

# Exhibit R

## Physical Needs Assessment Certification Form

I, Brian McDearman, AIA, CDT, have completed a physical needs assessment report for the proposed development, Palms on Ashley River, which is located at 4370 Ladson Road, Summerville, Dorchester County, South Carolina.

I hereby certify that all of the repairs outlined in the physical needs assessment report dated June 3, 2025 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 \$50,000 per unit in **hard construction costs** are needed and necessary in the rehabilitation of this property. A total of \$35,000 per unit will be attributed to the interior of the units.

Assessor's Signature:  \_\_\_\_\_

Assessor's Name: Brian McDearman, AIA, CDT

Company: Partner Assessment Corporation

Phone Number: 443-937-1111

Email: bmcdearman@partneresi.com

Date: June 10, 2025