

## For Section 1602 Exchange Award

Form **8609**  
(Rev. December 2008)  
Department of the Treasury  
Internal Revenue Service

Low-Income Housing Credit Allocation  
and Certification

► See separate instructions.

OMB No. 1545-0988

**Part I Allocation of Credit**

Check if: ☐ Addition to Qualified Basis ☐ Amended Form

A Address of building (do not use P.O. box) (see instructions)

**The West Yard Lofts**  
**2375 Noisette Blvd.**  
**North Charleston, SC 29405 Bldg. A**

B Name and address of housing credit agency

**SCSHFDA**  
**300-C Outlet Pointe Blvd.**  
**Columbia, SC 29210**

C Name, address, and TIN of building owner receiving allocation

**The West Yard Lofts, LLC**  
**406 East Fourth Street**  
**Winston Salem, NC 27101**

D Employer identification number of agency

**59-1585639**

E Building identification number (BIN)

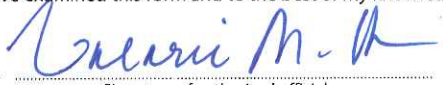

**SC0961014**

TIN ► **26-2695413**

1a Date of allocation ► <b>12 / 10 / 2009</b>		Section 1602 Exchange		1b	<b>5,930,500.00</b>
b Maximum housing credit dollar amount allowable				2	%
2 Maximum applicable credit percentage allowable (see instructions)				3a	
3a Maximum qualified basis				3b	1 — %
b If the eligible basis used in the computation of line 3a was increased, check the applicable box and enter the percentage to which the eligible basis was increased (see instructions)				4	%
<input type="checkbox"/> Building located in the Gulf Opportunity (GO) Zone, Rita GO Zone, or Wilma GO Zone					
<input type="checkbox"/> Section 42(d)(5)(B) high cost area provisions					
4 Percentage of the aggregate basis financed by tax-exempt bonds. (If zero, enter -0-.)					
5 Date building placed in service ► <b>12 / 09 / 2010</b>					
6 Check the boxes that describe the allocation for the building (check those that apply):					
a <input type="checkbox"/> Newly constructed and federally subsidized		b <input checked="" type="checkbox"/> Newly constructed and not federally subsidized		c <input type="checkbox"/> Existing building	
d <input type="checkbox"/> Sec. 42(e) rehabilitation expenditures federally subsidized		e <input type="checkbox"/> Sec. 42(e) rehabilitation expenditures not federally subsidized			
f <input type="checkbox"/> Not federally subsidized by reason of 40-50 rule under sec. 42(i)(2)(E)		g <input type="checkbox"/> Allocation subject to nonprofit set-aside under sec. 42(h)(5)			

**Signature of Authorized Housing Credit Agency Official — Completed by Housing Credit Agency Only**


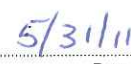
Under penalties of perjury, I declare that the allocation made is in compliance with the requirements of section 42 of the Internal Revenue Code, and that I have examined this form and to the best of my knowledge and belief, the information is true, correct, and complete.

►  **Valarie M. Williams**   
Signature of authorized official Name (please type or print) Date

**First-Year Certification — Completed by Building Owners with respect to the First Year of the Credit Period**

7 Eligible basis of building (see instructions)	7	<b>6,566,122.00</b>
8a Original qualified basis of the building at close of first year of credit period	8a	<b>8,335,958.60</b>
b Are you treating this building as part of a multiple building project for purposes of section 42 (see instructions)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
9a If box 6a or box 6d is checked, do you elect to reduce eligible basis under section 42(i)(2)(B)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>N/A</b>
b For market-rate units above the average quality standards of low-income units in the building, do you elect to reduce eligible basis by disproportionate costs of non-low income units under section 42(d)(3)(B)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>N/A</b>
10 Check the appropriate box for each election:		
<b>Caution: Once made, the following elections are irrevocable.</b>		
a Elect to begin credit period the first year after the building is placed in service (section 42(f)(1))	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
b Elect not to treat large partnership as taxpayer (section 42(j)(5))	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
c Elect minimum set-aside requirement (section 42(g)) (see instructions)	<input type="checkbox"/> 20-50 <input checked="" type="checkbox"/> 40-60	<input type="checkbox"/> 25-60 (N.Y.C. only)
d Elect deep rent skewed project (section 142(d)(4)(B)) (see instructions)	<input type="checkbox"/> 15-40	

Under penalties of perjury, I declare that the above building continues to qualify as a part of a qualified low-income housing project and meets the requirements of Internal Revenue Code section 42. I have examined this form and attachments, and to the best of my knowledge and belief, they are true, correct, and complete.

►  **Richard C. Angino, President**   
Signature Taxpayer identification number Date  
Name (please type or print) **Landmark Asset Services Inc. Manager** Tax year **2011**

For Privacy Act and Paperwork Reduction Act Notice, see separate instructions.

Cat. No. 63981U

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