



PROPERTY CONDITION ASSESSMENT

Highland Square Apartments

200 Pine Creek Court Extension
Greenville, South Carolina 29605

Report Date

October 1, 2024

Partner Project No.

24-463472.1

Prepared for:

Related Affordable
New York, New York 10001



Building
Science



Environmental
Consulting



Construction &
Development



Energy &
Sustainability



October 1, 2024

Mr. Tyler Percell
Related Affordable
30 Hudson Yards
New York, New York 10001

Subject: Property Condition Assessment
Highland Square Apartments
200 Pine Creek Court Extension
Greenville, South Carolina 29605
Partner Project No. 24-463472.1

Dear Mr. Percell,

Partner Assessment Corporation (Partner) is pleased to provide the results of the assessment performed on the above-referenced property. At a minimum, this assessment was performed in conformance with the scope and limitations as set forth by ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process and the SC Housing Regulations, as specified in the engagement agreement that initiated this work.

The purpose of this assessment is to describe the primary systems and components of the subject property, to identify conspicuous defects or material deferred maintenance, and to present an opinion of costs to remedy to observed conditions. In addition, this report identifies systems or components that are anticipated to reach the end of their expected useful life during the specified evaluation term and includes an opinion of cost for future capital replacements. This assessment was performed utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent Partner's best professional judgment based upon existing conditions and the information and data available to us during the course of this assignment.

We appreciate the opportunity to provide these assessment services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Scott Chiu at (214) 234-9561 or SChiu@partneresi.com.

Sincerely,

Partner Assessment Corporation

Nicholas Alvino, EIT
Project Manager

Scott Chiu
Director HUD | FHA Services

EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION

Executive Summary

Partner Assessment Corporation (Partner) has performed a Property Condition Assessment (PCA) of the parcel and improvements defined in the following table (the "subject property"). The assessment was performed in general accordance with ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" and the SC Housing Regulations. The purpose of this Property Condition Assessment was to observe and document readily-visible materials and building system defects that might significantly affect the value of the subject property, and determine if conditions exist which may have a significant impact on the continued operation of the facility during the evaluation period.

| <i>Property Data</i> | |
|-------------------------------------|---|
| Name | Highland Square Apartments |
| Address | 200 Pine Creek Court Extension |
| City, State and Zip Code | Greenville, South Carolina 29605 |
| Property use | Multi-family residential |
| Land acreage (acres) | 13.4 acres |
| Number of buildings | 11 |
| Number of floors | 2 |
| Year built | 1979 |
| Gross building area (sf) | 141,310 |
| Net rentable area (sf) | 138,760 |
| Number of dwelling units | 152 |
| Foundation/Substructure | Concrete slab-on-grade with perimeter and interior footings under load bearing structures |
| Superstructure | Wooden decking supported by wooden trusses |
| Façade | Brick masonry; Painted T1-11 wood siding |
| Roof type | Pitched, asphalt shingles |
| Parking area | Asphalt pavement |
| Parking space count | 311 total spaces |
| ADA-designated parking count | Ten designated accessible spaces of which two are van-designated |
| HVAC system | Split system units |
| Water supply piping | Copper |
| Electrical branch wiring | Copper |
| Number of elevators | Not present |
| Fire suppression | Not present |
| Fire alarm | Not present |

The buildings on the subject property are further described as follows:

| <i>Structure</i> | <i>Address</i> | <i>Building Area (SF)</i> | <i>Construction Date</i> |
|---------------------|----------------------|---------------------------|--------------------------|
| Apartment Buildings | 200 Pine Creek Court | 138,760 | 1979 |
| Leasing office | 200 Pine Creek Court | 2,550 | 1979 |

The dwelling unit types are as follows:

| <i>Type</i> | <i>Quantity</i> | <i>Average Area (SF)</i> | <i>Total Square Footage</i> | <i>Occupied Units</i> | <i>Vacant Units</i> | <i>Down Units</i> |
|----------------|-----------------|--------------------------|-----------------------------|-----------------------|---------------------|-------------------|
| 1 Bed/1 Bath | 40 | 699 | 27,960 | 39 | 1 | 0 |
| 2 Bed/1.5 Bath | 80 | 885 | 70,800 | 77 | 3 | 0 |
| 3 Bed/2 Bath | 32 | 1,250 | 40,000 | 30 | 2 | 0 |
| Total | 152 | -- | 138,760 | 146 | 6 | 0 |

The dwelling unit mix per building is as follows:

| <i>Bldg. Name</i> | <i>1 BR</i> | <i>2 BR</i> | <i>3 BR</i> | <i>Total</i> |
|-------------------|-------------|-------------|-------------|--------------|
| A | 16 | - | - | 16 |
| B | 24 | - | - | 24 |
| C | - | - | 8 | 8 |
| D | - | - | 8 | 8 |
| E | - | 20 | - | 20 |
| F | - | 20 | - | 20 |
| G | - | - | 8 | 8 |
| H | - | - | 8 | 8 |
| I | - | 20 | - | 20 |
| J | - | 20 | - | 20 |

Overall Condition

Based on the systems and components observed during the site visit, the subject property appeared to be in good to fair condition. The overall level of preventative maintenance appeared to be good. The detailed observations of reviewed systems are presented in the following sections of this report, with tabulated opinions of cost presented in the Appendices.

Reported Capital Expenditures

Property management did not report any significant recent capital improvements within the past five years.

However, according to property management, the entire property was renovated in 2017, which included the following:

- Replacement of all cabinetry and countertops in every unit
- Replaced all appliances
- Replaced fixtures, electrical and plumbing
- Replaced all flooring finishes
- Repainted each unit
- Replacement of all windows and sliding glass doors

Immediate and Short-Term Repair Items

This report presents opinions of costs for items or conditions that require immediate action as a result of the following: Material existing or potentially unsafe conditions, material code violations, or any other physical deficiencies that if left uncorrected would be expected to result in or contribute to the failure of critical elements or systems within one year or may result in a significant increase in remedial costs. These items should be addressed at the first practical opportunity.

In addition, this report presents opinions of costs for items or conditions that may not require immediate action, but should be conducted on a priority basis beyond routine maintenance. Generally, the recommended time frame for addressing these items is two years.

Deferred maintenance items and/or physical deficiencies that are considered significant are also identified in Table 1 - Immediate Repair and Deferred Maintenance Cost Opinion.

Replacement Reserve Items

In accordance with the terms under which this assessment was performed, this report includes opinions of costs for capital replacement reserve items that are anticipated to occur during a specified evaluation period. These items are identified in Table 2 – Long-Term Cost Opinion. Systems or components that are present at the subject property, but not listed in Table 2, are expected to realize a useful life that exceeds the evaluation period.

Cost Exclusions

This report excludes costs for systems or components that are reported to be a tenant responsibility to maintain and replace, that are generally associated with the normal operation of the subject property, which are part and parcel of a building renovation program, for enhancements to reposition the subject property within the marketplace, for work that is cosmetic or decorative, for work that is being conducted for warranty transfer purposes, and routine maintenance activities. This report also excludes costs that are below the reporting threshold established by the engagement agreement.

Deviation from ASTM E2018

The deviations listed below are part of the Partner standard operating procedures or were specified in the Client's scope of work.

- This report includes seismic zone information that is not required by the Standard.
- This report includes an opinion of costs for anticipated capital expenditures for an evaluation period defined by the Addressee. The costs are presented in Table 1.
- This report includes an evaluation of the condition of the observed components and systems.
- This report includes an evaluation of applicable accessibility standards.

Recommendations for Additional Investigations

There were no issues observed or reported that indicate the need for additional investigations.

Planned Capital Improvements

According to the developer, the following capital improvements are proposed to be completed within the next few years:

Site (\$905,700)

- Mill and overlay asphalt in parking lot and drive aisles, including restriping
- Miscellaneous water and sewer repairs
- Miscellaneous concrete repairs
- Install ADA compliant ramps and railings
- Landscaping and tree trimming
- Build dumpster enclosures
- Demo/rebuild patio decks and railings
- Replace exterior signage including monument sign
- Demolish tennis court on top of hill and rebuild outdoor community area
- Replace swing set at far end of property
- Rebuild benches around property
- Repair/rebuild railroad tie retention wall

Building Exteriors/Envelope (\$1,040,400)

- Add more security camera coverage to existing system
- Roof replacement
- Gutter replacement
- Masonry, siding, and façade repair
- Replace staircase treads and risers
- Replace front doors
- Replace front door hardware

Common Area Amenities (\$165,000)

- Install pedestal mailboxes with lockers
- Community room and kitchen refresh
- Community business center
- Leasing office refresh
- Laundry room refresh
- Upgrade existing playground

MEP (\$1,357,800)

- Replace HVAC condenser units and air handlers
- Replace dwelling unit water heaters
- Replace exterior hallway lights as needed
- Replace general exterior lighting

General Interiors (\$2,233,486)

- Allocated general demo (task level demo built into each line item)
- Replace all outlets, switches, low voltage, and covers
- Install new door stops
- Install new vinyl floors, glue down LVP
- Install new baseboards
- Paint entire unit (walls, ceilings, doors, trims, and baseboards)
- Replace thermostat
- Drywall, TBT allowance (sheetrock repair)
- Clean entire unit
- Converted ADA units
- Converted HVI units
- Replace lighting

Unit Interiors (\$1,403,400)

Kitchen (\$688,200)

- Replace countertops with 2cm solid surface stone
- Re-install stainless steel sink
- Replace all appliances with stainless-steel energy star appliances
- Re-install garbage disposals
- Re-install faucet (including new water lines and p-traps)

Bathroom (\$715,200)

- Install new steel tub and three-piece fiberglass surround (demo tub and existing surround, surround install prep, steel tub, three-piece fiberglass surround, install tub drain and trim, install shower/tub valve and trim including diverter valve, valve trim, tub spout and shower head)
- Install shower rod

Partner has reviewed the provided scope of work as proposed by the developer, and has reconciled repair recommendations identified in Table 1, and also prepared a "Post-Renovation" Reserves for Replacement schedule accordingly (e.g., Table 2), assuming all of the above noted planned capital improvements are completed as proposed.

TABLE 1 - IMMEDIATE REPAIRS & DEFERRED MAINTENANCE COST OPINION

Highland Square Apartments
200 Pine Creek Court Extension
Greenville, South Caroline

Partner Project No. 24-463472.1
October 1, 2024

| Sect. No. | Deficiency or Repair Item | Quantity | Unit | Unit Cost | Immediate Repair | Short-Term Cost | Total Cost |
|---------------------------|---|----------|------|-------------|------------------|-----------------|-------------|
| 2.0 Regulatory Compliance | | | | | | | |
| 2.4 | <p>According to the developer, the following capital improvements are proposed to be completed within the next few years:</p> <ul style="list-style-type: none">•Mill and overlay asphalt in parking lot and drive aisles, including restriping•Miscellaneous water and sewer repairs•Miscellaneous concrete repairs•Install ADA compliant ramps and railings•Landscaping and tree trimming•Build dumpster enclosures•Demo/rebuild patio decks and railings•Replace exterior signage including monument sign•Demolish tennis court on top of hill and rebuild outdoor community area•Replace swing set at far end of property•Rebuild benches around property•Repair/rebuild railroad tie retention wall | 1 | EA | \$905,700 | | \$905,700 | \$905,700 |
| 2.4 | <p>According to the developer, the following capital improvements are proposed to be completed within the next few years:</p> <ul style="list-style-type: none">•Add more security camera coverage to existing system•Roof replacement•Gutter replacement•Masonry, siding, and façade repair•Replace staircase treads and risers•Replace front doors•Replace front door hardware | 1 | EA | \$1,040,400 | | \$1,040,400 | \$1,040,400 |



TABLE 1 - IMMEDIATE REPAIRS & DEFERRED MAINTENANCE COST OPINION

Highland Square Apartments

200 Pine Creek Court Extension

Greenville, South Caroline

Partner Project No. 24-463472.1

October 1, 2024

| Sect. No. | Deficiency or Repair Item | Quantity | Unit | Unit Cost | Immediate Repair | Short-Term Cost | Total Cost |
|-----------|--|----------|------|-----------|------------------|-----------------|------------|
| 2.4 | According to the developer, the following capital improvements are proposed to be completed within the next few years: | | | | | | |
| | •Install pedestal mailboxes with lockers | | | | | | |
| | •Community room and kitchen refresh | | | | | | |
| | •Community business center | | | | | | |
| | •Leasing office refresh | | | | | | |
| 2.4 | •Laundry room refresh | | | | | | |
| | •Upgrade existing playground | | | | | | |
| | According to the developer, the following capital improvements are proposed to be completed within the next few years: | | | | | | |
| | •Replace HVAC condenser units and air handlers | | | | | | |
| | •Replace dwelling unit water heaters | | | | | | |
| 2.4 | •Replace exterior hallway lights as needed | | | | | | |
| | •Replace general exterior lighting | | | | | | |
| | According to the developer, the following capital improvements are proposed to be completed within the next few years: | | | | | | |
| | •Relocate general demo (task level demo built into each line item) | | | | | | |
| | •Replace all outlets, switches, low voltage, and covers | | | | | | |
| | •Install new door stops | | | | | | |
| | •Install new vinyl floors, glue down LVP | | | | | | |
| | •Install new baseboards | | | | | | |
| | •Paint entire unit (walls, ceilings, doors, trims, and baseboards) | | | | | | |
| | •Replace thermostat | | | | | | |
| | •Drywall, TBT allowance (sheetrock repair) | | | | | | |
| | •Clean entire unit | | | | | | |
| | •Converted ADA units | | | | | | |
| | •Converted HVI units | | | | | | |
| | •Replace lighting | | | | | | |

TABLE 1 - IMMEDIATE REPAIRS & DEFERRED MAINTENANCE COST OPINION

Highland Square Apartments

200 Pine Creek Court Extension

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Partner Project No. 24-463472.1

October 1, 2024

| Sect. No. | Deficiency or Repair Item | Quantity | Unit | Unit Cost | Immediate Repair | Short-Term Cost | Total Cost |
|------------------------------|--|----------|-------|-------------|------------------|-----------------|-------------|
| 2.4 | <p>According to the developer, the following capital improvements are proposed to be completed within the next few years:</p> <ul style="list-style-type: none"> • Replace countertops with 2cm solid surface stone • Re-install stainless steel sink • Replace all appliances with stainless-steel energy star appliances • Re-install garbage disposals • Re-install faucet (including new water lines and p-traps) • Install new steel tub and three-piece fiberglass surround (demo tub and existing surround, surround install prep, steel tub, three-piece fiberglass surround, install tub drain and trim, install shower/tub valve and trim including diverter valve, valve trim, tub spout and shower head) • Install shower rod | 1 | EA | \$1,403,400 | | \$1,403,400 | \$1,403,400 |
| 2.4 | <p>According to the developer, the following capital improvements are proposed to be completed within the next few years: solar panel installation, upgraded WiFi throughout the property, and security system.</p> | 1 | EA | \$1,250,000 | | \$1,250,000 | \$1,250,000 |
| 3.0 Site Improvements | | | | | | | |
| 3.2.3 | <p>The pedestrian concrete walkways appear to be in good to fair overall condition. Cracking and displacement were observed throughout the property's sidewalks particularly along the building frontage. Repair of the noted areas are recommended.</p> | 580 | SF | \$8.50 | \$4,930 | | \$4,930 |
| 3.2.4 | <p>Partner observed several overgrown trees at the subject property that were encroaching on the roofline and exterior façade of the structures. These conditions may affect roof drainage and could possibly lead to future damage to the roof system and façade. Partner recommends trimming the trees that are currently encroaching on the roofline and structures.</p> | 1 | EA | \$8,500 | | \$8,500 | \$8,500 |
| 3.2.1 | <p>Precipitation was present during the site assessment; consequently, direct observation of the operation of the storm water drainage system was possible. Evidence of ponding water on the pavement occurred in front of building F. Investigate the clogging and what is causing the ponding to occur and resolve the issues.</p> | 1 | Allow | \$2,500 | \$2,500 | | \$2,500 |

TABLE 1 - IMMEDIATE REPAIRS & DEFERRED MAINTENANCE COST OPINION

Highland Square Apartments

200 Pine Creek Court Extension

Greenville, South Carolina

Partner Project No. 24-463472.1

October 1, 2024

| Sect. No. | Deficiency or Repair Item | Quantity | Unit | Unit Cost | Immediate Repair | Short-Term Cost | Total Cost |
|---|--|----------|-------|-----------|------------------|-----------------|------------|
| 4.0 Structural Frame and Building Envelope | | | | | | | |
| 4.5 | Stairs and balconies appeared to be in good to fair condition. Corrosion of the steel framing and pans supporting the treads was observed on many of the stair systems. To avoid future failure of the steel components an investigation of all stairs is needed to quantify the number of treads that need replacement. Repair all corroding stair components at each building. | 10 | Bldgs | \$1,500 | | \$15,000 | \$15,000 |
| 4.4.2 | The gutters and downspouts appeared to be in fair to poor overall condition. Many of the gutters were observed to be falling off the building. Holes in the gutters were seen dropping water. Based on age, condition and EUL, gutters and downspouts should be replaced immediately. | 11 | Bldgs | \$0.00 | | \$0 | \$0 |
| 5.0 Mechanical and Electrical Systems | | | | | | | |
| 5.5 | The fire extinguisher appeared to be in good to fair overall condition. The system is reportedly tested on an annual basis. Current inspection tags were observed on the fire extinguishers in each unit dated March 2024. However, fire extinguishers in common areas had expired tags (March 2023) and require immediate inspections. | 6 | EA | \$50 | \$300 | | \$300 |
| 5.5.2 | Smoke detectors were observed in the living areas and bedrooms of the dwelling units accessed. However, the living areas and bedrooms must be equipped with a hard-wired or lithium (10-year) battery-operated tamper resistant smoke detector unit. Partner recommends replacing all current smoke detectors in the coming year. | 448 | EA | \$25 | \$11,200 | | \$11,200 |

TABLE 1 - IMMEDIATE REPAIRS & DEFERRED MAINTENANCE COST OPINION

Highland Square Apartments

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Greenville, South Carolina

Partner Project No. 24-463472.1

October 1, 2024

| Sect. No. | Deficiency or Repair Item | Quantity | Unit | Unit Cost | Immediate Repair | Short-Term Cost | Total Cost |
|------------------------------|--|----------|------|-----------|------------------|-----------------|------------|
| 6.0 Interior Elements | | | | | | | |
| | None Noted | | | | | | |
| 7.0 Accessibility | | | | | | | |
| 7.1 | Partner noted a designated accessible parking space is not provided in close proximity to the leasing office. On of the existing parking spaces near the leasing office should be modified for "Van Accessibility" (i.e., signage placard, 96" stall, 96" aisle with access to curb cut). | 1 | EA | \$2,500 | \$2,500 | | \$2,500 |
| 7.1 | An accessible route is present from the parking areas to the leasing office entrance. However, handrails along the ramp and a single step make the route inaccessible. An accessible route (i.e., compliant walkway/path of travel) should be provided to the leasing office. Partner recommends installing a concrete walkway, curb ramps, and/or crosswalk pavement markings as necessary. | 1 | EA | \$6,500 | \$6,500 | | \$6,500 |
| 7.1 | The door at the leasing office has a threshold measured at approximately 1" in height. As this door is a part of the route to the leasing office, it must comply with ADA standards. Per ADA guidelines, the threshold at the entry door cannot exceed 1/2". Replacement or modification of the existing threshold is required. | 1 | EA | \$2,500 | \$2,500 | | \$2,500 |
| 7.1 | Partner noted that a non-compliant preformed asphalt ramp protrudes into the access aisle at one of the designated accessible parking spaces. The preformed ramp should be removed and replaced with compliant curb cut throughout the subject property. | 1 | EA | \$1,200 | \$1,200 | | \$1,200 |

TABLE 1 - IMMEDIATE REPAIRS & DEFERRED MAINTENANCE COST OPINION

Highland Square Apartments

200 Pine Creek Court Extension

Greenville, South Carolina

Partner Project No. 24-463472.1

October 1, 2024

| Sect. No. | Deficiency or Repair Item | Quantity | Unit | Unit Cost | Immediate Repair | Short-Term Cost | Total Cost |
|-----------|---|----------|------|-----------|------------------|-----------------|------------|
| 7.4 | According to HUD Notice 2012-27, Partner is required to identify any areas of non-compliance as if the site were "newly constructed" or "substantially renovated." According to the provisions of Section 504/UFAS, existing structures currently receiving "project-based" federal financial assistance, built prior to July 11, 1988, must make alterations to an appropriate number of dwelling units (i.e., 5% fully accessible mobility unit/2% sensory impairment unit rules, etc.) to the "maximum extent feasible." According to property management, eight of the dwelling units are currently designated for use by individuals with disabilities (i.e., modified for accessibility). However, Partner observed evidence of non-compliance, and recommends property ownership consider altering the existing dwelling units for full accessibility compliance as per the applicable Section 504/UFAS standards (i.e., light switches at a maximum of 48" AFF, provide shower seats, p-trap covers at roll-under sinks, etc.). | 8 | EA | \$5,000 | \$40,000 | | \$40,000 |
| 7.4 | Four additional dwelling units should be equipped with audio/visual components (i.e., strobe/horn alarms, visual indicators at doorbells, and phones, as applicable) in order to meet the 2% "sensory impairment" dwelling unit requirement. | 4 | EA | \$4,000 | \$16,000 | | \$16,000 |
| 8.0 | Water Intrusion and Microbial Growth | | | | | | |
| | None Noted | | | | | | |

TOTAL \$ 87,630 \$ 8,379,286 \$ 8,466,916

TABLE 2 - LONG-TERM COST OPINION

Highland Square Apartments

200 Pine Creek Court Extension
Greenville, South Carolina

Partner Project No. 24-463472.1
October 1, 2024

Number of units: 152
Site effective age (years): 45
Inflation rate: 2.5%
Evaluation period (years): 20

"As-Is Condition" OR "Post-Renovation Condition"

| Sect. No. | Description | Avg EUL (YR) | Eff Age (YR) | Planned Capital Repair | Eff. RUL (YR) | On Site Qty | Qty in Eval Period | Unit | Unit Cost | YR 1 | YR 2 | YR 3 | YR 4 | YR 5 | YR 6 | YR 7 | YR 8 | YR 9 | YR 10 | YR 11 | YR 12 | YR 13 | YR 14 | YR 15 | YR 16 | YR 17 | YR 18 | YR 19 | YR 20 | Total Cost |
|-----------|---|--------------|--------------|------------------------|---------------|-------------|--------------------|------|-----------|------|------|------|------|-----------|------|----------|-----------|------|-----------|-------|----------|----------|----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|
| 3.0 | Site Improvements | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3.2.2 | Asphalt seal coat & striping | 5 | 0 | Yes | 5 | 95,000 | 380,000 | SF | \$0.15 | | | | | \$ 14,250 | | | | | \$ 14,250 | | | | | \$ 14,250 | | | | | \$ 14,250 | \$ 57,000 |
| 3.2.9 | Spa liner, Resurface | 12 | 5 | No | 7 | 1 | 2 | EA | \$7,500 | | | | | | | \$ 7,500 | | | | | | | | | | | | \$ 7,500 | | \$ 15,000 |
| 3.2.9 | Pool/spa filtration/circulation equipment replacement | 10 | 5 | No | 5 | 1 | 2 | EA | \$3,500 | | | | | \$ 3,500 | | | | | | | | | | \$ 3,500 | | | | | | \$ 7,000 |
| 3.2.9 | Playground Equipment, Replace | 10 | 0 | No | 10 | 1 | 2 | EA | \$7,500 | | | | | | | | | | \$ 7,500 | | | | | | | | | \$ 7,500 | | \$ 15,000 |
| 4.0 | Structural Frame and Building Envelope | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.3.1 | Exterior cleaning, painting, sealing | 8 | 0 | No | 8 | 152 | 304 | UNIT | \$300 | | | | | | | | \$ 45,600 | | | | | | | | \$ 45,600 | | | | | \$ 91,200 |
| 4.3.1 | Exterior cleaning, masonry pointing, sealing | 8 | 0 | No | 8 | 152 | 304 | UNIT | \$200 | | | | | | | | \$ 30,400 | | | | | | | | \$ 30,400 | | | | | \$ 60,800 |
| 5.0 | Mechanical and Electrical Systems | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5.1 | Unit water heater, Replace | 12 | 0 | Yes | 12 | 152 | 117 | EA | \$500 | | | | | | | | | | | | \$ 6,500 | \$ 6,500 | \$ 6,500 | \$ 6,500 | \$ 6,500 | \$ 6,500 | \$ 6,500 | \$ 6,500 | \$ 6,500 | \$ 58,500 |
| 5.2 | Split-system condenser, Replace | 15 | 0 | Yes | 15 | 152 | 66 | EA | \$1,500 | | | | | | | | | | | | | | | \$ 16,500 | \$ 16,500 | \$ 16,500 | \$ 16,500 | \$ 16,500 | \$ 16,500 | \$ 99,000 |
| 6.0 | Interior Elements | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6.5.1 | Apartment vinyl flooring, Replace | 15 | 0 | No | 15 | 152 | 66 | EA | \$750 | | | | | | | | | | | | | | | \$ 8,250 | \$ 8,250 | \$ 8,250 | \$ 8,250 | \$ 8,250 | \$ 8,250 | \$ 49,500 |
| 6.5.3 | Apartment refrigerator, Replace | 15 | 0 | No | 15 | 152 | 66 | EA | \$650 | | | | | | | | | | | | | | | \$ 7,150 | \$ 7,150 | \$ 7,150 | \$ 7,150 | \$ 7,150 | \$ 7,150 | \$ 42,900 |
| 6.5.3 | Apartment dishwasher, Replace | 12 | 0 | No | 12 | 152 | 117 | EA | \$300 | | | | | | | | | | | | \$ 3,900 | \$ 3,900 | \$ 3,900 | \$ 3,900 | \$ 3,900 | \$ 3,900 | \$ 3,900 | \$ 3,900 | \$ 3,900 | \$ 35,100 |
| 6.5.2 | Apartment Bathroom Vanities, Replace | 25 | 7 | No | 18 | 296 | 36 | EA | \$250 | | | | | | | | | | | | | | | | | | \$ 3,000 | \$ 3,000 | \$ 3,000 | \$ 9,000 |

Uninflated Totals: \$ - \$ - \$ - \$ - \$ - \$ 17,750 \$ - \$ 7,500 \$ 76,000 \$ - \$ 21,750 \$ - \$ 10,400 \$ 10,400 \$ 10,400 \$ 60,050 \$ 118,300 \$ 42,300 \$ 45,300 \$ 52,800 \$ 67,050 \$ 540,000
Inflated Totals: \$ - \$ - \$ - \$ - \$ - \$ 19,593 \$ - \$ 8,698 \$ 90,340 \$ - \$ 27,163 \$ - \$ 13,646 \$ 13,987 \$ 14,337 \$ 84,849 \$ 171,334 \$ 62,795 \$ 68,929 \$ 82,350 \$ 107,189 \$ 765,208

Years 1-10 Uninflated: \$ 81 Years 1-10 Inflated: \$ 96 Uninflated cost per unit per year: \$178
Years 11-20 Uninflated: \$ 274 Years 11-20 Inflated: \$ 408 Inflated cost per unit per year: \$252



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Figure 1: Site Location Map

Figure 2: Site Plan

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Appendix A: Site Photographs

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1.0 INTRODUCTION

1.1 Purpose

The purpose of this assessment is to provide information to evaluate the condition of the subject property in order to facilitate completion of due diligence by the addressee. The purpose is accomplished by describing the primary systems and components of the subject property, identifying conspicuous defects or material deferred maintenance, and presenting an opinion of cost to remedy the observed conditions. In addition, this report identifies systems or components that are anticipated to reach the end of their expected useful life during the specified evaluation period and includes an opinion of cost for future capital replacements.

1.2 Scope of Work

This assessment was performed in conformance with the scope and limitations as set forth by ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" (the Standard) and as specified in the engagement agreement that initiated this work. Specific requirements or deviations from the minimum ASTM standard are described herein.

This assessment was performed utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent Partner's best professional judgment based upon existing conditions and the information and data available to us during the course of this assignment.

1.3 Cost Evaluation Methodology

Opinions of costs presented within this report are based on construction costs developed by construction resources such as Marshall & Swift, RS Means, Partner's experience with past costs for similar projects, city cost indexes, consultations with local specialty contractors, client-provided information, and assumptions regarding future economic conditions. Actual cost estimates are determined by many factors including but not limited to: choice and availability of materials, choice and availability of a qualified contractor, regional climate zone, quality of existing materials, site compatibility, and access to the subject property and buildings. In addition, opinions of costs are based solely on material replacement and do not account for soft costs.

Items included in the replacement reserve table are determined based upon the estimated useful life (EUL) of a system or component, the apparent effective age (EA) of the system, and the remaining useful life (RUL) of that system. Factors that may affect the age and condition of a system include, but are not limited to, the frequency of use, exposure to environmental elements, quality of construction and installation, and amount of maintenance provided. Based on these factors, a system may have an effective age that is greater or less than its actual chronological age.

1.4 Descriptive Qualifiers

The following definitions and terminology are used in this report regarding the physical condition of the project, and the estimated life expectancies/age of the components and systems.

| | |
|------|---|
| Good | In working condition and does not require immediate or short term repairs above an agreed threshold. |
| Fair | In working condition, but may require immediate or short term repairs above an agreed threshold. |
| Poor | Not in working condition or requires immediate or short term repairs substantially above an agreed threshold. |

The agreed threshold is presumed to be the de minimis reporting threshold, unless otherwise specified in this report.

Unless stated otherwise in this report, the systems reviewed are considered to be in good condition and their performance appeared to be satisfactory.

1.5 User Reliance

Partner was engaged by the Addressee, or their authorized representative, to perform this assessment. The engagement agreement specifically states the scope and purpose of the assessment, as well as the contractual obligations and limitations of both parties. This report and the information therein, are for the exclusive use of the Addressee. This report has no other purpose and may not be relied upon, or used, by any other person or entity without the written consent of Partner. Third parties that obtain this report, or the information therein, shall have no rights of recourse or recovery against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, the Addressee and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such use. Unauthorized use of this report shall constitute acceptance of, and commitment to, these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply.

Partner will not materially benefit from the Development in any other way than receiving a fee for performing the engaged due diligence. Partner is not a Related Party to or an Affiliate of any other Development Team member. Partner has read and understands the related requirements of the engagement and conditions as per SC Housing Authority.

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted Partner's standard Terms and Conditions, a copy of which can be found at <https://www.partneresi.com/terms-conditions>

2.0 RECONNAISSANCE, REGULATORY AND DOCUMENT REVIEW

2.1 Site Reconnaissance

Date: September 26 & 27, 2024
Weather: Rain
Field Assessor(s): Tim O'Toole
Escort: Tim McKee, PK Management, (864) 277-4467

Limiting Conditions

The performance of this assessment was limited by the following condition(s):

- A pre-survey questionnaire was not completed at the time of the assessment.
- Observed tenant areas included all apartments on site.
- Roofs are pitched, not safely accessible, and were observed from ground level.
- Limiting conditions beyond those specified by ASTM were not encountered while preparing this report.

Observed Tenant Spaces

Partner observed 100 percent of the 152 total dwelling units in order to formulate an accurate estimate of repair, replacement and major maintenance needs. Partner concludes the quantity of observed units is an appropriate statistical sampling method/technique to reach the conveyed conclusions about repair needs.

| <i>Building No.</i> | <i>Unit ID</i> | <i>Unit Type</i> | <i>Status (O,V,M,D)</i> | <i>Comments</i> |
|---------------------|----------------|------------------|-------------------------|------------------------------------|
| A | 1 | 1BED/1BATH | Occupied | Accessible Unit |
| A | 2 | 1BED/1BATH | Occupied | Accessible Unit |
| A | 3 | 1BED/1BATH | Occupied | Accessible Unit |
| A | 4 | 1BED/1BATH | Occupied | Accessible Unit |
| A | 5 | 1BED/1BATH | Occupied | Good condition, no issues observed |
| A | 6 | 1BED/1BATH | Occupied | Good condition, no issues observed |
| A | 7 | 1BED/1BATH | Occupied | Good condition, no issues observed |
| A | 8 | 1BED/1BATH | Occupied | Good condition, no issues observed |
| A | 9 | 1BED/1BATH | Vacant | Accessible Unit |
| A | 10 | 1BED/1BATH | Occupied | Accessible Unit |
| A | 11 | 1BED/1BATH | Occupied | Accessible Unit |
| A | 12 | 1BED/1BATH | Occupied | Accessible Unit |
| A | 13 | 1BED/1BATH | Occupied | Good condition, no issues observed |
| A | 14 | 1BED/1BATH | Occupied | Good condition, no issues observed |
| A | 15 | 1BED/1BATH | Occupied | Good condition, no issues observed |
| A | 16 | 1BED/1BATH | Occupied | Good condition, no issues observed |
| B | 17 | 1BED/1BATH | Occupied | Good condition, no issues observed |
| B | 18 | 1BED/1BATH | Occupied | Good condition, no issues observed |
| B | 19 | 1BED/1BATH | Occupied | Good condition, no issues observed |
| B | 20 | 1BED/1BATH | Occupied | Good condition, no issues observed |
| B | 21 | 1BED/1BATH | Occupied | Good condition, no issues observed |
| B | 22 | 1BED/1BATH | Occupied | Good condition, no issues observed |
| B | 23 | 1BED/1BATH | Occupied | Good condition, no issues observed |

| <i>Building No.</i> | <i>Unit ID</i> | <i>Unit Type</i> | <i>Status (O,V,M,D)</i> | <i>Comments</i> |
|---------------------|----------------|------------------|-------------------------|------------------------------------|
| B | 24 | 1BED/1BATH | Occupied | Good condition, no issues observed |
| B | 25 | 1BED/1BATH | Occupied | Good condition, no issues observed |
| B | 26 | 1BED/1BATH | Occupied | Good condition, no issues observed |
| B | 27 | 1BED/1BATH | Occupied | Good condition, no issues observed |
| B | 28 | 1BED/1BATH | Occupied | Good condition, no issues observed |
| B | 29 | 1BED/1BATH | Occupied | Good condition, no issues observed |
| B | 30 | 1BED/1BATH | Occupied | Good condition, no issues observed |
| B | 31 | 1BED/1BATH | Occupied | Good condition, no issues observed |
| B | 32 | 1BED/1BATH | Occupied | Good condition, no issues observed |
| B | 33 | 1BED/1BATH | Occupied | Good condition, no issues observed |
| B | 34 | 1BED/1BATH | Occupied | Good condition, no issues observed |
| B | 35 | 1BED/1BATH | Occupied | Good condition, no issues observed |
| B | 36 | 1BED/1BATH | Occupied | Good condition, no issues observed |
| B | 37 | 1BED/1BATH | Occupied | Good condition, no issues observed |
| B | 38 | 1BED/1BATH | Occupied | Good condition, no issues observed |
| B | 39 | 1BED/1BATH | Occupied | Good condition, no issues observed |
| B | 40 | 1BED/1BATH | Occupied | Good condition, no issues observed |
| C | 41 | 3BED/2BATH | Occupied | Good condition, no issues observed |
| C | 42 | 3BED/2BATH | Occupied | Good condition, no issues observed |
| C | 43 | 3BED/2BATH | Occupied | Good condition, no issues observed |
| C | 44 | 3BED/2BATH | Occupied | Good condition, no issues observed |
| C | 45 | 3BED/2BATH | Occupied | Good condition, no issues observed |
| C | 46 | 3BED/2BATH | Occupied | Good condition, no issues observed |
| C | 47 | 3BED/2BATH | Occupied | Good condition, no issues observed |
| C | 48 | 3BED/2BATH | Occupied | Good condition, no issues observed |
| D | 49 | 3BED/2BATH | Occupied | Good condition, no issues observed |
| D | 50 | 3BED/2BATH | Occupied | Good condition, no issues observed |
| D | 51 | 3BED/2BATH | Occupied | Good condition, no issues observed |
| D | 52 | 3BED/2BATH | Occupied | Good condition, no issues observed |
| D | 53 | 3BED/2BATH | Occupied | Good condition, no issues observed |
| D | 54 | 3BED/2BATH | Occupied | Good condition, no issues observed |
| D | 55 | 3BED/2BATH | Occupied | Good condition, no issues observed |
| D | 56 | 3BED/2BATH | Occupied | Good condition, no issues observed |
| E | 57 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| E | 58 | 2BED/1.5BATH | Vacant | Good condition, no issues observed |
| E | 59 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| E | 60 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| E | 61 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| E | 62 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| E | 63 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| E | 64 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| E | 65 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| E | 66 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| E | 67 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| E | 68 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| E | 69 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |

| <i>Building No.</i> | <i>Unit ID</i> | <i>Unit Type</i> | <i>Status (O,V,M,D)</i> | <i>Comments</i> |
|---------------------|----------------|------------------|-------------------------|------------------------------------|
| E | 70 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| E | 71 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| E | 72 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| E | 73 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| E | 74 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| E | 75 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| E | 76 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| F | 77 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| F | 78 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| F | 79 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| F | 80 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| F | 81 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| F | 82 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| F | 83 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| F | 84 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| F | 85 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| F | 86 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| F | 87 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| F | 88 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| F | 89 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| F | 90 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| F | 91 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| F | 92 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| F | 93 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| F | 94 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| F | 95 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| F | 96 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| G | 97 | 3BED/2BATH | Occupied | Good condition, no issues observed |
| G | 98 | 3BED/2BATH | Vacant | Good condition, no issues observed |
| G | 99 | 3BED/2BATH | Occupied | Good condition, no issues observed |
| G | 100 | 3BED/2BATH | Occupied | Good condition, no issues observed |
| G | 101 | 3BED/2BATH | Occupied | Good condition, no issues observed |
| G | 102 | 3BED/2BATH | Occupied | Good condition, no issues observed |
| G | 103 | 3BED/2BATH | Occupied | Good condition, no issues observed |
| G | 104 | 3BED/2BATH | Occupied | Good condition, no issues observed |
| H | 105 | 3BED/2BATH | Vacant | Good condition, no issues observed |
| H | 106 | 3BED/2BATH | Occupied | Good condition, no issues observed |
| H | 107 | 3BED/2BATH | Occupied | Good condition, no issues observed |
| H | 108 | 3BED/2BATH | Occupied | Good condition, no issues observed |
| H | 109 | 3BED/2BATH | Occupied | Good condition, no issues observed |
| H | 110 | 3BED/2BATH | Occupied | Good condition, no issues observed |
| H | 111 | 3BED/2BATH | Occupied | Good condition, no issues observed |
| H | 112 | 3BED/2BATH | Occupied | Good condition, no issues observed |
| I | 113 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| I | 114 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| I | 115 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |

| <i>Building No.</i> | <i>Unit ID</i> | <i>Unit Type</i> | <i>Status (O,V,M,D)</i> | <i>Comments</i> |
|---------------------|----------------|------------------|-------------------------|------------------------------------|
| I | 116 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| I | 117 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| I | 118 | 2BED/1.5BATH | Vacant | Good condition, no issues observed |
| I | 119 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| I | 120 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| I | 121 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| I | 122 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| I | 123 | 2BED/1.5BATH | Vacant | Good condition, no issues observed |
| I | 124 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| I | 125 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| I | 126 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| I | 127 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| I | 128 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| I | 129 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| I | 130 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| I | 131 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| I | 132 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| J | 133 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| J | 134 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| J | 135 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| J | 136 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| J | 137 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| J | 138 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| J | 139 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| J | 140 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| J | 141 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| J | 142 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| J | 143 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| J | 144 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| J | 145 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| J | 146 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| J | 147 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| J | 148 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| J | 149 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| J | 150 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| J | 151 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |
| J | 152 | 2BED/1.5BATH | Occupied | Good condition, no issues observed |

2.2 Property Personnel Interviewed/Contacted

The following personnel associated with the subject property were interviewed as part of the preparation of this report. Information obtained from the interviews is incorporated into the appropriate Sections of this report. The persons interviewed were cooperative and appeared to be knowledgeable about the subject property history and maintenance practices.

| <i>Individual</i> | <i>Position or Title</i> | <i>Contact Number/Email</i> |
|-------------------|--------------------------|-----------------------------|
|-------------------|--------------------------|-----------------------------|

| | | |
|---------------------|------------------------|----------------|
| Mr. Tim McKee | Maintenance Supervisor | (864) 277-4467 |
| Ms. Leroysha Turner | Property Manager | (864) 277-4467 |

2.3 Regulatory Compliance Inquiry

| | | | |
|----------------------------|--|-------------------------------------|---|
| Building Codes | | Greenville County Code Enforcement | |
| Contact: | Ms. Annette Padgett | Telephone: | 864-467-7060 |
| Findings: | <input type="checkbox"/> No Violations | <input type="checkbox"/> Violations | <input checked="" type="checkbox"/> Awaiting response |
| | Awaiting response. A written request for information was submitted on 9/27/2024; no response was received prior to the preparation of this report. Inspections are completed during the construction process. Additional inspections are not performed. | | |
| Fire or Life Safety | | Greenville County Code Enforcement | |
| Contact: | Ms. Annette Padgett | Telephone: | 864-467-7060 |
| Findings: | <input type="checkbox"/> No Violations | <input type="checkbox"/> Violations | <input checked="" type="checkbox"/> Awaiting response |
| | Awaiting response. A written request for information was submitted on 9/27/2024; no response was received prior to the preparation of this report. | | |
| Zoning | | Greenville County Code Enforcement | |
| Contact: | Ms. Annette Padgett | Telephone: | 864-467-7060 |
| Findings: | <input type="checkbox"/> No Violations | <input type="checkbox"/> Violations | <input checked="" type="checkbox"/> Awaiting response |
| | Awaiting response. A written request for information was submitted on 9/27/2024; no response was received prior to the preparation of this report. | | |

This information does not constitute a detailed regulatory-compliance investigation and any code compliance issues noted in this report are based on information provided by the regulatory agencies noted above. If possible, the provided information was confirmed with on-site observations. Additional information that is received within 30 days of the site visit will be forwarded upon receipt.

2.4 Document Review

The following documents were readily available or provided to Partner for reference as part of this assessment.

- Rent roll, 9/25/2024
- Capital Improvements listing
- County of Greenville GIS property information
- Federal Emergency Management Agency (FEMA) flood hazard layer map

3.0 PROPERTY CHARACTERISTICS

3.1 Parcel Configuration

The subject property improvements are placed upon one parcel. The parcel is irregularly-shaped and comprised of approximately 13.4 acres.

3.2 Site Improvements

3.2.1 Topography and Storm Water Drainage

The general vicinity is slightly sloped. The subject property slopes to the north.

Storm water from the roofs of the buildings, landscaped areas, and paved areas is removed primarily by sheet flow action across the paved surfaces towards on-site swales, which drain to the public right of way, and to on-site storm water drains.

The subject property is connected to a storm sewer system that is owned and maintained by the municipality.

Survey Condition and Analysis

The topography appeared to be in good overall condition and appeared to adequately accommodate the built improvements. Routine maintenance is anticipated during the evaluation period.

Precipitation was present during the site assessment; consequently, direct observation of the operation of the storm water drainage system was possible. Evidence of ponding water on the pavement occurred in front of building F. Investigate the clogging and what is causing the ponding to occur and resolve the issues. An opinion of cost for this work is included in Table 1.

3.2.2 Vehicular Access, Paving

Vehicular access is provided by two-way drive lanes leading from the adjacent public right-of-way to the on-site parking areas and drive aisles. Signalization is not present at the entrance points to the subject property.

Concrete pavement is provided at the right-of-way approaches. Asphalt pavement is utilized throughout the subject property.

Curbing placed at the parking area perimeters and interior islands consists of cast-in-place concrete.

Based on a physical count, parking areas provide a total of 311 spaces, including 10 designated accessible spaces, of which two are van-designated.

Survey Condition and Analysis

Pavement appeared to be in good to fair structural condition. Linear cracking, "map" or "alligator" cracking were observed and can be sealed during the next seal coating process.

Asphalt seal coat and pavement markings appear to be in good condition. Reapplication of the seal coat and striping is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

Curbing appeared to be in good condition. Routine maintenance, including minor sectional replacement, is anticipated throughout the evaluation period.

3.2.3 Walkways, Grade-Level Steps and Ramps

Building entrance flatwork and pedestrian walkways consist of cast-in-place concrete construction. Ramps accommodate sidewalk grade changes at the leasing office.

Survey Condition and Analysis

The pedestrian concrete walkways appear to be in good to fair overall condition. Cracking and displacement were observed throughout the property's sidewalks particularly along the building frontage. Repair of the noted areas are recommended. An opinion of cost for this work is included in Table 1.

3.2.4 Landscaping and Irrigation

Landscaped areas consisting of grass-covered lawns, floral plantings, trees, and shrubs are provided in areas not occupied by the buildings, walkways, or pavement. An underground automatic irrigation system is not provided.

Survey Condition and Analysis

Vegetative materials appeared to be in good overall condition. Partner observed several overgrown trees at the subject property that were encroaching on the roofline and exterior façade of the structures. These conditions may affect roof drainage and could possibly lead to future damage to the roof system and façade. Partner recommends trimming the trees that are currently encroaching on the roofline and structures. An opinion of cost for this work is included in Table 1.

3.2.5 Retaining Walls

Retaining walls were observed on the property in front of several buildings to about 3 feet in height. The walls are constructed with wood crossties.

Survey Condition and Analysis

The retaining walls appeared to be in good condition. Routine maintenance is anticipated during the evaluation period.

3.2.6 Site and Building Signage

Property signage consists of a painted wood sign located at the main vehicular entrance to the subject property. In addition, the apartment buildings contain exterior wall-mounted identification, and individual dwelling unit address numbers are located at dwelling unit entrances.

Survey Condition and Analysis

The signage appeared to be sufficient and in good condition. Sign painting or replacement can be conducted on an as-needed basis during the evaluation period as part of routine maintenance.

3.2.7 Perimeter Walls, Gates, and Fences

There are no perimeter walls or fencing on site. An automatic gate is provided at the subject property entrance and consists of metal, factory finished elements, integral to the perimeter fencing. A key-pad is present and operates the opening and closing of the gate.

Chain-link fencing is provided around the swimming pool and the abandoned tennis court.

Survey Condition and Analysis

The fencing and gates, including associated gate operating mechanisms, appeared to be in good operational condition. Routine maintenance is anticipated during the evaluation period.

3.2.8 Waste Storage Area

A designated solid waste trash dumpster is located adjacent to the parking lots at several location on site. The dumpsters are not enclosed and placed on concrete pads adjacent to the walkways.

Survey Condition and Analysis

The dumpsters are owned and maintained by an outside third-party vendor (Greater Greenville Trash). The waste storage areas appeared to be in good and operational condition. Routine maintenance is anticipated during the evaluation period.

3.2.9 Exterior Lights

Outdoor lighting is provided by pole-mounted light fixtures generally located in parking areas along the subject property drive aisles. The fixtures are equipped with high-intensity discharge or LED lamps. The poles are constructed with elevated concrete bollard bases. Soffit areas over entryways have recessed halogen lighting. Timers and photocells control exterior lighting.

Survey Condition and Analysis

The site assessment was conducted during daylight hours and lighting operation could not be verified. Based on the number of lights provided and the spacing, the lighting appeared to be adequate and was reported to be sufficient for the subject property.

The light fixtures were reported and appeared to be in good overall condition. The light fixtures are anticipated to require minimal repairs and replacements that can be addressed as part of routine maintenance during the evaluation period.

3.2.10 Site Amenities

The property has one in-ground, outdoor swimming pool. The pool is constructed of concrete with a painted plaster finish and ceramic tile at the water line. A concrete coping is located around the edge of the pool and surrounding deck surfaces are concrete. Equipment is located in a dedicated room adjacent to the pool and consists of filters and circulating pumps. Exposed circulation piping is PVC.

A playground is provided in the central portion of the subject property and includes multiple prefabricated metal and plastic structures. Surface coverage consists of mulch with a plastic perimeter.

Survey Condition and Analysis

The swimming pool appeared to be in good overall condition, although it was seasonally shut down. Replacement of the pool lining and equipment is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

The playground structures and surrounding area appeared to be in good overall condition. The equipment was reported to have been installed in the last five years.

3.2.11 Utility Service Providers

| <i>Utility</i> | <i>Provider</i> | <i>Meter configuration and location</i> |
|-----------------------|------------------------------|---|
| Storm Water | City of Greenville | |
| Electric | Duke Energy | The building meters are located on the side or rear of each structure |
| Gas | Propane for the laundry room | A 325-gallon tank next to the leasing office |
| Water | City of Greenville | Meter in a vault |
| Sanitary Sewer | City of Greenville | |

Survey Condition and Analysis

Significant issues or service deficiencies were not noted or reported. Routine maintenance is anticipated during the evaluation period.

3.2.12 Special Utility Systems

Special utility systems are not present.

4.0 STRUCTURAL FRAME AND BUILDING ENVELOPE

4.1 Foundation/Substructure

Based on experience with similar structures in this geographic region, foundations are likely to consist of a reinforced-concrete slab-on-grade with continuous strip footings at the perimeter and isolated spread footings at interior bearing locations.

Survey Condition and Analysis

Evidence of structural distress indicative of foundation settlement was not observed. Foundations appeared to be in functional condition. Normal monitoring of the foundation is anticipated during the evaluation period.

4.2 Building Frame

The buildings are constructed of conventional, wood-stud platform framing. Upper floors consist of wooden beams and joists with concrete-topped, wooden sheathing supported by interior wooden walls.

The pitched roof structure consists of engineered-wood trusses with wooden decking. The roof trusses form an attic that is accessible by a ceiling hatch located in the upper floor breezeway. Attic ventilation is provided by ridge, soffit, and gable vents.

Survey Condition and Analysis

Evidence of structural distress indicative of framing failure was not observed. The framing appeared to be in functional condition. Normal monitoring of the framing is anticipated during the evaluation period.

Fire retardant-treated plywood (FRTD) was not observed at the attic spaces. Evidence of damage or deterioration of the FRTD was not observed.

4.3 Facades or Curtain Walls

4.3.1 Exterior Walls

The exterior walls of each building consist of brick veneer and T1-11 wooden siding.

Soffits and fascia's are painted wood.

Survey Condition and Analysis

The exterior walls appeared to be in generally fair condition. The exteriors were repainted during 2017.

Based on the observed condition of the paint finish and the average effective useful life of paint coatings, reapplication of exterior paint is anticipated during the evaluation period. Additional work consisting of brick tuck-pointing and reapplying sealants is anticipated on an as-needed basis. An opinion of cost for this work is included in Table 2.

4.3.2 Windows

Windows appeared to be double-pane, operable units. Window framing appeared to be aluminum.

Survey Condition and Analysis

Windows were reported and appeared to be in good overall condition and were replaced during the 2017 renovation. Signs of window leaks or condensation were not evident during the site assessment. Window sealants appeared to be intact, with no signs of deterioration. Routine maintenance is anticipated during the evaluation period.

4.3.3 Doors

Dwelling unit entry doors are solid core wood or metal-clad doors set in wood-frames. Lever-type hardware, keyed lock and a separate deadbolt is provided at the dwelling unit entry doors. Patio and balcony doors are aluminum frame glass panel sliding units with a top and bottom track.

Garage doors consist of overhead aluminum panel types that is utilized at the maintenance shed only.

Survey Condition and Analysis

Doors were reported and appeared to be in good overall condition. Routine maintenance is anticipated during the evaluation period.

4.3.4 Parapets

There are no parapets.

4.4 Roofing

4.4.1 Roofing Materials

Roofs are pitched and covered with asphalt-composition shingles.

Survey Condition and Analysis

| <i>Structure</i> | <i>Roof Type</i> | <i>Approximate Area</i> | <i>Installation Date</i> | <i>Warranty Provider/Duration</i> |
|-------------------------|-------------------------|--------------------------------|---------------------------------|--|
| Apartments | Pitched/shingles | 100,800 | 2012-2014 | None |
| Leasing office | Pitched/shingles | 3,700 | 2017 | None |
| Maintenance shed | Standing seam metal | 600 | 2004 | None |

According to property management, a roof warranty is not currently in place.

The roofing systems appeared to be in good overall condition. According to property management, the shingles on all roofs are not older than 12 years. Based on our observations, the reported age appeared to be reasonable.

Based on age, condition, and EUL, the pitched roofing finishes are anticipated to be replaced during the evaluation period. A schedule of work provided note the roof finishes will be replaced in the coming year. An opinion of cost for this work is included in Table 1.

The metal panel roofing is expected to require only routine maintenance during the evaluation period.

4.4.2 Roof Drainage

The roofs are equipped with gutters and downspouts discharging storm water directly to splash blocks located in landscaped areas.

Survey Condition and Analysis

The gutters and downspouts appeared to be in fair to poor overall condition. Many of the gutters were observed to be falling off the building. Holes in the gutters were seen dropping water. Based on age, condition and EUL, gutters and downspouts should be replaced immediately. A schedule of work provided note the roof finishes will be replaced in the coming year. An opinion of cost for this work is included in Table 1.

4.5 Fire Escapes, Stairs or Balconies

Stairs are steel-framed with concrete-filled steel pan treads and closed risers. Steel pipe guardrails are located on the open sides, while steel handrails are located on adjacent walls. All observed steel components are painted.

Balconies are constructed of wooden substructures with wood decking. Balconies are supported by wood columns at each corner. Balcony railings are wood.

Survey Condition and Analysis

Stairs and balconies appeared to be in good to fair condition. Corrosion of the steel framing and pans supporting the treads was observed on many of the stair systems. To avoid future failure of the steel components an investigation of all stairs is needed to quantify the number of treads that need replacement. Repair all corroding stair components at each building. An opinion of cost for this work is included in Table 1.

5.0 MECHANICAL AND ELECTRICAL SYSTEMS

5.1 Plumbing, Domestic Hot Water, and Sewer Systems

Domestic water piping was reported to be copper by Tim McKee. Observation of visible piping at water heaters and plumbing stub-outs indicates that the piping is copper.

Sanitary drainage and vent piping was reported to be PVC by Tim McKee. Observation of visible vent piping indicates that the piping is PVC.

Domestic hot water to the individual dwelling units is provided by 30- to 40-gallon, electric water heaters.

Survey Condition and Analysis

The plumbing systems were reported to be in good overall condition. Evidence of leaks or faulty piping was not observed. Routine maintenance is anticipated during the evaluation period.

The sanitary drainage and vent system was reported to be in good overall condition. Evidence of leaks or faulty piping was not observed. Routine maintenance is anticipated during the evaluation period.

The water heaters appeared to be in good overall condition. The units were reported to be of various ages, and are anticipated to require replacement during the evaluation period. An opinion of cost for this work is included in Table 2.

5.2 Heating, Air Conditioning, and Ventilation

Heating and cooling are provided by direct expansion HVAC split systems. Each system has a condenser unit located at grade and a fan coil unit located in the mechanical closet of each unit. Manufactured by various companies, the condenser units have a typical input capacity of 1.5 to 2.5 tons and use R-22 refrigerant. The furnace units provide heat through electric resistance coils. Distribution of the conditioned air is by concealed sheet metal ductwork and temperature control is by a local thermostat.

Survey Condition and Analysis

According to property management, the mechanical equipment is maintained by in-house staff.

The individual HVAC equipment and components are reported to be of various ages and generally in good to fair condition. Some of the furnaces are original to the property. Replacement of the HVAC units is anticipated during the evaluation period and is included in a schedule of work to be completed in the coming year. An opinion of cost for this work is included in Table 1.

5.3 Electrical

The subject property is individually metered. Each dwelling unit is provided with an individual circuit breaker panel located within the unit. The dwelling unit circuit breaker panels are provided with transformed 120/240 volt, single-phase, 3-wire and 150-ampere service. The dwelling unit circuit breaker panels were originally Stab-Lok panels that were replaced during the renovation of 2017. The new panels in every unit are Eaton with a 150-amp service.

Primary wiring (multi-strand conductors) to resident panels was reported and observed to be aluminum, with the secondary branch circuits noted to be copper. Three-prong outlets were observed through the

dwelling units, where applicable. Ground fault circuit interrupter (GFCI) receptacles were observed in the bathrooms and kitchens. Surface LED and fluorescent fixtures provide the interior lighting.

Survey Condition and Analysis

The electrical service was reported to be adequate for the current demands of the facility. The switchgear, circuit breaker panels, electrical meters, and wiring appeared to be in good condition. Routine maintenance is anticipated during the evaluation period. The main breaker panel for the leasing office building is the original Federal Pacific panel. No issues were reported with the panel.

5.4 Vertical Transportation

Vertical conveyances, such as elevators, are not present.

5.5 Life Safety and Fire Protection

5.5.1 Fire Suppression Systems

Fire hydrants are located at several points adjacent to the parking lot.

Fire suppression systems are not present.

Fire extinguishers were observed in common areas and in each unit's kitchen area.

Survey Condition and Analysis

The fire extinguisher appeared to be in good to fair overall condition. The system is reportedly tested on an annual basis. Current inspection tags were observed on the fire extinguishers in each unit dated March 2024. However, fire extinguishers in common areas had expired tags (March 2023) and require immediate inspections. An opinion of costs for this work is included in Table 1.

5.5.2 Alarm Systems

Central fire alarm systems are not present.

Each dwelling unit contains battery smoke detectors. The smoke detectors are located inside all bedrooms and in the living room area.

Survey Condition and Analysis

| <i>Smoke Detectors/Carbon Monoxide Detectors</i> | | |
|---|---------------------|----------------|
| Location | Type | Present |
| Living Area | Std. 9-volt Battery | Y |
| Bedroom(s) | Std. 9-volt Battery | Y |

Smoke detectors were observed in the living areas and bedrooms of the dwelling units accessed. However, the living areas and bedrooms must be equipped with a hard-wired or lithium (10-year) battery-operated tamper resistant smoke detector unit. Partner recommends replacing all current smoke detectors in the coming year. An opinion of costs for this work is included in Table 1.

5.5.3 Other Systems

Additional systems are not present.

6.0 INTERIOR ELEMENTS

6.1 Common Areas

The common areas at the subject property consist of the leasing office and laundry room in the leasing office.

Common area finishes consist of vinyl tile flooring, painted gypsum board walls and ceilings. Lighting consists of fluorescent light fixtures with diffusers.

The restroom finishes consist of vinyl tile floors, painted gypsum board walls and ceilings.

Survey Condition and Analysis

Common area finishes appeared to be in good condition. According to the property manager, the finishes were renovated in 2017. Replacement or refurbishment of finishes is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

6.2 Amenities and Special Features

The community laundry room contains six commercial washers and six commercial gas-fired dryers, which are all card operated. The dryers utilize propane gas, which is fed from a 325-gallon above ground storage tank next to the maintenance shed.

Survey Condition and Analysis

Amenities and furnishings appeared to be in good overall condition. Routine maintenance is anticipated during the evaluation period.

6.3 Support Areas

Support areas are not present.

6.4 Commercial Tenant Spaces

Commercial tenant spaces are not present.

6.5 Residential Spaces

6.5.1 Finishes

Floors are typically finished with carpet in bedrooms and living room. Sheet vinyl flooring is present in the bathrooms and kitchens. Walls and ceilings are typically painted gypsum board.

A one-piece fiberglass shower/tub enclosure is provided in all bathrooms.

Interior doors are hollow core wood set in wood frames with a lever handle.

Survey Condition and Analysis

The dwelling unit finishes appeared to be in good to fair condition. Based on EUL, replacement of the flooring finishes is anticipated during the evaluation period and an opinion of cost for this work is included in Table 2.

6.5.2 Cabinetry and Fixtures

The kitchens are equipped with stainless steel sinks, compressed fiberboard cabinet boxes with stained wood faces and doors, and plastic laminate countertops. Typical bathroom fixtures include a floor-mounted, tank-type commode, a lavatory sink with a vanity base, and a shower/bathtub arrangement with a one-piece fiberglass surround. The one-bedroom units have a wall mounted porcelain sink.

Survey Condition and Analysis

According to the property management, kitchen and bathroom fixtures are replaced as needed or during tenant turnover. However, during the 2017 renovation all cabinets and fixtures were replaced. Overall, the fixtures appeared to be in good condition with no significant deficiencies. Based on EUL, replacement of the kitchen cabinets, countertops, and/or fixtures are anticipated during the evaluation period and an opinion of cost for this work is included in Table 2.

6.5.3 Appliances

Kitchens are provided with one-piece electric range-ovens with vent hoods, refrigerators, dishwashers, and garbage disposals.

Hook-ups for washers and dryers are provided in the three-bedroom units only.

Survey Condition and Analysis

The appliances appeared to be in good overall condition. Based on age, condition, and EUL, the appliances are anticipated to be replaced during the evaluation period. An opinion of cost for this work is included in Table 2.

7.0 ACCESSIBILITY

7.1 Americans with Disabilities Act (ADA)

In July 1990, the Americans with Disabilities Act (ADA) was signed into law, extending civil rights protection for persons with disabilities. Generally, Title III of the ADA prohibits discrimination by entities to access and use of "areas of public accommodations" and "commercial facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the ADA.

Buildings completed and occupied after January 26, 1992 are required to fully comply with ADA. Existing facilities constructed prior to this date are held to the lesser standard of complying with the extent allowed by structural feasibility and the financial resources available, or a reasonable accommodation must be made.

At a multi-family residential development, areas that are required to comply with ADA standards typically include the leasing office and commercial spaces, if applicable (i.e., "areas of public accommodation"). Design elements indicative of accessibility compliance include, but are not limited to: a van accessible parking space with adjacent access aisle near the leasing office and commercial spaces (if applicable), an accessible route of travel from these parking spaces to the area of public accommodation, and adequate access throughout the interior, including visitor restroom facilities.

Based on a visual accessibility review, Partner concludes the subject property, including the visitor parking areas (i.e., signage, curb cuts, ramps, walkways, etc.), leasing office entry and interior visitor restroom were not found to be ADA-compliant.

The subject property appeared to comply with the provisions of the ADA except as noted below:

- Partner noted a designated accessible parking space is not provided in close proximity to the leasing office. One of the existing parking spaces near the leasing office should be modified for "Van Accessibility" (i.e., signage placard, 96" stall, 96" aisle with access to curb cut).
- Partner noted that a non-compliant preformed asphalt ramp protrudes into the access aisle at one of the designated accessible parking spaces. The preformed ramp should be removed and replaced with compliant curb cut throughout the subject property.
- The door at the leasing office has a threshold measured at approximately 1" in height. As this door is a part of the route to the leasing office, it must comply with ADA standards. Per ADA guidelines, the threshold at the entry door cannot exceed ½". Replacement or modification of the existing threshold is required.
- An accessible route is present from the parking areas to the leasing office entrance. However, handrails along the ramp and a single step make the route inaccessible. An accessible route (i.e., compliant walkway/path of travel) should be provided to the leasing office. Partner recommends installing a concrete walkway, curb ramps, and/or crosswalk pavement markings as necessary.

An opinion of costs for these line items have been included in Table 1.

Future renovations or alteration of the subject property may require additional proportional compliance with ADA requirements. The local governing authority should make this determination when permit acquisition for renovation is made.

7.2 Federal Fair Housing Act (FFHA)

The Federal Fair Housing Act of 1988 (FFHA) requirements cover buildings consisting of four or more dwelling units with first occupancy after March 13, 1991. If such buildings have one or more elevators, all dwelling units are covered by the Act; otherwise, in buildings without elevators, only ground floor dwelling units are covered by the Act. Townhouses are exempted from the Act. The Department of Housing and Urban Development (HUD) has published Final Design Guidelines (see Federal Register, 24 CFR, Vol. 56, No. 44, March 6, 1991, page 9497). The Act requires design and construction to meet the seven (7) design requirements listed below.

1. An accessible building entrance on an accessible route that can be used by a person using a wheelchair must be provided.
2. Public and common use areas of the dwellings must be readily accessible to and usable by persons with disabilities.
3. Doors designed to allow passage into and within all premises, usable to a person in a wheelchair, must be provided.
4. An accessible route must be provided into and through the covered dwelling unit to allow passage by a person in a wheelchair.
5. All light switches, electrical outlets, thermostats and other environmental controls requiring access must be provided at accessible locations.
6. Bathroom walls must provide reinforcements to allow for later installation of grab bars and shower seats.
7. Kitchens and bathrooms must be designed to allow an individual in a wheelchair to maneuver about the space.

The subject property was first occupied before March 13, 1991; as such, it is not required to comply with the provisions for existing buildings under the FFHA.

7.3 American National Standards Institute (ANSI)

The International Code Council (ICC) issues a *Standard for Accessible and Usable Buildings and Facilities (ICC A117.1)*, which includes versions that have been recognized as "Safe Harbors" per the HUD MAP Guide. The subject property was first occupied before March 13, 1991; as such, it is not required to comply with the provisions for existing buildings under the FFHA. Therefore, recognized "Safe Harbors" are not relevant to the subject property.

7.4 Rehabilitation Act of 1973 (Section 504/UFAS)

Based upon provided information/documentation, the subject property is required to comply with the provisions for existing buildings under the Rehabilitation Act of 1973 (Section 504/UFAS).

According to the provisions of Section 504/UFAS, existing structures currently receiving "project-based" federal financial assistance, built prior to July 11, 1988, must make alterations to an appropriate number of dwelling units (i.e., 5% fully accessible mobility unit/2% sensory impairment unit rules, etc.) to the "maximum extent feasible."

According to HUD Notice 2012-27, Partner is required to identify any areas of non-compliance as if the site were “newly constructed” or “substantially renovated.” According to the provisions of Section 504/UFAS, existing structures currently receiving “project-based” federal financial assistance, built prior to July 11, 1988, must make alterations to an appropriate number of dwelling units (i.e., 5% fully accessible mobility unit/2% sensory impairment unit rules, etc.) to the “maximum extent feasible.” According to property management, eight of the dwelling units are currently designated for use by individuals with disabilities (i.e., modified for accessibility). However, Partner observed evidence of non-compliance, and recommends property ownership consider altering the existing dwelling units for full accessibility compliance as per the applicable Section 504/UFAS standards (i.e., light switches at a maximum of 48” AFF, provide shower seats, p-trap covers at roll-under sinks, etc.).

Lastly, four additional dwelling units should be equipped with audio/visual components (i.e., strobe/horn alarms, visual indicators at doorbells, and phones, as applicable) in order to meet the 2% “sensory impairment” dwelling unit requirement.

7.5 State/Local/Tax Credit

Based on a cursory review of the applicable state and local accessibility requirements in place at the time of construction, other than the applicable federal laws, there are no additional accessibility standards for existing residential complexes.

8.0 SUSPECT WATER INTRUSION AND MICROBIAL GROWTH

As part of performing this PCA, visual observations for overt signs of suspect mold growth were also performed. These observations were not performed to discover all affected areas, nor were areas of the subject property observed specifically for the purpose of identifying areas of suspect mold growth. The subject property areas viewed were limited to those necessary to perform the primary scope of this PCA.

Survey Condition and Analysis

Visual or olfactory indications of significant suspect microbial growth were not observed.

9.0 NATURAL HAZARD INFORMATION

Partner reviewed readily-available materials to obtain the following information. Determination of site-specific conditions is not within the scope of this report and may require additional investigation.

9.1 Flood Zone

According to Flood Insurance Rate Map, Community Panel Number 45045C0392E, dated August 18, 2014, the subject property appears to be located in:

Zone X (unshaded); defined as minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains.

9.2 Seismic Zone

The United States is divided into six Seismic Zones 2A, per the Uniform Building Code (UBC) based on the level of risk and magnitude of the earthquakes that might affect a region. Zone 0 represents little or no risk, while Zone 4 represents the highest risk. According to the seismic zone map, published in the Uniform Building Code 1997, Volume 2, Table 16.2, the subject property appears to be located in Seismic Zone 2A.

The subject property is exempt by design (i.e., benchmark, etc.), and/or the Sxs, BSE-1E and Sx1, BSE-1E scores do not exceed .330g and .133g, respectively. Therefore, no further recommendations are made with regards to seismic risk.

9.3 Wind Zone

Partner performed a review of the Wind Zone Map, published by the Federal Emergency Management Agency. According to the map, the subject property appears to be located in Wind Zone III, an area with design winds speeds up to 200 miles per hour. The subject property does not appear to be located in a special wind region or hurricane-susceptible zone.

9.4 Environmental Issues

9.4.1 *Asbestos Containing Materials (ACM)*

Partner was not engaged to perform a Pre-Renovation and/or Baseline Asbestos Survey as part of the site assessment activities. Nonetheless, appropriate sampling is recommended prior to commencing any significant renovation activities. Additionally, at a minimum, if not already in place, an ACM O&M plan should be enacted in order to properly manage potential ACMs.

Note, opinion of costs related to recommended repairs currently assume that none of the impacted surfaces contain asbestos containing material (ACMs). The presence of ACMs will likely increase the cost of any renovation/repair work due to potential remediation costs. Without further investigation or a bid walk by a licensed remediation contractor, Partner has made assumptions which may or may not reflect actual site conditions.

9.4.2 *Lead Based Paint (LBP)*

Based on the date of construction (post-1978), it is unlikely that lead-based paint (LBP) is present at the subject property. Therefore, no further action is required with regards to lead-based paint (LBP).

Partner was not engaged to perform HUD Chapter 7 Lead-based paint sampling as part of the site assessment activities. Nonetheless, appropriate sampling is recommended prior to commencing any significant renovation activities. Additionally, at a minimum, if not already in place, an LBP O&M Plan, in accordance with 24 CFR 35.1355(a), should be implemented in order to safely manage the suspect LBP located at the subject property.

Note, opinion of costs related to recommended repairs currently assume that none of the impacted surfaces contain lead-based paint (LBPs). The presence of LBP will likely increase the cost of any renovation/repair work due to potential remediation costs. Without further investigation or a bid walk by a licensed remediation contractor, Partner has made assumptions which may or may not reflect actual site conditions.

9.4.3 Radon

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones; Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the US EPA Action Limit of 4.0 PicoCuries per Liter (pCi/L). It is important to note the EPA has found homes with elevated levels of radon in all three zones, and the US EPA recommends site-specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Review of the US EPA Map of Radon Zones places the subject property in Zone 1, where average predicted radon levels exceed 4.0 pCi/L. Partner notes that LIHTC applications are encouraged, but not required to test for radon. Therefore, no further recommendations are made with regards to radon testing at the subject property at this time.

10.0 OUT OF SCOPE CONSIDERATIONS

These following items are categorically excluded from the scope of work.

- Utilities: Operating conditions of any systems or accessing utility access holes or utility pits.
- Structural Frame and Building Envelope: Entering of crawl or confined space areas (however, the field observer will observe conditions to the extent easily visible from the point of access to the crawl or confined space areas), determination of previous substructure flooding or water penetration unless easily visible or if such information is provided.
- Roofs: Walking on pitched roofs, or any roof areas that appear to be unsafe, or roofs with no built-in access, or determining any roofing design criteria.
- Plumbing: Determining adequate pressure and flow rate, fixture unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground systems.
- Heating: Observation of flue connections, interiors of chimneys, flues or boiler stacks, or tenant owned or maintained equipment. Entering of plenum or confined space areas.
- Air conditioning & Ventilation: Process-related equipment or condition of tenant owned or maintained equipment. Entering of plenum or confined space areas. Testing or measurements of equipment or air flow.
- Electrical: Removing of electrical panel and device covers, except if removed by building staff, EMF issues, electrical testing, or operating any electrical devices. Opining on process related equipment or tenant-owned equipment.
- Vertical Transportation: Examining of cables, sheaves, controllers, motors, inspection tags, or entering elevator/escalator pits or shafts.
- Life Safety/Fire Protection: Determining NFPA hazard classifications, classifying, or testing fire rating of assemblies. Determination of the necessity for or the presence of fire areas, fire walls, fire barriers, paths of travel, construction groups or types, or use classifications.
- Interior Elements: Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations.

Activity Exclusions - These activities listed below generally are excluded from or otherwise represent limitations to the scope of a PCA prepared in accordance with this guide (ASTM 2018-15). These should not be construed as all-inclusive or imply that any exclusion not specifically identified is a PCA requirement under this guide.

- Providing opinions of costs that are either individually or in the aggregate less than a threshold amount of \$3,000 for like items unless specifically requested by the addressee.
- Identifying capital improvements, enhancements, or upgrades to building components, systems, or finishes;
- Removing, relocating, or repositioning of materials, ceiling, wall, or equipment panels, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; dismantling or operating of equipment or appliances; or disturbing personal items or property, which obstruct access or visibility;
- Determining adequate pressure and flow rate, fixture-unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground drains;

- Determining NFPA hazard classifications, identifying, classifying, or testing fire rating of assemblies. Determination of the necessity for or the presence of fire areas, fire walls, fire barriers, accessible routes, construction groups or types, or use classifications;
- Preparing engineering calculations to determine any systems, components or equipment's adequacy or compliance with any specific or commonly accepted design requirements or building codes, or preparing designs or specifications to remedy any physical deficiencies;
- Identification of code or OSHA compliance beyond what has been reported through communication with local regulatory offices.
- Taking measurements or quantities to establish or confirm any information provided by the owner or user;
- Reporting on the presence or absence of pests or insects;
- Reporting on the condition of subterranean or concealed conditions as well as items or systems that are not permanently installed or are tenant-owned and maintained;
- Entering or accessing any area deemed to potentially pose a threat of dangerous or adverse conditions with respect to the field observer's health or safety;
- Performing any procedure, which may damage or impair the physical integrity of the property, any system, or component;
- Providing an opinion on the operation of any system or component that is shut down;
- Evaluating the Sound Transmission Class or acoustical or insulating characteristics of systems or components;
- Providing an opinion on matters regarding security and protection of occupants or users from unauthorized access;
- Evaluating the flammability of materials and related regulations;
- Providing an opinion on matters regarding security of the subject property and protection of its occupants or users from unauthorized access;
- Operating or witnessing the operation of lighting or any other system controlled by a timer, operated by the maintenance staff, or operated by service companies;
- Providing an environmental assessment or opinion on the presence of any environmental issues such as potable water quality, asbestos, hazardous wastes, toxic materials, the location and presence of designated wetlands, IAQ, etc. unless specifically defined within the agreed scope;
- Evaluating systems or components that require specialized knowledge or equipment;
- Entering of plenum or confined space areas.

11.0 LIMITATIONS

This assessment is based upon the guidelines set forth by the ASTM Standard current to the issuance of this report and subject to the limitations stated therein. Our review of the subject property consisted of a visual assessment of the site, the structure(s) and the accessible interior spaces. Any technical analyses made are based on the appearance of the improvements at the time of this assessment and the evaluator's judgment of the physical condition of the subject property components, their ages and their EUL. Consequently, this report represents the condition of the subject property at the time of observation. Acceptance and use of this report infer acknowledgment that the condition of the property may have changed subsequent to site observations and/or that additional information may have been discovered, and that Partner, its officers, employees, vendors, successors or assigns, are not liable for changes in the condition of the property, failures in property components or systems, and damages that may occur as a result of the changes or failures.

Information regarding the subject property is obtained from a site assessment, local government agency records review, interviews and client-, tenant- or property owner-provided documents. Material sampling, invasive or destructive investigations, equipment or system testing was not performed. The observations and related comments within this report are limited in nature and should not be inferred as a full and comprehensive survey of the building components and systems.

Information regarding operations, conditions, and test data provided by the Addressee, property owner, or their respective representatives has been assumed to be factual and complete. Information obtained from readily-available sources, including internet research and interview of municipal officials or representatives is assumed to be factual and complete. A warranty is not expressed or implied, except that the services rendered have been performed in accordance with generally-accepted practices applicable at the time and location of the study.

The actual performance of systems and components may vary from a reasonably expected standard and will be affected by circumstances that occur after the date of the evaluation. This assessment, analyses and opinions expressed within this report are not representations regarding either the design integrity or the structural soundness of the project.

The report does not identify minor, inexpensive repairs or maintenance items, which should be part of the subject property owner's current operating budget so long as these items appear to be addressed on a regular basis. The report does identify infrequently occurring maintenance items of significant cost, such as exterior painting, roofing, deferred maintenance and repairs and replacements that normally involve major expense or outside contracting.

The assessment of the roof, façade and substructure contained herein cannot specifically state that these items are free of leaks and/or water intrusion and should not be interpreted as such. Comments made with respect to the condition of the systems are limited to visual observation and information provided by the designated site contacts and/or on-site representatives and their contractors/vendors. The evaluation of these systems did not include any sampling and/or testing. A more extensive evaluation may be required if a comprehensive report on the condition of these systems is required.

Performance of a comprehensive building, fire or zoning code review is outside of the scope of work for this report. Information provided within this report is based on readily-available information or interview of municipal officials.

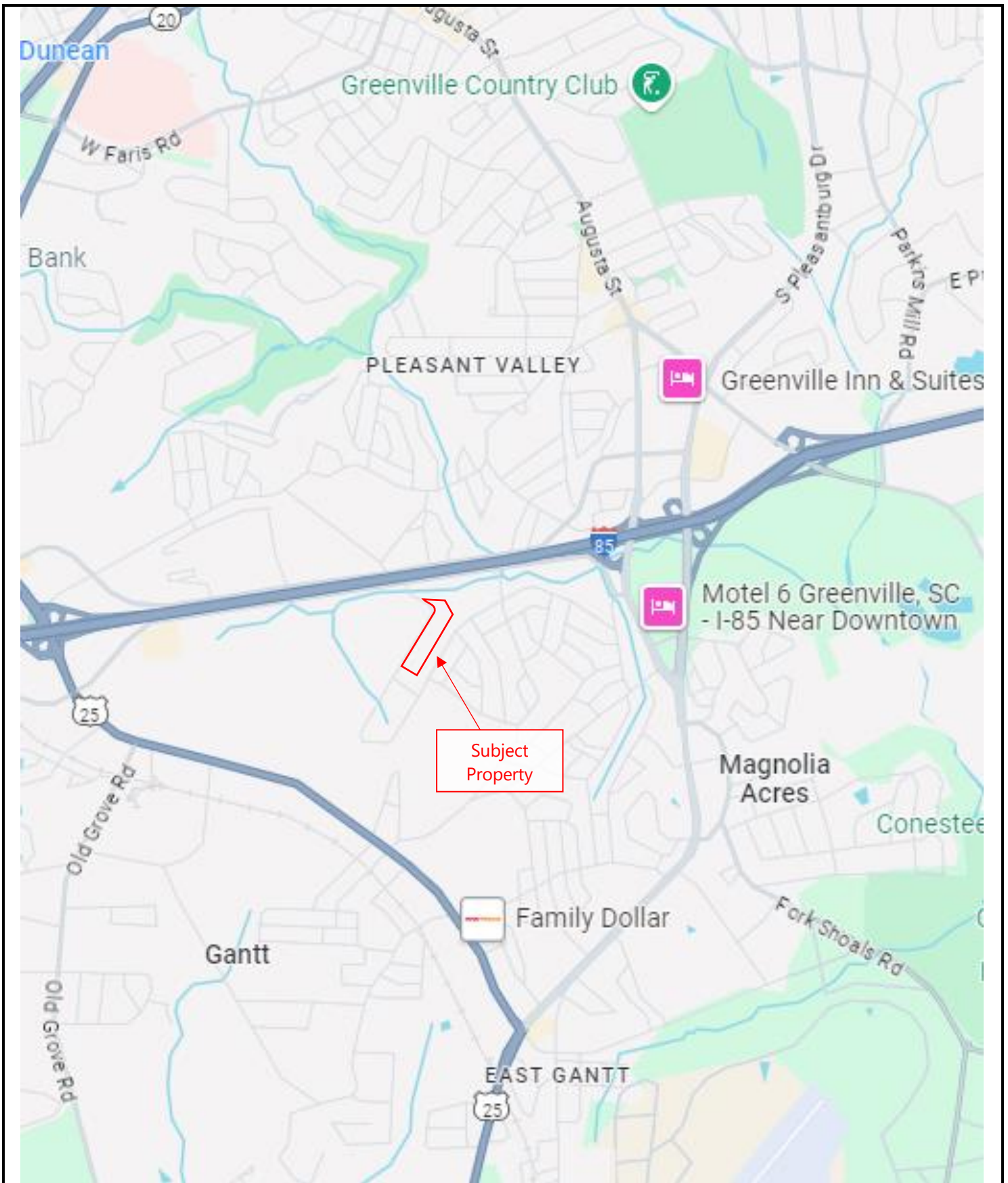
This report presents an evaluation of the accessibility of the subject property as specified in the engagement agreement. This report does not present an audit of all components specified in federal, state or local accessibility regulations. Instead, this review observed general design components such as routes of travel, door hardware, plumbing amenities, elevator controls and signals, basic emergency alarm components and signage. This report is not a comprehensive Americans with Disabilities Act review.

Acceptance and use of this report infer acknowledgment that the condition of the property may have changed and that Partner, its officers, employees, vendors, successors or assigns, are not liable for changes in the condition of the property, failures in property components or systems, and damages that may occur as a result of the changes or failures.

FIGURES

Site Location Map

Site Plan



KEY:
Subject Property 

Figure 1: Site Location Map
Project No. 24-463472.1



KEY:
Subject Property 

Figure 2: Site Plan
Project No. 24-463472.1

APPENDIX A: SITE PHOTOGRAPHS



1. Property identification signage.



2. Storm drainage ditch to municipal system.



3. Catch basin provided throughout the site.



4. Ponding of water near F building.



5. The main entrance and landscaping on site.



6. Asphalt pavement is used throughout.



7. Concrete sidewalks are provided.



8. Trip hazards found at most building walkways.



9. Typical displaced sidewalks throughout the site.



10. Cracked sidewalk by G building and trip hazard.



11. Van accessible parking at A building.



12. Parking near leasing office; note lack of Van-Accessible stall.



13. A curb cut is needed for accessible route to the leasing office.



14. Ramp to the leasing office.



15. Entry to leasing office with exceeded threshold.



16. Crosstie retaining walls are provided.



17. Typical site lighting pole on the property.



18. Solid waste dumpster staging area.



19. Swimming pool at the leasing office; closed for season.



20. Playground area.



21. Tennis court.



22. Wood framing and sheathing is used.



23. Wood framing is used in each building.



24. Leasing office and maintenance shed.



25. An exterior of brick and wood siding.



26. A typical building on the property.



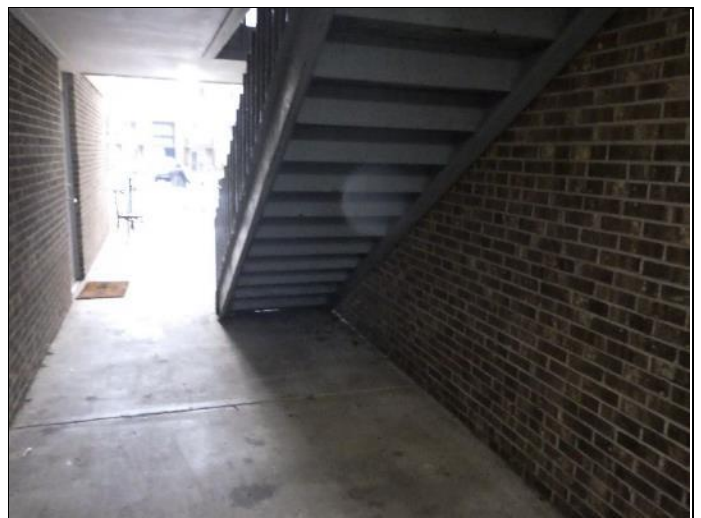
27. The buildings have wood framed balconies.



28. A typical building on site.



29. T1-11 wood siding is used on each building.



30. A typical breezeway and stairs.



31. Typical stair system in a breezeway.



32. Cracked steel treads need repairing.



33. Corroding stair system needs repairs.



34. Corroding stairs need repairs.



35. A typical entry door to a unit.



36. New windows install in every unit.



37. New sliding glass doors were installed.



38. Pitched roof with shingles are provided.



39. Pitched roof with shingles are provided.



40. Roof drainage; note gutters in poor condition and need to be replaced on each building.



41. Roof drainage; note gutters in poor condition and need to be replaced on each building.



42. Copper pipe is used throughout the site.



43. Individual domestic water heater.



44. Split system air handler/furnace in a unit.



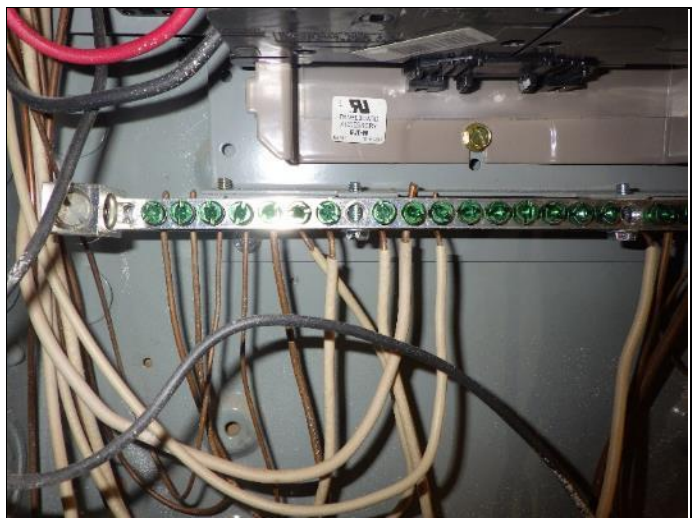
45. Split system condenser units.



46. Pad mounted transformers are provided.



47. Individual electrical meter bank.



48. Copper branch wire is used throughout the complex.



49. Federal Pacific panel in leasing office.



50. New Eaton panels in every unit.



51. Main breaker for a unit.



52. GFCI outlets are provided in each unit.



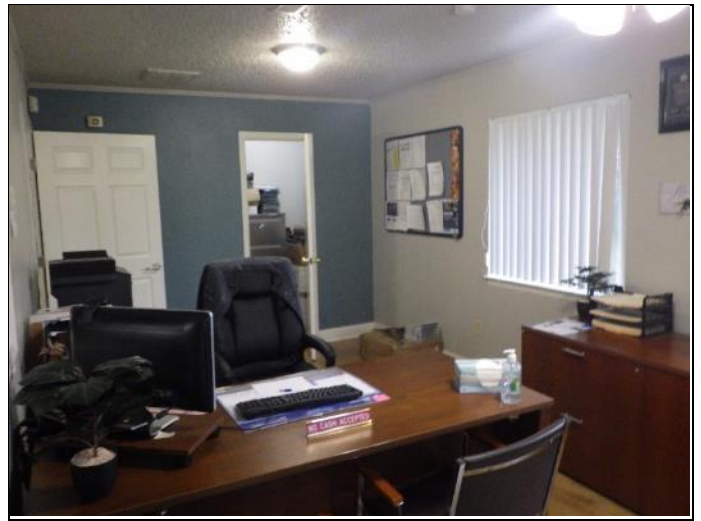
53. Fire extinguisher in every unit.



54. Extinguisher with expired tags; in common areas only.



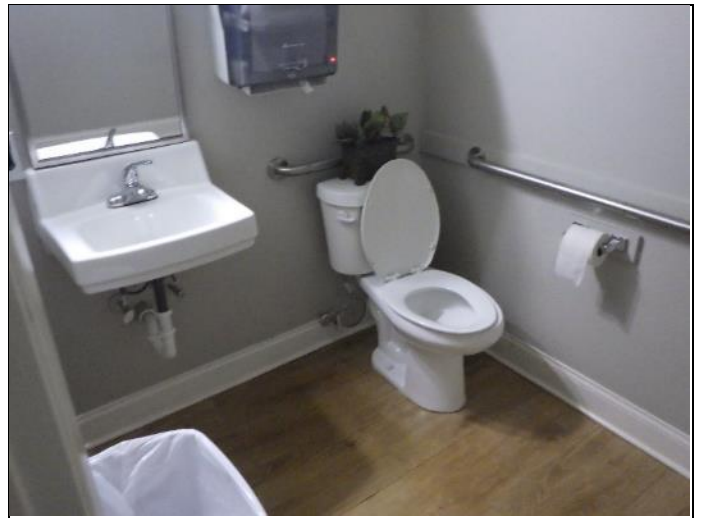
55. Smoke detectors in every unit.



56. Interior of the leasing office.



57. Interior of the leasing office.



58. Restroom in leasing office needs pipe protection.



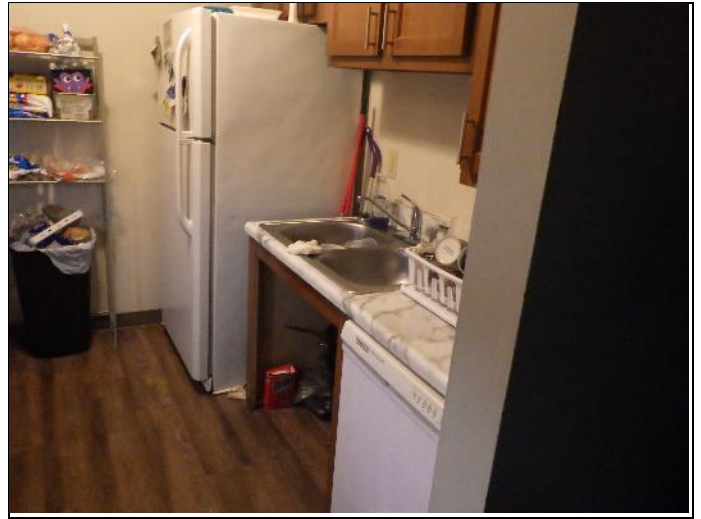
59. Common laundry room.



60. Propane tank for laundry room equipment.



61. Designated accessible unit kitchen.



62. Designated accessible unit kitchen.



63. Designated accessible unit kitchen.



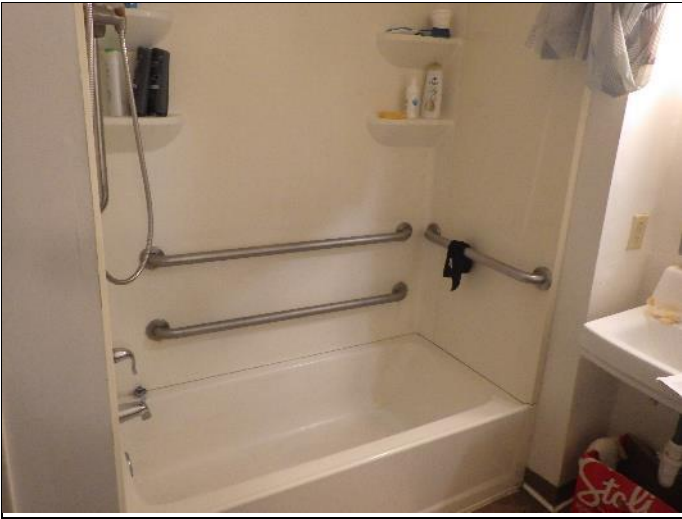
64. Designated accessible unit kitchen; note lack of pipe cover.



65. Designated accessible unit light switch; note height exceeds 48" AFF.



66. Designated accessible unit bathroom; note missing ptrap cover.



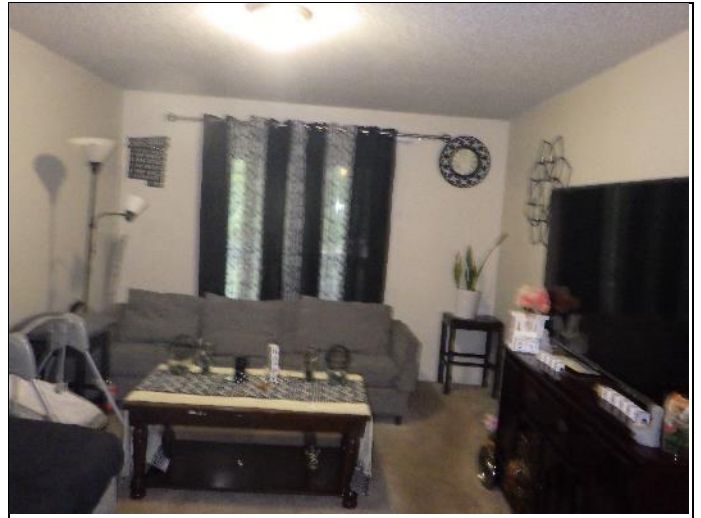
67. Designated accessible unit bathroom; note lack of shower seat.



68. Designated accessible unit; wand-type shower head provided.



69. Dwelling unit living area.



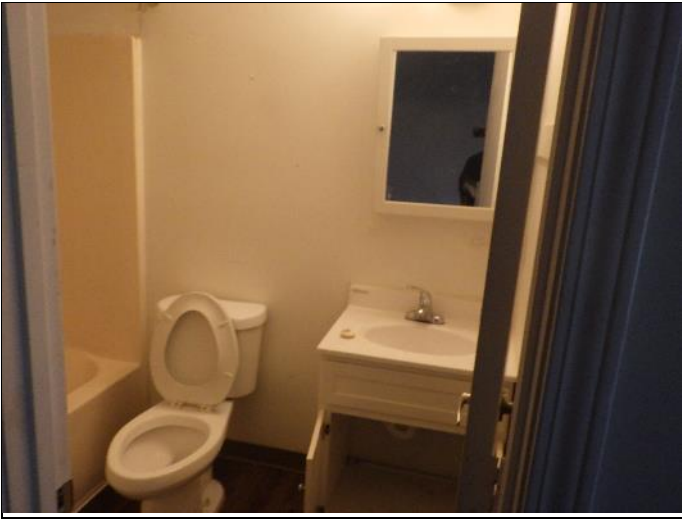
70. Dwelling unit living area.



71. Dwelling unit kitchen.



72. Dwelling unit kitchen.



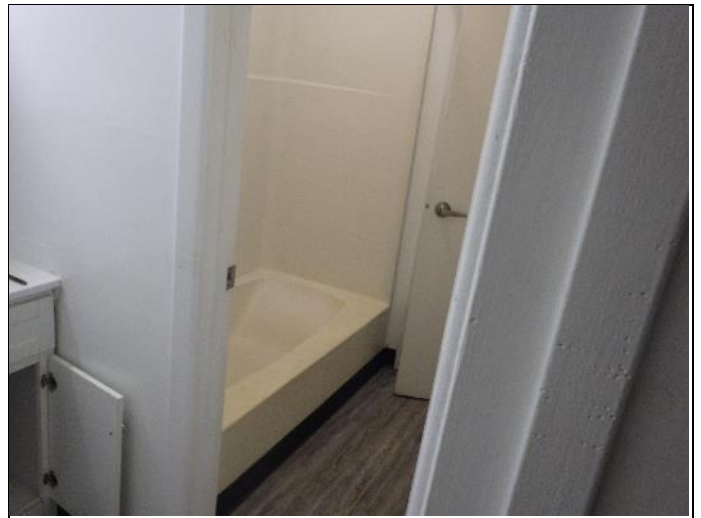
73. 3Bed dwelling unit bathroom.



74. 3Bed dwelling unit bathroom.



75. 2Bed dwelling unit bathroom.



76. 2Bed dwelling unit bathroom.



77. Dwelling unit bedroom.



78. Dwelling unit bedroom.

APPENDIX B: SUPPORTING DOCUMENTATION

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE SURVEY

| | | | | | |
|----------|--|-----------------|-------------|-----|--|
| Project: | Highland Square | Project Number: | 24-463472.1 | | |
| City/St: | Greenville, South Carolina | Date of Survey: | 9/26/2024 | | |
| 1.0 | History | Yes | No | N/A | Comments |
| 1.1 | An ADA compliance survey has previously been completed for this property. | | X | | |
| 1.2 | An approved Barrier Removal Plan exists for this property. | | X | | |
| 1.3 | ADA compliance improvements have been made to this property. | X | | | Limited improvements |
| 2.0 | Parking | Yes | No | N/A | Comments |
| 2.1 | Does the required number of standard ADA-designated spaces appear to be provided? | X | | | |
| 2.2 | Does the required number of van-accessible designated spaces appear to be provided? | | X | | A van space is needed at the leasing office |
| 2.3 | Are accessible spaces part of the shortest accessible route to an accessible building entrance? | X | | | |
| 2.4 | Is a sign with the International Symbol of Accessibility at the head of each space? | | X | | Several spaces are missing vertical signage |
| 2.5 | Does each accessible space have an adjacent access aisle with an appropriate transition/curb cut? | X | | | |
| 2.6 | Do parking spaces and access aisles appear to be relatively level and without obstruction? | X | | | |
| 3.0 | Exterior Accessible Route | Yes | No | N/A | Comments |
| 3.1 | Is an accessible route present from public transportation stops and municipal sidewalks on the property? | | X | | |
| 3.2 | Are curb cut ramps present at transitions through curbs on an accessible route? | | X | | Not all spaces have curb cuts |
| 3.3 | Do the curb cut ramps appear to have the proper slope for all components? | | X | | A concrete sidewalk is used to access the leasing office but doesn't meet ADA guidelines |
| 3.4 | Do ramps on an accessible route appear to have a compliant slope? | | X | | |
| 3.5 | Do ramps on an accessible route appear to have a compliant length and width? | | X | | |
| 3.6 | Do ramps on an accessible route appear to have compliant end and intermediate landings? | | X | | |
| 3.7 | Do ramps on an accessible route appear to have compliant handrails? | | X | | |
| 4.0 | Building Entrances | Yes | No | N/A | Comments |
| 4.1 | Do a sufficient number of accessible entrances appear to be provided? | X | | | |
| 4.2 | If the main entrance is not accessible, is an alternate accessible entrance provided? | | X | | |
| 4.3 | Is signage provided indicating the location of alternate accessible entrances? | | | X | |
| 4.4 | Do doors at accessible entrances appear to have compliant clear floor area on each side? | X | | | |
| 4.5 | Do doors at accessible entrances appear to have compliant hardware? | X | | | |
| 4.6 | Do doors at accessible entrances appear to have a compliant clear opening width? | X | | | |
| 4.7 | Do pairs of accessible entrance doors in series appear to have the minimum clear space between them? | | | X | |
| 4.8 | Do thresholds at accessible entrances appear to have a compliant height? | | X | | The entry door to the leasing office has a curb |

| 5.0 | Interior Accessible Routes and Amenities | Yes | No | N/A | Comments |
|------|--|-----|----|-----|----------|
| 5.1 | Does an accessible route appear to connect with all public areas inside the building? | X | | | |
| 5.2 | Do accessible routes appear free of obstructions and/or protruding objects? | X | | | |
| 5.3 | Do ramps on accessible routes appear to have a compliant slope? | | | X | |
| 5.4 | Do ramps on accessible routes appear to have a compliant length and width? | | | X | |
| 5.5 | Do ramps on accessible routes appear to have compliant end and intermediate landings? | | | X | |
| 5.6 | Do ramps on accessible routes appear to have compliant handrails? | | | X | |
| 5.7 | Are adjoining public areas and areas of egress identified with accessible signage? | | X | | |
| 5.8 | Do public transaction areas have an accessible, lowered counter section? | X | | | |
| 5.9 | Do public telephones appear mounted with an accessible height and location? | | | X | |
| 5.10 | Are publicly-accessible swimming pools equipped with an entrance lift? | | | X | |
| 6.0 | Interior Doors | Yes | No | N/A | Comments |
| 6.1 | Do doors at interior accessible routes appear to have compliant clear floor area on each side? | X | | | |
| 6.2 | Do doors at interior accessible routes appear to have compliant hardware? | X | | | |
| 6.3 | Do doors at interior accessible routes appear to have compliant opening force? | X | | | |
| 6.4 | Do doors at interior accessible routes appear to have a compliant clear opening width? | X | | | |
| 7.0 | Elevators | Yes | No | N/A | Comments |
| 7.1 | Are hallway call buttons configured with the "UP" button above the "DOWN" button? | | | X | |
| 7.2 | Is accessible floor identification signage present on the hoist way sidewalls? | | | X | |
| 7.3 | Do the elevators have audible and visual arrival indicators at the entrances? | | | X | |
| 7.4 | Do the elevator hoist way and car interior appear to have a minimum compliant clear floor area? | | | X | |
| 7.5 | Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions? | | | X | |
| 7.6 | Do elevator car control buttons appear to be mounted at a compliant height? | | | X | |
| 7.7 | Are tactile and Braille characters mounted to the left of each elevator car control button? | | | X | |
| 7.8 | Are audible and visual floor position indicators provided in the elevator car? | | | X | |
| 7.9 | Is the emergency call system at the base of the control panel and not require voice communication? | | | X | |
| 8.0 | Toilet Rooms | Yes | No | N/A | Comments |
| 8.1 | Do publicly-accessible toilet rooms appear to have a minimum compliant floor area? | X | | | |
| 8.2 | Does the lavatory appear to be mounted at a compliant height and with compliant knee area? | X | | | |
| 8.3 | Does the lavatory faucet have compliant handles? | X | | | |

| | | | | | |
|-----|--|-----|----|-----|----------|
| 8.4 | Is the plumbing piping under lavatories configured to protect against contact? | | X | | |
| 8.5 | Are grab bars provided at compliant locations around the toilet? | X | | | |
| 8.6 | Do toilet stall doors appear to provide the minimum compliant clear width? | | | X | |
| 8.7 | Do toilet stalls appear to provide the minimum compliant clear floor area? | | | X | |
| 8.8 | Do urinals appear to be mounted at a compliant height and with compliant approach width? | | | X | |
| 8.9 | Do accessories and mirrors appear to be mounted at a compliant height? | X | | | |
| 9.0 | Hospitality Guestrooms | Yes | No | N/A | Comments |
| 9.1 | Does property management report the minimum required accessible guestrooms? | | | X | |
| 9.2 | Does property management report the minimum required accessible guestrooms with roll-in showers? | | | X | |

SECTION 504/UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS) SURVEY

| | | | |
|----------|----------------------------|-----------------|-------------|
| Project: | Highland Square | Project Number: | 24-463472.1 |
| City/St: | Greenville, South Carolina | Date of Survey: | 9/26/2024 |

The following characteristics of the subject property were evaluated. Comments are based on visual observations and measurements (when applicable).

| | General | Yes | No | N/A | Comments |
|--|---|-----|----|-----|-------------------------|
| | Was the subject property built/renovated prior to July 11, 1988? | X | | | |
| | Does the subject property receive "project-based" federal financial assistance? | X | | | |
| | Is ownership/management aware of any Low-Income Housing Tax Credit (LIHTC) contracts or related Land Use Restrictive Agreements (LURA)? | | X | | |
| | Are there any designated accessible dwelling units at the subject property (i.e., modified for accessibility)? | X | | | Eight one-bedroom units |

Existing (pre-1988) federally funded ("project-based") subject properties are required to comply with Section 504/UFAS "to the maximum extent feasible." Section 504/UFAS applies to all areas of common use to residents, as well as 5% (Mobility Impaired) and 2% (Sensory Impaired) of the total dwelling units.

| 1.0 | Accessible Building(s) and Common Use Area(s) | Yes | No | N/A | Comments |
|------|---|-----|----|-----|---------------------------------|
| 1.1 | Designated accessible parking spaces are provided in sufficient number | X | | | |
| 1.2 | Accessible parking spaces are located nearest to accessible building entrances | X | | | |
| 1.3 | Curb ramps are provided at access aisles and transitions from paved areas to sidewalks | | X | | Not all spaces have curb cuts |
| 1.4 | Walkway slopes/cross slopes appear adequate and not excessive | X | | | |
| 1.5 | Walkways are a minimum of 36" wide and are clear of obstructions, including overhanging vehicles | X | | | |
| 1.6 | Ramps (greater than 5% slope) have handrails and edge protection | | X | | Ramp is not properly configured |
| 1.7 | A building entry point/access door is provided along the accessible route | X | | | |
| 1.8 | The main entrance is accessible (no steps, obstacles, or revolving doors) | | X | | A step at the threshold |
| 1.9 | A continuous, accessible route connects all of the accessible site elements. This is to include off-site public transportation locations, site parking areas, amenities (pools, playgrounds, trash compactor/dumpster staging areas, leasing, etc.), and dwelling units | | X | | |
| 1.10 | Common area restrooms are accessible (i.e., door widths, clearances, fixtures, accessories, etc.) | X | | | |
| 1.11 | If centrally-located mail kiosks are provided, the designated accessible dwelling unit boxes are located between 15" and 48" AFF (front approach), or between 9" and 54" AFF (side/parallel approach) | X | | | |
| 1.12 | If present, adequate access is provided to and within the common laundry facilities, and/or additional site amenities, and usable fixtures and appliances are provided | X | | | |
| 1.13 | There is 18" of clearance on the operable latch side of the entry doors | X | | | |
| 2.0 | Designated Accessible Dwelling Units (5% Mobility Impaired) | Yes | No | N/A | Comments |
| 2.1 | There is 18" of clearance on the operable latch side of the doors | X | | | |
| 2.2 | Doors swing open 90 degrees and operate with minimal effort, and utilize lever-type hardware | X | | | |
| 2.3 | Thresholds are designed within the maximum height/bevel parameters | X | | | |
| 2.4 | Door widths are a minimum of 32" (nominal); includes entry, interior, and patio/balcony slider or French doors | X | | | |

| 2.0 | Designated Accessible Dwelling Units (5% Mobility Impaired) | Yes | No | N/A | Comments |
|-------|--|-----|----|-----|----------------|
| 2.5 | The interiors of the designated accessible dwelling units provide adequate maneuverability throughout the interior (i.e., minimum 32" hallways/doors, including walk-in closets and laundry rooms) | X | | | |
| 2.6 | The designated accessible dwelling unit electrical outlets are located at a minimum of 15" AFF in all applicable locations | X | | | |
| 2.7 | The designated accessible dwelling unit countertop area includes electrical outlets that are located a maximum of 46" AFF in all applicable locations | X | | | |
| 2.8 | The designated accessible dwelling unit electrical switches and environmental controls (including thermostats) are located no higher than 48" AFF | | X | | 53" inches AFF |
| 2.9a | The interiors of the designated accessible dwelling units provide adequate maneuverability throughout the kitchen (i.e., 32" entryway/hallway/doors, 5' turning radius, or 30"x48" clear floor space at each appliance) | X | | | |
| 2.9b | A galley-style kitchens provide a minimum of 40" between opposing cabinetry and/or appliances | X | | | |
| 2.9c | A u-shaped kitchen provides a minimum 5' turning radius to allow adequate maneuverability to an appliance located at the end of the "U" | | | X | |
| 2.9d | Appropriate appliances and fixtures are provided within the kitchen of the designated accessible dwelling unit (i.e., range with front controls, a range-hood with accessible controls, a refrigerator with appropriate side by side or 60/40 freezer/refrigerator, roll-under sink with lever type faucet) | X | | | |
| 2.9e | The countertops within the designated accessible dwelling unit kitchen include a minimum 30" workspace mounted no higher than 34" AFF, with adequate roll-under clearance or removable base cabinets and finished flooring provided beneath | X | | | |
| 2.10a | The interiors of the designated accessible dwelling units provide adequate maneuverability throughout the bathroom (i.e., 32" entryway, hallway, doors, 5' turning radius, or 30"x48" clear floor space at each fixture, clear floor space outside the swing of the door, water closet centered 18" from opposing wall, roll-under type sink with under-sink protection, etc.) | X | | | |
| 2.10b | Verification of the presence of reinforced grab bars at appropriate locations (i.e., water closet and shower stall), as well as appropriate shower seat and handheld wand-type shower head, and lever type faucets | X | | | |
| 2.11 | Verification of appropriate fixtures and mounting heights for items such as: mirrors, shelving, peepholes, intercoms, etc. | X | | | |
| 2.12 | The interiors of the designated accessible dwelling units utilize low-pile carpeting and/or non-slip flooring | X | | | |
| 3.0 | Designated Accessible Dwelling Units (2% Sensory Impaired) | Yes | No | N/A | Comments |
| 3.1 | A minimum of 2% of the total dwelling units are designated "Sensory Impaired" and include audio/visual components (i.e., strobe/horn alarms, visual indicators at door bells, and phones, etc.) | | X | | Not provided |



- Key:
- Non-compliant walkway/ramp (exceeds 5% or 8.33% slope)
 - Non-compliant cross slope (exceeds 2%)
 - Missing curb cut and/or crosswalk
 - Missing accessible route
 - Non-compliant/missing designated accessible parking
 - Non-compliant entryway/door

PIN / Tax Map #

WG02030101200



Owner Information

| | |
|-----------------------|---------------------------|
| Owner Name | HS INVESTORS LLC |
| Additional Owner Name | |
| Care Of | Gh Capital Llc Suite 110 |
| Mailing Address | 26301 Curtiss Wright Pkwy |
| City | Cleveland |
| State | OH |
| Zip Code | 44143 |

Mobile
Maps and
Information

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Parcel Information

| Acres | Description | Location | Subdivision |
|--------|-------------|------------|-------------|
| 13.400 | 13 Pt 5 | Pine Creek | |

Reference Information

| Deed Book | Deed Page | Deed Date | Plat Book | Plat Page |
|-----------|-----------|-----------|-----------|-----------|
| 2186 | 1879 | 1/30/2006 | M | 95 |

Building Information

| Bedrooms | Bathrooms | Half Baths | Square Feet |
|----------|-----------|------------|-------------|
| 0 | 0 | 0 | 0 |

Classification

| Land Use | Jurisdiction | Homestead Code |
|-----------------|---------------------|----------------|
| 120 - Apartment | County Jurisdiction | No |

Values

| Fair Market Value | Taxable Market Value | Sales Price | Total Rollback |
|-------------------|----------------------|-------------|----------------|
| \$6,708,710 | \$6,062,960 | \$4,048,000 | \$0 |

Taxes / Fees

| Tax District | County Stormwater Fee | City Stormwater Fee | Taxes | Taxes Paid Date |
|--------------|-----------------------|---------------------|--------------|-----------------|
| 156 | \$2,484 | \$0 | \$148,302.21 | 12/28/2023 |

| Property Tax History | | | |
|----------------------|--------------------------------|----------------------|--------------|
| Tax Year | Owner Name | Taxable Market Value | Taxes |
| 2022 | Hs Investors Llc | \$6,062,960 | \$142,299.84 |
| 2021 | Hs Investors Llc | \$6,062,960 | \$139,634.87 |
| 2020 | Hs Investors Llc | \$5,272,150 | \$133,573.86 |
| 2019 | Hs Investors Llc | \$5,272,150 | \$132,008.33 |
| 2018 | Hs Investors Llc | \$5,272,150 | \$128,274.02 |
| 2017 | Hs Investors Llc | \$5,272,150 | \$120,885.74 |
| 2016 | Hs Investors Llc | \$5,272,150 | \$118,688.11 |
| 2015 | Hs Investors Llc | \$5,272,150 | \$116,464.21 |
| 2014 | Hs Investors Llc | \$4,584,495 | \$100,524.07 |
| 2013 | Hs Investors Llc | \$4,584,495 | \$99,175.72 |
| 2012 | Hs Investors Llc | \$4,584,495 | \$96,728.11 |
| 2011 | Hs Investors Llc | \$4,584,495 | \$94,775.11 |
| 2010 | Hs Investors Llc | \$4,584,495 | \$93,509.28 |
| 2009 | Hs Investors Llc | \$3,986,819 | \$87,102.74 |
| 2008 | Hs Investors Llc | \$3,986,819 | \$85,329.89 |
| 2007 | Hs Investors Llc | \$3,986,819 | \$82,315.85 |
| 2006 | Highland Sq li Apts Assoc A Lt | \$3,519,969 | \$77,077.76 |
| 2005 | Highland Sq li Apts Assoc A Lt | \$3,519,969 | \$72,290.96 |
| 2004 | Highland Sq li Apts Assoc A Lt | \$3,519,969 | \$70,274.88 |
| 2003 | Highland Sq li Apts Assoc A Lt | \$3,519,969 | \$69,519.09 |
| 2002 | Highland Sq li Apts Assoc A Lt | \$3,519,969 | \$68,826.36 |
| 2001 | Highland Sq li Apts Assoc A Lt | \$3,519,969 | \$65,911.68 |
| 2000 | Highland Sq li Apts Assoc A Lt | \$2,223,500 | \$42,213.55 |
| 1999 | Highland Sq li Apts Assoc A Lt | \$2,223,500 | \$41,666.57 |
| 1998 | Highland Sq li Apts Assoc A Lt | \$2,223,500 | \$39,911.70 |

| Ownership History | | | | |
|--------------------------------|-----------|-----------|-------------------|-----------------|
| Owner Name | Deed Book | Deed Page | Date of Last Sale | Last Sale Price |
| Hs Investors Llc | 2186 | 1879 | 20060130 | \$4,048,000 |
| Highland Sq li Apts Assoc A Lt | 1093 | 990 | 19781219 | \$0 |

5249

MAY, 1978 SCALE 1"=100'
REVISED: JAN, 1989

- Highland Square
RENT ROLL DETAIL

As of 09/19/2024

Parameters: Properties - ALL;Show All Unit Designations or Filter by - ALL;Subjournals - ALL;Exclude Formers? - Yes;Sort by - Unit;Report Type - Details + Summary;Show Unit Rent as - Market + Addl.;

details

| Unit | Floorplan | unit designation | SQFT | Unit/Lease Status | Name | Move-In Move-Out | Lease Start | Lease End | Market + Addl. | Sub Journal | Trans Code | Lease Rent | Other Charges/ Credits | Total Billing | Dep On Hand | balance |
|--------|-----------|---------------------|------|----------------------|----------------------|---------------------|----------------|--------------|-------------------|----------------|---------------|---------------|------------------------------|------------------|----------------|----------|
| 00-001 | 1BR 1BATH | Affordable | 699 | Occupied | McKinney, Cynthia | 02/05/2021 | 02/01/2024 | 01/31/2025 | 1,081.00 | RESIDENT | RENT | 176.00 | 0.00 | 176.00 | 238.00 | (183.00) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 905.00 | 0.00 | 905.00 | 0.00 | 0.00 |
| 00-002 | 1BR 1BATH | Affordable | 699 | Occupied | Mosley, Eric | 02/03/2023 | 02/03/2023 | 02/02/2024 | 1,081.00 | RESIDENT | RENT | 597.00 | 0.00 | 597.00 | 715.00 | 610.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 484.00 | 0.00 | 484.00 | 0.00 | 0.00 |
| 00-003 | 1BR 1BATH | Affordable | 699 | Occupied | Campbell, Bennie | 12/20/2017 | 12/01/2023 | 11/30/2024 | 1,081.00 | RESIDENT | RENT | 189.00 | 0.00 | 189.00 | 128.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 892.00 | 0.00 | 892.00 | 0.00 | 0.00 |
| 00-004 | 1BR 1BATH | Affordable | 699 | Occupied | Woods, Mary | 08/31/2022 | 08/01/2024 | 07/31/2025 | 1,081.00 | RESIDENT | RENT | 249.00 | 0.00 | 249.00 | 296.00 | (28.00) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 832.00 | 0.00 | 832.00 | 0.00 | 0.00 |
| 00-005 | 1BR 1BATH | N/A | 699 | Occupied | Arnold, James | 10/30/2023 | 10/30/2023 | 10/29/2024 | 1,081.00 | RESIDENT | RENT | 181.00 | 0.00 | 181.00 | 266.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 900.00 | 0.00 | 900.00 | 0.00 | 0.00 |
| 00-006 | 1BR 1BATH | N/A | 699 | Occupied | Drummond, Latoya | 09/03/2008 | 09/01/2024 | 08/31/2025 | 1,081.00 | RESIDENT | RENT | 208.00 | 0.00 | 208.00 | 195.00 | (44.00) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 873.00 | 0.00 | 873.00 | 0.00 | 0.00 |
| 00-007 | 1BR 1BATH | N/A | 699 | Occupied | Ellison, Angela | 04/15/2022 | 04/01/2024 | 03/31/2025 | 1,081.00 | RESIDENT | RENT | 215.00 | 0.00 | 215.00 | 267.00 | 15.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 866.00 | 0.00 | 866.00 | 0.00 | 0.00 |
| 00-008 | 1BR 1BATH | N/A | 699 | Occupied | Young, Keyosha | 09/14/2018 | 09/14/2018 | 09/13/2019 | 1,081.00 | RESIDENT | RENT | 570.00 | 0.00 | 570.00 | 374.00 | 682.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 511.00 | 0.00 | 511.00 | 0.00 | 0.00 |
| 00-009 | 1BR 1BATH | Affordable | 699 | Vacant | VACANT | | | | 1,081.00 | | | 0.00 * | 0.00 * | | | |
| 00-010 | 1BR 1BATH | Affordable | 699 | Occupied | Smith, Ira | 09/01/2022 | 09/01/2024 | 08/31/2025 | 1,081.00 | RESIDENT | RENT | 129.00 | 0.00 | 129.00 | 225.00 | (1.00) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 952.00 | 0.00 | 952.00 | 0.00 | 0.00 |
| 00-011 | 1BR 1BATH | Affordable | 699 | Occupied | Robinson, Batista | 04/05/2022 | 04/01/2024 | 03/31/2025 | 1,081.00 | RESIDENT | UTILREIMB | 0.00 | (60.00) | (60.00) | 293.00 | (6.00) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,081.00 | 0.00 | 1,141.00 | 0.00 | 3,444.00 |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 60.00 | | | |
| 00-012 | 1BR 1BATH | Affordable | 699 | Occupied | Martin, Kierra | 04/10/2015 | 04/01/2024 | 03/31/2025 | 1,081.00 | RESIDENT | RENT | 542.00 | 0.00 | 542.00 | 220.00 | 610.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 539.00 | 0.00 | 539.00 | 0.00 | 0.00 |
| 00-013 | 1BR 1BATH | N/A | 699 | Occupied | LEAKE, BOBBY | 01/20/1989 | 01/01/2024 | 12/31/2024 | 1,081.00 | RESIDENT | RENT | 209.00 | 0.00 | 209.00 | 177.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 872.00 | 0.00 | 872.00 | 0.00 | 0.00 |
| 00-014 | 1BR 1BATH | N/A | 699 | Occupied | Paul, Latasha | 08/14/2023 | 08/14/2023 | 08/13/2024 | 1,081.00 | RESIDENT | UTILREIMB | 0.00 | (60.00) | (60.00) | 25.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,081.00 | 0.00 | 1,141.00 | 0.00 | (1.00) |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 60.00 | | | |

* indicates amounts not included in detail totals

- Highland Square
RENT ROLL DETAIL

As of 09/19/2024

Parameters: Properties - ALL;Show All Unit Designations or Filter by - ALL;Subjournals - ALL;Exclude Formers? - Yes;Sort by - Unit;Report Type - Details + Summary;Show Unit Rent as - Market + Addl.;

details

| Unit | Floorplan | unit designation | SQFT | Unit/Lease Status | Name | Move-In Move-Out | Lease Start | Lease End | Market + Addl. | Sub Journal | Trans Code | Lease Rent | Other Charges/ Credits | Total Billing | Dep On Hand | balance |
|--------|-----------|---------------------|------|----------------------|-------------------------|---------------------|----------------|--------------|-------------------|----------------|---------------|---------------|------------------------------|------------------|----------------|----------|
| 00-015 | 1BR 1BATH | N/A | 699 | Occupied | OWENS, PATRICIA | 03/01/2010 | 07/01/2024 | 06/30/2025 | 1,081.00 | RESIDENT | RENT | 188.00 | 0.00 | 188.00 | 104.00 | (233.00) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 893.00 | 0.00 | 893.00 | 0.00 | 0.00 |
| 00-016 | 1BR 1BATH | N/A | 699 | Occupied | Johnson, Joann | 12/14/2018 | 12/14/2018 | 12/13/2019 | 1,081.00 | RESIDENT | RENT | 171.00 | 0.00 | 171.00 | 224.00 | (82.59) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 910.00 | 0.00 | 910.00 | 0.00 | 0.00 |
| | | N/A | | Pending renewal | Johnson, Joann | 12/14/2018 | 12/01/2024 | 11/30/2025 | | RESIDENT | RENT | 179.00 * | 0.00 * | 179.00 * | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 902.00 * | 0.00 * | 902.00 * | 0.00 | 0.00 |
| 00-017 | 1BR 1BATH | N/A | 699 | Occupied | Hughes, Toniette | 09/13/2021 | 09/01/2024 | 08/31/2025 | 1,081.00 | RESIDENT | RENT | 170.00 | 0.00 | 170.00 | 213.00 | (222.00) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 911.00 | 0.00 | 911.00 | 0.00 | (8.00) |
| 00-018 | 1BR 1BATH | N/A | 699 | Occupied | Wilson, Mattie | 02/03/2023 | 02/03/2023 | 02/02/2024 | 1,081.00 | RESIDENT | RENT | 284.00 | 0.00 | 284.00 | 130.00 | (11.00) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 797.00 | 0.00 | 797.00 | 0.00 | 0.00 |
| 00-019 | 1BR 1BATH | N/A | 699 | Occupied | Boyd, Maria | 07/22/2021 | 07/01/2024 | 06/30/2025 | 1,081.00 | RESIDENT | RENT | 188.00 | 0.00 | 188.00 | 25.00 | 605.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 893.00 | 0.00 | 893.00 | 0.00 | 0.00 |
| 00-020 | 1BR 1BATH | N/A | 699 | Occupied | Sims, Kimm | 06/23/2022 | 09/01/2024 | 08/31/2025 | 1,081.00 | RESIDENT | UTILREIMB | 0.00 | (60.00) | (60.00) | 25.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,081.00 | 0.00 | 1,141.00 | 0.00 | (1.00) |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 60.00 | | | |
| 00-021 | 1BR 1BATH | N/A | 699 | Occupied | Sullivan, Tina | 03/21/2023 | 03/21/2023 | 03/20/2024 | 1,081.00 | RESIDENT | RENT | 188.00 | 0.00 | 188.00 | 264.00 | 5.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 893.00 | 0.00 | 893.00 | 0.00 | 0.00 |
| 00-022 | 1BR 1BATH | N/A | 699 | Occupied | Childress, John | 07/02/2021 | 07/01/2024 | 06/30/2025 | 1,081.00 | RESIDENT | RENT | 194.00 | 0.00 | 194.00 | 234.00 | 39.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 887.00 | 0.00 | 887.00 | 0.00 | 0.00 |
| 00-023 | 1BR 1BATH | N/A | 699 | Occupied | McCullough, Michelle | 04/11/2022 | 04/01/2024 | 03/31/2025 | 1,081.00 | RESIDENT | RENT | 188.00 | 0.00 | 188.00 | 242.00 | 4.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 893.00 | 0.00 | 893.00 | 0.00 | 0.00 |
| 00-024 | 1BR 1BATH | N/A | 699 | Occupied | Beasley, Mary | 02/01/2024 | 02/01/2024 | 01/31/2025 | 1,081.00 | RESIDENT | RENT | 660.00 | 0.00 | 660.00 | 745.00 | 2,135.49 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 421.00 | 0.00 | 421.00 | 0.00 | 0.00 |
| 00-025 | 1BR 1BATH | N/A | 699 | Occupied | Hellams, Lakendra | 12/23/2014 | 02/01/2024 | 01/31/2025 | 1,081.00 | RESIDENT | RENT | 641.00 | 0.00 | 641.00 | 553.00 | 737.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 440.00 | 0.00 | 440.00 | 0.00 | (1.00) |
| 00-026 | 1BR 1BATH | N/A | 699 | Occupied | CLEVELAND, JENNIE | 06/01/1991 | 01/01/2024 | 12/31/2024 | 1,081.00 | RESIDENT | RENT | 226.00 | 0.00 | 226.00 | 138.00 | (4.00) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 855.00 | 0.00 | 855.00 | 0.00 | 0.00 |
| 00-027 | 1BR 1BATH | N/A | 699 | Occupied | Whitner, Glenora | 10/05/2012 | 10/05/2012 | 10/31/2013 | 1,081.00 | RESIDENT | UTILREIMB | 0.00 | (60.00) | (60.00) | 72.00 | (49.00) |

* indicates amounts not included in detail totals

- Highland Square
RENT ROLL DETAIL
As of 09/19/2024

Parameters: Properties - ALL;Show All Unit Designations or Filter by - ALL;Subjournals - ALL;Exclude Formers? - Yes;Sort by - Unit;Report Type - Details + Summary;Show Unit Rent as - Market + Addl.;

details

| Unit | Floorplan | unit designation | SQFT | Unit/Lease Status | Name | Move-In Move-Out | Lease Start | Lease End | Market + Addl. | Sub Journal | Trans Code | Lease Rent | Other Charges/ Credits | Total Billing | Dep On Hand | balance |
|--------|-----------|---------------------|------|----------------------|-----------------------|---------------------|----------------|--------------|-------------------|----------------|---------------|---------------|------------------------------|------------------|----------------|----------|
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,081.00 | 0.00 | 1,141.00 | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 60.00 | | | |
| | | N/A | | Pending renewal | Whitner, Glenora | 10/05/2012 | 10/01/2024 | 09/30/2025 | | RESIDENT | UTILREIMB | 0.00 * | (60.00)* | (60.00) * | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,081.00 * | 0.00 * | 1,141.00 * | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 * | 60.00 * | | | |
| 00-028 | 1BR 1BATH | N/A | 699 | Occupied | MARTIN, PATRICK | 08/17/2023 | 08/17/2023 | 08/05/2024 | 1,081.00 | RESIDENT | RENT | 164.00 | 0.00 | 164.00 | 0.00 | (180.00) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 917.00 | 0.00 | 917.00 | 0.00 | (60.00) |
| 00-029 | 1BR 1BATH | N/A | 699 | Occupied | Evans, Subrina | 06/05/2024 | 06/05/2024 | 06/04/2025 | 1,081.00 | RESIDENT | RENT | 602.00 | 0.00 | 602.00 | 25.00 | 1,212.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 479.00 | 0.00 | 479.00 | 0.00 | 0.00 |
| 00-030 | 1BR 1BATH | N/A | 699 | Occupied | Durham, Darlene | 10/05/2021 | 10/05/2021 | 10/04/2022 | 1,081.00 | RESIDENT | RENT | 179.00 | 0.00 | 179.00 | 228.00 | (10.00) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 902.00 | 0.00 | 902.00 | 0.00 | 0.00 |
| | | N/A | | Pending renewal | Durham, Darlene | 10/05/2021 | 10/01/2024 | 09/30/2025 | | RESIDENT | RENT | 179.00 * | 0.00 * | 179.00 * | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 902.00 * | 0.00 * | 902.00 * | 0.00 | 0.00 |
| 00-031 | 1BR 1BATH | N/A | 699 | Occupied | Johnson, Gerald | 08/11/2017 | 08/01/2024 | 07/31/2025 | 1,081.00 | RESIDENT | RENT | 264.00 | 0.00 | 264.00 | 280.00 | (1.12) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 817.00 | 0.00 | 817.00 | 0.00 | 0.00 |
| 00-032 | 1BR 1BATH | N/A | 699 | Occupied | Sullivan, Sheila | 01/11/2019 | 01/01/2024 | 12/31/2024 | 1,081.00 | RESIDENT | RENT | 243.00 | 0.00 | 243.00 | 268.00 | 806.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 838.00 | 0.00 | 838.00 | 0.00 | 0.00 |
| 00-033 | 1BR 1BATH | N/A | 699 | Occupied | Payton, Roy | 08/05/2021 | 08/05/2021 | 08/04/2022 | 1,081.00 | RESIDENT | UTILREIMB | 0.00 | (60.00) | (60.00) | 25.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,081.00 | 0.00 | 1,141.00 | 0.00 | 10.00 |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 60.00 | | | |
| 00-034 | 1BR 1BATH | N/A | 699 | Occupied | Johnson, Mary | 09/07/2017 | 09/01/2024 | 08/31/2025 | 1,081.00 | RESIDENT | RENT | 194.00 | 0.00 | 194.00 | 217.00 | (33.00) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 887.00 | 0.00 | 887.00 | 0.00 | (9.00) |
| 00-035 | 1BR 1BATH | N/A | 699 | Occupied | Dotson, Chris | 02/08/2019 | 02/01/2024 | 01/31/2025 | 1,081.00 | RESIDENT | UTILREIMB | 0.00 | (55.00) | (55.00) | 290.00 | (645.00) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,081.00 | 0.00 | 1,136.00 | 0.00 | 1.00 |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 55.00 | | | |
| 00-036 | 1BR 1BATH | N/A | 699 | Occupied | Arnold, Blanche | 01/18/2024 | 01/18/2024 | 01/15/2025 | 1,081.00 | RESIDENT | RENT | 278.00 | 0.00 | 278.00 | 351.00 | 31.90 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 803.00 | 0.00 | 803.00 | 0.00 | 0.00 |
| 00-037 | 1BR 1BATH | N/A | 699 | Occupied | Griffin, Demetrius | 02/07/2022 | 06/01/2024 | 05/31/2025 | 1,081.00 | RESIDENT | UTILREIMB | 0.00 | (60.00) | (60.00) | 192.00 | (15.00) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,081.00 | 0.00 | 1,141.00 | 0.00 | 0.00 |

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- Highland Square
RENT ROLL DETAIL

As of 09/19/2024

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details

| Unit | Floorplan | unit designation | SQFT | Unit/Lease Status | Name | Move-In Move-Out | Lease Start | Lease End | Market + Addl. | Sub Journal | Trans Code | Lease Rent | Other Charges/ Credits | Total Billing | Dep On Hand | balance |
|--------|-----------|---------------------|------|----------------------|---------------------------|---------------------|----------------|--------------|-------------------|----------------|--------------------|---------------|------------------------------|------------------|----------------|----------|
| 00-038 | 1BR 1BATH | N/A | 699 | Occupied | HEYWARD, HORRINITA | 06/10/2005 | 10/01/2005 | 09/30/2006 | 1,081.00 | RESIDENT | SUBSIDY UTAC | 0.00 | 60.00 | | | |
| | | | | | | | | | | | UTILREIMB | 0.00 | (60.00) | (60.00) | 38.00 | 0.00 |
| | | | | | | | | | | | SUBSIDY SUBRENT | 1,081.00 | 0.00 | 1,141.00 | 0.00 | 0.00 |
| | | | | | | | | | | | SUBSIDY UTAC | 0.00 | 60.00 | | | |
| | | | | | | | | | | | RESIDENT UTILREIMB | 0.00 * | (55.00)* | (55.00) * | 0.00 | 0.00 |
| 00-039 | 1BR 1BATH | N/A | 699 | Occupied | Culbertson, Virginia | 11/01/2022 | 11/01/2022 | 10/31/2023 | 1,081.00 | RESIDENT | SUBSIDY SUBRENT | 1,081.00 * | 0.00 * | 1,136.00 * | 0.00 | 0.00 |
| | | | | | | | | | | | UTILREIMB | 0.00 | (10.00) | (10.00) | 685.00 | (8.00) |
| | | | | | | | | | | | SUBSIDY SUBRENT | 1,081.00 | 0.00 | 1,091.00 | 0.00 | 0.00 |
| | | | | | | | | | | | SUBSIDY UTAC | 0.00 | 10.00 | | | |
| | | | | | | | | | | | RESIDENT RENT | 455.00 | 0.00 | 455.00 | 540.00 | (15.00) |
| 00-040 | 1BR 1BATH | N/A | 699 | Occupied | Miller, Rachel | 10/05/2023 | 10/05/2023 | 10/04/2024 | 1,081.00 | RESIDENT | SUBSIDY SUBRENT | 626.00 | 0.00 | 626.00 | 0.00 | 0.00 |
| | | | | | | | | | | | RENT | 317.00 | 0.00 | 317.00 | 187.00 | 681.00 |
| | | | | | | | | | | | SUBSIDY SUBRENT | 1,203.00 | 0.00 | 1,203.00 | 0.00 | 1.00 |
| | | | | | | | | | | | RESIDENT UTILREIMB | 0.00 | (48.00) | (48.00) | 278.00 | (8.88) |
| | | | | | | | | | | | SUBSIDY SUBRENT | 1,520.00 | 0.00 | 1,568.00 | 0.00 | 0.00 |
| 00-041 | 3BR 2BATH | N/A | 1250 | Occupied | Fuller, Latisha | 01/06/2015 | 08/01/2024 | 07/31/2025 | 1,520.00 | RESIDENT | SUBSIDY UTAC | 0.00 | 48.00 | | | |
| | | | | | | | | | | | RENT | 81.00 | 0.00 | 81.00 | 219.00 | 1,439.88 |
| | | | | | | | | | | | SUBSIDY SUBRENT | 1,439.00 | 0.00 | 1,439.00 | 0.00 | 0.00 |
| | | | | | | | | | | | RESIDENT RENT | 754.00 | 0.00 | 754.00 | 61.00 | 789.00 |
| | | | | | | | | | | | SUBSIDY SUBRENT | 766.00 | 0.00 | 766.00 | 0.00 | (431.00) |
| 00-042 | 3BR 2BATH | N/A | 1250 | Occupied | WASHINGTON, BRATAMNIA | 02/01/2013 | 01/01/2024 | 12/31/2024 | 1,520.00 | RESIDENT | SUBSIDY SUBRENT | 435.00 | 0.00 | 435.00 | 374.00 | (381.00) |
| | | | | | | | | | | | RENT | 1,085.00 | 0.00 | 1,085.00 | 0.00 | 0.00 |
| | | | | | | | | | | | RESIDENT RENT | 775.00 | 0.00 | 775.00 | 144.00 | 0.00 |
| | | | | | | | | | | | SUBSIDY SUBRENT | 745.00 | 0.00 | 745.00 | 0.00 | 0.00 |
| | | | | | | | | | | | RESIDENT RENT | 311.00 | 0.00 | 311.00 | 408.00 | 0.00 |
| 00-043 | 3BR 2BATH | N/A | 1250 | Occupied | Clinkscases, Shankeira | 10/13/2023 | 10/13/2023 | 10/12/2024 | 1,520.00 | RESIDENT | SUBSIDY SUBRENT | 1,209.00 | 0.00 | 1,209.00 | 0.00 | 0.00 |
| | | | | | | | | | | | RENT | | | | | |
| | | | | | | | | | | | SUBSIDY SUBRENT | | | | | |
| | | | | | | | | | | | RESIDENT RENT | | | | | |
| | | | | | | | | | | | SUBSIDY SUBRENT | | | | | |
| 00-044 | 3BR 2BATH | N/A | 1250 | Occupied | Covington, Mary | 03/05/2021 | 03/01/2024 | 02/28/2025 | 1,520.00 | RESIDENT | SUBSIDY SUBRENT | | | | | |
| | | | | | | | | | | | RENT | | | | | |
| | | | | | | | | | | | SUBSIDY SUBRENT | | | | | |
| | | | | | | | | | | | RESIDENT RENT | | | | | |
| | | | | | | | | | | | SUBSIDY SUBRENT | | | | | |

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RENT ROLL DETAIL

As of 09/19/2024

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details

| Unit | Floorplan | unit designation | SQFT | Unit/Lease Status | Name | Move-In Move-Out | Lease Start | Lease End | Market + Addl. | Sub Journal | Trans Code | Lease Rent | Other Charges/ Credits | Total Billing | Dep On Hand | balance |
|--------|-----------|------------------|------|-------------------|---------------------|------------------|-------------|------------|----------------|-------------|------------|------------|------------------------|---------------|-------------|----------|
| 00-048 | 3BR 2BATH | N/A | 1250 | Occupied | Hargrove, Jacquera | 08/21/2017 | 08/01/2024 | 07/31/2025 | 1,520.00 | RESIDENT | RENT | 240.00 | 0.00 | 240.00 | 25.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,280.00 | 0.00 | 1,280.00 | 0.00 | (112.00) |
| 00-049 | 3BR 2BATH | N/A | 1250 | Occupied | Terry, Alexis | 09/20/2017 | 09/01/2024 | 08/31/2025 | 1,520.00 | RESIDENT | RENT | 368.00 | 0.00 | 368.00 | 161.00 | (2.00) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,152.00 | 0.00 | 1,152.00 | 0.00 | (18.00) |
| 00-050 | 3BR 2BATH | N/A | 1250 | Occupied | Justice, Meggan | 08/01/2022 | 08/01/2024 | 07/31/2025 | 1,520.00 | RESIDENT | UTILREIMB | 0.00 | (113.00) | (113.00) | 25.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,520.00 | 0.00 | 1,633.00 | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 113.00 | | | |
| 00-051 | 3BR 2BATH | N/A | 1250 | Occupied | Crowley, Jeremy | 06/19/2015 | 06/01/2024 | 05/31/2025 | 1,520.00 | RESIDENT | UTILREIMB | 0.00 | (105.00) | (105.00) | 428.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,520.00 | 0.00 | 1,625.00 | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 105.00 | | | |
| 00-052 | 3BR 2BATH | N/A | 1250 | Occupied | Williams, Sasha | 10/03/2022 | 02/01/2024 | 01/31/2025 | 1,520.00 | RESIDENT | RENT | 632.00 | 0.00 | 632.00 | 348.00 | 649.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 888.00 | 0.00 | 888.00 | 0.00 | 0.00 |
| 00-053 | 3BR 2BATH | N/A | 1250 | Occupied | Fleming, Cherdricka | 10/10/2023 | 10/10/2023 | 10/09/2024 | 1,520.00 | RESIDENT | RENT | 525.00 | 0.00 | 525.00 | 663.00 | 596.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 995.00 | 0.00 | 995.00 | 0.00 | 0.00 |
| 00-054 | 3BR 2BATH | N/A | 1250 | Occupied | Hairston, Jessica | 02/10/2022 | 02/01/2024 | 01/31/2025 | 1,520.00 | RESIDENT | UTILREIMB | 0.00 | (113.00) | (113.00) | 329.00 | (0.70) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,520.00 | 0.00 | 1,633.00 | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 113.00 | | | |
| 00-055 | 3BR 2BATH | N/A | 1250 | Occupied | Porter, Brittany | 01/15/2020 | 06/01/2024 | 05/31/2025 | 1,520.00 | RESIDENT | RENT | 133.00 | 0.00 | 133.00 | 142.00 | 150.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,387.00 | 0.00 | 1,387.00 | 0.00 | 0.00 |
| 00-056 | 3BR 2BATH | N/A | 1250 | Occupied | Bull, Taneisha | 10/11/2022 | 10/11/2022 | 10/10/2023 | 1,520.00 | RESIDENT | UTILREIMB | 0.00 | (113.00) | (113.00) | 25.00 | 29.35 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,520.00 | 0.00 | 1,633.00 | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 113.00 | | | |
| | | N/A | | Pending renewal | Bull, Taneisha | 10/11/2022 | 10/01/2024 | 09/30/2025 | | RESIDENT | RENT | 134.00 * | 0.00 * | 134.00 * | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,386.00 * | 0.00 * | 1,386.00 * | 0.00 | 0.00 |
| 00-057 | 2BR 1BATH | N/A | 885 | Occupied | Arnold, Donna | 09/01/2021 | 09/01/2024 | 08/31/2025 | 1,244.00 | RESIDENT | UTILREIMB | 0.00 | (87.00) | (87.00) | 251.00 | (9.91) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,244.00 | 0.00 | 1,331.00 | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 87.00 | | | |
| 00-058 | 2BR 1BATH | N/A | 885 | Vacant-Leased | VACANT | | | | 1,244.00 | | | 0.00 * | 0.00 * | | | |
| | | N/A | | Applicant | Khreis, Jumanna | 10/01/2024 | 10/01/2024 | 09/30/2025 | | | | 0.00 * | 0.00 * | 0.00 * | 0.00 | 0.00 |

* indicates amounts not included in detail totals

- Highland Square
RENT ROLL DETAIL

As of 09/19/2024

Parameters: Properties - ALL;Show All Unit Designations or Filter by - ALL;Subjournals - ALL;Exclude Formers? - Yes;Sort by - Unit;Report Type - Details + Summary;Show Unit Rent as - Market + Addl.;
details

| Unit | Floorplan | unit designation | SQFT | Unit/Lease Status | Name | Move-In Move-Out | Lease Start | Lease End | Market + Addl. | Sub Journal | Trans Code | Lease Rent | Other Charges/ Credits | Total Billing | Dep On Hand | balance |
|--------|-----------|---------------------|------|----------------------|---------------------------------|---------------------|----------------|--------------|-------------------|----------------|---------------|---------------|------------------------------|------------------|----------------|---------|
| 00-059 | 2BR 1BATH | N/A | 885 | Occupied | Rhodes, Nedria | 05/13/2020 | 05/01/2024 | 04/30/2025 | 1,244.00 | RESIDENT | RENT | 167.00 | 0.00 | 167.00 | 203.00 | 89.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,077.00 | 0.00 | 1,077.00 | 0.00 | 0.00 |
| 00-060 | 2BR 1BATH | N/A | 885 | Occupied | Sullivan-Blassing ame, Kathy | 03/07/2014 | 03/01/2024 | 02/28/2025 | 1,244.00 | RESIDENT | RENT | 191.00 | 0.00 | 191.00 | 487.00 | (2.00) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,053.00 | 0.00 | 1,053.00 | 0.00 | 0.00 |
| 00-061 | 2BR 1BATH | N/A | 885 | Occupied | Holmes, Yolanda | 03/01/2019 | 03/01/2024 | 02/28/2025 | 1,244.00 | RESIDENT | RENT | 165.00 | 0.00 | 165.00 | 227.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,079.00 | 0.00 | 1,079.00 | 0.00 | 0.00 |
| 00-062 | 2BR 1BATH | N/A | 885 | Occupied | Leonard, Regina | 01/22/2021 | 01/01/2024 | 12/31/2024 | 1,244.00 | RESIDENT | UTILREIMB | 0.00 | (64.00) | (64.00) | 136.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,244.00 | 0.00 | 1,308.00 | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 64.00 | | | |
| 00-063 | 2BR 1BATH | N/A | 885 | Occupied | Caldwell, Cornesia | 11/01/2023 | 11/01/2023 | 10/31/2024 | 1,244.00 | RESIDENT | UTILREIMB | 0.00 | (34.00) | (34.00) | 80.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,244.00 | 0.00 | 1,278.00 | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 34.00 | | | |
| 00-064 | 2BR 1BATH | N/A | 885 | Occupied | Lunsford, Tyquilla | 05/20/2020 | 05/01/2024 | 04/30/2025 | 1,244.00 | RESIDENT | RENT | 513.00 | 0.00 | 513.00 | 326.00 | (1.00) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 731.00 | 0.00 | 731.00 | 0.00 | 0.00 |
| 00-065 | 2BR 1BATH | N/A | 885 | Occupied | CLINKSCALES, Sabrina | 08/21/2020 | 08/01/2024 | 07/31/2025 | 1,244.00 | RESIDENT | UTILREIMB | 0.00 | (87.00) | (87.00) | 189.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,244.00 | 0.00 | 1,331.00 | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 87.00 | | | |
| 00-066 | 2BR 1BATH | N/A | 885 | Occupied | Breazeale, Kaitlyn | 02/08/2024 | 02/08/2024 | 02/07/2025 | 1,244.00 | RESIDENT | UTILREIMB | 0.00 | (87.00) | (87.00) | 25.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,244.00 | 0.00 | 1,331.00 | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 87.00 | | | |
| 00-067 | 2BR 1BATH | N/A | 885 | Occupied | Sheppard, Janice | 06/13/2011 | 06/01/2024 | 05/31/2025 | 1,244.00 | RESIDENT | RENT | 155.00 | 0.00 | 155.00 | 186.00 | (11.00) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,089.00 | 0.00 | 1,089.00 | 0.00 | 0.00 |
| 00-068 | 2BR 1BATH | N/A | 885 | Occupied | Burton, Bobbie | 01/22/2021 | 01/22/2021 | 01/21/2022 | 1,244.00 | RESIDENT | RENT | 262.00 | 0.00 | 262.00 | 518.00 | (7.00) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 982.00 | 0.00 | 982.00 | 0.00 | 0.00 |
| 00-069 | 2BR 1BATH | N/A | 885 | Occupied | Cancio-Gonzalez, Lauren | 02/16/2023 | 02/16/2023 | 02/15/2024 | 1,244.00 | RESIDENT | UTILREIMB | 0.00 | (87.00) | (87.00) | 25.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,244.00 | 0.00 | 1,331.00 | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 87.00 | | | |

* indicates amounts not included in detail totals

- Highland Square
RENT ROLL DETAIL

As of 09/19/2024

Parameters: Properties - ALL;Show All Unit Designations or Filter by - ALL;Subjournals - ALL;Exclude Formers? - Yes;Sort by - Unit;Report Type - Details + Summary;Show Unit Rent as - Market + Addl.;
details

| Unit | Floorplan | unit designation | SQFT | Unit/Lease Status | Name | Move-In Move-Out | Lease Start | Lease End | Market + Addl. | Sub Journal | Trans Code | Lease Rent | Other Charges/ Credits | Total Billing | Dep On Hand | balance |
|--------|-----------|---------------------|------|----------------------|----------------------------|---------------------|----------------|--------------|-------------------|----------------|---------------|---------------|------------------------------|------------------|----------------|----------|
| 00-070 | 2BR 1BATH | N/A | 885 | Occupied | Tompkins, Yvette | 04/29/2022 | 05/01/2024 | 04/30/2025 | 1,244.00 | RESIDENT | RENT | 149.00 | 0.00 | 149.00 | 230.00 | 23.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,095.00 | 0.00 | 1,095.00 | 0.00 | 0.00 |
| 00-071 | 2BR 1BATH | N/A | 885 | Occupied | Amos, Avea | 11/11/2016 | 11/11/2016 | 11/10/2017 | 1,244.00 | RESIDENT | RENT | 138.00 | 0.00 | 138.00 | 25.00 | (114.00) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,106.00 | 0.00 | 1,106.00 | 0.00 | 1.00 |
| | | | | | | | | | | RESIDENT | RENT | 147.00 * | 0.00 * | 147.00 * | 0.00 | 0.00 |
| 00-072 | 2BR 1BATH | N/A | 885 | Occupied | Locklear, Tiandra | 11/03/2014 | 11/03/2014 | 11/02/2015 | 1,244.00 | RESIDENT | RENT | 593.00 | 0.00 | 593.00 | 25.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 651.00 | 0.00 | 651.00 | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,097.00 * | 0.00 * | 1,097.00 * | 0.00 | 0.00 |
| 00-073 | 2BR 1BATH | N/A | 885 | Occupied | Mertens, Lisa | 01/25/2019 | 01/01/2024 | 12/31/2024 | 1,244.00 | RESIDENT | UTILREIMB | 0.00 | (73.00) | (73.00) | 453.00 | (42.00) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,244.00 | 0.00 | 1,317.00 | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 73.00 | | | |
| 00-074 | 2BR 1BATH | N/A | 885 | Occupied | Williams-Austin, Qualashia | 04/06/2015 | 04/01/2024 | 03/31/2025 | 1,244.00 | RESIDENT | UTILREIMB | 0.00 | (87.00) | (87.00) | 65.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,244.00 | 0.00 | 1,331.00 | 0.00 | (1.00) |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 87.00 | | | |
| 00-075 | 2BR 1BATH | N/A | 885 | Occupied | Seaborn, Margaret | 05/09/2024 | 05/09/2024 | 05/08/2025 | 1,244.00 | RESIDENT | RENT | 429.00 | 0.00 | 429.00 | 541.00 | (2.00) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 815.00 | 0.00 | 815.00 | 0.00 | 0.00 |
| 00-076 | 2BR 1BATH | N/A | 885 | Occupied | Anderson, Kimiko | 03/13/2017 | 07/01/2024 | 06/30/2025 | 1,244.00 | RESIDENT | UTILREIMB | 0.00 | (87.00) | (87.00) | 25.00 | (0.02) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,244.00 | 0.00 | 1,331.00 | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 87.00 | | | |
| 00-077 | 2BR 1BATH | N/A | 885 | Occupied | Lindsey, Maggie | 12/01/2017 | 12/01/2017 | 11/30/2018 | 1,244.00 | RESIDENT | RENT | 109.00 | 0.00 | 109.00 | 419.00 | 2,527.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,135.00 | 0.00 | 1,135.00 | 0.00 | 0.00 |
| 00-078 | 2BR 1BATH | N/A | 885 | Occupied | Willis, Yashia | 01/17/2023 | 01/17/2023 | 01/16/2024 | 1,244.00 | RESIDENT | RENT | 180.00 | 0.00 | 180.00 | 222.00 | 247.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,064.00 | 0.00 | 1,064.00 | 0.00 | 0.00 |
| 00-079 | 2BR 1BATH | N/A | 885 | Occupied | Leach, Daniel | 02/06/2018 | 02/01/2024 | 01/31/2025 | 1,244.00 | RESIDENT | RENT | 149.00 | 0.00 | 149.00 | 213.00 | (6.00) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,095.00 | 0.00 | 1,095.00 | 0.00 | 0.00 |
| 00-080 | 2BR 1BATH | N/A | 885 | Occupied | Folston, Jessica | 01/22/2020 | 01/01/2024 | 12/31/2024 | 1,244.00 | RESIDENT | RENT | 246.00 | 0.00 | 246.00 | 296.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 998.00 | 0.00 | 998.00 | 0.00 | 0.00 |
| 00-081 | 2BR 1BATH | N/A | 885 | Occupied | Lindsay, Sandra | 10/30/2017 | 10/30/2017 | 10/29/2018 | 1,244.00 | RESIDENT | RENT | 127.00 | 0.00 | 127.00 | 25.00 | (86.00) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,117.00 | 0.00 | 1,117.00 | 0.00 | (1.00) |

* indicates amounts not included in detail totals

- Highland Square
RENT ROLL DETAIL

As of 09/19/2024

Parameters: Properties - ALL;Show All Unit Designations or Filter by - ALL;Subjournals - ALL;Exclude Formers? - Yes;Sort by - Unit;Report Type - Details + Summary;Show Unit Rent as - Market + Addl.;
details

| Unit | Floorplan | unit designation | SQFT | Unit/Lease Status | Name | Move-In Move-Out | Lease Start | Lease End | Market + Addl. | Sub Journal | Trans Code | Lease Rent | Other Charges/ Credits | Total Billing | Dep On Hand | balance |
|--------|-----------|------------------|------|-------------------|---------------------|------------------|-------------|------------|----------------|-------------|------------|------------|------------------------|---------------|-------------|----------|
| | | N/A | | Pending renewal | Lindsay, Sandra | 10/30/2017 | 10/01/2024 | 09/30/2025 | | RESIDENT | RENT | 86.00 * | 0.00 * | 86.00 * | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,158.00 * | 0.00 * | 1,158.00 * | 0.00 | 0.00 |
| 00-082 | 2BR 1BATH | N/A | 885 | Occupied | Mosley, Brittani | 09/21/2021 | 09/21/2021 | 09/20/2022 | 1,244.00 | RESIDENT | RENT | 126.00 | 0.00 | 126.00 | 456.00 | (190.00) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,118.00 | 0.00 | 1,118.00 | 0.00 | 32.00 |
| 00-083 | 2BR 1BATH | N/A | 885 | Occupied | Sherman, Courtney | 10/21/2020 | 10/21/2020 | 10/20/2021 | 1,244.00 | RESIDENT | UTILREIMB | 0.00 | (83.00) | (83.00) | 90.00 | (0.15) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,244.00 | 0.00 | 1,327.00 | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 83.00 | | | |
| 00-084 | 2BR 1BATH | N/A | 885 | Occupied | McMorris, Tykayla | 07/27/2019 | 07/01/2024 | 06/30/2025 | 1,244.00 | RESIDENT | UTILREIMB | 0.00 | (87.00) | (87.00) | 53.00 | (612.00) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,244.00 | 0.00 | 1,331.00 | 0.00 | (1.00) |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 87.00 | | | |
| 00-085 | 2BR 1BATH | N/A | 885 | Occupied | Cain, Kyanda | 04/16/2024 | 04/16/2024 | 04/15/2025 | 1,244.00 | RESIDENT | UTILREIMB | 0.00 | (87.00) | (87.00) | 25.00 | 32.46 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,244.00 | 0.00 | 1,331.00 | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 87.00 | | | |
| 00-086 | 2BR 1BATH | N/A | 885 | Occupied | Riley, Chatiera | 10/13/2022 | 10/13/2022 | 10/12/2023 | 1,244.00 | RESIDENT | UTILREIMB | 0.00 | (87.00) | (87.00) | 25.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,244.00 | 0.00 | 1,331.00 | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 87.00 | | | |
| 00-087 | 2BR 1BATH | N/A | 885 | Occupied | Berry, Sarah | 07/27/2018 | 07/01/2024 | 06/30/2025 | 1,244.00 | RESIDENT | RENT | 211.00 | 0.00 | 211.00 | 223.00 | (4.00) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,033.00 | 0.00 | 1,033.00 | 0.00 | 0.00 |
| 00-088 | 2BR 1BATH | N/A | 885 | Occupied | Sullivan, Stephanie | 09/13/2021 | 06/01/2024 | 05/31/2025 | 1,244.00 | RESIDENT | RENT | 495.00 | 0.00 | 495.00 | 25.00 | 454.16 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 749.00 | 0.00 | 749.00 | 0.00 | 0.00 |
| 00-089 | 2BR 1BATH | N/A | 885 | Occupied | Wright, Maycoia | 01/12/2017 | 01/01/2024 | 12/31/2024 | 1,244.00 | RESIDENT | RENT | 277.00 | 0.00 | 277.00 | 25.00 | 6.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 967.00 | 0.00 | 967.00 | 0.00 | 0.00 |
| 00-090 | 2BR 1BATH | N/A | 885 | Occupied | Mayes, Marshall | 03/12/2014 | 03/01/2024 | 02/28/2025 | 1,244.00 | RESIDENT | RENT | 179.00 | 0.00 | 179.00 | 227.00 | (8.00) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,065.00 | 0.00 | 1,065.00 | 0.00 | 0.00 |
| 00-091 | 2BR 1BATH | N/A | 885 | Occupied | Blakely, Deasian | 11/19/2020 | 11/19/2020 | 11/18/2021 | 1,244.00 | RESIDENT | UTILREIMB | 0.00 | (87.00) | (87.00) | 25.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,244.00 | 0.00 | 1,331.00 | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 87.00 | | | |
| | | N/A | | Pending renewal | Blakely, Deasian | 11/19/2020 | 11/01/2024 | 10/31/2025 | | RESIDENT | UTILREIMB | 0.00 * | (87.00)* | (87.00) * | 0.00 | 0.00 |

* indicates amounts not included in detail totals

Parameters: Properties - ALL;Show All Unit Designations or Filter by - ALL;Subjournals - ALL;Exclude Formers? - Yes;Sort by - Unit;Report Type - Details + Summary;Show Unit Rent as - Market + Addl.;
details

| Unit | Floorplan | unit designation | SQFT | Unit/Lease Status | Name | Move-In Move-Out | Lease Start | Lease End | Market + Addl. | Sub Journal | Trans Code | Lease Rent | Other Charges/ Credits | Total Billing | Dep On Hand | balance |
|--------|-----------|---------------------|------|----------------------|--------------------|---------------------|----------------|--------------|-------------------|----------------|-----------------|---------------|------------------------------|------------------|----------------|----------|
| | | | | | | | | | | | SUBSIDY SUBRENT | 1,244.00 * | 0.00 * | 1,331.00 * | 0.00 | 0.00 |
| | | | | | | | | | | | SUBSIDY UTAC | 0.00 * | 87.00 * | | | |
| 00-092 | 2BR 1BATH | N/A | 885 | Occupied | Billie, Linda | 06/02/2022 | 06/01/2024 | 05/31/2025 | 1,244.00 | RESIDENT | UTILREIMB | 0.00 | (87.00) | (87.00) | 25.00 | (754.27) |
| | | | | | | | | | | | SUBSIDY SUBRENT | 1,244.00 | 0.00 | 1,331.00 | 0.00 | 0.00 |
| | | | | | | | | | | | SUBSIDY UTAC | 0.00 | 87.00 | | | |
| 00-093 | 2BR 1BATH | N/A | 885 | Occupied | Smalls, Clarice | 01/18/2019 | 05/01/2024 | 04/30/2025 | 1,244.00 | RESIDENT | UTILREIMB | 0.00 | (87.00) | (87.00) | 135.00 | 0.69 |
| | | | | | | | | | | | SUBSIDY SUBRENT | 1,244.00 | 0.00 | 1,331.00 | 0.00 | 1.00 |
| | | | | | | | | | | | SUBSIDY UTAC | 0.00 | 87.00 | | | |
| | | | | | | | | | | | S8 REPAY | 0.00 | 0.00 | | 0.00 | 7.00 |
| 00-094 | 2BR 1BATH | N/A | 885 | Occupied | Sullivan, Sammy | 09/11/2015 | 09/01/2024 | 08/31/2025 | 1,244.00 | RESIDENT | RENT | 342.00 | 0.00 | 342.00 | 341.00 | (27.00) |
| | | | | | | | | | | | SUBSIDY SUBRENT | 902.00 | 0.00 | 902.00 | 0.00 | (14.00) |
| 00-095 | 2BR 1BATH | N/A | 885 | Occupied | Means, Amber | 03/01/2019 | 03/01/2024 | 02/28/2025 | 1,244.00 | RESIDENT | UTILREIMB | 0.00 | (16.00) | (16.00) | 48.00 | 113.00 |
| | | | | | | | | | | | SUBSIDY SUBRENT | 1,244.00 | 0.00 | 1,260.00 | 0.00 | 760.00 |
| | | | | | | | | | | | SUBSIDY UTAC | 0.00 | 16.00 | | | |
| 00-096 | 2BR 1BATH | N/A | 885 | Occupied | Jackson, Demetrius | 11/27/2023 | 11/27/2023 | 11/26/2024 | 1,244.00 | RESIDENT | RENT | 777.00 | 0.00 | 777.00 | 441.00 | 1,602.00 |
| | | | | | | | | | | | SUBSIDY SUBRENT | 467.00 | 0.00 | 467.00 | 0.00 | 0.00 |
| 00-097 | 3BR 2BATH | N/A | 1250 | Occupied | Williams, Jessica | 08/25/2021 | 08/25/2021 | 08/24/2022 | 1,520.00 | RESIDENT | UTILREIMB | 0.00 | (29.00) | (29.00) | 192.00 | (174.90) |
| | | | | | | | | | | | SUBSIDY SUBRENT | 1,520.00 | 0.00 | 1,549.00 | 0.00 | 1.00 |
| | | | | | | | | | | | SUBSIDY UTAC | 0.00 | 29.00 | | | |
| 00-098 | 3BR 2BATH | N/A | 1250 | Vacant | VACANT | | | | 1,520.00 | | | 0.00 * | 0.00 * | | | |
| 00-099 | 3BR 2BATH | N/A | 1250 | Occupied | Akpotanor, Brandy | 07/02/2024 | 07/02/2024 | 07/01/2025 | 1,520.00 | RESIDENT | RENT | 404.00 | 0.00 | 404.00 | 542.00 | 9.00 |
| | | | | | | | | | | | SUBSIDY SUBRENT | 1,116.00 | 0.00 | 1,116.00 | 0.00 | 0.00 |
| 00-100 | 3BR 2BATH | N/A | 1250 | Occupied | Riser, Renada | 01/11/2019 | 07/01/2024 | 06/30/2025 | 1,520.00 | RESIDENT | RENT | 706.00 | 0.00 | 706.00 | 402.00 | 0.00 |
| | | | | | | | | | | | SUBSIDY SUBRENT | 814.00 | 0.00 | 814.00 | 0.00 | 0.00 |
| 00-101 | 3BR 2BATH | N/A | 1250 | Occupied | Jones, Marjorie | 09/03/2021 | 09/01/2024 | 08/31/2025 | 1,520.00 | RESIDENT | RENT | 1,015.00 | 0.00 | 1,015.00 | 567.00 | 0.00 |
| | | | | | | | | | | | SUBSIDY SUBRENT | 505.00 | 0.00 | 505.00 | 0.00 | 0.00 |
| 00-102 | 3BR 2BATH | N/A | 1250 | Occupied | Massey, Chenora | 04/10/2023 | 04/10/2023 | 04/09/2024 | 1,520.00 | RESIDENT | UTILREIMB | 0.00 | (113.00) | (113.00) | 25.00 | 0.00 |
| | | | | | | | | | | | SUBSIDY SUBRENT | 1,520.00 | 0.00 | 1,633.00 | 0.00 | 1.00 |
| | | | | | | | | | | | SUBSIDY UTAC | 0.00 | 113.00 | | | |

* indicates amounts not included in detail totals

- Highland Square
RENT ROLL DETAIL

As of 09/19/2024

Parameters: Properties - ALL;Show All Unit Designations or Filter by - ALL;Subjournals - ALL;Exclude Formers? - Yes;Sort by - Unit;Report Type - Details + Summary;Show Unit Rent as - Market + Addl.;

details

| Unit | Floorplan | unit designation | SQFT | Unit/Lease Status | Name | Move-In Move-Out | Lease Start | Lease End | Market + Addl. | Sub Journal | Trans Code | Lease Rent | Other Charges/ Credits | Total Billing | Dep On Hand | balance |
|--------|-----------|---------------------|------|----------------------|-----------------------|---------------------|----------------|--------------|-------------------|----------------|---------------|---------------|------------------------------|------------------|----------------|---------|
| 00-103 | 3BR 2BATH | N/A | 1250 | Occupied | Powell, Sheila | 05/20/2022 | 05/01/2024 | 04/30/2025 | 1,520.00 | RESIDENT | RENT | 522.00 | 0.00 | 522.00 | 586.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 998.00 | 0.00 | 998.00 | 0.00 | 0.00 |
| 00-104 | 3BR 2BATH | Affordable | 1250 | Occupied | McGee, Donje | 01/03/2023 | 01/03/2023 | 01/02/2024 | 1,520.00 | RESIDENT | UTILREIMB | 0.00 | (113.00) | (113.00) | 25.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,520.00 | 0.00 | 1,633.00 | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 113.00 | | | |
| 00-105 | 3BR 2BATH | N/A | 1250 | Vacant-Leased | VACANT | | | | 1,520.00 | | | 0.00 * | 0.00 * | | | |
| | | | | Applicant | Hayes, Keisha | 09/20/2024 | 09/20/2024 | 09/19/2025 | | | | 0.00 * | 0.00 * | 0.00 * | 0.00 | 0.00 |
| 00-106 | 3BR 2BATH | N/A | 1250 | Occupied | Durham, Tiara | 12/18/2023 | 12/18/2023 | 12/17/2024 | 1,520.00 | RESIDENT | UTILREIMB | 0.00 | (24.00) | (24.00) | 272.00 | 930.90 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,520.00 | 0.00 | 1,544.00 | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 24.00 | | | |
| 00-107 | 3BR 2BATH | N/A | 1250 | Occupied | Rice-Brannon, Mikieal | 03/05/2021 | 06/01/2024 | 05/31/2025 | 1,520.00 | RESIDENT | RENT | 429.00 | 0.00 | 429.00 | 25.00 | (4.00) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,091.00 | 0.00 | 1,091.00 | 0.00 | 1.00 |
| 00-108 | 3BR 2BATH | N/A | 1250 | Occupied | Vanhoose, Katelyn | 08/26/2019 | 08/01/2024 | 07/31/2025 | 1,520.00 | RESIDENT | UTILREIMB | 0.00 | (113.00) | (113.00) | 25.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,520.00 | 0.00 | 1,633.00 | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 113.00 | | | |
| 00-109 | 3BR 2BATH | N/A | 1250 | Occupied | Jones, Datona | 07/24/2020 | 07/01/2024 | 06/30/2025 | 1,520.00 | RESIDENT | UTILREIMB | 0.00 | (18.00) | (18.00) | 51.00 | (0.58) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,520.00 | 0.00 | 1,538.00 | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 18.00 | | | |
| 00-110 | 3BR 2BATH | N/A | 1250 | Occupied | Gipson, Eva | 09/18/2015 | 09/01/2024 | 08/31/2025 | 1,520.00 | RESIDENT | UTILREIMB | 0.00 | (102.00) | (102.00) | 39.00 | (82.00) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,520.00 | 0.00 | 1,622.00 | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 102.00 | | | |
| 00-111 | 3BR 2BATH | N/A | 1250 | Occupied | Sullivan, Jerica | 01/13/2016 | 01/01/2024 | 12/31/2024 | 1,520.00 | RESIDENT | UTILREIMB | 0.00 | (113.00) | (113.00) | 210.00 | (40.00) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,520.00 | 0.00 | 1,633.00 | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 113.00 | | | |
| 00-112 | 3BR 2BATH | N/A | 1250 | Occupied | Boyd, Kerita | 07/19/2024 | 07/19/2024 | 07/18/2025 | 1,520.00 | RESIDENT | UTILREIMB | 0.00 | (113.00) | (113.00) | 25.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,520.00 | 0.00 | 1,633.00 | 0.00 | (1.00) |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 113.00 | | | |
| 00-113 | 2BR 1BATH | N/A | 885 | Occupied | Rogers, Kelli | 03/16/2023 | 03/16/2023 | 03/15/2024 | 1,244.00 | RESIDENT | RENT | 149.00 | 0.00 | 149.00 | 252.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,095.00 | 0.00 | 1,095.00 | 0.00 | 0.00 |

* indicates amounts not included in detail totals

- Highland Square
RENT ROLL DETAIL

As of 09/19/2024

Parameters: Properties - ALL;Show All Unit Designations or Filter by - ALL;Subjournals - ALL;Exclude Formers? - Yes;Sort by - Unit;Report Type - Details + Summary;Show Unit Rent as - Market + Addl.;

details

| Unit | Floorplan | unit designation | SQFT | Unit/Lease Status | Name | Move-In Move-Out | Lease Start | Lease End | Market + Addl. | Sub Journal | Trans Code | Lease Rent | Other Charges/ Credits | Total Billing | Dep On Hand | balance |
|--------|-----------|------------------|------|-------------------|-------------------|------------------|-------------|------------|----------------|-------------|------------|------------|------------------------|---------------|-------------|----------|
| 00-114 | 2BR 1BATH | N/A | 885 | Occupied | Clark, Auriel | 10/30/2023 | 10/30/2023 | 10/29/2024 | 1,244.00 | SUBSIDY | SUBRENT | 1,244.00 | 0.00 | 1,244.00 | 0.00 | 0.00 |
| | | | | | | | | | | RESIDENT | | 0.00 | 0.00 | | 112.00 | (4.00) |
| 00-115 | 2BR 1BATH | N/A | 885 | Occupied | Sullivan, Jessica | 02/24/2018 | 02/01/2024 | 01/31/2025 | 1,244.00 | RESIDENT | RENT | 159.00 | 0.00 | 159.00 | 213.00 | (12.00) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,085.00 | 0.00 | 1,085.00 | 0.00 | 0.00 |
| 00-116 | 2BR 1BATH | N/A | 885 | Occupied | Young, Ashley | 04/15/2021 | 04/01/2024 | 03/31/2025 | 1,244.00 | RESIDENT | UTILREIMB | 0.00 | (87.00) | (87.00) | 25.00 | (647.00) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,244.00 | 0.00 | 1,331.00 | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 87.00 | | | |
| 00-117 | 2BR 1BATH | N/A | 885 | Occupied | Wornex, Leenisha | 03/11/2019 | 03/01/2024 | 02/28/2025 | 1,244.00 | RESIDENT | RENT | 261.00 | 0.00 | 261.00 | 196.00 | (5.00) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 983.00 | 0.00 | 983.00 | 0.00 | 0.00 |
| 00-118 | 2BR 1BATH | N/A | 885 | Vacant | VACANT | | | | 1,244.00 | | | 0.00 * | 0.00 * | | | |
| 00-119 | 2BR 1BATH | N/A | 885 | Occupied | Connor, Yoka | 10/17/2022 | 10/17/2022 | 10/16/2023 | 1,244.00 | RESIDENT | UTILREIMB | 0.00 | (87.00) | (87.00) | 25.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,244.00 | 0.00 | 1,331.00 | 0.00 | 1.00 |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 87.00 | | | |
| | | N/A | | Pending renewal | Connor, Yoka | 10/17/2022 | 10/01/2024 | 09/30/2025 | | RESIDENT | UTILREIMB | 0.00 * | (87.00)* | (87.00) * | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,244.00 * | 0.00 * | 1,331.00 * | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 * | 87.00 * | | | |
| 00-120 | 2BR 1BATH | N/A | 885 | Occupied | Sheppard, Ada | 07/22/2024 | 07/22/2024 | 07/21/2025 | 1,244.00 | RESIDENT | UTILREIMB | 0.00 | (87.00) | (87.00) | 25.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,244.00 | 0.00 | 1,331.00 | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 87.00 | | | |
| 00-121 | 2BR 1BATH | N/A | 885 | Occupied | Brooks, Denise | 09/14/2020 | 09/14/2020 | 09/13/2021 | 1,244.00 | RESIDENT | UTILREIMB | 0.00 | (87.00) | (87.00) | 382.00 | (5.00) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,244.00 | 0.00 | 1,331.00 | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 87.00 | | | |
| 00-122 | 2BR 1BATH | N/A | 885 | Occupied | Barnard, Alexis | 02/09/2023 | 02/09/2023 | 02/08/2024 | 1,244.00 | RESIDENT | RENT | 150.00 | 0.00 | 150.00 | 25.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,094.00 | 0.00 | 1,094.00 | 0.00 | 0.00 |
| 00-123 | 2BR 1BATH | N/A | 885 | Vacant-Leased | VACANT | | | | 1,244.00 | | | 0.00 * | 0.00 * | | | |
| | | N/A | | Applicant | Durham, Yakima | 09/20/2024 | 09/20/2024 | 09/19/2025 | | | | 0.00 * | 0.00 * | 0.00 * | 0.00 | 0.00 |
| 00-124 | 2BR 1BATH | N/A | 885 | Occupied | Sweeney, Sydney | 01/19/2024 | 01/19/2024 | 01/18/2025 | 1,244.00 | RESIDENT | UTILREIMB | 0.00 | (87.00) | (87.00) | 25.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,244.00 | 0.00 | 1,331.00 | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 87.00 | | | |

* indicates amounts not included in detail totals

- Highland Square
RENT ROLL DETAIL

As of 09/19/2024

Parameters: Properties - ALL;Show All Unit Designations or Filter by - ALL;Subjournals - ALL;Exclude Formers? - Yes;Sort by - Unit;Report Type - Details + Summary;Show Unit Rent as - Market + Addl.;

details

| Unit | Floorplan | unit designation | SQFT | Unit/Lease Status | Name | Move-In Move-Out | Lease Start | Lease End | Market + Addl. | Sub Journal | Trans Code | Lease Rent | Other Charges/ Credits | Total Billing | Dep On Hand | balance |
|--------|-----------|------------------|------|-------------------|--------------------|------------------|-------------|------------|----------------|-------------|------------|------------|------------------------|---------------|-------------|----------|
| 00-125 | 2BR 1BATH | N/A | 885 | Occupied | Jackson, Quindacia | 09/10/2021 | 09/01/2024 | 08/31/2025 | 1,244.00 | RESIDENT | RENT | 531.00 | 0.00 | 531.00 | 549.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 713.00 | 0.00 | 713.00 | 0.00 | (172.00) |
| 00-126 | 2BR 1BATH | N/A | 885 | Occupied | Craig, Ca/Tanelous | 12/21/2022 | 12/21/2022 | 12/20/2023 | 1,244.00 | RESIDENT | UTILREIMB | 0.00 | (87.00) | (87.00) | 25.00 | 222.54 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,244.00 | 0.00 | 1,331.00 | 0.00 | (1.00) |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 87.00 | | | |
| 00-127 | 2BR 1BATH | N/A | 885 | Occupied | Scott, Whitney | 04/17/2018 | 02/01/2024 | 01/31/2025 | 1,244.00 | RESIDENT | RENT | 377.00 | 0.00 | 377.00 | 397.00 | 814.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 867.00 | 0.00 | 867.00 | 0.00 | 414.00 |
| 00-128 | 2BR 1BATH | N/A | 885 | Occupied | McIlwain, Surina | 09/03/2021 | 09/03/2021 | 09/02/2022 | 1,244.00 | RESIDENT | UTILREIMB | 0.00 | (87.00) | (87.00) | 344.00 | (1.00) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,244.00 | 0.00 | 1,331.00 | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 87.00 | | | |
| 00-129 | 2BR 1BATH | N/A | 885 | Occupied | Mullen, Jada | 04/09/2024 | 04/09/2024 | 04/08/2025 | 1,244.00 | RESIDENT | UTILREIMB | 0.00 | (87.00) | (87.00) | 25.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,244.00 | 0.00 | 1,331.00 | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 87.00 | | | |
| 00-130 | 2BR 1BATH | N/A | 885 | Occupied | Paden, Porsha | 01/16/2024 | 01/16/2024 | 01/15/2025 | 1,244.00 | RESIDENT | RENT | 435.00 | 0.00 | 435.00 | 547.00 | 440.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 809.00 | 0.00 | 809.00 | 0.00 | 0.00 |
| 00-131 | 2BR 1BATH | N/A | 885 | Occupied | Martin, Lastasha | 01/26/2016 | 01/01/2024 | 12/31/2024 | 1,244.00 | RESIDENT | UTILREIMB | 0.00 | (87.00) | (87.00) | 195.00 | (29.00) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,244.00 | 0.00 | 1,331.00 | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 87.00 | | | |
| 00-132 | 2BR 1BATH | N/A | 885 | Occupied | Rollinson, Jasmine | 09/20/2021 | 09/01/2024 | 08/31/2025 | 1,244.00 | RESIDENT | UTILREIMB | 0.00 | (64.00) | (64.00) | 488.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,244.00 | 0.00 | 1,308.00 | 0.00 | 584.00 |
| | | | | | | | | | | SUBSIDY | UTAC | 0.00 | 64.00 | | | |
| 00-133 | 2BR 1BATH | N/A | 885 | Occupied | Young, Kenya | 05/06/2022 | 05/01/2024 | 04/30/2025 | 1,244.00 | RESIDENT | RENT | 245.00 | 0.00 | 245.00 | 34.00 | 1,411.53 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 999.00 | 0.00 | 999.00 | 0.00 | (1.00) |
| 00-134 | 2BR 1BATH | N/A | 885 | Occupied | Johnson, Niya | 11/01/2022 | 11/01/2022 | 10/31/2023 | 1,244.00 | RESIDENT | RENT | 72.00 | 0.00 | 72.00 | 25.00 | (7.34) |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,172.00 | 0.00 | 1,172.00 | 0.00 | 0.00 |
| | | N/A | | Pending renewal | Johnson, Niya | 11/01/2022 | 11/01/2024 | 10/31/2025 | | RESIDENT | RENT | 76.00 * | 0.00 * | 76.00 * | 0.00 | 0.00 |
| | | | | | | | | | | SUBSIDY | SUBRENT | 1,168.00 * | 0.00 * | 1,168.00 * | 0.00 | 0.00 |
| 00-135 | 2BR 1BATH | N/A | 885 | Occupied | Bell, Christian | 10/03/2022 | 10/03/2022 | 10/02/2023 | 1,244.00 | RESIDENT | UTILREIMB | 0.00 | (87.00) | (87.00) | 607.00 | (9.00) |

* indicates amounts not included in detail totals

- Highland Square
RENT ROLL DETAIL

As of 09/19/2024

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details

| Unit | Floorplan | unit designation | SQFT | Unit/Lease Status | Name | Move-In Move-Out | Lease Start | Lease End | Market + Addl. | Sub Journal | Trans Code | Lease Rent | Other Charges/ Credits | Total Billing | Dep On Hand | balance |
|--------|-----------|---------------------|------|----------------------|------------------------|---------------------|----------------|--------------|-------------------|----------------|-----------------|---------------|------------------------------|------------------|----------------|----------|
| 00-136 | 2BR 1BATH | N/A | 885 | Occupied | Todd, Patricia | 05/02/2018 | 05/01/2024 | 04/30/2025 | 1,244.00 | RESIDENT | SUBSIDY SUBRENT | 1,244.00 | 0.00 | 1,331.00 | 0.00 | 0.00 |
| | | | | | | | | | | | SUBSIDY UTAC | 0.00 | 87.00 | | | |
| | | | | | | | | | | | UTILREIMB | 0.00 | (87.00) | (87.00) | 25.00 | 0.00 |
| 00-137 | 2BR 1BATH | N/A | 885 | Occupied | Wright, Kowanika | 04/28/2022 | 04/01/2024 | 03/31/2025 | 1,244.00 | RESIDENT | SUBSIDY SUBRENT | 1,244.00 | 0.00 | 1,331.00 | 0.00 | 0.00 |
| | | | | | | | | | | | UTAC | 0.00 | 87.00 | | | |
| | | | | | | | | | | | RENT | 393.00 | 0.00 | 393.00 | 30.00 | 0.00 |
| 00-138 | 2BR 1BATH | N/A | 885 | Occupied | Mullen, Sherri | 09/04/2014 | 09/04/2014 | 09/03/2015 | 1,244.00 | RESIDENT | SUBSIDY SUBRENT | 851.00 | 0.00 | 851.00 | 0.00 | 1.00 |
| | | | | | | | | | | | UTILREIMB | 0.00 | (87.00) | (87.00) | 210.00 | (548.00) |
| | | | | | | | | | | | SUBSIDY SUBRENT | 1,244.00 | 0.00 | 1,331.00 | 0.00 | 0.00 |
| 00-139 | 2BR 1BATH | N/A | 885 | Occupied | Mulwee, Shontai | 10/04/2023 | 10/04/2023 | 10/03/2024 | 1,244.00 | RESIDENT | SUBSIDY UTAC | 0.00 | 87.00 | | | |
| | | | | | | | | | | | RENT | 150.00 | 0.00 | 150.00 | 221.00 | (46.00) |
| | | | | | | | | | | | SUBSIDY SUBRENT | 1,094.00 | 0.00 | 1,094.00 | 0.00 | 0.00 |
| 00-140 | 2BR 1BATH | N/A | 885 | Occupied | Harris, Belinda | 03/24/2022 | 03/01/2024 | 02/28/2025 | 1,244.00 | RESIDENT | RENT | 159.00 * | 0.00 * | 159.00 * | 0.00 | 0.00 |
| | | | | | | | | | | | SUBSIDY SUBRENT | 1,085.00 * | 0.00 * | 1,085.00 * | 0.00 | 0.00 |
| | | | | | | | | | | | RENT | 3.00 | 0.00 | 3.00 | 439.00 | (328.00) |
| 00-141 | 2BR 1BATH | N/A | 885 | Occupied | Cowan, Truemilla | 09/01/2017 | 09/01/2017 | 08/31/2018 | 1,244.00 | RESIDENT | SUBSIDY SUBRENT | 1,241.00 | 0.00 | 1,241.00 | 0.00 | 0.00 |
| | | | | | | | | | | | RENT | 270.00 | 0.00 | 270.00 | 25.00 | 1,465.00 |
| | | | | | | | | | | | SUBSIDY SUBRENT | 974.00 | 0.00 | 974.00 | 0.00 | 289.00 |
| 00-142 | 2BR 1BATH | N/A | 885 | Occupied | Blackwell, Cody | 09/10/2024 | 09/10/2024 | 09/09/2025 | 1,244.00 | RESIDENT | RENT | 644.00 | 0.00 | 644.00 | 756.00 | 0.00 |
| | | | | | | | | | | | SUBSIDY SUBRENT | 600.00 | 0.00 | 600.00 | 0.00 | 420.00 |
| | | | | | | | | | | | UTILREIMB | 0.00 | (87.00) | (87.00) | 347.00 | (246.00) |
| 00-143 | 2BR 1BATH | N/A | 885 | Occupied | Peace, Lilandra | 11/06/2020 | 11/06/2020 | 11/05/2021 | 1,244.00 | RESIDENT | SUBSIDY SUBRENT | 1,244.00 | 0.00 | 1,331.00 | 0.00 | 0.00 |
| | | | | | | | | | | | UTAC | 0.00 | 87.00 | | | |
| | | | | | | | | | | | UTILREIMB | 0.00 | (64.00) | (64.00) | 25.00 | 0.00 |
| 00-144 | 2BR 1BATH | N/A | 885 | Occupied | Arnold, Ashley | 02/10/2020 | 02/01/2024 | 01/31/2025 | 1,244.00 | RESIDENT | SUBSIDY SUBRENT | 1,244.00 | 0.00 | 1,308.00 | 0.00 | 0.00 |
| | | | | | | | | | | | UTAC | 0.00 | 64.00 | | | |
| | | | | | | | | | | | RENT | 739.00 | 0.00 | 739.00 | 336.00 | 756.00 |
| 00-145 | 2BR 1BATH | N/A | 885 | Occupied | Clinkscases, Lacreitia | 05/13/2019 | 05/01/2024 | 04/30/2025 | 1,244.00 | RESIDENT | SUBSIDY SUBRENT | 505.00 | 0.00 | 505.00 | 0.00 | 0.00 |
| | | | | | | | | | | | UTILREIMB | 0.00 | (87.00) | (87.00) | 25.00 | 51.68 |

* indicates amounts not included in detail totals

- Highland Square
RENT ROLL DETAIL

As of 09/19/2024

Parameters: Properties - ALL;Show All Unit Designations or Filter by - ALL;Subjournals - ALL;Exclude Formers? - Yes;Sort by - Unit;Report Type - Details + Summary;Show Unit Rent as - Market + Addl.;

details

| Unit | Floorplan | unit designation | SQFT | Unit/Lease Status | Name | Move-In Move-Out | Lease Start | Lease End | Market + Addl. | Sub Journal | Trans Code | Lease Rent | Other Charges/ Credits | Total Billing | Dep On Hand | balance |
|---------|-----------|---------------------|------|----------------------|--------------------------|---------------------|----------------|--------------|-------------------|----------------|-----------------|---------------|------------------------------|------------------|----------------|---------|
| | | | | | | | | | | | SUBSIDY SUBRENT | 1,244.00 | 0.00 | 1,331.00 | 0.00 | 0.00 |
| | | | | | | | | | | | SUBSIDY UTAC | 0.00 | 87.00 | | | |
| 00-147 | 2BR 1BATH | N/A | 885 | Occupied | Lee, Alexis | 06/07/2024 | 06/07/2024 | 06/06/2025 | 1,244.00 | RESIDENT | UTILREIMB | 0.00 | (87.00) | (87.00) | 25.00 | 0.00 |
| | | | | | | | | | | | SUBSIDY SUBRENT | 1,244.00 | 0.00 | 1,331.00 | 0.00 | 0.00 |
| | | | | | | | | | | | SUBSIDY UTAC | 0.00 | 87.00 | | | |
| 00-148 | 2BR 1BATH | N/A | 885 | Occupied | Ware-Sullivan, Pamela | 11/10/2022 | 11/10/2022 | 11/09/2023 | 1,244.00 | RESIDENT | UTILREIMB | 0.00 | (87.00) | (87.00) | 625.00 | 0.00 |
| | | | | | | | | | | | SUBSIDY SUBRENT | 1,244.00 | 0.00 | 1,331.00 | 0.00 | 0.00 |
| | | | | | | | | | | | SUBSIDY UTAC | 0.00 | 87.00 | | | |
| 00-149 | 2BR 1BATH | N/A | 885 | Occupied | Wilborn, Miriam | 01/19/2018 | 01/19/2018 | 01/18/2019 | 1,244.00 | RESIDENT | RENT | 11.00 | 0.00 | 11.00 | 142.00 | (28.09) |
| | | | | | | | | | | | SUBSIDY SUBRENT | 1,233.00 | 0.00 | 1,233.00 | 0.00 | 0.00 |
| 00-150 | 2BR 1BATH | N/A | 885 | Occupied | Anderson, Andrea | 05/26/2016 | 05/01/2024 | 04/30/2025 | 1,244.00 | RESIDENT | RENT | 159.00 | 0.00 | 159.00 | 25.00 | 0.00 |
| | | | | | | | | | | | SUBSIDY SUBRENT | 1,085.00 | 0.00 | 1,085.00 | 0.00 | (1.00) |
| 00-151 | 2BR 1BATH | N/A | 885 | Occupied | Massey, James | 11/23/2022 | 11/23/2022 | 11/22/2023 | 1,244.00 | RESIDENT | RENT | 724.00 | 0.00 | 724.00 | 799.00 | 741.00 |
| | | | | | | | | | | | SUBSIDY SUBRENT | 520.00 | 0.00 | 520.00 | 0.00 | 0.00 |
| 00-152 | 2BR 1BATH | N/A | 885 | Occupied | Griggs, Teresa | 05/12/2021 | 05/01/2024 | 04/30/2025 | 1,244.00 | RESIDENT | UTILREIMB | 0.00 | (87.00) | (87.00) | 25.00 | (2.71) |
| | | | | | | | | | | | SUBSIDY SUBRENT | 1,244.00 | 0.00 | 1,331.00 | 0.00 | 1.00 |
| | | | | | | | | | | | SUBSIDY UTAC | 0.00 | 87.00 | | | |
| totals: | | | | | | | | | 191,400.00 | | | 183,547.00 | 0.00 | 183,547.00 | 32,282.00 | |

* indicates amounts not included in detail totals

- Highland Square
RENT ROLL DETAIL

As of 09/19/2024

Parameters: Properties - ALL;Show All Unit Designations or Filter by - ALL;Subjournals - ALL;Exclude Formers? - Yes;Sort by - Unit;Report Type - Details + Summary;Show Unit Rent as - Market + Addl.;

Amt / SQFT: Market = 138,760 SQFT; Leased = 132,906 SQFT;

| Floorplan | # Units | Average SQFT | Average Market + Addl. | Market + Addl. | Average Leased | Leased Amt / SQFT | Units Occupied | Occupancy % | Units Available |
|--------------------|---------|-----------------|---------------------------|-------------------|-------------------|----------------------|-------------------|-------------|--------------------|
| 1BR 1BATH | 40 | 699 | 1,081.00 | 1.55 | 1,081.00 | 1.55 | 39 | 97.50 | 1 |
| 2BR 1BATH | 80 | 885 | 1,244.00 | 1.41 | 1,244.00 | 1.41 | 77 | 96.25 | 1 |
| 3BR 2BATH | 32 | 1,250 | 1,520.00 | 1.22 | 1,520.00 | 1.22 | 30 | 93.75 | 1 |
| totals / averages: | 152 | 913 | 1,259.21 | 1.38 | 1,257.17 | 1.38 | 146 | 96.05 | 3 |

occupancy and rents summary for current date

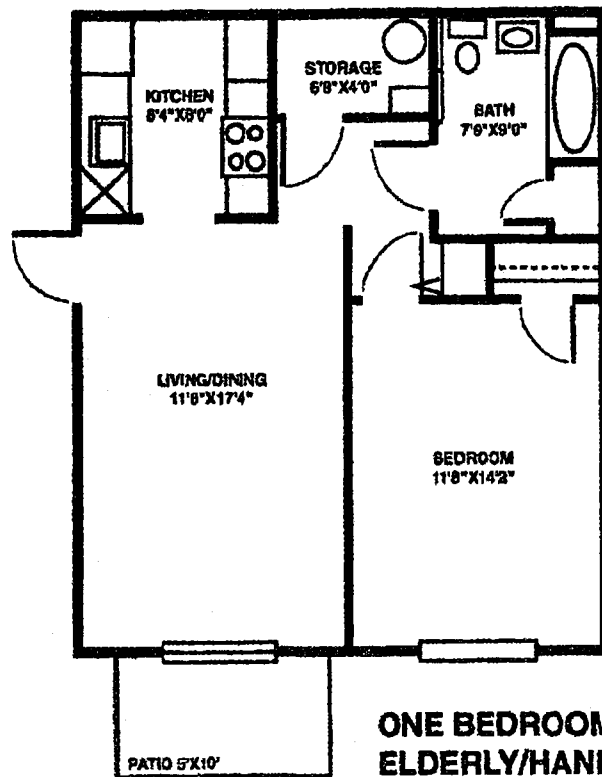
| unit status | Market + Addl. | # units | potential rent |
|---------------------|----------------|---------|----------------|
| Occupied, no NTV | 183,547.00 | 146 | 183,547.00 |
| Occupied, NTV | | 0 | - |
| Occupied NTV Leased | | 0 | - |
| Vacant Leased | 4,008.00 | 3 | 4,008.00 |
| Admin/Down | | 0 | - |
| Vacant Not Leased | 3,845.00 | 3 | 3,845.00 |
| totals: | 191,400.00 | 152 | 191,400.00 |

summary billing by sub journal for current date

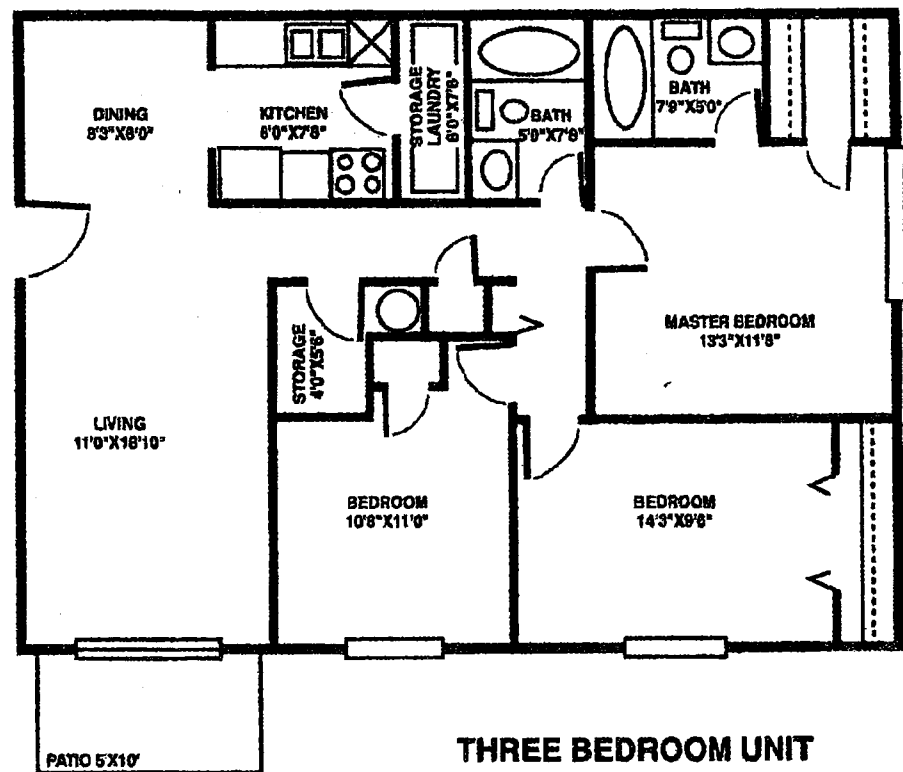
| sub journal | amount |
|-------------|------------|
| RESIDENT | 23,205.00 |
| SUBSIDY | 160,342.00 |
| total: | 183,547.00 |

summary billing by transaction code for current date

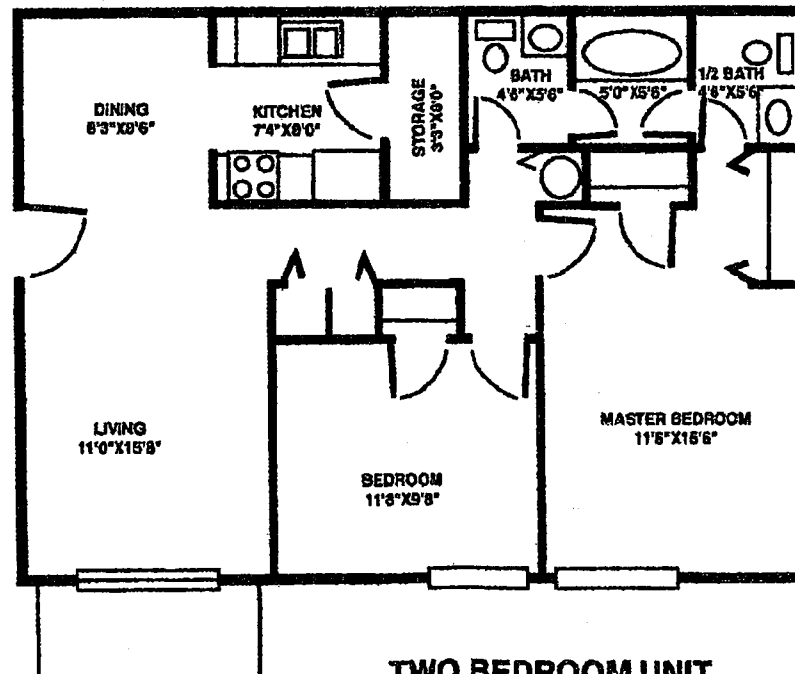
| code | amount |
|-----------|------------|
| RENT | 27,841.00 |
| SUBRENT | 155,706.00 |
| UTAC | 4,636.00 |
| UTILREIMB | (4,636.00) |
| total: | 183,547.00 |



**ONE BEDROOM UNIT
ELDERLY/HANDICAPPED**



THREE BEDROOM UNIT



TWO BEDROOM UNIT

| Highland Square Apartments | | | | |
|---|--------|--------------|---------------|-----------------|
| Address | | | | |
| Quick Look Scope & Budget | | | | |
| Inspected date | | | | |
| By Spencer Rodd | | | | |
| Item | QTY | Meas. | Unit Cost | Total Cost |
| Kitchen | | | | |
| Replace countertops with 2cm solid surface stone | 152 | unit | \$ 1,700.00 | \$ 258,400.00 |
| Re-install stainless steel sink | 152 | unit | \$ 175.00 | \$ 26,600.00 |
| Stainless Steel Appliances | 172 | Unit | \$ 2,034.88 | \$ 350,000.00 |
| Re-install garbage disposals | 152 | unit | \$ 100.00 | \$ 15,200.00 |
| Re-install faucet (including new water lines & p-traps) | 152 | unit | \$ 250.00 | \$ 38,000.00 |
| Bathrooms | | | | |
| Install new steel tub & three-piece fiberglass surround | 200 | unit | \$ 3,500.00 | \$ 700,000.00 |
| Demo tub & existing surround | | | \$ 250.00 | |
| Surround install prep | | | \$ 250.00 | |
| Steel tub | | | \$ 750.00 | |
| Three-piece fiberglass surround | | | \$ 1,500.00 | |
| Install tub drain & trim (drain and overflow cap) | | | \$ 250.00 | |
| Install shower/tub valve & trim (including diverter valve, valve trim, tub spout and shower head) | | | \$ 500.00 | |
| Install shower rod | 152 | unit | \$ 100.00 | \$ 15,200.00 |
| Front Door | | | | |
| Replace front door | 152 | unit | \$ 1,200.00 | \$ 182,400.00 |
| Replace front door hardware | 152 | unit | \$ 250.00 | \$ 38,000.00 |
| General Interior | | | | |
| Allocated general demo (task level demo built into each line item) | 152 | unit | \$ 200.00 | \$ 30,400.00 |
| Replace all outlets, switches, low voltage and covers | 4560 | each | \$ 30.00 | \$ 136,800.00 |
| Install new door stops | 912 | each | \$ 5.00 | \$ 4,560.00 |
| Install new vinyl floors, glue down LVP | 78806 | sqft | \$ 7.00 | \$ 551,642.00 |
| Install new baseboards | 157612 | sqft | \$ 2.00 | \$ 315,224.00 |
| Paint entire unit (walls, ceilings, doors, trim and baseboards) | 157612 | sqft | \$ 5.00 | \$ 788,060.00 |
| Replace thermostat | 152 | unit | \$ 125.00 | \$ 19,000.00 |
| Drywall, T&T allowance (sheetrock repair) | 152 | unit | \$ 500.00 | \$ 76,000.00 |
| Clean entire unit | 152 | unit | \$ 300.00 | \$ 45,600.00 |
| Converted ADA units | 8 | unit | \$ 20,000.00 | \$ 160,000.00 |
| Converted HVI units | 3 | unit | \$ 5,000.00 | \$ 15,000.00 |
| Replace lighting | 152 | unit | \$ 600.00 | \$ 91,200.00 |
| MEP's | | | | |
| Replace HVAC condensor & air handlers | 152 | unit | \$ 6,500.00 | \$ 988,000.00 |
| Replace unit water heaters | 152 | unit | \$ 2,000.00 | \$ 304,000.00 |
| Replace exterior hallway lights as needed | 68 | Allow | \$ 600.00 | \$ 40,800.00 |
| Replace general exterior lighting | 1 | Allow | \$ 25,000.00 | \$ 25,000.00 |
| Common Area Amenities | | | | |
| Install pedestal mailboxes with lockers | 10 | unit | \$ 3,500.00 | \$ 35,000.00 |
| Community room & kitchen refresh | 1 | Allow | \$ 40,000.00 | \$ 40,000.00 |
| Community business center | 1 | Allow | \$ 5,000.00 | \$ 5,000.00 |
| Leasing office refresh | 1 | Allow | \$ 15,000.00 | \$ 15,000.00 |
| Community pool refresh | 1 | Allow | \$ 25,000.00 | \$ 25,000.00 |
| Laundry room refresh | 1 | Allow | \$ 5,000.00 | \$ 5,000.00 |
| Upgrade existing playground | 1 | Allow | \$ 40,000.00 | \$ 40,000.00 |
| Building envelope | | | | |
| Add more security camera coverage to existing system | 1 | Allow | \$ 30,000.00 | \$ 30,000.00 |
| Roof replacement | 85000 | sqft | \$ 5.00 | \$ 425,000.00 |
| Gutter replacement | 3000 | Allow | \$ 20.00 | \$ 60,000.00 |
| Masonry, siding and façade repair | 1 | Allow | \$ 50,000.00 | \$ 50,000.00 |
| Replace staircase(s) tread and risers | 34 | each | \$ 7,500.00 | \$ 255,000.00 |
| Site Improvements | | | | |
| Mill & 2' overlay asphalt in parking lot and drive, restripe | 1 | Allow | \$ 200,000.00 | \$ 200,000.00 |
| Misc. Water & Sewer Repairs | | | | \$ 150,000.00 |
| Misc. concrete repairs | 1 | Allow | \$ 50,000.00 | \$ 50,000.00 |
| Install ADA compliant ramps & railings | 1 | Allow | \$ 35,000.00 | \$ 35,000.00 |
| Landscaping & tree trimming | 1 | Allow | \$ 35,000.00 | \$ 35,000.00 |
| Build dumpster enclosures | 5 | each | \$ 2,500.00 | \$ 12,500.00 |
| Demo or rebuild patio decks and railings | 30 | each | \$ 10,000.00 | \$ 300,000.00 |
| Replace exterior signage including monument | 1 | Allow | \$ 30,000.00 | \$ 30,000.00 |
| Demolish tennis court on top of hill and rebuild outdoor community area | 1 | Allow | \$ 50,000.00 | \$ 50,000.00 |
| Replace swing set at far end of property | 1 | Allow | \$ 12,000.00 | \$ 12,000.00 |
| Rebuild benches around property | 1 | Allow | \$ 6,200.00 | \$ 6,200.00 |
| Repair/rebuild railroad tie retention walls | 1 | Allow | \$ 25,000.00 | \$ 25,000.00 |
| Sub Total: | 152 | \$ 46,748.59 | | \$ 7,105,786.00 |
| TOTAL | | | | |
| Full Rehabilitation Budget | | | | |
| General Conditions (6%) | | | | \$ 426,347.16 |
| Overhead (2%) | | | | \$ 142,115.72 |
| Profit (6%) | | | | \$ 426,347.16 |
| Total | | \$ 53,293.40 | | \$ 8,100,596.04 |
| Other: Solar | | | | \$ 350,000.00 |
| Other: Wifi | | | | \$ 400,000.00 |
| Other: Security | | | | \$ 500,000.00 |
| Total: | | | | \$ 9,350,596.04 |

September 27, 2024

Greenville Code Enforcement
301 University Ridge
Greenville, SC. 29601
864-467-7060
codesfoia@greenvillecounty.org

Reference: Highland Square
200 Pine Creek Court Extension
Greenville, SC. 29605
Partner Project Number: 24-463472.1

Dear Annette Padgett,

Partner Engineering and Science, a national Real Estate Due Diligence Firm, is preparing a Property Condition Report and an Environmental Site Assessment on the above-named development for a financial services client. In accordance with rules and regulations of conventional Freedom of Information Act provisions, we are requesting the following information to include in our report.

1. Are there any unresolved Notice of Violation or Notice to Comply against ☐ Yes ☐ No the property? (if Yes, please provide details below, or by attachment)

-
2. How frequently is the property inspected by the building department?
☐ During construction activity ☐ To investigate a citizen complaint ☐ Annually
☐ Never ☐ Other (describe) _____

3. Date of last inspection (if applicable): _____

4. When was the original core/shell Certificate of Occupancy issued? _____

5. Is a copy of the original core/shell Certificate of Occupancy available? ☐ Yes ☐ No
(Please send copy if available)

6. Are there any open building department permits? ☐ Yes ☐ No
(If Yes, please describe below or by attachment)

We appreciate your assistance with this information. Please fax this page and any additional attachments to (770) 426-7603. **Also, please include the responder's name, title, and contact info.**

Respectfully,
Tim O'Toole

Phone: (770) 429-9554 Fax: (770) 426-7603 E-Mail: totoole2@att.net

September 27, 2024

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codesfoia@greenvillecounty.org

Reference: Highland Square
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Greenville, SC. 29605
Partner Project Number: 24-463472.1

Dear Annette Padgett,

Partner Engineering and Science, a national Real Estate Due Diligence Firm, is preparing a Property Condition Report and/or an Environmental Site Assessment on the above-named development for a financial services client. In accordance with rules and regulations of conventional Freedom of Information Act provisions, we are requesting the following information to include in our report.

1. Are there any unresolved Notice of Violation or Notice to Comply against ☐ Yes ☐ No the property?

(If Yes, please provide details below or by attachment)

2. How frequently is the property inspected by the fire department?

☐ During construction activity ☐ To investigate a citizen complaint ☐ Annually
☐ Never ☐ Other (describe) _____

3. Date of last inspection (if applicable):

4. Are there any records related to the following for the property? ☐ Yes ☐ No

(If Yes, please provide details below or by attachment)

- Current or historical use of hazardous materials/waste
- Storage or Releases of hazardous materials/waste
- Current or historical underground/aboveground storage tanks
- Current or historical clarifiers

We appreciate your assistance with this information. Please fax this page and any additional attachments to (770) 426-7603. **Also, please include the responder's name, title, and contact info.**

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Tim O'Toole

Phone: (770) 429-9554 Fax: (770) 426-7603 E-Mail: totoole2@att.net

September 27, 2024

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864-467-7060
codesfoia@greenvillecounty.org

Reference: Highland Square
200 Pine Creek Court Extension
Greenville, SC. 29605
Partner Project Number: 24-463472.1

Dear Annette Padgett,

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1. What is the current zoning designation for the property?

2. Is the current use of the property compliant with the current designation?

☐ Compliant use ☐ Legal, non-compliant use ☐ Non-compliant use
(If not compliant, please provide details as applicable)

3. Are there any unresolved Notice of Violation or Notice to Comply against the property? ☐ Yes ☐ No

(If Yes, please provide details below or by attachment)

4. Are there any Activity and Use Limitations (AUL) related to environmentally hazardous conditions associated with the property? ☐ Yes ☐ No

(If Yes, please provide details below or by attachment)

We appreciate your assistance with this information. Please fax this page and any additional attachments to (770) 426-7603. **Also, please include the responder's name, title, and contact info.**

Respectfully,
Tim O'Toole

Phone: (770) 429-9554 Fax: (770) 426-7603 E-Mail: totoole2@att.net

National Flood Hazard Layer FIRMette



82°23'56"W 34°47'39"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

| | | |
|-----------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE) Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard Zone D |
| | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| MAP PANELS | | Profile Baseline |
| | | Hydrographic Feature |
| | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/26/2024 at 4:22 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet

1:6,000

82°23'18"W 34°47'9"N

Basemap Imagery Source: USGS National Map 2023

Exhibit R

2019 Physical Needs Assessment Certification Form

I, Tim O'Toole, have completed a physical needs assessment report for the proposed development, Highland Square Apartments, which is located at 200 Pine Creek Court Extension, Greenville County, South Carolina.

I hereby certify that all of the repairs outlined in the physical needs assessment report dated October 1, 2024 are needed and necessary repairs and that said report is based on a **100% physical inspection of all units** in the development.

I hereby certify that the following major systems have not been replaced within the past seven (7) years: HVAC split systems, plumbing lines, roof finishes, exterior breezeways.

Based on my calculations, I hereby certify that a total of \$ \$55,127 per unit in **hard construction costs** needed and necessary in the rehabilitation of this property.

Assessor's Signature: 

Assessor's Name: Tim O'Toole

Company: Partner Assessment Corporation

Phone Number: (770) 429-9554 Fax Number: (770) 426-7603

Date: October 1, 2024

APPENDIX C: QUALIFICATIONS



Education

B.S. Architectural Engineering, Milwaukee School of Engineering, Milwaukee, Wisconsin

A.A. Architectural and Building Construction, Milwaukee School of Engineering, Milwaukee, Wisconsin

Registrations

Certified in Mine Rescue

Certified with OSHA

Training

OSHA training for construction sites

Highlights

Over 40 years in the real estate industry with over 25 years performing Property Condition Assessments (PCAs)

Over 19 years in the construction industry

Experience Summary

Mr. O'Toole is currently employed by a local firm to perform Property Condition Assessments of commercial real estate. His duties have included coordinating projects, inspecting the property, and developing a report to discuss the condition of the asset. Such property types include apartment complexes, retail shopping centers, office buildings, industrial, single building retail, stadiums, and multi-use development.

Additionally, he has managing portfolios of various responsibilities including the services of environmental evaluation, Seismic Risk Analysis, Structural Evaluation, Construction Management and Monitoring and Property Condition Evaluation. Mr. O'Toole's experience expands across the field of property evaluation; he has conducted Freddie Mac and Fannie Mae formatted projects for multi-family type properties as well as HUD based projects of various type facilities. Mr. O'Toole conducts between 120 and 150 property inspections each year. His experience in the real estate and construction industry has provided him with abilities to evaluate any type of asset. His travels have allowed him to learn of the many code differences and construction methods used throughout the country.

Project Experience

Verizon Building, Greenville, South Carolina. A three-story office building occupied by Verizon and utilized as a call center. The tenant had installed unique equipment for managing their facility.

Bank portfolio, various locations. Assessed branch locations throughout the southeast.

Retail, Albany Georgia. Montgomery self-storage facility and a retail shopping center.

4700 Colonnade Place in Birmingham, Alabama. A 215-unit complex, built in 2015 and a Fannie Mae.

Swallowtail Flats in Columbus, Georgia. A 140-unit complex built 2014 and a Fannie Mae.

Indigo Apartments in Atlanta, Georgia. A 180-unit complex built 2015 and a Freddie Mac.

Regency Oaks in Pensacola, Florida. A 65-unit complex, built in 1982 and a Freddie Mac.

Stanford Reserve in Charlotte, North Carolina. A 310-unit complex, built in 1986 and a Fannie Mae.

Hillview Terrace in Pensacola, Florida. A 60-unit complex, built in 1985 and a Freddie Mac Small Loan.

Thomas Ridge Apartments in Augusta, Georgia. A 104-unit complex, built in 1975 and a Freddie Mac.

Sinclair Apartments in Norcross, Georgia. A 320-unit complex, built in 1983 and a Freddie Mac.

Swallow Flats in Columbus, Georgia. A 140-unit complex, built in 2015 and a Fannie Mae.

Affiliations

Member of the local National Real Estate Association.

Member of Boma, Building Owners and Managers Association.

Speaking

Mr. O'Toole has had two speaking arrangements with the National Real Estate Association, the local chapter in Cartersville, Georgia. He spoke in 2014 and 2017 regarding the status of the local real estate market in the surrounding area to a 60-person group of investors.



Education

Bachelor of Science in Engineering, Mechanical concentration, Loyola University, MD

Registrations

Engineer-in-Training Certification, Mechanical Engineering, MD

Training

Partner PCA Training

HUD e-tool Seminar

Highlights

8 years of Engineering Experience

3 years of experience completing high level Property Condition Assessments (PCA) and Project Capital Needs Assessments (PCNA)

Experienced in HUD MAP and LEAN report formats

Specialized in accessibility reviews; including ADA, Federal Fair Housing Act (FFHA), and Section 504/UFAS compliance inspections

Experience Summary

Mr. Alvino serves as a Project Assessor for Partner Engineering and Science, Inc. (Partner), performing Property Condition Assessments (PCA) and Project Capital Needs Assessments (PCNA). Mr. Alvino's areas of expertise include PCNA inspections performed to HUD's MAP or LEAN scopes of work, as well as a high-level understanding of federal accessibility laws (ADA, FFHA, Section 504/UFAS).

Mr. Alvino is responsible for completing PCNA reports for Partner's HUD Services team to the high standards of HUD's MAP and LEAN scopes of work. He has over two years of experience in the building inspection field and has successfully completed projects including 200+ dwelling unit apartment complexes and large urban skilled nursing facilities. He completes the complex site visits required by HUD MAP's intrusive testing standards, including coordination with outside consultants (i.e. structural specialists, electrical contractors, sewer inspectors, etc.) He has an extensive knowledge of the federal accessibility standards, including ADA, FFHA, and Section 504/UFAS, required by HUD standards; and has completed numerous dedicated accessibility surveys.

Project Experience

Sunset Park NSA I, Brooklyn, New York - HUD MAP 223(f) of a 23 building, scattered site, existing multi-family residential with 187 dwelling units. Included UFAS accessibility assessment and coordination with an intrusive site assessment.

Bronx Gardens, Bronx, New York - HUD LEAN 232(f) of a 7-story skilled nursing facility with 199 residents.

Regency Portfolio, Texas - HUD LEAN 232/223(f) portfolio of three skilled nursing facilities totaling over 125,000 GSF and 376 residents. Included coordination of three site visits in two days and organizing documentation from each facility.

Nicholas Alvino, EIT

Mill Pond Apartments, Chatfield, Minnesota - HUD MAP 223(f) of a four building, existing multifamily residence with FFHA accessibility and completed CAN Assessor-Lender e-tool.

Contact

nalvino@partneresi.com



Education

B.S., Fisheries and Wildlife Sciences; Aquatic Track, University of Missouri, Columbia, MO.

Highlights

- 7 years of experience performing environmental due diligence assessments
- 7 years of experience performing environmental assessments for agencies such as HUD, Fannie Mae, SBA
- 5 years of completing Capital Needs Assessments
- 4 years of experience performing specialized scope assessments for the oil and gas industry
- 2 years of experience working alongside the Missouri Department of Conservation and United States Fish and Wildlife Service

Experience Summary

Mr. Chiu is a National Client Manager for Partner Engineering and Science, Inc. (Partner). In his role of National Client Manager, Mr. Chiu is responsible for the origination, management of the execution of environmental and engineering due diligence services provided by Partner. Mr. Chiu's responsibilities as a National Client Manager also include reviewing Phase I Environmental Site Assessments (ESA) and Capital Needs Assessments (CNA), and includes supervision of in-house and contracted staff, overall responsibility of project scope/design, and the project and task implementation/execution.

Mr. Chiu has extensive experience managing all aspects of due diligence, specializing in United States Department of Housing and Development (HUD) environmental and engineering due diligence for HUD MAP approved lenders. Mr. Chiu's due diligence resume includes experience at all levels, advising lenders and real estate investors through the following product types:

- Capital Needs Assessments
- HUD E-Tool Assessments
- Phase I Environmental Site Assessments
- HUD HEROS Assessments
- Phase II Subsurface Investigations
- Architectural, Engineering and Cost Reviews
- Remedial Cost Design and Implementation
- HUD Noise Analysis Studies
- Cultural Resource Studies
- EnergyStar Benchmarking
- Energy Audits
- Radon Assessments
- Lead-based Paint Assessments
- Asbestos Assessments

Project Management

Prior to working as a National Client Manager, Mr. Chiu managed and reviewed projects for multiple National Client Managers. Clients served include equity-level investors, national and regional banks, life insurance companies, mortgage lending agencies, tax-credit developers and non-profit organizations. Mr. Chiu's daily responsibilities include identifying qualified assessors for various projects, reviewing ESA and CNA reports, and managing site-specific questions clients may have during the course of an assessment. Additionally, Mr. Chiu is responsible for managing project budgets and maintaining profitability for multiple National Client Managers.

Field Work

Prior to working as a Project Manager, Mr. Chiu completed over 1,000 projects located throughout Texas as well as 17 other states in the country. Mr. Chiu worked closely with state and local regulatory agencies

to obtain environmentally significant documents regarding tank removal and subsurface investigations performed onsite. Mr. Chiu has worked for large financial institutions as well as private investors and has also performed work for the Federal Deposit Insurance Corporation, United States Department of Housing and Urban Development, Fannie Mae, and Small Business Administration.

Project Experience

HUD MAP 223(f)

Lakeside Oaks at Old Dutchtown, Gonzales, LA - Mr. Chiu served as the primary consultant on the refinance of 252-unit apartment complex constructed in 2005. Scopes of work included a Phase I Environmental Site Assessment, Capital Needs Assessment, and Statement of Energy Performance. All work was done in accordance with the HUD MAP Guide.

Residence at Lake Jackson, Lake Jackson, TX - Mr. Chiu served as the primary consultant on the refinance of 248-unit apartment complex constructed in 2009 and 2013. Scopes of work included a Phase I Environmental Site Assessment and Capital Needs Assessment. All work was done in accordance with the HUD MAP Guide.

Muir Lake Apartments, Cedar Park, TX - Mr. Chiu served as the primary consultant on the refinance of 332-unit apartment complex situated on 40-acres constructed in 2013. Scopes of work included a Phase I Environmental Site Assessment and Capital Needs Assessment. All work was done in accordance with the HUD MAP Guide.

Gleneagles Apartments, Lexington, KY - Mr. Chiu served as the primary consultant on the refinance of 184-unit apartment complex constructed in 2005. Scopes of work included a Phase I Environmental Site Assessment, Capital Needs Assessment, and Radon Screening. All work was done in accordance with the HUD MAP Guide.

HUD MAP 221(d)(4)

Oakwood Flats, Nashville, TN - Mr. Chiu served as the primary consultant on the Phase I Environmental Site Assessment for a proposed 270-unit multi-family development. All work was done in accordance with the HUD MAP Guide.

Majestic on McKinney, McKinney, TX - Mr. Chiu served as the primary consultant on the Phase I Environmental Site Assessment for a proposed 221-unit multi-family development. All work was done in accordance with the HUD MAP Guide.

Valencia Hills, Santa Teresa, NM - Mr. Chiu served as the primary consultant on the Phase I Environmental Site Assessment for a proposed 221-unit multi-family development. All work was done in accordance with the HUD MAP Guide.

Highpoint Town Square, Romeoville, IL - Mr. Chiu served as the primary consultant on the Phase I Environmental Site Assessment for a proposed 72-unit multi-family development. All work was done in accordance with the HUD MAP Guide.

HUD LEAN 223/232(f)

Country Gardens, Muskogee, OK - Mr. Chiu served as the primary consultant on the Phase I Environmental Site Assessment, Capital Needs Assessment, and Radon Screening on the refinance of 57-bed assisted living facility constructed in 1996. All work was done in accordance with the HUD LEAN Handbook.

Jasmin Terrace, Pasadena, CA - Mr. Chiu served as the primary consultant on the Phase I Environmental Site Assessment, Capital Needs Assessment, Asbestos Screening, Seismic Evaluation, and Radon Screening on the refinance of 143-bed assisted living facility constructed in 1977. All work was done in accordance with the HUD LEAN Handbook.

Autumn Hills Care Center, Niles, OH - Mr. Chiu served as the primary consultant on the Phase I Environmental Site Assessment, Capital Needs Assessment, and Radon Screening on the refinance of 151-bed skilled nursing and assisted living facility constructed in 1986. All work was done in accordance with the HUD LEAN Handbook.

Sorrento in San Antonio, San Antonio, TX - Mr. Chiu served as the primary consultant on the Phase I Environmental Site Assessment, Capital Needs Assessment, and Radon Screening on the refinance of 120-bed skilled nursing and assisted living facility constructed in 2014. All work was done in accordance with the HUD LEAN Handbook.

Tax Credit

Woodlake Apartments, Orlando, FL - Florida Housing and Finance Corporation. Scopes of work included Project Cost Analysis and Construction Progress Monitoring inspections.

Timberwood Trace, Jacksonville, FL - Florida Housing and Finance Corporation. Scopes of work included Project Cost Analysis and Construction Progress Monitoring inspections.

St. John's Seminary, San Antonio, TX - Texas Department of Housing and Community Affairs. Scopes of work included a Capital Needs Assessment and Construction Progress Monitoring inspections.

Merritt Homes, McKinney, TX - Texas Department of Housing and Community Affairs. Scopes of work included a Capital Needs Assessment.

Casa Brendan Apartments, Stephenville, TX - Texas Department of Housing and Community Affairs. Scopes of work included a Phase I Environmental Site Assessment, ALTA Survey, Asbestos Screening and Radon Screening.

Equity

Office Towers, Honolulu, HI - Mr. Chiu performed Phase I Environmental Site Assessments on four landmark office towers in downtown Honolulu, Hawaii as part of an acquisition for an equity client. The assessments occurred over the course of four days, and included daily briefings and de-briefings with the client.

Historic Office Building, Bentonville, AR - Mr. Chiu performed a Phase I Environmental Site Assessment and a Property Condition Assessment on a historic office building in downtown Bentonville, Arkansas that is home to the original retail location of a large, multi-national retail chain.

Golf Course Portfolio, Grapevine and Mansfield, TX - Mr. Chiu performed a Phase I Environmental Site Assessments on two semi-private golf courses as part of an acquisition for an equity client.

Oil and Gas Industry

Oil and Gas Exploration Yards, Texas, Oklahoma, Louisiana and New Mexico - Mr. Chiu has performed numerous NORM surveys, Phase I Environmental Assessments and Exit Audits for oil and gas exploration properties that include fracking equipment, active and decommissioned wells, machine maintenance, and bulk fuel storage.

Decommissioned Natural Gas Extraction Plant, Andrews, TX - Mr. Chiu performed a Phase I Environmental Site Assessment on a former natural gas extraction plant for a potential purchaser seeking to identify environmental risk associated with the acquisition of the property.

Saltwater Injection Wells, Various Sites, TX - Mr. Chiu performed Phase I Environmental Site Assessments on numerous saltwater injection wells across the state of Texas for an oil and gas exploration service company.

Affiliations

North Texas Commercial Association of Realtors and Real Estate Professional, Young Professional Forum
National Association for Industrial and Office Parks, Developing Leaders

Contact

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