

## Low-Income Housing Tax Credit / Tax Exempt Bond Application

### Data Entry Instructions:

This workbook has been password protected to prevent the user from overwriting questions, labels, and calculations.

### PLEASE READ BEFORE DATA ENTRY

- 1) All data entry should be input in the sections that are shaded with a pale yellow background.  
(the protection of the workbook should prevent data entry in other areas)
- 2) For data fields that require a check mark next to the description, please type an "x" in the box.
- 3) Some data fields contain a drop down "data list". You can select from this list or type in the data as long as the typed data matches a selection contained in the list. These data lists serve to check the validity of the entry when there are limited possible answers.

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Should you have any concerns or find any problems or errors with this workbook, please contact:

For the Tax Credit Application:  
[taxcreditquestions@schousing.com](mailto:taxcreditquestions@schousing.com)

**South Carolina State Housing Finance & Development Authority**  
**Low-Income Housing Tax Credit / Tax Exempt Bond Application**

Development ID #  
(for Authority use only)

Development Name: Vesta at South Pacific

Date: 6/23/25

Application Type: Initial Application

**Application Information:**

☐ 9% Tax Credit

☒ New Construction

☒

This Application includes a notarized letter affirming a knowing and voluntary waiver of the right to request a qualified contract for the duration of the extended use period. **Include notarized letter behind this page.**

☒ 4% Tax Credit

☐ Rehabilitation

☐ State Tax Credits

☐ Acq/Rehabilitation

☐ Public Housing Authority

☐ Adaptive Reuse

Total # of **Low-Income** Units: 200

# Designed for Families Units: 200

# Transitional Units: 0

Total # Market Rate Units: 0

# Older Persons (55+) Units: 0

# Homeless Units: 0

Employee Units: 0

# Elderly Persons (62+) Units: 0

# 3+ Bedroom Units:         

Total # of Units: 200

# Single Room Occupancy: 0

# Supportive Housing Units: 0

**Applicant Information:**

Development Name: Vesta at South Pacific

County: York

Group: A

Street Address: TBD South Pacific

County Code: 46

City: York

Congressional District #: 5

State: SC

Zip: 28745

Est. Start Date: 1/1/26

☒ Limited Partnership

Entity Name: Vesta at South Pacific, LP

☐ Limited Liability Company

Street Address: 260 Coleman Blvd, Suite B

☐ Non-Profit

City: Mount Pleasant

State: South Carolina

Zip: 29464

☐ Other - Identify below

Fed ID #:         

Contact Person: Andy Spraker

Telephone: 386-562-1730

Email: aspraker@gdapartners.com

How many applications will the principals of this development be associated with? 1

Including all associated developments, approximately how much in tax credits will be applied for by said Principal(s)? 2.5

List each member of the development team with his/her associated developments: (attach additional pages if necessary)

Andy Spraker, Doug Hart and Gary Long: Vesta at South Pacific

Vesta at South Pacific

6/23/25

**Applicant Information (cont.):**

Name of Partner / Shareholder	% of Ownership	Telephone #
Berkadia Tax Credit Solutions Federal	98.9000%	980-208-1667
Berkadia Tax Credit Solutions State	1.0000%	980-208-1667
Vesta at South Pacific Partners LLC	0.1000%	386-562-1730

<b>Developer Name:</b>	GDA Development Partners	Non-profit	<input type="checkbox"/>	For-profit	<input checked="" type="checkbox"/>
Street Address:	260 Coleman Blvd, Suite B	Contact Name:	Andy Spraker		
City:	Mount Pleasant	Telephone # :	386-562-1730		
State:	South Carolina	Fax # :			
Zip:	29464	Email Address:	aspraker@gdapartners.com		

<b>Co-Developer:</b>	Middleburg VSP Holdings LLC	Non-profit	<input type="checkbox"/>	For-profit	<input checked="" type="checkbox"/>
Street Address:	500 E. Morehead, Suite 525	Contact Name:	Reece Kimsey		
City:	Charlotte	Telephone # :	980-748-2990		
State:	North Carolina	Fax # :			
Zip:	28202	Email Address:	rkimsey@middleburg.com		

<b>Management Entity:</b>	Gateway Management Company LLC	Non-profit	<input type="checkbox"/>	For-profit	<input checked="" type="checkbox"/>
Street Address:	22 Inverness Center Parkway Suite 222	Contact Name:	Melissa Morefield-Valley		
City:	Birmingham	Telephone # :	205-980-3245 x 228		
State:	Alabama	Fax # :			
Zip:	35242	Email Address:	mmorefield-valley@gatewaymgt.com		

<b>Consultant:</b>		Contact Name:			
Street Address:		Telephone # :			
City:		Fax # :			
State:		Email Address:			
Zip:					

<b>Tax Attorney:</b>	Parker Poe Adams & Bernstein	Contact Name:	Emily Zackon		
Street Address:	1221 Main Street Suite 1100	Telephone # :	803-253-6867		
City:	Columbia	Fax # :			
State:	South Carolina	Email Address:	emilyzackon@parkerpoe.com		
Zip:	29201				

<b>CPA Company:</b>	Rubin Brown	Contact Name:	Wade Kraenzle		
Street Address:	7676 Forsyth Blvd, Suite 2100	Telephone # :	314-678-3538		
City:	St Louis	Fax # :			
State:	Missouri	Email Address:	wade.kraenzle@rubinbrown.com		
Zip:	63105				

<b>Architect Company:</b>	Middleburg	Architect License #:	9342		
Street Address:	500 E. Morehead, Suite 525	Contact Name:	Reece Kimsey		
City:	Charlotte	Telephone # :	980-748-2990		
State:	North Carolina	Fax # :			
Zip:	28202	Email Address:	rkimsey@middleburg.com		

<b>General Contractor:</b>	Middleburg	GC License #:	123159		
Street Address:	500 E. Morehead, Suite 525	Contact Name:	Reece Kimsey		
City:	Charlotte	Telephone # :	980-748-2990		
State:	North Carolina	Fax # :			
Zip:	28202	Email Address:	rkimsey@middleburg.com		

# Low-Income Housing Tax Credit / Tax Exempt Bond Application

Vesta at South Pacific

6/23/25

## Site:

Development located within city limits?	Y/N	<input type="text" value="Y"/>	Congressional District # :	<input type="text" value="5"/>
USDA Eligible Area? <a href="#">Search Here</a>	Y/N	<input type="text" value="N"/>	State Senate District # :	<input type="text" value="15"/>
Located in a Flood Plain?	Y/N	<input type="text" value="N"/>	State House District # :	<input type="text" value="49"/>
Listed on National Register of Historic Places?	Y/N	<input type="text" value="N"/>	Census Tract # :	<input type="text" value="616.02"/>
Located in an Opportunity Zone?	Y/N	<input type="text" value="N"/>		
Located in a Qualified Census Tract?	Y/N	<input type="text" value="Y"/>	Was the land donated?	Y/N <input type="text" value="N"/>
Located in a Difficult Development Area?	Y/N	<input type="text" value="N"/>		
Is the site zoned for your development?	Y/N	<input type="text" value="Y"/>	Coordinates for development <b>centroid</b> to the 5th decimal	
Do any detrimental site characteristics exist?	Y/N	<input type="text" value="N"/>	Latitude: <input type="text" value="34.9909"/>	Longitude: <input type="text" value="-81.2204"/>

If yes, please list:

Do any wetlands (jurisdictional or nonjurisdictional) exist on the site?	Y/N	<input type="text" value="Y"/>	If yes, what %?	<input type="text" value="3.80%"/>
Overall, is at least 80% of the site buildable?	Y/N	<input type="text" value="Y"/>		

If no, attach an explanation behind this page of the application. Include any setback requirements.

## Site Control (Parcel 1):

Control:	<input type="text" value="Purchase Contract"/>	Expiration Date:	<input type="text" value="12/31/26"/>	If Land Lease, how much annual debt?
Acres:	<input type="text" value="17.85"/>	Total Cost of Land:	<input type="text" value="4,200,000"/>	<input type="text"/>
Seller(s) - this name must be on current recorded deed:		<input type="text" value="South Pacific Partners, LLC"/>		
Address:	<input type="text" value="S Pacific Ave"/>		City:	<input type="text" value="York"/>
State:	<input type="text" value="SC"/>	Zip:	<input type="text" value="29745"/>	

Is there a common ownership interest between the purchaser and seller? Y/N

If yes, provide attorney opinion on whether the proposal qualifies for tax credits on acquisition costs.

## Site Control (Parcel 2, if needed):

Control:	<input type="text"/>	Expiration Date:	<input type="text"/>	If Land Lease, how much annual debt?
Acres:	<input type="text"/>	Total Cost of Land:	<input type="text"/>	<input type="text"/>
Seller(s) - this name must be on current recorded deed:		<input type="text"/>		
Address:	<input type="text"/>		City:	<input type="text"/>
State:	<input type="text"/>	Zip:	<input type="text"/>	

Is there a common ownership interest between the purchaser and seller? Y/N

If yes, provide attorney opinion on whether the proposal qualifies for tax credits on acquisition costs.

## Site Control (Parcel 3, if needed):

Control:	<input type="text"/>	Expiration Date:	<input type="text"/>	If Land Lease, how much annual debt?
Acres:	<input type="text"/>	Total Cost of Land:	<input type="text"/>	<input type="text"/>
Seller(s) - this name must be on current recorded deed:		<input type="text"/>		
Address:	<input type="text"/>		City:	<input type="text"/>
State:	<input type="text"/>	Zip:	<input type="text"/>	

Is there a common ownership interest between the purchaser and seller? Y/N

If yes, provide attorney opinion on whether the proposal qualifies for tax credits on acquisition costs.

**Development:**Are the residential units available to the general public? Y/N **Y**Is this proposed development intended for occupancy by Individuals with Children? Y/N **Y**Does the marketing plan give preference to persons on a Public Housing Waiting List? Y/N **Y****Placed-In-Service Application Only** --> On what page of the marketing plan is this preference/outreach described? Will all low-income units be comparable in terms of construction quality and amenities when compared to market rate units in the development? Y, N, N/A **N/A**Will this development convert to Tenant Ownership? Y/N **N**Proposal will meet green and energy efficiency sustainable building requirements? Y/N **N**

Which certification?

 Enterprise's Enterprise Green Communities  US Green Building Council's LEED for Homes Home Innovation Research Lab's National Green Building Standard - Bronze level or higher? Southface Energy Institute and Greater Atlanta Home Builders Association's Earthcraft High Performance Building Council of the BIA of Central SC, Certified High Performance (CHiP) HOME Program

<b>X</b> Garden Apartment	<b></b> Triplex/Quadplex	<b>X</b> Detached Clubhouse
<b></b> Single Family House (Detached)	<b></b> Other Describe Below	<b>X</b> Elevator
<b></b> Townhouse/Rowhouse	<b></b>	Foundation Type: <b>Slab on Grade</b>
<b></b> Duplex		Number of stories in tallest building: <b>4</b>

**Parking**# of Units (1 BR or less) = **56** x 1 = 56 # of required parking spaces = 292# of Units (2 BR) = **104** x 1.5 = 156 # of planned parking spaces = **330**# of Units (3 BR or more) = **40** x 2 = 80 excess/(deficit) = 38Will **any** tenants pay parking fees? Y/N **N** If yes, explain the charges: Local jurisdiction requires less? Y/N **N****Utility Allowance Information**Source of Utility Allowance Calculation: **State Housing Authority** Energy Star? Y/N **Y**Unit Type(s): 1st type: **Larger Apartment Bldgs. (5+ units)** 2nd type: 

Utility Allowance (round total of these up to the nearest dollar): (if applicable)

Utilities	Type	Utilities paid by:	Enter allowances by Bedroom Size					
			0-BR	1-BR	2-BR	3-BR	4-BR	5-BR
Heating	Electric Heat Pump	Tenant Paid		13.00	15.00	17.00		
Cooking	Electric	Tenant Paid		5.00	8.00	10.00		
Other Electric	Electric	Tenant Paid		20.00	27.00	35.00		
Air Conditioning	Electric	Tenant Paid		8.00	12.00	15.00		
Water Heating	Electric	Tenant Paid		13.00	16.00	19.00		
Water		Tenant Paid		25.00	35.00	53.00		
Sewer		Tenant Paid		46.00	65.00	93.00		
Trash		Development Paid						
Electric and/or Natural Gas Base Charge		12.00	-	12.00	12.00	12.00	-	-
<b>Total Utility Allowance for Units:</b>			-	142.00	190.00	254.00	-	-
<b>Total Utility Allowance (rounded Up to the nearest dollar):</b>			-	142.00	190.00	254.00	-	-

**Development (cont.):**Has the proposed development received a prior award of LIHTCs? Previous ID #  Y/N If yes, what was the date of allocation? If yes, is the development still under the initial LIHTC compliance period?  Y/N Has the proposed development received a prior award of Tax-Exempt Bonds? ID #  Y/N If yes, what was the date of the bond issuance? If yes, is the development still under the initial Tax-Exempt Bond compliance period?  Y/N # of Residential Buildings:  # of Non Residential Buildings:  Total Buildings: If development is more than one building: Owned by the same entity for Federal Income Tax Purposes? Y/N Located on the same tract of land? Y/N Financed pursuant to a common plan of financing? Y/N List commercial facilities other than tenant use: Are all of the buildings currently under control? Y/N  If no, how many buildings are under control? When will the rest of the buildings be under control?  How many buildings will be acquired? Building(s) acquired or to be acquired from: Building(s) acquired/to be acquired from a Related Party, determined with reference to: **If acquisition from a government agency:**Name of Agency: Date: Amount: Has or will a waiver of the 10-year holding requirement be requested from the Department of Treasury? Y/N Does the development preserve assisted low-income housing that due to mortgage prepayments, foreclosure, or expiring rental assistance would otherwise convert to market rate use? Y/N 

If yes, attach documentation to this page of the application as to conversion to market rate.

Has or will the development be acquired from an insured depository institution in default or from a receiver or conservator of such an institution? Y/N 

If yes, attach documentation to this page of the application.

Attach a **separate sheet to this page of the application** listing the (a) building address, (b) type of control, (c) number of units, (d) expiration date of control, (e) acquisition cost for all buildings under control, (f) the date each building was placed-in-service, (g) the date of the last nonqualified substantial improvement, and (h) the number of years between the date the building was placed-in-service and date of acquisition. If a separate sheet is not attached, this application will be considered incomplete.

Is there currently any **project-based** rental assistance on the development? Y/N If yes, what type of project-based rental assistance?  Project Based Section 8 HUD rental assistance. ID HUD type:  RDA rental assistance Other: Identify "Other": If yes, how many units have project-based rental assistance?  % of units:  # of years assistance provided: Will there be any **project-based** rental assistance if the proposed development is awarded tax credits? Y/N If yes, identify the type of project-based rental assistance: Is HUD Approval for Transfer of Physical Assets Required? Y/N 

If yes, attach documentation to this page of the application.

Does this development involve any relocation of low-income tenants? Y/N If yes, will the tenants be **Temporarily** relocated? Y/N  If yes, what percentage? Will any low-income tenants be **Permanently** relocated? Y/N  If yes, what percentage?

Vesta at South Pacific

6/23/25

**Development Targeting**

**Minimum Set-Aside Requirements - Irrevocable Election (Check One)**

☐ At least **20%** of the rental units in this development will be rent restricted and occupied by individuals whose income is **50%** or less of Area Median Income.

☒ At least **40%** of the rental units in this development will be rent restricted and occupied by individuals whose income is **60%** or less of Area Median Income.

☐ Income averaging option as defined in Section 42(g)(1)(C) of the Internal Revenue Code.

The Authority will allow the applicant to petition the Authority on the fifth anniversary date of the placed-in-service date and every five years thereafter, to waive the special targeting of 50% of median income and increase the targeting to 60% of median income (provided the owner/applicant chose the 40/60 election) if (a) the development has had at least a two year history of vacancies averaging at least 20% which can be evidenced to the Authority through project audits and/or (b) the Applicant can demonstrate that other conditions exist which threaten the economic viability of the development. **The Authority may grant or refuse any waiver requested in its sole discretion.**

**Unit Details and Proposed Development Income:**

What's the effective date of the maximum allowable rents?

LIHTC: **4/1/25**

HOME:

**Units Rent and Income**

	Type	Unit Utility Type	# of Units	Beds	Baths	Square Footage	Proposed Monthly Rent*	Utility Allowance	Gross Rent	Maximum Allowable Rent	% AMGI	Assistance Type
1	LI	Apartment	56	1	1.0	771	1,050	142	1,192	1,192	60	LIHTC Assisted
2	LI	Apartment	104	2	2.0	956	1,240	190	1,430	1,240	60	LIHTC Assisted
3	LI	Apartment	40	3	2.0	1,164	1,495	254	1,749	1,495	60	LIHTC Assisted
4												
5												
6												
7												
8												
9												
10												
11												
12												
13												
14												
15												
16												
17												
18												
19												
20												
			<b>200</b>									

\*This column will be the reference for annual rental income calculation Tab 7 for LI and/or MR units.

Total bedrooms =	384	Total Residential Sqft =	189,160	Total Annual Income =	2,970,720
Total LI Units =	200	Total MR Units =	0	LI Unit Percentage =	<b>100.000%</b>
Total LI Sqft =	189,160	Total MR Sqft =	0	LI Sqft Percentage =	<b>100.000%</b>
Total Common Sqft:	<input type="text"/>	Total Non-Heated Sqft:	<input type="text"/>	Total Development Sqft =	<b>189,160</b>

**Detail of Other Income** (List each type of other income on a separate line)

	Type of Other Income	# Units	Annual \$ Amount	% of Units	Monthly \$ / Unit	Annual \$ / Unit
1	Late Fees	200	45,000.00	100.00%	18.75	225.00
2	Other Vending	200	6,000.00	100.00%	2.50	30.00
3				0.00%	-	-
4				0.00%	-	-
5	Laundry	200	8,400.00	100.00%	3.50	42.00
6	Application Fees	200	5,000.00	100.00%	2.08	25.00
7	Other (Specify)			0.00%	-	-
	<b>Totals:</b>		64,400.00		26.83	322.00

# Low-Income Housing Tax Credit / Tax Exempt Bond Application

Vesta at South Pacific

6/23/25

## Proforma Income Statement:

Rental Income	
From Low Income Units	2,970,720.00
From Market Rate Units	-
Total Annual Rental Income	2,970,720.00
Other Income	64,400.00

\*Vacancy% 7.00%

Vacancy Allowance = (212,458.40)  
Effective Gross Income (EGI) = 2,822,662.00

Administrative Expenses	
Accounting/Audit	10,000.00
Advertising	30,000.00
Annual Compliance Fees	16,000.00
Legal	11,000.00
Licenses and Permits	12,000.00
Management Fees	111,914.00
Management Payroll	225,000.00
Management Payroll Taxes	18,800.00
Telephone	4,200.00
Office Supplies	8,500.00
Other Admin. Expenses (7-A)	0.00
Total Administrative	447,414.00
Percent of EGI	15.85%

Maintenance Expenses	
Clubhouse Maintenance	2,500.00
Decorating	
Elevator	6,000.00
Extermination	12,000.00
Landscaping	15,000.00
Maintenance Payroll	60,000.00
Maintenance Payroll Taxes	4,800.00
Parking Lot Maintenance	2,000.00
Repairs	45,000.00
Supplies	3,600.00
Pool Maintenance	
Other Maintenance (7-A)	0.00
Total Maintenance	150,900.00
Percent of EGI	5.35%

Operating Expenses	
Fuel	1,000.00
Electrical	30,000.00
Water and Sewer	35,000.00
Natural gas	0.00
Trash	30,000.00
Security	24,000.00
Other Operating (7-A)	0.00
Total Operating	120,000.00
Percent of EGI	4.25%

Fixed Expenses	
Insurance	160,000.00
Real Estate Taxes	0.00
Other Taxes (7-A)	0.00
Total Fixed Expenses	160,000.00
Percent of EGI	5.67%

**Total Annual Expenses** 878,314.00

Replacement Reserves	60,000.00
Capital Replacement Reserves	
<b>Total Reserves</b>	<b>60,000.00</b>

**Net Operating Income** 1,884,348.00

Other Income / Rental Income = 2.17% must not exceed 3%

Do **not** include income and expenses on this form attributable to the provision of services other than housing.

**\*If 5% vacancy rate is requested, the applicant must provide justification. The Authority will make the final determination of whether to utilize a five percent (5%) vacancy rate for underwriting.**



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Vesta at South Pacific

6/23/25

## Other Expense Detail and Rationale:

Other Admin. Expenses	
Total Other Admin. Expenses	0.00

Rationale:

Other Maintenance Expenses	
Total Other Maintenance Expenses	0.00

Rationale:

Other Operating Expenses	
Total Other Operating Expenses	0.00

Rationale:

Other Fixed Expenses	
Total Other Fixed Expenses	0.00

Rationale:

**Funding:**

Attach a copy of the commitment letter, indicating the specific amount and purpose of its funding behind the appropriate Tab in the Application package.

Section 1 - Tax Credit Funding, Deferred Developer Fees, and Equity			
Source Name	Amount	Equity Factor	Equity Provider
Federal Tax Credit Equity	23,432,098.00	0.8800	Berkadia Affordable Tax Credit Solutions
State Tax Credit Equity	14,645,061.00	0.5500	Berkadia Affordable Tax Credit Solutions
Federal Historic Credits			
State Historic Credits			
Abandoned Tax Credits			
Deferred Developer Fee	1,682,856.10		
GP Equity			
Other (Specify)			
Other (Specify)			

Section 1 Total= 39,760,015.10

Section 2 - Permanent Financing (Not Construction or Bridge Loans)								
Lender Name	Amount	Debt Service	Interest Rate	Amort	Term	Financing Source	Financing Type	Lien Position
Berkadia	21,500,000.00	1,603,292.70	7.000%	40	15	Conventional	Permanent Financing	1
		-						2
		-						3
		-						4

Section 2 Total= 21,500,000.00 1,603,292.70

Section 1 & 2 Total = 61,260,015.10

This amount will be used to match development costs.

Section 3 - Construction Loans and Bridge Financing						
Lender Name	Amount	Interest Rate	Amort	Term	Financing Source	Financing Type
Berkadia	35,000,000.00	7.000%	3	3	Conventional	Construction Financing

Section 3 Subtotal= 35,000,000.00

**Development Costs:**

	Development Costs	4% Basis (30%) - Acquisition	4% (30%) / 9% (70%) - New / Rehab	Summary of Const. Cost Addm.	Difference
<b>Acquisition</b>					
1 Land	4,200,000	-	-		
2 Existing Structures	-	-	-		
3 Ground Lease	80,000	-	-		
	4,280,000	-	-		
<b>Site Work</b>					
4 On-Site Improvements	3,700,000	-	3,700,000		
5 Off-Site Improvements	-	-	-		
6 Demolition	-	-	-		
7 Improvements	-	-	-		
	3,700,000	-	3,700,000	3,700,000	- ok
<b>Rehabilitation and New Construction</b>					
8 New Construction	29,788,793	-	29,788,793		
9 Rehabilitation	-	-	-		
10 Accessory Structures	-	-	-		
11 Other Hard Construction Costs	-	-	-		
12 Furniture, Fixtures, & Equipment	473,650	-	473,650		
13 Contractor Contingency	1,574,000	-	1,574,000		
14 General Requirements	1,889,000	-	1,889,000		
15 Contractor Profit	1,889,000	-	1,889,000		
16 Contractor Overhead	629,000	-	629,000		
	36,243,443	-	36,243,443	36,243,443	- ok
<b>Professional Fees</b>					
17 Architect Fee Design	300,000	-	300,000		
18 Architect Fee Construction Supervision	200,000	-	200,000		
19 Engineering Fees	300,000	-	300,000		
20 Survey	65,000	-	65,000		
21 Real Estate Attorney Fees	40,000	-	40,000		
22 Tax Attorney Fees	-	-	-		
23 Accountant	65,000	-	35,000		
24 Green Certification	50,000	-	50,000		
25 Other (Specify)	-	-	-		
	1,020,000	-	990,000		
<b>Construction Financing</b>					
26 Construction Loan Origination Fee	262,500	-	162,750		
27 Construction Loan Interest Paid	3,699,864	-	997,651		
28 Construction Loan Legal Fees	65,000	-	65,000		
29 Construction Loan Credit Report	-	-	-		
30 Construction Loan Title & Recording Costs	200,000	-	100,000		
31 Inspection Fees	150,000	-	150,000		
32 Rate Lock and Conversion Fee	215,000	-	-		
	4,592,364	-	1,475,401		
<b>Construction Interim Costs</b>					
33 Construction Insurance	525,000	-	525,000		
34 Performance Bond Premium	507,908	-	507,908		
35 Construction Period Taxes	100,027	-	-		
36 Tap Fees and Impact Fees	2,340,000	-	2,340,000		
37 Permitting Fees	300,000	-	300,000		
38 Lender Due Diligence and Plan/Cost Review	25,000	-	25,000		
	3,797,935	-	3,697,908		
<b>Permanent Financing</b>					
39 Permanent Loan Origination Fee	350,000				
40 Bond Premium	-				
41 Credit Enhancement	-				
42 Permanent Loan Title & Recording	100,000				
43 Counsels Fee	-				
44 Lenders Counsel Fee	65,000				
46 Credit Report	5,000				
47 Mortgage Broker Fees	5,000				
48 Permanent Loan Closing	40,000				
49 Underwriter Discount	-				
50 Attorney / Legal Fees	200,000				
51 Other (Specify)	-				
	765,000	-	-		
<b>Soft Costs</b>					
52 Feasibility Study	10,000	-	10,000		
53 Environmental Study	30,000	-	30,000		
45 Appraisal Fees	10,000	-	10,000		
54 Market Study	10,000	-	10,000		
55 SC Housing Application Fee	6,000				
56 SC Housing Market Study	600				
57 SC Housing Plan/Spec/Site Review	7,000				
58 SC Housing Tax Credit Reservation (10%)	266,327				
59 SC Housing Bond Issuance (0.75%)	262,500				
60 Compliance Fees	60,000				
61 Cost Certification	30,000	-	30,000		
62 Tenant Relocation Costs	-	-	-		
63 Soil Testing	20,000	-	20,000		
64 Physical Needs Assessment	-	-	-		
65 Rent-Up Expenses	25,000				
64 Marketing	25,000				
65 Other (Specify)	-	-	-		
	762,427	-	110,000		
<b>Syndication Costs</b>					
66 Organizational Expenses	30,000				
67 Tax Opinion	50,000				
68 Bridge Loan Fees	-				
69 Syndication Fees	50,000				
70 Other (Specify)	-				
	130,000	-	-		
<b>Developer Fees</b>					
71 Developer Overhead	-				
72 Developer Fee	5,000,000		5,000,000		
73 Project Consultant Fee	-		-		
74 Other (Specify)	-		-		
	5,000,000	-	5,000,000		
<b>Project Reserves</b>					
75 Operating Reserves	968,846				
76 Other (Specify)	-				
	968,846	-	-		
77 <b>COLUMN TOTALS</b>	61,260,015	-	51,216,752		
78 <b>TOTAL DEVELOPMENT COST</b>	61,260,015				
79 <b>TOTAL ELIGIBLE BASIS</b>	51,216,752				
80 <b>TOTAL INELIGIBLE COSTS</b>	10,043,263				

**Development Type:**☐ 100% Supportive Housing (identify type below)

Development Type (if applicable)

**Market Study Findings**

Approved Market Study Analyst:

Novogradac

Capture Rate:

25%

Market Advantage:

16.00%

Absorption/Lease-Up Period:

12 months

**Federal Funds Summary (Please select all that are applicable):**

If a federal subsidy is included in the funding sources, please identify the type of federal subsidy:

☐ HOME Funds (State)☐ Other Federal Funding - Please identify:☐ HOME Funds (Local Participating Jurisdiction)☐ RHS Section 514, 515, or 516Are there any federal **grants** included in the funding sources?

Y/N

If yes, have the federal grants been removed from basis?

Y/N

**Tax Exempt Bond Information:****Initial Application Information (Bond amount is updated at placed in service):**

Is Tax-Exempt Bond Financing Used?

(Y/N)

Y

If yes, what is the Amount?

\$35,000,000.00

TEB Local or SC Housing?

SC Housing

Issuer:

SC Housing

Affordability Term (Year)

30

Rent Restriction History

If used, what is the percentage of Tax-Exempt Bond financing to the Aggregate Basis of the development?

72.00%

**Placed in Service Information ( Update Bond amount above):**

Issue:

Year:

Original Issuance Date:

Inducement Date:

TEFRA Date:

Refunding Date (if applicable):

TEB 10% Occupancy Date:

TEB 50% Occupancy Date:

**Cost Summary:**

Hard Construction Costs =

33,962,443.00

Hard Costs =

39,816,443.00

Hard Costs / Total Development Costs =

65.00%

Must be 65% or greater

**Contractor Cost Limits:**

General Requirements / Hard Construction Costs =

5.56%

Must be 6% or less

Contractor Profit and Overhead / Hard Construction Costs =

7.41%

Must be 8% or less

Contractor Contingency / Hard Construction Costs =

4.63%

Must be 5% or less for NC, 10% or less for A/R

Annual Operating Expense per Unit =

3,512.00

Must fall within \$3,500 - \$5,000. The Authority may consider waivers if special circumstances apply.

Hard Construction Costs per Unit =

169,812.00

Must be a minimum of \$50,000 per unit or the amount required by the Physical Needs Assessment, if greater. In addition, at least \$25,000 of this amount must be attributed to interior unit rehabilitation costs.

# Low-Income Housing Tax Credit / Tax Exempt Bond Application

Vesta at South Pacific

6/23/25

## Syndication Information:

Intend on syndicating tax credits for development? ☒ Y Y/N

Anticipated Annual Federal Tax Credit Amount: 2,663,271.00  
Syndication Value Per Federal Tax Credit Dollar: 0.8800

Type of offering: Private

State Anticipated Annual State Tax Credit Amount: 2,663,271.00  
Syndication Value Per State Tax Credit Dollar: 0.5500

Type of investors:

Expected Total Syndication Proceeds: 38,077,159.00

## Federal Tax Credit Syndicator Information:

Name of Fund: Berkadia Affordable Tax Credit Solutions  
Syndicator: Berkadia  
Address: 4201 Congress Street  
City: Charlotte  
State: North Carolina Zip: 28209  
Contact Name: Chris McGraw  
Email Address: chris.mcgraw@berkadia.com  
Telephone #: 980-208-1667

## State Tax Credit Syndicator Information:

Name of Fund: Berkadia Affordable Tax Credit Solutions  
Syndicator: Berkadia  
Address: 4201 Congress Street  
City: Charlotte  
State: North Carolina Zip: 28209  
Contact Name: Chris McGraw  
Email Address: chris.mcgraw@berkadia.com  
Telephone #: 980-208-1667

When will these funds be paid in? 20% at closing, 25% at 50% completion, 35% at 100% completion, 17% at 100% qualified occupancy, 3% at receipt of 8609.

Check **all** boxes that apply for this development:

- ☐ a) Newly constructed and federally subsidized  
☒ b) Newly constructed and **not** federally subsidized  
☐ c) Existing building  
☐ d) Section 42(e) rehabilitation expenditures federally subsidized  
☐ e) Section 42(e) rehabilitation expenditures **not** federally subsidized  
☐ f) Not federally subsidized by reason of 40-50 rule under Sec. 42(i)(2)(E)  
☐ g) Allocation counting toward the 10% nonprofit requirement under Sec. 42(h)(5)

## Development Cost Summary:

Consult your **tax attorney** or **tax accountant** to determine which development costs should be included for tax credit purposes.

Itemized Costs	New Construction	Rehabilitation	Acquisition/Rehabilitation		Total
			Acquisition	Rehabilitation	
Total Development Cost	61,260,015.10	0.00	0.00		61,260,015.10
Less Ineligible Costs	10,043,263.10	0.00	0.00		10,043,263.10
<b>Total Eligible Basis</b>	51,216,752.00	0.00	0.00	0.00	51,216,752.00
Multiplied by Applicable Fraction	100%	100%	100%	100%	
<b>QCT or DDA (basis boost)</b>	130%	130%	100%	130%	
<b>Total Qualified Basis</b>	66,581,777.60	0.00	0.00	0.00	66,581,777.60

Vesta at South Pacific

6/23/25

**Financial Summary:****Income and Expense Analysis:**

Total Annual Rental Income	2,970,720.00
Other Income	64,400.00
Vacancy Allowance	(212,458.40)
<b>Effective Gross Income</b>	<b>2,822,662.00</b>
Total Administrative Expenses	447,414.00
Total Operating Expenses	120,000.00
Total Maintenance Expenses	150,900.00
Total Fixed Expenses	160,000.00
<b>Total Annual Expenses</b>	<b>878,314.00</b>
Annual Replacement Reserves	60,000.00
<b>Net Operating Income</b>	<b>1,884,348.00</b>
Total Annual Debt Service	1,603,292.70
<b>Net Cash Flow</b>	<b>281,055.30</b>

Debt Coverage Ratio = **Uses of Funds:**

Acquisition	4,280,000.00	Operating Reserves	968,846
Site Work	3,700,000.00		
Rehabilitation and New Construction	36,243,443.00	For any budgeted reserves in excess of the	
Professional Fees	1,020,000.00	required amount, justification and support must	
Construction Financing	4,592,364.00	be provided for the excess amounts (required	
Construction Interim Costs	3,797,935.00	by syndicators or lenders). If the justification	
Permanent Financing	765,000.00	and support is not provided or is insufficient,	
Soft Costs	762,427.10	these reserves may be written down to the	
Syndication Costs	130,000.00	Authority requested amounts.	
Developer Fees	5,000,000.00		
Project Reserves	968,846.00		
<b>Total Development Cost</b>	<b>61,260,015.10</b>		

**Sources of Funds:**

1 Federal Tax Credit Equity	23,432,098.00
2 State Tax Credit Equity	14,645,061.00
3	
4	
5	
6 Deferred Developer Fee	1,682,856.10
7	
8	
9	
10 Berkadia	21,500,000.00
11	
12	
13	
<b>**Total Sources of Funds</b>	<b>61,260,015.10</b>

\*\*Section 3 - Construction Loans and Bridge Financing from page 8 are **NOT** included in the calculation of the "Sources of Funds" section on this page.

Do Uses = Sources?



**Acknowledgement and Agreements:**

1. I certify that I have not been indicted, charged, convicted of or had a civil judgment rendered against me for a criminal offense in connection with obtaining, attempting to obtain, or performing a public transaction or contract, violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property. I further certify that I have not been debarred, suspended, proposed for debarment or suspension, declared ineligible or voluntarily excluded from any transactions or construction developments involving the use of any governmental funds, including but not limited to CDBG, RHS, Federal Home Loan Bank, HOME, National HTF, LIHTC, any state's funds, etc.
2. I certify that neither the owner nor any of its related entities or its officers, principals, shareholders or partners owes the South Carolina State Housing Finance and Development Authority ("Authority") any unpaid fees or charges.
3. I am responsible for ensuring that the proposed development consists or will consist of a qualified low-income building(s) as defined in section 42 of the Internal Revenue Code, as amended, and will satisfy all applicable requirements of federal tax law in the acquisition, rehabilitation, or construction and operation of the development to receive the Low-Income Housing Credit ("Credit" or "Credits"). I understand and agree that the development will be affirmatively marketed, and will be made available for occupancy by all persons regardless of race, national origin, religion, creed or sex, age, and handicap. I understand and agree to minimize the involuntary displacement of Low-Income Households, if applicable.
4. I am responsible for all calculations and figures relating to the determination of the eligible basis of the building. I understand and agree that the amount of the Credit is calculated in reliance upon the figures that I submit as to eligible and qualified basis. I understand that my estimates and calculations as to the amount, if any, of Credit necessary for the development to achieve financial feasibility for the Credit period and the estimates and calculations made by the Authority as to the amount, if any, of Credit necessary for the development to achieve financial feasibility for the Credit period may reach different results. In the event of any disagreement as to the appropriate amount, if any, of Credit to be reserved or allocated to the development, I agree to be bound by the results of the estimates and calculations made by the Authority.
5. I understand that the actual amount of Credit allocated may vary from the amount initially reserved due to: (a) the determination by the Authority as to the amount of Credit necessary for the financial feasibility of the development and its viability as a qualified Low-Income Housing Development; (b) revisions in the calculations of eligible and qualified basis as finally determined; (c) fluctuations in the prevailing Credit percentage; (d) availability of the Credit.
6. I understand and agree that neither the Authority nor any of its individual directors, employees, members, officers or agents assumes any responsibility or makes any representations with respect to the feasibility or viability of the development, the availability of or the amount of the Credit, or the validity or propriety of the allocation of the Credit. Furthermore, neither the Authority nor any of its individual directors, employees, members, officers or agents makes any independent investigation as to the eligible and qualified basis and I understand and agree that any and all Credit awards or amounts are based solely on representations made by me.
7. I understand that the requirements regarding the making of applications for the Credits and the terms of any reservation or allocation are subject to change at any time by federal or State law, federal or State regulations, or Authority procedures. I understand that the Authority may not notify me as to any federal or state law or regulations promulgated or to be promulgated. I understand and agree that it is my responsibility to seek the advice of my attorney, accountant or other tax adviser to ensure present and future compliance with all laws, regulations, or procedures which may affect my development or the units contained therein.



**Acknowledgement and Agreements (2nd page):**

8. I understand that reservations of Credits are not transferable. I further understand that any change in the makeup of the owner entity (general partner(s), partnership, individuals, etc.) applying for an allocation of Credits or in the location of the development will void any application that I have made or any reservation that I may receive as a result of such application.
9. I certify that a true, exact, and complete copy of this application, including all supporting documentation enclosed herewith, has been provided to the tax attorney and tax accountant who provided the required attorney's opinions and accountant's opinions accompanying this application.
10. I understand that any changes to the development made following initial submission of an application concerning the number and type of units/buildings, the development budget, or financial arrangements may result in a withdrawal of any Credit reservation or allocation. I hereby certify that I will submit any revisions with evidence to support any modifications and obtain Authority consent prior to finalizing such modifications.
11. I understand and agree that, as a precondition to receiving an allocation of Credits, I shall meet certain conditions prior to allocation, shall pay all applicable fees, and shall impose restrictive covenants on the property in the form required by the Authority.
12. If I select to waive the Qualified Contract process, I am knowingly and voluntarily waiving the ability to request a Qualified Contract be presented to me at any time during the compliance period or extended use period.
13. I understand and agree that to the greatest extent feasible, opportunities for training and employment arising in connection with the planning and implementation of any development and contracts for work to be performed in connection with any development, including but not limited to, finance, planning, consulting, design architecture, marketing, building construction, property management or maintenance, will be made available and awarded to businesses which are owned in whole or in part by minority persons and/or women.
14. I agree to pay such monitoring fees as the Authority may determine necessary. I understand and agree that this fee may increase during the compliance period or extended use period. I understand and agree that the record keeping and record retention requirements of the Internal Revenue Service will be met and maintained in the manner prescribed by the Authority. I understand and agree that compliance requirements are detailed in the Compliance Monitoring manual, and I understand that these requirements may change and I agree to any changes that the Authority may deem necessary. I understand and agree that any and all forms or documents provided by the Authority must be used in the manner prescribed, and agree that exceptions or substitutions may not be made without the Authority's express written consent.
15. I understand and agree that my application for Credits, all attachments thereto, all correspondence relating to my application in particular or the Credit in general, Authority generated documents related to my application, and any and all information related to compliance or findings of noncompliance may be subject to a request for disclosure. I further understand and agree that my application for Credits and the attachments thereto may include taxpayer and return information as defined by the Internal Revenue Code and/or the Internal Revenue Service. I hereby expressly consent to the disclosure of such information. Furthermore, I expressly consent to the publication of my application, and all attachments thereto, on the Authority's website.
16. I understand and agree that the Authority, at its discretion, may prohibit me, the owner or any of its related entities, officers, principals, shareholders, or partners from further participation in any Program administered by the Authority, on a permanent or probationary basis. Such prohibition may include, but is not limited to, entities or representatives.
17. I understand and agree that the Authority (or a contracted party) may perform an inspection of the development location and nearby properties and a decision by the Authority to reject the application due to the presence of hazards, dangers, risks or negative characteristics that might render the site unsuitable is final and not subject to further review.

**Acknowledgement and Agreements (3rd page):**

18. I understand that if the above are determined to be false, I may be subject to immediate suspension from all Authority programs. I understand that any misrepresentations in my application or supporting documentation may result in withdrawal of Credits by the Authority, my suspension or debarment from future program participation, the suspension or debarment of any related entities or its officers, principals, shareholders or partners, and notification to the Internal Revenue Service. Additionally, in the event the Authority withdraws a reservation or allocation of Credits, I agree to execute any agreements to return Credits in accordance with federal or state law or regulation or Authority procedures in the manner and time prescribed by the Authority.

By: \_\_\_\_\_  
(Signature)

Date: \_\_\_\_\_

\_\_\_\_\_  
(Printed Name)

Its: \_\_\_\_\_

All pages of this application must be completed and the application certification page executed. All required signatures must be originals. Faxes will not be accepted. The Authority reserves the right to determine whether any omission on a page of this application is material or non-material for purposes of the satisfaction of required criteria.

**Application Workbook Disclaimer:**

All automations/calculations in this workbook are provided to assist the applicant in the submission process. While Authority staff has taken steps to ensure the accuracy of the automations/calculations, the Authority does not guarantee the accuracy of these automations/calculations. It is the responsibility of the applicant to independently verify that the numbers and information in this application are accurate and properly represented. Authority staff will also perform calculations independent of the application to verify the accuracy of the submitted information.

**Attorney signature required for all application submissions EXCEPT TAX EXEMPT BOND INITIAL APPLICATION:**

I hereby certify that I have reviewed this application and applicable documentation and have rendered the opinion letters dated \_\_\_\_\_ based on the information contained in this application and the applicable documentation. I further certify that this document is an original or true copy which has not been altered.

\_\_\_\_\_  
Attorney Name

\_\_\_\_\_  
Firm Name

\_\_\_\_\_  
Signature of Tax Attorney

Date: \_\_\_\_\_

## AIA Document G702

A	B	C	D	E	F	G		H
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK COMPLETED THIS APPLICATION		COMPLETED AND STORED TO DATE (D+E+F)	COMPLETION % (G/C)	BALANCE TO FINISH (C-G)
				WORK IN PLACE	STORED (NOT IN D OR E)			
1	Site Work	3,700,000.00	-	-	-	-	0.00%	3,700,000.00
2	Landscaping & Amenities	575,000.00	-	-	-	-	0.00%	575,000.00
3	Concrete	1,894,445.00	-	-	-	-	0.00%	1,894,445.00
4	Masonry	833,333.00	-	-	-	-	0.00%	833,333.00
5	Metals	451,388.00	-	-	-	-	0.00%	451,388.00
6	Framing / Rough Carpentry	7,550,000.00	-	-	-	-	0.00%	7,550,000.00
7	Finish / Trim Carpentry	1,636,852.00	-	-	-	-	0.00%	1,636,852.00
8	Insulation	694,444.00	-	-	-	-	0.00%	694,444.00
9	Roofing & Gutters	451,388.00	-	-	-	-	0.00%	451,388.00
10	Siding / Soffit / Fascia	1,388,889.00	-	-	-	-	0.00%	1,388,889.00
11	Doors & Windows	1,488,888.00	-	-	-	-	0.00%	1,488,888.00
12	Drywall / Acoustics/Paint	1,536,111.00	-	-	-	-	0.00%	1,536,111.00
13	Flooring & Tile	520,833.00	-	-	-	-	0.00%	520,833.00
14	Hardware & Accessories	347,222.00	-	-	-	-	0.00%	347,222.00
15	Cabinets & Appliances	1,736,000.00	-	-	-	-	0.00%	1,736,000.00
16	Elevators/Lifts	560,000.00	-	-	-	-	0.00%	560,000.00
17	Plumbing	1,783,000.00	-	-	-	-	0.00%	1,783,000.00
18	HVAC	1,693,000.00	-	-	-	-	0.00%	1,693,000.00
19	Electrical / Lighting	2,698,000.00	-	-	-	-	0.00%	2,698,000.00
20	Low Voltage Systems	1,200,000.00	-	-	-	-	0.00%	1,200,000.00
21	Miscellaneous / Other items not included	750,000.00	-	-	-	-	0.00%	750,000.00
22	Furniture, Fixtures, & Equipment	473,650.00	-	-	-	-	0.00%	473,650.00
	Total Construction	33,962,443.00	-	-	-	-	0.00%	33,962,443.00

Contingency (max 5% NC / 10% Acq/Rehab/Reuse)	1,574,000.00
General Requirements (max 6%)	1,889,000.00
Contractor Profit and Overhead (max 8%)	2,518,000.00

Total Project Development	39,943,443.00
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Total Project Development (less site work)	36,243,443.00
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Construction Cost Addendum Certification: I certify that to the best of my knowledge all known relevant factors affecting the cost of construction have been taken into consideration in the preparation of this construction cost addendum. I have been provided a copy of the 2024 Qualified Allocation Plan and the estimated costs necessary to build the project in accordance with the Development Design Criteria have been incorporated into the addendum. I have been provided and have reviewed the plans and specifications. I have been provided and have reviewed the geotechnical reports and the estimated costs for all recommendations have been incorporated into the addendum. If applicable, I have been provided and have reviewed the asbestos and/or lead-based paint assessment reports and taken into consideration the estimated costs necessary to remediate and/or abate these materials in accordance with federal and state regulations. If applicable, I have also taken into consideration the costs necessary to build the project in accordance with the sustainable building certification selected by the project owner.

The credentials of the preparer of the construction cost addendum must be submitted with the application.

Reviewed and approved for submission by:

\_\_\_\_\_  
(Name & Title) <--- to be completed by an Estimator, Contractor, Architect, or Engineer

\_\_\_\_\_  
(Signature) \_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Company / Firm Name) phone: \_\_\_\_\_  
fax: \_\_\_\_\_  
email: \_\_\_\_\_