

Exhibit R

Physical Needs Assessment Certification Form

I, David Alldredge, have completed a physical needs assessment

report for the proposed development, Northgate

Manor, which is located at 220 Biblebrook

Drive,

Spartanburg County, South Carolina.

I hereby certify that all of the repairs outlined in the physical needs assessment report dated 9/24/2024 are needed and necessary repairs and that said report is based on a

100% physical inspection of all units in the development.

Based on my calculations, I hereby certify that a total of \$ 680,263.27

per unit in **hard construction costs** are needed and necessary in the rehabilitation of this

property. A total of \$ 2180 per unit will be attributed to the interior of the

units.

Assessor's Signature: 

Assessor's Name: David Alldredge

Company: D3G

Phone Number: 804 358-2020

Email: d.alldredge@d3g.com

Date: 10/17/2024