



**RENT COMPARABILITY STUDY
FOR THE
MULTI-FAMILY PROPERTY
COMMONLY KNOWN AS
HIGHLAND SQUARE II APARTMENTS
LOCATED AT
200 PINE CREEK COURT,
GREENVILLE, GREENVILLE COUNTY, SOUTH CAROLINA**

PREPARED FOR: **MR. TYLER PERCELL
RELATED AFFORDABLE
30 HUDSON YARDS,
NEW YORK, NEW YORK 10001**



September 23, 2024

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

Property Manager: Ms. Leroysha Turner (864) 277-4467

Re: Market Rental Analysis
Highland Square II Apartments
(FHA Project No.: SC16-M000-058)
200 Pine Creek Court,
Greenville, Greenville County, South Carolina

Property Index Number: WG02030101200

Dear Mr. Percell:

The purpose of the study was to estimate the market rents for units that will be assisted under the renewed Section 8 contract. Market rent is the rent that a knowledgeable tenant would most probably pay for the Section 8 units as of the date of this report, if the tenants were not receiving rental subsidies and rents were not restricted by HUD or other government agencies. The following table lists the market rent I concluded for each Section 8 unit type.

			<u>As Is</u>		<u>PREPARED GRID (Y/N)</u>
			<u>ESTIMATED MARKET</u>		
<u>UNIT TYPE</u>	<u># UNITS</u>	<u>SIZE (SF)</u>	<u>RENT</u>	<u>\$ PSF</u>	
1BR/1BA	40	699	\$1,400	\$2.00	Y
2BR/1.5BA	80	885	\$1,550	\$1.75	Y
3BR/2BA	32	1,250	\$1,900	\$1.52	Y
	152				

			<u>As Complete</u>		<u>PREPARED GRID (Y/N)</u>
			<u>ESTIMATED MARKET</u>		
<u>UNIT TYPE</u>	<u># UNITS</u>	<u>SIZE (SF)</u>	<u>RENT</u>	<u>\$ PSF</u>	
1BR/1BA	40	699	\$1,550	\$2.22	Y
2BR/1.5BA	80	885	\$1,715	\$1.94	Y
3BR/2BA	32	1,250	\$2,100	\$1.68	Y
	152				

The RCS was prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) and the requirements in Chapter Nine of HUD's Section 8 Renewal Guide. Market Rents were defined and estimated in accordance with the guidance in Sections 9-8 through 9-13 and Appendix 9-1-2 of Chapter Nine of HUD's Section 8 Renewal Guide, and RCS report was prepared in accordance with the guidance in Chapter Nine. I understand that HUD/the Section 8 Contract Administrator (CA) and the project owner will use my estimate of market rents to determine: 1) the owner's options for renewing the project's Section 8 contracts; and 2) the maximum rents allowed under any renewal contract.

<u>As Is</u>				
<u># OF BEDROOMS (FOR SECTION 8 UNITS)</u>	<u># OF UNITS</u>	<u>RCS RENTS</u>	<u>2025 150% SAFMR FOR ZIP CODE 29605</u>	<u>PROJECT RENT COMPARED TO 150% SAFMR</u>
1BR/1BA	40	\$1,400	\$1,650	\$1,400<\$1,650
2BR/1.5BA	80	\$1,550	\$1,830	\$1,550<\$1,830
3BR/2BA	32	\$1,900	\$2,235	\$1,900<\$2,235

<u>As Complete</u>				
<u># OF BEDROOMS (FOR SECTION 8 UNITS)</u>	<u># OF UNITS</u>	<u>RCS RENTS</u>	<u>2025 150% SAFMR FOR ZIP CODE 29605</u>	<u>PROJECT RENT COMPARED TO 150% SAFMR</u>
1BR/1BA	40	\$1,550	\$1,650	\$1,550<\$1,650
2BR/1.5BA	80	\$1,715	\$1,830	\$1,715<\$1,830
3BR/2BA	32	\$2,100	\$2,235	\$2,100<\$2,235

Owners Gross Renewal Potential Calculation As Is

<u># OF BEDROOMS (FOR SECTION 8 UNITS)</u>	<u># OF UNITS</u>	<u>RCS RENTS</u>	<u>UTILITY ALLOWANCE</u>	<u>GROSS POTENTIAL RENT</u>
1BR/1BA	40	\$1,400	\$85	\$59,400
2BR/1.5BA	80	\$1,550	\$112	\$132,960
3BR/2BA	32	\$1,900	\$138	\$65,216
TOTAL GROSS RENEWAL RENT:				\$257,576

Owners Gross Renewal Potential Calculation As Complete

<u># OF BEDROOMS (FOR SECTION 8 UNITS)</u>	<u># OF UNITS</u>	<u>RCS RENTS</u>	<u>UTILITY ALLOWANCE</u>	<u>GROSS POTENTIAL RENT</u>
1BR/1BA	40	\$1,550	\$85	\$65,400
2BR/1.5BA	80	\$1,715	\$112	\$146,160
3BR/2BA	32	\$2,100	\$138	\$71,616
TOTAL GROSS RENEWAL RENT:				\$283,176

2024 SAFMR Gross Renewal Potential Calculation

<u># OF BEDROOMS</u>	<u># OF UNITS</u>	<u>SAFMR RENTS</u>	<u>GROSS POTENTIAL RENT</u>
1BR/1BA	40	\$1,100	\$44,000
2BR/1.5BA	80	\$1,220	\$97,600
3BR/2BA	32	\$1,490	\$47,680
TOTAL GROSS SAFMR RENT:			\$189,280
150% OF SAFMR GROSS RENT:			\$283,920

Mr. Percell

September 23, 2024

Page Five

Should you have any questions or require more information, please contact me directly at the phone number or e-mail address listed above.

Respectfully submitted,

RENZI & ASSOCIATES, INC.



Aaron M. Zabel

Vice President

South Carolina Certified General
Appraiser

Appraiser No.: 8815



Rachel A Walsh

Associate

Illinois Associate Trainee

Appraiser No.:557.006570

AMZ/RAW

Renzi Job No.: 24-360

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ADDENDA	

Scope of Assignment

- Identified appraisal assignment by way of discussions with the engaging party.
- On September 5, 2024, Aaron M. Zabel and Ms. Leroysha Turner (the property manager) inspected the subject property to determine the property's physical and functional characteristics. Our on-site inspection included an interior inspection of each unit type (e.g. one, two and three-bedroom units). Ms. Turner informed us that the remainder of the units we were unable to inspect, were the same as the units we observed. We also inspected the leasing office, common areas, and the exterior grounds. We interviewed Ms. Turner to determine the size of the apartment units (which correlated with our measurements), services provided, and amenities offered to the tenants of the subject property. In addition, we researched and analyzed the subject's environs, which included the delineation of its general area as well as its immediate marketplace. We further analyzed the type, condition, and occupancy of uses within the subject marketplace, which assisted in estimating the appropriate level of effective demand.
- Researched physical information including a review of the assessor's property record cards, real estate assessment levels, zoning classification and restrictions, and other public records such as plat maps, the multiple listing service, etc. to the extent that this information was available. Specific information relative to individual unit sizes was provided to us by our client and compared to information obtained from our physical inspections (i.e., in-unit measurements) and other public resources. Rachel A. Walsh was responsible for assisting in the selection of the comparable properties and the analysis presented within the report.
- Resources utilized in gathering market data (rentals) included a review of housing publications and discussions with leasing agents or brokers within this market who either currently have property listed for sale/lease or who are active in this market. Leasing agents for each of the comparables utilized in this analysis were contacted and interviewed to confirm information of each comparable including size, age, and amenities, as well as occupancy rates (when available) and general market information. Internet sites including rent.com; apartments.com; realtor.com; and various broker and realtor websites were also researched. This information was researched from August 21, 2024 through September 23, 2024.
- Our assignment consisted of performing the due diligence necessary in estimating the current market rental rate for the subject's apartments, as of September 5, 2024. This report is intended to be in compliance with those guidelines set forth by HUD pertaining to HUD Form 92273-S8 Estimate of Market Rent by Comparison. In addition, this appraisal is intended to be in compliance with USPAP. However, it is based on and subject to procedures and requirements set forth in various HUD processing and appraisal guidelines. The data considered was obtained from sources deemed reliable, (management, real estate brokers, public records, published sources, etc.) and was independently obtained and verified whenever possible.

SUBJECT PROPERTY



SUBJECT PROPERTY EXTERIOR



SUBJECT PROPERTY EXTERIOR

SUBJECT PROPERTY



SUBJECT PROPERTY EXTERIOR



SUBJECT PROPERTY EXTERIOR

SUBJECT PROPERTY



TYPICAL BATHROOM



TYPICAL BATHROOM

SUBJECT PROPERTY



TYPICAL KITCHEN



TYPICAL KITCHEN

SUBJECT PROPERTY



TYPICAL KITCHEN



TYPICAL KITCHEN

SUBJECT PROPERTY



TYPICAL LIVING ROOM AREA

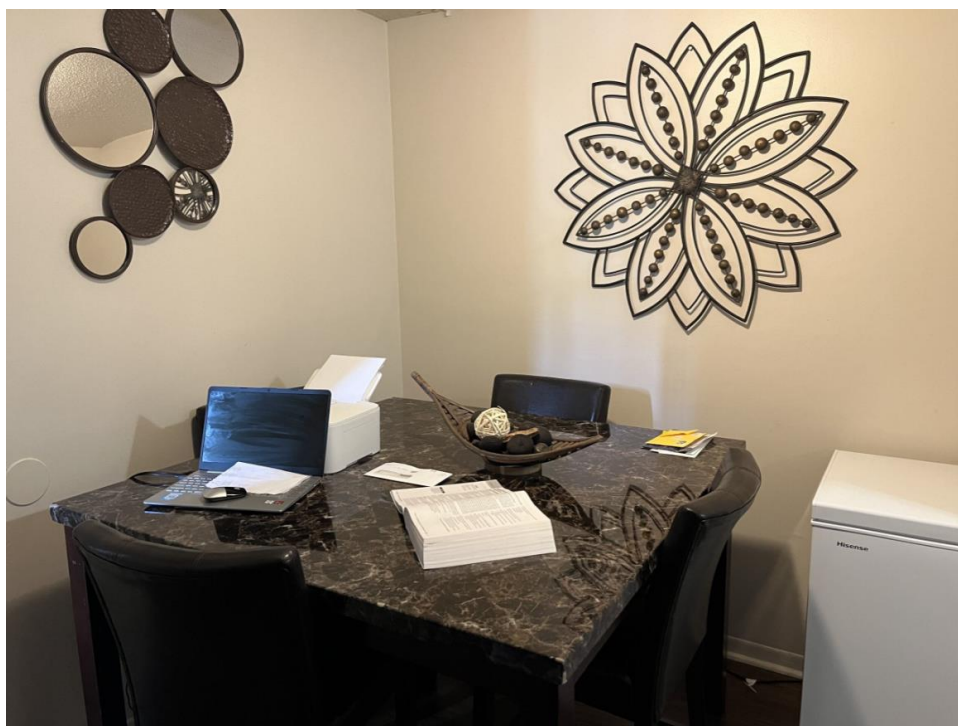


TYPICAL LIVING ROOM AREA

SUBJECT PROPERTY

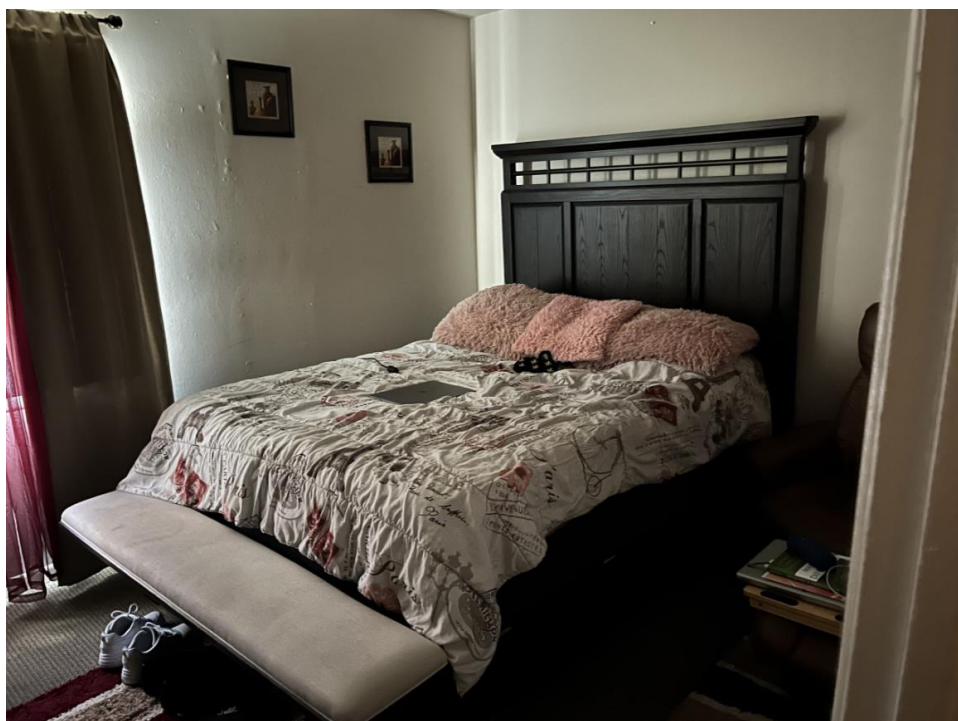


TYPICAL LIVING ROOM AREA



TYPICAL DINING ROOM AREA

SUBJECT PROPERTY



TYPICAL BEDROOM



TYPICAL BEDROOM

SUBJECT PROPERTY



TYPICAL BEDROOM



COMMUNITY PLAYGROUND

SUBJECT PROPERTY



COMMUNITY POOL



COMMUNITY PLAYGROUND

SUBJECT PROPERTY



BUSINESS CENTER



COMMUNITY LAUNDRY FACILITY

Identification of Subject Property

Site -

Location:	The subject property is located on the southeast side of Pine Creek Court to the south of Bruce Road, within the city of Greenville, Greenville County, South Carolina and is commonly known as Highland Square II Apartments.
Shape:	Irregular
Block Location:	Interior
Size:	583,704 sf (13.40 acres)
Frontage:	Approx. 1650 feet- along the southeast side of Pine Creek Court Ext.
Access:	<p>The subject has frontage and access along Pine Creek Court Ext, which is a two-way, two-lane roadway that extends in a generally southeast/northwest direction along its northwestern property line.</p> <p>Access on a larger scale is considered to be good as the subject property is located less than a mile southwest of a full interchange between Interstate 85 and Augusta Road.</p>
Zoning:	The subject site is currently zoned "R-M20 – Multi-Family District" – by the City of Greenville. While a zoning compliance study is beyond the scope of this report, it appears that the existing development is a legal, conforming use.
Utilities:	All public utilities including water, sanitary sewer, gas, and electric are immediately available and capable of supporting usage as permitted by the effective zoning classification. Additional private utilities such as telephone service, cable, etc. are available at the subject site.
Flood Hazard Data:	Per Flood Insurance Rate Map (FIRM) Panel No.: 45045C0392E (effective date: August 18, 2014), the subject site is located in a Zone X designated area (minimal flooding).
Topography:	The subject site is basically level and follows the general topography of the immediate area and contour of adjacent properties along all elevations.

Subsoil Conditions:

We were not provided with the results of any soil testing that may have been prepared for the subject property. During our field inspections, we noted that surrounding structures appear to be stable and did not indicate any visible signs of adverse settlement. Consequently, we have assumed that the existing soil conditions are suitable to support the existing use or any development consistent with its potential.

Environmental:

We were not provided with an environmental survey of the subject property. The purpose of such an investigation is to qualify the level of environmental risk associated with ground pollutants created by past and present land use and operations. We have not been informed of any adverse environmental conditions and, for the purpose of this report, we assume that the subject property is not adversely affected.

Comments:

In analyzing the overall utility of the subject site, consideration was given to the size, shape, access, exposure, block location, and location in conjunction with its lack of contiguity. Additional consideration was given to the effective zoning classification, availability of public utilities, and the surrounding uses. It is our opinion that the subject site would be capable of accommodating development consistent with the restrictions defined by the effective zoning classification.

Improvements–

Property Type and Design:	10 walk-up, part two part three-story, tenant-heated apartment buildings.
Gross Building Area:	Approximately 150,000 sf
Year Built:	1972 (Renovated in 2017)
Chronological Age:	52 years
Structural Components:	Masonry/Frame
Parking:	The subject currently has approximately 325 on-site parking stalls for an approximate parking ratio of 2.60 to 1.00.
Laundry:	The subject has common area laundry facilities.
Security:	The subject property contains deadlock doors, indoor/outdoor security lighting/cameras and on-site staff.
On-Site Amenities:	Laundry facility, playgrounds, community room, business center, pool.

Unit Breakdown:

<u>UNIT</u>	<u># UNITS</u>	<u>AVERAGE UNIT SIZE</u>	<u>RENTABLE AREA</u>	<u># PROJECT- BASED SECTION 8 UNITS</u>	<u># OF UNITS NOT RENT RESTRICTED</u>
1BR/1BA	40	699	27,960 SF	40	0
2BR/1BA	80	885	70,800 SF	80	0
3BR/1.5BA	32	1,250	40,000 SF	32	0
Total	152		138,760 SF	152	0

All of the subject units are designated as low-income section 8 units.

Net Rentable Area:	138,760 sf
Average Unit Size:	913 sf
Unit Design:	All of the units are simplex (one-story) with one, one and half or two bathrooms.
Heating:	The subject units are equipped with central electric powered heating. The heating costs are not included in the monthly rent.

Cooling:	The units are equipped with central air conditioning. The cooling expense is incurred by the tenant.
Water:	The property owner provides cold water to each of the individual units. The cost to heat the water is incurred by the tenant.
Electrical:	Adequate
Electricity:	In-unit electric cost is incurred by the tenant.
Patios/Balconies:	The units have balconies or patios.
Fenestration:	Double-pane, double-hung windows with screens in aluminum casement.
Window Treatments:	The landlord provides blinds for each of the subject units.
Fire Protection:	The building is equipped with battery-operated smoke/carbon monoxide detectors within the units and common areas.
Apartment Interior:	The interior finish is basically similar for all of the residential units.
<i>Living Area -</i>	Carpet/Vinyl plank floors, painted drywall walls, and painted drywall ceilings.
<i>Kitchen -</i>	Vinyl plank floors, painted drywall walls, and painted drywall ceilings. Kitchens include wood cabinetry, solid surface counters, stainless steel sinks, refrigerators, and electric ranges/stoves. There are GFI outlets. The tenant incurs the cooking expense.
<i>Bathrooms -</i>	Vinyl plank floors, painted drywall walls and painted drywall ceilings. Individual bathrooms have a toilet, tub with ceramic tile surrounds, vanity with mirror/medicine cabinet. There are GFI outlets.
<i>Common Areas -</i>	Typical finishes include carpet/vinyl plank floors, painted drywall, painted concrete or acoustical tile ceilings.
Elevators:	None.

Condition and Utility:

At the time of inspection, the subject property was in good condition. The size and layout of the subject units are basically consistent with the other complexes of this vintage. The subject is considered a functional property. The subject underwent renovations in 2017. These renovations included new flooring, in unit upgrades and exterior repairs/maintenance. Additionally, renovations are done as needed to units as they become vacant, including new flooring, painting and appliances.

This report is also written on an As Complete basis. These renovations would include, renovation to 100% of units, including new cabinets, granite counters, fixtures, stainless steel appliances, lighting, tubs, toilets, flooring, doors, painting, and electrical outlets (a certain number of units would be made fully handicap/ADA compliant to improve site accessibility). Additionally, site wide WIFI will be added to the property including coverage within the residents units at no additional expense to the tenants. Specific information relative to the subject property was based on our physical inspections, public records, and our discussions with a representative of the apartment complex, the property manager Ms. Leroysha Turner (864) 277-4467.

Definition of Subject's Primary Market Area

The subject is located within the city of Greenville, South Carolina which is within and the county seat of Greenville County, South Carolina. As of the 2020 census, the city had a population of 70,720 making it the sixth most populous of the three primary cities (Anderson, Greenville, Spartanburg) within the upstate region of South Carolina. A part of the Greenville, SC Metropolitan Statistical Area, as well as the larger Greenville-Spartanburg-Anderson Combined Statistical Area, having a gross population of 1,511,105 as of 2023. The upstate region as a whole is recognized widely as an automotive supplier hub. Greenville's economy was formerly based largely on textile manufacturing and the city was known as "The Textile Capital of the World". In the last several decades many Fortune 500 and larger companies have migrated to the city including Michelin, Synnex, United Community Bank, PrismHealth and more. In addition, the South Carolina Technology and Aviation Center is the home of Lockheed Martin F-16, Michelin, 3M, Proterra and Stevens Aerospace. Commercial activity within Greenville is predominantly situated along the primary roadways (e.g., Interstate 85, Interstate 385, US Route 29, US Route 123 and South Carolina Highway 291, etc.) that traverse/border the community. Throughout Greenville, commercial uses are typically situated in older/newer, single/mixed-use, single/multi-story, brick/block/frame constructed buildings indicating varying levels of renovation. In terms of residential development, the majority of housing within Greenville consists of brick/frame constructed, attached/detached, Single/multi-family dwellings with the housing stock ranging in age from new construction to 80+ years. Single-family residences indicate varying maintenance levels, having an average value of \$312,298 for 2024, within Greenville.

Description of Neighborhood

The subject property is situated in the southern portion of Greenville, on the southeast side of Pine Creek Court to the south of Bruce Road. The immediate area is designated by Interstate 85 to the north, Interstate 185 to the west and south and Main Street to the east. The immediate area is improved with a mixture of commercial and residential uses. Commercial uses are typically situated along the arterial roadways (e.g., Interstate 85, US Route 25/White Horse Road, Augusta Road, Frontage Road, etc.) that intersect/border this area. Existing commercial uses include free-standing, single/multi-tenant retail buildings, mixed-use commercial/residential buildings, etc. The Greenville Police Department is located approximately 2.3 miles northeast of the subject and is situated at the north of Shemwood Lane, west of Old Augusta Road and south of Potomac Avenue. Our inspection of the subject's immediate area indicated that supporting commercial uses including grocery stores, restaurants, bars, retail stores, etc. were all located in proximity to the subject property. Residential uses are typically situated along the area's primary and secondary roadways and include both single-family and multi-family structures. Schools in the area include Thomas E. Kerns Elementary School, Grove Elementary School, Quest Leadership Academy Public Charter School, Southside High School, etc. On an overall basis, area properties were in fair to good condition. Unemployment within Greenville was reported at 2.3%, this compares with a 5.0% reported unemployment rate for South Carolina as a whole. There were 542 violent crimes reported per 100,000 residents in Greenville on an annualized basis, which is average to the reported crime rate for the state as a whole, which was reported to be 491 per 100,000 residents.

The following demographic information was obtained from ESRI for the subject's zip code.



Demographic and Income Profile

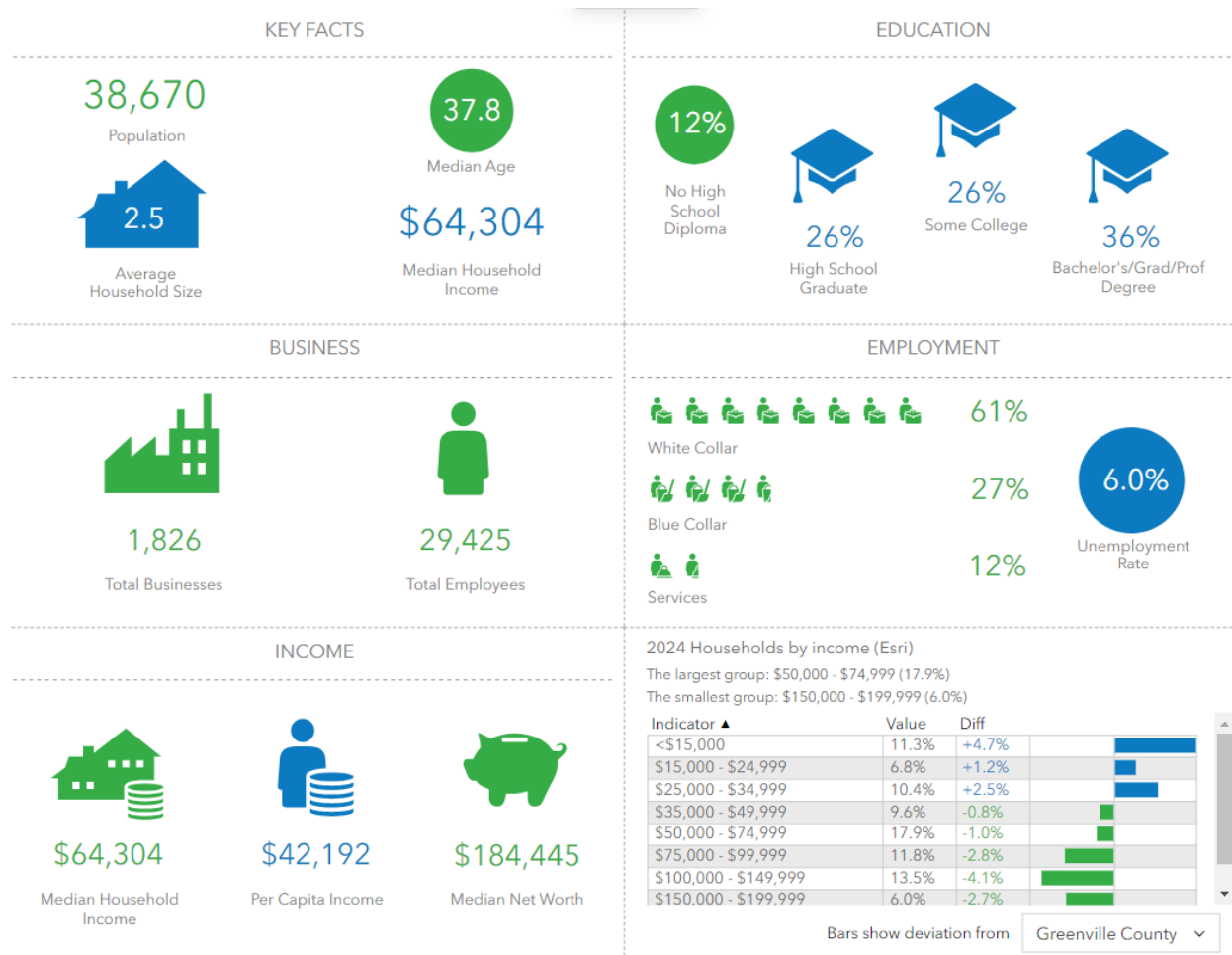
29605 (Greenville)
29605 (Greenville)
Geography: ZIP Code

Prepared by Esri

Summary	Census 2010		Census 2020		2024		2029	
Population	34,176		36,646		38,670		40,557	
Households	13,837		14,586		15,466		16,450	
Families	8,935		9,420		9,740		10,265	
Average Household Size	2.47		2.51		2.50		2.46	
Owner Occupied Housing Units	8,781		9,118		10,417		11,539	
Renter Occupied Housing Units	5,056		5,468		5,049		4,911	
Median Age	36.4		37.1		37.8		38.8	
Trends: 2024-2029 Annual Rate			Area		State		National	
Population			0.96%		0.86%		0.38%	
Households			1.24%		1.13%		0.64%	
Families			1.06%		1.08%		0.56%	
Owner HHs			2.07%		1.57%		0.97%	
Median Household Income			3.50%		3.53%		2.95%	
Households by Income					2024		2029	
					Number	Percent	Number	Percent
<\$15,000					1,745	11.3%	1,506	9.2%
\$15,000 - \$24,999					1,054	6.8%	829	5.0%
\$25,000 - \$34,999					1,612	10.4%	1,406	8.5%
\$35,000 - \$49,999					1,492	9.6%	1,461	8.9%
\$50,000 - \$74,999					2,772	17.9%	2,877	17.5%
\$75,000 - \$99,999					1,826	11.8%	2,037	12.4%
\$100,000 - \$149,999					2,095	13.5%	2,558	15.6%
\$150,000 - \$199,999					925	6.0%	1,366	8.3%
\$200,000+					1,945	12.6%	2,410	14.7%
Median Household Income					\$64,304		\$76,374	
Average Household Income					\$105,485		\$122,949	
Per Capita Income					\$42,192		\$49,871	
			Census 2010		Census 2020		2024	
Population by Age			Number	Percent	Number	Percent	Number	Percent
0 - 4			2,836	8.3%	2,403	6.6%	2,514	6.5%
5 - 9			2,448	7.2%	2,593	7.1%	2,576	6.7%
10 - 14			2,152	6.3%	2,635	7.2%	2,602	6.7%
15 - 19			2,150	6.3%	2,107	5.7%	2,513	6.5%
20 - 24			1,927	5.6%	2,099	5.7%	2,288	5.9%
25 - 34			4,875	14.3%	5,391	14.7%	5,329	13.8%
35 - 44			4,691	13.7%	4,927	13.4%	5,465	14.1%
45 - 54			4,796	14.0%	4,366	11.9%	4,642	12.0%
55 - 64			3,930	11.5%	4,465	12.2%	4,416	11.4%
65 - 74			2,339	6.8%	3,332	9.1%	3,561	9.2%
75 - 84			1,432	4.2%	1,665	4.5%	2,046	5.3%
85+			600	1.8%	663	1.8%	718	1.9%
			Census 2010		Census 2020		2024	
Race and Ethnicity			Number	Percent	Number	Percent	Number	Percent
White Alone			16,897	49.4%	17,861	48.7%	18,965	49.0%
Black Alone			14,741	43.1%	13,173	35.9%	13,432	34.7%
American Indian Alone			120	0.4%	258	0.7%	257	0.7%
Asian Alone			145	0.4%	238	0.6%	280	0.7%
Pacific Islander Alone			5	0.0%	32	0.1%	32	0.1%
Some Other Race Alone			1,607	4.7%	2,942	8.0%	3,315	8.6%
Two or More Races			661	1.9%	2,142	5.8%	2,389	6.2%
Hispanic Origin (Any Race)			2,756	8.1%	4,826	13.2%	5,394	13.9%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



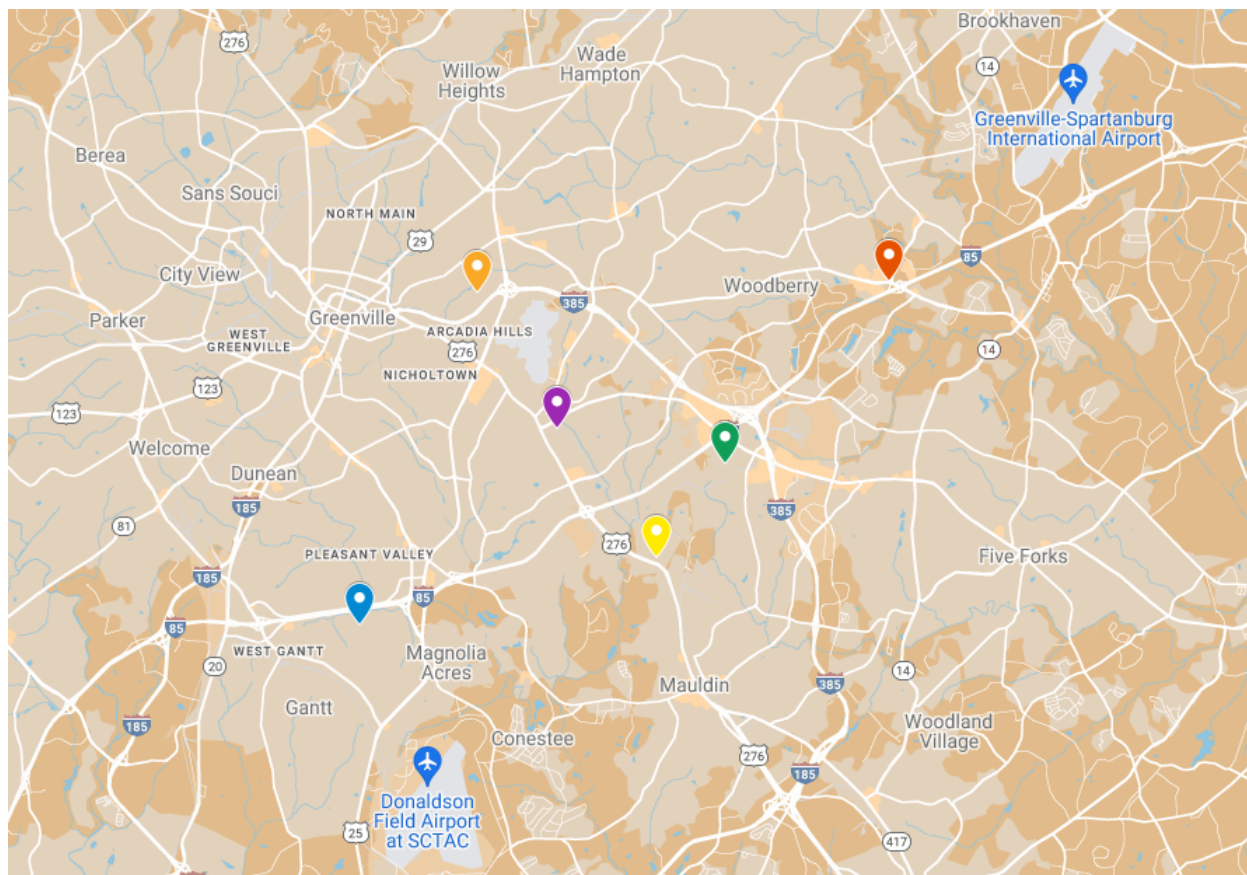
The information from ESRI indicates that the subject's zip code is a generally white collar, middle-class community with median and average income levels below the 2024 United States averages of \$79,068 and \$113,185 respectively. The Per capita income for the subject's zip code is slightly lower than that of the United States, with a per capita income of \$42,192 compared to \$43,829 nationally. The median population age of 37.8 is slightly younger than that of the United States average of 39.3 years.





Market Rental Analysis

For the purpose of estimating the market rental rates for the subject's one-bedroom/one-bathroom, two-bedroom/one and a half-bathroom and three-bedroom/two-bathrooms (simplex) we have researched the immediate area for comparable apartment properties. It is our opinion that the subject would attract potential renters from the immediate area. It is also our opinion that the comparables utilized in this analysis would appeal to a similar tenancy and that we have found the most similar apartments to the subject within the area. In selecting the comparables we focused on the location of the subject property, walk-up buildings, the amenities contained within the subject property, and its current use. All of the market rate properties, not included as comparables within the rent study, from the subject's area either did not exhibit the previously mentioned similarities to the subject property or were unresponsive to our requests for information. Based on information provided to the appraiser, none of the selected comparables are owned or managed by the entities having an identity - of - interest with the owner or management of the subject property.

The following forms (HUD 92273-S8) detail the inherent characteristics of these properties for each unit type. The subject property is currently operated as an apartment property.

RENTAL COMPARABLE MAP (1BD/1BA UNITS AS IS)



-  Ashton Woods Apartments
-  Woodside Eleven
-  MAA Innovation
-  Abberly Market Point Apartm...
-  Trailside Verdae Apartments
-  Highland Square Apartments

Rent Comparability Grid

Unit Type →

One Bedroom

Subject's FHA #:

SC16-M000-058

Subject		Comp #1		Comp #2		Comp #3		Comp #4		Comp #5	
Highland Square Apartments		Ashton Woods		Woodside Eleven		MAA Innovation		Abberly Market Point		Trailside Verdae	
200 Pine Creek Court Extension		4001 Pelham Road		11 Century Drive		75 Innovation Drive		30 Market Point Drive		180 Woodruff Road	
Greenville, Greenville		Greenville	Greenville	Greenville	Greenville	Greenville	Greenville	Greenville	Greenville	Greenville	Greenville
29605		29615		29607		29607		29607		29607	
A. Rents Charged		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
1	\$ Last Rent / Restricted?	\$1,296		\$1,532		\$1,557		\$1,505		\$1,760	
2	Date Last Leased (mo/yr)	Aug-24		Aug-24		Aug-24		Aug-24		Aug-24	
3	Rent Concessions	N		N		N		N		N	
4	Occupancy for Unit Type	98%		95%		99%		98%		97%	
5	Effective Rent & Rent/ sq. ft	\$1,296	1.92	\$1,532	2.02	\$1,557	2.04	\$1,505	2.10	\$1,760	2.22
In Parts B thru E, adjust only for differences the subject's market values.											
B. Design, Location, Condition		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
6	Structure / Stories	WU/2/3		WU/3		WU/3		WU/3		EL/4	
7	Yr. Built/Yr. Renovated	1972/2017	\$25	2020	(\$30)	2015	(\$25)	2016	(\$25)	2019	(\$35)
8	Condition /Street Appeal	G		E	(\$45)	G		G		E	(\$55)
9	Neighborhood	A	(\$50)	G	(\$60)	G	(\$60)	G	(\$60)	G	(\$70)
10	Same Market? Miles to Subj	Y/8.78		Y/4.88		Y/4.22		Y/5.54		Y/3.85	
C. Unit Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
11	# Bedrooms	1		1		1		1		1	
12	# Baths	1		1		1		1		1	
13	Unit Interior Sq. Ft.	699	\$10	758	(\$20)	762	(\$20)	716	(\$5)	793	(\$35)
14	Balcony/ Patio	Y		Y		Y		Y		Y	
15	AC: Central/ Wall	C		C		C		C		C	
16	Range/ refrigerator	Y/Y		Y/Y		Y/Y		Y/Y		Y/Y	
17	Microwave/ Dishwasher	Y/Y		Y/Y		Y/Y		Y/Y		Y/Y	
18	Washer/Dryer	L	(\$5)	W/D	(\$30)	W/D	(\$30)	W/D	(\$30)	W/D	(\$30)
19	Floor Coverings	C		LVT/C		LVT/C		LVT/C		LVT/C	
20	Window Coverings	Y		Y		Y		Y		Y	
21	Cable/ Satellite/Internet	Y		Y		Y(CABLE\$75)	(\$75)	Y		Y	
22	Special Features	SC/WA		SC/SS	(\$30)	SC/SS	(\$30)	SC/SS	(\$30)	SC/SS	(\$30)
D. Site Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
24	Parking (\$ Fee)	L		L		L/G(\$)	(\$10)	G(\$150-\$175)	(\$10)	L	
25	Extra Storage	N	Y(\$45)	Y	(\$5)	Y(\$25)		N		Y(\$30)	
26	Security	Y		Y		Y		Y		Y	
27	Clubhouse/ Meeting Rooms	Y/N		Y/Y	(\$5)	N/N	\$5	Y/Y	(\$5)	Y/Y	(\$5)
28	Pool/ Recreation Areas	Y/Y		Y/Y		Y/Y		Y/Y		Y/Y	
29	Business Ctr	Y	\$5	N	\$5	Y		Y		Y	
30	Service Coordination	N		N		N		N		N	
31	Non-shelter Services	N		N		N		N		N	
32	Neighborhood Networks	N		N		N		N		N	
E. Utilities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
33	Heat (in rent?/ type)	N/E		N/E		N/E		N/E		N/E	
34	Cooling (in rent?/ type)	N/E		N/E		N/E		N/E		N/E	
35	Cooking (in rent?/ type)	N/E		N/E		N/E		N/E		N/E	
36	Hot Water (in rent?/ type)	N/E		N/E		N/E		N/E		N/E	
37	Other Electric	N		N		N		N		N	
38	Cold Water/ Sewer	Y/Y	\$61	N/N	\$61	N/N	\$61	Y/Y		N/N	\$61
39	Trash /Recycling	Y/Y	\$29	N/N	\$29	N/N	\$29	Y/Y		Y/Y	
F. Adjustments Recap		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	# Adjustments B to D	3	2	1	8	1	7		7		7
41	Sum Adjustments B to D	\$40	(\$55)	\$5	(\$225)	\$5	(\$250)		(\$165)		(\$260)
42	Sum Utility Adjustments	\$90		\$90		\$90				\$61	
43	Net/ Gross Adjmts B to E	\$75	\$185	(\$130)	\$320	(\$155)	\$345	(\$165)	\$165	(\$199)	\$321
G. Adjusted & Market Rents		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+ 43)	\$1,371		\$1,402		\$1,402		\$1,340		\$1,561	
45	Adj Rent/Last rent		106%		92%		90%		89%		89%
46	Estimated Market Rent	\$1,400	\$2.00	← Estimated Market Rent/ Sq. Ft							

Appraiser's Signature

9/5/2024

Date

Attached are
explanations of :a. why & how each adjustment was made
b. how market rent was derived from adjusted rents
c. how this analysis was used for a similar unit type

Grid was prepared:

☐

Manually

☐

Using HUD's Excel form

The preceding charts depict the major factors influencing rental rates within the subject's marketplace relative to one-bedroom/one-bathroom market rate rental units. The comparables utilized within this analysis provide good insight to the market characteristics that would influence the income capabilities of the subject on an "as is" basis assuming it were a market rate rental property. We have utilized five comparables within this analysis. The purpose of the preceding chart is to aid the reader in visualizing the inherent characteristics of each of the cited comparables. The dollar amounts utilized in this analysis are based on our experience in the subject marketplace, in conjunction with our discussions with other real estate professionals. The following analysis pertains to our rental estimate for the subject's 40, one-bedroom/one-bathroom units that have an average unit size of approximately 699 sf.

Date Last Leased –

All of the cited comparables were rented within six months prior to the date of this report.

Concessions -

The subject does not give concessions to its tenancy. All of the cited comparables are similar to the subject in this regard, rendering adjustments unnecessary.

Structure/Stories -

With respect to type of project, we have given consideration to the subject's design as a part 2 part 3-story, walk-up, apartment complex. Comparable 5 is an elevator-serviced apartment complex which is superior to the subject, therefore rendering a downward adjustment of 2% of the comparables unadjusted rent necessary. All of the remaining cited comparables are similar to the subject in the regard that they are walk-up properties without elevator service, rendering adjustments unnecessary.

Year Built/Renovated –

The subject was reportedly built in 1972 and has received on-going maintenance since it was constructed, in addition to undergoing in unit and exterior renovations in 2017. Given the subject properties recent renovations we estimate it to have an effective age of approximately 25 years. Upon review of the of the cited comparables we have estimated the effected ages of Comparables 1 through 5 at 45 years, 5 years, 10 years, 10 years and 5 years respectively. The comparables were adjusted based on the HUD handbook that indicates that adjustments “should typically be less than \$5 per year or 1 percent of the unadjusted rent”. Our adjustment of 1% of unadjusted rent per decade of difference rounded falls within those parameters. Differences less than 10 years of effective age are insignificant and not considered substantial by renters. Therefore we have adjusted Comparable 1 upward by 2%, while Comparables 2, 3, 4 and 5 were adjusted downward by 2%, 1.5%, 1.5% and 2% respectively.

Condition/Street Appeal -

The subject property was in good condition at the time of inspection and is considered a functional apartment building given its design, construction quality, unit layouts, etc. We have recognized the overall condition and street appeal of the cited comparables as compared to the subject, while taking into consideration the subject recent renovations. Comparable 1 is inferior to the subject in this regard due to its more dated in unit finishes and has been adjusted upward at a rate of 3% of the comparables unadjusted rent for this factor in accordance with HUD guidelines. Comparables 2 and 5 are superior to the subject in this regard and have been adjusted downward for this factor at a rate of 3% of the comparables unadjusted rent for this factor in accordance with HUD guidelines. The remaining cited comparables are generally similar to the subject in this regard, rendering adjustment for this factor unnecessary.

Neighborhood (Location) -

The subject property's location is considered to be average. The subject benefits from its proximity to other residential uses, public transportation, and supporting commercial uses including, retail stores, restaurants, drug stores, etc. We have recognized the locations of each of the cited comparables as compared to the subject. Additionally, we consulted the HUD 2025 Small Area Fair Market Rent for Greenville County South Carolina. The subject property is located in the 29605 zip code with a SAFMR of \$1,100 for one-bedroom units. Comparable 1 is located in the 29615 zip code with a SAFMR of \$1,350 for one-bedroom units. Comparables 2, 3, 4 and 5 are located in the 29607 zip code with a SAFMR of \$1,360 for one-bedroom units. All of the cited comparables are superior to the subject in regards to neighborhood location and have been adjusted downward at a rate of 4% of unadjusted rent.

Same Market? Miles to the Subject? -

We were able to find similar buildings within the same/similar marketplaces as the subject, rendering adjustments for this factor unnecessary. The cited comparables are located 8.78, 4.88, 4.22, 5.54, and 3.85 linear miles from the subject property.

Bedrooms -

The subject property contains one-bedroom apartments. All of the comparables are similar to the subject in this regard, rendering adjustment unnecessary for this factor.

Baths -

The subject property's one-bedroom units feature one bathroom. All of the cited comparables are similar to the subject in this regard, rendering adjustments unnecessary.

Unit Size -

To account for inherent differences in unit size, we have assigned the appropriate adjustments to the respective unit rental rates of the cited comparables. In this instance, we have utilized a size adjustment that equates to \$0.35 psf of floor area. This adjustment is based on our experience in the marketplace and is considered reasonable given the inherent physical and location characteristics of the cited comparables and the subject property. It should be noted that the unit sizes of the cited comparables were provided by the leasing agents and in certain instances were tempered by other information including property record cards, assessor information, third party data sources, etc. Accurate unit information is often difficult to obtain for buildings of this vintage and design.

Balcony, Terrace, Patio -

The subject's units do have balconies or patios. All of the cited comparables are similar to the subject in this regard, rendering an adjustment unnecessary.

Air Conditioning -

The subject provides central air conditioner equipment to its tenancy. All of the cited comparables are similar to the subject in this regard, rendering an adjustment unnecessary.

Appliances -

The subject contains an oven/stove, refrigerator, microwave and dishwasher within each of its units. Appliance amenities within the subject's marketplace typically consist of an oven/stove, refrigerator, and possibly dishwasher and/ or microwave. All of the cited comparables are similar to the subject in this regard, rendering adjustments for this factor unnecessary.

Washer/Dryer -

The subject provides common laundry facilities to its tenants. Comparable 1 is superior to the subject as it only offers in unit laundry hook-ups in addition to common area laundry facilities and has been adjusted downward for this factor. The remaining cited comparables are superior to the subject with washer/dryer within each of its units and have been adjusted downward for this factor.

A washer/dryer can be rented at a rate starting at \$20 per week or roughly \$80 per month. In this instance since the subject property offers common area washers and dryers to its tenancy we are primarily adjusting for the added convenience of the washer and dryer being in unit. In conjunction with the fact that the market based upon our research does not view this appliance as a significant appliance in order to achieve optimum rent, we have assigned a \$30 adjustment for this factor.

Floor Coverings –

The subject provides a mixture of vinyl plank and carpet flooring in the units. All cited comparables are generally similar to the subject in this regard, rendering adjustments for this factor unnecessary.

Window Coverings -

The subject provides shades for each of its units. The cited comparables are similar to the subject in this regard, rendering adjustments for this factor unnecessary.

Cable/Satellite/Internet -

The subject provides access to cable and internet to each of its units. The cost of a cable/internet subscription is borne by the tenant. Comparable 3 is superior to the subject in this regard as they have a required \$75 monthly charge for a cable subscription that is added on to the rent. Therefore we have adjusted this comparable downward by the \$75 charge that is added onto the rent. The remaining cited comparables are similar to the subject in this regard, rendering adjustments for this factor unnecessary.

Special Features-

The subject property offer solid surface counter tops and white appliances. Comparable 1 is similar to the subject in this regard, rendering adjustment for this factor unnecessary. Comparables 2, 3 4 and 5 offer solid surface counter tops and stainless steel appliances which is superior to the subject and therefore they have been adjusted downward for this factor. Special features such as stainless steel appliances and granite, quartz or solid-surface countertops will typically command a higher rent in the market. Tenants are typically willing to pay a higher premium for these features. Typically, when these features are included in the units, they are considered luxury items, and units are assessed an up-charge from the rent that would be charged if unit did not contain these features. We consulted the NMHC/Kingsley Apartment Resident Preferences Report. According to the NMHC/Kingsley Apartment Resident Preferences Report, residents indicated they would expect a renter to pay \$29.92 per month for appliances with premium finishes and \$33.20 per month for premium countertops. After considering all factors, a \$30 adjustment was applied for stainless steel appliances. The remaining cited comparable is similar to the subject in this regard, rendering adjustment for this factor unnecessary.

Parking –

The subject property has approximately 325 on-site lot parking stalls available to its tenancy. Comparables 3 and 4 offer free lot parking in addition to the option to pay for garage parking for additional monthly fees and has been adjusted modestly downward for this option. The remaining cited comparables are similar to the subject in this regard, rendering an adjustment unnecessary.

Extra Storage -

The subject property does not provide storage spaces. Comparable 2 is superior to the subject in this regard as it provides free storage to its tenants, rendering a downward adjustment necessary. The remaining cited comparables are similar to the subject in this regard as they either do not offer extra storage or charge a monthly fee for the amenity, rendering adjustments unnecessary.

Security -

The subject property provides deadlock doors and security lighting/camera. All of the cited comparables are similar to the subject, rendering adjustments for this factor unnecessary.

Clubhouse/Meeting Rooms -

The subject has a small community room. Comparables 2, 4 and 5 are superior to the subject in this regard with both a clubhouse and additional meeting rooms and have been adjusted downward for this factor. Comparable 3 is inferior to the subject without either of these amenities and has been adjusted upward for this factor. The remaining cited comparable is similar to the subject in this regard, rendering adjustment for this factor unnecessary.

Pool/Recreation Area –

The subject has a pool, two play grounds and a sports court for tenants to utilize. All of the comparables are similar to the subject in this regard as they are equipped with pools and fitness centers/recreation areas and adjustments for this factor were deemed unnecessary.

Business Center -

The subject property has a business center for tenants. Comparables 1 and 2 are inferior to the subject in this regard, rendering upward adjustments necessary. All of the remaining cited comparables are similar to the subject in this regard, rendering adjustments unnecessary.

Service Coordination -

The subject property does not offer this amenity. All of the cited comparables are similar to the subject in this regard and an adjustment for this factor was deemed unnecessary.

Non-Shelter Services -

The subject property does not have this amenity. All of the cited comparables are similar to the subject in this regard and an adjustment for this factor was deemed unnecessary.

Neighborhood Network -

The subject property does not have this amenity. All of the cited comparables are similar to the subject in this regard and an adjustment for this factor was deemed unnecessary.

Heat –

The subject units are electrically heated, the cost of which to operate is not included in the rent. All of the cited comparables are similar to the subject in this regard rendering adjustment unnecessary. All adjustments for this and the following utility adjustments have been based off of numbers provided by The Greenville Housing Authority, SC 2024, we have included a copy of this document in the addenda of this report.

Cooling –

The subject units are centrally air conditioned, the cost of which is not included in the rent. All of the cited comparables are similar to the subject in this regard rendering adjustment unnecessary.

Cooking -

The subject contains electric stoves within each of its units, the cost of which is not included in the rent. All of the cited comparables are similar to the subject in this regard rendering adjustment unnecessary.

Hot Water –

Hot water is not included in the stated monthly rental rates for the subject. All of the cited comparables are similar to the subject in this regard rendering adjustment unnecessary.

Electricity -

The cost of electricity is not included in the rent. All of the cited comparables are similar to the subject in this regard rendering adjustment unnecessary.

Cold Water/Sewer –

The subject includes cold water and sewer within its stated unit rental rates. Comparables 1, 2, 3 and 5 are inferior to the subject in this regard as tenants are responsible for the cost of water and sewer and have been adjusted upward for this factor. The remaining cited comparable is similar to the subject in this regard rendering adjustment for this factor unnecessary.

Trash/Recycling –

The subject includes trash and recycling within its stated unit rental rates. Comparables 1, 2 and 3 are inferior to the subject in this regard and have been adjusted upward for this factor. The remaining cited comparables are similar to the subject in this regard rendering adjustments for this factor unnecessary.

In analyzing the economic rental rates for the subject units, we have taken into consideration the strengths and weaknesses of all the cited comparables. We have placed emphasis on unit size, design, location, and condition of the subject units as compared to the cited comparables.

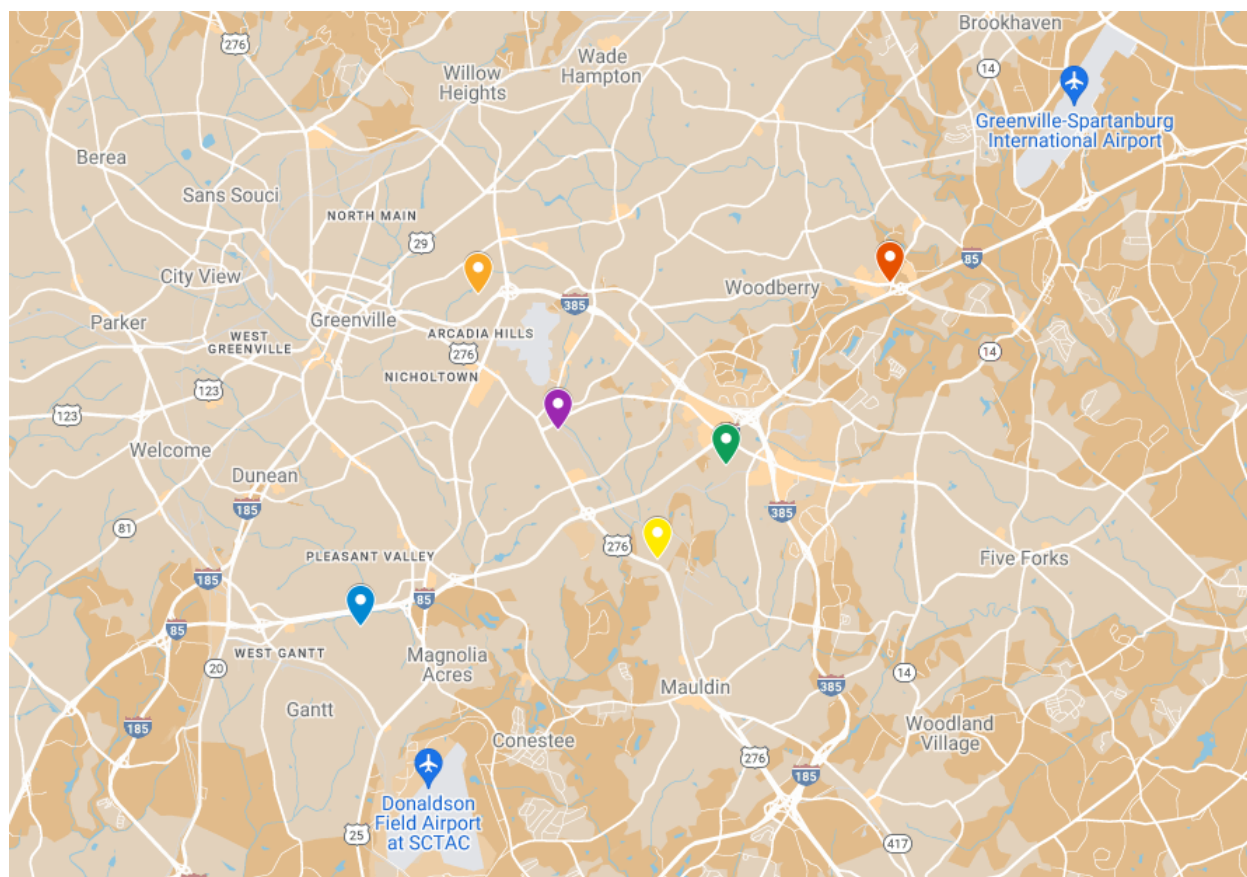
After considering all factors of adjustment, the cited data indicate an adjusted unit rental rate range from \$1,340 - \$1,526 per unit for one-bedroom/one-bath units.







Giving effect to the preceding data in conjunction with our analysis of other apartment properties within the immediate marketplace, the following market rental rates have been estimated for the subject property on a market rate rental basis, as of September 5, 2024.

We have reconciled the subject property's one-bedroom apartment units "as is" at the mid-range of the cited comparables.

<u>UNIT TYPE</u>	<u># UNITS</u>	<u>AVERAGE UNIT SIZE (SF)</u>	<u>ESTIMATED MARKET</u>		<u>PREPARED GRID (Y/N)</u>
			<u>RENT</u>	<u>\$PSF</u>	
1BD/1BA	40	699	\$1,400	\$2.00	Y

RENTAL COMPARABLE MAP (2BR/1BA UNITS AS IS)



-  Ashton Woods Apartments
-  Woodside Eleven
-  MAA Innovation
-  Abberly Market Point Apartm...
-  Trailside Verdae Apartments
-  Highland Square Apartments

Rent Comparability Grid

Unit Type →

Two Bedroom

Subject's FHA #:

SC16-M000-058

Subject		Comp #1		Comp #2		Comp #3		Comp #4		Comp #5	
Highland Square Apartments		Ashton Woods		Woodside Eleven		MAA Innovation		Abberly Market Point		Trailside Verdae	
200 Pine Creek Court Extension		4001 Pelham Road		11 Century Drive		75 Innovation Drive		30 Market Point Drive		180 Woodruff Road	
Greenville, Greenville 29605		Greenville, Greenville 29615		Greenville, Greenville 29607		Greenville, Greenville 29607		Greenville, Greenville 29607		Greenville, Greenville 29607	
A. Rents Charged		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
1	\$ Last Rent / Restricted?	\$1,364		\$1,887		\$1,742		\$1,831		\$2,020	
2	Date Last Leased (mo/yr)	Aug-24		Aug-24		Aug-24		Aug-24		Aug-24	
3	Rent Concessions	N		N		N		N		N	
4	Occupancy for Unit Type	98%		95%		99%		98%		97%	
5	Effective Rent & Rent/ sq. ft	\$1,364	1.27	\$1,887	1.88	\$1,742	1.55	\$1,831	1.71	\$2,020	1.82
In Parts B thru E, adjust only for differences the subject's market values.											
B. Design, Location, Condition		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
6	Structure / Stories	WU/2/3	WU/3	WU/3		WU/3		WU/3		EL/4	(\$40)
7	Yr. Built/Yr. Renovated	1972/2017	1980	2020	(\$35)	2015	(\$25)	2016	(\$25)	2019	(\$40)
8	Condition /Street Appeal	G	A	E	(\$55)	G		G		E	(\$60)
9	Neighborhood	A	G	G	(\$75)	G	(\$70)	G	(\$75)	G	(\$80)
10	Same Market? Miles to Subj	Y/8.78		Y/4.88		Y/4.22		Y/5.54		Y/3.85	
C. Unit Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
11	# Bedrooms	2	2	2		2		2		2	
12	# Baths	1.5	1	2	(\$35)	2	(\$35)	2	(\$35)	2	(\$35)
13	Unit Interior Sq. Ft.	885	1075	1003	(\$40)	1121	(\$85)	1069	(\$65)	1108	(\$80)
14	Balcony/ Patio	Y	Y	Y		Y		Y		Y	
15	AC: Central/ Wall	C	C	C		C		C		C	
16	Range/ refrigerator	Y/Y	Y/Y	Y/Y		Y/Y		Y/Y		Y/Y	
17	Microwave/ Dishwasher	Y/Y	Y/Y	Y/Y		Y/Y		Y/Y		Y/Y	
18	Washer/Dryer	L	L/HU	W/D	(\$30)	W/D	(\$30)	W/D	(\$30)	W/D	(\$30)
19	Floor Coverings	LV/C	C	LVT/C		LVT/C		LVT/C		LVT/C	
20	Window Coverings	Y	Y	Y		Y		Y		Y	
21	Cable/ Satellite/Internet	Y	Y	Y	Y(CABLE\$75)	Y	(\$75)	Y		Y	
22	Special Features	SC/WA	SC/WA	SC/SS	(\$30)	SC/SS	(\$30)	SC/SS	(\$30)	SC/SS	(\$30)
D. Site Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
24	Parking (\$ Fee)	L	L	L		L/G(\$)	(\$10)	G(\$150-\$175)	(\$10)	L	
25	Extra Storage	N	Y(\$45)	Y	(\$5)	Y(\$25)		N		Y(\$30)	
26	Security	Y	Y	Y		Y		Y		Y	
27	Clubhouse/ Meeting Rooms	Y/N	Y/N	Y/Y	(\$5)	N/N	\$5	Y/Y	(\$5)	Y/Y	(\$5)
28	Pool/ Recreation Areas	Y/Y	Y/Y	Y/Y		Y/Y		Y/Y		Y/Y	
29	Business Ctr	Y	N	N	\$5	Y		Y		Y	
30	Service Coordination	N	N	N		N		N		N	
31	Non-shelter Services	N	N	N		N		N		N	
32	Neighborhood Networks	N	N	N		N		N		N	
E. Utilities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
33	Heat (in rent?/ type)	N/E	N/E	N/E		N/E		N/E		N/E	
34	Cooling (in rent?/ type)	N/E	N/E	N/E		N/E		N/E		N/E	
35	Cooking (in rent?/ type)	N/E	N/E	N/E		N/E		N/E		N/E	
36	Hot Water (in rent?/ type)	N/E	N/E	N/E		N/E		N/E		N/E	
37	Other Electric	N	N	N		N		N		N	
38	Cold Water/ Sewer	Y/Y	N/N	N/N	\$77	N/N	\$77	Y/Y		N/N	\$77
39	Trash /Recycling	Y/Y	N/N	N/N	\$29	N/N	\$29	Y/Y		Y/Y	
F. Adjustments Recap		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	# Adjustments B to D	4	3	1	9	1	8		8		9
41	Sum Adjustments B to D	\$105	(\$125)	\$5	(\$310)	\$5	(\$360)		(\$275)		(\$400)
42	Sum Utility Adjustments	\$106		\$106		\$106				\$77	
		Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
43	Net/ Gross Adjmts B to E	\$86	\$336	(\$199)	\$421	(\$249)	\$471	(\$275)	\$275	(\$323)	\$477
G. Adjusted & Market Rents		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+ 43)	\$1,450		\$1,688		\$1,493		\$1,556		\$1,697	
45	Adj Rent/Last rent		106%		89%		86%		85%		84%
46	Estimated Market Rent	\$1,550	\$1.75	Estimated Market Rent/ Sq. Ft							

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Appraiser's Signature

9/5/2024
Date

Attached are
explanations of :

a. why & how each adjustment was made
b. how market rent was derived from adjusted rents
c. how this analysis was used for a similar unit type

Grid was prepared:



Manually



Using HUD's Excel form

The preceding charts depict the major factors influencing rental rates within the subject's marketplace relative to two-bedroom/one-bathroom market rate rental units. The comparables utilized within this analysis provide good insight to the market characteristics that would influence the income capabilities of the subject on an "as is" basis assuming it were a market rate rental property. We have utilized five comparables within this analysis. The purpose of the preceding chart is to aid the reader in visualizing the inherent characteristics of each of the cited comparables. The dollar amounts utilized in this analysis are based on our experience in the subject marketplace, in conjunction with our discussions with other real estate professionals. The following analysis pertains to our rental estimate for the subject's 80, two-bedroom/one and a half-bathroom units that have an average unit size of approximately 885 sf.

Date Last Leased –

All of the cited comparables were rented within six months prior to the date of this report.

Concessions -

The subject does not give concessions to its tenancy. All of the cited comparables are similar to the subject in this regard, rendering adjustments unnecessary.

Structure/Stories -

With respect to type of project, we have given consideration to the subject's design as a part 2 part 3-story, walk-up, apartment complex. Comparable 5 is an elevator-serviced apartment complex which is superior to the subject, therefore rendering a downward adjustment of 2% of the comparables unadjusted rent necessary. All of the remaining cited comparables are similar to the subject in the regard that they are walk-up properties without elevator service, rendering adjustments unnecessary.

Year Built/Renovated –

The subject was reportedly built in 1972 and has received on-going maintenance since it was constructed, in addition to undergoing in unit and exterior renovations in 2017. Given the subject properties recent renovations we estimate it to have an effective age of approximately 25 years. Upon review of the of the cited comparables we have estimated the effected ages of Comparables 1 through 5 at 45 years, 5 years, 10 years, 10 years and 5 years respectively. The comparables were adjusted based on the HUD handbook that indicates that adjustments “should typically be less than \$5 per year or 1 percent of the unadjusted rent”. Our adjustment of 1% of unadjusted rent per decade of difference rounded falls within those parameters. Differences less than 10 years of effective age are insignificant and not considered substantial by renters. Therefore we have adjusted Comparable 1 upward by 2%, while Comparables 2, 3, 4 and 5 were adjusted downward by 2%, 1.5%, 1.5% and 2% respectively.

Condition/Street Appeal -

The subject property was in good condition at the time of inspection and is considered a functional apartment building given its design, construction quality, unit layouts, etc. We have recognized the overall condition and street appeal of the cited comparables as compared to the subject, while taking into consideration the subject recent renovations. Comparable 1 is inferior to the subject in this regard due to its more dated in unit finishes and has been adjusted upward at a rate of 3% of the comparables unadjusted rent for this factor in accordance with HUD guidelines. Comparables 2 and 5 are superior to the subject in this regard and have been adjusted downward for this factor at a rate of 3% of the comparables unadjusted rent for this factor in accordance with HUD guidelines. The remaining cited comparables are generally similar to the subject in this regard, rendering adjustment for this factor unnecessary.

Neighborhood (Location) -

The subject property's location is considered to be average. The subject benefits from its proximity to other residential uses, public transportation, and supporting commercial uses including, retail stores, restaurants, drug stores, etc. We have recognized the locations of each of the cited comparables as compared to the subject. Additionally, we consulted the HUD 2025 Small Area Fair Market Rent for Greenville County South Carolina. The subject property is located in the 29605 zip code with a SAFMR of \$1,220 for two-bedroom units. Comparable 1 is located in the 29615 zip code with a SAFMR of \$1,500 for two-bedroom units. Comparables 2, 3, 4 and 5 are located in the 29607 zip code with a SAFMR of \$1,510 for two-bedroom units. All of the cited comparables are superior to the subject in regards to neighborhood location and have been adjusted downward at a rate of 4% of unadjusted rent.

Same Market? Miles to the Subject? -

We were able to find similar buildings within the same/similar marketplaces as the subject, rendering adjustments for this factor unnecessary. The cited comparables are located 8.78, 4.88, 4.22, 5.54, and 3.85 linear miles from the subject property.

Bedrooms -

The subject property contains two-bedroom apartments. All of the comparables are similar to the subject in this regard, rendering adjustment unnecessary for this factor.

Baths -

The subject property's two-bedroom units feature one and a half bathrooms. Comparable 1 is inferior to the subject with one bathroom in the units and has been adjusted upward for this factor. All of the remaining cited comparables are superior to the subject with two bathrooms, rendering downward adjustments necessary.

Our adjustment rate was determined by searching available online listing sites for residential rentals within Greenville and the surrounding areas. Our research revealed that rental rate differences for units with the same address and an extra half-bathroom and full-bathroom ranged from \$30 per month to \$75 per month after taking into account other differing factors (i.e. size, condition, etc.). We have chosen adjustment factors that fall within this range at \$35 per month for an extra half-bathroom and \$50 for an extra full-bathroom.

Unit Size -

To account for inherent differences in unit size, we have assigned the appropriate adjustments to the respective unit rental rates of the cited comparables. In this instance, we have utilized a size adjustment that equates to \$0.35 psf of floor area. This adjustment is based on our experience in the marketplace and is considered reasonable given the inherent physical and location characteristics of the cited comparables and the subject property. It should be noted that the unit sizes of the cited comparables were provided by the leasing agents and in certain instances were tempered by other information including property record cards, assessor information, third party data sources, etc. Accurate unit information is often difficult to obtain for buildings of this vintage and design.

Balcony, Terrace, Patio -

The subject's units do have balconies or patios. All of the cited comparables are similar to the subject in this regard, rendering an adjustment unnecessary.

Air Conditioning -

The subject provides central air conditioner equipment to its tenancy. All of the cited comparables are similar to the subject in this regard, rendering an adjustment unnecessary.

Appliances -

The subject contains an oven/stove, refrigerator, microwave and dishwasher within each of its units. Appliance amenities within the subject's marketplace typically consist of an oven/stove, refrigerator, and possibly dishwasher and/ or microwave. All of the cited comparables are similar to the subject in this regard, rendering adjustments for this factor unnecessary.

Washer/Dryer -

The subject provides common laundry facilities to its tenants. Comparable 1 is superior to the subject as it only offers in unit laundry hook-ups in addition to common area laundry facilities and has been adjusted downward for this factor. The remaining cited comparables are superior to the subject with washer/dryer within each of its units and have been adjusted downward for this factor.

A washer/dryer can be rented at a rate starting at \$20 per week or roughly \$80 per month. In this instance since the subject property offers common area washers and dryers to its tenancy we are primarily adjusting for the added convenience of the washer and dryer being in unit. In conjunction with the fact that the market based upon our research does not view this appliance as a significant appliance in order to achieve optimum rent, we have assigned a \$30 adjustment for this factor.

Floor Coverings –

The subject provides a mixture of vinyl plank and carpet flooring in the units. All cited comparables are generally similar to the subject in this regard, rendering adjustments for this factor unnecessary.

Window Coverings -

The subject provides shades for each of its units. The cited comparables are similar to the subject in this regard, rendering adjustments for this factor unnecessary.

Cable/Satellite/Internet -

The subject provides access to cable and internet to each of its units. The cost of a cable/internet subscription is borne by the tenant. Comparable 3 is superior to the subject in this regard as they have a required \$75 monthly charge for a cable subscription that is added on to the rent. Therefore we have adjusted this comparable downward by the \$75 charge that is added onto the rent. The remaining cited comparables are similar to the subject in this regard, rendering adjustments for this factor unnecessary.

Special Features-

The subject property offer solid surface counter tops and white appliances. Comparable 1 is similar to the subject in this regard, rendering adjustment for this factor unnecessary. Comparables 2, 3 4 and 5 offer solid surface counter tops and stainless steel appliances which is superior to the subject and therefore they have been adjusted downward for this factor. Special features such as stainless steel appliances and granite, quartz or solid-surface countertops will typically command a higher rent in the market. Tenants are typically willing to pay a higher premium for these features. Typically, when these features are included in the units, they are considered luxury items, and units are assessed an up-charge from the rent that would be charged if unit did not contain these features. We consulted the NMHC/Kingsley Apartment Resident Preferences Report. According to the NMHC/Kingsley Apartment Resident Preferences Report, residents indicated they would expect a renter to pay \$29.92 per month for appliances with premium finishes and \$33.20 per month for premium countertops. After considering all factors, a \$30 adjustment was applied for stainless steel appliances. The remaining cited comparable is similar to the subject in this regard, rendering adjustment for this factor unnecessary.

Parking –

The subject property has approximately 325 on-site lot parking stalls available to its tenancy. Comparables 3 and 4 offer free lot parking in addition to the option to pay for garage parking for additional monthly fees and has been adjusted modestly downward for this option. The remaining cited comparables are similar to the subject in this regard, rendering an adjustment unnecessary.

Extra Storage -

The subject property does not provide storage spaces. Comparable 2 is superior to the subject in this regard as it provides free storage to its tenants, rendering a downward adjustment necessary. The remaining cited comparables are similar to the subject in this regard as they either do not offer extra storage or charge a monthly fee for the amenity, rendering adjustments unnecessary.

Security -

The subject property provides deadlock doors and security lighting/camera. All of the cited comparables are similar to the subject, rendering adjustments for this factor unnecessary.

Clubhouse/Meeting Rooms -

The subject has a small community room. Comparables 2, 4 and 5 are superior to the subject in this regard with both a clubhouse and additional meeting rooms and have been adjusted downward for this factor. Comparable 3 is inferior to the subject without either of these amenities and has been adjusted upward for this factor. The remaining cited comparable is similar to the subject in this regard, rendering adjustment for this factor unnecessary.

Pool/Recreation Area –

The subject has a pool, two play grounds and a sports court for tenants to utilize. All of the comparables are similar to the subject in this regard as they are equipped with pools and fitness centers/recreation areas and adjustments for this factor were deemed unnecessary.

Business Center -

The subject property has a business center for tenants. Comparables 1 and 2 are inferior to the subject in this regard, rendering upward adjustments necessary. All of the remaining cited comparables are similar to the subject in this regard, rendering adjustments unnecessary.

Service Coordination -

The subject property does not offer this amenity. All of the cited comparables are similar to the subject in this regard and an adjustment for this factor was deemed unnecessary.

Non-Shelter Services -

The subject property does not have this amenity. All of the cited comparables are similar to the subject in this regard and an adjustment for this factor was deemed unnecessary.

Neighborhood Network -

The subject property does not have this amenity. All of the cited comparables are similar to the subject in this regard and an adjustment for this factor was deemed unnecessary.

Heat –

The subject units are electrically heated, the cost of which to operate is not included in the rent. All of the cited comparables are similar to the subject in this regard rendering adjustment unnecessary. All adjustments for this and the following utility adjustments have been based off of numbers provided by The Greenville Housing Authority, SC 2024, we have included a copy of this document in the addenda of this report.

Cooling –

The subject units are centrally air conditioned, the cost of which is not included in the rent. All of the cited comparables are similar to the subject in this regard rendering adjustment unnecessary.

Cooking -

The subject contains electric stoves within each of its units, the cost of which is not included in the rent. All of the cited comparables are similar to the subject in this regard rendering adjustment unnecessary.

Hot Water –

Hot water is not included in the stated monthly rental rates for the subject. All of the cited comparables are similar to the subject in this regard rendering adjustment unnecessary.

Electricity -

The cost of electricity is not included in the rent. All of the cited comparables are similar to the subject in this regard rendering adjustment unnecessary.

Cold Water/Sewer –

The subject includes cold water and sewer within its stated unit rental rates. Comparables 1, 2, 3 and 5 are inferior to the subject in this regard as tenants are responsible for the cost of water and sewer and have been adjusted upward for this factor. The remaining cited comparable is similar to the subject in this regard rendering adjustment for this factor unnecessary.

Trash/Recycling –

The subject includes trash and recycling within its stated unit rental rates. Comparables 1, 2 and 3 are inferior to the subject in this regard and have been adjusted upward for this factor. The remaining cited comparables are similar to the subject in this regard rendering adjustments for this factor unnecessary.

In analyzing the economic rental rates for the subject units, we have taken into consideration the strengths and weaknesses of all the cited comparables. We have placed emphasis on unit size, design, location, and condition of the subject units as compared to the cited comparables.

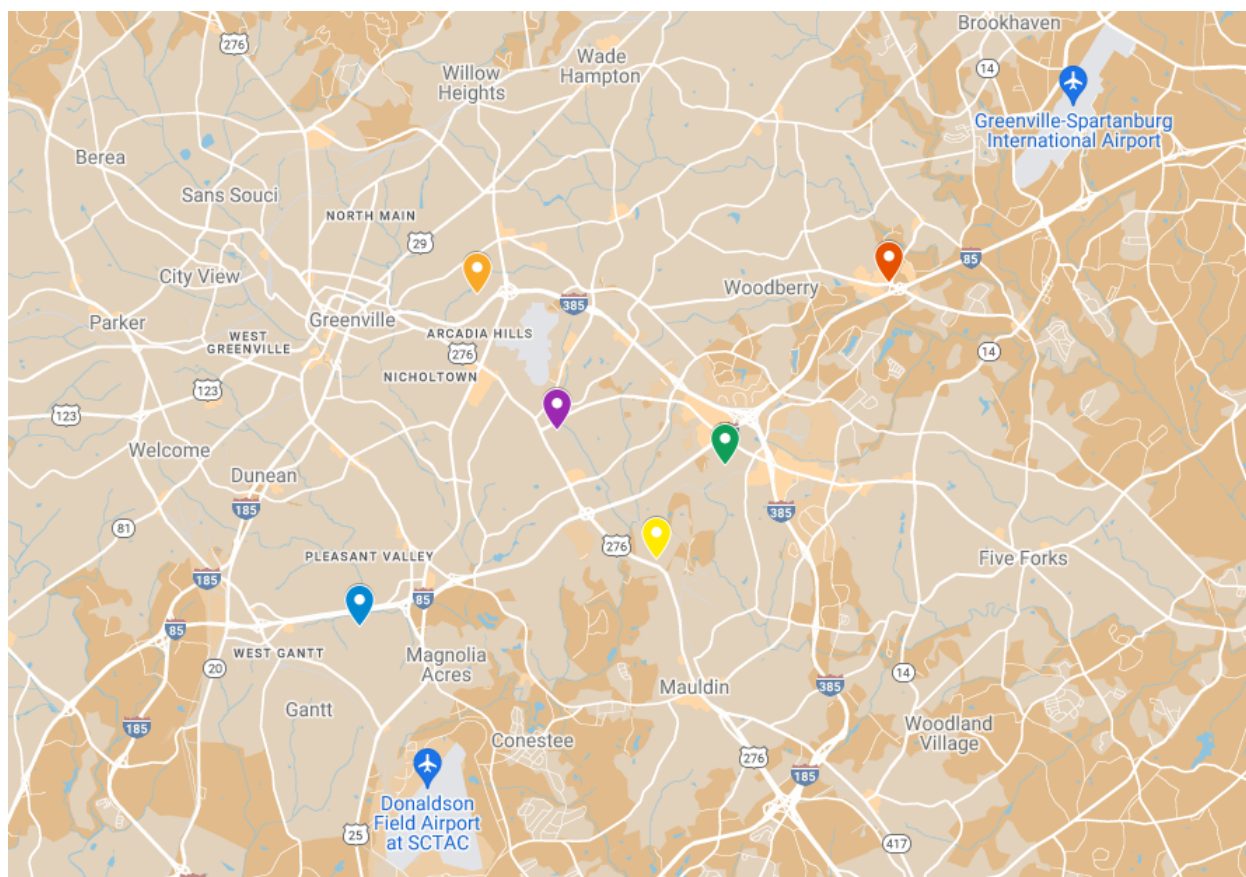
After considering all factors of adjustment, the cited data indicate an adjusted unit rental rate range from \$1,450 - \$1,697 per unit for two-bedroom/one-and a half-bath units.





Giving effect to the preceding data in conjunction with our analysis of other apartment properties within the immediate marketplace, the following market rental rates have been estimated for the subject property on a market rate rental basis, as of September 5, 2024.

We have reconciled the subject property's two-bedroom apartment units "as is" at the mid-range of the cited comparables.

<u>UNIT TYPE</u>	<u># UNITS</u>	<u>AVERAGE UNIT SIZE (SF)</u>	<u>ESTIMATED MARKET</u>		<u>PREPARED GRID (Y/N)</u>
			<u>RENT</u>	<u>\$PSF</u>	
2BD/1.5BA	80	885	\$1,550	\$1.75	Y

RENTAL COMPARABLE MAP (3BR/2BA UNITS AS IS)



-  Ashton Woods Apartments
-  Woodside Eleven
-  MAA Innovation
-  Abberly Market Point Apartm...
-  Trailside Verdae Apartments
-  Highland Square Apartments

Rent Comparability Grid

Unit Type →

Three Bedroom

Subject's FHA #:

SC16-M000-058

	Subject	Comp #1	Comp #2	Comp #3	Comp #4	Comp #5
	Highland Square Apartments	Ashton Woods	Woodside Eleven	MAA Innovation	Abberly Market Point	Trailside Verdae
	200 Pine Creek Court Extension	4001 Pelham Road	11 Century Drive	75 Innovation Drive	30 Market Point Drive	180 Woodruff Road
	Greenville, Greenville 29605	Greenville, Greenville 29615	Greenville, Greenville 29607	Greenville, Greenville 29607	Greenville, Greenville 29607	Greenville, Greenville 29607
A.	Rents Charged	Data	Data	Data	Data	Data
1	\$ Last Rent / Restricted?	\$1,497	\$2,561	\$2,122	\$2,143	\$2,120
2	Date Last Leased (mo/yr)	Aug-24	Aug-24	Apr-24	Aug-24	Aug-24
3	Rent Concessions	N	N	N	N	N
4	Occupancy for Unit Type	98%	95%	99%	98%	97%
5	Effective Rent & Rent/ sq. ft	\$1,497 1.16	\$2,561 1.99	\$2,122 1.54	\$2,143 1.59	\$2,120 1.60
In Parts B thru E, adjust only for differences the subject's market values.						
B.	Design, Location, Condition	Data	Data	Data	Data	Data
6	Structure / Stories	WU/2/3	WU/3	WU/3	WU/3	EL/4
7	Yr. Built/Yr. Renovated	1972/2017	1980 \$30	2020 (\$50)	2015 (\$30)	2016 (\$30)
8	Condition /Street Appeal	G	A \$45	E (\$75)	G	E (\$65)
9	Neighborhood	A	G (\$60)	G (\$100)	G (\$85)	G (\$85)
10	Same Market? Miles to Subj	Y/8.78	Y/4.88	Y/4.22	Y/5.54	Y/3.85
C.	Unit Equipment/ Amenities	Data	Data	Data	Data	Data
11	# Bedrooms	3	3	3	3	3
12	# Baths	2	2	2	2	2
13	Unit Interior Sq. Ft.	1250	1290 (\$15)	1288 (\$15)	1380 (\$45)	1344 (\$35)
14	Balcony/ Patio	Y	Y	Y	Y	Y
15	AC: Central/ Wall	C	C	C	C	C
16	Range/ refrigerator	Y/Y	Y/Y	Y/Y	Y/Y	Y/Y
17	Microwave/ Dishwasher	Y/Y	Y/Y	Y/Y	Y/Y	Y/Y
18	Washer/Dryer	L	L/HU (\$5)	W/D (\$30)	W/D (\$30)	W/D (\$30)
19	Floor Coverings	LV/C	C	LVT/C	LVT/C	LVT/C
20	Window Coverings	Y	Y	Y	Y	Y
21	Cable/ Satellite/Internet	Y	Y	Y (CABLE\$75)	Y (\$75)	Y
22	Special Features	SC/WA	SC/WA	SC/SS (\$30)	SC/SS (\$30)	SC/SS (\$30)
D	Site Equipment/ Amenities	Data	Data	Data	Data	Data
24	Parking (\$ Fee)	L	L	L	L/G(\$)	G(\$150-\$175)
25	Extra Storage	N	Y(\$45)	Y (\$5)	Y(\$25)	N
26	Security	Y	Y	Y	Y	Y
27	Clubhouse/ Meeting Rooms	Y/N	Y/N	Y/Y (\$5)	N/N \$5	Y/Y (\$5)
28	Pool/ Recreation Areas	Y/Y	Y/Y	Y/Y	Y/Y	Y/Y
29	Business Ctr	Y	N \$5	N \$5	Y	Y
30	Service Coordination	N	N	N	N	N
31	Non-shelter Services	N	N	N	N	N
32	Neighborhood Networks	N	N	N	N	N
E.	Utilities	Data	Data	Data	Data	Data
33	Heat (in rent?/ type)	N/E	N/E	N/E	N/E	N/E
34	Cooling (in rent?/ type)	N/E	N/E	N/E	N/E	N/E
35	Cooking (in rent?/ type)	N/E	N/E	N/E	N/E	N/E
36	Hot Water (in rent?/ type)	N/E	N/E	N/E	N/E	N/E
37	Other Electric	N	N	N	N	N
38	Cold Water/ Sewer	Y/Y	N/N \$92	N/N \$92	N/N \$92	N/N \$92
39	Trash /Recycling	Y/Y	N/N \$29	N/N \$29	N/N \$29	N/N \$29
F.	Adjustments Recap	Pos	Neg	Pos	Neg	Pos
40	# Adjustments B to D	3	3	1	8	7
41	Sum Adjustments B to D	\$80	(\$80)	\$5	(\$310)	(\$305)
42	Sum Utility Adjustments	\$121		\$121		\$121
		Net	Gross	Net	Gross	Net
43	Net/ Gross Adjmts B to E	\$121	\$281	(\$184)	\$436	(\$179)
G.	Adjusted & Market Rents	Adj. Rent	Adj. Rent	Adj. Rent	Adj. Rent	Adj. Rent
44	Adjusted Rent (5+ 43)	\$1,618	\$2,377	\$1,943	\$1,918	\$1,892
45	Adj Rent/Last rent		108%	93%	92%	90%
46	Estimated Market Rent	\$1,900	\$1.52	Estimated Market Rent/ Sq. Ft		

Appraiser's Signature

9/5/2024
DateAttached are
explanations of :a. why & how each adjustment was made
b. how market rent was derived from adjusted rents
c. how this analysis was used for a similar unit type

Grid was prepared:



Manually



Using HUD's Excel form

The preceding charts depict the major factors influencing rental rates within the subject's marketplace relative to three-bedroom/one and a half-bathroom market rate rental units. The comparables utilized within this analysis provide good insight to the market characteristics that would influence the income capabilities of the subject on an "as is" basis assuming it were a market rate rental property. We have utilized five comparables within this analysis. The purpose of the preceding chart is to aid the reader in visualizing the inherent characteristics of each of the cited comparables. The dollar amounts utilized in this analysis are based on our experience in the subject marketplace, in conjunction with our discussions with other real estate professionals. The following analysis pertains to our rental estimate for the subject's 32, three-bedroom/two bathroom units that have an average unit size of approximately 1,250 sf.

Date Last Leased –

All of the cited comparables were rented within six months prior to the date of this report.

Concessions -

The subject does not give concessions to its tenancy. All of the cited comparables are similar to the subject in this regard, rendering adjustments unnecessary.

Structure/Stories -

With respect to type of project, we have given consideration to the subject's design as a part 2 part 3-story, walk-up, apartment complex. Comparable 5 is an elevator-serviced apartment complex which is superior to the subject, therefore rendering a downward adjustment of 2% of the comparables unadjusted rent necessary. All of the remaining cited comparables are similar to the subject in the regard that they are walk-up properties without elevator service, rendering adjustments unnecessary.

Year Built/Renovated –

The subject was reportedly built in 1972 and has received on-going maintenance since it was constructed, in addition to undergoing in unit and exterior renovations in 2017. Given the subject properties recent renovations we estimate it to have an effective age of approximately 25 years. Upon review of the of the cited comparables we have estimated the effected ages of Comparables 1 through 5 at 45 years, 5 years, 10 years, 10 years and 5 years respectively. The comparables were adjusted based on the HUD handbook that indicates that adjustments “should typically be less than \$5 per year or 1 percent of the unadjusted rent”. Our adjustment of 1% of unadjusted rent per decade of difference rounded falls within those parameters. Differences less than 10 years of effective age are insignificant and not considered substantial by renters. Therefore we have adjusted Comparable 1 upward by 2%, while Comparables 2, 3, 4 and 5 were adjusted downward by 2%, 1.5%, 1.5% and 2% respectively.

Condition/Street Appeal -

The subject property was in good condition at the time of inspection and is considered a functional apartment building given its design, construction quality, unit layouts, etc. We have recognized the overall condition and street appeal of the cited comparables as compared to the subject, while taking into consideration the subject recent renovations. Comparable 1 is inferior to the subject in this regard due to its more dated in unit finishes and has been adjusted upward at a rate of 3% of the comparables unadjusted rent for this factor in accordance with HUD guidelines. Comparables 2 and 5 are superior to the subject in this regard and have been adjusted downward for this factor at a rate of 3% of the comparables unadjusted rent for this factor in accordance with HUD guidelines. The remaining cited comparables are generally similar to the subject in this regard, rendering adjustment for this factor unnecessary.

Neighborhood (Location) -

The subject property's location is considered to be average. The subject benefits from its proximity to other residential uses, public transportation, and supporting commercial uses including, retail stores, restaurants, drug stores, etc. We have recognized the locations of each of the cited comparables as compared to the subject. Additionally, we consulted the HUD 2025 Small Area Fair Market Rent for Greenville County South Carolina. The subject property is located in the 29605 zip code with a SAFMR of \$1,490 for three-bedroom units. Comparable 1 is located in the 29615 zip code with a SAFMR of \$1,840 for three-bedroom units. Comparables 2, 3, 4 and 5 are located in the 29607 zip code with a SAFMR of \$1,850 for three-bedroom units. All of the cited comparables are superior to the subject in regards to neighborhood location and have been adjusted downward at a rate of 4% of unadjusted rent.

Same Market? Miles to the Subject? -

We were able to find similar buildings within the same/similar marketplaces as the subject, rendering adjustments for this factor unnecessary. The cited comparables are located 8.78, 4.88, 4.22, 5.54, and 3.85 linear miles from the subject property.

Bedrooms -

The subject property contains three-bedroom apartments. All of the comparables are similar to the subject in this regard, rendering adjustment unnecessary for this factor.

Baths -

The subject property's three-bedroom units feature two bathrooms. All of the cited comparables are similar to the subject in this regard, rendering adjustment unnecessary for this factor.

Unit Size -

To account for inherent differences in unit size, we have assigned the appropriate adjustments to the respective unit rental rates of the cited comparables. In this instance, we have utilized a size adjustment that equates to \$0.35 psf of floor area. This adjustment is based on our experience in the marketplace and is considered reasonable given the inherent physical and location characteristics of the cited comparables and the subject property. It should be noted that the unit sizes of the cited comparables were provided by the leasing agents and in certain instances were tempered by other information including property record cards, assessor information, third party data sources, etc. Accurate unit information is often difficult to obtain for buildings of this vintage and design.

Balcony, Terrace, Patio -

The subject's units do have balconies or patios. All of the cited comparables are similar to the subject in this regard, rendering an adjustment unnecessary.

Air Conditioning -

The subject provides central air conditioner equipment to its tenancy. All of the cited comparables are similar to the subject in this regard, rendering an adjustment unnecessary.

Appliances -

The subject contains an oven/stove, refrigerator, microwave and dishwasher within each of its units. Appliance amenities within the subject's marketplace typically consist of an oven/stove, refrigerator, and possibly dishwasher and/ or microwave. All of the cited comparables are similar to the subject in this regard, rendering adjustments for this factor unnecessary.

Washer/Dryer -

The subject provides common laundry facilities to its tenants. Comparable 1 is superior to the subject as it only offers in unit laundry hook-ups in addition to common area laundry facilities and has been adjusted downward for this factor. The remaining cited comparables are superior to the subject with washer/dryer within each of its units and have been adjusted downward for this factor.

A washer/dryer can be rented at a rate starting at \$20 per week or roughly \$80 per month. In this instance since the subject property offers common area washers and dryers to its tenancy we are primarily adjusting for the added convenience of the washer and dryer being in unit. In conjunction with the fact that the market based upon our research does not view this appliance as a significant appliance in order to achieve optimum rent, we have assigned a \$30 adjustment for this factor.

Floor Coverings –

The subject provides a mixture of vinyl plank and carpet flooring in the units. All cited comparables are generally similar to the subject in this regard, rendering adjustments for this factor unnecessary.

Window Coverings -

The subject provides shades for each of its units. The cited comparables are similar to the subject in this regard, rendering adjustments for this factor unnecessary.

Cable/Satellite/Internet -

The subject provides access to cable and internet to each of its units. The cost of a cable/internet subscription is borne by the tenant. Comparable 3 is superior to the subject in this regard as they have a required \$75 monthly charge for a cable subscription that is added on to the rent. Therefore we have adjusted this comparable downward by the \$75 charge that is added onto the rent. The remaining cited comparables are similar to the subject in this regard, rendering adjustments for this factor unnecessary.

Special Features-

The subject property offer solid surface counter tops and white appliances. Comparable 1 is similar to the subject in this regard, rendering adjustment for this factor unnecessary. Comparables 2, 3 4 and 5 offer solid surface counter tops and stainless steel appliances which is superior to the subject and therefore they have been adjusted downward for this factor. Special features such as stainless steel appliances and granite, quartz or solid-surface countertops will typically command a higher rent in the market. Tenants are typically willing to pay a higher premium for these features. Typically, when these features are included in the units, they are considered luxury items, and units are assessed an up-charge from the rent that would be charged if unit did not contain these features. We consulted the NMHC/Kingsley Apartment Resident Preferences Report. According to the NMHC/Kingsley Apartment Resident Preferences Report, residents indicated they would expect a renter to pay \$29.92 per month for appliances with premium finishes and \$33.20 per month for premium countertops. After considering all factors, a \$30 adjustment was applied for stainless steel appliances. The remaining cited comparable is similar to the subject in this regard, rendering adjustment for this factor unnecessary.

Parking –

The subject property has approximately 325 on-site lot parking stalls available to its tenancy. Comparables 3 and 4 offer free lot parking in addition to the option to pay for garage parking for additional monthly fees and has been adjusted modestly downward for this option. The remaining cited comparables are similar to the subject in this regard, rendering an adjustment unnecessary.

Extra Storage -

The subject property does not provide storage spaces. Comparable 2 is superior to the subject in this regard as it provides free storage to its tenants, rendering a downward adjustment necessary. The remaining cited comparables are similar to the subject in this regard as they either do not offer extra storage or charge a monthly fee for the amenity, rendering adjustments unnecessary.

Security -

The subject property provides deadlock doors and security lighting/camera. All of the cited comparables are similar to the subject, rendering adjustments for this factor unnecessary.

Clubhouse/Meeting Rooms -

The subject has a small community room. Comparables 2, 4 and 5 are superior to the subject in this regard with both a clubhouse and additional meeting rooms and have been adjusted downward for this factor. Comparable 3 is inferior to the subject without either of these amenities and has been adjusted upward for this factor. The remaining cited comparable is similar to the subject in this regard, rendering adjustment for this factor unnecessary.

Pool/Recreation Area –

The subject has a pool, two play grounds and a sports court for tenants to utilize. All of the comparables are similar to the subject in this regard as they are equipped with pools and fitness centers/recreation areas and adjustments for this factor were deemed unnecessary.

Business Center -

The subject property has a business center for tenants. Comparables 1 and 2 are inferior to the subject in this regard, rendering upward adjustments necessary. All of the remaining cited comparables are similar to the subject in this regard, rendering adjustments unnecessary.

Service Coordination -

The subject property does not offer this amenity. All of the cited comparables are similar to the subject in this regard and an adjustment for this factor was deemed unnecessary.

Non-Shelter Services -

The subject property does not have this amenity. All of the cited comparables are similar to the subject in this regard and an adjustment for this factor was deemed unnecessary.

Neighborhood Network -

The subject property does not have this amenity. All of the cited comparables are similar to the subject in this regard and an adjustment for this factor was deemed unnecessary.

Heat –

The subject units are electrically heated, the cost of which to operate is not included in the rent. All of the cited comparables are similar to the subject in this regard rendering adjustment unnecessary. All adjustments for this and the following utility adjustments have been based off of numbers provided by The Greenville Housing Authority, SC 2024, we have included a copy of this document in the addenda of this report.

Cooling –

The subject units are centrally air conditioned, the cost of which is not included in the rent. All of the cited comparables are similar to the subject in this regard rendering adjustment unnecessary.

Cooking -

The subject contains electric stoves within each of its units, the cost of which is not included in the rent. All of the cited comparables are similar to the subject in this regard rendering adjustment unnecessary.

Hot Water –

Hot water is not included in the stated monthly rental rates for the subject. All of the cited comparables are similar to the subject in this regard rendering adjustment unnecessary.

Electricity -

The cost of electricity is not included in the rent. All of the cited comparables are similar to the subject in this regard rendering adjustment unnecessary.

Cold Water/Sewer –

The subject includes cold water and sewer within its stated unit rental rates. Comparables 1, 2, 3 and 5 are inferior to the subject in this regard as tenants are responsible for the cost of water and sewer and have been adjusted upward for this factor. The remaining cited comparable is similar to the subject in this regard rendering adjustment for this factor unnecessary.

Trash/Recycling –

The subject includes trash and recycling within its stated unit rental rates. Comparables 1, 2 and 3 are inferior to the subject in this regard and have been adjusted upward for this factor. The remaining cited comparables are similar to the subject in this regard rendering adjustments for this factor unnecessary.

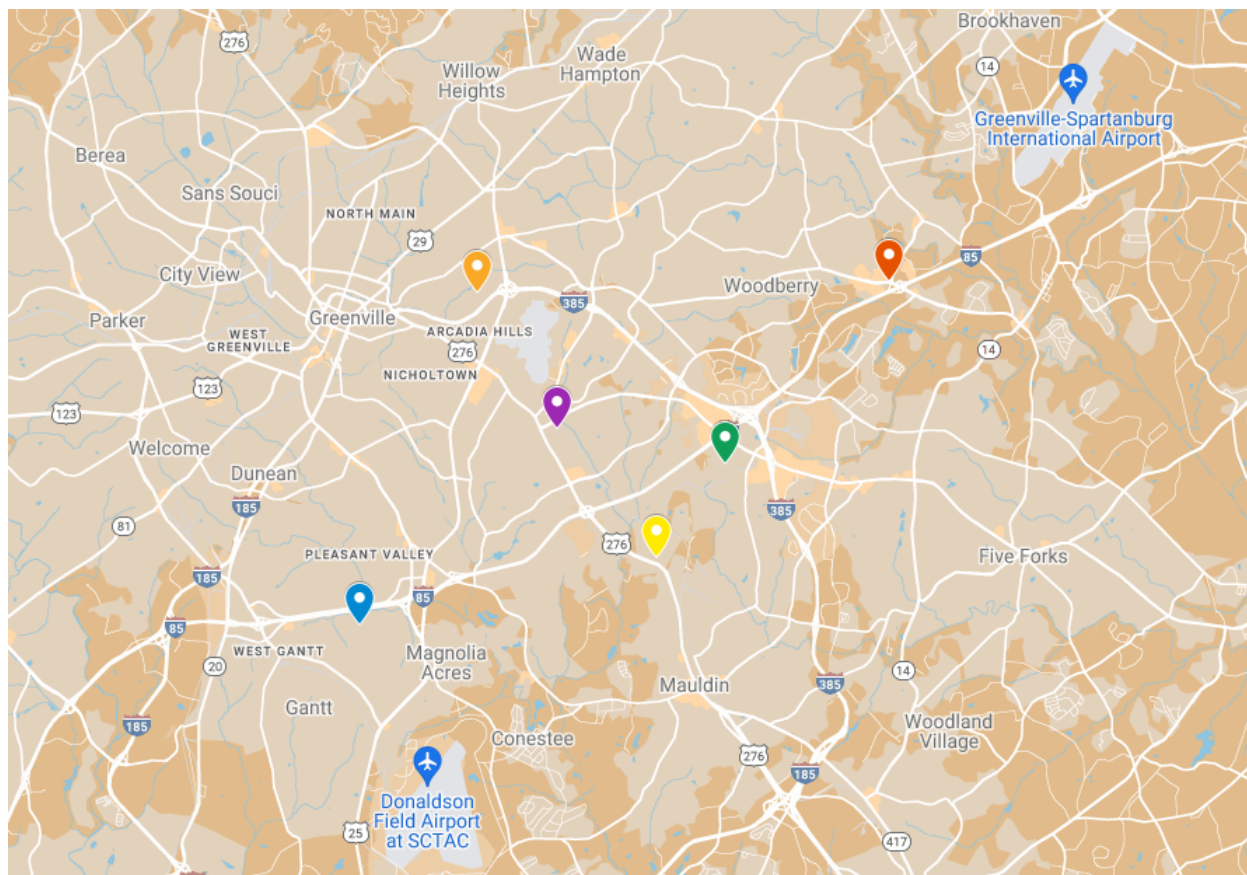
In analyzing the economic rental rates for the subject units, we have taken into consideration the strengths and weaknesses of all the cited comparables. We have placed emphasis on unit size, design, location, and condition of the subject units as compared to the cited comparables.

After considering all factors of adjustment, the cited data indicate an adjusted unit rental rate range from \$1,618 - \$2,377 per unit for three-bedroom/two-bath units.

Giving effect to the preceding data in conjunction with our analysis of other apartment properties within the immediate marketplace, the following market rental rates have been estimated for the subject property on a market rate rental basis, as of September 5, 2024.

We have reconciled the subject property's three-bedroom apartment units "as is" at the mid-range of the cited comparables.

<u>UNIT TYPE</u>	<u># UNITS</u>	<u>AVERAGE UNIT SIZE (SF)</u>	<u>ESTIMATED MARKET</u>		<u>PREPARED GRID (Y/N)</u>
			<u>RENT</u>	<u>\$PSF</u>	
3BD/2BA	32	1,250	\$1,900	\$1.52	Y

RENTAL COMPARABLE MAP (1BD/1BA UNITS AS COMPLETE)

-  Ashton Woods Apartments
-  Woodside Eleven
-  MAA Innovation
-  Abberly Market Point Apartm...
-  Trailside Verdae Apartments
-  Highland Square Apartments

Rent Comparability Grid

Unit Type →

One Bedroom

Subject's FHA #:

SC16-M000-058

Subject		Comp #1		Comp #2		Comp #3		Comp #4		Comp #5	
Highland Square Apartments		Ashton Woods		Woodside Eleven		MAA Innovation		Abberly Market Point		Trailside Verdae	
200 Pine Creek Court Extension		4001 Pelham Road		11 Century Drive		75 Innovation Drive		30 Market Point Drive		180 Woodruff Road	
Greenville, Greenville 29605		Greenville	Greenville	Greenville	Greenville	Greenville	Greenville	Greenville	Greenville	Greenville	Greenville
		29615		29607		29607		29607		29607	
A.	Rents Charged	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
1	\$ Last Rent / Restricted?	\$1,296		\$1,532		\$1,557		\$1,505		\$1,760	
2	Date Last Leased (mo/yr)	Aug-24		Aug-24		Aug-24		Aug-24		Aug-24	
3	Rent Concessions	N		N		N		N		N	
4	Occupancy for Unit Type	98%		95%		99%		98%		97%	
5	Effective Rent & Rent/ sq. ft	\$1,296	1.92	\$1,532	2.02	\$1,557	2.04	\$1,505	2.10	\$1,760	2.22
In Parts B thru E, adjust only for differences the subject's market values.											
B.	Design, Location, Condition	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
6	Structure / Stories	WU/2/3		WU/3		WU/3		WU/3		EL/4	(\$35)
7	Yr. Built/Yr. Renovated	1972/2017/2024		1980	\$45	2020		2015		2016	
8	Condition /Street Appeal	E		A	\$80	E		G	\$60	G	\$60
9	Neighborhood	A		G	(\$50)	G	(\$60)	G	(\$60)	G	(\$70)
10	Same Market? Miles to Subj	Y/8.78		Y/4.88		Y/4.22		Y/5.54		Y/3.85	
C.	Unit Equipment/ Amenities	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
11	# Bedrooms	1		1		1		1		1	
12	# Baths	1		1		1		1		1	
13	Unit Interior Sq. Ft.	699	\$10	758	(\$20)	762	(\$20)	716	(\$5)	793	(\$35)
14	Balcony/ Patio	Y		Y		Y		Y		Y	
15	AC: Central/ Wall	C		C		C		C		C	
16	Range/ refrigerator	Y/Y		Y/Y		Y/Y		Y/Y		Y/Y	
17	Microwave/ Dishwasher	Y/Y		Y/Y		Y/Y		Y/Y		Y/Y	
18	Washer/Dryer	L	(\$5)	W/D	(\$30)	W/D	(\$30)	W/D	(\$30)	W/D	(\$30)
19	Floor Coverings	LVT	\$5	LVT/C		LVT/C		LVT/C		LVT/C	
20	Window Coverings	Y		Y		Y		Y		Y	
21	Cable/ Satellite/Internet	Y(WIFI)	\$55	Y	\$55	Y(CABLE\$75)	(\$20)	Y	\$55	Y	\$55
22	Special Features	SC/SS	\$30	SC/SS		SC/SS		SC/SS		SC/SS	
D.	Site Equipment/ Amenities	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
24	Parking (\$ Fee)	L		L		L/G(\$)	(\$10)	G(\$150-\$175)	(\$10)	L	
25	Extra Storage	N	Y(\$45)	Y	(\$5)	Y(\$25)		N		Y(\$30)	
26	Security	Y		Y		Y		Y		Y	
27	Clubhouse/ Meeting Rooms	Y/N	Y/N	Y/Y	(\$5)	N/N	\$5	Y/Y	(\$5)	Y/Y	(\$5)
28	Pool/ Recreation Areas	Y/Y		Y/Y		Y/Y		Y/Y		Y/Y	
29	Business Ctr	Y	\$5	N	\$5	Y		Y		Y	
30	Service Coordination	N		N		N		N		N	
31	Non-shelter Services	N		N		N		N		N	
32	Neighborhood Networks	N		N		N		N		N	
E.	Utilities	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
33	Heat (in rent?/ type)	N/E		N/E		N/E		N/E		N/E	
34	Cooling (in rent?/ type)	N/E		N/E		N/E		N/E		N/E	
35	Cooking (in rent?/ type)	N/E		N/E		N/E		N/E		N/E	
36	Hot Water (in rent?/ type)	N/E		N/E		N/E		N/E		N/E	
37	Other Electric	N		N		N		N		N	
38	Cold Water/ Sewer	Y/Y	\$61	N/N	\$61	N/N	\$61	Y/Y		N/N	\$61
39	Trash /Recycling	Y/Y	\$29	N/N	\$29	N/N	\$29	Y/Y		Y/Y	
F.	Adjustments Recap	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	# Adjustments B to D	7	2	2	5	2	5	2	5	1	5
41	Sum Adjustments B to D	\$230	(\$55)	\$60	(\$120)	\$65	(\$140)	\$115	(\$110)	\$55	(\$175)
42	Sum Utility Adjustments	\$90		\$90		\$90		\$90		\$61	
		Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
43	Net/ Gross Adjmts B to E	\$265	\$375	\$30	\$270	\$15	\$295	\$5	\$225	(\$59)	\$291
G.	Adjusted & Market Rents	Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+ 43)	\$1,561		\$1,562		\$1,572		\$1,510		\$1,701	
45	Adj Rent/Last rent		120%		102%		101%		100%		97%
46	Estimated Market Rent	\$1,550	\$2.22	← Estimated Market Rent/ Sq. Ft							

Appraiser's Signature

9/5/2024

Date

Attached are
explanations of :

a. why & how each adjustment was made
b. how market rent was derived from adjusted rents
c. how this analysis was used for a similar unit type

Grid was prepared:

☐

Manually

☐

Using HUD's Excel form

The preceding charts depict the major factors influencing rental rates within the subject's marketplace relative to one-bedroom/one-bathroom market rate rental units. The comparables utilized within this analysis provide good insight to the market characteristics that would influence the income capabilities of the subject on an "as complete" basis assuming it were a market rate rental property. We have utilized five comparables within this analysis. The purpose of the preceding chart is to aid the reader in visualizing the inherent characteristics of each of the cited comparables. The dollar amounts utilized in this analysis are based on our experience in the subject marketplace, in conjunction with our discussions with other real estate professionals. The following analysis pertains to our rental estimate for the subject's 40, one-bedroom/one-bathroom units that have an average unit size of approximately 699 sf.

Date Last Leased –

All of the cited comparables were rented within six months prior to the date of this report.

Concessions -

The subject does not give concessions to its tenancy. All of the cited comparables are similar to the subject in this regard, rendering adjustments unnecessary.

Structure/Stories -

With respect to type of project, we have given consideration to the subject's design as a part 2 part 3-story, walk-up, apartment complex. Comparable 5 is an elevator-serviced apartment complex which is superior to the subject, therefore rendering a downward adjustment of 2% of the comparables unadjusted rent necessary. All of the remaining cited comparables are similar to the subject in the regard that they are walk-up properties without elevator service, rendering adjustments unnecessary.

Year Built/Renovated –

The subject was reportedly built in 1972 and has received on-going maintenance since it was constructed, in addition to undergoing in unit and exterior renovations in 2017. Additionally the subject property is planned to undergo renovations in 2024. These renovations would include full interior renovations including granite countertops, stainless steel appliances, new cabinetry and flooring, as well as exterior improvements. After the proposed renovations we estimate it to have an effective age of approximately 10 years. Comparable 1 is inferior to the subject with an estimated effective age of 45 years and has been adjusted upward for this factor at a rate of 3.5% of the comparables unadjusted rent. The comparable was adjusted based on the HUD handbook that indicates that adjustments "should typically be less than \$5 per year or 1 percent of the unadjusted rent". Our adjustment of 1% of unadjusted rent per decade of difference rounded falls within those parameters. Differences less than 10 years of effective age are insignificant and not considered substantial by renters. The remaining comparables are similar to the subject in this regard, rendering adjustments for this factor unnecessary.

Condition/Street Appeal -

The subject property will be in excellent condition after renovations and is considered a functional apartment building given its design, construction quality, unit layouts, etc. We have recognized the overall condition and street appeal of the cited comparables as compared to the subject. Comparables 1, 3 and 4 are inferior to the subject with respect to condition/street appeal, therefore an upward adjustment was required for this factor. The remaining comparables are similar to the subject in that they have higher level of finishes rendering adjustment for this factor unnecessary. Comparables 3 and 4 were adjusted by 4% of the comparables unadjusted rent for this category while Comparable 1 received a 3% adjustment for this factor as it was previously adjusted for Year Built/Year Renovated.

Neighborhood (Location) -

The subject property's location is considered to be average. The subject benefits from its proximity to other residential uses, public transportation, and supporting commercial uses including, retail stores, restaurants, drug stores, etc. We have recognized the locations of each of the cited comparables as compared to the subject. Additionally, we consulted the HUD 2025 Small Area Fair Market Rent for Greenville County South Carolina. The subject property is located in the 29605 zip code with a SAFMR of \$1,100 for one-bedroom units. Comparable 1 is located in the 29615 zip code with a SAFMR of \$1,350 for one-bedroom units. Comparables 2, 3, 4 and 5 are located in the 29607 zip code with a SAFMR of \$1,360 for one-bedroom units. All of the cited comparables are superior to the subject in regards to neighborhood location and have been adjusted downward at a rate of 4% of unadjusted rent.

Same Market? Miles to the Subject? -

We were able to find similar buildings within the same/similar marketplaces as the subject, rendering adjustments for this factor unnecessary. The cited comparables are located 8.78, 4.88, 4.22, 5.54, and 3.85 linear miles from the subject property.

Bedrooms -

The subject property contains one-bedroom apartments. All of the comparables are similar to the subject in this regard, rendering adjustment unnecessary for this factor.

Baths -

The subject property's one-bedroom units feature one bathroom. All of the cited comparables are similar to the subject in this regard, rendering adjustments unnecessary.

Unit Size -

To account for inherent differences in unit size, we have assigned the appropriate adjustments to the respective unit rental rates of the cited comparables. In this instance, we have utilized a size adjustment that equates to \$0.35 psf of floor area. This adjustment is based on our experience in the marketplace and is considered reasonable given the inherent physical and location characteristics of the cited comparables and the subject property. It should be noted that the unit sizes of the cited comparables were provided by the leasing agents and in certain instances were tempered by other information including property record cards, assessor information, third party data sources, etc. Accurate unit information is often difficult to obtain for buildings of this vintage and design.

Balcony, Terrace, Patio -

The subject's units do have balconies or patios. All of the cited comparables are similar to the subject in this regard, rendering an adjustment unnecessary.

Air Conditioning -

The subject provides central air conditioner equipment to its tenancy. All of the cited comparables are similar to the subject in this regard, rendering an adjustment unnecessary.

Appliances -

The subject contains an oven/stove, refrigerator, microwave and dishwasher within each of its units. Appliance amenities within the subject's marketplace typically consist of an oven/stove, refrigerator, and possibly dishwasher and/ or microwave. All of the cited comparables are similar to the subject in this regard, rendering adjustments for this factor unnecessary.

Washer/Dryer -

The subject provides common laundry facilities to its tenants. Comparable 1 is superior to the subject as it only offers in unit laundry hook-ups in addition to common area laundry facilities and has been adjusted downward for this factor. The remaining cited comparables are superior to the subject with washer/dryer within each of its units and have been adjusted downward for this factor.

A washer/dryer can be rented at a rate starting at \$20 per week or roughly \$80 per month. In this instance since the subject property offers common area washers and dryers to its tenancy we are primarily adjusting for the added convenience of the washer and dryer being in unit. In conjunction with the fact that the market based upon our research does not view this appliance as a significant appliance in order to achieve optimum rent, we have assigned a \$30 adjustment for this factor.

Floor Coverings –

The subject will provide luxury vinyl plank flooring throughout the units after the renovations. Comparable 1 is inferior to the subject in this regard, requiring an upward adjustment for this factor. All remaining cited comparables are similar to the subject in this regard, rendering adjustments for this factor unnecessary.

Window Coverings -

The subject provides shades for each of its units. The cited comparables are similar to the subject in this regard, rendering adjustments for this factor unnecessary.

Cable/Satellite/Internet -

The subject provides access to cable to each of its units. The cost of a cable subscription is borne by the tenant. After renovations the subject property will be adding free site-wide WIFI which will provide free in unit coverage to tenants. Comparable 3 is superior to the subject in this regard as they have a required \$75 monthly charge for a cable subscription that is added on to the rent. Therefore we have adjusted this comparable downward by the \$75 charge that is added onto the rent. However, all of the cited comparables are inferior to the subject in regards to free WIFI coverage. In order to formulate an adjustment for this factor we researched the average monthly cost for prepaid internet. COX internet offers three different wifi packages ranging from \$49.99 to \$59.99 per month, Verizon offers prepaid wifi ranging from \$39.99 to \$79.99 per month, while Comcast Xfinity offers prepaid wifi for \$45 per month. Between these three providers the average monthly cost for prepaid internet was \$54.99. Therefore, we applied an upward adjustment of \$55 to all cited comparables for this factor. Comparable 3 resulted in a net downward adjustment of \$20 (\$75-\$55).

Special Features-

After renovations the subject property will offer granite countertops and stainless steel appliances. Comparable 1 is inferior to the subject in this regard with white appliances and has been adjusted upward for this factor. Comparables 2, 3 4 and 5 offer solid surface counter tops and stainless steel appliances and are similar to the subject in this regard, rendering adjustments for this factor unnecessary. Special features such as stainless steel appliances and granite, quartz or solid-surface countertops will typically command a higher rent in the market. Tenants are typically willing to pay a higher premium for these features. Typically, when these features are included in the units, they are considered luxury items, and units are assessed an up-charge from the rent that would be charged if unit did not contain these features. We consulted the NMHC/Kingsley Apartment Resident Preferences Report. According to the NMHC/Kingsley Apartment Resident Preferences Report, residents indicated they would expect a renter to pay \$29.92 per month for appliances with premium finishes and \$33.20 per month for premium countertops. After considering all factors, a \$30 adjustment was applied for stainless steel appliances. The remaining cited comparables are similar to the subject in this regard, rendering adjustment for this factor unnecessary.

Parking –

The subject property has approximately 325 on-site lot parking stalls available to its tenancy. Comparables 3 and 4 offer free lot parking in addition to the option to pay for garage parking for additional monthly fees and has been adjusted modestly downward for this option. The remaining cited comparables are similar to the subject in this regard, rendering an adjustment unnecessary.

Extra Storage -

The subject property does not provide storage spaces. Comparable 2 is superior to the subject in this regard as it provides free storage to its tenants, rendering a downward adjustment necessary. The remaining cited comparables are similar to the subject in this regard as they either do not offer extra storage or charge a monthly fee for the amenity, rendering adjustments unnecessary.

Security -

The subject property provides deadlock doors and security lighting/camera. All of the cited comparables are similar to the subject, rendering adjustments for this factor unnecessary.

Clubhouse/Meeting Rooms -

The subject has a small community room. Comparables 2, 4 and 5 are superior to the subject in this regard with both a clubhouse and additional meeting rooms and have been adjusted downward for this factor. Comparable 3 is inferior to the subject without either of these amenities and has been adjusted upward for this factor. The remaining cited comparable is similar to the subject in this regard, rendering adjustment for this factor unnecessary.

Pool/Recreation Area –

The subject has a pool, two play grounds and a sports court for tenants to utilize. All of the comparables are similar to the subject in this regard as they are equipped with pools and fitness centers/recreation areas and adjustments for this factor were deemed unnecessary.

Business Center -

The subject property has a business center for tenants. Comparables 1 and 2 are inferior to the subject in this regard, rendering upward adjustments necessary. All of the remaining cited comparables are similar to the subject in this regard, rendering adjustments unnecessary.

Service Coordination -

The subject property does not offer this amenity. All of the cited comparables are similar to the subject in this regard and an adjustment for this factor was deemed unnecessary.

Non-Shelter Services -

The subject property does not have this amenity. All of the cited comparables are similar to the subject in this regard and an adjustment for this factor was deemed unnecessary.

Neighborhood Network -

The subject property does not have this amenity. All of the cited comparables are similar to the subject in this regard and an adjustment for this factor was deemed unnecessary.

Heat –

The subject units are electrically heated, the cost of which to operate is not included in the rent. All of the cited comparables are similar to the subject in this regard rendering adjustment unnecessary. All adjustments for this and the following utility adjustments have been based off of numbers provided by The Greenville Housing Authority, SC 2024, we have included a copy of this document in the addenda of this report.

Cooling –

The subject units are centrally air conditioned, the cost of which is not included in the rent. All of the cited comparables are similar to the subject in this regard rendering adjustment unnecessary.

Cooking -

The subject contains electric stoves within each of its units, the cost of which is not included in the rent. All of the cited comparables are similar to the subject in this regard rendering adjustment unnecessary.

Hot Water –

Hot water is not included in the stated monthly rental rates for the subject. All of the cited comparables are similar to the subject in this regard rendering adjustment unnecessary.

Electricity -

The cost of electricity is not included in the rent. All of the cited comparables are similar to the subject in this regard rendering adjustment unnecessary.

Cold Water/Sewer –

The subject includes cold water and sewer within its stated unit rental rates. Comparables 1, 2, 3 and 5 are inferior to the subject in this regard as tenants are responsible for the cost of water and sewer and have been adjusted upward for this factor. The remaining cited comparable is similar to the subject in this regard rendering adjustment for this factor unnecessary.

Trash/Recycling –

The subject includes trash and recycling within its stated unit rental rates. Comparables 1, 2 and 3 are inferior to the subject in this regard and have been adjusted upward for this factor. The remaining cited comparables are similar to the subject in this regard rendering adjustments for this factor unnecessary.

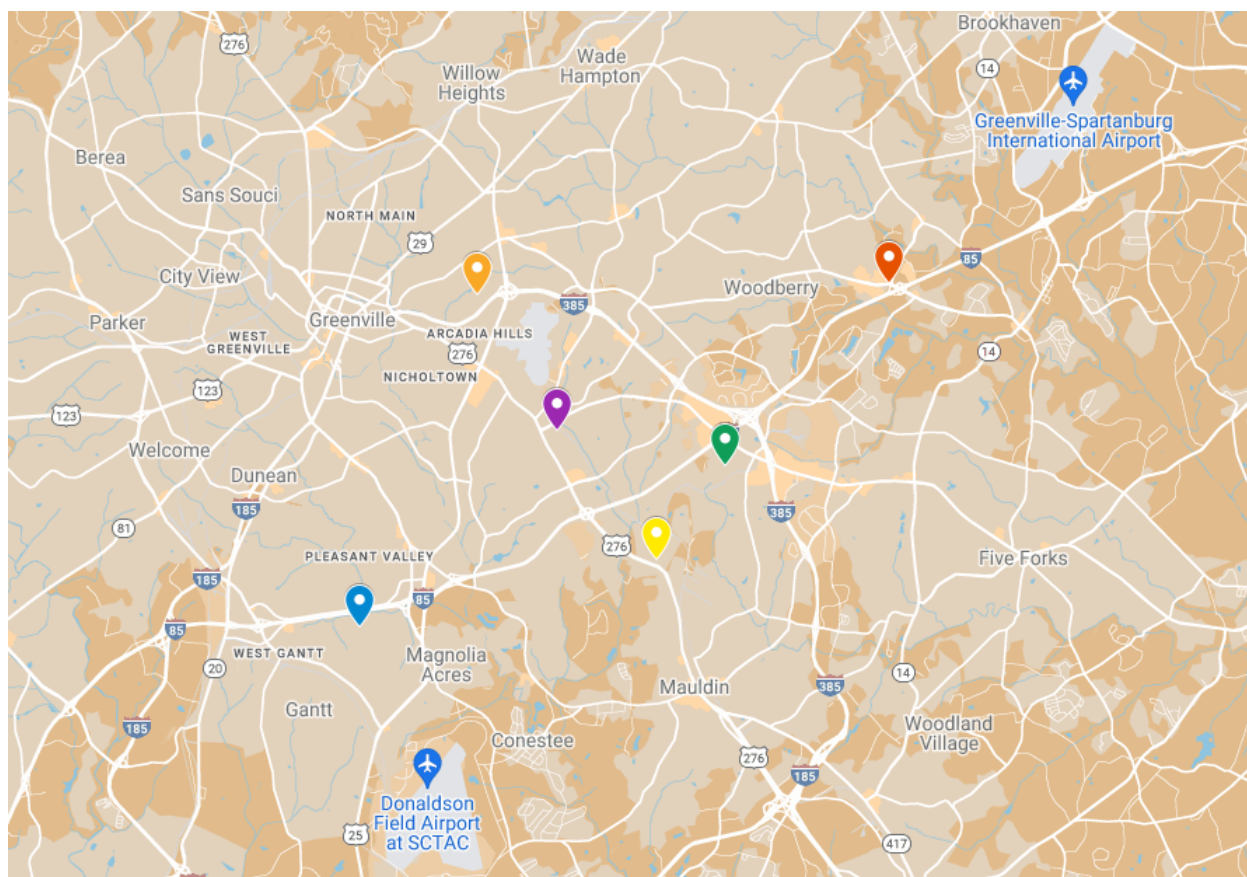
In analyzing the economic rental rates for the subject units, we have taken into consideration the strengths and weaknesses of all the cited comparables. We have placed emphasis on unit size, design, location, and condition of the subject units as compared to the cited comparables.

After considering all factors of adjustment, the cited data indicate an adjusted unit rental rate range from \$1,510 - \$1,701 per unit for one-bedroom/one-bath units.

Giving effect to the preceding data in conjunction with our analysis of other apartment properties within the immediate marketplace, the following market rental rates have been estimated for the subject property on a market rate rental basis, as of September 5, 2024.

We have reconciled the subject property's one-bedroom apartment units "as complete" at the mid-range of the cited comparables.

<u>UNIT TYPE</u>	<u># UNITS</u>	<u>AVERAGE UNIT SIZE (SF)</u>	<u>ESTIMATED MARKET</u>		<u>PREPARED GRID (Y/N)</u>
			<u>RENT</u>	<u>\$PSF</u>	
1BD/1BA	40	699	\$1,550	\$2.22	Y

RENTAL COMPARABLE MAP (2BR/1BA UNITS AS COMPLETE)

-  Ashton Woods Apartments
-  Woodside Eleven
-  MAA Innovation
-  Abberly Market Point Apartm...
-  Trailside Verdae Apartments
-  Highland Square Apartments

Rent Comparability Grid

Unit Type →

Two Bedroom

Subject's FHA #:

SC16-M000-058

	Subject	Comp #1	Comp #2	Comp #3	Comp #4	Comp #5
	Highland Square Apartments	Ashton Woods	Woodside Eleven	MAA Innovation	Abberly Market Point	Trailside Verdae
	200 Pine Creek Court Extension	4001 Pelham Road	11 Century Drive	75 Innovation Drive	30 Market Point Drive	180 Woodruff Road
	Greenville, Greenville	Greenville	Greenville	Greenville	Greenville	Greenville
	29605	29605	29607	29607	29607	29607
A.	Rents Charged	Data	Data	Data	Data	Data
1	\$ Last Rent / Restricted?	\$1,364	\$1,887	\$1,742	\$1,831	\$2,020
2	Date Last Leased (mo/yr)	Aug-24	Aug-24	Aug-24	Aug-24	Aug-24
3	Rent Concessions	N	N	N	N	N
4	Occupancy for Unit Type	98%	95%	99%	98%	97%
5	Effective Rent & Rent/ sq. ft	\$1,364	\$1,887	\$1,742	\$1,831	\$2,020
	In Parts B thru E, adjust only for differences the subject's market values.					
B.	Design, Location, Condition	Data	Data	Data	Data	Data
6	Structure / Stories	WU/2/3	WU/3	WU/3	WU/3	EL/4
7	Yr. Built/Yr. Renovated	1972/2017/2024	1980	2020	2015	2019
8	Condition /Street Appeal	E	A	E	G	E
9	Neighborhood	A	G	G	G	G
10	Same Market? Miles to Subj	Y/8.78	Y/4.88	Y/4.22	Y/5.54	Y/3.85
C.	Unit Equipment/ Amenities	Data	Data	Data	Data	Data
11	# Bedrooms	2	2	2	2	2
12	# Baths	1.5	1	2	2	2
13	Unit Interior Sq. Ft.	885	1075	1003	1121	1108
14	Balcony/ Patio	Y	Y	Y	Y	Y
15	AC: Central/ Wall	C	C	C	C	C
16	Range/ refrigerator	Y/Y	Y/Y	Y/Y	Y/Y	Y/Y
17	Microwave/ Dishwasher	Y/Y	Y/Y	Y/Y	Y/Y	Y/Y
18	Washer/Dryer	L	L/HU	W/D	W/D	W/D
19	Floor Coverings	LVT	C	LVT/C	LVT/C	LVT/C
20	Window Coverings	Y	Y	Y	Y	Y
21	Cable/ Satellite/Internet	Y(WIFI)	Y	Y	Y	Y
22	Special Features	SC/SS	SC/WA	SC/SS	SC/SS	SC/SS
D	Site Equipment/ Amenities	Data	Data	Data	Data	Data
24	Parking (\$ Fee)	L	L	L/G(\$)	G(\$150-\$175)	L
25	Extra Storage	N	Y(\$45)	Y	Y(\$25)	Y(\$30)
26	Security	Y	Y	Y	Y	Y
27	Clubhouse/ Meeting Rooms	Y/N	Y/N	Y/Y	N/N	Y/Y
28	Pool/ Recreation Areas	Y/Y	Y/Y	Y/Y	Y/Y	Y/Y
29	Business Ctr	Y	N	N	Y	Y
30	Service Coordination	N	N	N	N	N
31	Non-shelter Services	N	N	N	N	N
32	Neighborhood Networks	N	N	N	N	N
E.	Utilities	Data	Data	Data	Data	Data
33	Heat (in rent?/ type)	N/E	N/E	N/E	N/E	N/E
34	Cooling (in rent?/ type)	N/E	N/E	N/E	N/E	N/E
35	Cooking (in rent?/ type)	N/E	N/E	N/E	N/E	N/E
36	Hot Water (in rent?/ type)	N/E	N/E	N/E	N/E	N/E
37	Other Electric	N	N	N	N	N
38	Cold Water/ Sewer	Y/Y	N/N	N/N	Y/Y	N/N
39	Trash/ Recycling	Y/Y	N/N	N/N	Y/Y	Y/Y
F.	Adjustments Recap	Pos	Neg	Pos	Neg	Pos
40	# Adjustments B to D	7	3	2	6	1
41	Sum Adjustments B to D	\$260	(\$125)	\$60	(\$190)	\$55
42	Sum Utility Adjustments	\$106		\$106		\$77
	Net/ Gross Adjmts B to E	Net	Gross	Net	Gross	Net
43		\$241	\$491	(\$24)	\$356	(\$69)
G.	Adjusted & Market Rents	Adj. Rent	Adj. Rent	Adj. Rent	Adj. Rent	Adj. Rent
44	Adjusted Rent (5+ 43)	\$1,605	\$1,863	\$1,673	\$1,741	\$1,882
45	Adj Rent/Last rent		118%		99%	
46	Estimated Market Rent	\$1,715	\$1.94	Estimated Market Rent/ Sq. Ft		

Appraiser's Signature

9/5/2024
DateAttached are
explanations of :a. why & how each adjustment was made
b. how market rent was derived from adjusted rents
c. how this analysis was used for a similar unit type

Grid was prepared:



Manually



Using HUD's Excel form

The preceding charts depict the major factors influencing rental rates within the subject's marketplace relative to two-bedroom/one-bathroom market rate rental units. The comparables utilized within this analysis provide good insight to the market characteristics that would influence the income capabilities of the subject on an "as complete" basis assuming it were a market rate rental property. We have utilized five comparables within this analysis. The purpose of the preceding chart is to aid the reader in visualizing the inherent characteristics of each of the cited comparables. The dollar amounts utilized in this analysis are based on our experience in the subject marketplace, in conjunction with our discussions with other real estate professionals. The following analysis pertains to our rental estimate for the subject's 80, two-bedroom/one-and-a-half-bathroom units that have an average unit size of approximately 885 sf.

Date Last Leased –

All of the cited comparables were rented within six months prior to the date of this report.

Concessions -

The subject does not give concessions to its tenancy. All of the cited comparables are similar to the subject in this regard, rendering adjustments unnecessary.

Structure/Stories -

With respect to type of project, we have given consideration to the subject's design as a part 2 part 3-story, walk-up, apartment complex. Comparable 5 is an elevator-serviced apartment complex which is superior to the subject, therefore rendering a downward adjustment of 2% of the comparables unadjusted rent necessary. All of the remaining cited comparables are similar to the subject in the regard that they are walk-up properties without elevator service, rendering adjustments unnecessary.

Year Built/Renovated –

The subject was reportedly built in 1972 and has received on-going maintenance since it was constructed, in addition to undergoing in unit and exterior renovations in 2017. Additionally the subject property is planned to undergo renovations in 2024. These renovations would include full interior renovations including granite countertops, stainless steel appliances, new cabinetry and flooring, as well as exterior improvements. After the proposed renovations we estimate it to have an effective age of approximately 10 years. Comparable 1 is inferior to the subject with an estimated effective age of 45 years and has been adjusted upward for this factor at a rate of 3.5% of the comparables unadjusted rent. The comparable was adjusted based on the HUD handbook that indicates that adjustments "should typically be less than \$5 per year or 1 percent of the unadjusted rent". Our adjustment of 1% of unadjusted rent per decade of difference rounded falls within those parameters. Differences less than 10 years of effective age are insignificant and not considered substantial by renters. The remaining comparables are similar to the subject in this regard, rendering adjustments for this factor unnecessary.

Condition/Street Appeal -

The subject property will be in excellent condition after renovations and is considered a functional apartment building given its design, construction quality, unit layouts, etc. We have recognized the overall condition and street appeal of the cited comparables as compared to the subject. Comparables 1, 3 and 4 are inferior to the subject with respect to condition/street appeal, therefore an upward adjustment was required for this factor. The remaining comparables are similar to the subject in that they have higher level of finishes rendering adjustment for this factor unnecessary. Comparables 3 and 4 were adjusted by 4% of the comparables unadjusted rent for this category while Comparable 1 received a 3% adjustment for this factor as it was previously adjusted for Year Built/Year Renovated.

Neighborhood (Location) -

The subject property's location is considered to be average. The subject benefits from its proximity to other residential uses, public transportation, and supporting commercial uses including, retail stores, restaurants, drug stores, etc. We have recognized the locations of each of the cited comparables as compared to the subject. Additionally, we consulted the HUD 2025 Small Area Fair Market Rent for Greenville County South Carolina. The subject property is located in the 29605 zip code with a SAFMR of \$1,220 for two-bedroom units. Comparable 1 is located in the 29615 zip code with a SAFMR of \$1,500 for two-bedroom units. Comparables 2, 3, 4 and 5 are located in the 29607 zip code with a SAFMR of \$1,510 for two-bedroom units. All of the cited comparables are superior to the subject in regards to neighborhood location and have been adjusted downward at a rate of 4% of unadjusted rent.

Same Market? Miles to the Subject? -

We were able to find similar buildings within the same/similar marketplaces as the subject, rendering adjustments for this factor unnecessary. The cited comparables are located 8.78, 4.88, 4.22, 5.54, and 3.85 linear miles from the subject property.

Bedrooms -

The subject property contains two-bedroom apartments. All of the comparables are similar to the subject in this regard, rendering adjustment unnecessary for this factor.

Baths -

The subject property's two-bedroom units feature one and a half bathrooms. Comparable 1 is inferior to the subject with one bathroom in the units and has been adjusted upward for this factor. All of the remaining cited comparables are superior to the subject with two bathrooms, rendering downward adjustments necessary.

Our adjustment rate was determined by searching available online listing sites for residential rentals within Greenville and the surrounding areas. Our research revealed that rental rate differences for units with the same address and an extra half-bathroom and full-bathroom ranged from \$30 per month to \$75 per month after taking into account other differing factors (i.e. size, condition, etc.). We have chosen adjustment factors that fall within this range at \$35 per month for an extra half-bathroom and \$50 for an extra full-bathroom.

Unit Size -

To account for inherent differences in unit size, we have assigned the appropriate adjustments to the respective unit rental rates of the cited comparables. In this instance, we have utilized a size adjustment that equates to \$0.35 psf of floor area. This adjustment is based on our experience in the marketplace and is considered reasonable given the inherent physical and location characteristics of the cited comparables and the subject property. It should be noted that the unit sizes of the cited comparables were provided by the leasing agents and in certain instances were tempered by other information including property record cards, assessor information, third party data sources, etc. Accurate unit information is often difficult to obtain for buildings of this vintage and design.

Balcony, Terrace, Patio -

The subject's units do have balconies or patios. All of the cited comparables are similar to the subject in this regard, rendering an adjustment unnecessary.

Air Conditioning -

The subject provides central air conditioner equipment to its tenancy. All of the cited comparables are similar to the subject in this regard, rendering an adjustment unnecessary.

Appliances -

The subject contains an oven/stove, refrigerator, microwave and dishwasher within each of its units. Appliance amenities within the subject's marketplace typically consist of an oven/stove, refrigerator, and possibly dishwasher and/ or microwave. All of the cited comparables are similar to the subject in this regard, rendering adjustments for this factor unnecessary.

Washer/Dryer -

The subject provides common laundry facilities to its tenants. Comparable 1 is superior to the subject as it only offers in unit laundry hook-ups in addition to common area laundry facilities and has been adjusted downward for this factor. The remaining cited comparables are superior to the subject with washer/dryer within each of its units and have been adjusted downward for this factor.

A washer/dryer can be rented at a rate starting at \$20 per week or roughly \$80 per month. In this instance since the subject property offers common area washers and dryers to its tenancy we are primarily adjusting for the added convenience of the washer and dryer being in unit. In conjunction with the fact that the market based upon our research does not view this appliance as a significant appliance in order to achieve optimum rent, we have assigned a \$30 adjustment for this factor.

Floor Coverings –

The subject will provide luxury vinyl plank flooring throughout the units after the renovations. Comparable 1 is inferior to the subject in this regard, requiring an upward adjustment for this factor. All remaining cited comparables are similar to the subject in this regard, rendering adjustments for this factor unnecessary.

Window Coverings -

The subject provides shades for each of its units. The cited comparables are similar to the subject in this regard, rendering adjustments for this factor unnecessary.

Cable/Satellite/Internet -

The subject provides access to cable to each of its units. The cost of a cable subscription is borne by the tenant. After renovations the subject property will be adding free site-wide WIFI which will provide free in unit coverage to tenants. Comparable 3 is superior to the subject in this regard as they have a required \$75 monthly charge for a cable subscription that is added on to the rent. Therefore we have adjusted this comparable downward by the \$75 charge that is added onto the rent. However, all of the cited comparables are inferior to the subject in regards to free WIFI coverage. In order to formulate an adjustment for this factor we researched the average monthly cost for prepaid internet. COX internet offers three different wifi packages ranging from \$49.99 to \$59.99 per month, Verizon offers prepaid wifi ranging from \$39.99 to \$79.99 per month, while Comcast Xfinity offers prepaid wifi for \$45 per month. Between these three providers the average monthly cost for prepaid internet was \$54.99. Therefore, we applied an upward adjustment of \$55 to all cited comparables for this factor. Comparable 3 resulted in a net downward adjustment of \$20 (\$75-\$55).

Special Features-

After renovations the subject property will offer granite countertops and stainless steel appliances. Comparable 1 is inferior to the subject in this regard with white appliances and has been adjusted upward for this factor. Comparables 2, 3 4 and 5 offer solid surface counter tops and stainless steel appliances and are similar to the subject in this regard, rendering adjustments for this factor unnecessary. Special features such as stainless steel appliances and granite, quartz or solid-surface countertops will typically command a higher rent in the market. Tenants are typically willing to pay a higher premium for these features. Typically, when these features are included in the units, they are considered luxury items, and units are assessed an up-charge from the rent that would be charged if unit did not contain these features. We consulted the NMHC/Kingsley Apartment Resident Preferences Report. According to the NMHC/Kingsley Apartment Resident Preferences Report, residents indicated they would expect a renter to pay \$29.92 per month for appliances with premium finishes and \$33.20 per month for premium countertops. After considering all factors, a \$30 adjustment was applied for stainless steel appliances. The remaining cited comparables are similar to the subject in this regard, rendering adjustment for this factor unnecessary.

Parking –

The subject property has approximately 325 on-site lot parking stalls available to its tenancy. Comparables 3 and 4 offer free lot parking in addition to the option to pay for garage parking for additional monthly fees and has been adjusted modestly downward for this option. The remaining cited comparables are similar to the subject in this regard, rendering an adjustment unnecessary.

Extra Storage -

The subject property does not provide storage spaces. Comparable 2 is superior to the subject in this regard as it provides free storage to its tenants, rendering a downward adjustment necessary. The remaining cited comparables are similar to the subject in this regard as they either do not offer extra storage or charge a monthly fee for the amenity, rendering adjustments unnecessary.

Security -

The subject property provides deadlock doors and security lighting/camera. All of the cited comparables are similar to the subject, rendering adjustments for this factor unnecessary.

Clubhouse/Meeting Rooms -

The subject has a small community room. Comparables 2, 4 and 5 are superior to the subject in this regard with both a clubhouse and additional meeting rooms and have been adjusted downward for this factor. Comparable 3 is inferior to the subject without either of these amenities and has been adjusted upward for this factor. The remaining cited comparable is similar to the subject in this regard, rendering adjustment for this factor unnecessary.

Pool/Recreation Area –

The subject has a pool, two play grounds and a sports court for tenants to utilize. All of the comparables are similar to the subject in this regard as they are equipped with pools and fitness centers/recreation areas and adjustments for this factor were deemed unnecessary.

Business Center -

The subject property has a business center for tenants. Comparables 1 and 2 are inferior to the subject in this regard, rendering upward adjustments necessary. All of the remaining cited comparables are similar to the subject in this regard, rendering adjustments unnecessary.

Service Coordination -

The subject property does not offer this amenity. All of the cited comparables are similar to the subject in this regard and an adjustment for this factor was deemed unnecessary.

Non-Shelter Services -

The subject property does not have this amenity. All of the cited comparables are similar to the subject in this regard and an adjustment for this factor was deemed unnecessary.

Neighborhood Network -

The subject property does not have this amenity. All of the cited comparables are similar to the subject in this regard and an adjustment for this factor was deemed unnecessary.

Heat –

The subject units are electrically heated, the cost of which to operate is not included in the rent. All of the cited comparables are similar to the subject in this regard rendering adjustment unnecessary. All adjustments for this and the following utility adjustments have been based off of numbers provided by The Greenville Housing Authority, SC 2024, we have included a copy of this document in the addenda of this report.

Cooling –

The subject units are centrally air conditioned, the cost of which is not included in the rent. All of the cited comparables are similar to the subject in this regard rendering adjustment unnecessary.

Cooking -

The subject contains electric stoves within each of its units, the cost of which is not included in the rent. All of the cited comparables are similar to the subject in this regard rendering adjustment unnecessary.

Hot Water –

Hot water is not included in the stated monthly rental rates for the subject. All of the cited comparables are similar to the subject in this regard rendering adjustment unnecessary.

Electricity -

The cost of electricity is not included in the rent. All of the cited comparables are similar to the subject in this regard rendering adjustment unnecessary.

Cold Water/Sewer –

The subject includes cold water and sewer within its stated unit rental rates. Comparables 1, 2, 3 and 5 are inferior to the subject in this regard as tenants are responsible for the cost of water and sewer and have been adjusted upward for this factor. The remaining cited comparable is similar to the subject in this regard rendering adjustment for this factor unnecessary.

Trash/Recycling –

The subject includes trash and recycling within its stated unit rental rates. Comparables 1, 2 and 3 are inferior to the subject in this regard and have been adjusted upward for this factor. The remaining cited comparables are similar to the subject in this regard rendering adjustments for this factor unnecessary.

In analyzing the economic rental rates for the subject units, we have taken into consideration the strengths and weaknesses of all the cited comparables. We have placed emphasis on unit size, design, location, and condition of the subject units as compared to the cited comparables.

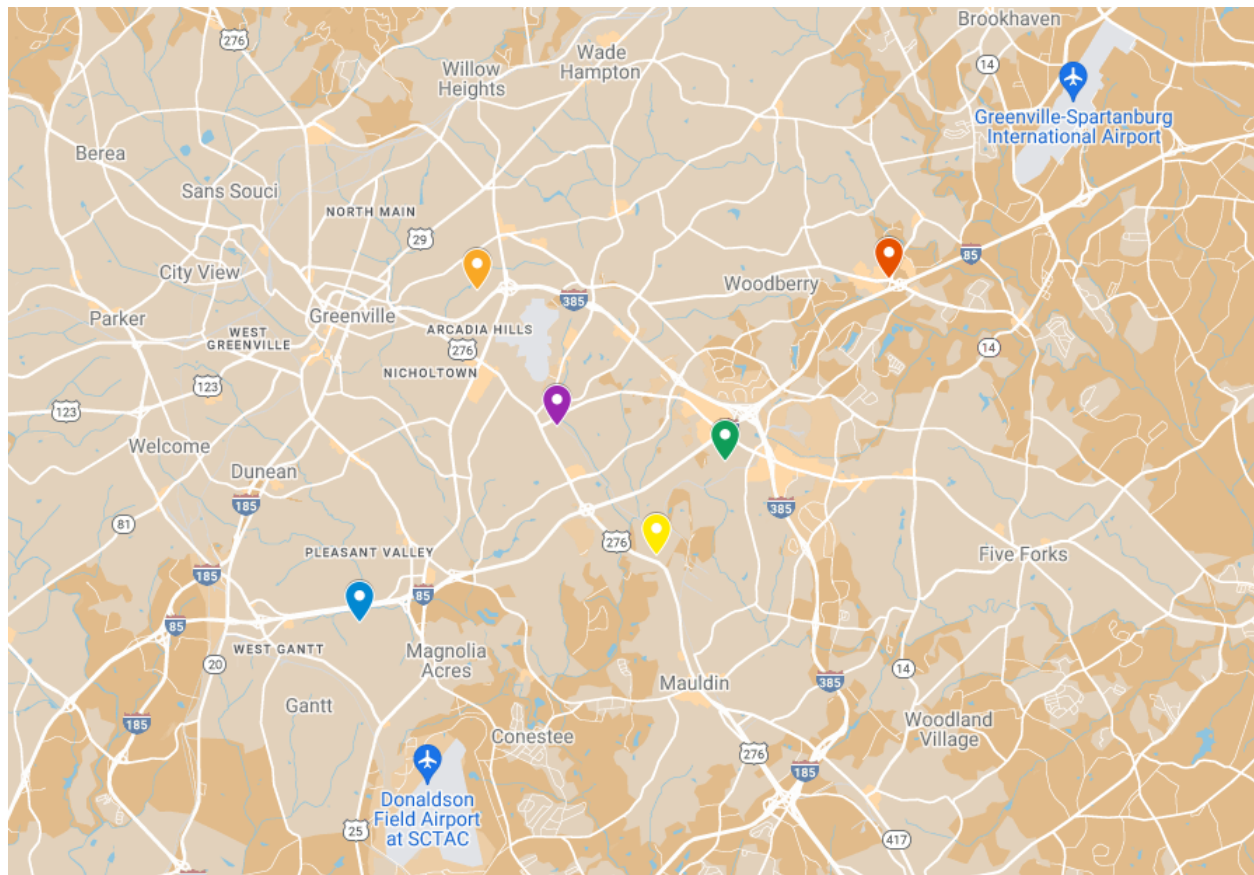
After considering all factors of adjustment, the cited data indicate an adjusted unit rental rate range from \$1,605 - \$1,882 per unit for two-bedroom/one-and-a-half-bath units.






Giving effect to the preceding data in conjunction with our analysis of other apartment properties within the immediate marketplace, the following market rental rates have been estimated for the subject property on a market rate rental basis, as of September 5, 2024.

We have reconciled the subject property's two-bedroom apartment units "as complete" at the mid-range of the cited comparables.

<u>UNIT TYPE</u>	<u># UNITS</u>	<u>AVERAGE UNIT SIZE (SF)</u>	<u>ESTIMATED MARKET</u>		<u>PREPARED GRID (Y/N)</u>
			<u>RENT</u>	<u>\$PSF</u>	
2BD/1.5BA	80	885	\$1,715	\$1.94	Y

RENTAL COMPARABLE MAP (3BR/2BA UNITS AS COMPLETE)



-  Ashton Woods Apartments
-  Woodside Eleven
-  MAA Innovation
-  Abberly Market Point Apartm...
-  Trailside Verdae Apartments
-  Highland Square Apartments

Rent Comparability Grid

Unit Type →

Three Bedroom

Subject's FHA #:

SC16-M000-058

Subject		Comp #1		Comp #2		Comp #3		Comp #4		Comp #5	
Highland Square Apartments		Ashton Woods		Woodside Eleven		MAA Innovation		Abberly Market Point		Trailside Verdae	
200 Pine Creek Court Extension		4001 Pelham Road		11 Century Drive		75 Innovation Drive		30 Market Point Drive		180 Woodruff Road	
Greenville, Greenville 29605		Greenville 29605	Greenville 29605	Greenville 29607	Greenville 29607	Greenville 29607	Greenville 29607	Greenville 29607	Greenville 29607	Greenville 29607	Greenville 29607
A. Rents Charged		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
1	\$ Last Rent / Restricted?	\$1,497		\$2,561		\$2,122		\$2,143		\$2,120	
2	Date Last Leased (mo/yr)	Aug-24		Aug-24		Apr-24		Aug-24		Aug-24	
3	Rent Concessions	N		N		N		N		N	
4	Occupancy for Unit Type	98%		95%		99%		98%		97%	
5	Effective Rent & Rent/ sq. ft	\$1,497	1.16	\$2,561	1.99	\$2,122	1.54	\$2,143	1.59	\$2,120	1.60
In Parts B thru E, adjust only for differences the subject's market values.											
B. Design, Location, Condition		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
6	Structure / Stories	WU/2/3	WU/3	WU/3	WU/3	WU/3	WU/3	WU/3	WU/3	EL/4	(\$40)
7	Yr. Built/Yr. Renovated	1972/2017/2024	1980 \$50	2020	2015			2016		2019	
8	Condition /Street Appeal	E	A \$90	E	G \$85	G \$85	G \$85	G \$85	G \$85	E	
9	Neighborhood	A	G (\$60)	G (\$100)	G (\$85)	G (\$85)	G (\$85)	G (\$85)	G (\$85)	G (\$85)	
10	Same Market? Miles to Subj	Y/8.78		Y/4.88		Y/4.22		Y/5.54		Y/3.85	
C. Unit Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
11	# Bedrooms	3	3	3	3	3	3	3	3	3	
12	# Baths	2	2	2	2	2	2	2	2	2	
13	Unit Interior Sq. Ft.	1250	1290 (\$15)	1288 (\$15)	1380 (\$45)	1344 (\$35)	1322 (\$25)				
14	Balcony/ Patio	Y	Y	Y	Y	Y	Y	Y	Y	Y	
15	AC: Central/ Wall	C	C	C	C	C	C	C	C	C	
16	Range/ refrigerator	Y/Y	Y/Y	Y/Y	Y/Y	Y/Y	Y/Y	Y/Y	Y/Y	Y/Y	
17	Microwave/ Dishwasher	Y/Y	Y/Y	Y/Y	Y/Y	Y/Y	Y/Y	Y/Y	Y/Y	Y/Y	
18	Washer/Dryer	L	L/HU (\$5)	W/D (\$30)	W/D (\$30)	W/D (\$30)	W/D (\$30)	W/D (\$30)	W/D (\$30)	W/D (\$30)	
19	Floor Coverings	LVT	C \$5	LVT/C	LVT/C	LVT/C	LVT/C	LVT/C	LVT/C	LVT/C	
20	Window Coverings	Y	Y	Y	Y	Y	Y	Y	Y	Y	
21	Cable/ Satellite/Internet	Y(WIFI)	Y \$55	Y \$55	Y(CABLE\$75) (\$20)	Y \$55	Y \$55	Y \$55	Y \$55	Y \$55	
22	Special Features	SC/SS	SC/WA \$30	SC/SS	SC/SS	SC/SS	SC/SS	SC/SS	SC/SS	SC/SS	
D. Site Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
24	Parking (\$ Fee)	L	L	L	L/G(\$)	L/G(\$)	L/G(\$)	L/G(\$)	L/G(\$)	L	
25	Extra Storage	N	Y(\$45)	Y (\$5)	Y(\$25)	N	Y(\$30)	N	Y(\$30)	Y(\$30)	
26	Security	Y	Y	Y	Y	Y	Y	Y	Y	Y	
27	Clubhouse/ Meeting Rooms	Y/N	Y/N	Y/Y (\$5)	N/N \$5	Y/Y (\$5)	Y/Y (\$5)	Y/Y (\$5)	Y/Y (\$5)	Y/Y (\$5)	
28	Pool/ Recreation Areas	Y/Y	Y/Y	Y/Y	Y/Y	Y/Y	Y/Y	Y/Y	Y/Y	Y/Y	
29	Business Ctr	Y	N \$5	N \$5	Y	Y	Y	Y	Y	Y	
30	Service Coordination	N	N	N	N	N	N	N	N	N	
31	Non-shelter Services	N	N	N	N	N	N	N	N	N	
32	Neighborhood Networks	N	N	N	N	N	N	N	N	N	
E. Utilities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
33	Heat (in rent?/ type)	N/E	N/E	N/E	N/E	N/E	N/E	N/E	N/E	N/E	
34	Cooling (in rent?/ type)	N/E	N/E	N/E	N/E	N/E	N/E	N/E	N/E	N/E	
35	Cooking (in rent?/ type)	N/E	N/E	N/E	N/E	N/E	N/E	N/E	N/E	N/E	
36	Hot Water (in rent?/ type)	N/E	N/E	N/E	N/E	N/E	N/E	N/E	N/E	N/E	
37	Other Electric	N	N	N	N	N	N	N	N	N	
38	Cold Water/ Sewer	Y/Y	N/N \$92	N/N \$92	N/N \$92	Y/Y	N/N \$92	Y/Y	N/N \$92	Y/Y	\$92
39	Trash/Recycling	Y/Y	N/N \$29	N/N \$29	N/N \$29	Y/Y	N/N \$29	Y/Y	N/N \$29	Y/Y	
F. Adjustments Recap		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	# Adjustments B to D	6	3	2	5	2	5	2	5	1	5
41	Sum Adjustments B to D	\$235 (\$80)		\$60 (\$155)		\$90 (\$190)		\$140 (\$165)		\$55 (\$185)	
42	Sum Utility Adjustments	\$121		\$121		\$121		\$92		\$92	
Net/ Gross Adjmts B to E		Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
43		\$276	\$436	\$26	\$336	\$21	\$401	(\$25)	\$305	(\$38)	\$332
G. Adjusted & Market Rents		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+ 43)	\$1,773		\$2,587		\$2,143		\$2,118		\$2,082	
45	Adj Rent/Last rent		118%		101%		101%		99%		98%
46	Estimated Market Rent	\$2,100	\$1.68	← Estimated Market Rent/ Sq. Ft							

Appraiser's Signature

9/5/2024

Date

Attached are explanations of:

a. why & how each adjustment was made
b. how market rent was derived from adjusted rents
c. how this analysis was used for a similar unit type

Grid was prepared:



Manually



Using HUD's Excel form

The preceding charts depict the major factors influencing rental rates within the subject's marketplace relative to three-bedroom/one and a half-bathroom market rate rental units. The comparables utilized within this analysis provide good insight to the market characteristics that would influence the income capabilities of the subject on an "as complete" basis assuming it were a market rate rental property. We have utilized five comparables within this analysis. The purpose of the preceding chart is to aid the reader in visualizing the inherent characteristics of each of the cited comparables. The dollar amounts utilized in this analysis are based on our experience in the subject marketplace, in conjunction with our discussions with other real estate professionals. The following analysis pertains to our rental estimate for the subject's 32, three-bedroom/two bathroom units that have an average unit size of approximately 1,250 sf.

Date Last Leased –

All of the cited comparables were rented within six months prior to the date of this report.

Concessions -

The subject does not give concessions to its tenancy. All of the cited comparables are similar to the subject in this regard, rendering adjustments unnecessary.

Structure/Stories -

With respect to type of project, we have given consideration to the subject's design as a part 2 part 3-story, walk-up, apartment complex. Comparable 5 is an elevator-serviced apartment complex which is superior to the subject, therefore rendering a downward adjustment of 2% of the comparables unadjusted rent necessary. All of the remaining cited comparables are similar to the subject in the regard that they are walk-up properties without elevator service, rendering adjustments unnecessary.

Year Built/Renovated –

The subject was reportedly built in 1972 and has received on-going maintenance since it was constructed, in addition to undergoing in unit and exterior renovations in 2017. Additionally the subject property is planned to undergo renovations in 2024. These renovations would include full interior renovations including granite countertops, stainless steel appliances, new cabinetry and flooring, as well as exterior improvements. After the proposed renovations we estimate it to have an effective age of approximately 10 years. Comparable 1 is inferior to the subject with an estimated effective age of 45 years and has been adjusted upward for this factor at a rate of 3.5% of the comparables unadjusted rent. The comparable was adjusted based on the HUD handbook that indicates that adjustments "should typically be less than \$5 per year or 1 percent of the unadjusted rent". Our adjustment of 1% of unadjusted rent per decade of difference rounded falls within those parameters. Differences less than 10 years of effective age are insignificant and not considered substantial by renters. The remaining comparables are similar to the subject in this regard, rendering adjustments for this factor unnecessary.

Condition/Street Appeal -

The subject property will be in excellent condition after renovations and is considered a functional apartment building given its design, construction quality, unit layouts, etc. We have recognized the overall condition and street appeal of the cited comparables as compared to the subject. Comparables 1, 3 and 4 are inferior to the subject with respect to condition/street appeal, therefore an upward adjustment was required for this factor. The remaining comparables are similar to the subject in that they have higher level of finishes rendering adjustment for this factor unnecessary. Comparables 3 and 4 were adjusted by 4% of the comparables unadjusted rent for this category while Comparable 1 received a 3% adjustment for this factor as it was previously adjusted for Year Built/Year Renovated.

Neighborhood (Location) -

The subject property's location is considered to be average. The subject benefits from its proximity to other residential uses, public transportation, and supporting commercial uses including, retail stores, restaurants, drug stores, etc. We have recognized the locations of each of the cited comparables as compared to the subject. Additionally, we consulted the HUD 2025 Small Area Fair Market Rent for Greenville County South Carolina. The subject property is located in the 29605 zip code with a SAFMR of \$1,490 for three-bedroom units. Comparable 1 is located in the 29615 zip code with a SAFMR of \$1,840 for three-bedroom units. Comparables 2, 3, 4 and 5 are located in the 29607 zip code with a SAFMR of \$1,850 for three-bedroom units. All of the cited comparables are superior to the subject in regards to neighborhood location and have been adjusted downward at a rate of 4% of unadjusted rent.

Same Market? Miles to the Subject? -

We were able to find similar buildings within the same/similar marketplaces as the subject, rendering adjustments for this factor unnecessary. The cited comparables are located 8.78, 4.88, 4.22, 5.54, and 3.85 linear miles from the subject property.

Bedrooms -

The subject property contains three-bedroom apartments. All of the comparables are similar to the subject in this regard, rendering adjustment unnecessary for this factor.

Baths -

The subject property's three-bedroom units feature two bathrooms. All of the cited comparables are similar to the subject in this regard, rendering adjustment unnecessary for this factor.

Unit Size -

To account for inherent differences in unit size, we have assigned the appropriate adjustments to the respective unit rental rates of the cited comparables. In this instance, we have utilized a size adjustment that equates to \$0.35 psf of floor area. This adjustment is based on our experience in the marketplace and is considered reasonable given the inherent physical and location characteristics of the cited comparables and the subject property. It should be noted that the unit sizes of the cited comparables were provided by the leasing agents and in certain instances were tempered by other information including property record cards, assessor information, third party data sources, etc. Accurate unit information is often difficult to obtain for buildings of this vintage and design.

Balcony, Terrace, Patio -

The subject's units do have balconies or patios. All of the cited comparables are similar to the subject in this regard, rendering an adjustment unnecessary.

Air Conditioning -

The subject provides central air conditioner equipment to its tenancy. All of the cited comparables are similar to the subject in this regard, rendering an adjustment unnecessary.

Appliances -

The subject contains an oven/stove, refrigerator, microwave and dishwasher within each of its units. Appliance amenities within the subject's marketplace typically consist of an oven/stove, refrigerator, and possibly dishwasher and/ or microwave. All of the cited comparables are similar to the subject in this regard, rendering adjustments for this factor unnecessary.

Washer/Dryer -

The subject provides common laundry facilities to its tenants. Comparable 1 is superior to the subject as it only offers in unit laundry hook-ups in addition to common area laundry facilities and has been adjusted downward for this factor. The remaining cited comparables are superior to the subject with washer/dryer within each of its units and have been adjusted downward for this factor.

A washer/dryer can be rented at a rate starting at \$20 per week or roughly \$80 per month. In this instance since the subject property offers common area washers and dryers to its tenancy we are primarily adjusting for the added convenience of the washer and dryer being in unit. In conjunction with the fact that the market based upon our research does not view this appliance as a significant appliance in order to achieve optimum rent, we have assigned a \$30 adjustment for this factor.

Floor Coverings –

The subject will provide luxury vinyl plank flooring throughout the units after the renovations. Comparable 1 is inferior to the subject in this regard, requiring an upward adjustment for this factor. All remaining cited comparables are similar to the subject in this regard, rendering adjustments for this factor unnecessary.

Window Coverings -

The subject provides shades for each of its units. The cited comparables are similar to the subject in this regard, rendering adjustments for this factor unnecessary.

Cable/Satellite/Internet -

The subject provides access to cable to each of its units. The cost of a cable subscription is borne by the tenant. After renovations the subject property will be adding free site-wide WIFI which will provide free in unit coverage to tenants. Comparable 3 is superior to the subject in this regard as they have a required \$75 monthly charge for a cable subscription that is added on to the rent. Therefore we have adjusted this comparable downward by the \$75 charge that is added onto the rent. However, all of the cited comparables are inferior to the subject in regards to free WIFI coverage. In order to formulate an adjustment for this factor we researched the average monthly cost for prepaid internet. COX internet offers three different wifi packages ranging from \$49.99 to \$59.99 per month, Verizon offers prepaid wifi ranging from \$39.99 to \$79.99 per month, while Comcast Xfinity offers prepaid wifi for \$45 per month. Between these three providers the average monthly cost for prepaid internet was \$54.99. Therefore, we applied an upward adjustment of \$55 to all cited comparables for this factor. Comparable 3 resulted in a net downward adjustment of \$20 (\$75-\$55).

Special Features-

After renovations the subject property will offer granite countertops and stainless steel appliances. Comparable 1 is inferior to the subject in this regard with white appliances and has been adjusted upward for this factor. Comparables 2, 3 4 and 5 offer solid surface counter tops and stainless steel appliances and are similar to the subject in this regard, rendering adjustments for this factor unnecessary. Special features such as stainless steel appliances and granite, quartz or solid-surface countertops will typically command a higher rent in the market. Tenants are typically willing to pay a higher premium for these features. Typically, when these features are included in the units, they are considered luxury items, and units are assessed an up-charge from the rent that would be charged if unit did not contain these features. We consulted the NMHC/Kingsley Apartment Resident Preferences Report. According to the NMHC/Kingsley Apartment Resident Preferences Report, residents indicated they would expect a renter to pay \$29.92 per month for appliances with premium finishes and \$33.20 per month for premium countertops. After considering all factors, a \$30 adjustment was applied for stainless steel appliances. The remaining cited comparables are similar to the subject in this regard, rendering adjustment for this factor unnecessary.

Parking –

The subject property has approximately 325 on-site lot parking stalls available to its tenancy. Comparables 3 and 4 offer free lot parking in addition to the option to pay for garage parking for additional monthly fees and has been adjusted modestly downward for this option. The remaining cited comparables are similar to the subject in this regard, rendering an adjustment unnecessary.

Extra Storage -

The subject property does not provide storage spaces. Comparable 2 is superior to the subject in this regard as it provides free storage to its tenants, rendering a downward adjustment necessary. The remaining cited comparables are similar to the subject in this regard as they either do not offer extra storage or charge a monthly fee for the amenity, rendering adjustments unnecessary.

Security -

The subject property provides deadlock doors and security lighting/camera. All of the cited comparables are similar to the subject, rendering adjustments for this factor unnecessary.

Clubhouse/Meeting Rooms -

The subject has a small community room. Comparables 2, 4 and 5 are superior to the subject in this regard with both a clubhouse and additional meeting rooms and have been adjusted downward for this factor. Comparable 3 is inferior to the subject without either of these amenities and has been adjusted upward for this factor. The remaining cited comparable is similar to the subject in this regard, rendering adjustment for this factor unnecessary.

Pool/Recreation Area –

The subject has a pool, two play grounds and a sports court for tenants to utilize. All of the comparables are similar to the subject in this regard as they are equipped with pools and fitness centers/recreation areas and adjustments for this factor were deemed unnecessary.

Business Center -

The subject property has a business center for tenants. Comparables 1 and 2 are inferior to the subject in this regard, rendering upward adjustments necessary. All of the remaining cited comparables are similar to the subject in this regard, rendering adjustments unnecessary.

Service Coordination -

The subject property does not offer this amenity. All of the cited comparables are similar to the subject in this regard and an adjustment for this factor was deemed unnecessary.

Non-Shelter Services -

The subject property does not have this amenity. All of the cited comparables are similar to the subject in this regard and an adjustment for this factor was deemed unnecessary.

Neighborhood Network -

The subject property does not have this amenity. All of the cited comparables are similar to the subject in this regard and an adjustment for this factor was deemed unnecessary.

Heat –

The subject units are electrically heated, the cost of which to operate is not included in the rent. All of the cited comparables are similar to the subject in this regard rendering adjustment unnecessary. All adjustments for this and the following utility adjustments have been based off of numbers provided by The Greenville Housing Authority, SC 2024, we have included a copy of this document in the addenda of this report.

Cooling –

The subject units are centrally air conditioned, the cost of which is not included in the rent. All of the cited comparables are similar to the subject in this regard rendering adjustment unnecessary.

Cooking -

The subject contains electric stoves within each of its units, the cost of which is not included in the rent. All of the cited comparables are similar to the subject in this regard rendering adjustment unnecessary.

Hot Water –

Hot water is not included in the stated monthly rental rates for the subject. All of the cited comparables are similar to the subject in this regard rendering adjustment unnecessary.

Electricity -

The cost of electricity is not included in the rent. All of the cited comparables are similar to the subject in this regard rendering adjustment unnecessary.

Cold Water/Sewer –

The subject includes cold water and sewer within its stated unit rental rates. Comparables 1, 2, 3 and 5 are inferior to the subject in this regard as tenants are responsible for the cost of water and sewer and have been adjusted upward for this factor. The remaining cited comparable is similar to the subject in this regard rendering adjustment for this factor unnecessary.

Trash/Recycling –

The subject includes trash and recycling within its stated unit rental rates. Comparables 1, 2 and 3 are inferior to the subject in this regard and have been adjusted upward for this factor. The remaining cited comparables are similar to the subject in this regard rendering adjustments for this factor unnecessary.

In analyzing the economic rental rates for the subject units, we have taken into consideration the strengths and weaknesses of all the cited comparables. We have placed emphasis on unit size, design, location, and condition of the subject units as compared to the cited comparables.

After considering all factors of adjustment, the cited data indicate an adjusted unit rental rate range from \$1,773 - \$2,587 per unit for three-bedroom/two bath units.

Giving effect to the preceding data in conjunction with our analysis of other apartment properties within the immediate marketplace, the following market rental rates have been estimated for the subject property on a market rate rental basis, as of September 5, 2024.

We have reconciled the subject property's three-bedroom apartment units "as complete" at the mid-range of the cited comparables.

<u>UNIT TYPE</u>	<u># UNITS</u>	<u>AVERAGE UNIT SIZE (SF)</u>	<u>ESTIMATED MARKET</u>		<u>PREPARED GRID (Y/N)</u>
			<u>RENT</u>	<u>\$PSF</u>	
3BD/2BA	32	1,250	\$2,100	\$1.68	Y

Conclusion

In selecting the cited comparables, we have used properties that are situated in proximity to the subject and have similar unit types, although they may differ in terms of building design. In certain instances, we have utilized properties that are physically different than the subject or have units that are larger or smaller than the subject's. In estimating market rent for the subject units, we have given consideration to all of the cited comparables and have recognized their inherent characteristics and have related them to the subject property. We have emphasized each of the comparables.

Giving effect to the preceding data in conjunction with our analysis of other apartment properties within the immediate marketplace, the following market rental rate has been estimated for the subject property on an "as is" and "as complete" basis, as of September 5, 2024.

<u>As Is</u>					
<u>UNIT TYPE</u>	<u># UNITS</u>	<u>SIZE (SF)</u>	<u>ESTIMATED MARKET</u>		<u>PREPARED GRID (Y/N)</u>
			<u>RENT</u>	<u>\$ PSF</u>	
1BD/1BA	40	699	\$1,400	\$2.00	Y
2BD/1.5BA	80	885	\$1,550	\$1.75	Y
3BD/2BA	32	1,250	\$1,900	\$1.52	Y
	152				

<u>As Complete</u>					
<u>UNIT TYPE</u>	<u># UNITS</u>	<u>SIZE (SF)</u>	<u>ESTIMATED MARKET</u>		<u>PREPARED GRID (Y/N)</u>
			<u>RENT</u>	<u>\$ PSF</u>	
1BD/1BA	40	699	\$1,550	\$2.22	Y
2BD/1.5BA	80	885	\$1,715	\$1.94	Y
3BD/2BA	32	1,250	\$2,100	\$1.68	Y
	152				

Comparables –
Description of Comparable 1



Address: 4001 Pelham Road, Greenville

Location: This comparable is located south of Old Boiling Springs Road, west of The Parkway and north of Pelham Road, within the city of Greenville and is commonly known as Ashton Woods

Property Type: The property consists of a 3-story, walk-up, market rate, apartment building.

Number of Units: 470 units

Occupancy Rate: 98%

Unit Size:

UNIT TYPE	NO. OF UNITS	USED AS COMP IN RCS	QUOTED RENT	INTERIOR SIZE	ANY RENT RESTRICTIONS
1BR/1BA	N/AV	Y	\$1,296	675 SF	N
2BR/1BA	N/AV	Y	\$1,364	1,075 SF	N
3BR/2BA	N/AV	Y	\$1,497	1,290 SF	N
TOTAL	470	-	-	-	-

Charges in Addition to rent: One-time pet fee (\$600), monthly storage fee (\$45)

Subsidies and Restrictions at Project: None

Contact: Ashley
 (864) 387-4207/ August 2024

Description of Comparable 2

Address: 11 Century Drive, Greenville

Location: This comparable is situated south of W Circle Avenue, east of Keith Drive and north of Interstate 385 within the city of Greenville, and is commonly known as Woodside Eleven.

Property Type: The property consists of a 3-story, walk-up, market rate apartment building.

Number of Units: 200 units

Occupancy Rate: 95%

Unit Size:

UNIT TYPE	NO. OF UNITS	USED AS COMP IN RCS	QUOTED RENT	INTERIOR SIZE	ANY RENT RESTRICTIONS
1BR/1BA	N/AV	Y	\$1,532	758 SF	N
2BR/2BA	N/AV	Y	\$1,887	1,003 SF	N
3BR/2BA	N/AV	Y	\$2,561	1,288 SF	N
TOTAL	200	-	-	-	-

Charges in Addition to rent: One-time application fee (\$75), one-time administration fee (\$150). One-time pet fee (\$350) and monthly pet rent (\$20).

Subsidies and Restrictions at Project: None

Contact: Bradley
(864)479-6663 / August 2024

Description of Comparable 3

Address: 75 Innovation Drive, Greenville

Location: This comparable is situated north of Laurens Road, east of Laurel Creek and west of Innovation Drive within the city of Greenville, and is commonly known as MAA Innovation.

Property Type: The property consists of a 3-story, walk-up, market rate apartment building.

Number of Units: 336 Units

Occupancy Rate: 99%

Unit Size:

UNIT TYPE	NO. OF UNITS	USED AS COMP IN RCS	QUOTED RENT	INTERIOR SIZE	ANY RENT RESTRICTIONS
1BR/1BA	N/AV	Y	\$1,557	762 SF	N
2BR/2BA	N/AV	Y	\$1,742	1,121 SF	N
3BR/2BA	N/AV	Y	\$1,380	2,122 SF	N
TOTAL	336	-	-	-	-

Charges in Addition to rent: One-time application fee (\$60), one-time administration fee (\$150). Monthly and one time pet fees apply but not specified.

Subsidies and Restrictions at Project: None

Contact: Courtney
(864) 740-7361 / August 2024

Description of Comparable 4

Address: 30 Market Point Drive, Greenville

Location: This comparable is situated south of Carolina Point Parkway, southwest of Woodruff Road, west of Miller Road, within the city of Greenville, and is commonly known as Abberly Market Point Apartment Homes.

Property Type: The property consists of a 3-story, walk-up, market rate apartment building.

Number of Units: 246 units

Occupancy Rate: 98%

Unit Size:

UNIT TYPE	NO. OF UNITS	USED AS COMP IN RCS	QUOTED RENT	INTERIOR SIZE	ANY RENT RESTRICTIONS
1BR/1BA	N/AV	Y	\$1,505	716 SF	N
2BR/2BA	N/AV	Y	\$1,831	1,069 SF	N
2BR/2BA	N/AV	N	\$1,711	1,111 SF	N
3BR/2BA	N/AV	Y	\$2,143	1,344 SF	N
TOTAL	246	-	-	-	-

Charges in Addition to rent: One-time application fee (\$50), one-time administration fee (\$100). One-time pet fee (\$350) and garage monthly parking (\$150-\$175).

Subsidies and Restrictions at Project: None

Contact: Elizabeth
(864) 477-2350/ August 2024

Description of Comparable 5

Address: 180 Woodruff Road, Greenville

Location: This comparable is situated east of Laurens Road, west of Laurel Creek and south of Woodruff Road, within the city of Greenville, and is commonly known as Trailside Verdae.

Property Type: The property consists of a 4-story, elevator-serviced, market rate apartment building.

Number of Units: 216 Units

Occupancy Rate: 97%

Unit Size:

UNIT TYPE	NO. OF UNITS	USED AS COMP IN RCS	QUOTED RENT	INTERIOR SIZE	ANY RENT RESTRICTIONS
1BR/1BA	N/AV	Y	\$1,760	793 SF	N
2BR/2BA	N/AV	Y	\$2,020	1,108 SF	N
3BR/2BA	N/AV	Y	\$2,120	1,322 SF	N
TOTAL	216				

Charges in Addition to rent: One time application fee (\$75). One time administration fee (\$200). Monthly storage fee (\$30).

Subsidies and Restrictions at Project: None

Contact: McKenzie
(864) 432-6587/ August 2024

Certification

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the *Uniform Standards of Professional Appraisal Practice*.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

Aaron M. Zabel has made a personal inspection of the property that is the subject of this report.

- Rachel A. Walsh significant real property appraisal assistance to the person(s) signing the Certification.
- We have not provided any appraisal services involving the subject property in the three years preceding the date of this report.



Aaron M. Zabel
Vice President
South Carolina Certified General
Appraiser
Appraiser No.: 8815



Rachel A Walsh
Associate
Illinois Associate Trainee
Appraiser No.:557.006570

Limiting Conditions

We were not provided with a Plat of Survey of the subject property. The site dimensions, site area, and building area information contained herein were obtained from said source, public records and our physical inspections of the subject property. For the purpose of this valuation, we have assumed that all information provided to us is accurate.

All liens and encumbrances have been disregarded, and the property rights appraised assume fee simple interest, under responsible ownership and competent management, unless otherwise stated in this report.

The exhibits contained within this appraisal report have been included to assist the reader in visualizing the subject property.

We have not made a survey of the subject property and do not assume responsibility in connection with such matters. The site dimensions considered herein are assumed to be accurate.

Information contained within this appraisal report, having been furnished by others, has been assumed to be reliable, however, we do not assume responsibility for its accuracy.

Disclosure of the contents of this appraisal report is governed by the By-Laws and Regulations of the Appraisal Institute.

Neither all nor any part of this appraisal (especially any conclusions as to value, the identity of the appraiser or the firm with which he or she are connected or any reference to the Appraisal Institute or to its various designations) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without the prior consent and written approval of the undersigned.

We are not required to give testimony or attendance in court by reason of this appraisal report, with reference to the property in question, unless arrangements have been previously made therefore.

The valuation(s) of the property included in this appraisal report must not be used in conjunction with any other appraisal and is (are) invalid if so used.

Subsoil conditions not requiring any additional or extraordinary features related to unsuitable conditions for the area are assumed to be suitable for building purposes.

We assume no liability whatsoever for structural or mechanical deficiencies, pollutants, lead based paint, hazardous waste or materials, etc., for which none have been reported to us formally or informally during the course of our inspections and field investigations.

Our appraisal assumes that the subject property is in conformance with all codes and regulations imposed by the municipality in which it is located.

None of the estimated values within this appraisal report were influenced by our client; nor was the fee for the appraisal services rendered based upon the estimated values. Neither my engagement to make this appraisal (or any future appraisals for this client) nor any compensation therefore are contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of the ADA in estimating the value of the property.

The authors of this report are experienced in the valuation of properties similar to the subject in type and location.

This appraisal invokes the jurisdictional exception to USPAP as provided by appraisal and valuation regulations of the United States Department of Housing and Urban Development.

The subject's estimated rental rate was derived via a market rental analysis. The Department of Housing and Urban Development (HUD) subsidizes the subject property, and the current rent roll has not been considered as viable market information.

In the event that we are provided with information that is different than what has been relied on in the preparation of this report, Renzi and Associates, Inc., reserves the right to amend this appraisal.

ADDENDA

Appendix 9-1-4


RCS Appraiser Certification

Project Name: **FHA Project No** Highland Square II Apartments

By my/our signature below, I/We certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I/We have no present or prospective financial interest in the above project, its Ownership or management agent entity, or the principals of those entities. I/We am/are not an employee of those principals or entities and I/We have no business or close personal/family interest with those parties that commonly would be perceived to create bias or a conflict of interest. I/We have not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment unless listed here:
4. I/We have no bias with respect to the project that is the subject of this report or to the Ownership or management parties involved with this assignment.
5. My/Our engagement in and compensation for this assignment were and are not contingent upon the reporting of a predetermined rent or direction in rent. My/Our fee is my/our only compensation for this rent study assignment. There are no other side agreements or considerations.
6. My/Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, the Fair Housing Act, and all applicable HUD procedures for performing Rent Comparability Studies for Section 8 contracts.
7. Aaron M. Zabel inspected the interior and exterior of the subject project.
8. Aaron M. Zabel inspected the exteriors of the projects used as comparables in this report.
9. No one provided significant professional assistance to the person signing this report except the persons listed here: Rachel A. Walsh. If anyone is listed here, his/her contribution is identified in the Scope of Work section of this report.
10. I/We am/are a certified general appraiser, licensed and in good standing with the state appraiser regulatory agency where the subject project is located and I meet all of the appraiser qualifications required in HUD's rent comparability procedures.
11. I/We am/are not debarred or suspended from doing business with the Federal Government. I also am not under a Limited Denial of Participation (LDP) imposed by the HUD Multifamily Regional Center or Program Center having jurisdiction over the Section 8 project.

12. I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).

Appraiser's Name: Aaron M. Zabel Signature:  Date: 09/23/2024

Permanent License No: 8815 Issuing State: SC Expires: 09/30/2025

Did you prepare the RCS under a temporary license? No

If so, attach a copy of the temporary license.

State of South Carolina Real Estate Appraisers Board

AARON M ZABEL
8815

Having Satisfied The Qualifications Of The South Carolina Real Estate Appraisers Board And
Having Complied With The Requirements Prescribed By Law, Is Hereby Entitled To Practice As A

CERTIFIED GENERAL APPRAISER

In Witness Whereof, The State Of South Carolina Real Estate Appraisers Board By Virtue Of The
Authority Vested In It By Chapter 60, Title 40, Code Of Laws Of South Carolina Has Caused This
Document To Be Issued With Its Seal Imprinted Hereon.




Board Executive

Property of South Carolina Real Estate Appraisers Board

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA The Greenville Housing Authority, SC		Unit Type: Multi-Family (Apartment/High-Rise/ Row House/Semi-Detached)				Date (mm/dd/yyyy) 8/1/2024	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$19.00	\$22.00	\$25.00	\$28.00	\$31.00	\$35.00
	Bottle Gas	\$51.00	\$59.00	\$65.00	\$73.00	\$83.00	\$91.00
	Electric (avg)	\$16.00	\$19.00	\$25.00	\$30.00	\$36.00	\$41.00
	Electric Heat Pump (avg)	\$14.00	\$17.00	\$20.00	\$22.00	\$25.00	\$27.00
	Fuel Oil	\$56.00	\$68.00	\$76.00	\$88.00	\$96.00	\$104.00
Cooking	Natural Gas	\$3.00	\$3.00	\$5.00	\$6.00	\$8.00	\$9.00
	Bottle Gas	\$8.00	\$8.00	\$13.00	\$19.00	\$24.00	\$27.00
	Electric (avg)	\$5.00	\$6.00	\$9.00	\$12.00	\$15.00	\$17.00
Other Electric	(avg)	\$22.00	\$26.00	\$36.00	\$45.00	\$55.00	\$64.00
Air Conditioning	(avg)	\$9.00	\$11.00	\$15.00	\$20.00	\$24.00	\$28.00
Water Heating	Natural Gas	\$6.00	\$7.00	\$11.00	\$14.00	\$17.00	\$20.00
	Bottle Gas	\$19.00	\$22.00	\$32.00	\$40.00	\$51.00	\$59.00
	Electric (avg)	\$14.00	\$17.00	\$21.00	\$26.00	\$30.00	\$34.00
	Fuel Oil	\$20.00	\$24.00	\$36.00	\$48.00	\$60.00	\$72.00
Water	(avg)	\$22.00	\$23.00	\$29.00	\$34.00	\$40.00	\$46.00
Sewer	(Renewable Water) Greenville	\$37.00	\$38.00	\$48.00	\$58.00	\$68.00	\$78.00
Trash Collection	(avg)	\$29.00	\$29.00	\$29.00	\$29.00	\$29.00	\$29.00
Other specify: Electric Charge \$19.60 (avg)		\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Other specify: Natural Gas Charge \$9.36		\$9.00	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances-May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		