

Exhibit S-2 SCSHFDA Primary Market Area Analysis Summary:

Development Name:	Northgate Manor	Total # of Units:	46
Address:	220 Biblebrook Drive, Greer, SC	# of LIHTC/TEB Units:	46
PMA Boundary:	N- Fews Chapel Road / Gibbs Road, E - I-85, S - Freeman Farm Road, W - S Batesville Road / Taylor Road		

Rental Housing Stock (found on page 53)				
Type	# of Properties	Total Units	Vacant Units	Average Occupancy
All Rental Housing	17	2,193	237	89.19%
Market-Rate Housing	10	1,670	215	87.12%
Assisted/Subsidized Housing not to include LIHTC	2	104	0	100.00%
LIHTC (All that are stabilized)*	6	674	22	96.73%
Stabilized Comparables**	16	2,089	73	96.50%
Non Stabilized Comparables	1	255	164	35.68%

** Comparables - comparable to the subject and those that compete at nearly the same rent levels and tenant profile, such as age, family and income.

[illegible]

Demographic Data (found on page 40, 46)						
	2020		2024		2027	
Renter Households	10,334	25.59%	11,177	25.53%	11,731	25.49%
Income-Qualified Renter HHs (LIHTC)	5,455	52.79%	5,900	52.79%	5,780	49.27%
Income-Qualified Renter HHs (MR)						

Targeted Income-Qualified Renter Household Demand (found on page 47)						
Type of Demand	60%					Overall
Renter Household Growth	285					285
Existing Households (Overburd + Substand)	2,095					2,095
Homeowner conversion (Seniors)						
Other:						
Less Comparable/Competitive Supply	0					0
Net Income-qualified Renters HHs	2,381	0	0	0	0	2,381

Capture Rates (found on page 47)					
Targeted Population	60%				Overall
Capture Rate	1.90%				1.90%

Absorption Rate (found on page 70)	
Absorption Period	2 months.

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