



260 W. Coleman Boulevard, Suite B, Mount Pleasant, SC 29464

Vesta at South Pacific - Development Narrative

- a)** The current use of the site is a vacant undeveloped lot
- b)** All development and unit amenities: playground, clubhouse, grills, dog park, walking trails, computer room, gym, multipurpose sports field, laundry room
- c)** Older person amenities, if applicable: N/A
- d)** Number of units to receive project based rental assistance and the type of assistance: N/A
- e)** Utilities to be used and if tenant or owner will be responsible:
 - 1)** Electric Space Heating paid by tenant,
 - 2)** Electric Cooking paid by tenant,
 - 3)** Electric Lighting paid by tenant,
 - 4)** Air Conditioning paid by tenant,
 - 5)** Hot Water paid by tenant,
 - 6)** Water paid by owner,
 - 7)** Sewer paid by owner,
 - 8)** Trash paid by owner
- f)** Proposed supportive services, if applicable: The property offers programs appropriate to the residents intended to enable the families to improve their socioeconomic status. These are mainly directed towards the children and include summer and after school programs such as tutoring, community building events, computer labs, and ESL classes.
- g)** Furnishings, if applicable. Furnished club house with fitness center and computer room
- h)** Identify and proximity of services, including transportation, available to the proposed site and appropriate to its tenant population – See List of Services



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**York Apartments
“Vesta at South Pacific”
York County, SC**

Project Description: This newly constructed Multifamily project will consist of 200 garden style apartment units including 56 one-bedroom / one-bath units, 104 two-bedroom / two-bath units, and 40 three-bedroom / two-bath units targeting Low Income and Workforce Housing tenants. This new construction project will be financed via a 4% Tax Exempt Bond Transaction issued by the South Carolina State Housing Finance & Development Authority. It is expected that the Permanent Debt will be provided by Berkadia coupled with a Construction Loan funded by Berkadia as well. The State and Federal LIHTC's will be syndicated through Berkadia as well.

Property

Construction Type: Three and Four Story frame structures on concrete slab foundations, mixed materials for elevations, pitched asphalt shingle roofs. Other amenities will include a Community Building and Leasing Office, Community Activities Center/ Computer Room and an outdoor recreation area including walking paths, Dog Park and grilling stations.

Location: The Project is located on approximately 17.9 acres on South Pacific Ave. in York, less than half a mile from SR-5/161 E Liberty Road . Vesta at South Pacific is ideally located approximately one mile from the Hunter Street elementary, school less than three miles from York Middle School and three and a half miles from York Comprehensive High School. In addition, Vesta at South Pacific is conveniently located near shopping, gas, public transportation, banks, grocery, and entertainment. It is approximately thirty-five miles away from the downtown Charlotte.

Land Area: Approximately 17.9 acres zoned R-5 (multi-family residential)

Parking: 1.69 spaces per unit

Amenities: Community Activities Center/ Computer Room and an outdoor recreation area including walking paths, dog park and grilling stations.



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LIST OF SERVICES

Full Service Grocery Store

Food Lion

717 E Liberty St. Apt. D
York, SC 29745

Pharmacy

Walmart Supercenter, 970 E
Liberty St, York, SC 29745

Convenience Store & Gas Station

Shell, 717 E Liberty St, York, SC
29745

Restaurant

Multiple Restaurants

**Huddle House, 808 E Liberty
St, York, SC 29745**

Entertainment Venues

York Family Campground

**740 US-321 Camp A/B/C, York,
SC 29745**

Retail Shopping

Walmart Supercenter

970 E Liberty St, York, SC 29745

Hospital | Medical Center

Piedmont Medical Center

222 S Herlong Ave, Rock
Hill, SC 29732

Public Schools

Hunter Street Elementary School,
1100 Hunter St, York, SC 29745

York Middle School, 1010

Devinney Rd, York, SC 29745

**York Comprehensive High School,
275 Alexander Love Hwy, York, SC
29745**

Fire Station

**York Fire Department, 14 N
Roosevelt St, York, SC 29745**

Full Service Bank

SouthState Bank, 801 E Liberty St,
York, SC 29745

Public Park or Playground

City Park, 204 Raile St, York, SC
29745

Employment Agency

Performance Staffing Solutions

127 E Main St, Rock Hill, SC 29730



260 W. Coleman Boulevard, Suite B, Mount Pleasant, SC 29464

Public Transportation

My Ride Transit Hub, 343
Technology Center Way, Rock
Hill, SC 29730

Charlotte International Airport

5501 Josh Birmingham Pkwy,
Charlotte, NC 28208

Public Library

York Public Library

21 E Liberty St, York, SC 29745



260 W. Coleman Boulevard, Suite B, Mount Pleasant, SC 29464

Timing

Application Date:	June 2025
Closing Date:	December 2025
Construction Start:	January 2026
Construction Period:	18 month

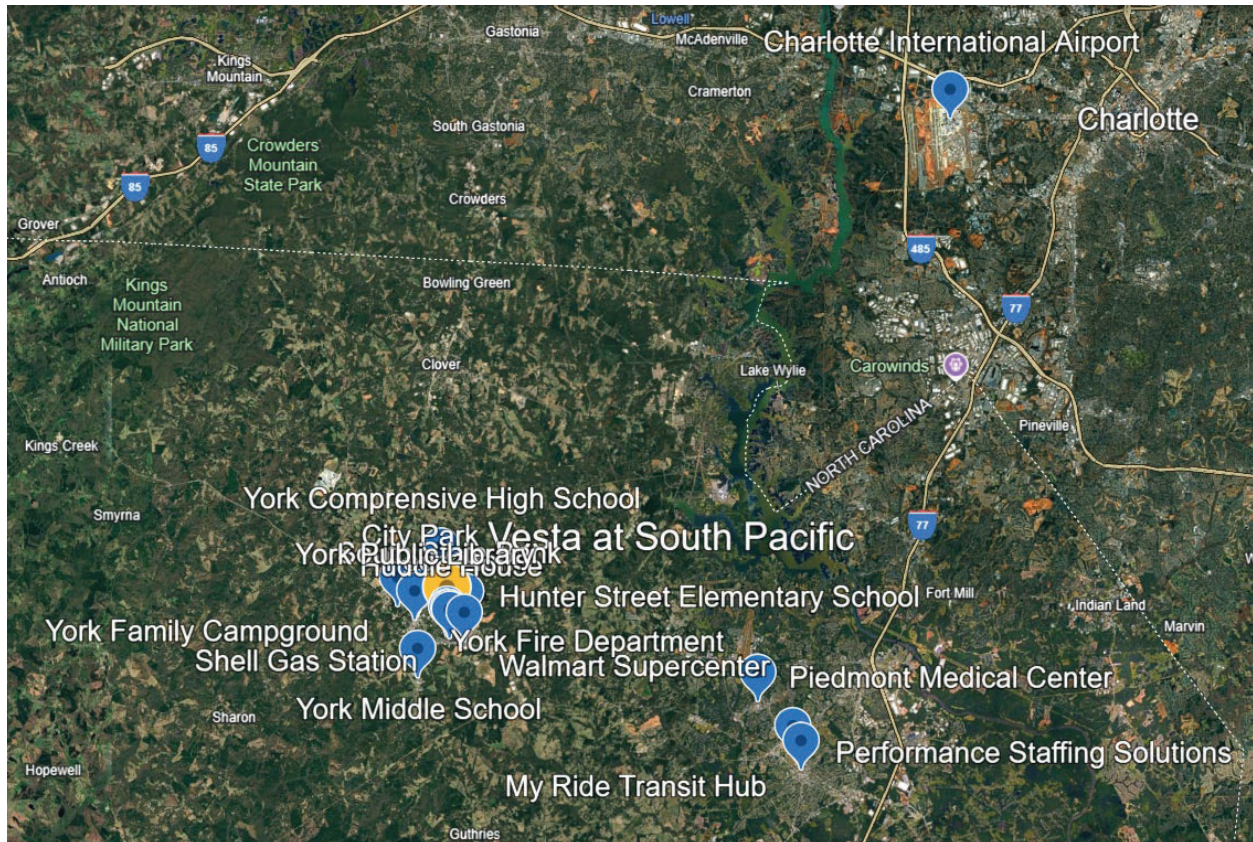
Fees

Total Development Fee:	\$5,000,000
Cash Development Fee:	\$2,500,000
Deferred Developer Fee:	\$2,500,000

Transactional Team

Developer:	Vesta at South Pacific Devco, LLC
Architect:	TBD
General Contractor:	TBD
Civil Engineer:	Cypress Engineering
Issuer:	South Carolina Housing
Bond Counsel:	Parker Poe
Borrower Counsel:	Parker Poe
Perm Lender:	Berkadia
Construction Lender:	Berkadia
Equity Syndicator:	Berkadia

Vesta @ South Park Apartments – Aerial Map

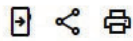


Full-Service Grocery Store: Food Lion

← from Food Lion, 717 E Liberty St Apt D, York, SC ...
to State Rte 1327, York, SC 29745

2 min (0.3 mile)

via S Pacific Ave



Food Lion

717 E Liberty St Apt D, York, SC 29745

↑ Head southeast toward S Pacific Ave

272 ft

↗ Slight right toward S Pacific Ave

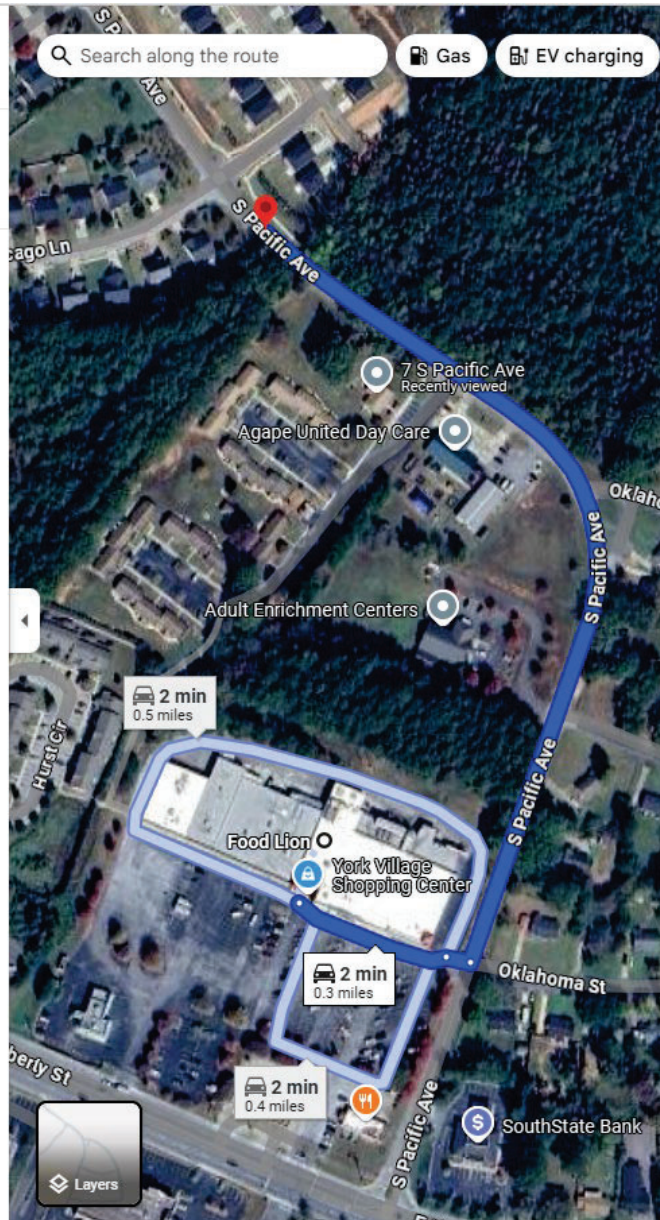
43 ft

↶ Turn left at the 1st cross street onto S Pacific Ave

0.3 mi

State Rte 1327

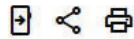
York, SC 29745



Pharmacy: Walmart Supercenter

← from Walmart Supercenter, 970 E Liberty St, York, SC 29745
to State Rte 1327, York, SC 29745

3 min (1.1 miles)



via SC-161/SC-5 Business/E Liberty St and S Pacific Ave
Fastest route, the usual traffic

Walmart Supercenter

970 E Liberty St, York, SC 29745

↑ Head north toward SC-161/SC-5 Business/E Liberty St

0.2 mi

← Turn left onto SC-161/SC-5 Business/E Liberty St
Pass by Huddle House (on the left in 0.5 mi)

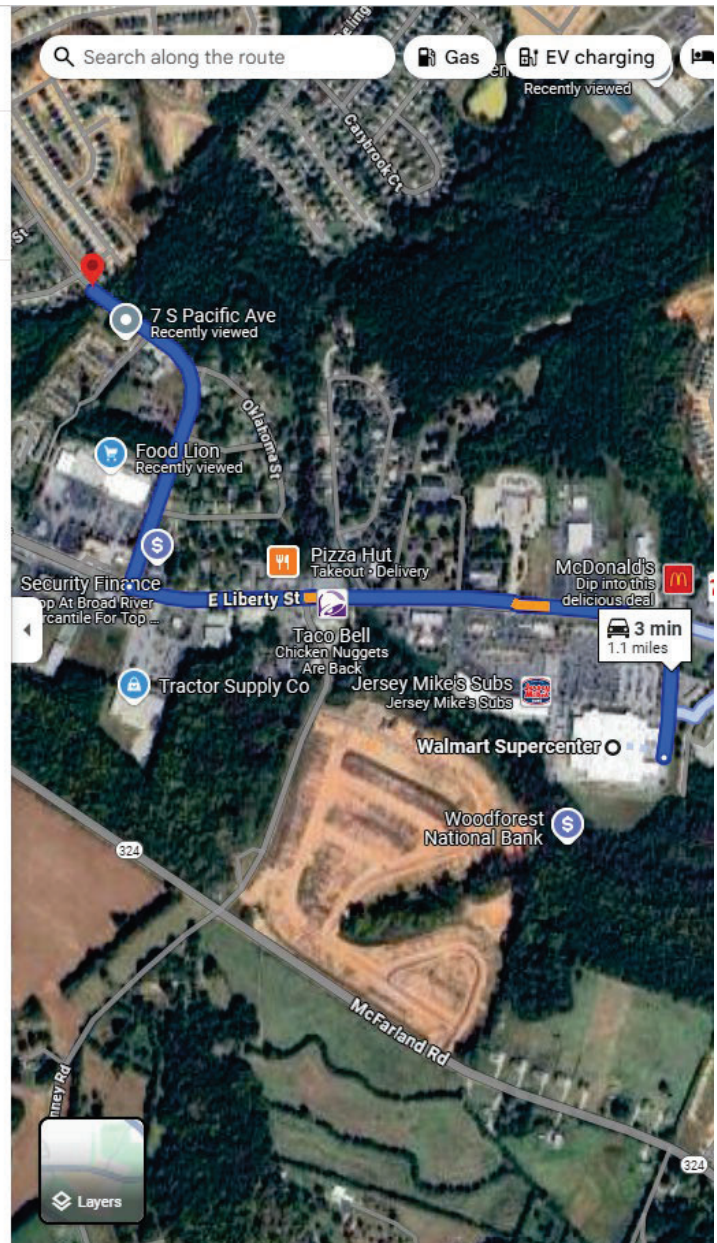
0.5 mi

→ Turn right onto S Pacific Ave

0.4 mi

State Rte 1327

York, SC 29745



Convenience Store & Gas Station Shell

← from Shell, 717 E Liberty St, York, SC 29745
to State Rte 1327, York, SC 29745

1 min (0.4 mile)

via S Pacific Ave

Fastest route, the usual traffic

Shell

717 E Liberty St, York, SC 29745

↑ Head southeast on E Liberty St toward S Pacific Ave

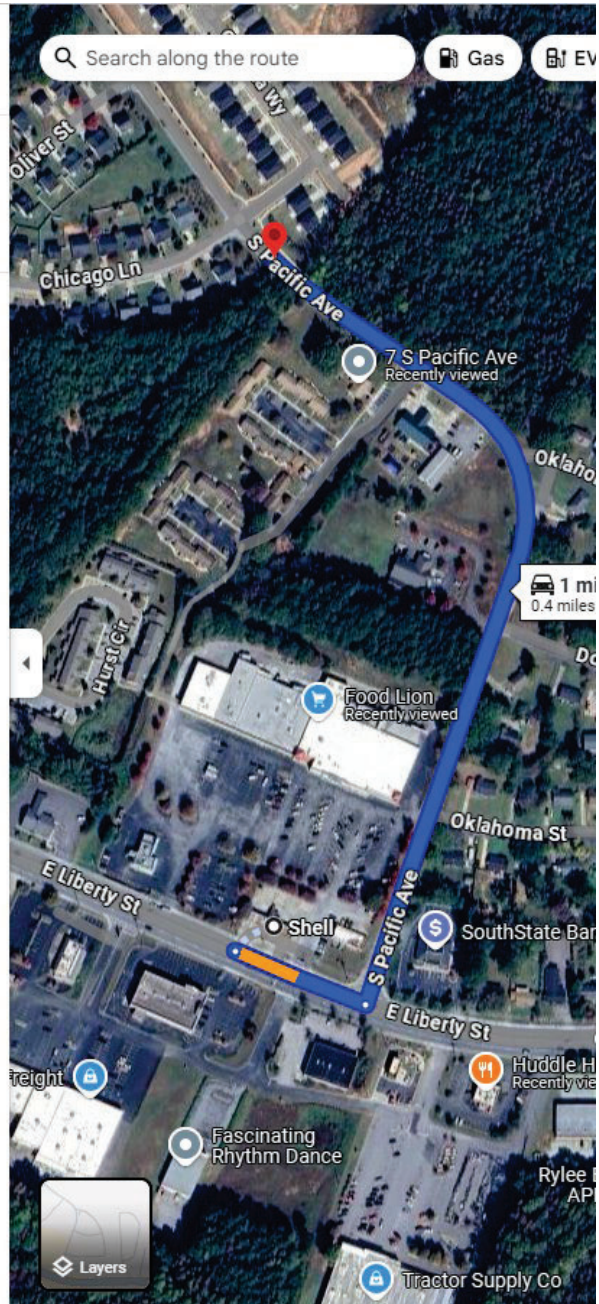
315 ft

↩ Turn left after Advance Auto Parts (on the right)

0.4 mi

State Rte 1327

York, SC 29745



Restaurant: Huddle House

←

from Huddle House, 808 E Liberty St, York, SC 2...

to State Rte 1327, York, SC 29745

1 min (0.5 mile)

via S Pacific Ave

Fastest route, the usual traffic

Huddle House

808 E Liberty St, York, SC 29745

↑

Head west on E Liberty St toward S Pacific Ave

Pass by Huddle House (on the left)

420 ft

→

Turn right onto S Pacific Ave

0.4 mi

State Rte 1327

York, SC 29745

Search along the route

Gas

EV ch

Chicago Ln

S Pacific Ave

7 S Pacific Ave
Recently viewed

Oklahoma St

Dolly St

Oklahoma St

SouthState Bank

E Liberty St

Huddle House

Fascinating Rhythm Dance

Rylee Britt, MSN
APRN, FNP-

Tractor Supply Co

1 min
0.5 miles

Layers

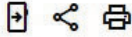
Entertainment Venues: York Family Campground

← from York Family Campground, 740 US-321 Cam...
to State Rte 1327, York, SC 29745

5 min (2.2 miles)

via W Madison St

Best route



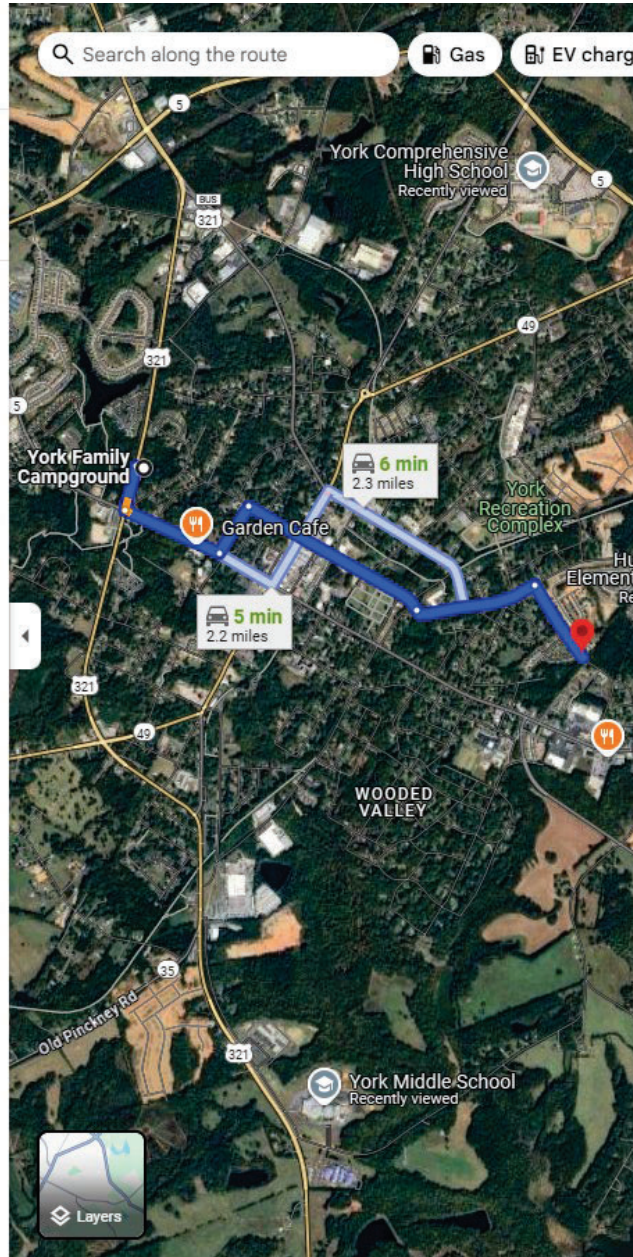
York Family Campground

740 US-321 Camp A/B/C, York, SC 29745

- ↑ Head south on US-321 toward W Liberty St
0.2 mi
- ← Turn left at the 1st cross street onto W Liberty St
0.4 mi
- ← Turn left onto Harbor St
0.2 mi
- ↪ Turn right onto W Madison St
0.7 mi
- ← Turn left onto Hunter St
0.4 mi
- ↪ Turn right onto S Pacific Ave
0.3 mi

State Rte 1327

York, SC 29745



Retail Shopping: Walmart Supercenter

← from Walmart Supercenter, 970 E Liberty St, Yor...
to State Rte 1327, York, SC 29745

4 min (1.1 miles)



via SC-161/SC-5 Business/E Liberty St and S Pacific Ave
Fastest route, the usual traffic

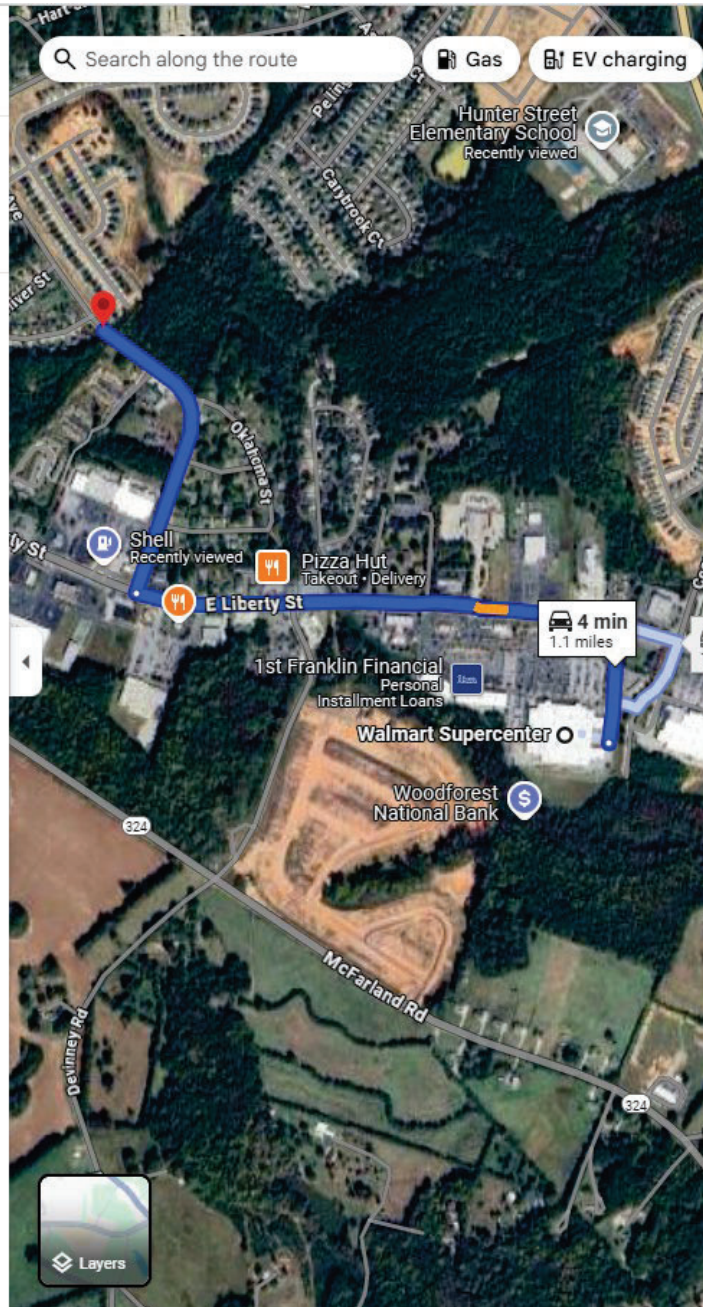
Walmart Supercenter

970 E Liberty St, York, SC 29745

- ↑ Head north toward SC-161/SC-5 Business/E Liberty St
0.2 mi
- ← Turn left onto SC-161/SC-5 Business/E Liberty St
● Pass by Huddle House (on the left in 0.5 mi)
0.5 mi
- Turn right onto S Pacific Ave
0.4 mi

State Rte 1327

York, SC 29745



Hospital: Piedmont Medical Center

from Piedmont Medical Center
to State Rte 1327, York, SC 29745

19 min (11.4 miles)

via SC-5 W

Fastest route, the usual traffic

Piedmont Medical Ctr

222 S Herlong Ave, Rock Hill, SC 29732

↑ Head west toward State Rte 728/S Herlong Ave

102 ft

↖ Slight left toward State Rte 728/S Herlong Ave

341 ft

↗ Turn right onto State Rte 728/S Herlong Ave

1.3 mi

↗ Turn right onto SC-5 W/W Main St

Continue to follow SC-5 W

8.4 mi

↖ Use the left 2 lanes to turn left onto SC-161/SC-5 Business/E Liberty St

Pass by Huddle House (on the left in 1.2 mi)

1.3 mi

↗ Turn right onto S Pacific Ave

0.4 mi

State Rte 1327

York, SC 29745

A satellite map view from a navigation application. A blue line indicates the recommended route from Piedmont Medical Center (marked with a red pin) to State Rte 1327 in York, SC. The route starts heading west on S Herlong Ave, then turns right onto SC-5 W, and finally turns right onto S Pacific Ave. Along the way, there are several callouts for points of interest: Allison Creek Park, Museum of York County, Tirzah, Newport, Wintercrest, ZENSHI Handcrafted Sushi, QuikTrip, Bethesda Presbyterian Church, Guthries, and Historic Brattonsville. There are also icons for gas stations (Exxon, Extra Space Storage) and hotels. The map shows surrounding areas like Rock Hill and York, SC. At the top, there are search bars and filters for Gas, EV charging, and Hotels. The bottom left has a 'Layers' button.

Public Schools: Hunter Street Elementary School

← from Hunter Street Elementary School, 1100 Hu...
to State Rte 1327, York, SC 29745

4 min (1.4 miles)

via Hunter St

Fastest route, the usual traffic



Hunter Street Elementary School

1100 Hunter St, York, SC 29745

↑ Head southeast toward Hunter St

230 ft

← Turn left

190 ft

← Turn left toward Hunter St

0.1 mi

→ Turn right toward Hunter St

121 ft

← Turn left onto Hunter St

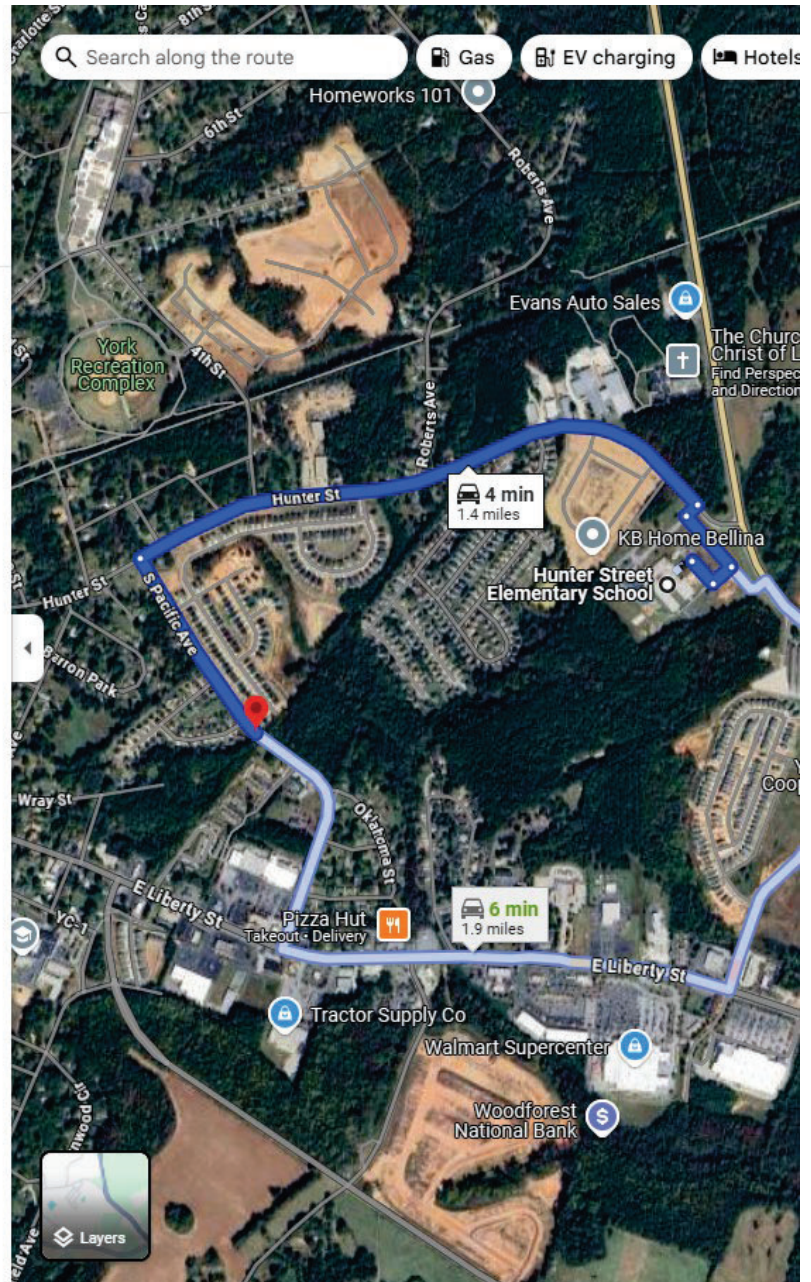
0.9 mi

← Turn left onto S Pacific Ave

0.3 mi

State Rte 1327

York, SC 29745



Public Schools: York Middle School

← from York Middle School, 1010 Devinney Rd, Yor...
to State Rte 1327, York, SC 29745

7 min (3.0 miles)



via Devinney Rd

Best route now due to traffic conditions

York Middle School

1010 Devinney Rd, York, SC 29745

↑ Head west

0.2 mi

↪ Turn right toward Johnson Rd

207 ft

↪ Turn left onto Johnson Rd

236 ft

↪ Turn left onto Devinney Rd

2.2 mi

↪ Turn left onto E Liberty St

📍 Pass by Huddle House (on the left)

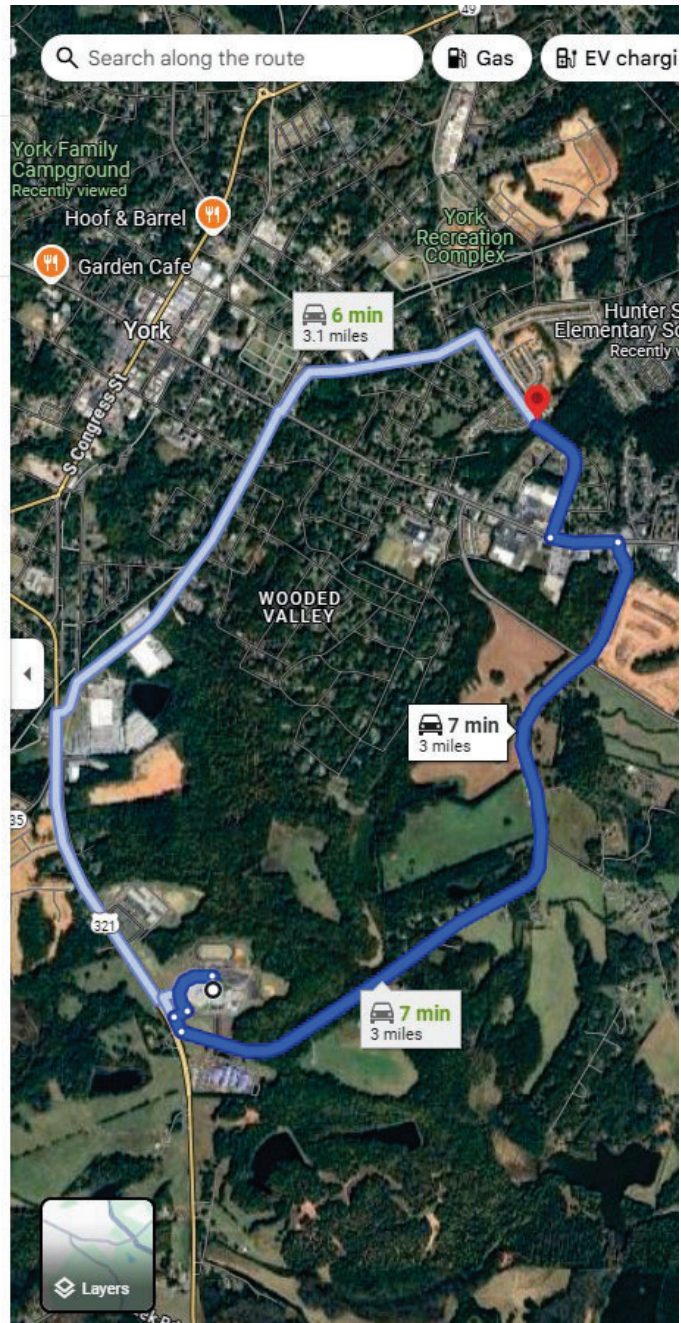
0.2 mi

↪ Turn right onto S Pacific Ave

0.4 mi

State Rte 1327

York, SC 29745

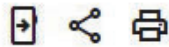


Public Schools: York Comprehensive High School

← from York Comprehensive High School, 275 Alex...
to State Rte 1327, York, SC 29745

7 min (2.7 miles)

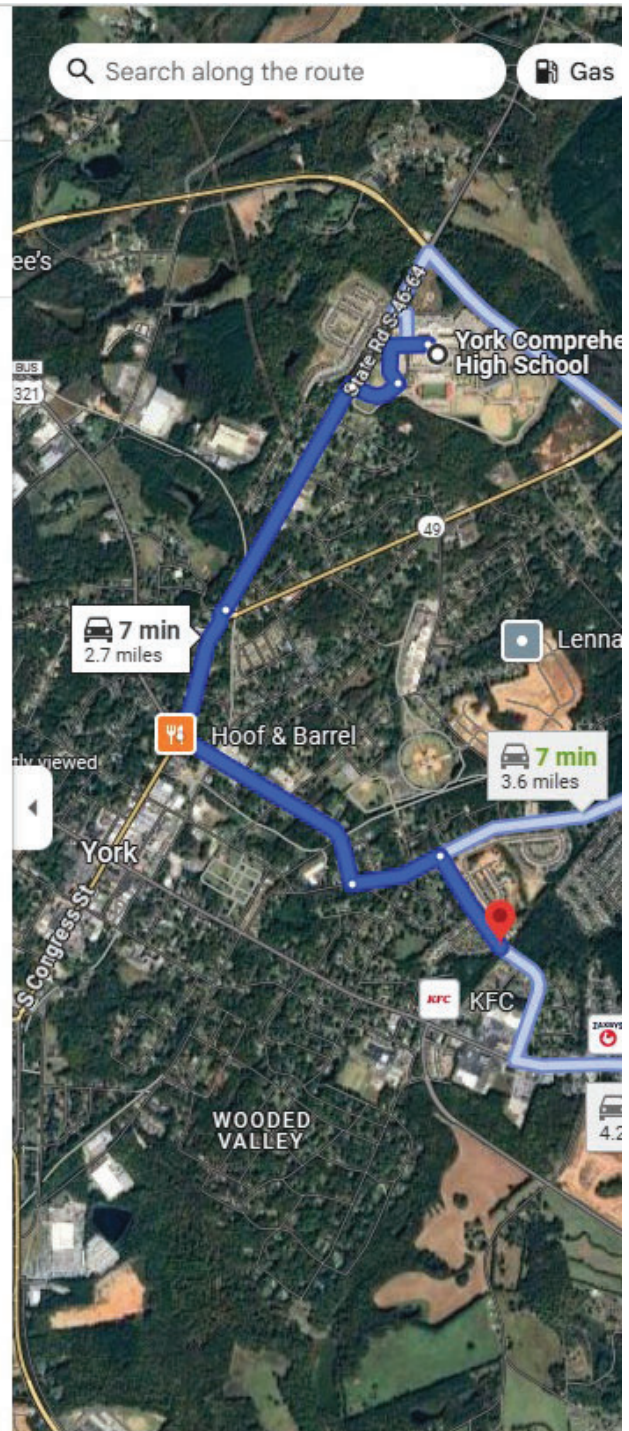
via Lincoln Rd/State Rd S-46-64



York Comprehensive High School
275 Alexander Love Hwy, York, SC 29745

- ↑ Head west toward Balsam Ln
0.2 mi
- ↪ Turn right onto Balsam Ln
0.1 mi
- ↶ Turn left onto Lincoln Rd/State Rd S-46-64
0.7 mi
- ⤿ At the traffic circle, take the 2nd exit onto N Congress St
0.4 mi
- ↶ Turn left onto Blackburn St
0.7 mi
- ↶ Turn left onto Hunter St
0.3 mi
- ↪ Turn right onto S Pacific Ave
0.3 mi

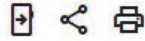
State Rte 1327
York, SC 29745



Fire Station: York Fire Department

← from York Fire Department, 14 N Roosevelt St, York, SC 29745 to State Rte 1327, York, SC 29745

3 min (1.2 miles)



via E Madison St, Hunter St and S Pacific Ave
Fastest route, the usual traffic

York Fire Department

14 N Roosevelt St, York, SC 29745

↑ Head northeast toward E Madison St

197 ft

↪ Turn right onto E Madison St

0.4 mi

↶ Turn left onto Hunter St

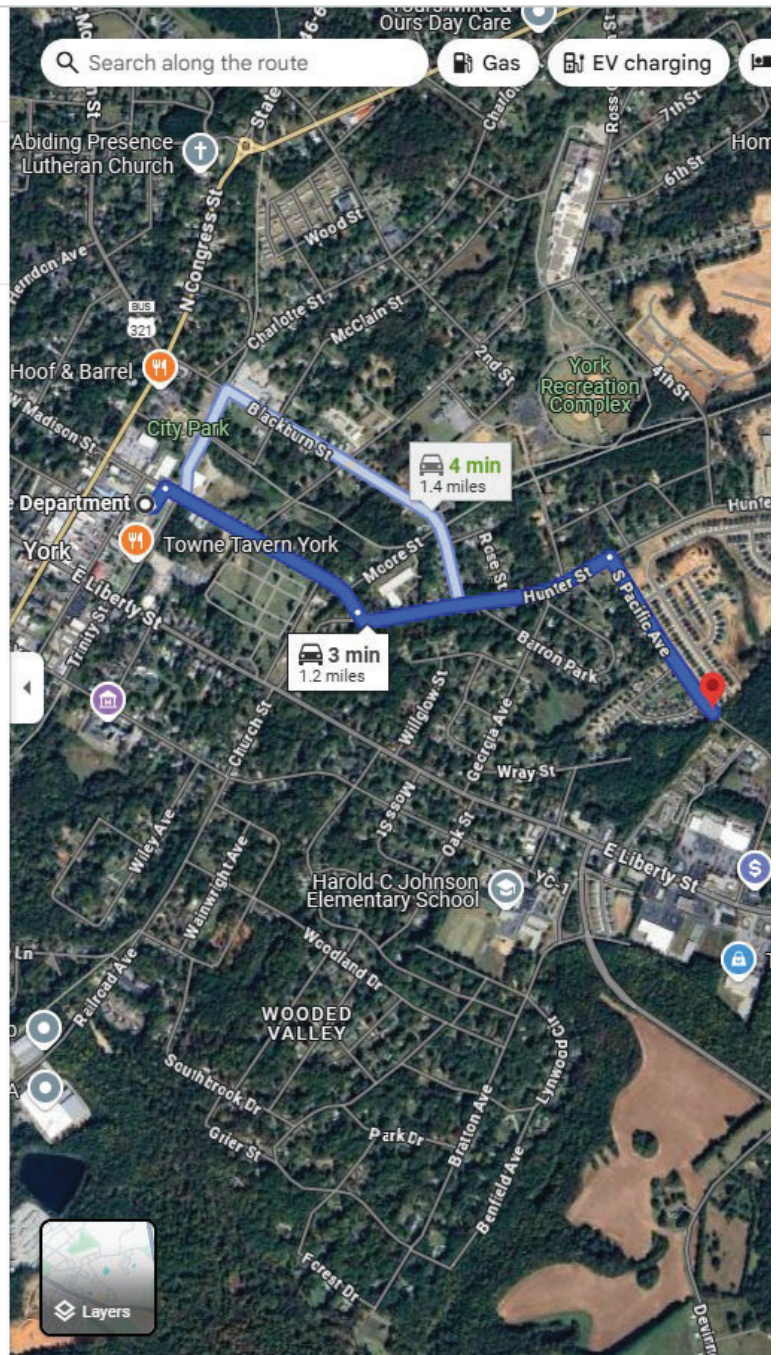
0.4 mi

↪ Turn right onto S Pacific Ave

0.3 mi

State Rte 1327

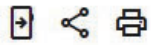
York, SC 29745



Full-Service Bank: South State Bank

← from SouthState Bank, 801 E Liberty St, York, SC...
to State Rte 1327, York, SC 29745

1 min (0.4 mile)



via S Pacific Ave

Fastest route, the usual traffic

SouthState Bank

801 E Liberty St, York, SC 29745

↑ Head west toward S Pacific Ave

161 ft

↶ Turn left toward S Pacific Ave

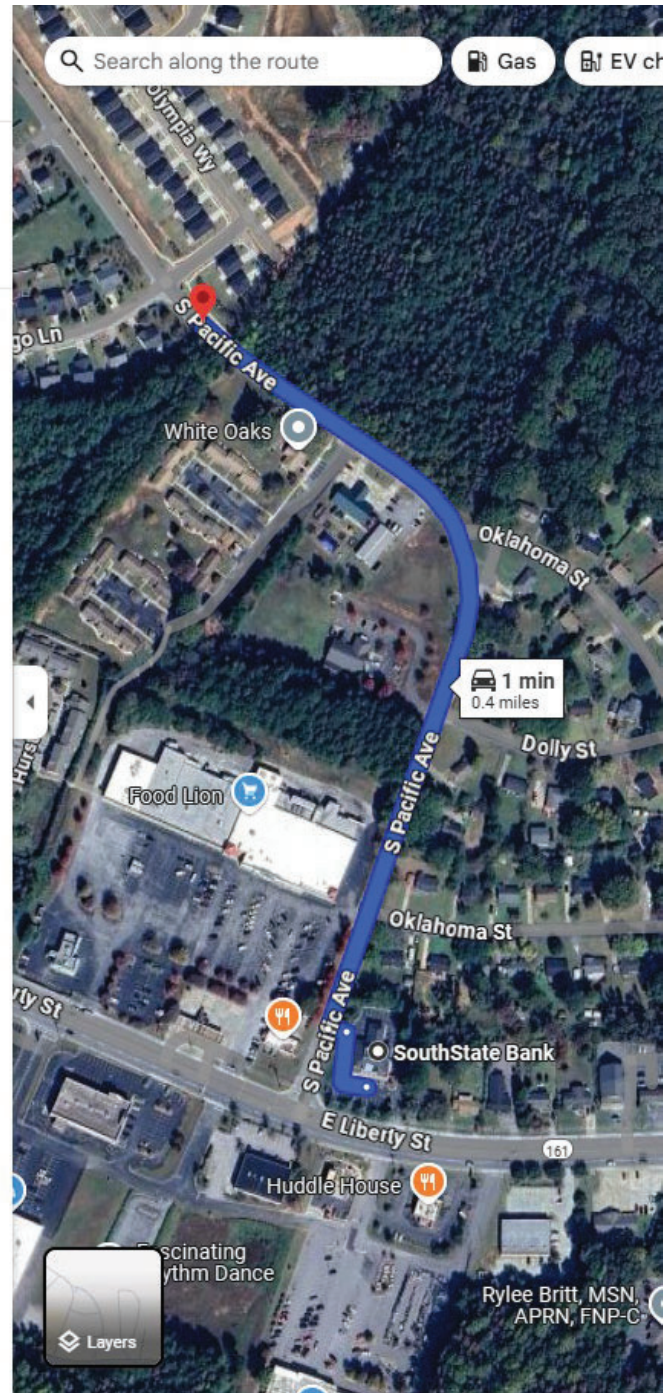
39 ft

↷ Turn right onto S Pacific Ave

0.3 mi

State Rte 1327

York, SC 29745



Public Park or Playground: City Park

← from City Park, 204 Raile St, York, SC 29745
to State Rte 1327, York, SC 29745

3 min (1.2 miles)

via E Madison St, Hunter St and S Pacific Ave
Fastest route, the usual traffic

City Park

204 Raile St, York, SC 29745

↑ Head south on Raile St toward York Bicycle Trail
0.1 mi

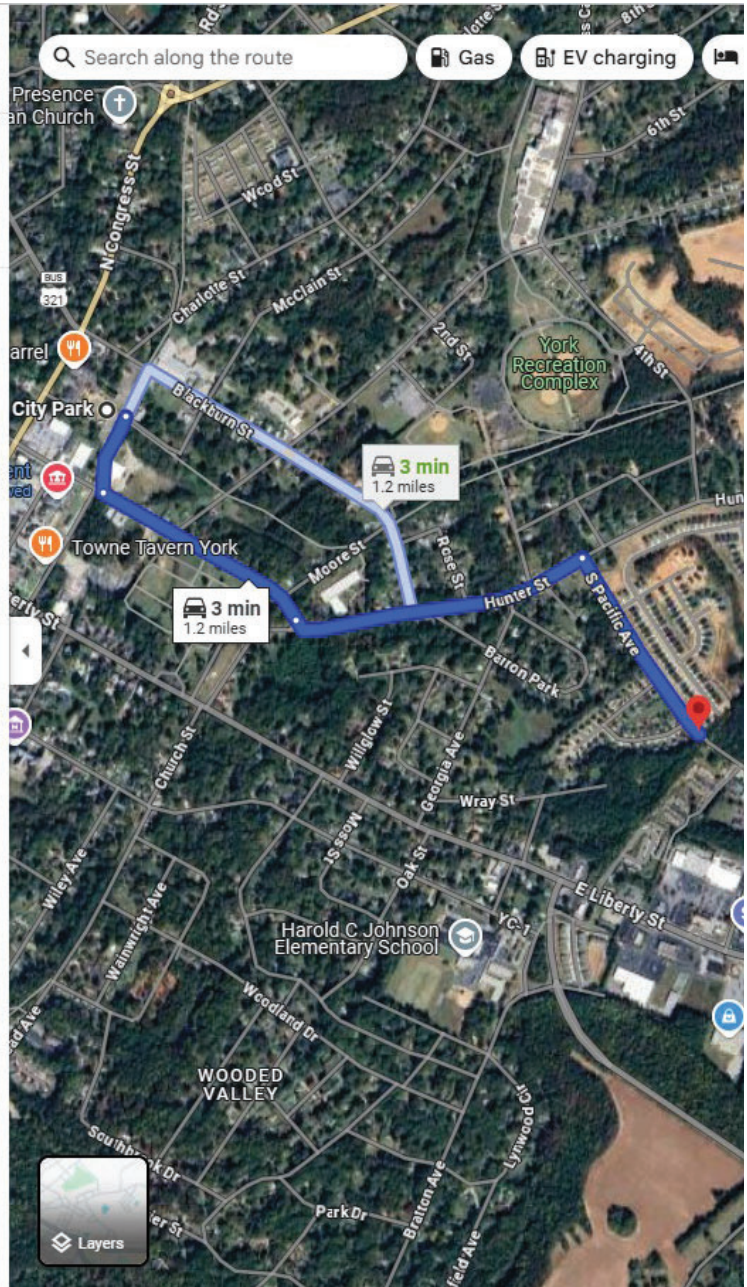
← Turn left onto E Madison St
0.3 mi

← Turn left onto Hunter St
0.4 mi

↪ Turn right onto S Pacific Ave
0.3 mi




State Rte 1327

York, SC 29745





Employment Agency: Performance Staffing Solutions

← from Performance Staffing Solutions, 127 E Main...
to State Rte 1327, York, SC 29745

21 min (12.8 miles)   

via E Main St and SC-5 W
Fastest route, the usual traffic

Performance Staffing Solutions
127 E Main St, Rock Hill, SC 29730

- ↑ Head northwest on E Main St toward Dave Lyle Blvd
 Pass by Dollar General (on the left in 1.2 mi)
6.4 mi
- ↑ Continue onto SC-5 W
4.8 mi
- ← Use the left 2 lanes to turn left onto SC-161/SC-5 Business/E Liberty St
 Pass by Huddle House (on the left in 1.2 mi)
1.3 mi
- ↪ Turn right onto S Pacific Ave
0.4 mi

State Rte 1327
York, SC 29745

Search along the route

Gas EV charging Hotels

ALLISON CREEK PARK

Museum of York County

Tirzah

Newport

WOOD FOREST

WOODWIND

Wintercrest

CVS

Cherry Park

WESTERWOOD ACRES

QuikTrip

SUNSET ACRES

WHISPERING HILLS

SOUTH ROCK HILL

TAYLOR OAKS

Pinetuck Golf Course

Smith

Southeastern Industrial, Inc

Historic Brattonsville

Bethesda Presbyterian Church

Guthries

McConnells

SouthState Bank

Brighton Springs by Meritage Homes

Hoof & Barrel

York

ensive School

India Hook

Tega Cay

NORTH CAROLINA

SOUTH CAROLINA

Layers

Live traffic

Public Transportation: My Ride Transit Hub

← from My Ride Transit Hub, 343 Technology Cent...
to State Rte 1327, York, SC 29745

20 min (12.6 miles)



via W Main St and SC-5 W

Fastest route, the usual traffic

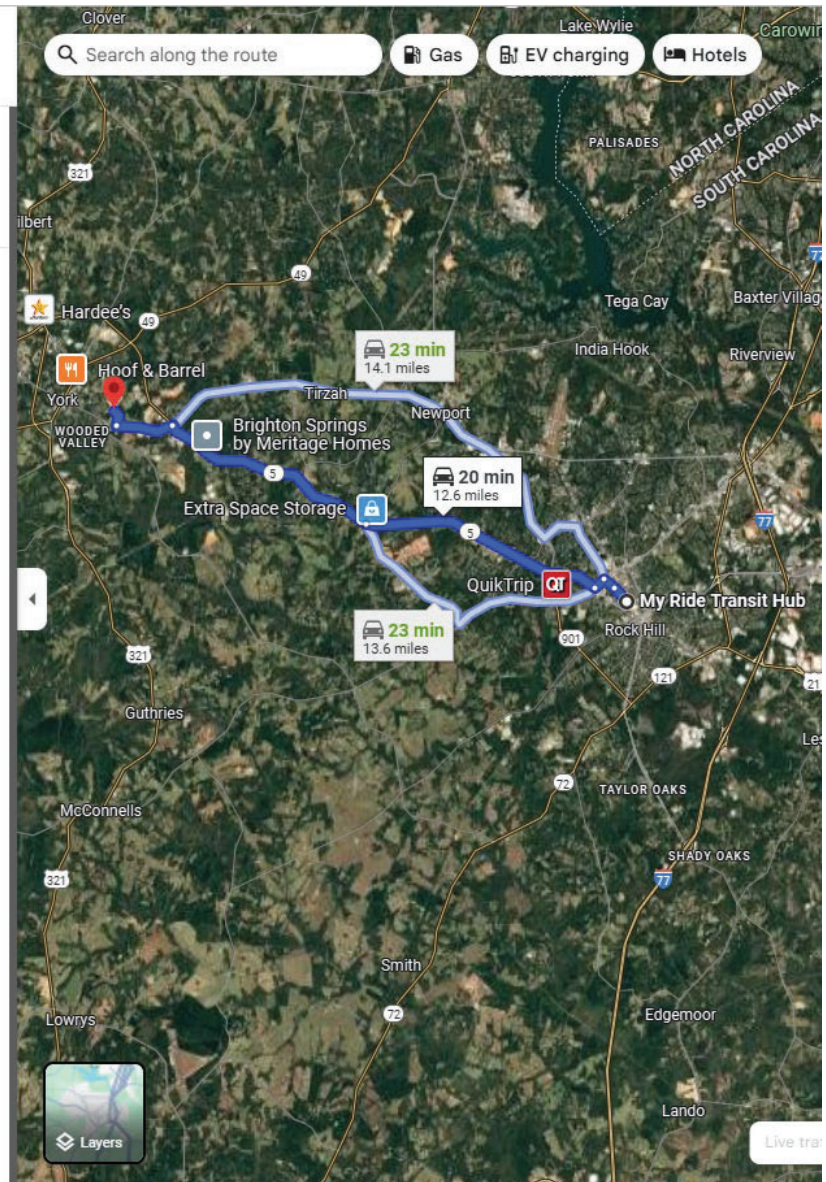
My Ride Transit Hub

343 Technology Center Way, Rock Hill, SC 29730

- ↑ Head northwest on W White St toward Textile Mill Wy
⚠ Partial restricted usage road
0.4 mi
- ↻ At the traffic circle, take the 2nd exit onto Constitution Blvd
0.3 mi
- ← Turn left onto S Cherry Rd
0.3 mi
- ↻ Turn right onto W Main St
📍 Pass by Dollar General (on the left)
5.2 mi
- ↑ Continue onto SC-5 W
4.8 mi
- ↻ Use the left 2 lanes to turn left onto SC-161/SC-5 Business/E Liberty St
📍 Pass by Huddle House (on the left in 1.2 mi)
1.3 mi
- ↻ Turn right onto S Pacific Ave
0.4 mi

State Rte 1327

York, SC 29745



Charlotte International Airport

← from Charlotte Douglas International Airport
to State Rte 1327, York, SC 29745

47 min (37.1 miles)

via I-77 S and SC-161

Fastest route, the usual traffic

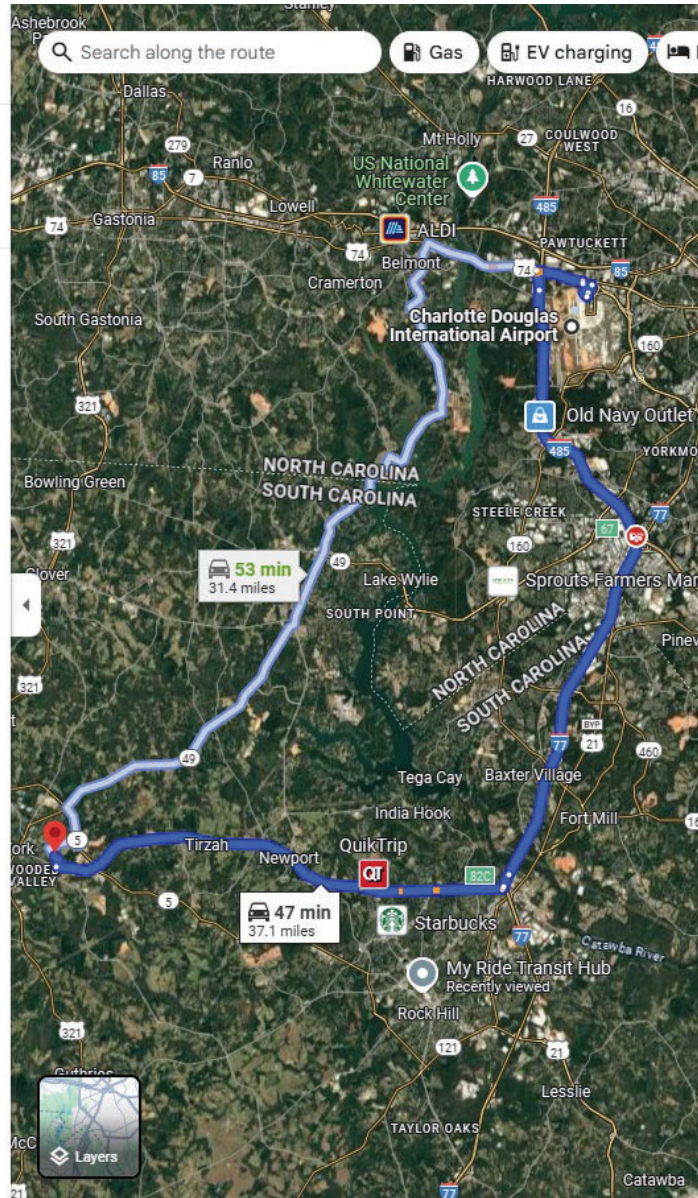
Charlotte Douglas International Airport

5501 Josh Birmingham Pkwy, Charlotte, NC 28208

- > Get on I-485 Outer from Airport Beacon Ln and US-29 S/US-74 W/Wilkinson Blvd
6 min (3.0 mi)
- > Follow I-485 Outer and I-77 S to SC-161/Celanese Rd in Rock Hill. Take exit 82B-A-82C from I-77 S
18 min (19.8 mi)
- > Follow SC-161 to S Pacific Ave in York
22 min (14.3 mi)

State Rte 1327

York, SC 29745



Public Library: York Public Library

← from York Public Library, 21 E Liberty St, York, S...
to State Rte 1327, York, SC 29745

3 min (1.4 miles)



via E Madison St and Hunter St
Fastest route, the usual traffic

York Public Library

21 E Liberty St, York, SC 29745

↑ Head northeast toward N Roosevelt St

341 ft

↪ Turn right onto N Roosevelt St

0.1 mi

↪ Turn right onto E Madison St

0.4 mi

↶ Turn left onto Hunter St

0.4 mi

↪ Turn right onto S Pacific Ave

0.3 mi

State Rte 1327

York, SC 29745

