqFt | Clubhouse: | Pool-Outdr: |
| Eff | -- | -- | -- | -- | <input type="checkbox"/> | <input type="checkbox"/> |
| One | 26.1% | \$575 | 600 | \$0.96 | Comm Rm: <input type="checkbox"/> | Basketball: <input type="checkbox"/> |
| One/Den | -- | -- | -- | -- | Centrl Lndry: <input checked="" type="checkbox"/> | Tennis: <input type="checkbox"/> |
| Two | 73.9% | \$620 | 800 | \$0.78 | Elevator: <input type="checkbox"/> | Volleyball: <input type="checkbox"/> |
| Two/Den | -- | -- | -- | -- | Fitness: <input type="checkbox"/> | CarWash: <input type="checkbox"/> |
| Three | -- | -- | -- | -- | Hot Tub: <input type="checkbox"/> | BusinessCtr: <input type="checkbox"/> |
| Four+ | -- | -- | -- | -- | Sauna: <input type="checkbox"/> | ComputerCtr: <input type="checkbox"/> |
| | | | | | Playground: <input checked="" type="checkbox"/> | |

| Features | |
|--|---------------|
| Standard: Ceiling Fan; In Unit Laundry (Hook-ups); Central A/C; Patio/Balcony; Storage (In Unit) | |
| Select Units: | -- |
| Optional(\$): | -- |
| Security: | -- |
| Parking 1: Free Surface Parking | Parking 2: -- |
| Fee: -- | Fee: -- |
| Property Manager: Boyd Mgt. | |
| Owner: -- | |

Comments

Rural development, rent is basic rent
6 people on waitlist.

Floorplans (Published Rents as of 3/27/2020) (2)

Historic Vacancy & Eff. Rent (1)

| Description | Feature | BRs | Bath | #Units | Rent | SqFt | Rent/SF | Program | Date | %Vac | 1BR \$ | 2BR \$ | 3BR \$ |
|-------------|---------|-----|------|--------|-------|------|---------|-----------------|---------|------|--------|--------|--------|
| Garden | -- | 1 | 1 | 12 | \$575 | 600 | \$.96 | Rural Developme | 3/27/20 | 0.0% | \$575 | \$620 | -- |
| Garden | -- | 2 | 1 | 34 | \$620 | 800 | \$.78 | Rural Developme | 2/15/18 | 2.2% | \$585 | \$625 | -- |
| | | | | | | | | | 2/3/12 | 6.5% | -- | -- | -- |

Adjustments to Rent

Incentives:

None

Utilities in Rent: Heat Fuel: Electric

Heat: Cooking: Wtr/Swr:
Hot Water: Electricity: Trash:

Waterway

Multifamily Community Profile

121 Northpoint Dr
Lexington, SC 29072

CommunityType: Market Rate - General

Structure Type: Garden

200 Units 2.5% Vacant (5 units vacant) as of 3/27/2020

Opened in 2000



| Unit Mix & Effective Rent (1) | | | | | Community Amenities | |
|-------------------------------|--------|----------|----------|-------------|---|--|
| Bedroom | %Total | Avg Rent | Avg SqFt | Avg \$/SqFt | Clubhouse: | Pool-Outdr: |
| Eff | -- | -- | -- | -- | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| One | 36.0% | \$1,000 | 798 | \$1.25 | Comm Rm: <input checked="" type="checkbox"/> | Basketball: <input type="checkbox"/> |
| One/Den | -- | -- | -- | -- | Centrl Lndry: <input type="checkbox"/> | Tennis: <input type="checkbox"/> |
| Two | 60.0% | \$1,045 | 1,106 | \$0.94 | Elevator: <input type="checkbox"/> | Volleyball: <input type="checkbox"/> |
| Two/Den | -- | -- | -- | -- | Fitness: <input checked="" type="checkbox"/> | CarWash: <input checked="" type="checkbox"/> |
| Three | 4.0% | \$1,205 | 1,345 | \$0.90 | Hot Tub: <input type="checkbox"/> | BusinessCtr: <input checked="" type="checkbox"/> |
| Four+ | -- | -- | -- | -- | Sauna: <input type="checkbox"/> | ComputerCtr: <input type="checkbox"/> |
| | | | | | Playground: <input checked="" type="checkbox"/> | |

| Features | |
|---|----------------------|
| Standard: Dishwasher; Disposal; Ice Maker; Ceiling Fan; In Unit Laundry (Full Size); Central A/C; Patio/Balcony; Carpet | |
| Select Units: | -- |
| Optional(\$): | -- |
| Security: | Patrol |
| Parking 1: | Free Surface Parking |
| Fee: | -- |
| Parking 2: | -- |
| Fee: | -- |
| Property Manager: | Morgan Prop. |
| Owner: | -- |

Comments

Vacant: 3 1BRs, 1 2BR, 1 3BR

Outdoor fitness stations, putting green, billiards. White & black apps, laminate countertops.

Floorplans (Published Rents as of 3/27/2020) (2)

Historic Vacancy & Eff. Rent (1)

| Description | Feature | BRs | Bath | #Units | Rent | SqFt | Rent/SF | Program | Date | %Vac | 1BR \$ | 2BR \$ | 3BR \$ |
|-------------|---------|-----|------|--------|---------|-------|---------|---------|----------|------|---------|---------|---------|
| Garden | -- | 1 | 1 | 72 | \$985 | 798 | \$1.23 | Market | 3/27/20 | 2.5% | \$1,000 | \$1,045 | \$1,205 |
| Garden | -- | 2 | 2 | 48 | \$1,010 | 1,042 | \$.97 | Market | 2/19/19 | 3.5% | \$930 | \$1,007 | \$1,225 |
| Garden | -- | 2 | 2 | 72 | \$1,035 | 1,149 | \$.90 | Market | 2/15/18 | 4.0% | \$991 | \$1,187 | \$1,275 |
| Garden | -- | 3 | 2 | 8 | \$1,180 | 1,345 | \$.88 | Market | 12/21/17 | 7.5% | \$885 | \$945 | \$1,275 |

Adjustments to Rent

Incentives:

None

Utilities in Rent: Heat Fuel: Electric

Heat: Cooking: Wtr/Swr:
Hot Water: Electricity: Trash:

Waterway

SC063-008459

Fern Hall

Multifamily Community Profile

123 Brevard Pkwy
Lexington, SC

CommunityType: LIHTC - General

Structure Type: 2-Story Garden

40 Units 0.0% Vacant (0 units vacant) as of 3/27/2020

Opened in 2003



| Unit Mix & Effective Rent (1) | | | | | Community Amenities | |
|-------------------------------|--------|----------|----------|-------------|-------------------------------------|-------------------------------------|
| Bedroom | %Total | Avg Rent | Avg SqFt | Avg \$/SqFt | Clubhouse: | Pool-Outdr: |
| Eff | -- | -- | -- | -- | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| One | -- | -- | -- | -- | Comm Rm: | Basketball: |
| One/Den | -- | -- | -- | -- | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Two | 40.0% | \$754 | 985 | \$0.77 | Centrl Lndry: | Tennis: |
| Two/Den | -- | -- | -- | -- | <input type="checkbox"/> | <input type="checkbox"/> |
| Three | 60.0% | \$878 | 1,185 | \$0.74 | Elevator: | Volleyball: |
| Four+ | -- | -- | -- | -- | <input type="checkbox"/> | <input type="checkbox"/> |
| | | | | | Fitness: | CarWash: |
| | | | | | <input type="checkbox"/> | <input type="checkbox"/> |
| | | | | | Hot Tub: | BusinessCtr: |
| | | | | | <input type="checkbox"/> | <input type="checkbox"/> |
| | | | | | Sauna: | ComputerCtr: |
| | | | | | <input type="checkbox"/> | <input type="checkbox"/> |
| | | | | | Playground: | <input checked="" type="checkbox"/> |

| Features | |
|--|---------------|
| Standard: Dishwasher; Disposal; Ice Maker; Ceiling Fan; In Unit Laundry (Hooks); Central A/C; Patio/Balcony; Storage (In Unit) | |
| Select Units: | -- |
| Optional(\$): | -- |
| Security: | -- |
| Parking 1: Free Surface Parking | Parking 2: -- |
| Fee: -- | Fee: -- |
| Property Manager: | -- |
| Owner: | -- |

Comments

| | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| Floorplans (Published Rents as of 3/27/2020) (2) | | | | | | | | | | Historic Vacancy & Eff. Rent (1) | | | |
|--|---------|-----|------|--------|-------|-------|---------|------------|---------|----------------------------------|--------|--------|--------|
| Description | Feature | BRs | Bath | #Units | Rent | SqFt | Rent/SF | Program | Date | %Vac | 1BR \$ | 2BR \$ | 3BR \$ |
| Garden | -- | 2 | 2 | 5 | \$600 | 985 | \$.61 | LIHTC/ 50% | 3/27/20 | 0.0% | -- | \$754 | \$878 |
| Garden | -- | 2 | 2 | 11 | \$795 | 985 | \$.81 | LIHTC/ 60% | 2/15/18 | 2.5% | -- | \$705 | \$817 |
| Garden | -- | 3 | 2 | 5 | \$675 | 1,185 | \$.57 | LIHTC/ 50% | 2/3/12 | 10.0% | -- | -- | -- |
| Garden | -- | 3 | 2 | 19 | \$900 | 1,185 | \$.76 | LIHTC/ 60% | | | | | |

Adjustments to Rent

| | | | |
|--------------------|--------------------------|---------------------|-------------------------------------|
| Incentives: | | | |
| None | | | |
| Utilities in Rent: | | Heat Fuel: Electric | |
| Heat: | <input type="checkbox"/> | Cooking: | <input type="checkbox"/> |
| Hot Water: | <input type="checkbox"/> | Electricity: | <input type="checkbox"/> |
| | | Wtr/Swr: | <input type="checkbox"/> |
| | | Trash: | <input checked="" type="checkbox"/> |

Fern Hall Crossing

Multifamily Community Profile

600 Fern Hall Dr.
Lexington, SC

CommunityType: LIHTC - General

Structure Type: 3-Story Garden

48 Units 0.0% Vacant (0 units vacant) as of 3/27/2020

Opened in 2008



| Unit Mix & Effective Rent (1) | | | | | Community Amenities | |
|-------------------------------|--------|----------|----------|-------------|---|--|
| Bedroom | %Total | Avg Rent | Avg SqFt | Avg \$/SqFt | Clubhouse: | Pool-Outdr: |
| Eff | -- | -- | -- | -- | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| One | 8.3% | \$535 | 879 | \$0.61 | Comm Rm: <input checked="" type="checkbox"/> | Basketball: <input type="checkbox"/> |
| One/Den | -- | -- | -- | -- | Centrl Lndry: <input checked="" type="checkbox"/> | Tennis: <input type="checkbox"/> |
| Two | 41.7% | \$718 | 1,157 | \$0.62 | Elevator: <input type="checkbox"/> | Volleyball: <input type="checkbox"/> |
| Two/Den | -- | -- | -- | -- | Fitness: <input type="checkbox"/> | CarWash: <input type="checkbox"/> |
| Three | 50.0% | \$813 | 1,315 | \$0.62 | Hot Tub: <input type="checkbox"/> | BusinessCtr: <input checked="" type="checkbox"/> |
| Four+ | -- | -- | -- | -- | Sauna: <input type="checkbox"/> | ComputerCtr: <input checked="" type="checkbox"/> |
| | | | | | Playground: <input checked="" type="checkbox"/> | |

| Features | |
|---|---------------|
| Standard: Dishwasher; Disposal; Microwave; Ice Maker; Ceiling Fan; In Unit Laundry (Hook-ups); Central A/C; Storage (In Unit) | |
| Select Units: | -- |
| Optional(\$): | -- |
| Security: | -- |
| Parking 1: Free Surface Parking | Parking 2: -- |
| Fee: -- | Fee: -- |
| Property Manager: | -- |
| Owner: | -- |

Comments

Opened in February 2008 and leased up in 3 months

| Floorplans (Published Rents as of 3/27/2020) (2) | | | | | | | | | Historic Vacancy & Eff. Rent (1) | | | | |
|--|---------|-----|------|--------|-------|-------|---------|------------|----------------------------------|------|--------|--------|--------|
| Description | Feature | BRs | Bath | #Units | Rent | SqFt | Rent/SF | Program | Date | %Vac | 1BR \$ | 2BR \$ | 3BR \$ |
| Garden | -- | 1 | 1 | 4 | \$520 | 879 | \$.59 | LIHTC/ 50% | 3/27/20 | 0.0% | \$535 | \$718 | \$813 |
| Garden | -- | 2 | 2 | 10 | \$600 | 1,157 | \$.52 | LIHTC/ 50% | 2/15/18 | 0.0% | \$514 | \$677 | \$766 |
| Garden | -- | 2 | 2 | 10 | \$795 | 1,157 | \$.69 | LIHTC/ 60% | 2/3/12 | 4.2% | -- | -- | -- |
| Garden | -- | 3 | 2 | 12 | \$675 | 1,315 | \$.51 | LIHTC/ 50% | | | | | |
| Garden | -- | 3 | 2 | 12 | \$900 | 1,315 | \$.68 | LIHTC/ 60% | | | | | |

Adjustments to Rent

Incentives:

None

Utilities in Rent: Heat Fuel: Electric

Heat: Cooking: Wtr/Swr:

Hot Water: Electricity: Trash:

Fern Hall Crossing

SC063-016405

Harbison Gardens

Multifamily Community Profile

401 Columbiana Dr.
Columbia, SC 29212

CommunityType: LIHTC - General

Structure Type: Garden

180 Units 3.3% Vacant (6 units vacant) as of 3/26/2020

Last Major Rehab in 2013 Opened in 1998



| Unit Mix & Effective Rent (1) | | | | | Community Amenities | |
|-------------------------------|--------|----------|----------|-------------|---------------------|---|
| Bedroom | %Total | Avg Rent | Avg SqFt | Avg \$/SqFt | | |
| Eff | -- | -- | -- | -- | Clubhouse: | <input type="checkbox"/> Pool-Outdr: <input checked="" type="checkbox"/> |
| One | -- | -- | -- | -- | Comm Rm: | <input type="checkbox"/> Basketball: <input type="checkbox"/> |
| One/Den | -- | -- | -- | -- | Centrl Lndry: | <input checked="" type="checkbox"/> Tennis: <input type="checkbox"/> |
| Two | 11.1% | \$829 | 1,028 | \$0.81 | Elevator: | <input type="checkbox"/> Volleyball: <input type="checkbox"/> |
| Two/Den | -- | -- | -- | -- | Fitness: | <input type="checkbox"/> CarWash: <input type="checkbox"/> |
| Three | 35.6% | \$900 | 1,224 | \$0.74 | Hot Tub: | <input type="checkbox"/> BusinessCtr: <input checked="" type="checkbox"/> |
| Four+ | 53.3% | \$1,050 | 1,386 | \$0.76 | Sauna: | <input type="checkbox"/> ComputerCtr: <input type="checkbox"/> |
| | | | | | Playground: | <input checked="" type="checkbox"/> |

| Features | |
|--|--------------------------|
| Standard: Dishwasher; Disposal; In Unit Laundry (Hook-ups); Central A/C; Patio/Balcony | |
| Select Units: -- | |
| Optional(\$): -- | |
| Security: Patrol | |
| Parking 1: Free Surface Parking Fee: -- | Parking 2: -- Fee: -- |
| Property Manager: -- Owner: -- | |

Comments

Free membership to Harbison Rec. Ctr., walking trail.
Vacant: 1 2br, 5 3br, 3 4br. Eight 4br units down due to fire, reconstruction started.
FKA Columbiana Ridge. Ph. I built 1993- 144 units. Ph. II built 1998- 36 units.

Floorplans (Published Rents as of 3/26/2020) (2)

Historic Vacancy & Eff. Rent (1)

| Description | Feature | BRs | Bath | #Units | Rent | SqFt | Rent/SF | Program | Date | %Vac | 1BR \$ | 2BR \$ | 3BR \$ |
|-------------|---------|-----|------|--------|---------|-------|---------|------------|---------|------|--------|--------|--------|
| Garden | -- | 2 | 1.5 | 20 | \$829 | 1,028 | \$.81 | LIHTC/ 60% | 3/26/20 | 3.3% | -- | \$829 | \$900 |
| Garden | -- | 3 | 2 | 64 | \$900 | 1,224 | \$.74 | LIHTC/ 60% | 9/3/19 | 5.0% | -- | \$829 | \$900 |
| Garden | -- | 4 | 2 | 96 | \$1,050 | 1,386 | \$.76 | LIHTC/ 60% | 1/31/19 | 2.8% | -- | \$800 | \$860 |
| | | | | | | | | | 1/27/17 | 2.2% | -- | \$739 | \$813 |

Adjustments to Rent

Incentives:
None

Utilities in Rent: Heat Fuel: Electric

Heat: Cooking: Wtr/Swr:

Hot Water: Electricity: Trash: