

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