

**A MARKET VALUATION OF:**

# **PALMS ON ASHLEY RIVER**

# MARKET VALUATION OF: PALMS ON ASHLEY RIVER

Located at:  
4370 Ladson Road  
Summerville, Dorchester County, SC 29456

Effective Date: April 14, 2025  
Report Date: May 30, 2025

Prepared for:  
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Lincoln Avenue Communities  
401 Wilshire Boulevard, 11th Floor  
Santa Monica, CA 90401

Prepared by:  
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May 30, 2025

Jessie Cohan  
Lincoln Avenue Communities  
401 Wilshire Boulevard, 11th Floor  
Santa Monica, CA 90401

Re: Appraisal of Palms On Ashley River  
4370 Ladson Road  
Summerville, Dorchester County, SC 29456

Dear Jessie Cohan:

We are pleased to present our findings with respect to the value of the above-referenced property, Palms On Ashley River ("Subject"). The Subject is an existing 192-unit LIHTC property proposed for acquisition/rehabilitation through LIHTC funding. As requested, we are providing a written appraisal report that includes the following value estimates, which are described and defined below. This letter serves as an introduction to the attached appraisal. We are concurrently preparing a Market Study. Thus, the value opinions expressed in this introduction letter must be taken in context with the full appraisal report.

- Land value as if vacant.
- Market value "as is restricted" of the fee simple interest in the property.
- Hypothetical market value "as is unrestricted" of the fee simple interest in the property.

Lincoln Avenue Communities is the client in this engagement. We understand that they will use this document for submittal to the South Carolina State Housing Finance and Development Authority (SC Housing) for application to receive low income housing tax credits. SC Housing is an authorized user, and the Authority may rely on this appraisal's representation. Intended users including SC Housing and those transaction participants who are interested parties and have knowledge of the Section 42 LIHTC program. These could include local housing authorities, state allocating agencies, state lending authorities, LIHTC construction and permanent lenders, and LIHTC syndicators. As our client, Lincoln Avenue Communities owns this report and permission must be granted from them before another third party can use this document. We assume that by reading this report another third party has accepted the terms of the original engagement letter including scope of work and limitations of liability. We are prepared to modify this document to meet any specific needs of the potential users under a separate agreement.

In addition, this report, or a reference to this report, may not be included or quoted in any offering circular, information circular, offering memorandum, registration statement, private placement memorandum, prospectus or sales brochure (in either electronic or hard copy format) in connection with a securitization or transaction involving such debt (or portion thereof) and/or securities.

This valuation engagement was conducted in accordance with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which standards incorporate the Uniform Standards of Professional Appraisal Practice (USPAP). In accordance with these standards, we have reported our findings herein in an appraisal report, as defined by USPAP.

For the purposes of this assignment, market value is defined as:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and,
5. The price represents normal considerations for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.<sup>1</sup>

This report complies with the current edition of the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Standards Board of the Appraisal Foundation and FIRREA Title XI, 12 CFR Part 323(FDIC), and 12 CFR Part 34 (RTC), and the Code of Ethics & of Professional Practice of the Appraisal Institute. It also complies with Appraisal Institute, and SC Housing specifications.

As a result of our analysis, the value of the Subject's underlying land, "**As If Vacant**", of the fee simple interest, as of April 14, 2025, is:

**TWO MILLION TWO HUNDRED THOUSAND DOLLARS**  
**(\$2,200,000)**

As a result of our analysis of the Subject's restricted scenario, the fee simple market value "**As Is**", as of April 14, 2025, is:

**FORTY MILLION NINE HUNDRED THOUSAND DOLLARS**  
**(\$40,900,000)**

As a result of our analysis of the Subject's hypothetical unrestricted scenario, the fee simple market value "**As Is**", as of April 14, 2025, is:

**FORTY-ONE MILLION ONE HUNDRED THOUSAND DOLLARS**  
**(\$41,100,000)**

*For the purposes of our unrestricted analysis, we have employed a hypothetical condition assuming unrestricted, conventional operations.*

*The Subject is currently tax-exempt. The property was awarded an exemption by the Dorchester County Assessor's Office. This exemption runs with the property, not the owner. The client intends to maintain tax-exempt status of the site, consistent with the information provided by the Dorchester County Assessor. Therefore, it is an extraordinary assumption of this report that the Subject will maintain tax-exempt status; as such, the "as is" restricted value estimate assumes there will be no tax liability.*

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<sup>1</sup> 12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990.

*We requested but were not provided with a draft Phase I Environmental Site Assessment for the Subject property. During our site inspection, we walked the Subject's grounds, and did not observe any obvious indicators of environmental contamination. Nonetheless, Novogradac is not an expert in this field and further analysis is beyond the scope of this report. It is an extraordinary assumption of this report that there are no Recognized Environmental Conditions (RECs) that would impact the value of the Subject.*

*The use of extraordinary assumptions and/or hypothetical conditions may impact the assignment results.*

*Please refer to the complete assumptions and limiting conditions in the addenda.*

If appropriate, the scope of our work includes an analysis of current and historical operating information provided by management. This unaudited data was not reviewed or compiled in accordance with the American Institute of Certificate Public Accountants (AICPA), and we assume no responsibility for such unaudited statements.

We also used certain forecasted data in our valuation and applied generally accepted valuation procedures based upon economic and market factors to such data and assumptions. We did not examine the forecasted data or the assumptions underlying such data in accordance with the standards prescribed by the AICPA and, accordingly, do not express an opinion or any other form of assurance on the forecasted data and related assumptions. The financial analyses contained in this report are used in the sense contemplated by the USPAP. Furthermore, there will usually be differences between forecasted and actual results because events and circumstances frequently do not occur as expected, and these differences may be material.

Our value conclusion was based on general economic conditions as they existed on the date of the analysis and did not include an estimate of the potential impact of any sudden or sharp rise or decline in general economic conditions from that date to the effective date of our report. Events or transactions that may have occurred subsequent to the effective date of our opinion were not considered. We are not responsible for updating or revising this report based on such subsequent events, although we would be pleased to discuss with you the need for revisions that may be occasioned as a result of changes that occur after the valuation date.

We appreciate this opportunity to be of service. Please contact us if you have any comments or questions.

Respectfully submitted,  
Novogradac



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# **I. EXECUTIVE SUMMARY**

## EXECUTIVE SUMMARY

### Property Appraised:

The Subject is an existing 192-unit LIHTC development located on a 13.43-acre parcel at 4370 Ladson Road, Summerville, South Carolina 29456. The property was originally constructed in 2005. The Subject consists of nine two and three-story garden-style structures offering a total of 192 two and three-bedroom apartments restricted to households earning 60 percent of the AMI or less.

### Recent Operation:

The Subject is currently operating as a LIHTC property. The property has operated with vacancy and collection loss of 3.4, 13.6, and 10.4 percent in 2022, 2023, and 2024. Based on a rent roll dated February 2, 2025, the Subject was 91.7 percent occupied. It should be noted that vacancy at the Subject in 2023 and 2024 was elevated due to reported mismanagement by the previous management company, which was replaced in September 2023. The property has begun to restabilize and is expected to operate with a vacancy rate below five percent moving forward. According to property management, the property maintains a waiting list, and seven of the 16 vacant units are preleased.

### Tax Map ID:

The Subject is identified by the Dorchester County Assessor with the following parcel number: 1620114005.

### Land Area:

The Subject site consists of 13.4 acres, or 585,010 square feet.

### Legal Interest Appraised:

The property interest appraised is fee simple, subject to any and all encumbrances, if applicable, for each value estimate.

### Current Rents and Unit Mix:

The following table summarizes current tenant-paid rents at the Subject.

**RENT ROLL ANALYSIS (1)**

Unit Type	Unit Size (SF)	Number of Units	Minimum Tenant-Paid Rent (2)	Maximum Tenant-Paid Rent (2)	Average Tenant-Paid Rent (2)	Current Net Asking Rents	Vacant Units	Vacancy Rate
2BR@60%	1,082	96	\$0	\$1,339	\$721	\$1,339	13	13.50%
3BR@60%	1,322	96	\$0	\$1,661	\$750	\$1,543	3	3.10%
<b>Total</b>		<b>192</b>					<b>16</b>	<b>8.30%</b>

(1) Based on rent roll dated February 2, 2025

(2) Includes HCV tenants in 114 units

### Ownership History of the Subject:

According to the Dorchester County Assessor, the Subject property is currently owned by Planters Retreat Owner LLC, an affiliated entity of the client. The property was last transferred on August 18, 2022, between Planters Retreat LLC and Planters Retreat Owner LLC for \$31,300,000. Our “As Is” value of \$40,900,000 is above the 2022 purchase price.

### Highest and Best Use “As If Vacant”:

The Subject’s highest and best use “as if vacant” is to construct a 192-unit multifamily affordable development utilizing tax credit equity or favorable financing, consistent with the LURA in place.

**Highest and Best Use  
“As Improved”:**

The Subject property currently operates as a LIHTC multifamily property, and it is in average condition. The property currently generates positive cash flow, and it is not deemed feasible to tear it down for an alternative use. Therefore, the highest and best use of the site, as improved, would be to continue to operate as an affordable multifamily housing development.

**Effective Date:**

The Subject was inspected on April 14, 2025, which is the effective date for this report.

**Capitalization Rate Reconciliation:**

After reviewing the appropriate methods for developing an overall rate, the following ranges of overall capitalization rates are indicated:

**CAPITALIZATION RATE SELECTION SUMMARY**

Method	Indicated Rate
Market Extraction	5.50%
The PWC Investor Survey	5.50%
CoStar	4.80%-5.80%
Debt Coverage Ratio	6.83%
Band of Investment	6.94%

The various approaches indicate a range from 4.80 to 6.94 percent. We reconciled to 5.50 percent rate in the restricted and unrestricted scenarios, based primarily upon the market-extracted rates and associated analysis.

**Operating Expense Reconciliation:**

Operating expenses were estimated based upon the historical expenses, comparable expenses, and the developer’s budget. In the following tables, we compared historical operating expenses, comparables’ operating expenses, and concluded expenses per unit. We have also illustrated the expenses less taxes, utilities, and reserves.

**TOTAL EXPENSES PER UNIT**

Subject Expenses	
2024 (Actuals)	\$6,716
2023 (Actuals)	\$6,229
2022 (Actuals)	\$6,093
Comparable Properties	
Comp 1	\$11,876
Comp 2	\$8,385
Comp 3	\$5,948
Comp 4	\$8,795
Subject Conclusions	
As Is - Restricted	\$5,871
As Is - Unrestricted	\$8,931

**TOTAL EXPENSES PER UNIT LESS TUR**

Subject Expenses	
2024 (Actuals)	\$5,448
2023 (Actuals)	\$4,497
2022 (Actuals)	\$3,568
Comparable Properties	
Comp 1	\$6,326
Comp 2	\$5,948
Comp 3	\$4,498
Comp 4	\$5,510
Subject Expenses	
As Is - Restricted	\$4,746
As Is - Unrestricted	\$4,721

**Strengths and Weaknesses:**

A strength of the Subject is its large unit sizes. Weaknesses of the Subject include its slightly inferior property amenities.

**Third Party Reports:**

We were provided a property condition assessment conducted by Partner Engineering and Science Inc, dated June 13, 2022. According to the report, \$1,000 in critical repairs were identified at

the Subject. According to the client, the critical repairs in the report have since been addressed.

**Indications of Value:**

**LAND VALUE**

Scenario	No. of Units	Value/Unit	Indicated Value (Unrounded)	Discount of LURA	Indicated Value with LURA (Unrounded)	Indicated Value (Rounded)
Subject	192	\$12,000	\$2,304,000	(\$115,200)	\$2,188,800	\$2,200,000

**DIRECT CAPITALIZATION ANALYSIS**

Scenario	Cap Rate	Net Operating Income	Indicated Value (Rounded)
As Is - Restricted	5.50%	\$2,248,191	\$40,900,000
As Is - Unrestricted	5.50%	\$2,261,606	\$41,100,000

**SALES COMPARISON APPROACH**

Scenario	Number of Units	Price Per Unit	Indicated Value (Rounded)
As Is - Restricted	192	\$195,000	\$37,400,000
As Is - Unrestricted	192	\$200,000	\$38,400,000

**EGIM ANALYSIS**

Scenario	EGIM	Effective Gross Income	Indicated Value (Rounded)
As Is - Restricted	12.0	\$3,375,494	\$40,500,000
As Is - Unrestricted	10.2	\$3,976,320	\$40,800,000

**Exposure Period:** Nine to Twelve Months.

*For the purposes of our unrestricted analysis, we have employed a hypothetical condition assuming unrestricted, conventional operations.*

*The Subject is currently tax-exempt. The property was awarded an exemption by the Dorchester County Assessor's Office. This exemption runs with the property, not the owner. The client intends to maintain tax-exempt status of the site, consistent with the information provided by the Dorchester County Assessor. Therefore, it is an extraordinary assumption of this report that the Subject will maintain tax-exempt status; as such, the "as is" restricted value estimate assumes there will be no tax liability.*

*We requested but were not provided with a draft Phase I Environmental Site Assessment for the Subject property. During our site inspection, we walked the Subject's grounds, and did not observe any obvious indicators of environmental contamination. Nonetheless, Novogradac is not an expert in this field and further analysis is beyond the scope of this report. It is an extraordinary assumption of this report that there are no Recognized Environmental Conditions (RECs) that would impact the value of the Subject.*

*The use of extraordinary assumptions and/or hypothetical conditions may impact the assignment results.*

*Please refer to the complete assumptions and limiting conditions in the addenda.*



## **II. FACTUAL DESCRIPTION**

## **FACTUAL DESCRIPTION**

### **Appraisal Assignment and Valuation Approach**

As requested, the appraisers provided several value estimates, described and defined below:

- Land value as if vacant.
- Market value “as is restricted” of the fee simple interest in the property.
- Hypothetical market value “as is unrestricted” of the fee simple interest in the property.

In determining the value estimates, the appraisers employed the sales comparison and income capitalization approaches to value. The property is an existing subsidized apartment community. Given the Subject’s restricted nature, age, and investment type, the cost approach is not considered a reliable method of valuation.

The income capitalization approach involves an analysis of the investment characteristics of the property under valuation. The earnings’ potential of the property is carefully estimated and converted into an estimate of the property’s market value.

The sales comparison approach involves a comparison of the appraised property with similar properties that have sold recently. When properties are not directly comparable, sale prices may be broken down into units of comparison, which are then applied to the Subject for an indication of its likely selling price.

### **Property Identification**

The Subject is an existing 192-unit LIHTC development located at 4370 Ladson Road, Summerville, Dorchester County, SC 29730. The site is approximately 13.4 acres, or 585,010 square feet, and is improved with nine two and three-story garden-style structures. The Subject site is identified by the following Assessor’s Parcel Number (APN): 1620114005.

### **Intended Use and Intended User**

Lincoln Avenue Communities is the client in this engagement. We understand that they will use this document for submittal to the South Carolina State Housing Finance and Development Authority (SC Housing) for application to receive low income housing tax credits. SC Housing is an authorized user, and the Authority may rely on this appraisal’s representation. Intended users including SC Housing and those transaction participants who are interested parties and have knowledge of the Section 42 LIHTC program. These could include local housing authorities, state allocating agencies, state lending authorities, LIHTC construction and permanent lenders, and LIHTC syndicators. As our client, Lincoln Avenue Communities owns this report and permission must be granted from them before another third party can use this document. We assume that by reading this report another third party has accepted the terms of the original engagement letter including scope of work and limitations of liability. We are prepared to modify this document to meet any specific needs of the potential users under a separate agreement.

In addition, this report, or a reference to this report, may not be included or quoted in any offering circular, information circular, offering memorandum, registration statement, private placement memorandum, prospectus or sales brochure (in either electronic or hard copy format) in connection with a securitization or transaction involving such debt (or portion thereof) and/or securities.

### **Property Interest Appraised**

The property interest appraised is fee simple estate.

### **Date of Inspection and Effective Date of Appraisal**

The Subject was last inspected by Novogradac on April 14, 2025, which will serve as the effective date for this report.

### **Scope of the Appraisal**

For the purposes of this appraisal, Novogradac visually inspected the Subject and comparable data. Individuals from a variety of city agencies as well as the Subject's development team were consulted (in person or by phone). Various publications, both governmental (i.e. zoning ordinances) and private (i.e. Multiple List Services publications) were consulted and considered in the course of completing this appraisal.

The scope of this appraisal is limited to the gathering, verification, analysis and reporting of the available pertinent market data. All opinions are unbiased and objective with regard to value. The appraiser made a reasonable effort to collect, screen and process the best available information relevant to the valuation assignment and has not knowingly and/or intentionally withheld pertinent data from comparative analysis. Due to data source limitations and legal constraints (disclosure laws), however, the appraiser does not certify that all data was taken into consideration. We believe the scope of work is appropriate for the problem stated.

For the purposes of this appraisal, we have utilized the sales comparison and income approaches to complete this assignment based on the scope of work required.

### **Extraordinary Assumptions (EA) and Hypothetical Conditions (HC)**

For the purposes of our unrestricted analysis, we have employed a hypothetical condition assuming unrestricted, conventional operations.

The Subject is currently tax-exempt. The property was awarded an exemption by the Dorchester County Assessor's Office. This exemption runs with the property, not the owner. The client intends to maintain tax-exempt status of the site, consistent with the information provided by the Dorchester County Assessor. Therefore, it is an extraordinary assumption of this report that the Subject will maintain tax-exempt status; as such, the "as is" restricted value estimate assumes there will be no tax liability.

We requested but were not provided with a draft Phase I Environmental Site Assessment for the Subject property. During our site inspection, we walked the Subject's grounds, and did not observe any obvious indicators of environmental contamination. Nonetheless, Novogradac is not an expert in this field and further analysis is beyond the scope of this report. It is an extraordinary assumption of this report that there are no Recognized Environmental Conditions (RECs) that would impact the value of the Subject.

The use of extraordinary assumptions and/or hypothetical conditions may impact the assignment results.

### **Market Value Definition**

For the purposes of this assignment market value is defined as:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and,

5. The price represents normal considerations for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.<sup>2</sup>

#### **Compliance and Competency Provision**

The appraiser is aware of the compliance and competency provisions of USPAP, and within our understanding of those provisions, this report complies with all mandatory requirements, and the authors of this report possess the education, knowledge, technical skills, and practical experience to complete this assignment competently, in conformance with the stated regulations. Moreover, Advisory Opinion 14 acknowledges preparation of appraisals for affordable housing requires knowledge and experience that goes beyond typical residential appraisal competency including understanding the various programs, definitions, and pertinent tax considerations involved in the particular assignment applicable to the location and development. We believe our knowledge and experience in the affordable housing industry meets these supplemental standards.

#### **Unavailability of Information**

In general, all information necessary to develop an estimate of value of the Subject property was available to the appraisers.

#### **Furniture, Fixtures, and Equipment**

Removable fixtures such as kitchen appliances and hot water heaters are considered to be real estate fixtures that are essential to the use and operation of the complex. Supplemental income typically obtained in the operation of an apartment complex is included, and may include minor elements of personal and business property. As immaterial components, no attempt is made to segregate these items.

#### **Ownership and History of Subject**

According to the Dorchester County Assessor, the Subject property is currently owned by Planters Retreat Owner LLC, an affiliated entity of the client. The property was last transferred on August 18, 2022, between Planters Retreat LLC and Planters Retreat Owner LLC for \$31,300,000. Our “As Is” value of \$40,900,000 is above the 2022 purchase price.

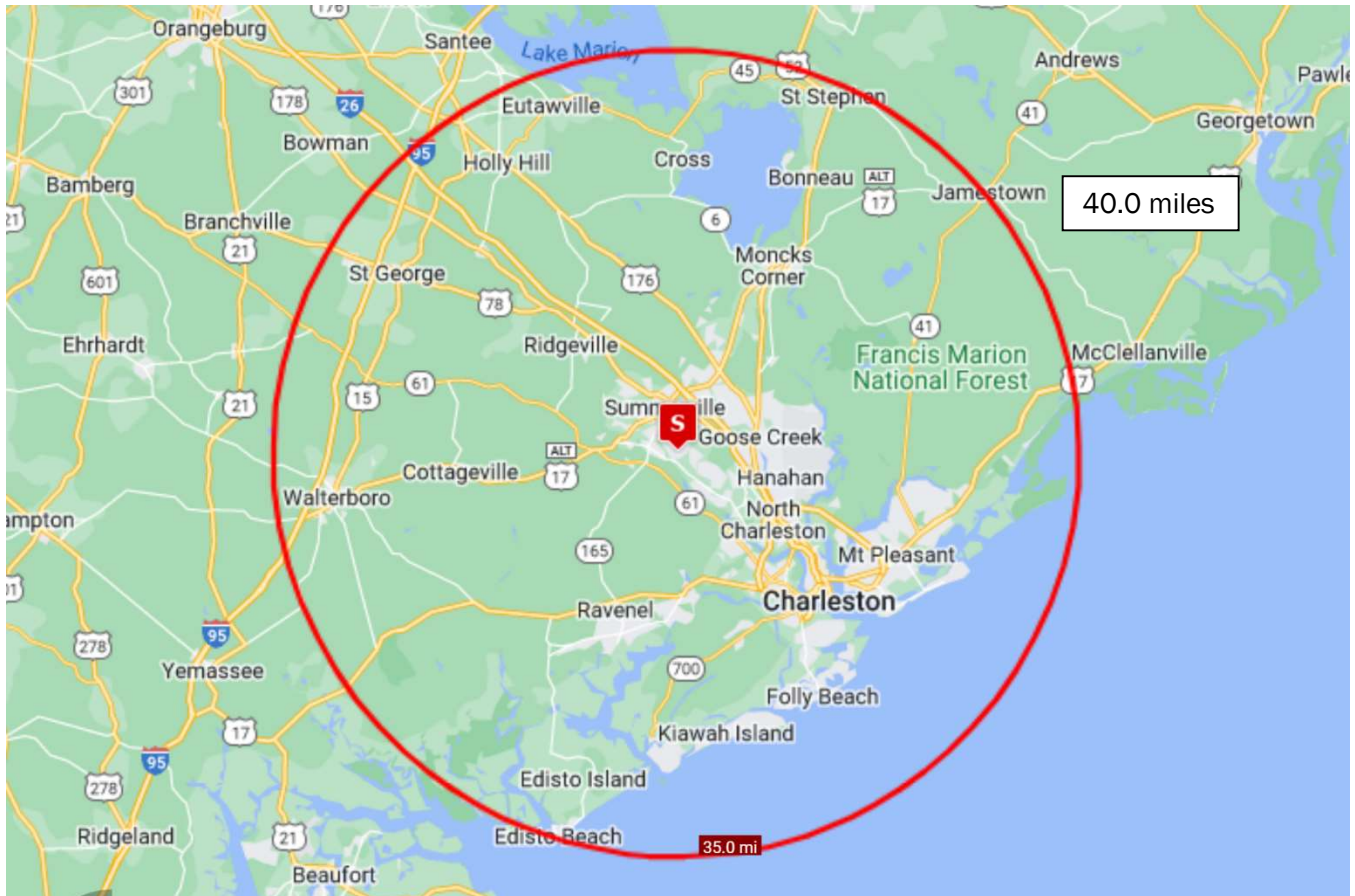
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2 - 12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990.

### **III. REGIONAL AND LOCAL AREA ANALYSIS**

## REGIONAL AND LOCAL AREA ANALYSIS

### Regional Map



Source: Google Earth, April 2025

The Subject is located in the southeastern portion of Summerville, South Carolina. Summerville is located in the southeastern portion of South Carolina and is part of the Charleston-North Charleston, SC Metropolitan Statistical Area (MSA), which consists of the following counties: Berkeley, Charleston, and Dorchester in South Carolina. According to the US Census Bureau, Summerville had a population of 51,010 persons in 2020.

## ECONOMIC ANALYSIS

### Major Employers

The table on the following page details the major employers in Dorchester County, South Carolina.

**MAJOR EMPLOYERS – DORCHESTER COUNTY, SOUTH CAROLINA**

Employer Name	Industry
Builder Services Group, Inc.	Construction
Dorchester County	Government
Dorchester School District	Education
Food Lion	Retail
Key West Boats	Manufacturing
Kion Group	Manufacturing
Mau Inc.	Professional Services
Presbyterian Home of South Carolina	Healthcare
Publix Super Market	Retail
Bosch	Manufacturing
SC Department of Disabilities	Government
Scout Boats	Manufacturing
Showa Denko Carbon, Inc.	Manufacturing
Spherion Staffing, LLC	Professional Services
Sportsman Boats	Manufacturing
TA Operating Corporation	Retail
Town of Summerville	Government
Walmart	Retail

Source: Dorchester County Economic Development, retrieved April 2025

Dorchester County's major employers are primarily concentrated within the healthcare, manufacturing, education, and government sectors. Overall, the major employers are heavily reliant on the healthcare and government sectors, which are historically known to exhibit greater stability during recessionary periods.

### Employment Expansion/Contractions

We reviewed the Worker Adjustment and Retraining Notification Act (WARN) notices published by the South Carolina Department of Workforce Development for January 2022 to year-to-date 2025. There have been no WARN notices issued for Dorchester County since 2022.

We contacted the Charleston and Dorchester County Economic Development Departments to inquire about recent business expansions or contractions in the region. Additionally, we conducted internet research on recent business developments in the area. We found evidence of the following employment expansions in the area.

- In February 2024, MOONDOG Animation Studio announced an expansion in Charleston County with a \$90,000 investment that would create 20 new jobs in five years. The expected date of completion was not available at the time of this report.
- In November 2023, IronLink Logistics, a logistics service company, announced the establishment of operation in Charleston County. The \$16.45-million investment is expected to bring 250 new jobs to the area. The expected date of completion was not available.
- In November 2023, Carpenters Woodworks and Restoration, a family-owned business specializing in woodworking and restoration, announced the expansion of its operation in Charleston County. This \$1.54-million investment is expected to create 20 new jobs.



- In November 2023, QuicksortRx, a software-enabled service company that provides management solutions for health systems, announced its expansions in Charleston County. The \$220,000 investment will create 41 new jobs over the next three years.
- In September 2023, Frampton Construction, a full-service construction firm, announced the expansion of its regional headquarters in Charleston County. The company's \$150,000 investment is expected to create 19 new jobs.
- Scout Boats expanded its existing operations in Dorchester County with a \$10-million investment consisting of a new 35,000-square foot facility in 2024 that will support the production of the company's new 67 LX series.

## Employment and Unemployment Trends

The following table details employment and unemployment trends for the MSA from 2007 to March 2025.

### EMPLOYMENT & UNEMPLOYMENT TRENDS (NOT SEASONALLY ADJUSTED)

Year	MSA				USA			
	Total Employment	% Change	Unemployment Rate	Change	Total Employment	% Change	Unemployment Rate	Change
2007	305,227	-	4.4%	-	146,046,667	-	4.6%	-
2008	304,301	-0.3%	5.6%	1.2%	145,362,500	-0.5%	5.8%	1.2%
2009	292,438	-3.9%	9.1%	3.5%	139,877,500	-3.8%	9.3%	3.5%
2010	299,138	2.3%	9.2%	0.1%	139,063,917	-0.6%	9.6%	0.3%
2011	306,792	2.6%	8.6%	-0.6%	139,869,250	0.6%	9.0%	-0.7%
2012	316,213	3.1%	7.5%	-1.1%	142,469,083	1.9%	8.1%	-0.9%
2013	322,564	2.0%	6.2%	-1.3%	143,929,333	1.0%	7.4%	-0.7%
2014	331,412	2.7%	5.4%	-0.8%	146,305,333	1.7%	6.2%	-1.2%
2015	341,569	3.1%	5.1%	-0.3%	148,833,417	1.7%	5.3%	-0.9%
2016	352,217	3.1%	4.2%	-0.9%	151,435,833	1.7%	4.9%	-0.4%
2017	358,059	1.7%	3.6%	-0.6%	153,337,417	1.3%	4.3%	-0.5%
2018	367,382	2.6%	2.8%	-0.7%	155,761,000	1.6%	3.9%	-0.4%
2019	380,068	3.5%	2.3%	-0.5%	157,538,083	1.1%	3.7%	-0.2%
2020	366,847	-3.5%	5.8%	3.5%	147,794,750	-6.2%	8.1%	4.4%
2021	383,215	4.5%	3.5%	-2.3%	152,580,667	3.2%	5.4%	-2.7%
2022	399,096	4.1%	2.8%	-0.7%	158,291,083	3.7%	3.6%	-1.7%
2023	419,935	5.2%	2.5%	-0.3%	161,036,583	1.7%	3.6%	-0.0%
2024	429,156	2.2%	3.5%	1.0%	161,345,500	0.2%	4.0%	0.4%
2025 YTD Average*	431,649	0.6%	3.7%	0.2%	162,767,667	0.9%	4.4%	0.4%
Mar-2024	428,094	-	3.1%	-	161,356,000	-	3.9%	-
Mar-2025	434,720	1.5%	3.5%	0.4%	163,412,000	1.3%	4.2%	0.3%

Source: U.S. Bureau of Labor Statistics, April 2025

\*2025 YTD Average is through March

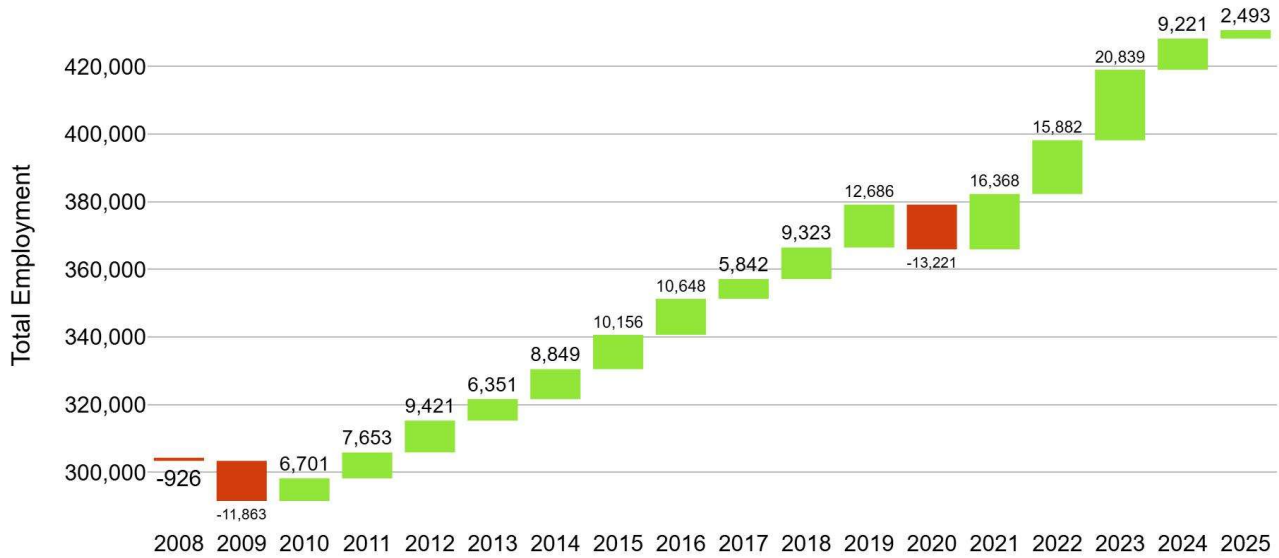
Employment in the MSA declined by 3.5 percent in 2020 amid the pandemic, compared to 6.2 percent across the nation. The MSA subsequently recovered all pandemic-related job losses, and employment levels are currently at a record high. As of March 2025, employment in the MSA increased 1.5 percent year over year, similar to the 1.3 percent growth reported across the nation.

The MSA unemployment rate increased by 3.5 percentage points in 2020 amid the pandemic, reaching a high of 5.8 percent. In comparison, the national unemployment rate rose by 4.4 percentage points and reached a high of 8.1 percent over the same time period. According to the latest labor statistics, dated March 2025, the current MSA unemployment rate is 3.5 percent. This is slightly below the current national unemployment rate of 4.2 percent.

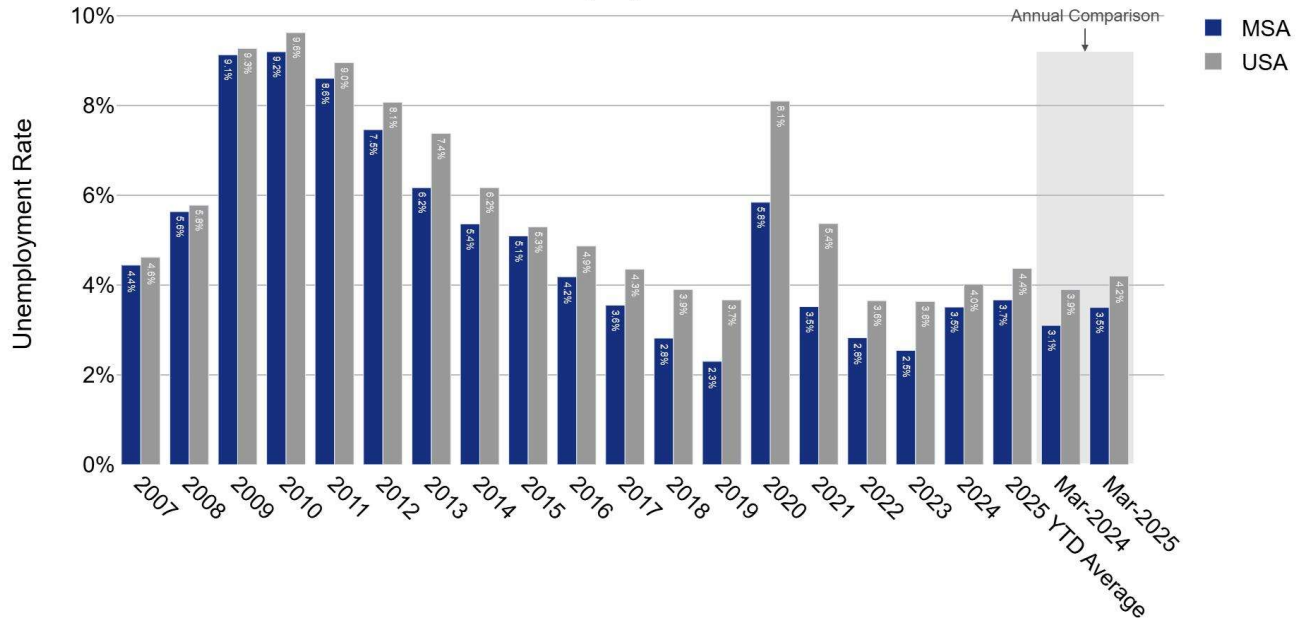
The following tables provide more illustration of the changes in employment and unemployment rate trends in the MSA.



MSA Job Growth



Unemployment Rate



## Employment by Industry

The following table illustrates employment by industry for the PMA and nation as of 2024.

### 2024 - EMPLOYMENT BY INDUSTRY

Industry	PMA		USA	
	Number Employed	Percent Employed	Number Employed	Percent Employed
Healthcare/Social Assistance	9,544	14.3%	23,456,754	14.1%
Manufacturing	7,874	11.8%	16,689,019	10.0%
Retail Trade	7,066	10.6%	17,466,879	10.5%
Prof/Scientific/Tech Services	5,605	8.4%	13,808,768	8.3%
Educational Services	5,064	7.6%	15,195,042	9.1%
Accommodation/Food Services	5,021	7.5%	11,278,763	6.8%
Public Administration	4,740	7.1%	8,264,977	5.0%
Construction	4,442	6.6%	11,451,658	6.9%
Transportation/Warehousing	4,207	6.3%	8,419,689	5.1%
Admin/Support/Waste Mgmt Svcs	4,084	6.1%	7,081,387	4.3%
Other Services	2,398	3.6%	7,659,177	4.6%
Finance/Insurance	1,791	2.7%	8,016,602	4.8%
Arts/Entertainment/Recreation	1,143	1.7%	3,747,153	2.3%
Information	1,142	1.7%	3,255,493	2.0%
Real Estate/Rental/Leasing	958	1.4%	2,954,339	1.8%
Wholesale Trade	867	1.3%	3,291,556	2.0%
Utilities	755	1.1%	1,502,053	0.9%
Mining	138	0.2%	561,373	0.3%
Agric/Forestry/Fishing/Hunting	69	0.1%	1,785,076	1.1%
Mgmt of Companies/Enterprises	3	0.0%	237,343	0.1%
<b>Total Employment</b>	<b>66,911</b>	<b>100.0%</b>	<b>166,123,101</b>	<b>100.0%</b>

Source: Esri Demographics 2024, Novogradac, April 2025

Employment in the PMA is concentrated in healthcare/social assistance, manufacturing, and retail trade, which collectively comprise 36.7 percent of local employment. Relative to the nation, the PMA features comparatively greater employment in the public administration, admin/support/waste mgmt svcs, and manufacturing industries. Conversely, the PMA is underrepresented in the finance/insurance, educational services, and other services sectors.

## Conclusion

Employment in the PMA is concentrated in healthcare/social assistance, manufacturing, and retail trade, which collectively comprise 36.7 percent of local employment. The large share of PMA employment in manufacturing and retail trade is notable as these industries are historically volatile, and prone to contraction during economic recessions. However, the PMA also has a significant share of employment in the healthcare/social assistance industry, which typically exhibits greater stability during recessionary periods. Relative to the nation, the PMA features comparatively greater employment in the public administration, admin/support/waste mgmt svcs, and manufacturing industries. Conversely, the PMA is underrepresented in the finance/insurance, educational services, and other services sectors. Employment in the MSA declined by 3.5 percent in 2020 amid the pandemic, compared to 6.2 percent across the nation. The MSA subsequently recovered all pandemic-related job losses, and employment levels are currently at a post-recessionary record. As of March 2025, employment in the MSA increased 1.5 percent year over year, similar to the 1.3 percent growth reported across the nation.

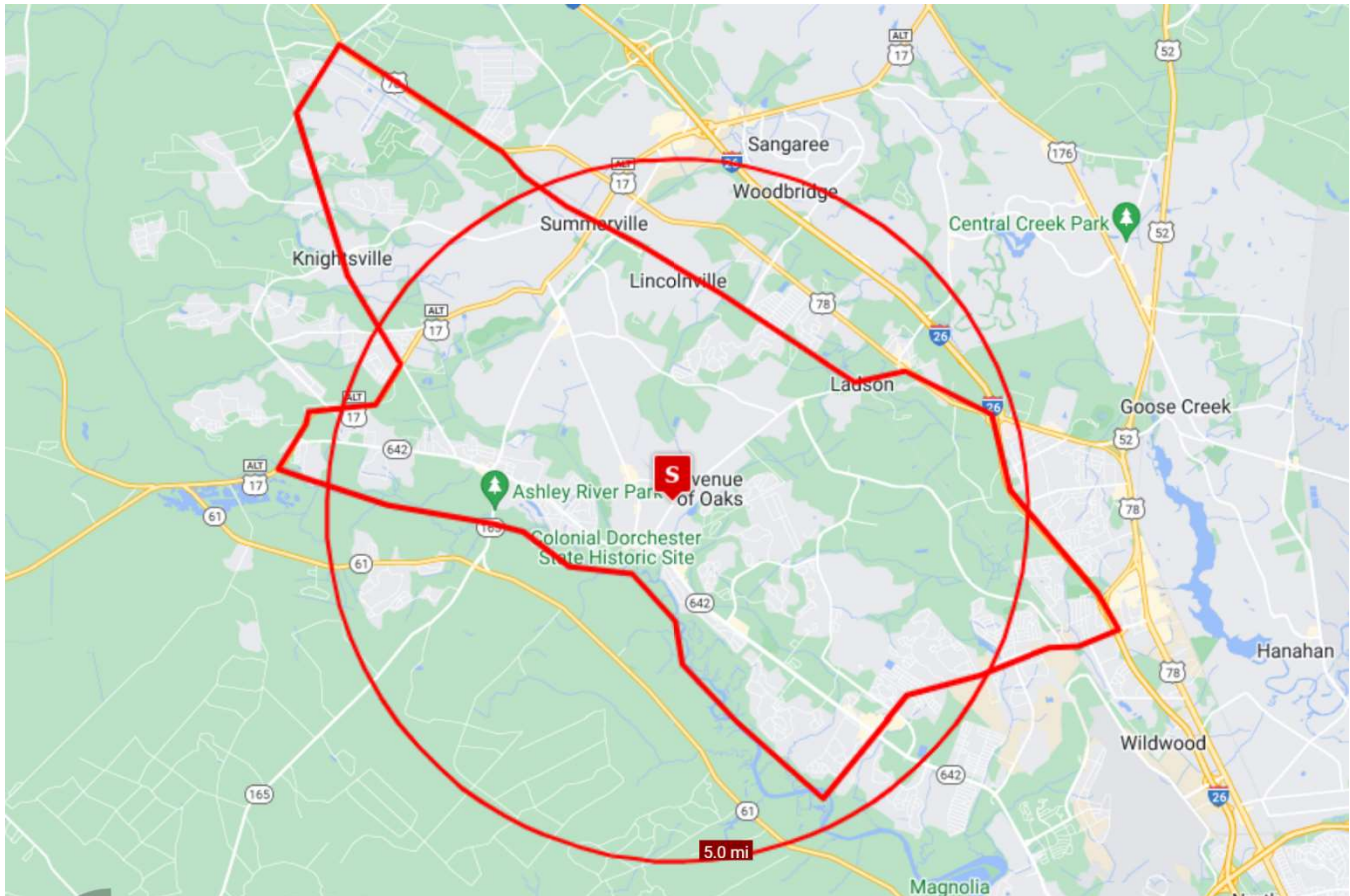
## DEMOGRAPHIC ANALYSIS

The following sections will provide an analysis of the demographic characteristics within the market area. Data such as population, households and growth patterns will be studied, to determine if the MSA and the Primary Market Area (PMA) are areas of growth or contraction.

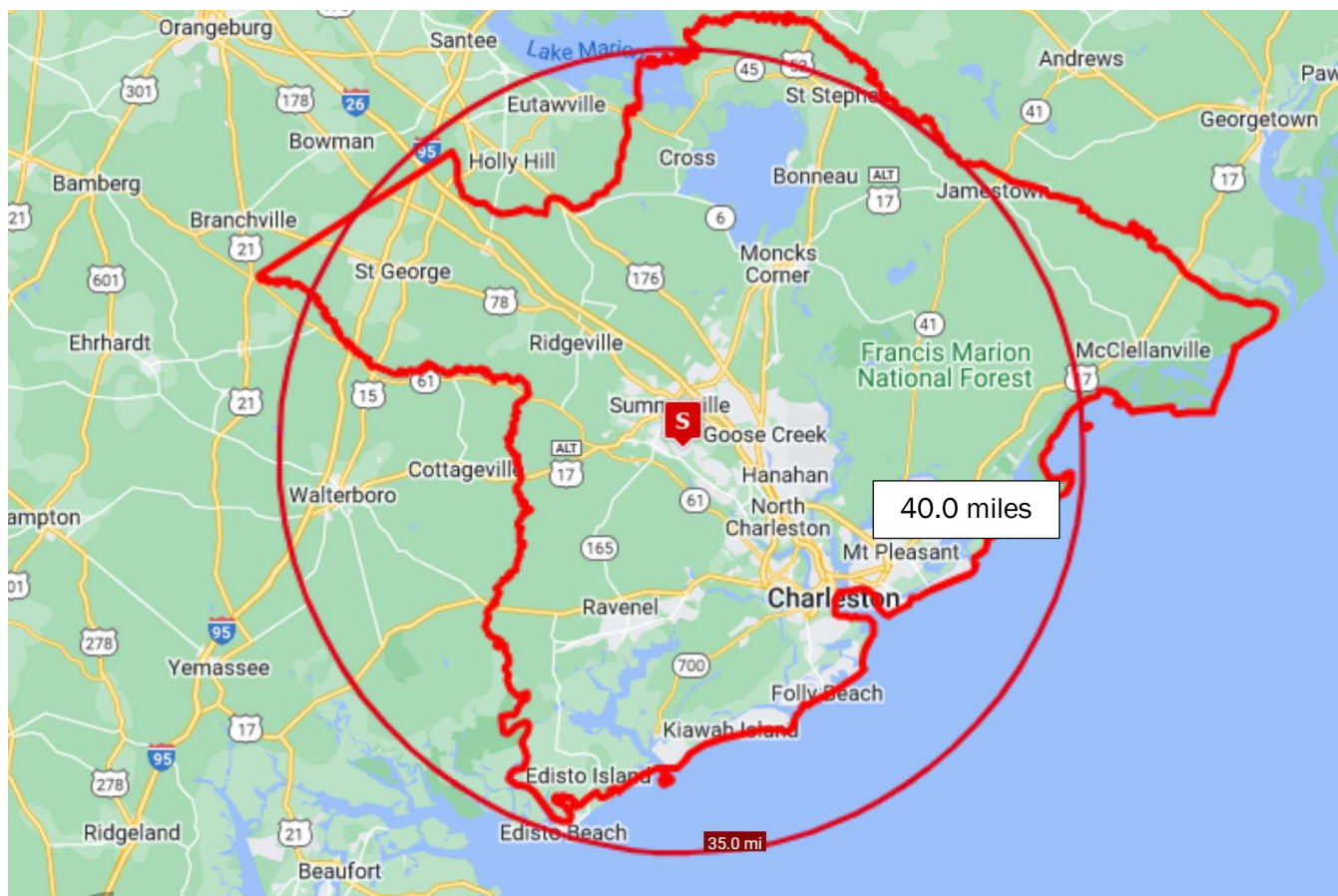
### Primary Market Area (PMA)

We determined the PMA based on our conversations with local market participants including property managers, as well as our physical inspection of the market. The PMA generally consists of the northwest portion of North Charleston, the southwest portion of Ladson, the southern portion of Summerville, and the eastern portion of Knightsville. The boundaries of the PMA are generally defined as: Highway 78, West Richardson Avenue, and State Road S-10-881 to the north, County Road S-18-22 and Boone Hill Road to the west, the Ashley River to the south, and Ashley Phosphate Road to the east. This area encompasses 381 square miles. The PMA was defined based on interviews with local property managers and representatives from local agencies. The secondary market area (SMA) for the Subject is the Charleston-North Charleston, SC Metropolitan Statistical Area (MSA), which consists of the following counties: Berkeley, Charleston, and Dorchester in South Carolina. The MSA is 2,887 square miles. We include economic indicators for the SMA regarding employment and unemployment trends. In addition, our demographic analysis utilizes the SMA as an additional area of comparison for population and household trends.

### PRIMARY MARKET AREA MAP



## SECONDARY MARKET AREA MAP



## Population and Households

The following tables illustrates population and household trends in the PMA, MSA and nation from 2010 through 2024, as well as projections through 2029.

### POPULATION

Year	PMA		MSA		USA	
	Amount	Annual Change	Amount	Annual Change	Amount	Annual Change
2010	96,379	-	664,607	-	308,736,218	-
2024	126,475	2.2%	859,047	2.1%	338,436,229	0.7%
2029	132,167	0.9%	911,726	1.2%	344,868,049	0.4%

Source: Esri Demographics 2024, Novogradac, April 2025

### HOUSEHOLDS

Year	PMA		MSA		USA	
	Amount	Annual Change	Amount	Annual Change	Amount	Annual Change
2010	35,880	-	260,019	-	116,712,903	-
2024	48,869	2.6%	347,046	2.4%	130,714,038	0.9%
2029	51,834	1.2%	374,852	1.6%	134,926,628	0.6%

Source: Esri Demographics 2024, Novogradac, April 2025

Historical population growth in the PMA exceeded the MSA between 2010 and 2024. Both geographic areas experienced population growth greater than the nation during the same time period. According to ESRI



demographic projections, annualized PMA growth is expected to slow to 0.9 percent through 2029, which is below growth expectations for the MSA and substantially above the nation.

Historical household growth in the PMA exceeded the MSA between 2010 and 2024. Both geographic areas experienced household growth greater than the nation during the same time period. According to ESRI demographic projections, annualized PMA growth is expected to slow to 1.2 percent through 2029, which is below growth expectations for the MSA and substantially above the nation.

### Household Income

The following table illustrates median household income levels in the PMA, MSA, and nation from 2010 through 2029. Note that this is based on data for all household sizes and is independent of the calculation of AMI.

MEDIAN HOUSEHOLD INCOME						
Year	PMA		MSA		USA	
	<i>Amount</i>	<i>Annual Change</i>	<i>Amount</i>	<i>Annual Change</i>	<i>Amount</i>	<i>Annual Change</i>
2010	\$58,592	-	\$53,755	-	\$60,686	-
2024	\$78,977	2.5%	\$82,715	3.8%	\$79,067	2.2%
2029	\$90,812	3.0%	\$97,195	3.5%	\$91,442	3.1%

Source: Esri Demographics 2024, Novogradac, April 2025

As of 2024, the median income in the PMA is similar to the surrounding MSA and slightly below the national median household income. The median household income in the PMA is projected to increase 3.0 percent per annum through 2029, a growth rate similar to the nation and a growth rate slightly below the MSA. As of 2029, the median household income is projected to be similar to that of the MSA and slightly below that of the nation.

### Conclusion

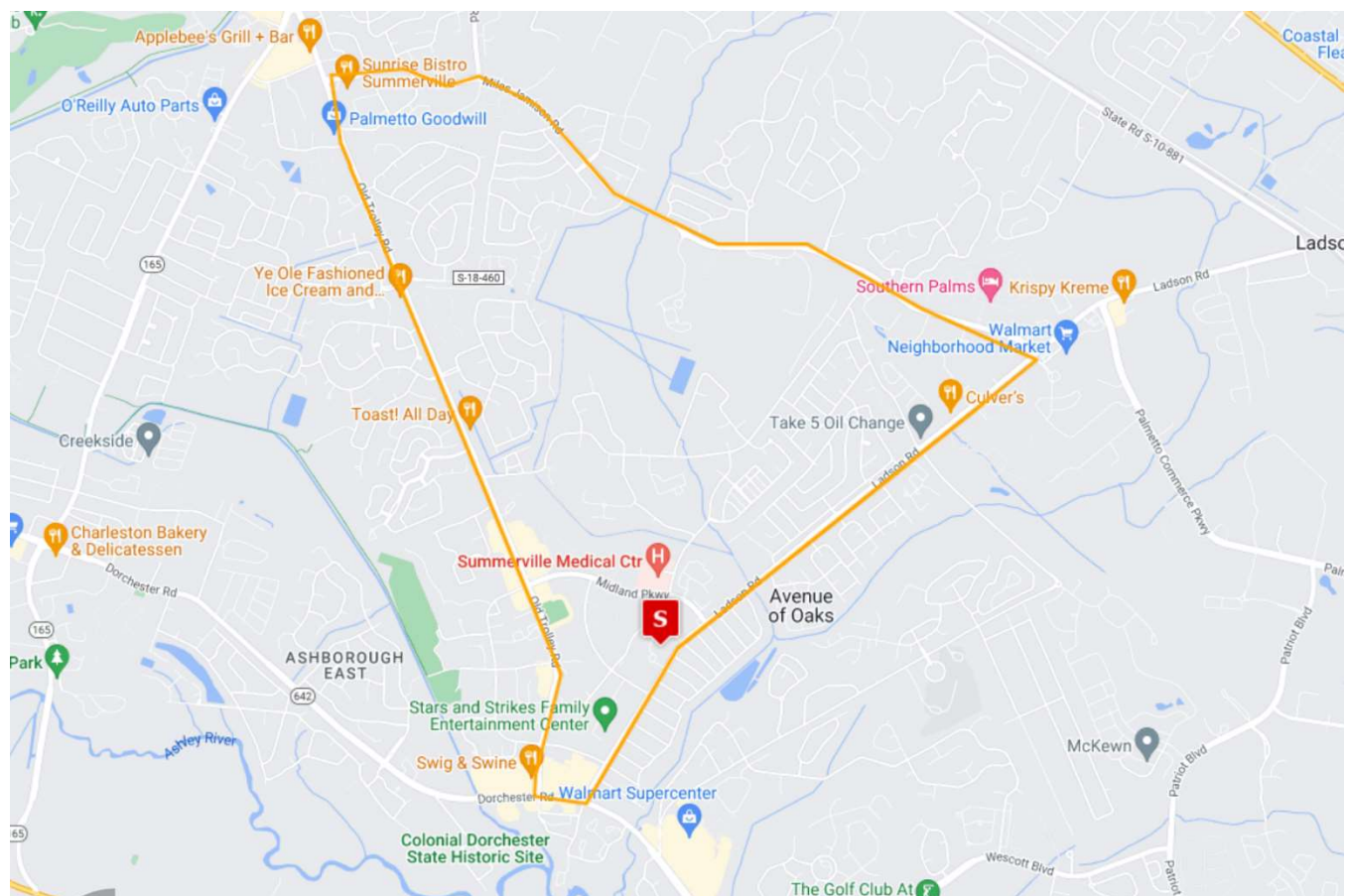
Population in the PMA increased at an annualized rate of 2.2 percent between 2010 and 2024. Comparatively the MSA and the nation experienced an annualized growth rate of 0.7 percent. The number of renters in the PMA increased from 2010 to 2024 and is projected to continue to increase through 2029. The median income in the PMA as of 2024 is similar to the MSA and overall nation. According to ESRI demographic projections, population, household, renter households, and median income levels in the PMA are all expected to rise through 2029. Overall, the combination of rising population, renter households, and median household income bodes well for future demand for multifamily housing.

## NEIGHBORHOOD ANALYSIS

The location and surrounding neighborhood of an apartment community often impacts the property's status, class and potential tenant base. In addition to the access to local commercial and employment opportunities, the quality and type of uses in a community are factors that could positively or negatively impact a property's marketability. This section describes the property's neighborhood and evaluates any locational factors that could affect its achievable rents, occupancy and overall profitability.

### Location and Boundaries

The Subject's neighborhood is primarily residential and medical uses with the majority of commercial and retail uses located along Old Trolley Road and Dorchester Road and are approximately 90 percent occupied. Residential uses in the Subject's neighborhood are generally in average to good condition. A map of the Subject's neighborhood is below.



## Predominate Land Uses

The Subject is located in the southeastern portion of Summerville, South Carolina approximately 4.1 miles southwest of U.S. Highway 78. The Subject's neighborhood is primarily residential and medical uses with the majority of commercial and retail uses located along Old Trolley Road and Dorchester Road and are approximately 90 percent occupied. Land uses adjacent to the north of the Subject include medical and retail uses in average to good condition. Further north, land uses consists of TerraBella Summerville, a retirement community, and The Grove at Oakbrook Apartments, a 280-unit market rate multifamily development which we have utilized as a comparable. Land use to the east of the Subject consists of medical uses and single-family homes in average condition. Land use adjacent to the south of the Subject consists of single-family homes and retail and commercial uses in average to good condition. Land uses adjacent to the west of the Subject consist of medical uses in average to good condition and wooded land followed by single-family homes in average to good condition. There are no observed negative influences or nuisances in the area.

## Accessibility

The Subject is accessed via Ladson Road, a moderately trafficked four-lane road which traverses northeast/southwest and provides access throughout Summerville and Ladson and to US Highway 78 approximately 4.1 miles northeast of the Subject. US Highway 78 is a moderately trafficked four-lane highway which generally traverses northwest/southeast and provides access to I-26 approximately 5.5 miles northeast of the Subject. I-26 is a heavily trafficked six-lane interstate highway which traverses east/west and provides access throughout South Carolina and to Charleston approximately 15.6 miles southeast of the Subject. Overall, access is considered good and traffic in the Subject's immediate area is considered average.

## Neighborhood Housing Stock

The Subject's neighborhood is primarily residential and medical uses with the majority of commercial and retail uses located along Old Trolley Road and Dorchester Road. The single-family homes in the Subject's neighborhood were primarily constructed prior to 1989 and are in average to good condition. According to Zillow, the current median home value in the Subject's zip code is approximately \$276,791. As indicated in the following table, the percentage of renter households within a 0.5-mile radius of the Subject site is higher than that of the PMA as a whole. The median household income within a 0.5-mile radius of the Subject is lower than the PMA, and is projected to increase by 2.0 percent annually through 2029.

### NEIGHBORHOOD ANALYSIS

	0.5 Mile Radius	PMA
	<b>2024</b>	<b>2024</b>
Owner-Occupied Housing Units	25.6%	64.3%
Renter-Occupied Housing Units	59.1%	29.8%
Vacant Housing Units	15.2%	5.8%
2024 Median Household Income	\$55,640	\$78,977
2024 - 2029 MHI Annual Growth	2.0%	3.0%
2024 Median Home Value	\$276,791	\$308,937

Source: Esri Demographics 2024, Novogradac, April 2025; Zillow

## Public Transportation

There is no public transportation offered in Summerville. However, in 2016, Charleston County voters passed a half-cent sales tax to fund roadway, transit, and green space projects. Part of transit funding will be used to create Lowcountry Rapid Transit. The proposed bus route will run from Downtown Charleston to Downtown Summerville and to Exchange Park in Ladson. Construction is expected to begin in 2026.

## Healthcare

The nearest full-service hospital to the Subject is the Summerville Medical Center, a 124-bed acute care hospital located approximately 0.3 miles north of the Subject site. The hospital offers many different services

including emergency care, stroke care, imaging services, women's care, pediatric care, and a full range of surgical services.

### Crime Statistics

The table below illustrates crime indices in the PMA and MSA in comparison to that of the nation. A crime index below 100 is below the national average and anything over 100 is above the nation's crime index average. A crime index of 75 in a PMA would be 25 percent below the national average while a crime index of 200 would be twice that of the national average. Crime indices were provided by 2024 ESRI Demographics data.

2024 CRIME INDICES		
	PMA	MSA
<b>Total Crime*</b>	<b>133</b>	<b>152</b>
<b>Personal Crime*</b>	<b>122</b>	<b>142</b>
Murder	136	163
Rape	150	121
Robbery	69	96
Assault	134	161
<b>Property Crime*</b>	<b>135</b>	<b>154</b>
Burglary	143	159
Larceny	134	154
Motor Vehicle Theft	134	148

Source: Esri Demographics 2024, Novogradac, April 2025

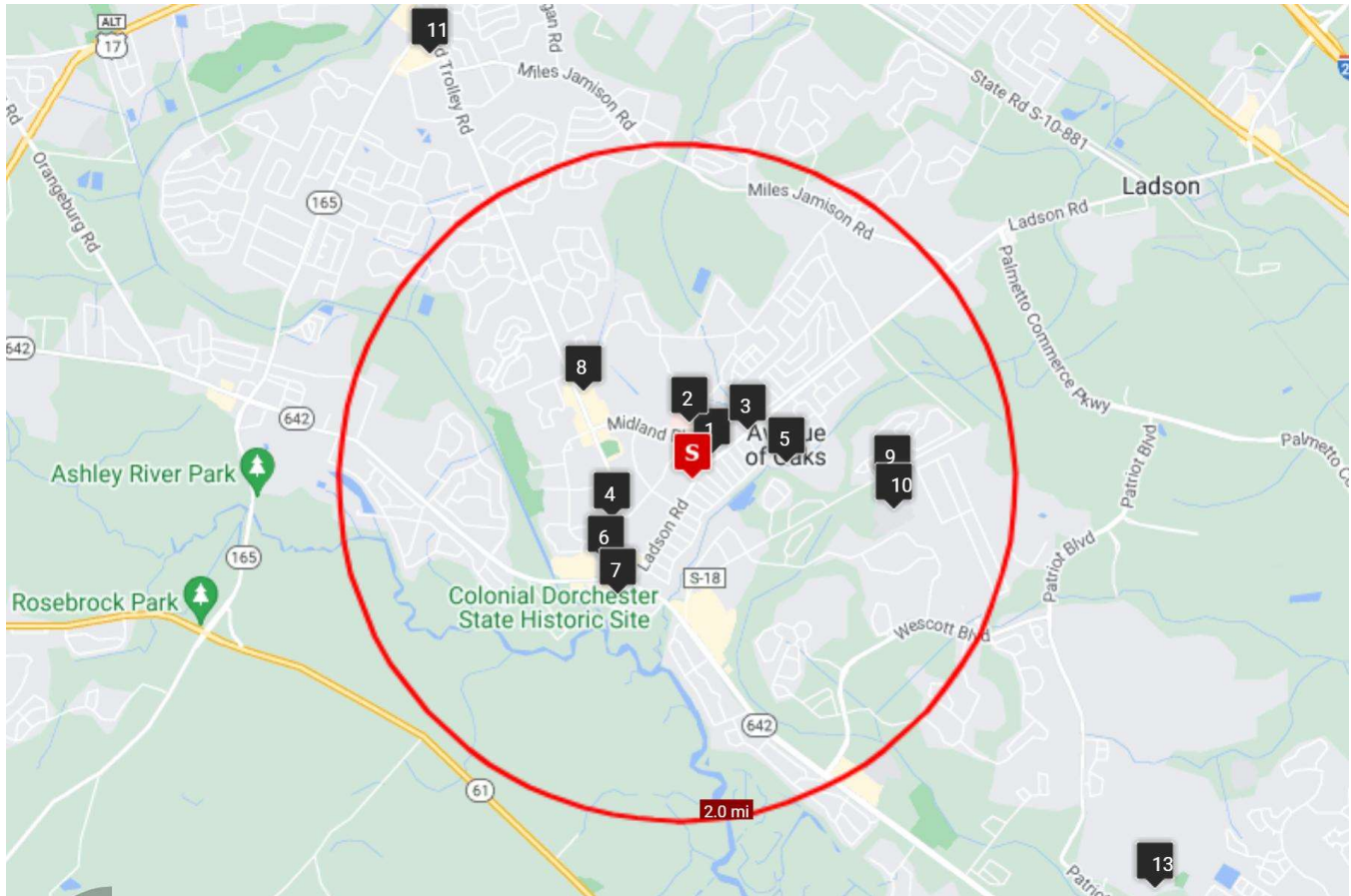
\*Unweighted aggregations

Total crime indices in the PMA are slightly above the national average and below the MSA. Both geographic areas feature crime indices above the overall nation. The Subject offers video surveillance as a security feature. Security features will remain the same upon renovation.



## Proximity to Local Services

The following map and table illustrate the Subject's proximity to necessary services. Map numbers correspond with the *Locational Amenities Map*, presented below.



Source: Google Earth, April 2025

### LOCATIONAL AMENITIES

#	Service or Amenity	Distance to Subject	#	Service or Amenity	Distance to Subject
1	Speedway Gas Station	0.2 miles	8	CVS Pharmacy	0.8 miles
2	Summerville Medical Center	0.3 miles	9	Oakbrook Elementary School	1.2 miles
3	Dorchester County Fire Rescue	0.4 miles	10	Oakbrook Middle School	1.2 miles
4	First Citizens Bank	0.5 miles	11	Dorchester County Library	2.9 miles
5	Grand Oaks Preserve	0.6 miles	12	Lincolville Police Department	3.4 miles
6	United States Postal Service	0.7 miles	13	Fort Dorchester High School	3.6 miles
7	ALDI	0.8 miles	-	-	-

## Conclusion

The Subject's neighborhood appears to be an adequate location for an affordable multifamily development. Most desirable locational amenities are located within two miles of the Subject property. The Subject is located in a primarily residential neighborhood in the southeastern portion of Summerville and is a compatible use within the existing neighborhood.

## **IV. ANALYSIS OF THE SUBJECT**

## ANALYSIS OF THE SUBJECT

### DESCRIPTION OF THE SITE

The location of a multifamily property can have a substantial negative or positive impact upon the performance, safety and appeal of the project. The site description will discuss the physical features of the site, as well as layout, access issues, and traffic flow. An aerial map of the Subject is provided below.



Source: Google Earth, April 2025

<b>Size:</b>	The Subject site is 13.43 acres, or 585,011 square feet.
<b>Shape:</b>	The Subject site is rectangular.
<b>Frontage:</b>	The Subject has access roads along the northwest side of Ladson Road, but does not have frontage along a major road.
<b>Topography</b>	The site is generally level.
<b>Utilities:</b>	All utilities are available to the site.
<b>Visibility/Views:</b>	The Subject site has average visibility along Ladson Road. To the north, views consist of medical and retail uses in average to good condition. To the east, views consist of medical uses and single-family homes in



average condition. To the west, views consist of medical uses in average to good condition followed by wooded land. To the south, views consist of single-family homes and retail and commercial uses in average to good condition. Overall, visibility and views are average/typical.

**Access and Traffic Flow:**

The Subject is accessed via Ladson Road, a moderately trafficked four-lane road which traverses northeast/southwest and provides access throughout Ladson and Summerville and to US Highway 78 approximately 4.1 miles northeast of the Subject. US Highway 78 is a moderately trafficked four-lane highway which generally traverses northwest/southeast and provides access to I-26 approximately 5.5 miles northeast of the Subject. I-26 is a heavily trafficked six-lane interstate highway which traverses east/west and provides access throughout South Carolina and to Charleston approximately 15.6 miles southeast of the Subject. Overall, access is considered good, and traffic flow in the Subject's immediate area is considered moderate.

**Environmental, Soil and Subsoil Conditions and Drainage:**

We requested but were not provided with environmental reports, engineering reports or soil surveys. During our site inspection, we walked the Subject's grounds, including the rear of the buildings and the parking lot, and did not observe any obvious indicators of environmental contamination or adverse property condition issues. However, Novogradac does not offer expertise in this field and cannot opine as to the adequacy of the soil conditions, drainage, or existence of adverse environmental conditions. Further analysis is beyond the scope of this report. It should be noted that we have made an extraordinary assumption that there are no adverse environmental conditions that would impact the valuation of the Subject site.

**Flood Plain:**

According to Flood Insights and Flood Insurance Rate Map Community Panel Number 445035C0408E, dated July 18, 2017, the Subject site is located in Zone X. Zone X is defined as an area outside the 500-year floodplain, which is determined to be outside the 0.2 percent annual chance floodplains. Novogradac does not offer expertise in this field and cannot opine on this issue. Further analysis by Novogradac is beyond the scope of the report.

**Detrimental Influences:**

At the time of the site inspection, there were no detrimental influences observed by the appraiser that would adversely impact the marketability of the Subject.

**LURA:**

The Subject site is restricted by a LURA which requires that the site be improved with a 192-unit multifamily development restricted to tenants earning 60 percent of the AMI or less. The LURA remains in effect for a 15-year compliance period after the project was placed in service with an extended use period of 15 additional years. As the project was placed in service in 2005, the LURA will be in effect until 2035.

**Conclusion:**

At the time of the site inspection, there were no detrimental influences observed that would adversely impact the marketability of the Subject. The Subject site is considered to be an adequate location for multifamily use and physically capable of supporting a variety of legally permissible uses.

## DESCRIPTION OF THE IMPROVEMENTS

Details of the Subject's improvements are summarized on the page as follows. This information, which was provided by the property manager, and confirmed during our inspection to the extent possible, is presumed to be accurate.

**Property Improvements:** Palms On Ashley River, the Subject, is an existing 192-unit LIHTC apartment property. The Subject is located at 4370 Ladson Road, Summerville, Dorchester County, SC 29456 and offers 192 revenue-generating units, targeted toward the general population, which are contained in nine two and three-story garden-style structures.

**Year Built or Date of Construction:** The Subject was originally constructed in 2005.

**Property Layout and Curb Appeal:** Based on an inspection of the Subject by the appraiser, the property offers a functional property layout and has average curb appeal.

**Current Rents and Utility Allowance:** The following table details the Subject's current rents and utility allowances.

### CURRENT RENTS

Unit Type	Unit Size (SF)	# Units	Structure	Current Rent	Utility Allowance*	Gross Rent	2024 LIHTC Maximum Allowable Gross Rent
@60%							
2BR/2BA	1,082	96	Garden	\$1,339	\$80	\$1,419	\$1,419
3BR/2BA	1,322	96	Garden	\$1,543	\$97	\$1,640	\$1,640
<b>Total</b>		<b>192</b>					

\*Based on Utility Allowances from SC Housing dated January 28, 2025

**Current Rents and Unit Mix:** The following table summarizes current tenant-paid rents at the Subject.

### RENT ROLL ANALYSIS (1)

Unit Type	Unit Size (SF)	Number of Units	Minimum Tenant-Paid Rent (2)	Maximum Tenant-Paid Rent (2)	Average Tenant-Paid Rent (2)	Current Net Asking Rents	Vacant Units	Vacancy Rate
2BR@60%	1,082	96	\$0	\$1,339	\$721	\$1,339	13	13.50%
3BR@60%	1,322	96	\$0	\$1,661	\$750	\$1,543	3	3.10%
<b>Total</b>		<b>192</b>					<b>16</b>	<b>8.30%</b>

(1) Based on rent roll dated February 2, 2025

(2) Includes HCV tenants in 114 units

**Parking:** The Subject offers approximately 360 off-street parking spaces, or 1.6 spaces per unit. The amount of parking appears adequate based on the current unit mix, as well as the parking ratios of a majority of the comparable properties.

**Unit Layout:** Based on our physical inspection of representative units, the floor plans appear adequate relative to their intended use and they offer good functional utility. Novogradac inspected the following units on April 14, 2025.

UNITS INSPECTED

Unit #	Bedroom	Status	Condition
301	2BR	Vacant	Average
104	3BR	Vacant	Average

**Utility Structure:**

Tenants are responsible for electric cooking, electric heating, electric water heating, and general electricity expenses. The landlord is responsible for cold water, sewer, and trash removal as well as all common area utilities. The utility structure varies among the comparable properties; we have adjusted the comparables' rents in accordance with the utility schedule obtained from The South Carolina State Housing Finance and Development Agency (Low Country Region), which includes Dorchester County, effective January 28, 2025, which is the most recent available.

**Americans With Disabilities Act of 1990:**

We assume the property does not have any violations of the Americans With Disabilities Act of 1990.

**PCR:**

We were provided a property condition assessment conducted by Partner Engineering and Science Inc, dated June 13, 2022. According to the report, \$1,000 in critical repairs were identified at the Subject. According to the client, the critical repairs in the report have been cured.

**Remaining Economic Life:**

The Subject's actual age is 18 years based on the original construction date of 2005. It has been adequately maintained based on our site inspection, though there are some signs of deferred maintenance, given the age of the property. Based on a typical economic life of 60 years and the Subject's current average condition, we have estimated the effective age to be 15 years. Thus, the remaining economic life is approximately 45 years, as is.

**Quality of Construction:**

At the time of the inspection, the Subject was in average/typical condition overall. The Subject appears to have been completed in a manner consistent with the information provided, using average-quality materials in a professional manner.


**Functional Utility:**

Based on our site inspection, the Subject does not appear to suffer from functional obsolescence.

**Conclusion:**

The Subject is an average quality multifamily property. Based on our site inspection, the Subject does not appear to suffer from functional obsolescence and it provides adequate utility for its intended use.

**PALMS ON ASHLEY RIVER – SUMMERVILLE, SOUTH CAROLINA – APPRAISAL**

Palms On Ashley River								
Location		4370 Ladson Rd Summerville, SC 29456 Dorchester						
Units		192						
Type		Garden (3-stories)						
Year Built / Renovated		2005						
Tenant Characteristics		Family						
Utilities								
A/C	not included - central			Other	not included			
Cooking	not included - electric			Water	included			
Water Heat	not included - electric			Sewer	included			
Heat	not included - electric			Trash	included			
Unit Mix (Face Rent)								
	Beds	Bath	Type	Units	Size (SF)	Rent	Restriction	Max Rent?
	2	2	Garden (3-stories)	96	1,082	\$1,339	@60%	No
	3	2	Garden (3-stories)	96	1,322	\$1,538	@60%	No
Amenities								
In-Unit	Blinds Ceiling Fan Central/AC Coat Closet Dishwasher Disposal Hardwood Floors Microwave Oven Refrigerator Walk-In-Closet W/D Hookups			Property	Courtyard Picnic Area Playground Swimming Pool Central Laundry Clubhouse On-Site Mgmt WiFi			
Security	Video Surveillance			Premium				
Services				Other				



## ASSESSMENT VALUE AND TAXES

The following real estate tax estimate is based upon our interviews with local assessment officials, either in person or via telephone. We do not warrant its accuracy. It is our best understanding of the current system as reported by local authorities. Currently, the assessment of affordable housing properties is a matter of intense debate and in many jurisdictions pending legal action. The issue often surrounds how the intangible value or restricted rents are represented. We cannot issue a legal opinion as to how the taxing authority will assess the Subject. We advise the client to obtain legal counsel to provide advice as to the most likely outcome of a possible reassessment.

Real estate taxes for a property located in Dorchester County are based upon a property's assessed valuation for each tax year. Real estate taxes in this county represent ad valorem taxes, meaning a tax applied in proportion to value. The tax appraised value is multiplied by an assessment ratio to determine an assessed value. The assessment ratio is six percent of the tax appraised value. The real estate taxes to an individual property may be determined by multiplying the assessed value for the property by the levy rate. The levy rate for Summerville is \$398.0 per \$1,000 of assessed value. The primary approaches used to value multifamily properties in Dorchester County are the income and sales comparison approaches. Under South Carolina law, counties must revalue real property every five years and the last revaluation occurred in 2022. The value of real property may not be increased more than 15 percent when revalued by the county, unless an assessable transfer of interest (ATI) occurs, which includes any sale or transfer of property to a third party. When an ATI occurs, the value of the property for tax purposes can be increased to its current market value, without regard to the 15 percent cap. The Subject is currently owned by a non-profit and is tax exempt. The current assessed value for the Subject is shown in the table below.

### CURRENT ASSESSMENT AND TAX BURDEN

Tax Appraised Value	Total Assessed Value	Assessed Value Per Unit	Total Taxes	Taxes Per Unit
\$27,275,501	\$1,636,470	\$8,523	\$0	\$0

*The Subject is currently tax-exempt. The property was reportedly awarded an exemption by the Dorchester County Assessor's Office. This exemption runs with the property, not the owner. The client intends to maintain tax-exempt status of the site, consistent with the information provided by the Dorchester County Assessor. Therefore, it is an extraordinary assumption of this report that the Subject will maintain tax-exempt status; as such, the "as is" restricted value estimate assumes there will be no tax liability.*

## Reasonable Assessment and Taxes "Unrestricted"

In order to determine the appropriate assessment and tax burden for the Subject as is unrestricted, we have considered several local tax comparables, summarized in the following table.

### COMPARABLE REAL ESTATE ASSESSMENTS

Property	Type	Year Built	Number of Units	Assessed Value	Assessed Value Per Unit
Lake Pointe	LIHTC	2014	56	\$72,500	\$1,295
Cambridge Apartments	LIHTC	2007	48	\$76,650	\$1,597
Canebrake Apartments	LIHTC/Section 8	1976	120	\$277,670	\$2,314
Summerville Country Club Apartments	LIHTC/Section 8	1978	62	\$458,700	\$7,398
<b>Affordable Average</b>				<b>\$142,273</b>	<b>\$3,151</b>
Bridge Pointe*	Market	2004	130	\$476,560	\$3,666
The Grove at Oakbrook*	Market	2002	280	\$1,096,130	\$3,915
Oakbrook Village*	Market	2006	192	\$788,780	\$4,108
Kilnsea Village Apartments*	Market	2013	312	\$1,803,300	\$5,780
The Reserve at Wescott*	Market	2004	288	\$1,951,030	\$6,774
<b>Market Average</b>				<b>\$1,223,160</b>	<b>\$4,849</b>

\*Utilized as a comparable

As illustrated, the assessed values per unit for the comparables range from \$1,295 to \$7,398 per unit. Affordable comparables' assessed values per unit range from \$1,295 to \$7,398, while the market rate comparables range from \$3,666 to \$6,774. Based on the comparables and taking into account the Subject's current condition, we have estimated the Subject's assessed value per unit to be \$7,500 per unit in the "As Is" unrestricted scenario, which is just above the range of the comparables. It should be noted that the Subject may appear to be somewhat over assessed currently, based on comparable data. However, property values may not increase more than 15 percent unless the property is sold or transferred, so the Subject's increase in value would reasonably be more than the comparables, due to the 2022 sale. Additionally, the overassessment may also be due in part to the tax exemption that accompanies the Subject, which would remove the reasoning behind filing an appeal of the current assessment. The table below reflects the Subject's estimated tax burden based on our implied assessed value per unit.

#### PROPERTY TAX ESTIMATE - AS IS - UNRESTRICTED

Valuation	Market Value	Market Value / Unit	Total Assessed Value*	Assessed Value Per Unit	Millage Rate	Ad Valorem Taxes	Ad Valorem Taxes / Unit
Property Tax	\$24,800,000	\$129,167	\$1,488,000	\$7,750	398.0	\$592,224	\$3,085

\*Based on assessment ratio of 6%

It should be noted that our estimated market value in the unrestricted scenario is approximately 60.3 percent of our concluded "As Is" unrestricted value. To determine if this is reasonable, we have analyzed post-transfer market value ratios of several sales within the past three years, which are shown in the table below.

#### POST-TRANSFER MARKET VALUE RATIO

Property	Sale Date	Sale Price	Market Value	% Ratio of Sales Price to Reassessed Value
Nolia	August 2023	\$4,550,000	\$3,152,000	69.3%
Palm Pointe	June 2023	\$13,250,000	\$10,304,000	77.8%
Exchange at Windsor Hill	December 2022	\$62,500,000	\$62,301,000	99.7%
Country Club Apartments	December 2021	\$3,400,000	\$2,040,000	60.0%

The table above reflects post-transfer market value ratios ranging from 60.0 to 99.7 percent. As such, we believe that the Subject's implied market value is reasonable.

As noted previously, in the "As Is" restricted scenario, we have assumed that the Subject will retain tax-exempt status. As such, our tax estimate equates to \$0 for the "As Is" restricted scenario and \$592,224 for the "As Is" unrestricted scenario.

## ZONING

### Current Zoning

According to the Summerville Zoning Department, the Subject site is zoned MF-R (Multifamily), which is intended to allow for a wide range of medium and high-density housing types, including multifamily dwellings. Sites zoned MF-R are restricted to a maximum building height of 55 feet. In addition, parking requirements include a minimum of one parking space per dwelling unit. The Subject is currently developed to a density of approximately 14.3 units per acre and offers approximately 1.88 parking spaces per unit. No maximum density is noted for the zone. The Subject appears to represent a legal and conforming use as currently improved.

### Potential Zoning Changes

We are not aware of any proposed zoning changes at this time.

## **V. COMPETITIVE RENTAL ANALYSIS**

## COMPETITIVE RENTAL ANALYSIS

### GENERAL MARKET INFORMATION

#### New Supply

We were unable to reach a contact with the City of Summerville Planning Department regarding planned, proposed, or under construction developments in the PMA. Therefore, we conducted online research and utilized a CoStar new construction report. According to our research there are currently no properties which are proposed, planned, or under construction in the PMA.

#### LIHTC Competition / Recent and Proposed Construction

We researched the South Carolina Housing Finance and Development Authority's allocation list to determine if there have been any new affordable properties allocated funds within the past three years. According to the allocation lists, there has been one allocation in the PMA since 2021, which is illustrated below.

#### RECENT LIHTC ALLOCATIONS IN PMA

Property Name	Rent Structure	Tenancy	Total Units	Competitive Units	LIHTC Allocation Year	Construction Type	Distance to Subject
Azalea Park	LIHTC	Family	64	54	2022	Acq/Rehab	4.5 miles
<b>Totals</b>			<b>64</b>	<b>54</b>			

Source: SC Housing Finance & Development Authority, May 2025

- Azalea Park is an existing development that was awarded tax credits in 2022 for renovations. This property offers 64 units to family households. As this property is existing and stabilized, we will not deduct any units from our demand analysis. We have not included this property as a comparable as we were unable to contact management at the property for a survey.

## SURVEY OF COMPARABLE PROJECTS

Comparable properties are examined on the basis of physical characteristics, e.g., building type, building age/quality, the level of common amenities, absorption rates, and similarity in rent structure. We attempted to compare the Subject to properties from the competing market, in order to provide a picture of the general economic health and available supply in the market.

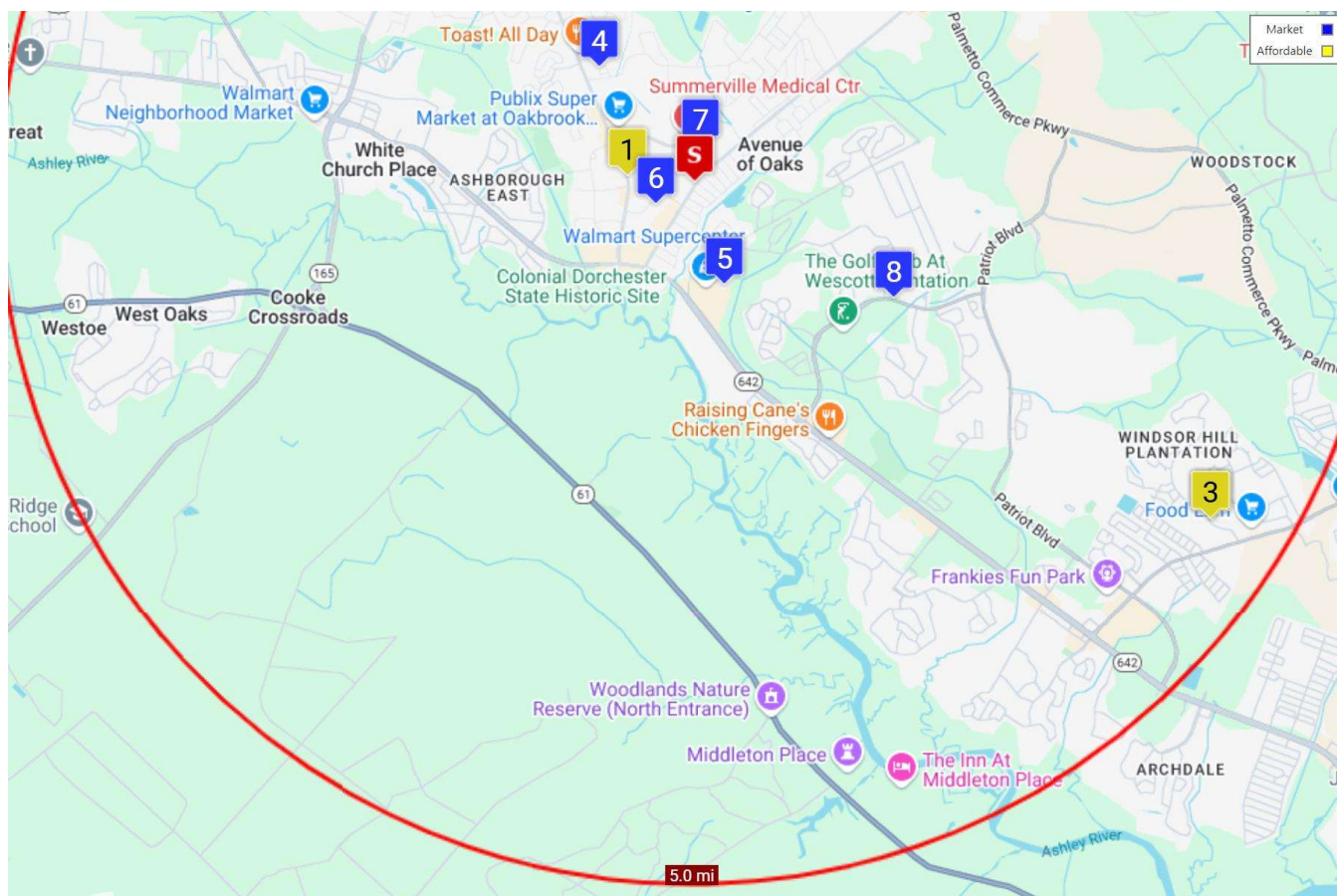
### Description of Property Types Surveyed/Determination of Number of Units

To evaluate the competitive position of the Subject, we surveyed a total of 1,522 units in eight rental properties. The availability of the LIHTC data is considered good. We included three affordable developments located between 0.5 and 4.4 miles from the Subject site, all of which are located within the PMA. The availability of the market rate data is also considered good. We included five market rate properties located between 0.3 and 1.7 miles from the Subject site, all of which are located inside the PMA. Overall, we believe the availability of data is adequate to support our conclusions.

The comparable properties were chosen primarily based on location, age, condition, design, and amenities. Several properties were excluded for various reasons. The following table illustrates the properties that are excluded from the supply analysis of this report.

EXCLUDED PROPERTIES			
Property Name	Rent Structure	Tenancy	Reason for Exclusion
Azalea Park Apartments	LIHTC	Family	Unable to contact
Cedar Key Apartments	LIHTC	Family	Unable to contact
Lake Pointe	LIHTC	Family	Unable to contact
Lincolnvill Elderly Apartment	LIHTC	Senior	Dissimilar tenancy
Quail Cove	LIHTC	Senior	Dissimilar tenancy
Villas At Oakbrook	LIHTC	Senior	Dissimilar tenancy
Boone West Apartments	LIHTC/Section 8	Family	Subsidized rents
Canebreak Apartments	LIHTC/Section 8	Family	Subsidized rents
The Villas Of Summerville	LIHTC/Section 8	Family	Subsidized rents
Arbor Village	Market	Family	Dissimilar condition
Cedar Grove	Market	Family	Unable to contact
Colonial Grand At Commerce Park	Market	Family	Unable to contact
Country Club Apartments	Market	Family	Dissimilar condition
Sawbranch Apartments	Market	Family	Unable to contact
The Legends At Charleston Park	Market	Family	Unable to contact

The following pages include individual comparable property profiles, along with a summary table.



Source: Google Maps, April 2025

### COMPARABLE PROPERTIES

#	Property Name	City	Rent Structure	Distance to Subject
S	Palms On Ashley River	Summerville	@60%	-
1	The Waters At Oakbrook	Summerville	@60%, Market	0.5 mile
2	Willow Trace	North Charleston	@50%, @60%	4.4 miles
3	Willow Trace II	North Charleston	@50%, @60%	4.4 miles
4	Bridge Pointe	Summerville	Market	1.1 miles
5	Kilnsea Village Apartments	Summerville	Market	0.8 mile
6	Oakbrook Village	Summerville	Market	0.3 mile
7	The Grove At Oakbrook	Summerville	Market	0.3 mile
8	The Reserve At Wescott	Summerville	Market	1.7 miles



# PALMS ON ASHLEY RIVER –SUMMERVILLE, SOUTH CAROLINA – APPRAISAL

SUMMARY MATRIX														
#	Property Name	Distance	Type/Built/ Renovated	AMI	Unit Type	#	%	SF	Restriction	Rent (Adj)	Max Rent?	Waiting List	Vacant Units	Vacancy Rate
S	Palms On Ashley River 4370 Ladson Rd Summerville, SC Dorchester County		Garden 3-stories 2005 Family	@60%	2BR/2BA	96	50.0%	1,082	@60%	\$1,339	Yes	No	5	5.2%
					3BR/2BA	96	50.0%	1,322	@60%	\$1,543	Yes	No	0	0%
1	The Waters At Oakbrook 1655 Old Trolley Road Summerville, SC Dorchester County	0.5 mile	Garden 3-stories 2022 Family	@60% Market	1BR/1BA	63	29.2%	773	@60%	\$1,089	Yes	Yes	N/A	N/A
					1BR/1BA	21	9.7%	773	Market	\$1,316	N/A	Yes	N/A	N/A
					2BR/2BA	72	33.3%	1,022	@60%	\$1,309	Yes	Yes	N/A	N/A
					2BR/2BA	24	11.1%	1,022	Market	\$1,533	N/A	Yes	N/A	N/A
					3BR/2BA	27	12.5%	1,255	@60%	\$1,513	Yes	Yes	N/A	N/A
					3BR/2BA	9	4.2%	1,255	Market	\$1,791	N/A	Yes	N/A	N/A
2	Willow Trace 8180 Windsor Hill Boulevard North Charleston, SC Dorchester County	4.4 miles	Garden 2-stories 2003 Family	@50% @60%	2BR/2BA	8	14.3%	965	@50%	\$1,043	Yes	Yes	1	12.5%
					2BR/2BA	16	28.6%	965	@60%	\$1,280	Yes	Yes	0	0%
					3BR/2BA	16	28.6%	1,100	@50%	\$1,197	Yes	Yes	1	6.2%
					3BR/2BA	16	28.6%	1,100	@60%	\$1,471	Yes	Yes	3	18.8%
3	Willow Trace II 8184 Windsor Hill Blvd North Charleston, SC Dorchester County	4.4 miles	Garden 3-stories 2007 Family	@50% @60%	2BR/2BA	8	16.7%	1,082	@50%	\$1,068	Yes	Yes	0	0%
					2BR/2BA	8	16.7%	1,082	@60%	\$1,305	Yes	Yes	0	0%
					3BR/2BA	16	33.3%	1,322	@50%	\$1,180	Yes	Yes	0	0%
					3BR/2BA	16	33.3%	1,322	@60%	\$1,444	Yes	Yes	3	18.8%
4	Bridge Pointe 101 Bridge Pointe Lane Summerville, SC Dorchester County	1.1 miles	Various 2-stories 2004 Family	Market	1BR/1BA	24	18.5%	790	Market	\$1,552	N/A	No	0	0%
					2BR/2BA	16	12.3%	1,087	Market	\$1,743	N/A	No	1	6.2%
					2BR/1.5BA	22	16.9%	1,154	Market	\$1,315	N/A	No	1	4.5%
					2BR/2.5BA	36	27.7%	1,181	Market	\$1,835	N/A	No	0	0%
					3BR/2.5BA	20	15.4%	1,491	Market	\$2,059	N/A	No	1	5.0%
					3BR/2.5BA	12	9.2%	1,668	Market	\$3,211	N/A	No	0	0%
5	Kilnsea Village Apartments 5300 Patron Place Summerville, SC Dorchester County	0.8 mile	Garden 3-stories 2013 Family	Market	1BR/1BA	78	25.0%	822	Market	\$1,406	N/A	No	3	3.8%
					2BR/2BA	156	50.0%	1,096	Market	\$1,591	N/A	No	3	1.9%
					3BR/2BA	78	25.0%	1,311	Market	\$1,841	N/A	No	3	3.8%
6	Oakbrook Village 111 Springview Lane Summerville, SC Dorchester County	0.3 mile	Garden 3-stories 2006 Family	Market	1BR/1BA	N/A	N/A	728	Market	\$1,540	N/A	No	8	N/A
					2BR/2BA	N/A	N/A	1,178	Market	\$1,613	N/A	No	5	N/A
					3BR/2BA	N/A	N/A	1,417	Market	\$2,009	N/A	No	0	N/A
7	The Grove At Oakbrook 325 Midland Parkway Summerville, SC Dorchester County	0.3 mile	Garden 3-stories 2002 / 2024 Family	Market	1BR/1BA	36	12.9%	788	Market	\$1,582	N/A	No	2	5.6%
					2BR/2BA	80	28.6%	1,080	Market	\$1,825	N/A	No	5	6.2%
					2BR/2BA	108	38.6%	1,235	Market	\$1,779	N/A	No	0	0%
					3BR/2BA	56	20.0%	1,292	Market	\$2,062	N/A	No	5	8.9%
8	The Reserve At Wescott 4976 Wescott Boulevard Summerville, SC Dorchester County	1.7 miles	Garden 3-stories 2004 Family	Market	1BR/1BA	N/A	N/A	779	Market	\$1,531	N/A	No	4	N/A
					1BR/1BA	N/A	N/A	865	Market	\$1,605	N/A	No	0	N/A
					2BR/2BA	N/A	N/A	1,048	Market	\$1,713	N/A	No	2	N/A
					2BR/2BA	N/A	N/A	1,064	Market	\$1,818	N/A	No	2	N/A
					2BR/2BA	N/A	N/A	1,126	Market	\$1,843	N/A	No	1	N/A
					2BR/2BA	N/A	N/A	1,146	Market	\$1,843	N/A	No	1	N/A
					3BR/2BA	N/A	N/A	1,234	Market	\$2,021	N/A	No	2	N/A
										288	12	4.2%		

# PROPERTY PROFILE REPORT

## The Waters At Oakbrook

Effective Rent Date	4/11/2025
Location	1655 Old Trolley Road Summerville, SC 29485 Dorchester County
Distance	0.5 miles
Units	216
Vacant Units	2
Vacancy Rate	0.9%
Type	Garden (3 stories)
Year Built/Renovated	2022 / N/A
Marketing Began	N/A
Leasing Began	6/01/2022
Last Unit Leased	8/26/2022
Major Competitors	None identified
Tenant Characteristics	Singles and families
Contact Name	Rashanda
Phone	844.259.2825



### Market Information

Program	@60%, Market
Annual Turnover Rate	11%
Units/Month Absorbed	21
HCV Tenants	N/A
Leasing Pace	Within one week
Annual Chg. in Rent	At 2024 max, MR remained stable
Concession	None
Waiting List	Yes, over 400 households

### Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	included

### Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (3 stories)	63	773	\$1,037	\$0	@60%	Yes	N/A	N/A	yes	None
1	1	Garden (3 stories)	21	773	\$1,264	\$0	Market	Yes	N/A	N/A	N/A	None
2	2	Garden (3 stories)	72	1,022	\$1,240	\$0	@60%	Yes	N/A	N/A	yes	None
2	2	Garden (3 stories)	24	1,022	\$1,464	\$0	Market	Yes	N/A	N/A	N/A	None
3	2	Garden (3 stories)	27	1,255	\$1,419	\$0	@60%	Yes	N/A	N/A	yes	None
3	2	Garden (3 stories)	9	1,255	\$1,697	\$0	Market	Yes	N/A	N/A	N/A	None

### Unit Mix

@60%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent	Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$1,037	\$0	\$1,037	\$52	\$1,089	1BR / 1BA	\$1,264	\$0	\$1,264	\$52	\$1,316
2BR / 2BA	\$1,240	\$0	\$1,240	\$69	\$1,309	2BR / 2BA	\$1,464	\$0	\$1,464	\$69	\$1,533
3BR / 2BA	\$1,419	\$0	\$1,419	\$88	\$1,507	3BR / 2BA	\$1,697	\$0	\$1,697	\$88	\$1,785

The Waters At Oakbrook, continued

Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	Video Surveillance	None
Carpeting	Central A/C		
Coat Closet	Dishwasher		
Garbage Disposal	Microwave		
Oven	Refrigerator		
Washer/Dryer hookup			
Property		Premium	Other
Business Center/Computer Lab	Clubhouse/Meeting Room/Community	None	Outdoor walking trails with sitting
Exercise Facility	Central Laundry		
Off-Street Parking	On-Site Management		
Picnic Area	Playground		
Sport Court	Swimming Pool		

Comments

The property accepts Housing Choice Vouchers; however, the contact was unable to provide the number of vouchers in use. The LIHTC rents are at the 2024 maximum allowable levels.

# The Waters At Oakbrook, continued

## Trend Report

### Vacancy Rates

4Q23	2Q24	3Q24	2Q25
6.0%	5.1%	0.9%	0.9%

### Trend: @60%

#### 1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2023	4	N/A	\$903	\$0	\$903	\$955
2024	2	N/A	\$1,037	\$0	\$1,037	\$1,089
2024	3	N/A	\$1,037	\$0	\$1,037	\$1,089
2025	2	N/A	\$1,037	\$0	\$1,037	\$1,089

#### 2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2023	4	N/A	\$1,054	\$0	\$1,054	\$1,123
2024	2	N/A	\$1,240	\$0	\$1,240	\$1,309
2024	3	N/A	\$1,240	\$0	\$1,240	\$1,309
2025	2	N/A	\$1,240	\$0	\$1,240	\$1,309

#### 3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2023	4	N/A	\$1,187	\$0	\$1,187	\$1,275
2024	2	N/A	\$1,419	\$0	\$1,419	\$1,507
2024	3	N/A	\$1,419	\$0	\$1,419	\$1,507
2025	2	N/A	\$1,419	\$0	\$1,419	\$1,507

### Trend: Market

#### 1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2023	4	N/A	\$1,264	\$0	\$1,264	\$1,316
2024	2	N/A	\$1,264	\$0	\$1,264	\$1,316
2024	3	N/A	\$1,264	\$0	\$1,264	\$1,316
2025	2	N/A	\$1,264	\$0	\$1,264	\$1,316

#### 2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2023	4	N/A	\$1,464	\$0	\$1,464	\$1,533
2024	2	N/A	\$1,464	\$0	\$1,464	\$1,533
2024	3	N/A	\$1,464	\$0	\$1,464	\$1,533
2025	2	N/A	\$1,464	\$0	\$1,464	\$1,533

#### 3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2023	4	N/A	\$1,679	\$0	\$1,679	\$1,767
2024	2	N/A	\$1,697	\$0	\$1,697	\$1,785
2024	3	N/A	\$1,697	\$0	\$1,697	\$1,785
2025	2	N/A	\$1,697	\$0	\$1,697	\$1,785

## Trend: Comments

4Q23	The property is comprised of nine three-story walk-up buildings and one one-story community building. The contact noted the property is 94 percent occupied. There are 450 total parking spaces at the property, available at no charge. The property accepts Housing Choice Vouchers, and maintains a waiting list of over 500 households.
2Q24	The contact reported all vacant units are pre-leased. The property accepts Housing Choice Vouchers; however, the contact was unable to provide the number of vouchers in use. The LIHTC rents have increased to the 2024 maximum allowable, while the market rents have not changed since the fourth quarter of 2023.
3Q24	The contact reported both vacant units are pre-leased. The property accepts Housing Choice Vouchers; however, the contact was unable to provide the number of vouchers in use. The LIHTC rents are at the 2024 maximum allowable levels, while the market rents have not changed since the fourth quarter of 2023.
2Q25	The property accepts Housing Choice Vouchers; however, the contact was unable to provide the number of vouchers in use. The LIHTC rents are at the 2024 maximum allowable levels.

Photos



# PROPERTY PROFILE REPORT

## Willow Trace

Effective Rent Date	4/11/2025
Location	8180 Windsor Hill Boulevard North Charleston, SC 29406 Dorchester County
Distance	4.4 miles
Units	56
Vacant Units	5
Vacancy Rate	8.9%
Type	Garden (2 stories)
Year Built/Renovated	2003 / N/A
Marketing Began	11/01/2002
Leasing Began	1/01/2003
Last Unit Leased	4/01/2003
Major Competitors	Planters Retreat, Wisteria Place, Apien Way
Tenant Characteristics	Most of the tenants are from North Charleston
Contact Name	Johny
Phone	843-552-3347



### Market Information

Program	@50%, @60%
Annual Turnover Rate	21%
Units/Month Absorbed	19
HCV Tenants	35%
Leasing Pace	Within 2 weeks
Annual Chg. in Rent	Kept at max
Concession	None
Waiting List	Yes; 80 households

### Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	included

### Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
2	2	Garden (2 stories)	8	965	\$974	\$0	@50%	Yes	1	12.5%	yes	None
2	2	Garden (2 stories)	16	965	\$1,211	\$0	@60%	Yes	0	0.0%	yes	None
3	2	Garden (2 stories)	16	1,100	\$1,103	\$0	@50%	Yes	1	6.2%	yes	None
3	2	Garden (2 stories)	16	1,100	\$1,377	\$0	@60%	Yes	3	18.8%	yes	None

### Unit Mix

@50%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent	@60%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
2BR / 2BA	\$974	\$0	\$974	\$69	\$1,043	2BR / 2BA	\$1,211	\$0	\$1,211	\$69	\$1,280
3BR / 2BA	\$1,103	\$0	\$1,103	\$88	\$1,191	3BR / 2BA	\$1,377	\$0	\$1,377	\$88	\$1,465



Willow Trace, continued

Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	None	None
Carpeting	Central A/C		
Coat Closet	Dishwasher		
Exterior Storage	Ceiling Fan		
Garbage Disposal	Microwave		
Oven	Refrigerator		
Walk-In Closet	Washer/Dryer hookup		
Property		Premium	Other
Clubhouse/Meeting Room/Community	Central Laundry	None	None
Off-Street Parking	On-Site Management		
Picnic Area	Playground		

Comments

The contact made no additional comments.

## Willow Trace, continued

### Trend Report

#### Vacancy Rates

3Q21	4Q23	4Q24	2Q25
0.0%	5.4%	8.9%	8.9%

#### Trend: @50%

##### 2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	3	0.0%	\$740	\$0	\$740	\$809
2023	4	12.5%	\$972	\$0	\$972	\$1,041
2024	4	12.5%	\$974	\$0	\$974	\$1,043
2025	2	12.5%	\$974	\$0	\$974	\$1,043

##### 3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	3	0.0%	\$837	\$0	\$837	\$925
2023	4	0.0%	\$1,105	\$0	\$1,105	\$1,193
2024	4	6.2%	\$1,103	\$0	\$1,103	\$1,191
2025	2	6.2%	\$1,103	\$0	\$1,103	\$1,191

#### Trend: @60%

##### 2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	3	0.0%	\$922	\$0	\$922	\$991
2023	4	6.2%	\$1,200	\$0	\$1,200	\$1,269
2024	4	0.0%	\$1,211	\$0	\$1,211	\$1,280
2025	2	0.0%	\$1,211	\$0	\$1,211	\$1,280

##### 3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	3	0.0%	\$1,047	\$0	\$1,047	\$1,135
2023	4	6.2%	\$1,369	\$0	\$1,369	\$1,457
2024	4	18.8%	\$1,377	\$0	\$1,377	\$1,465
2025	2	18.8%	\$1,377	\$0	\$1,377	\$1,465

#### Trend: Comments

3Q21	Overall, the contact did not report any significant impact to the property as a result of the COVID-19 pandemic. Further, the contact reported that the rents are kept below maximum levels, but the property plans on increasing rents in the near future.
4Q23	The contact did not make any additional comments.
4Q24	The contact had no additional comments.
2Q25	The contact made no additional comments.

Photos



# PROPERTY PROFILE REPORT

## Willow Trace II

Effective Rent Date	4/11/2025
Location	8184 Windsor Hill Blvd North Charleston, SC 29420 Dorchester County
Distance	4.4 miles
Units	48
Vacant Units	3
Vacancy Rate	6.2%
Type	Garden (3 stories)
Year Built/Renovated	2007 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Planters Retreat, Wisteria Place, Apien Way
Tenant Characteristics	Mixed local tenancy
Contact Name	Jones
Phone	843-552-3347



### Market Information

Program	@50%, @60%
Annual Turnover Rate	21%
Units/Month Absorbed	N/A
HCV Tenants	35%
Leasing Pace	Pre-leased
Annual Chg. in Rent	Kept at max
Concession	None
Waiting List	Yes; 100+ households

### Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	included
Sewer	included
Trash Collection	included

### Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
2	2	Garden (3 stories)	8	1,082	\$1,068	\$0	@50%	Yes	0	0.0%	yes	None
2	2	Garden (3 stories)	8	1,082	\$1,305	\$0	@60%	Yes	0	0.0%	yes	None
3	2	Garden (3 stories)	16	1,322	\$1,180	\$0	@50%	Yes	0	0.0%	yes	None
3	2	Garden (3 stories)	16	1,322	\$1,444	\$0	@60%	Yes	3	18.8%	yes	None

### Unit Mix

@50%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent	@60%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
2BR / 2BA	\$1,068	\$0	\$1,068	\$0	\$1,068	2BR / 2BA	\$1,305	\$0	\$1,305	\$0	\$1,305
3BR / 2BA	\$1,180	\$0	\$1,180	\$0	\$1,180	3BR / 2BA	\$1,444	\$0	\$1,444	\$0	\$1,444

Willow Trace II, continued

Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	None	None
Carpeting	Central A/C		
Coat Closet	Dishwasher		
Exterior Storage	Ceiling Fan		
Garbage Disposal	Microwave		
Oven	Refrigerator		
Walk-In Closet	Washer/Dryer hookup		
Property		Premium	Other
Business Center/Computer Lab	Clubhouse/Meeting Room/Community	None	None
Central Laundry	Off-Street Parking		
On-Site Management	Picnic Area		
Playground			

Comments

The contact reported that there is strong demand for affordable housing in the local area.

## Willow Trace II, continued

### Trend Report

#### Vacancy Rates

2Q21	4Q23	4Q24	2Q25
0.0%	0.0%	6.2%	6.2%

#### Trend: @50%

##### 2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	2	0.0%	\$810	\$0	\$810	\$810
2023	4	0.0%	\$1,028	\$0	\$1,028	\$1,028
2024	4	0.0%	\$1,068	\$0	\$1,068	\$1,068
2025	2	0.0%	\$1,068	\$0	\$1,068	\$1,068

##### 3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2023	4	0.0%	\$1,140	\$0	\$1,140	\$1,140
2024	4	0.0%	\$1,180	\$0	\$1,180	\$1,180
2025	2	0.0%	\$1,180	\$0	\$1,180	\$1,180

#### Trend: @60%

##### 2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	2	0.0%	\$922	\$0	\$922	\$922
2023	4	0.0%	\$1,256	\$0	\$1,256	\$1,256
2024	4	0.0%	\$1,305	\$0	\$1,305	\$1,305
2025	2	0.0%	\$1,305	\$0	\$1,305	\$1,305

##### 3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	2	0.0%	\$930 - \$1,140	\$0	\$930 - \$1,140	\$930 - \$1,140
2023	4	0.0%	\$1,444	\$0	\$1,444	\$1,444
2024	4	18.8%	\$1,444	\$0	\$1,444	\$1,444
2025	2	18.8%	\$1,444	\$0	\$1,444	\$1,444

### Trend: Comments

2Q21	Overall, the contact did not report any significant impact to the property as a result of the COVID-19 pandemic. Further, the contact reported strong demand for affordable housing in the area.
4Q23	The contact reported strong demand for affordable housing in the area.
4Q24	The contact reported strong demand for affordable housing in the local area.
2Q25	The contact reported that there is strong demand for affordable housing in the local area.



Photos



# PROPERTY PROFILE REPORT

## Bridge Pointe

Effective Rent Date	4/10/2025
Location	101 Bridge Pointe Lane Summerville, SC 29483 Dorchester County
Distance	1.1 miles
Units	130
Vacant Units	3
Vacancy Rate	2.3%
Type	Various (2 stories)
Year Built/Renovated	2004 / N/A
Marketing Began	N/A
Leasing Began	1/01/2004
Last Unit Leased	6/01/2005
Major Competitors	Grove at Oakbrook
Tenant Characteristics	Mostly families; many tenants work for Boeing
Contact Name	Beverly
Phone	843-486-0440



### Market Information

Program	Market
Annual Turnover Rate	36%
Units/Month Absorbed	8
HCV Tenants	0%
Leasing Pace	Within two weeks
Annual Chg. in Rent	Fluctuated up to 6%
Concession	None
Waiting List	None

### Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	included

### Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (2 stories)	24	790	\$1,500	\$0	Market	No	0	0.0%	N/A	None
2	1.5	Townhouse (2 stories)	22	1,154	\$1,646	\$0	Market	No	1	4.5%	N/A	None
2	2	Garden (2 stories)	16	1,087	\$1,674	\$0	Market	No	1	6.2%	N/A	None
2	2.5	Townhouse (2 stories)	36	1,181	\$1,766	\$0	Market	No	0	0.0%	N/A	None
3	2.5	Townhouse (2 stories)	20	1,491	\$1,965	\$0	Market	No	1	5.0%	N/A	None
3	2.5	Townhouse (2 stories)	12	1,668	\$3,117	\$0	Market	No	0	0.0%	N/A	None

### Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$1,500	\$0	\$1,500	\$52	\$1,552
2BR / 1.5BA	\$1,646	\$0	\$1,646	\$69	\$1,715
2BR / 2BA	\$1,674	\$0	\$1,674	\$69	\$1,743
2BR / 2.5BA	\$1,766	\$0	\$1,766	\$69	\$1,835
3BR / 2.5BA	\$1,965 - \$3,117	\$0	\$1,965 - \$3,117	\$88	\$2,053 - \$3,205

Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	None	None
Carpeting	Central A/C		
Coat Closet	Dishwasher		
Exterior Storage	Ceiling Fan		
Garbage Disposal	Microwave		
Oven	Refrigerator		
Vaulted Ceilings	Vinyl Plank Flooring		
Walk-In Closet	Washer/Dryer hookup		
Property		Premium	Other
Business Center/Computer Lab	Car Wash	View	Dog Park
Clubhouse/Meeting Room/Community	Exercise Facility		
Garage(\$85.00)	Central Laundry		
Off-Street Parking	On-Site Management		
Pet Park	Picnic Area		
Playground	Service Coordination		
Swimming Pool	Wi-Fi		

Comments

The property does not accept Housing Choice Vouchers. The contact noted that the property offers one surface parking included in the rent, in addition to assigned garage parking for a monthly fee of \$85.

## Bridge Pointe, continued

### Trend Report

#### Vacancy Rates

4Q23	2Q24	3Q24	2Q25
1.5%	4.6%	2.3%	2.3%

### Trend: Market

#### 1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2023	4	4.2%	\$1,460	\$0	\$1,460	\$1,512
2024	2	8.3%	\$1,450	\$0	\$1,450	\$1,502
2024	3	0.0%	\$1,500	\$0	\$1,500	\$1,552
2025	2	0.0%	\$1,500	\$0	\$1,500	\$1,552

#### 2BR / 1.5BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2023	4	4.5%	\$1,535	\$0	\$1,535	\$1,604
2024	2	9.1%	\$1,775	\$0	\$1,775	\$1,844
2024	3	4.5%	\$1,646	\$400	\$1,246	\$1,315
2025	2	4.5%	\$1,646	\$0	\$1,646	\$1,715

#### 2BR / 2.5BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2023	4	0.0%	\$1,855	\$0	\$1,855	\$1,924
2024	2	0.0%	\$1,780	\$0	\$1,780	\$1,849
2024	3	0.0%	\$1,766	\$0	\$1,766	\$1,835
2025	2	0.0%	\$1,766	\$0	\$1,766	\$1,835

#### 2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2023	4	0.0%	\$1,670	\$0	\$1,670	\$1,739
2024	2	6.2%	\$1,595	\$0	\$1,595	\$1,664
2024	3	6.2%	\$1,674	\$0	\$1,674	\$1,743
2025	2	6.2%	\$1,674	\$0	\$1,674	\$1,743

#### 3BR / 2.5BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2023	4	0.0%	\$1,940 - \$2,250	\$0	\$1,940 - \$2,250	\$2,028 - \$2,338
2024	2	3.1%	\$2,050 - \$2,130	\$0	\$2,050 - \$2,130	\$2,138 - \$2,218
2024	3	3.1%	\$1,965 - \$3,117	\$0	\$1,965 - \$3,117	\$2,053 - \$3,205
2025	2	3.1%	\$1,965 - \$3,117	\$0	\$1,965 - \$3,117	\$2,053 - \$3,205

### Trend: Comments

4Q23	The contact noted that there is high demand for rental units in Summerville. The property does not accept Housing Choice Vouchers.
2Q24	The contact stated that the property does not accept Housing Choice Vouchers. The contact noted that the property offers one surface parking included in the rent in addition to assigned garage parking for an additional monthly fee of \$85.
3Q24	The contact stated that the property does not accept Housing Choice Vouchers. The contact noted that the property offers one surface parking included in the rent, in addition to assigned garage parking for a monthly fee of \$85. The contact stated the property is typically able to pre-lease units when they become vacant, but the process has been slower in the last 3 months.
2Q25	The property does not accept Housing Choice Vouchers. The contact noted that the property offers one surface parking included in the rent, in addition to assigned garage parking for a monthly fee of \$85.



Photos



# PROPERTY PROFILE REPORT

## Kilnsea Village Apartments

Effective Rent Date	4/10/2025
Location	5300 Patron Place Summerville, SC 29485 Dorchester County
Distance	0.8 miles
Units	312
Vacant Units	9
Vacancy Rate	2.9%
Type	Garden (3 stories)
Year Built/Renovated	2013 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Abberly Crossing, Latitude/Reserve At Wescott
Tenant Characteristics	Majority are families from the local Summerville area.
Contact Name	Madison
Phone	843-483-1699



### Market Information

Program	Market
Annual Turnover Rate	58%
Units/Month Absorbed	N/A
HCV Tenants	0%
Leasing Pace	Within two weeks
Annual Chg. in Rent	Changes Daily
Concession	None
Waiting List	None

### Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	included

### Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (3 stories)	78	822	\$1,354	\$0	Market	No	3	3.8%	N/A	None
2	2	Garden (3 stories)	156	1,096	\$1,522	\$0	Market	No	3	1.9%	N/A	None
3	2	Garden (3 stories)	78	1,311	\$1,747	\$0	Market	No	3	3.8%	N/A	None

### Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$1,354	\$0	\$1,354	\$52	\$1,406
2BR / 2BA	\$1,522	\$0	\$1,522	\$69	\$1,591
3BR / 2BA	\$1,747	\$0	\$1,747	\$88	\$1,835



Kilnsea Village Apartments, continued

Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	Intercom (Buzzer)	None
Carpet/Hardwood	Central A/C	Limited Access	
Coat Closet	Dishwasher	Perimeter Fencing	
Ceiling Fan	Garbage Disposal		
Microwave	Oven		
Refrigerator	Walk-In Closet		
Washer/Dryer			
Property		Premium	Other
Car Wash	Clubhouse/Meeting Room/Community	None	None
Exercise Facility	Off-Street Parking		
On-Site Management	Picnic Area		
Playground	Sauna		
Swimming Pool	Theatre		

Comments

The property does not accept Housing Choice Vouchers. The contact had no additional comments

## Kilnsea Village Apartments, continued

### Trend Report

#### Vacancy Rates

4Q23	2Q24	3Q24	2Q25
2.9%	1.3%	2.9%	2.9%

### Trend: Market

#### 1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2023	4	2.6%	\$1,440	\$0	\$1,440	\$1,492
2024	2	3.8%	\$1,324	\$0	\$1,324	\$1,376
2024	3	3.8%	\$1,354	\$0	\$1,354	\$1,406
2025	2	3.8%	\$1,354	\$0	\$1,354	\$1,406

#### 2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2023	4	2.6%	\$1,695	\$0	\$1,695	\$1,764
2024	2	0.6%	\$1,668	\$0	\$1,668	\$1,737
2024	3	1.9%	\$1,522	\$0	\$1,522	\$1,591
2025	2	1.9%	\$1,522	\$0	\$1,522	\$1,591

#### 3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2023	4	3.8%	\$1,765	\$0	\$1,765	\$1,853
2024	2	0.0%	\$1,882	\$0	\$1,882	\$1,970
2024	3	3.8%	\$1,747	\$0	\$1,747	\$1,835
2025	2	3.8%	\$1,747	\$0	\$1,747	\$1,835

### Trend: Comments

4Q23	The property does not accept Housing Choice Vouchers or maintain a waiting list.
2Q24	The contact stated that the property does not accept Housing Choice Vouchers. Surface parking is offered on a first-come-first-served basis at no additional monthly cost.
3Q24	The property does not accept Housing Choice Vouchers. Surface parking is offered on a first-come-first-served basis at no additional monthly cost.
2Q25	The property does not accept Housing Choice Vouchers. The contact had no additional comments

Photos



# PROPERTY PROFILE REPORT

## Oakbrook Village

Effective Rent Date	4/10/2025
Location	111 Springview Lane Summerville, SC 29485 Dorchester County
Distance	0.3 miles
Units	192
Vacant Units	13
Vacancy Rate	6.8%
Type	Garden (3 stories)
Year Built/Renovated	2006 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	None identified
Tenant Characteristics	Mixed tenancy
Contact Name	Brian
Phone	843-900-4021



### Market Information

Program	Market
Annual Turnover Rate	8%
Units/Month Absorbed	N/A
HCV Tenants	N/A
Leasing Pace	Within two weeks
Annual Chg. in Rent	Increased 1 to 7%
Concession	One month free (1-2BR only)
Waiting List	None

### Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	not included

### Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (3 stories)	N/A	728	\$1,600	\$127	Market	No	8	N/A	N/A	None
2	2	Garden (3 stories)	N/A	1,178	\$1,675	\$146	Market	No	5	N/A	N/A	None
3	2	Garden (3 stories)	N/A	1,417	\$1,900	\$0	Market	No	0	N/A	N/A	None

### Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$1,600	\$127	\$1,473	\$67	\$1,540
2BR / 2BA	\$1,675	\$146	\$1,529	\$84	\$1,613
3BR / 2BA	\$1,900	\$0	\$1,900	\$103	\$2,003

Oakbrook Village, continued

Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	None	None
Carpet/Hardwood	Carpeting		
Central A/C	Coat Closet		
Exterior Storage(\$35.00)	Microwave		
Oven	Refrigerator		
Walk-In Closet	Washer/Dryer		
Washer/Dryer hookup			
Property		Premium	Other
Business Center/Computer Lab	Car Wash	None	None
Clubhouse/Meeting Room/Community	Exercise Facility		
Garage(\$150.00)	Off-Street Parking		
On-Site Management	Picnic Area		
Playground	Swimming Pool		

Comments

The property does accept Housing Choice Vouchers, but the contact could not provide current usage.

## Oakbrook Village, continued

### Trend Report

#### Vacancy Rates

4Q23	2Q24	3Q24	2Q25
1.0%	7.3%	6.8%	6.8%

### Trend: Market

#### 1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2023	4	N/A	\$1,100	\$0	\$1,100	\$1,167
2024	2	N/A	\$1,425	\$119	\$1,306	\$1,373
2024	3	N/A	\$1,600	\$127	\$1,473	\$1,540
2025	2	N/A	\$1,600	\$127	\$1,473	\$1,540

#### 2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2023	4	N/A	\$1,525	\$0	\$1,525	\$1,609
2024	2	N/A	\$1,650	\$138	\$1,512	\$1,596
2024	3	N/A	\$1,675	\$146	\$1,529	\$1,613
2025	2	N/A	\$1,675	\$146	\$1,529	\$1,613

#### 3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2023	4	N/A	\$1,625	\$0	\$1,625	\$1,728
2024	2	N/A	\$1,750	\$0	\$1,750	\$1,853
2024	3	N/A	\$1,900	\$0	\$1,900	\$2,003
2025	2	N/A	\$1,900	\$0	\$1,900	\$2,003

### Trend: Comments

4Q23	N/A
2Q24	The contact stated that the property does not accept Housing Choice Vouchers. The current move in special offers one month free for 12 month leases and applies to unites available for immediate move in only. No expiration date for this special was provided at the time of interview.
3Q24	The contact stated that the property does accept Housing Choice Vouchers, but could not provide current usage.
2Q25	The property does accept Housing Choice Vouchers, but the contact could not provide current usage.



Photos





# PROPERTY PROFILE REPORT

## The Grove At Oakbrook

Effective Rent Date	4/10/2025
Location	325 Midland Parkway Summerville, SC 29485 Dorchester County
Distance	0.3 miles
Units	280
Vacant Units	12
Vacancy Rate	4.3%
Type	Garden (3 stories)
Year Built/Renovated	2002 / 2024
Marketing Began	4/01/2004
Leasing Began	7/01/2004
Last Unit Leased	11/01/2004
Major Competitors	Cooper's Ridge and The Elexan Apartments
Tenant Characteristics	Mixture of families and couples; some seniors; majority from North and South Carolina
Contact Name	Michelle
Phone	843-829-4999



### Market Information

Program	Market
Annual Turnover Rate	30%
Units/Month Absorbed	70
HCV Tenants	0%
Leasing Pace	Within three weeks
Annual Chg. in Rent	Fluctuated up to 3%
Concession	None
Waiting List	None

### Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	not included

### Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (3 stories)	36	788	\$1,515	\$0	Market	No	2	5.6%	N/A	None
2	2	Garden (3 stories)	80	1,080	\$1,741	\$0	Market	No	5	6.2%	N/A	None
2	2	Garden (3 stories)	108	1,235	\$1,695	\$0	Market	No	0	0.0%	N/A	None
3	2	Garden (3 stories)	56	1,292	\$1,953	\$0	Market	No	5	8.9%	N/A	None

### Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$1,515	\$0	\$1,515	\$67	\$1,582
2BR / 2BA	\$1,695 - \$1,741	\$0	\$1,695 - \$1,741	\$84	\$1,779 - \$1,825
3BR / 2BA	\$1,953	\$0	\$1,953	\$103	\$2,056

The Grove At Oakbrook, continued

Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	Patrol	None
Carpeting	Central A/C	Video Surveillance	
Coat Closet	Dishwasher		
Exterior Storage(\$30.00)	Ceiling Fan		
Fireplace	Garbage Disposal		
Oven	Refrigerator		
Vaulted Ceilings	Vinyl Plank Flooring		
Walk-In Closet	Washer/Dryer hookup		
Property		Premium	Other
Business Center/Computer Lab	Car Wash	None	None
Clubhouse/Meeting Room/Community	Exercise Facility		
Garage(\$125.00)	Central Laundry		
Off-Street Parking	On-Site Management		
Pet Park	Picnic Area		
Playground	Swimming Pool		
Wi-Fi			

Comments

The property does not accept Housing Choice Vouchers. The property offers surface parking included in the rent, while garage parking is available for an additional \$125 per month. The property also offers storage units for an additional \$30 per month.

## The Grove At Oakbrook, continued

### Trend Report

#### Vacancy Rates

4Q23	2Q24	3Q24	2Q25
3.2%	5.4%	4.3%	4.3%

### Trend: Market

#### 1.5BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2023	4	N/A	\$1,454	\$0	\$1,454	\$1,521
2024	2	0.0%	\$1,523	\$0	\$1,523	\$1,590

#### 1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2023	4	N/A	\$1,365	\$0	\$1,365	\$1,432
2024	2	11.1%	\$1,478	\$0	\$1,478	\$1,545
2024	3	5.6%	\$1,515	\$0	\$1,515	\$1,582
2025	2	5.6%	\$1,515	\$0	\$1,515	\$1,582

#### 2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2023	4	N/A	\$1,594 - \$1,615	\$0	\$1,594 - \$1,615	\$1,678 - \$1,699
2024	2	4.9%	\$1,680 - \$1,712	\$0	\$1,680 - \$1,712	\$1,764 - \$1,796
2024	3	2.7%	\$1,695 - \$1,741	\$0	\$1,695 - \$1,741	\$1,779 - \$1,825
2025	2	2.7%	\$1,695 - \$1,741	\$0	\$1,695 - \$1,741	\$1,779 - \$1,825

#### 3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2023	4	N/A	\$1,903	\$0	\$1,903	\$2,006
2024	2	5.4%	\$1,995	\$0	\$1,995	\$2,098
2024	3	8.9%	\$1,953	\$0	\$1,953	\$2,056
2025	2	8.9%	\$1,953	\$0	\$1,953	\$2,056

### Trend: Comments

4Q23	The contact stated the administrative fee for new applicants is waived for tenants that work for preferred employers. Preferred employers include public services such as teachers, police officers, fire fighters, etc. The property does not accept Housing Choice Vouchers.
2Q24	The contact stated that the property does not accept Housing Choice Vouchers. The contact noted that the property offers surface parking included in the cost of rent in addition to garage parking, available for an additional \$125 per month. The property also offers storage units for an additional \$30 per month. The contact stated that the property has not had major renovations; however, units have been updated as necessary as tenants move out. In-unit updates include new paint, appliances, and light fixtures.
3Q24	The contact stated that the property does not accept Housing Choice Vouchers. The property offers surface parking included in the rent, while garage parking is available for an additional \$125 per month. The property also offers storage units for an additional \$30 per month. The contact stated that the property began renovations in January of 2024 and does not know when they will be complete. The contact could not provide a scope of renovations. Rents for renovated units are reflected in the property profile.
2Q25	The property does not accept Housing Choice Vouchers. The property offers surface parking included in the rent, while garage parking is available for an additional \$125 per month. The property also offers storage units for an additional \$30 per month.

Photos



# PROPERTY PROFILE REPORT

## The Reserve At Wescott

Effective Rent Date	4/10/2025
Location	4976 Wescott Boulevard Summerville, SC 29485 Dorchester County
Distance	1.7 miles
Units	288
Vacant Units	12
Vacancy Rate	4.2%
Type	Garden (3 stories)
Year Built/Renovated	2004 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Windsor Club, Grove at Oakbrook, The Traditions
Tenant Characteristics	Mixed tenancy
Contact Name	Brandy
Phone	843-486-0060



### Market Information

Program	Market
Annual Turnover Rate	35%
Units/Month Absorbed	12
HCV Tenants	0%
Leasing Pace	Five to ten days
Annual Chg. in Rent	Changes frequently
Concession	None
Waiting List	None

### Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	included

### Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (3 stories)	N/A	779	\$1,479	\$0	Market	No	4	N/A	N/A	None
1	1	Garden (3 stories)	N/A	865	\$1,553	\$0	Market	No	0	N/A	N/A	None
2	2	Garden (3 stories)	N/A	1,048	\$1,644	\$0	Market	No	2	N/A	N/A	None
2	2	Garden (3 stories)	N/A	1,064	\$1,749	\$0	Market	No	2	N/A	N/A	None
2	2	Garden (3 stories)	N/A	1,126	\$1,774	\$0	Market	No	1	N/A	N/A	None
2	2	Garden (3 stories)	N/A	1,146	\$1,774	\$0	Market	No	1	N/A	N/A	None
3	2	Garden (3 stories)	N/A	1,234	\$1,927	\$0	Market	No	2	N/A	N/A	None

### Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$1,479 - \$1,553	\$0	\$1,479 - \$1,553	\$52	\$1,531 - \$1,605
2BR / 2BA	\$1,644 - \$1,774	\$0	\$1,644 - \$1,774	\$69	\$1,713 - \$1,843
3BR / 2BA	\$1,927	\$0	\$1,927	\$88	\$2,015

The Reserve At Wescott, continued

Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	None	None
Carpet/Hardwood	Central A/C		
Dishwasher	Ceiling Fan		
Fireplace	Garbage Disposal		
Oven	Refrigerator		
Vaulted Ceilings	Washer/Dryer		
Washer/Dryer hookup			
Property		Premium	Other
Business Center/Computer Lab	Car Wash	None	None
Clubhouse/Meeting Room/Community	Exercise Facility		
Garage(\$115.00)	Central Laundry		
Playground	Swimming Pool		
Wi-Fi			

Comments

All of the units have a washer and dryer, and tenants are charged a flat fee of \$35 per month.

## The Reserve At Wescott, continued

### Trend Report

#### Vacancy Rates

1Q14	4Q16	4Q23	2Q25
8.0%	5.2%	4.2%	4.2%

### Trend: Market

#### 1.5BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2014	1	8.3%	\$800	\$0	\$800	\$852

#### 1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2014	1	5.6%	\$750	\$0	\$750	\$802
2016	4	N/A	\$910 - \$1,000	\$0	\$910 - \$1,000	\$962 - \$1,052
2023	4	N/A	\$1,479 - \$1,553	\$0	\$1,479 - \$1,553	\$1,531 - \$1,605
2025	2	N/A	\$1,479 - \$1,553	\$0	\$1,479 - \$1,553	\$1,531 - \$1,605

#### 2.5BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2014	1	9.3%	\$950 - \$980	\$0 - \$82	\$885 - \$950	\$954 - \$1,019

#### 2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2014	1	10.3%	\$890 - \$900	\$0 - \$75	\$825 - \$890	\$894 - \$959
2016	4	N/A	\$1,045 - \$1,175	\$0	\$1,045 - \$1,175	\$1,114 - \$1,244
2023	4	N/A	\$1,644 - \$1,774	\$0	\$1,644 - \$1,774	\$1,713 - \$1,843
2025	2	N/A	\$1,644 - \$1,774	\$0	\$1,644 - \$1,774	\$1,713 - \$1,843

#### 3.5BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2014	1	0.0%	\$1,090	\$0	\$1,090	\$1,178

#### 3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2014	1	8.3%	\$1,060	\$0	\$1,060	\$1,148
2016	4	N/A	\$1,295 - \$1,340	\$0	\$1,295 - \$1,340	\$1,383 - \$1,428
2023	4	N/A	\$1,927	\$0	\$1,927	\$2,015
2025	2	N/A	\$1,927	\$0	\$1,927	\$2,015

### Trend: Comments

1Q14	The contact reported a seasonal decrease in the occupancy rates which are typically closer to 95 percent.
4Q16	The contact stated all of the units have a washer and dryer which is included in the rent for flat fee of \$35. Management offers a preferred employer discount for tenants employed in public services including teachers, fire fighters, and police officers. There is also a \$325 flat rate, annual fee for the water utility.
4Q23	The contact stated all of the units have a washer and dryer, and tenants are charged a flat fee of \$35 per month.
2Q25	All of the units have a washer and dryer, and tenants are charged a flat fee of \$35 per month.



Photos



## PROPERTY CHARACTERISTICS

Following are relevant characteristics of the comparable properties surveyed:

### Location

**LOCATIONAL COMPARISON SUMMARY**

#	Property Name	Program	Distance Subject	Household Income	Median Home Value	Median Rent	Crime Index	Walk Score	Vacant Housing	% Renter HH
S	Palms On Ashley River	LIHTC		\$72,229	\$276,791	\$1,368	142	45	8.0%	39.1%
1	The Waters At Oakbrook	LIHTC/Market	0.5 mile	\$64,118	\$338,434	\$1,206	131	59	7.7%	37.5%
2	Willow Trace	LIHTC	4.4 miles	\$54,771	\$222,360	\$1,150	202	47	6.7%	47.3%
3	Willow Trace II	LIHTC	4.4 miles	\$54,771	\$315,560	\$1,341	202	44	6.7%	47.3%
4	Bridge Pointe	Market	1.1 miles	\$63,568	\$353,914	\$1,265	120	36	8.0%	38.0%
5	Kilnsea Village Apartments	Market	0.8 mile	\$88,735	\$338,434	\$1,206	116	42	4.9%	34.4%
6	Oakbrook Village	Market	0.3 mile	\$67,870	\$338,434	\$1,206	135	51	8.0%	38.7%
7	The Grove At Oakbrook	Market	0.3 mile	\$72,229	\$338,434	\$1,206	142	44	8.1%	37.3%
8	The Reserve At Wescott	Market	1.7 miles	\$91,145	\$338,434	\$1,206	128	6	5.1%	36.2%

The Subject is located in the southeast portion of Summerville. The Subject's immediate neighborhood consists of medical and residential uses. Strengths of the Subject's location include higher median rents. Weaknesses of the Subject's location include slightly lower median home values. The Subject's location is designated Somewhat Car Dependent by Walk Score with a score of 45, indicating some errands can be accomplished on foot, but a car is still needed for many.

The affordable properties are located between 0.5 and 4.4 miles from the Subject site. Willow Trace I and II are located in North Charleston which provides superior access to employment and local amenities. Therefore, we have considered the locations of these two comparables slightly superior to the Subject's. The remaining comparable is located in a neighborhood which is generally similar to the Subject's.

The market rate developments are located between 0.3 and 1.7 miles from the Subject site. The market rate comparables are generally in neighborhoods considered similar relative to the Subject's location.

### Age, Condition, and Design

The following table illustrates the Subject's design and condition in comparison to the comparable properties.

	Palms On Ashley River	The Waters At Oakbrook	Willow Trace	Willow Trace II	Bridge Pointe	Kilnsea Village Apartments	Oakbrook Village	The Grove At Oakbrook	The Reserve At Wescott
Program	LIHTC	LIHTC/Market	LIHTC	LIHTC	Market	Market	Market	Market	Market
Tenancy	Family	Family	Family	Family	Family	Family	Family	Family	Family
Building									
Property Type	Garden	Garden	Garden	Garden	Various	Garden	Garden	Garden	Garden
# Stories	3	3	2	3	2	3	3	3	3
Year Built	2005	2022	2003	2007	2004	2013	2006	2002	2004
Year Renovated	2024	N/A	N/A	N/A	N/A	N/A	N/A	2024	N/A

The Subject was originally constructed in 2005 and currently exhibits average overall condition. The LIHTC comparables were constructed or renovated between 2003 and 2022, while the market rate comparables were constructed or renovated between 2004 and 2013. The LIHTC comparables exhibit average to excellent condition, similar to superior to the Subject. All of the market rate comparables exhibit average to good overall condition, similar to slightly superior to the Subject.

The Subject offers nine two and three-story garden-style structures, similar to all but one of the comparables. Bridge Pointe offers garden style and townhouse units, slightly superior to the Subject.

## Unit Size

The following table summarizes unit sizes in the market area, and provides a comparison of the Subject's unit size relative to the surveyed average unit sizes in the market.

UNIT SIZE COMPARISON		
Bedroom Type	2BR	3BR
<b>Subject</b>	<b>1,082</b>	<b>1,322</b>
Average	1,090	1,314
Min	965	1,100
Max	1,235	1,668
<b>Advantage/Disadvantage</b>	<b>-0.8%</b>	<b>0.6%</b>

The Subject's two and three-bedroom units are within the range of the surveyed comparable unit sizes and similar to the averages. We have considered the Subject's unit sizes in our determination of achievable rents.

SQUARE FOOT RANKING			
2.0BR x 2.0BA		3.0BR x 2.0BA	
Property Name	Square Feet	Property Name	Square Feet
The Grove At Oakbrook (Market)	1,235	Bridge Pointe (Market)(2.5BA)	1,668
Bridge Pointe (Market)(2.5BA)	1,181	Bridge Pointe (Market)(2.5BA)	1,491
Oakbrook Village (Market)	1,178	Oakbrook Village (Market)	1,417
Bridge Pointe (Market)(1.5BA)	1,154	Willow Trace II (@50%)	1,322
The Reserve At Wescott (Market)	1,146	Willow Trace II (@60%)	1,322
The Reserve At Wescott (Market)	1,126	<b>Palms On Ashley River (@60%)</b>	<b>1,322</b>
Kilnsea Village Apartments (Market)	1,096	Kilnsea Village Apartments (Market)	1,311
Bridge Pointe (Market)	1,087	The Grove At Oakbrook (Market)	1,292
Willow Trace II (@50%)	1,082	The Waters At Oakbrook (@60%)	1,255
Willow Trace II (@60%)	1,082	The Waters At Oakbrook (Market)	1,255
<b>Palms On Ashley River (@60%)</b>	<b>1,082</b>	The Reserve At Wescott (Market)	1,234
The Grove At Oakbrook (Market)	1,080	Willow Trace (@50%)	1,100
The Reserve At Wescott (Market)	1,064	Willow Trace (@60%)	1,100
The Reserve At Wescott (Market)	1,048		
The Waters At Oakbrook (@60%)	1,022		
The Waters At Oakbrook (Market)	1,022		
Willow Trace (@50%)	965		
Willow Trace (@60%)	965		

## Utility Structure

The following table details the Subject's utility structure in comparison to the comparable properties. The utility conventions differ at the comparable properties; therefore, we have adjusted "base" or "asking" rents of the comparable properties to "net" rents, reflecting the Subject's utility convention.

	Palms On Ashley River	The Waters At Oakbrook	Willow Trace	Willow Trace II	Bridge Pointe	Kilnsea Village Apartments	Oakbrook Village	The Grove At Oakbrook	The Reserve At Wescott
Program	LIHTC	LIHTC/ Market	LIHTC	LIHTC	Market	Market	Market	Market	Market
Tenancy	Family	Family	Family	Family	Family	Family	Family	Family	Family
<b>Utility Structure</b>									
Heat	no	no	no	no	no	no	no	no	no
Cooking	no	no	no	no	no	no	no	no	no
Other Electric	no	no	no	no	no	no	no	no	no
Air Conditioning	no	no	no	no	no	no	no	no	no
Water Heat	no	no	no	no	no	no	no	no	no
Water	yes	no	no	yes	no	no	no	no	no
Sewer	yes	no	no	yes	no	no	no	no	no
Trash	yes	yes	yes	yes	yes	yes	no	no	yes

## In-Unit Amenities

The following table compares the Subject's in-unit amenities with comparable properties.

	Palms On Ashley River	The Waters At Oakbrook	Willow Trace	Willow Trace II	Bridge Pointe	Kilnsea Village Apartments	Oakbrook Village	The Grove At Oakbrook	The Reserve At Wescott
Program	LIHTC	LIHTC/ Market	LIHTC	LIHTC	Market	Market	Market	Market	Market
Tenancy	Family	Family	Family	Family	Family	Family	Family	Family	Family
<b>Unit</b>									
Balcony	no	yes	yes	yes	yes	yes	yes	yes	yes
Blinds	yes	yes	yes	yes	yes	yes	yes	yes	yes
Carpeting	yes	yes	yes	yes	yes	no	yes	yes	no
Ceiling Fan	yes	no	yes	yes	yes	yes	no	yes	yes
Central/AC	yes	yes	yes	yes	yes	yes	yes	yes	yes
Coat Closet	yes	yes	yes	yes	yes	yes	yes	yes	no
Exterior Storage	no	no	yes	yes	yes	no	yes	yes	no
Fireplace	no	no	no	no	no	no	no	yes	yes
Hardwood Floors	no	no	no	no	no	yes	yes	no	yes
Vaulted Ceilings	no	no	no	no	yes	no	no	yes	yes
Vinyl Plank Flooring	yes	no	no	no	yes	no	no	yes	no
Walk-In-Closet	yes	no	yes	yes	yes	yes	yes	yes	no
Washer / Dryer	no	no	no	no	no	yes	yes	no	yes
W/D Hookups	yes	yes	yes	yes	yes	no	yes	yes	yes
<b>Kitchen</b>									
Dishwasher	yes	yes	yes	yes	yes	yes	no	yes	yes
Disposal	yes	yes	yes	yes	yes	yes	no	yes	yes
Microwave	yes	yes	yes	yes	yes	yes	yes	no	no
Oven	yes	yes	yes	yes	yes	yes	yes	yes	yes
Refrigerator	yes	yes	yes	yes	yes	yes	yes	yes	yes

Notable amenities offered by the Subject include ceiling fans, central air conditioning, dishwashers, disposals, hardwood flooring, microwaves, walk-in closets, and washer/dryer hook-ups. The majority of the comparables offer unit amenities considered slightly superior relative to the Subject. These properties offer features such as balconies/patios, exterior storage, vaulted ceilings, washer/dryers, and fireplaces, none of which are offered by the Subject. The amenity package offered by The Waters At Oakbrook is considered similar to the Subject. Overall, we believe the Subject's unit amenities are competitive in the market.

## Property Amenities

The following table compares the Subject's property amenities with the comparable properties.

	Palms On Ashley River	The Waters At Oakbrook	Willow Trace	Willow Trace II	Bridge Pointe	Kilnsea Village Apartments	Oakbrook Village	The Grove At Oakbrook	The Reserve At Wescott
<b>Program</b>	LIHTC	LIHTC/ Market	LIHTC	LIHTC	Market	Market	Market	Market	Market
<b>Tenancy</b>	Family	Family	Family	Family	Family	Family	Family	Family	Family
<b>Community</b>									
Business Center	no	yes	no	yes	yes	no	yes	yes	yes
Central Laundry	yes	yes	yes	yes	yes	no	no	yes	yes
Clubhouse	yes	yes	yes	yes	yes	yes	yes	yes	yes
Courtyard	yes	no	no	no	no	no	no	no	no
On-Site Mgmt	yes	yes	yes	yes	yes	yes	yes	yes	no
Pet Park	no	no	no	no	yes	no	no	yes	no
WiFi	yes	no	no	no	yes	no	no	yes	yes
<b>Recreation</b>									
Exercise Facility	no	yes	no	no	yes	yes	yes	yes	yes
Picnic Area	yes	yes	yes	yes	yes	yes	yes	yes	no
Playground	yes	yes	yes	yes	yes	yes	yes	yes	yes
Sauna	no	no	no	no	no	yes	no	no	no
Sport Court	no	yes	no	no	no	no	no	no	no
Swimming Pool	yes	yes	no	no	yes	yes	yes	yes	yes
Theatre	no	no	no	no	no	yes	no	no	no
<b>Services</b>									
Car Wash	no	no	no	no	yes	yes	yes	yes	yes
Service Coordination	no	no	no	no	yes	no	no	no	no

Notable amenities offered by the Subject include central laundry, a clubhouse, on-site management, picnic areas, a playground, a swimming pool, and common area wifi. The majority of the comparables offer property amenities considered slightly superior relative to the Subject. These properties offer features such as a business center, a fitness center, and a car wash station, none of which are offered by the Subject. The amenities offered by Willow Trace II are considered similar to the Subject. Overall, we believe the Subject's property amenities are competitive in the market.

## Security Features

The following table compares the Subject's security features with comparable properties.

	Palms On Ashley River	The Waters At Oakbrook	Willow Trace	Willow Trace II	Bridge Pointe	Kilnsea Village Apartments	Oakbrook Village	The Grove At Oakbrook	The Reserve At Wescott
<b>Program</b>	LIHTC	LIHTC/ Market	LIHTC	LIHTC	Market	Market	Market	Market	Market
<b>Tenancy</b>	Family	Family	Family	Family	Family	Family	Family	Family	Family
<b>Crime Index</b>	142	131	202	202	120	116	135	142	128
<b>Security</b>									
Intercom (Buzzer)	no	no	no	no	no	yes	no	no	no
Limited Access	no	no	no	no	no	yes	no	no	no
Patrol	no	no	no	no	no	no	no	yes	no
Perimeter Fencing	no	no	no	no	no	yes	no	no	no
Video Surveillance	yes	yes	no	no	no	no	no	yes	no

According to ESRI Demographic data, crime indices in the Subject's location are below the national average. The Subject's security features include video surveillance. Five of the comparables do not offer security features and are inferior to the Subject. The remaining comparables offer some form of security feature and are considered similar to the Subject.

## Parking

The following table compares the Subject's parking amenities with comparable properties.

	Palms On Ashley River	The Waters At Oakbrook	Willow Trace	Willow Trace II	Bridge Pointe	Kilnsea Village Apartments	Oakbrook Village	The Grove At Oakbrook	The Reserve At Wescott
Program	LIHTC	LIHTC/ Market	LIHTC	LIHTC	Market	Market	Market	Market	Market
Tenancy	Family	Family	Family	Family	Family	Family	Family	Family	Family
Walk Score	45	59	47	44	36	42	51	44	6
Transit Score	0	0	22	0	0	7	0	0	0
<b>Parking</b>									
Garage	no	no	no	no	yes	no	yes	yes	yes
Garage Fee	\$0	\$0	n/a	\$0	\$85	\$0	\$150	\$125	\$115
Surface	yes	yes	yes	yes	yes	yes	yes	yes	no
Surface Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

The Subject offers approximately 360 off-street parking spaces, or 1.88 spaces per unit. Given the Subject's family tenancy, we believe the number of parking spaces to be adequate. All but one of the comparable properties offer off-street parking included in the cost of rent. Four of the comparables offer garage parking for additional fees ranging from \$85 to \$150. The comparable offering garage parking for a fee but no off-street parking is considered slightly inferior to the Subject. The parking at the remaining comparable properties is similar to the Subject's parking.

## MARKET CHARACTERISTICS

Following are relevant market characteristics for the comparable properties surveyed.

### Tenant Voucher Usage

The following table details voucher usage reported by the comparable properties.

TENANTS WITH VOUCHERS		
Property Name	Program	Housing Choice Voucher %
The Waters At Oakbrook	LIHTC/Market	6%
Willow Trace	LIHTC	35%
Willow Trace II	LIHTC	35%
Bridge Pointe	Market	0%
Kilnsea Village Apartments	Market	0%
Oakbrook Village	Market	0%
The Grove At Oakbrook	Market	0%
The Reserve At Wescott	Market	0%

The comparable properties reported voucher usage ranging between zero and 35 percent. None of the market rate properties reported voucher usage. All of the LIHTC comparables reported voucher usage, with an average utilization of 25 percent. According to a rent roll dated February 2, 2025, the Subject currently receives voucher subsidies for 114 units, or approximately 59 percent of its units. Based on the current performance of the Subject, we expect the Subject will continue to operate with voucher usage of up to 60 percent.

### Turnover

The following table illustrates reported turnover for the comparable properties.

TURNOVER			
Property Name	Program	Tenancy	Annual Turnover
The Waters At Oakbrook	LIHTC/Market	Family	11%
Willow Trace	LIHTC	Family	21%
Willow Trace II	LIHTC	Family	21%
Bridge Pointe	Market	Family	36%
Kilnsea Village Apartments	Market	Family	58%
Oakbrook Village	Market	Family	8%
The Grove At Oakbrook	Market	Family	30%
The Reserve At Wescott	Market	Family	35%
<b>Average Turnover</b>			<b>28%</b>

The comparable properties reported turnover ranging between eight and 58 percent, with an overall average of 28 percent. The LIHTC comparables operate with an average turnover rate of 18 percent, which is well below the 33 percent average reported by the market rate properties. Based on the performance of the LIHTC comparables, we expect the Subject will operate with a turnover rate of approximately 20 percent.



## Vacancy

The following table summarizes overall weighted vacancy levels at the surveyed properties.

OVERALL VACANCY					
Property Name	Program	Tenancy	Total Units	Vacant Units	Vacancy %
The Waters At Oakbrook	LIHTC/Market	Family	216	2	0.9%
Willow Trace	LIHTC	Family	56	5	8.9%
Willow Trace II	LIHTC	Family	48	3	6.2%
Bridge Pointe	Market	Family	130	3	2.3%
Kilnsea Village Apartments	Market	Family	312	9	2.9%
Oakbrook Village	Market	Family	192	13	6.8%
The Grove At Oakbrook	Market	Family	280	12	4.3%
The Reserve At Wescott	Market	Family	288	12	4.2%
<b>LIHTC Total</b>			<b>320</b>	<b>10</b>	<b>3.1%</b>
<b>Market Total</b>			<b>1,202</b>	<b>49</b>	<b>4.1%</b>
<b>Overall Total</b>			<b>1,522</b>	<b>59</b>	<b>3.9%</b>

The comparable properties reported vacancy rates ranging from 0.9 to 8.9 percent, with an overall weighted average of 3.9 percent. The average vacancy rate reported by the affordable comparables was 3.1 percent, below the 4.1 percent weighted average reported by the market rate properties. All of the market rate properties reported vacancy rates of 6.8 percent or less. The property has operated with vacancy and collection loss of 3.4, 13.6, and 10.4 percent in 2022, 2023, and 2024. Based on a rent roll dated February 2, 2025, the Subject was 91.7 percent occupied. It should be noted that vacancy at the Subject in 2023 and 2024 was elevated due to reported mismanagement by the previous management company, which was replaced in September 2023. The property has begun to restabilize and is expected operate with a vacancy rate below five percent moving forward. According to property management, the property maintains a waiting list, and seven of the 16 vacant units are preleased. Based on the performance of the comparables, we expect the Subject will operate with a vacancy rate of approximately five percent or less as restricted and as unrestricted.

## Concessions

One of the comparable properties reported offering concessions of one month rent free. Given the lack of concessions offered in the market, we do not anticipate that the Subject will need to offer concessions to maintain a stabilized occupancy rate.

## Waiting Lists

In markets with high housing costs and a limited supply of affordable housing, waiting lists are common. A waiting list indicates a strong market with high occupancy and unmet demand. Properties that carry a waiting list typically enjoy easy lease-up upon turnover. The following table details the waiting list information at comparable multifamily properties.

WAITING LISTS			
Property Name	Program	Tenancy	Waiting List Length
The Waters At Oakbrook	LIHTC/Market	Family	Yes, over 400 households
Willow Trace	LIHTC	Family	Yes; 80 households
Willow Trace II	LIHTC	Family	Yes; 100+ households
Bridge Pointe	Market	Family	None
Kilnsea Village Apartments	Market	Family	None
Oakbrook Village	Market	Family	None
The Grove At Oakbrook	Market	Family	None
The Reserve At Wescott	Market	Family	None

All of the LIHTC properties maintain waiting lists, while none of the market rate properties maintain waiting lists. We expect the Subject to operate with low vacancy and continue to maintain a waiting list.

## Absorption

One of the comparables provided absorption information. As such, we expanded our search to other properties within 20 miles of the Subject. The following table details the nearest absorption comparables we were able to identify.

### ABSORPTION

Property Name	Program	Tenancy	City	Year	Total Units	Absorption (units/month)	Distance to Subject
The Waters At Oakbrook*	LIHTC	Family	Summerville	2022	216	21	0.5 miles
Element 29	Market	Family	Charleston	2020	190	20	16.5 miles
Avalon At James Island Apartments	Market	Family	Charleston	2020	273	50	17.1 miles
The Wilder	Market	Family	Ladson	2020	286	16	2.2 miles
Harborstone Apartments	Market	Family	Ladson	2020	312	11	1.6 miles
Etiwan Place	LIHTC	Family	Goose Creek	2019	60	60	7.6 miles
The Mason	Market	Family	Ladson	2019	264	15	3.5 miles
Atlantic On The Boulevard	Market	Family	North Charleston	2019	280	11	7.0 miles
<b>Average Affordable</b>					<b>138</b>	<b>41</b>	
<b>Average Market</b>					<b>268</b>	<b>21</b>	
<b>Overall Average</b>					<b>235</b>	<b>26</b>	

\*Comparable Property

Note the Subject is an existing property, and will not need to re-lease its units. Therefore, this discussion is hypothetical, and assumes the Subject were 100 percent vacant. We obtained absorption data from eight properties, located between 0.5 and 17.1 miles from the Subject. These properties reported absorption rates ranging from 11 to 60 units per month, with an overall average of 26 units per month. Overall, we expect the Subject will experience an absorption rate of 25 units per month, if vacant. This equates to an absorption period of approximately eight months.

## Rent Growth

We were able to obtain the most recent rental adjustment data from all of the comparable properties. The following table outlines the rental history for the comparable properties.

### RENT GROWTH

Property Name	Program	Tenancy	Rent Growth
The Waters At Oakbrook	LIHTC/Market	Family	Kept at max, MR remained stable
Willow Trace	LIHTC	Family	Kept at max
Willow Trace II	LIHTC	Family	Kept at max
Bridge Pointe	Market	Family	Fluctuated -6 to 6%
Kilnsea Village Apartments	Market	Family	Changes Daily
Oakbrook Village	Market	Family	Increased 1 to 7%
The Grove At Oakbrook	Market	Family	Fluctuated -2 to 3%
The Reserve At Wescott	Market	Family	Changes frequently

All of the LIHTC comparables have rents at the 2024 maximum allowable level. The market rate comparables reported fluctuating rents over the past 12 months. We anticipate that the Subject will be able to achieve moderate rent growth in the future.

## Reasonability of Rents

The following table is a comparison of the Subject's and comparable properties' rents. For the purposes of this market study, Base Rents" are the actual rents quoted to the tenant, and are most frequently those rents that

potential renters consider when making a housing decision. Net rents” are rents adjusted for the cost of utilities (adjusted to the Subject's convention) and are used to compensate for the differing utility structures of the Subject and the comparable properties. Net rents represent the actual costs of residing at a property and help to provide an apples-to-apples” comparison of rents. Additionally, slight differences in maximum allowable rent are likely due to difference in individual utility allowances.

The Subject offers units targeting households earning 60 percent of AMI, or less. The following table details the Subject's proposed rents in comparison to rents at the comparables.

**LIHTC RENT COMPARISON @60%**

Property Name	County	2BR	3BR	Max Rent?
Palms On Ashley River	Dorchester	\$1,339	\$1,543	Yes (2024)
LIHTC Maximum Rent (Net) - 2025	Dorchester	\$1,418	\$1,633	-
LIHTC Maximum Rent (Net) - 2024	Dorchester	\$1,339	\$1,543	-
The Waters At Oakbrook	Dorchester	\$1,309	\$1,513	Yes (2024)
Willow Trace	Dorchester	\$1,280	\$1,471	Yes (2024)
Willow Trace II	Dorchester	\$1,305	\$1,444	Yes (2024)
Average	-	\$1,298	\$1,476	-
Achievable LIHTC Rent	-	\$1,418	\$1,633	Yes

The Subject's current rents at the 60 percent AMI level are set at the 2024 maximum allowable levels. All of the comparables reported rents at the 2024 maximum allowable levels, although differences in utility structures result in rents appearing slightly below or above the maximum limits. Further, all of the comparables reported vacancy rates of 8.2 percent or less, and all maintain waiting lists, indicating that rents at these properties are accepted in the market. As such, we believe rents at the 2025 maximum allowable levels are achievable.

**Achievable Market Rents**

Based on the quality of the surveyed comparable properties and the quality of the Subject, we conclude that the Subject's achievable LIHTC rental rates are below the achievable market rates for the Subject's area. The following table shows both market rent comparisons and achievable market rents.

**MARKET RENT COMPARISON**

Property Name	2BR	3BR
Subject Pro Forma @60%	\$1,339	\$1,549
The Waters At Oakbrook*	\$1,533	\$1,791
	\$1,315	\$2,059
Bridge Pointe	\$1,743	\$3,211
	\$1,835	-
Kilnsea Village Apartments	\$1,591	\$1,841
Oakbrook Village	\$1,613	\$2,009
The Grove At Oakbrook	\$1,779	\$2,062
	\$1,825	-
	\$1,713	\$2,021
The Reserve At Wescott	\$1,818	-
	\$1,843	-
Average	\$1,692	\$2,142
Achievable Market Rents	\$1,700	\$1,900

\*Mixed income

MARKET RENT COMPARISON/SF

Property Name	2BR	3BR
<b>Subject Pro Forma @60%</b>	<b>\$1.24</b>	<b>\$1.17</b>
The Waters At Oakbrook*	\$1.50	\$1.43
	\$1.14	\$1.38
Bridge Pointe	\$1.55	\$1.93
	\$1.60	-
Kilnsea Village Apartments	\$1.45	\$1.40
Oakbrook Village	\$1.37	\$1.42
	\$1.44	\$1.60
The Grove At Oakbrook	\$1.69	-
	\$1.61	\$1.64
	\$1.63	-
The Reserve At Wescott	\$1.64	-
	\$1.71	-
<b>Average/SF</b>	<b>\$1.53</b>	<b>\$1.54</b>
<b>Achievable Rent/SF</b>	<b>\$1.57</b>	<b>\$1.44</b>

\*Mixed income

We have placed greatest weight upon the market rate rents at The Grove At Oak Park and Oakbrook Village as these properties are most similar to the Subject in terms of condition and location. Our concluded rents are well above the Subject's current LIHTC rents.

The Grove At Oakbrook is a 280-unit property located 0.3 mile north of the Subject, in a neighborhood considered similar relative to the Subject's location. This property was constructed in 2002 and renovated in 2024. We consider the condition of this property similar relative to the Subject. The manager at The Grove At Oakbrook reported a low vacancy rate of 4.3 percent, indicating the current rents are well accepted in the market. The following table compares the Subject with The Grove At Oakbrook.

SUBJECT COMPARISON TO THE GROVE AT OAKBROOK

Unit Type	Rent Level	Subject Current Rent	Square Feet	Subject RPSF	Comparable Rent	Square Feet	Comparable RPSF	Subject Rent Advantage
2BR/2BA	@60%	\$1,339	1,082	\$1.24	\$1,825	1,080	\$1.69	27%
3BR/2BA	@60%	\$1,543	1,322	\$1.17	\$2,062	1,292	\$1.60	25%

The in-unit and property amenity packages offered by The Grove At Oakbrook are both considered superior relative to the Subject. In overall terms, we believe the Subject is a similar product relative to The Grove At Oakbrook. The Subject's current rents are 25 to 27 percent below the rents reported by The Grove At Oakbrook.

Oakbrook Village is a 192-unit property located 0.3 mile southwest of the Subject, in a neighborhood considered similar relative to the Subject's location. This property was constructed in 2006. We consider the condition of this property similar relative to the Subject. The manager at Oakbrook Village reported a vacancy rate of 6.8 percent, indicating the current rents are well accepted in the market. The following table compares the Subject with Oakbrook Village.

SUBJECT COMPARISON TO OAKBROOK VILLAGE

Unit Type	Rent Level	Subject Current Rent	Square Feet	Subject RPSF	Comparable Rent	Square Feet	Comparable RPSF	Subject Rent Advantage
2BR/2BA	@60%	\$1,339	1,082	\$1.24	\$1,613	1,178	\$1.37	17%
3BR/2BA	@60%	\$1,543	1,322	\$1.17	\$2,009	1,417	\$1.42	23%

The in-unit and property amenity packages offered by Oakbrook Village to be slightly superior and superior relative to the Subject, respectively. In overall terms, we believe the Subject is a similar product relative to Oakbrook Village. The Subject's current rents are 17 to 23 percent below the rents reported by Oakbrook Village.

**SUBJECT COMPARISON TO MARKET RENTS**

Unit Type	Rent Level	Square Feet	Subject Current Rent	Surveyed Min	Surveyed Max	Surveyed Average	Achievable Market Rent	Subject Rent Advantage
2BR/2BA	@60%	1,082	\$1,339	\$1,315	\$1,843	\$1,692	\$1,700	21%
3BR/2BA	@60%	1,322	\$1,543	\$1,791	\$3,211	\$2,142	\$1,900	19%

Overall, we have estimated the achievable market rents for the Subject to be below to slightly below the averages of the market and within the range of the most similar comparables, as the Subject offers slightly inferior to similar condition to the most similar comparables. As illustrated previously, the Subject's current rents at the 60 percent of AMI level provide advantages (19 to 21 percent) over NOVOCO's estimated achievable market rents.

## **VI. HIGHEST AND BEST USE**



## HIGHEST AND BEST USE

Highest and Best Use is defined as: "The reasonably probable and legal use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.<sup>3</sup>"

Investors continually attempt to maximize profits on invested capital. The observations of investor activities in the area are an indication of that use which can be expected to produce the highest value. The principle of conformity holds, in part, that conformity in use is usually a highly desirable adjunct of real property, since it generally helps create and/or maintains maximum value.

It is to be recognized that in cases where a site has existing improvements on it, the highest and best use may be determined to be different from the existing use. The existing use will continue, however, unless and until land value in its highest and best use exceeds the total value of the property in its existing use. Implied in this definition is that the determination of highest and best use takes into account the contribution of a specific use to the community and community development goals as well as the benefits of that use to individual property owners. The principle of Highest and Best Use may be applied to the site if vacant and to the site as it is improved.

The Highest and Best Use determination is a function of neighborhood land use trends, property size, shape, zoning, and other physical factors, as well as the market environment in which the property must compete. Four tests are typically used to determine the highest and best use of a particular property. Thus, the following areas are addressed.

1. **Physically Possible:** The uses to which it is physically possible to put on the site in question.
2. **Legally Permissible:** The uses that are permitted by zoning and deed restrictions on the site in question.
3. **Feasible Use:** The possible and permissible uses that will produce any net return to the owner of the site.
4. **Maximally Productive:** Among the feasible uses, the use that will produce the highest net return or the highest present worth.

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<sup>3</sup> Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 7<sup>th</sup> ed. (Chicago: Appraisal Institute, 2022).

## HIGHEST AND BEST USE AS IF VACANT

### Physically Possible

The Subject site contains 13.43 acres, or 585,011 square feet. It is comprised of a rectangular parcel that exhibits generally level topography. The site has average/typical accessibility with frontage along and accessibility via Ladson Road. The site is considered adequate for a variety of legally permissible uses.

### .Legally Permissible

According to the Summerville Zoning Department, the Subject site is zoned MF-R (Multifamily), which is intended to allow for a wide range of medium and high-density housing types, including multifamily dwellings. Sites zoned MF-R are restricted to a maximum building height of 55 feet. In addition, parking requirements include a minimum of one parking space per dwelling unit. The Subject is currently developed to a density of approximately 14.3 units per acre and offers approximately 1.88 parking spaces per unit. No maximum density is noted for the zone. The Subject appears to represent a legal and conforming use.

The Subject site is further restricted by a LURA which requires that the site be improved with a 192-unit multifamily development restricted to tenants earning 60 percent of the AMI or less. The LURA remains in effect for a 15-year compliance period after the project was placed in service with an extended use period of 15 additional years. As the project was placed in service in 2005, the LURA will be in effect until 2035.

The comparable land sales have densities of 16.6 to 18.7 units per acre, while existing multifamily developments in the area offer densities of approximately 6.0 to 16.6 units per acre. Based upon the development patterns in the immediate area, coupled with zoning requirements and the LURA, the only allowable use of the Subject site is 192 units, or approximately 14.3 units per acre, which is below the range of the comparable land sales, but within the range of densities of the existing improvements in the area.

### Financially Feasible

The cost of the land limits those uses that are financially feasible for the site. Any uses of the Subject site that provide a financial return to the land in excess of the cost of the land are those uses that are financially feasible.

The Subject's feasible uses are restricted to those that are allowed by zoning classifications, and are physically possible. As noted in the zoning section, the Subject site could support multifamily development. Based on the Subject's surrounding land uses, the site's physical attributes, and the recent development patterns in the area, multifamily residential development is most likely. Based upon our analysis, new construction of affordable multifamily housing is financially feasible, with the assistance of tax credits and/or other subsidies, consistent with the LURA in place.

### Maximally Productive

Based upon our analysis, the maximally productive use of the site as if vacant would be to construct an affordable multifamily development using tax credit equity, favorable financing, and other gap subsidies, consistent with the LURA in place.

## CONCLUSION

### Highest and Best Use "As If Vacant"

The Subject's highest and best use "as if vacant" is to construct a 192-unit multifamily affordable development utilizing tax credit equity or favorable financing, consistent with the LURA in place.

**Highest and Best Use “As Improved”**

The Subject property currently operates as a LIHTC multifamily property, and it is in average condition. The property currently generates positive cash flow, and it is not deemed feasible to tear it down for an alternative use. Therefore, the highest and best use of the site, as improved, would be to continue to operate as an affordable multifamily housing development.

## **VII. APPRAISAL METHODOLOGY**

## APPRAISAL METHODOLOGY

Contemporary appraisers usually gather and process data according to the discipline of the three approaches to value.

The cost approach consists of a summation of land value and the cost to reproduce or replace the improvements, less appropriate deductions for depreciation. Reproduction cost is the cost to construct a replica of the Subject improvements. Replacement cost is the cost to construct improvements having equal utility.

The sales comparison approach involves a comparison of the appraised property with similar properties that have sold recently. When properties are not directly comparable, sale prices may be broken down into units of comparison, which are then applied to the Subject for an indication of its likely selling price.

The income capitalization approach involves an analysis of the investment characteristics of the property under valuation. The earnings' potential of the property is carefully estimated and converted into an estimate of the property's market value.

### Applicability to the Subject Property

The cost approach consists of a summation of land value (as though vacant) and the cost to reproduce or replace the improvements, less appropriate deductions for depreciation. Reproduction cost is the cost to construct a replica of the Subject improvements. Replacement cost is the cost to construct improvements having equal utility. Given the restricted nature of the Subject property and lack of financial feasibility, this valuation technique was not undertaken since we do not believe the approach would yield a reliable indication of value for the Subject property. However, we have provided a land value for the Subject as if vacant.

In the sales comparison approach, we estimate the value of a property by comparing it with similar, recently sold properties in surrounding or competing areas. Inherent in this approach is the principle of substitution, which holds that when a property is replaceable in the market, its value tends to be set at the cost of acquiring an equally desirable substitute property, assuming that no costly delay is encountered in making the substitution. There is adequate information to use both an EGIM and sales price per unit analyses in valuing the Subject property.

The income capitalization approach requires estimation of the anticipated economic benefits of ownership, gross and net incomes, and capitalization of these estimates into an indication of value using investor yield or return requirements. Yield requirements reflect the expectations of investors in terms of property performance, risk and alternative investment possibilities. The Subject will be an income producing property and this is considered to be the best method of valuation.

## **VIII. LAND VALUATION**



## LAND VALUATION

To arrive at an estimated land value for the Subject site, the appraisers have analyzed actual sales of comparable properties in the competitive area.

No two parcels of land are alike; therefore, these sales have been adjusted for various factors including location, size, shape, topography, utility, and marketability. The adjustments made are the result of a careful analysis of market data, as well as interviews with various informed buyers, sellers, real estate brokers, builders and lending institutions. The following pages outline our findings.

The sales comparison approach typically reflects the actions of buyers and sellers in the marketplace and serves as an excellent benchmark as to what a potential buyer would be willing to pay for the Subject property. We have made an extensive search for multifamily comparable land sales that have sold recently. We included three land sales in the cities of Ladson, Charleston, and North Charleston, all of which are located within 10.0 miles of the Subject. From our research, we selected the best transactions available that represent the most recent competitive alternative sales or contracts in the marketplace.

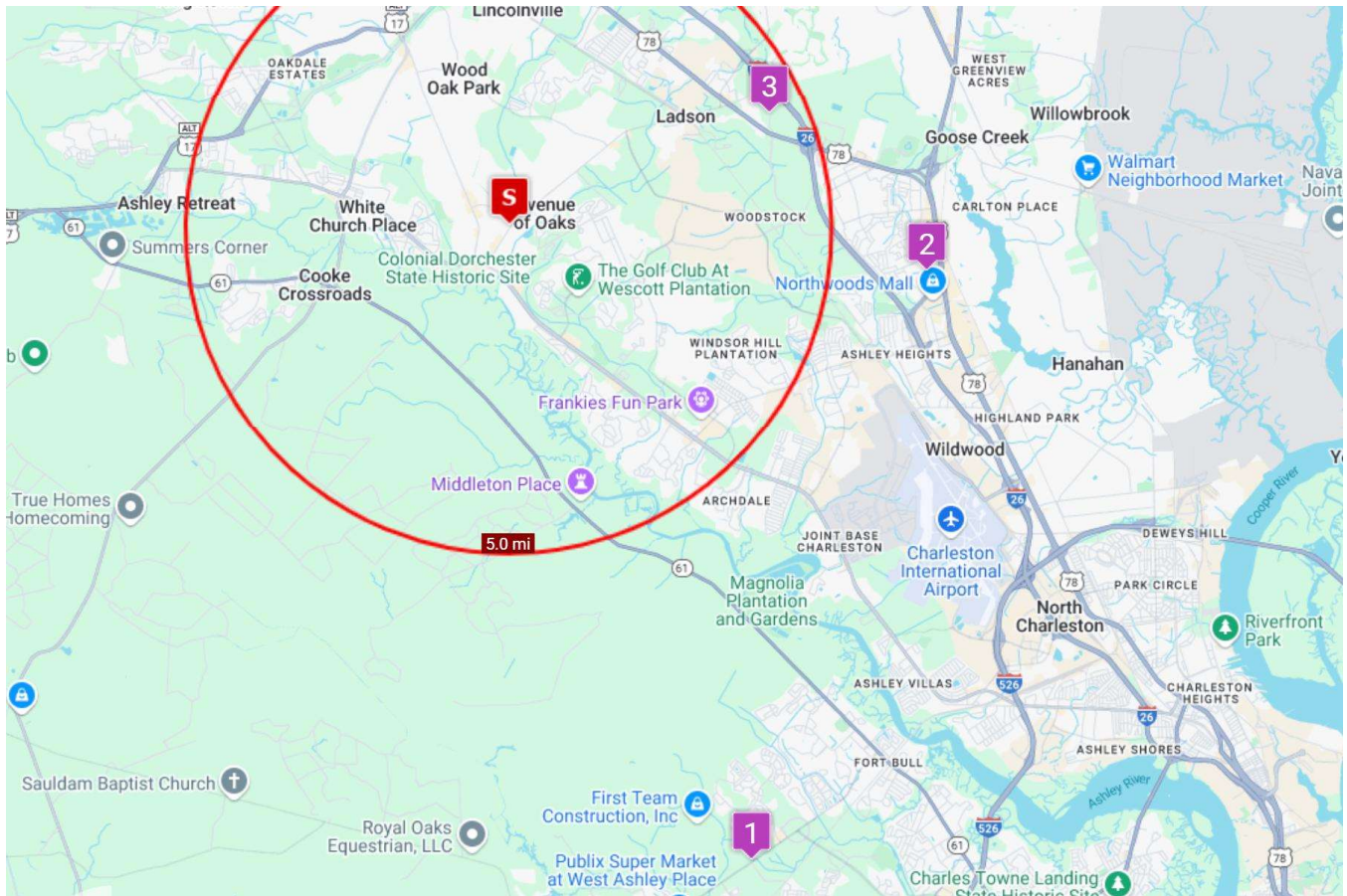
### COMPARABLE LAND SALES

#	Address	Location	Sale Date	Sale Price	Land Acres	# Units	Price Per Unit
1	Bees Ferry Rd & Sanders Rd	Charleston, SC	2023-01-27	\$5,600,000	52.13	337	\$16,617
2	0 St. Ives Rd	North Charleston, SC	2022-03-22	\$850,000	4.5	72	\$11,806
3	3200 Shipley Street	Ladson, SC	2022-03-31	\$1,229,000	6.44	120	\$10,242

Throughout our conversations with market participants and buyers and sellers of the comparable sales, the respondents indicated that the purchase price is typically based upon a price per unit. This is typical of the local multifamily market and will be used as a basis for analysis. A location map is presented on the following page.

*It should be noted that the 2025 Qualified Allocation Plan is silent regarding the basis on whether the value should be based on price per acreage or price per unit for acquisition/rehabilitation developments. General industry convention is to utilize price per unit when valuing multifamily land. We have valued based upon a price per unit in keeping with local and general industry convention. However, we have also illustrated the concluded value per acre in the reconciliation of land value at the conclusion of this section of the appraisal.*

## Comparable Land Sales Map



Source: Google Earth, May 2025

## Bees Ferry Rd & Sanders Rd



### Transaction

<b>Address</b>	Bees Ferry Rd & Sanders Rd	<b>Sale Date</b>	Jan/2023
<b>City</b>	Charleston	<b>Sale Price</b>	\$5,600,000
<b>State</b>	SC	<b>Sale Status</b>	Closed
<b>Zip</b>	29414	<b>Sale Conditions</b>	None
<b>County</b>	Charleston	<b>Rights Conveyed</b>	Fee Simple
<b>Buyer</b>	DD BEES FERRY 2 LLC	<b>Verification</b>	CoStar, Public record
<b>Seller</b>	BEAR ISLAND LLC 2		

### Site

<b>Land Acres</b>	52.13	<b>Topography</b>	Level
<b>Land Sq Ft</b>	2,270,783	<b>Zoning</b>	DR-1F & LB
<b>Shape</b>	Irregular	<b>Corner</b>	False

### Improvements and Ratios

<b>Proposed Units</b>	337	<b>Price \$/Proposed Unit</b>	\$16,617
		<b>Price \$/SF</b>	\$2.47

### Remarks

This vacant parcel of land was purchased to construct a 337-unit multifamily development. A construction timeline was not available.

# Havenwood St. Ives



## Transaction

<b>Address</b>	0 St. Ives Rd	<b>Sale Date</b>	March/2022
<b>City</b>	North Charleston	<b>Sale Price</b>	\$850,000
<b>State</b>	SC	<b>Sale Status</b>	Closed
<b>Zip</b>	29406	<b>Sale Conditions</b>	Typical
<b>County</b>	Charleston	<b>Rights Conveyed</b>	Fee Simple
<b>Buyer</b>	JES Holdings LLC	<b>Verification</b>	Costar, Public Record, Broker (Andrew Batkin), Appraiser Work Files, Post & Courier
<b>Seller</b>	DialAmerica Marketing Inc.		

## Site

<b>Land Acres</b>	4.5	<b>Topography</b>	Level
<b>Land Sq Ft</b>	196,020	<b>Zoning</b>	Commercial
<b>Shape</b>	Irregular	<b>Corner</b>	False

## Improvements and Ratios

<b>Proposed Units</b>	72	<b>Price \$/Proposed Unit</b>	\$11,806
		<b>Price \$/SF</b>	\$4.34

## Remarks

This site was purchased for the development of Havenwood St. Ives, a 72-unit LIHTC development. Construction is expected to be completed in April 2026.

## Blue House Commons



### Transaction

<b>Address</b>	3200 Shipley Street	<b>Sale Date</b>	Mar/2022
<b>City</b>	Ladson	<b>Sale Price</b>	\$1,229,000
<b>State</b>	SC	<b>Sale Status</b>	Closed
<b>Zip</b>	29456	<b>Sale Conditions</b>	Typical
<b>County</b>	Charleston	<b>Rights Conveyed</b>	Fee Simple
<b>Buyer</b>	Bradley Bluehouse Commons, LLC	<b>Verification</b>	CoStar, Public Records, SC Housing, CHS Today
<b>Seller</b>	Wando Properties, LLC		

### Site

<b>Land Acres</b>	6.44	<b>Topography</b>	Level
<b>Land Sq Ft</b>	280,526	<b>Zoning</b>	GC
<b>Shape</b>	Irregular	<b>Corner</b>	False

### Improvements and Ratios

<b>Proposed Units</b>	120	<b>Price \$/Proposed Unit</b>	\$10,242
		<b>Price \$/SF</b>	\$4.38

### Remarks

The site is proposed for a 120-unit LIHTC development to be called Bluehouse Commons. The development will consist of 120 one, two, and three-bedroom units restricted to households earning 60 percent of the AMI or less. The development was allocated funding from the SC Fiscal Accountability Authority in 2021. Construction was completed in 2024.

## Explanation of Adjustments

The adjustment grid follows at the end of this section. As illustrated, adjustments have been made based on price differences created by the following factors:

- **Property Rights**
- **Financing Terms**
- **Conditions of Sale**
- **Market Conditions**
- **Location**
- **Zoning/Use**
- **Topography**
- **Site Characteristics**
- **Size**

### Property Rights

All sales were of fee simple interest; therefore, no adjustments are necessary.

### Financing

The sales were cash transactions; therefore, no adjustment is necessary.

### Conditions of Sale

No unusual conditions existed or are known; therefore, no adjustment is necessary.

### Market Conditions

Real estate values vary over time due to changes in market conditions. The rate of this change fluctuates due to investors' perceptions and responses to prevailing market conditions. This adjustment category reflects market differences occurring between the effective date of the appraisal and the sale date of the comparables, when values have appreciated or depreciated. The comparable sales occurred between March 2022 and January 2023. Overall, capitalization rate trends in the region appear to have generally followed the national capitalization rate trends over the past several years, and are a good indication of changes in market conditions and resulting land value over time. Sales 2 and 3 occurred when capitalization rates were lower and have been adjusted downward by five percent. Sale 1 has not been adjusted.



PwC Real Estate Investor Survey - National Apartment Market								
Overall Capitalization Rate								
Quarter	Cap Rate	Change	Quarter	Cap Rate	Change	Quarter	Cap Rate	Change
1Q03	8.14	-	4Q10	6.51	-1.34	3Q18	5.23	-0.09
2Q03	7.92	-0.22	1Q11	6.29	-0.22	4Q18	5.16	-0.07
3Q03	7.61	-0.31	2Q11	6.10	-0.19	1Q19	5.03	-0.13
4Q03	7.45	-0.16	3Q11	5.98	-0.12	2Q19	5.14	0.11
1Q04	7.25	-0.20	4Q11	5.80	-0.18	3Q19	5.10	-0.04
2Q04	7.13	-0.12	1Q12	5.83	0.03	4Q19	5.15	0.05
3Q04	7.05	-0.08	2Q12	5.76	-0.07	1Q20	5.14	-0.01
4Q04	7.01	-0.04	3Q12	5.74	-0.02	2Q20	5.19	0.05
1Q05	6.74	-0.27	4Q12	5.72	-0.02	3Q20	5.22	0.03
2Q05	6.52	-0.22	1Q13	5.73	0.01	4Q20	5.22	0.00
3Q05	6.28	-0.24	2Q13	5.70	-0.03	1Q21	5.04	-0.18
4Q05	6.13	-0.15	3Q13	5.61	-0.09	2Q21	4.96	-0.08
1Q06	6.07	-0.06	4Q13	5.80	0.19	3Q21	4.59	-0.37
2Q06	6.01	-0.06	1Q14	5.79	-0.01	4Q21	4.42	-0.17
3Q06	5.98	-0.03	2Q14	5.59	-0.20	1Q22	4.40	-0.02
4Q06	5.97	-0.01	3Q14	5.51	-0.08	2Q22	4.45	0.05
1Q07	5.89	-0.08	4Q14	5.36	-0.15	3Q22	4.75	0.30
2Q07	5.80	-0.09	1Q15	5.36	0.00	4Q22	4.89	0.14
3Q07	5.76	-0.04	2Q15	5.30	-0.06	1Q23	5.01	0.12
4Q07	5.75	-0.01	3Q15	5.39	0.09	2Q23	5.25	0.24
1Q08	5.79	0.04	4Q15	5.35	-0.04	3Q23	5.28	0.03
2Q08	5.75	-0.04	1Q16	5.35	0.00	4Q23	5.59	0.31
3Q08	5.86	0.11	2Q16	5.29	-0.06	1Q24	5.42	-0.17
4Q08	6.13	0.27	3Q16	5.25	-0.04	2Q24	5.44	0.02
1Q09	6.88	0.75	4Q16	5.26	0.01	3Q24	5.38	-0.06
2Q09	7.49	0.61	1Q17	5.33	0.07	4Q24	5.16	-0.22
3Q09	7.84	0.35	2Q17	5.40	0.07	1Q25	5.25	0.09
4Q09	8.03	0.19	3Q17	5.35	-0.05			
1Q10	7.85	-0.18	4Q17	5.32	-0.03			
2Q10	7.68	-0.17	1Q18	5.33	0.01			
3Q10	7.12	-0.56	2Q18	5.26	-0.07			

Source: PwC Real Estate Investor Survey, Q1 2025

## Location

Location encompasses a number of issues, including location within different market areas with different supply/demand pressures, the character/condition of surrounding development, access, and visibility. It is important to assess which factors truly impact value for different types of real estate. We have addressed this issue (as well as the remaining elements of comparison) on a comparable-by-comparable basis. The following table illustrates the median income, median rent, and median home values, arranged by zip code for each of the land sales. This information is compared to the Subject's location, and will be used to determine an appropriate adjustment for the Subject as compared to the comparables.



LAND SALES - LOCATION COMPARISON

#	Property Name	City	Zip Code	Walk Score	Median Income	Median Rent	Median Home Value	Income Differential	Rent Differential	Home Value Differential	Average Delta
Subject	Palms On Ashley River	Summerville	29456	45	\$72,229	\$1,368	\$276,791	-	-	-	-
1	Bees Ferry Rd & Sanders Rd	Charleston	29414	14	\$90,211	\$1,565	\$397,594	-19.9%	-12.6%	-30.4%	-21.0%
2	Havenwood St. Ives	North Charleston	29406	43	\$50,945	\$1,150	\$222,360	41.8%	19.0%	24.5%	28.4%
3	Blue House Commons	Ladson	29456	15	\$80,557	\$1,368	\$276,791	-10.3%	0.0%	0.0%	-3.4%

The Subject and all of the sales are in generally similar locations in Charleston and nearby suburbs, offering generally similar access to local amenities and employment opportunities. Sale 1 is located in an area with higher median income, rent, and home values than the Subject and has been adjusted downward by five percent. Sale 2 is located in an area with lower median incomes, home values, and rents than the Subject and has been adjusted upward by five percent. The remaining comparable has not been adjusted.

### Zoning/Use

All of the comparable sites allow for multifamily development. No adjustments were made.

### Topography

The Subject and all of the sales exhibit level topography. Thus, no adjustments were warranted.

### Site Characteristics

The Subject and all of the sales exhibit functional shapes. Therefore, no adjustments have been made.

### Size

With respect to size, the general convention is that larger properties tend to sell for less on a per unit basis than smaller properties. Conversely, smaller properties typically sell for more per unit than larger properties. The pool of potential purchasers decreases as property size (and purchase price) increases, effectively reducing competition. The pricing relationship is not linear and certain property sizes, while different, may not receive differing prices based on the grouping within levels. Typically, smaller sites exhibit higher price per unit. As previously indicated in the *Highest and Best Use* section of this report, the Subject could support 192 total units. We have not made adjustments to the comparables as there does not seem to be a correlation between size and price among the comparables.

## Land Value Estimate

The land sales grid is presented following:

LAND SALES DATA ADJUSTMENT GRID				
Property Name	Subject Palms On Ashley River	1 Bees Ferry Rd & Sanders Rd	2 Havenwood St. Ives	3 Blue House Commons
Address	4370 Ladson Rd	Bees Ferry Rd & Sanders Rd	0 St. Ives Rd	3200 Shipley Street
City	Summerville	Charleston	North Charleston	Ladson
<b>Parcel Data</b>				
Zoning	MF-R	DR-1F & LB	Commercial	GC
Topography	Level	Level	Level	Level
Site Characteristics	Rectangular	Irregular	Irregular	Irregular
Size (SF)	583,704	2,270,783	196,020	280,526
Size (Acres)	13.40	52.13	4.50	6.44
Units	192	337	72	120
Units Per Acre	14.33	6.46	16.00	18.63
<b>Sales Data</b>				
Date		2023-01-27	2022-03-22	2022-03-31
Interest		Fee Simple	Fee Simple	Fee Simple
Price		\$5,600,000	\$850,000	\$1,229,000
Price (Per Unit)		\$16,617	\$11,806	\$10,242
<b>Adjustments</b>				
Property Rights		Fee Simple	Fee Simple	Fee Simple
Adjustment		\$0	\$0	\$0
		\$5,600,000	\$850,000	\$1,229,000
Financing Terms		None	Typical	Typical
Adjustment		\$0	\$0	\$0
		\$5,600,000	\$850,000	\$1,229,000
Conditions of Sale		None	Typical	Typical
Adjustment		\$0	\$0	\$0
		\$5,600,000	\$850,000	\$1,229,000
Expenditures After Purchase		None	None	None
Adjustment		\$0	\$0	\$0
		\$5,600,000	\$850,000	\$1,229,000
Market Conditions		1.0	0.95	0.95
Adjusted Sales Price		\$5,600,000	\$807,500	\$1,167,550
Adjusted Price (Per Unit)		\$16,617	\$11,215	\$9,730
<b>Adjustments</b>				
Location		-5.0%	5.0%	0.0%
Zoning/Use		0.0%	0.0%	0.0%
Topography		0.0%	0.0%	0.0%
Site Characteristics		0.0%	0.0%	0.0%
Size		0.0%	0.0%	0.0%
Overall Adjustment		-5.0%	5.0%	0.0%
Adjusted Price (Per Unit)		\$15,786	\$11,776	\$9,730

### ADJUSTED SALES (PER UNIT)

Minimum	\$9,730
Maximum	\$15,786
Mean	\$12,431
Median	\$11,776

The sales indicate an adjusted per unit range of \$9,730 to \$15,786, with a mean of \$12,431 and a median of \$11,776 per unit. Overall, we have concluded to \$12,000 per unit for the value of the land 'As Vacant.' We are aware an analysis of land value per acre is required for vacant site land appraisals, however, there is no stated requirement when determining underlying land value for proposed acquisition/rehabilitation deals. This equates to a value of \$171,940 per acre which is within the comparable range which is from \$107,424 to \$190,839 per acre.

### LURA Adjustment

The Subject is currently encumbered/benefited by a LURA which remains in effect for a 15-year compliance period after the project was placed in service with an extended use period of 15 additional years. As the project was placed in service in 2005, the LURA will be in effect until 2035. The LURA requires affordable operation for all of the Subject's units. None of the comparables had any use restrictions in place at the time of sale. Typically, to account for the magnitude of the adjustment for the LURA, an estimate of restricted net operating income (NOI) is compared to the hypothetical unrestricted NOI. Based on the achievable market rents for the Subject determined prior, as well as the estimated operating expenses located in the *Income Capitalization Approach* section, the Subject's restricted NOI as a mixed-income development with all of units set aside at the 60 percent AMI is approximately 0.6 percent lower than our estimated unrestricted NOI. While the restricted and unrestricted NOI for the Subject are similar, we recognize a discount is necessary for the LURA encumbrance which restricts development and have applied a downward adjustment of five percent to our indication of land value. Our indicated value is as follows:

LAND VALUE						
Scenario	No. of Units	Value/Unit	Indicated Value (Unrounded)	Discount of LURA	Indicated Value with LURA (Unrounded)	Indicated Value (Rounded)
Subject	192	\$12,000	\$2,304,000	(\$115,200)	\$2,188,800	\$2,200,000

### Conclusion of As If Vacant Value

As a result of our investigation and analysis, it our opinion that, subject to the limiting conditions and assumptions contained herein, **the estimated value of the underlying land, as if vacant**, of the fee simple interest, as of April 14,2025 is:

**TWO MILLION TWO HUNDRED THOUSAND DOLLARS  
(\$2,200,000)**

*Please refer to the complete Assumptions and Limiting Conditions in the Addenda of this report.*

## **IX. INCOME CAPITALIZATION APPROACH**

## INCOME CAPITALIZATION APPROACH

### Introduction

We were asked to provide the following value estimates, including:

- Market value “as is restricted” of the fee simple interest in the property.
- Hypothetical market value “as is unrestricted” of the fee simple interest in the property.

As discussed, we were asked to provide an estimate of the Subject’s value under current restricted operations as well as hypothetical market rate operation.

The Income Capitalization Approach to value is based upon the premise that the value of an income-producing property is largely determined by the ability of the property to produce future economic benefits. The value of such a property to the prudent investor lies in anticipated annual cash flows and an eventual sale of the property. An estimate of the property’s market value is derived via the capitalization of these future income streams.

The Subject’s “as is” values were determined via the income capitalization approach.

## INCOME ANALYSIS

### Potential Gross Income

In our search for properties comparable to the Subject, we concentrated on obtaining information on those projects considered similar to the Subject improvements on the basis of location, size, age, condition, design, quality of construction and overall appeal. In our market analysis we provided the results of our research regarding properties considered generally comparable or similar to the Subject.

The potential gross income of the Subject is the total annual income capable of being generated by all sources, including rental revenue and other income sources. The Subject’s potential rental income in both valuation scenarios utilizes the achievable rents as derived in the *Supply* section of this report and are calculated as follows.

#### POTENTIAL GROSS INCOME (AS IS - RESTRICTED)

Unit Type	Program	# Units	Square Feet	Achievable Rent	Monthly Gross Rent	Annual Gross Rent
2BR/2BA	@60%	96	1,082	\$1,418	\$136,128	\$1,633,536
3BR/2BA	@60%	96	1,322	\$1,633	\$156,768	\$1,881,216
<b>Total</b>		<b>192</b>			<b>\$292,896</b>	<b>\$3,514,752</b>

#### POTENTIAL GROSS INCOME (AS IS - UNRESTRICTED)

Unit Type	Program	# Units	Square Feet	Achievable Rent	Monthly Gross Rent	Annual Gross Rent
2BR/2BA	Market	96	1,082	\$1,700	\$163,200	\$1,958,400
3BR/2BA	Market	96	1,322	\$1,900	\$182,400	\$2,188,800
<b>Total</b>		<b>192</b>			<b>\$345,600</b>	<b>\$4,147,200</b>

### Other Income

Miscellaneous income includes fees for late rent fees, damages and cleaning fees and other miscellaneous fees. The comparables indicate other income ranging from \$113 to \$3,457 per unit, with an average of \$1,399. Note that we were not provided with a budgeted figure. The Subject's historical financials indicate other income ranging from \$105 to \$268 per unit, with an average of \$192 over the past three years. We

concluded to other income of \$200 per unit. Our conclusion is within the comparable expense range, as well as the Subject historicals.

### Vacancy and Collection Loss

As previously indicated, we have concluded to a vacancy and collection loss of five percent in the restricted scenario and unrestricted scenario.

### EXPLANATION OF EXPENSES

Typical deductions from the calculated Effective Gross Income fall into three categories on real property: fixed, variable, and non-operating expenses. Historical operating expenses of comparable properties were relied upon in estimating the Subject's operating expenses. The comparable data can be found on the following pages.

It is important to note that the projections of income and expenses are based on the basic assumption that the apartment complex will be managed and staffed by competent personnel and that the property will be professionally advertised and aggressively promoted.

Comparable operating expense data was collected from market rate and LIHTC properties in North Charleston and Summerville. The following table provides additional information on each of the comparable expense properties.

#### COMPARABLE EXPENSES

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
City	Summerville	Summerville	Summerville	Summerville	North Charleston
Year Built / Renovated	2005 / 2024	2014	2014	2022	2001
Structure	Garden	Garden	Garden	Garden	Garden
Tenancy	Family	Family	Family	Family	Family
Rent Restrictions	LIHTC	Market	LIHTC	LIHTC	Market

The comparable data was compared to the 2022, 2023, and 2024 historical financial data for the Subject based on information supplied by the client. It should be noted that the 2024 historical data is based on a 12-month income statement from March 2024 to February 2025. Additionally, we included benchmarks for the Southeast region and properties with 100 to 200 units from the Novogradac 2022 *Multifamily Rental Housing Operating Expense Report*, which is noted as the benchmarked data.

**PALMS ON ASHLEY RIVER –SUMMERVILLE, SOUTH CAROLINA – APPRAISAL**

- Scenario Property Program Tenancy Statement Type Year City, State Year Built / Renovated Number of Units INCOME CATEGORY	NOVOCO As Is - Restricted Palms On Ashley River LIHTC Family Pro Forma - Ladson, SC 2005 / 2024 192		NOVOCO As Is - Unrestricted Palms On Ashley River LIHTC Family Pro Forma - Ladson, SC 2005 / 2024 192		SUBJECT Actuals Palms On Ashley River LIHTC Family Actuals 2024* Ladson, SC 2005 192		SUBJECT Actuals Palms On Ashley River LIHTC Family Actuals 2023 Ladson, SC 2005 192		SUBJECT Actuals Palms On Ashley River LIHTC Family Actuals 2022 Ladson, SC 2005 192	
	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit
Rental Income	\$3,514,752	\$18,306	\$4,147,200	\$21,600	\$3,515,159	\$18,308	\$2,866,278	\$14,929	\$2,451,997	\$12,771
Other Income	\$38,400	\$200	\$38,400	\$200	\$20,136	\$105	\$39,151	\$204	\$51,472	\$268
Vacancy Loss	(\$177,658)	(\$925)	(\$209,280)	(\$1,090)	(\$366,756)	(\$1,910)	(\$396,208)	(\$2,064)	(\$84,548)	(\$440)
		5.00%		5.00%		10.37%		13.64%		3.38%
<b>SUBTOTAL</b>	<b>\$3,375,494</b>	<b>\$17,581</b>	<b>\$3,976,320</b>	<b>\$20,710</b>	<b>\$3,168,539</b>	<b>\$16,503</b>	<b>\$2,509,221</b>	<b>\$13,069</b>	<b>\$2,418,921</b>	<b>\$12,599</b>
<b>EXPENSE CATEGORY</b>										
<b>ADMINISTRATION</b>										
<b>SUBTOTAL</b>	<b>\$144,000</b>	<b>\$750</b>	<b>\$129,600</b>	<b>\$675</b>	<b>\$156,554</b>	<b>\$815</b>	<b>\$79,822</b>	<b>\$416</b>	<b>\$35,157</b>	<b>\$183</b>
<b>OPERATING/MAINTENANCE</b>										
<b>SUBTOTAL</b>	<b>\$268,800</b>	<b>\$1,400</b>	<b>\$268,800</b>	<b>\$1,400</b>	<b>\$362,458</b>	<b>\$1,888</b>	<b>\$233,669</b>	<b>\$1,217</b>	<b>\$197,341</b>	<b>\$1,028</b>
<b>UTILITIES</b>										
<b>SUBTOTAL</b>	<b>\$158,400</b>	<b>\$825</b>	<b>\$158,400</b>	<b>\$825</b>	<b>\$155,014</b>	<b>\$807</b>	<b>\$135,118</b>	<b>\$704</b>	<b>\$138,421</b>	<b>\$721</b>
<b>PAYROLL</b>										
<b>SUBTOTAL</b>	<b>\$283,200</b>	<b>\$1,475</b>	<b>\$283,200</b>	<b>\$1,475</b>	<b>\$334,338</b>	<b>\$1,741</b>	<b>\$314,363</b>	<b>\$1,637</b>	<b>\$258,765</b>	<b>\$1,348</b>
<b>TAXES/INSURANCE</b>										
Real Estate Taxes	-	-	\$592,224	\$3,085	\$30,721	\$160	\$139,774	\$728	\$288,778	\$1,504
Insurance	\$105,600	\$550	\$105,600	\$550	\$94,819	\$494	\$142,159	\$740	\$73,205	\$381
<b>SUBTOTAL</b>	<b>\$105,600</b>	<b>\$550</b>	<b>\$697,824</b>	<b>\$3,635</b>	<b>\$125,540</b>	<b>\$654</b>	<b>\$281,933</b>	<b>\$1,468</b>	<b>\$361,983</b>	<b>\$1,885</b>
<b>MANAGEMENT FEE</b>	<b>\$109,704</b>	<b>\$571</b>	<b>\$119,290</b>	<b>\$621</b>	<b>\$97,917</b>	<b>\$510</b>	<b>\$93,461</b>	<b>\$487</b>	<b>\$120,627</b>	<b>\$628</b>
		3.25%		3.00%		3.09%		3.72%		4.99%
<b>REPLACEMENT RESERVES</b>	<b>\$57,600</b>	<b>\$300</b>	<b>\$57,600</b>	<b>\$300</b>	<b>\$57,600</b>	<b>\$300</b>	<b>\$57,600</b>	<b>\$300</b>	<b>\$57,600</b>	<b>\$300</b>
Total All Expenses	\$1,127,304	\$5,871	\$1,714,714	\$8,931	\$1,289,421	\$6,716	\$1,195,966	\$6,229	\$1,169,894	\$6,093
Total Expenses less TUR	\$911,304	\$4,746	\$906,490	\$4,721	\$1,046,086	\$5,448	\$863,474	\$4,497	\$685,095	\$3,568

\*Based on a 12-month income statement from March 2024 to February 2025



**PALMS ON ASHLEY RIVER –SUMMERVILLE, SOUTH CAROLINA – APPRAISAL**

- Scenario Property Program Tenancy Statement Type Year City, State Year Built / Renovated Number of Units INCOME CATEGORY	NOVOCO As Is - Restricted Palms On Ashley River LIHTC Family Pro Forma - Ladson, SC 2005 / 2024 192		NOVOCO As Is - Unrestricted Palms On Ashley River LIHTC Family Pro Forma - Ladson, SC 2005 / 2024 192		COMPARABLE Actuals Confidential Market Family Actuals 2024 Summerville, SC 2014 240		COMPARABLE Actuals Confidential LIHTC Family Actuals 2024 Summerville, SC 2014 55		COMPARABLE Actuals Confidential LIHTC Family Actuals 2024 Summerville, SC 2022 216		COMPARABLE Actuals Confidential Market Family Actuals 2023 North Charleston, SC 2001 216	
	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit
Rental Income	\$3,514,752	\$18,306	\$4,147,200	\$21,600	\$4,561,856	\$19,008	\$685,624	\$12,466	\$3,304,228	\$15,297	\$3,771,067	\$17,459
Other Income	\$38,400	\$200	\$38,400	\$200	\$829,641	\$3,457	\$6,220	\$113	\$220,523	\$1,021	\$217,099	\$1,005
Vacancy Loss	(\$177,658)	(\$925)	(\$209,280)	(\$1,090)	(\$449,039)	(\$1,871)	(\$31,115)	(\$566)	(\$472,218)	(\$2,186)	(\$383,176)	(\$1,774)
		5.00%		5.00%		8.33%		4.50%		13.40%		9.61%
<b>SUBTOTAL</b>	<b>\$3,375,494</b>	<b>\$17,581</b>	<b>\$3,976,320</b>	<b>\$20,710</b>	<b>\$4,942,458</b>	<b>\$20,594</b>	<b>\$660,729</b>	<b>\$12,013</b>	<b>\$3,052,533</b>	<b>\$14,132</b>	<b>\$3,604,990</b>	<b>\$16,690</b>
<b>EXPENSE CATEGORY</b>												
<b>ADMINISTRATION</b>												
<b>SUBTOTAL</b>	<b>\$144,000</b>	<b>\$750</b>	<b>\$129,600</b>	<b>\$675</b>	<b>\$385,848</b>	<b>\$1,608</b>	<b>\$99,887</b>	<b>\$1,816</b>	<b>\$151,896</b>	<b>\$703</b>	<b>\$267,000</b>	<b>\$1,236</b>
<b>OPERATING/MAINTENANCE</b>												
<b>SUBTOTAL</b>	<b>\$268,800</b>	<b>\$1,400</b>	<b>\$268,800</b>	<b>\$1,400</b>	<b>\$471,781</b>	<b>\$1,966</b>	<b>\$61,651</b>	<b>\$1,121</b>	<b>\$174,764</b>	<b>\$809</b>	<b>\$237,149</b>	<b>\$1,098</b>
<b>UTILITIES</b>												
<b>SUBTOTAL</b>	<b>\$158,400</b>	<b>\$825</b>	<b>\$158,400</b>	<b>\$825</b>	<b>\$356,997</b>	<b>\$1,487</b>	<b>\$61,914</b>	<b>\$1,126</b>	<b>\$214,251</b>	<b>\$992</b>	<b>\$292,308</b>	<b>\$1,353</b>
<b>PAYROLL</b>												
<b>SUBTOTAL</b>	<b>\$283,200</b>	<b>\$1,475</b>	<b>\$283,200</b>	<b>\$1,475</b>	<b>\$476,070</b>	<b>\$1,984</b>	<b>\$65,714</b>	<b>\$1,195</b>	<b>\$343,696</b>	<b>\$1,591</b>	<b>\$415,198</b>	<b>\$1,922</b>
<b>TAXES/INSURANCE</b>												
Real Estate Taxes	-	-	\$592,224	\$3,085	\$902,909	\$3,762	\$55,596	\$1,011	\$33,997	\$157	\$352,277	\$1,631
Insurance	\$105,600	\$550	\$105,600	\$550	\$61,033	\$254	\$53,659	\$976	\$179,202	\$830	\$146,561	\$679
<b>SUBTOTAL</b>	<b>\$105,600</b>	<b>\$550</b>	<b>\$697,824</b>	<b>\$3,635</b>	<b>\$963,942</b>	<b>\$4,016</b>	<b>\$109,255</b>	<b>\$1,986</b>	<b>\$213,199</b>	<b>\$987</b>	<b>\$498,838</b>	<b>\$2,309</b>
<b>MANAGEMENT FEE</b>	<b>\$109,704</b>	<b>\$571</b>	<b>\$119,290</b>	<b>\$621</b>	<b>\$123,561</b>	<b>\$515</b>	<b>\$46,250</b>	<b>\$841</b>	<b>\$122,101</b>	<b>\$565</b>	<b>\$124,321</b>	<b>\$576</b>
		3.25%		3.00%		2.50%		7.00%		4.00%		3.45%
<b>REPLACEMENT RESERVES</b>	<b>\$57,600</b>	<b>\$300</b>	<b>\$57,600</b>	<b>\$300</b>	<b>\$72,000</b>	<b>\$300</b>	<b>\$16,500</b>	<b>\$300</b>	<b>\$64,800</b>	<b>\$300</b>	<b>\$64,800</b>	<b>\$300</b>
Total All Expenses	\$1,127,304	\$5,871	\$1,714,714	\$8,931	\$2,850,199	\$11,876	\$461,171	\$8,385	\$1,284,707	\$5,948	\$1,899,614	\$8,795
Total Expenses less TUR	\$911,304	\$4,746	\$906,490	\$4,721	\$1,518,293	\$6,326	\$327,161	\$5,948	\$971,659	\$4,498	\$1,190,229	\$5,510

## General Administrative and Marketing

The following table details the historical general administrative and marketing expenses at the Subject, in addition to the comparable figures and benchmarks. This category includes all professional fees for items such as legal, accounting, marketing, and office.

Administration												
Subject				Comp 1	Comp 2	Comp 3	Comp 4	Range (Comparables)			Range (Benchmarks)	
Type	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals					
Year	2024	2023	2022	2024	2024	2024	2023	Min	Max	Average	Region	Unit Count
Expense	\$815	\$416	\$183	\$1,608	\$1,816	\$703	\$1,236	\$703	\$1,816	\$1,341	\$584	\$742

The comparables indicate administrative and marketing expenses ranging from \$703 to \$1,816 per unit, with an average of \$1,341. We concluded to an administration expense of \$750 per unit in the restricted scenario and \$675 under the unrestricted scenario. The Subject's administration expenses in 2024 increased significantly from the expense amount in 2023, due mostly to increased marketing expenses. We assume the increase is due to the change in management in 2023 and efforts to restabilize the property after reported mismanagement by the previous company. Our conclusions are within to slightly below the comparable expense range, and within the Subject historicals.

## Operating, Repairs & Maintenance

The following table details the historical operating, repairs, and maintenance expenses at the Subject, in addition to the comparable figures and benchmarks. Included in this expense are normal costs of operating a multifamily property including unit turnover, painting/decorating, trash removal, ground expenses, and security costs, as well as normal items of repair and maintenance, cleaning contracts, and pest control.

Operating, Repairs & Maintenance												
Subject				Comp 1	Comp 2	Comp 3	Comp 4	Range (Comparables)			Range (Benchmarks)	
Type	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals					
Year	2024	2023	2022	2024	2024	2024	2023	Min	Max	Average	Region	Unit Count
Expense	\$1,888	\$1,217	\$1,028	\$1,966	\$1,121	\$809	\$1,098	\$809	\$1,966	\$1,248	\$1,355	\$1,751

The comparables indicate operating, repairs and maintenance expense ranging from \$809 to \$1,966 per unit, with an average of \$1,248. We concluded to an operating, repairs and maintenance expense of \$1,400 per unit. The Subject's operating, repairs, and maintenance expenses in 2024 increased significantly from the expense amount in 2023, due mostly to increased pest control, plumbing, and turnover expenses. We assume the increase is due to the change in management in 2023 and efforts to restabilize the property after reported mismanagement by the previous company. Our conclusion is within the comparable expense range as well as the Subject historicals.

## Utilities

The Subject offers central air conditioning and electric cooking, heating, and water heating. Tenants are responsible for the cooking, hot water, heating, and electric expenses. The landlord is responsible for the cold water, sewer, and trash costs.

Utility												
Subject				Comp 1	Comp 2	Comp 3	Comp 4	Range (Comparables)			Range (Benchmarks)	
Type	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals					
Year	2024	2023	2022	2024	2024	2024	2023	Min	Max	Average	Region	Unit Count
Expense	\$807	\$704	\$721	\$1,487	\$1,126	\$992	\$1,353	\$992	\$1,487	\$1,240	\$808	\$1,138

Due to the fact that properties often vary in terms of utility responsibilities, comparisons are difficult. Therefore, we placed greater weight on the historical expenses. The comparables indicate total utility expenses ranging from \$992 to \$1,487 per unit, with an average of \$1,240. We concluded to a utility expenses of \$825 per unit. Our conclusion is below the comparable expense range and just above the Subject historicals.

### Payroll and Leasing Expenses

The following table details the historical payroll and leasing expenses at the Subject, in addition to the comparable figures and benchmarks. Payroll expenses are directly connected to the administration of the complex, including office, maintenance and management salaries. In addition, employee benefits and employment related taxes are included in the category.

Payroll												
Subject				Comp 1	Comp 2	Comp 3	Comp 4	Range (Comparables)			Range (Benchmarks)	
Type	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals					
Year	2024	2023	2022	2024	2024	2024	2023	Min	Max	Average	Region	Unit Count
Expense	\$1,741	\$1,637	\$1,348	\$1,984	\$1,195	\$1,591	\$1,922	\$1,195	\$1,984	\$1,673	\$1,454	\$1,695

Overall, we typically find that properties the size of the Subject operate with a staff of one full time manager, one full time leasing agent, one full time maintenance supervisor, and one full time maintenance technician. Benefits for the Subject's employees are estimated at \$5,000 per full-time employee. Payroll taxes are calculated as 12 percent of the salary cost. The comparables indicate total payroll expenses ranging from \$1,195 to \$1,984 per unit, with an average of \$1,673. We concluded to a payroll expense of \$1,475 per unit. Our conclusion is within the comparable expense range, as well as the Subject historicals.

#### PAYROLL

Type	Quantity	Annual Salary	Full Cost
Manager	1	\$65,000	\$65,000
Leasing Agent	1	\$50,000	\$50,000
Maintenance Supervisor	1	\$65,000	\$65,000
Maintenance Technician	1	\$55,000	\$55,000
<b>Subtotal</b>			<b>\$235,000</b>
Payroll taxes at 12.0%			\$28,200
Benefits			\$20,000
<b>Total Payroll</b>			<b>\$283,200</b>
<b>Total Per Unit</b>			<b>\$1,475</b>

### Taxes

Please refer to the real estate tax section of this report for further discussion and analysis.

### Insurance

Insurance												
Subject				Comp 1	Comp 2	Comp 3	Comp 4	Range (Comparables)			Range (Benchmarks)	
Type	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals					
Year	2024	2023	2022	2024	2024	2024	2023	Min	Max	Average	Region	Unit Count
Expense	\$494	\$740	\$381	\$254	\$976	\$830	\$679	\$254	\$976	\$685	\$715	\$779

The comparables indicate an insurance cost ranging from \$254 to \$976 per unit, with an average of \$685. We concluded to an insurance cost of \$550 per unit. Our conclusion is within the comparable expense range as well as the Subject historicals.

## Management Fees

				Management								
	Subject			Comp 1	Comp 2	Comp 3	Comp 4	Range (Comparables)			Range (Benchmarks)	
Type	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Min	Max	Average	Region	Unit Count
Year	2024	2023	2022	2024	2024	2024	2023					
Expense	\$510	\$487	\$628	\$515	\$841	\$565	\$576	\$515	\$841	\$624	\$567	\$618

Historically, the Subject's management fee has ranged from \$487 to \$628 per unit, which equates to approximately 3.60 to 4.99 percent of EGI. The comparables illustrate a range of 2.50 to 7.00 percent of EGI. We concluded to a management fee expense of 3.25 percent under the restricted and unrestricted scenarios.

## Replacement Reserves

The reserve for replacement allowance is often considered a hidden expense of ownership not normally seen on an expense statement. Reserves must be set aside for future replacement of items such as the roof, HVAC systems, parking area, appliances and other capital items. It is difficult to ascertain market information for replacement reserves, as it is not a common practice in the marketplace for properties of the Subject's size and investment status. Underwriting requirements for replacement reserve for existing properties typically ranges from \$250 to \$350 per unit per year. New properties typically charge \$250 to \$300 for reserves. We used an expense of \$300 per unit based on the unit mix, tenancy, and condition of the Subject property.

## Summary

Operating expenses were estimated based upon the historical expenses, comparable expenses, and the developer's budget. In the following tables, we compared historical operating expenses, budgeted operating expenses, comparables operating expenses, and concluded expenses per unit. We have also illustrated the expenses less taxes, utilities, and reserves.

TOTAL EXPENSES PER UNIT		TOTAL EXPENSES PER UNIT LESS TUR	
Subject Expenses		Subject Expenses	
2024 (Actuals)	\$6,716	2024 (Actuals)	\$5,448
2023 (Actuals)	\$6,229	2023 (Actuals)	\$4,497
2022 (Actuals)	\$6,093	2022 (Actuals)	\$3,568
Comparable Properties		Comparable Properties	
Comp 1	\$11,876	Comp 1	\$6,326
Comp 2	\$8,385	Comp 2	\$5,948
Comp 3	\$5,948	Comp 3	\$4,498
Comp 4	\$8,795	Comp 4	\$5,510
Subject Conclusions		Subject Expenses	
As Is - Restricted	\$5,871	As Is - Restricted	\$4,746
As Is - Unrestricted	\$8,931	As Is - Unrestricted	\$4,721

After excluding taxes, utilities, and reserves, our expense estimates are within the range of the comparables for both the restricted and unrestricted scenarios.

## DIRECT CAPITALIZATION

We have provided an estimate of the Subject's as is value for the restricted and unrestricted scenarios. To quantify the income potential of the Subject, a direct capitalization of a stabilized cash flow is employed. In this analytical method, we estimate the present values of future cash flow expectations by applying the appropriate overall capitalization rate to the forecast net operating income. In order to estimate the appropriate capitalization rate, we relied upon several methods, discussed below.

### Market Extraction

The table below summarizes the recent improved sales of the most comparable properties that were used in our market extraction analysis:

#### IMPROVED SALES

#	Property Name	City/State	Sale Date	Sales Price	# Units	Year Built / Renovated	Price / Unit	EGIM	Cap Rate
1	Residences At Cooper Bend	Hanahan, SC	Dec/2024	\$9,640,000	76	1972 / 2023	\$126,842	8.32	6.50%
2	Sage At Ingleside	Ladson, SC	Aug/2024	\$60,000,000	304	2008	\$197,368	12.44	5.00%
3	The Alden Townes	North Charleston, SC	Aug/2024	\$27,850,000	150	1984 / 2003	\$185,667	11.22	5.14%
4	Arbor Village	Summerville, SC	Dec/2023	\$48,400,000	240	2014	\$201,667	12.31	5.15%
	<b>Average</b>				<b>193</b>		<b>\$177,886</b>	<b>11.07</b>	<b>5.45%</b>

We have selected four comparable sales from the Subject's area. The sales illustrate a range of overall rates from 5.14 to 6.50 percent, with an average of 5.45 percent. All of the sales represent typical market transactions for multifamily market rate properties in the area. It should be noted that we searched for affordable, both LIHTC and Section 8, multifamily sales in the area and were unable to locate any with sufficient sales data. We believe the improved sales we chose for our analysis represent the typical multifamily market in the Subject's area. Therefore, we utilized four conventional market rate developments in our sales approach.

The primary factors that influence the selection of an overall rate is the Subject's condition, size, location, and market conditions. The Subject is considered slightly superior to Sale 3 in terms of condition and similar to the remaining sales. Further, the Subject is most similar to Sale 3 in terms of unit count, and Sale 4 is within the closest proximity. Overall, we have concluded to a capitalization rate of 5.5 percent as restricted and unrestricted based on market extraction for the Subject, which appears reasonable taking into account both the local data and current market activity more broadly.

### CoStar

We consulted the CoStar April 2025 Multi-Family Submarket Report for the Summerville/Goose Creek submarket to gather information on the local apartment rental market. According to this report, the submarket experienced capitalization rates ranging from 4.8 to 5.8 percent in the past twelve months. Our concluded going-in capitalization rate of 5.5 percent falls within the range of reported capitalization rates and slightly above the average of 5.2 percent.

## The PwC Real Estate Investor Survey

The *PwC Real Estate Investor Survey* tracks capitalization rates utilized by national investors in commercial and multifamily real estate. The following summarizes the information for the national multifamily housing market:

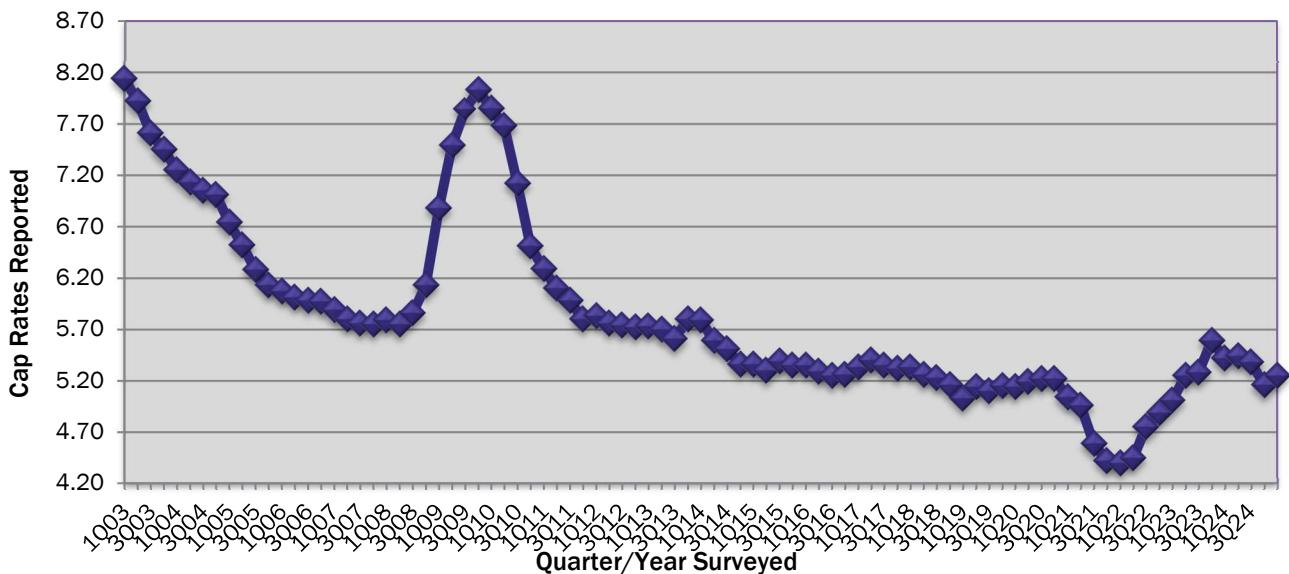
### PwC REAL ESTATE INVESTOR SURVEY

National Apartment Market	
Overall Capitalization Rate	
Range:	4.00% -6.25%
Average:	5.25%
Institutional Grade Investments*	
Range:	5.50%-6.00%
Average:	5.75%
Non-Institutional Grade Investments*	
Range:	5.50%-6.50%
Average:	6.00%

Source: PwC Real Estate Investor Survey, Q1 2025

The *PwC Real Estate Investor Survey* defines “Institutional – Grade” real estate as real property investments that are sought out by institutional buyers and have the capacity to meet generally prevalent institutional investment criteria<sup>4</sup>. Typical “Institutional – Grade” apartment properties are newly constructed, well amenitized, market-rate properties in urban or suburban locations. Rarely could subsidized properties, either new construction or acquisition/rehabilitation, be considered institutional grade real estate. Therefore, for our purpose, the Non-Institutional Grade capitalization rate is most relevant; this is currently 25 basis points higher than the Institutional Grade rate on average. However, local market conditions have significant weight when viewing capitalization rates.

### PwC National Apartment Market Survey



<sup>4</sup> PwC Real Estate Investor Survey

PwC Real Estate Investor Survey - National Apartment Market								
Overall Capitalization Rate								
Quarter	Cap Rate	Change	Quarter	Cap Rate	Change	Quarter	Cap Rate	Change
1Q03	8.14	-	4Q10	6.51	-1.34	3Q18	5.23	-0.09
2Q03	7.92	-0.22	1Q11	6.29	-0.22	4Q18	5.16	-0.07
3Q03	7.61	-0.31	2Q11	6.10	-0.19	1Q19	5.03	-0.13
4Q03	7.45	-0.16	3Q11	5.98	-0.12	2Q19	5.14	0.11
1Q04	7.25	-0.20	4Q11	5.80	-0.18	3Q19	5.10	-0.04
2Q04	7.13	-0.12	1Q12	5.83	0.03	4Q19	5.15	0.05
3Q04	7.05	-0.08	2Q12	5.76	-0.07	1Q20	5.14	-0.01
4Q04	7.01	-0.04	3Q12	5.74	-0.02	2Q20	5.19	0.05
1Q05	6.74	-0.27	4Q12	5.72	-0.02	3Q20	5.22	0.03
2Q05	6.52	-0.22	1Q13	5.73	0.01	4Q20	5.22	0.00
3Q05	6.28	-0.24	2Q13	5.70	-0.03	1Q21	5.04	-0.18
4Q05	6.13	-0.15	3Q13	5.61	-0.09	2Q21	4.96	-0.08
1Q06	6.07	-0.06	4Q13	5.80	0.19	3Q21	4.59	-0.37
2Q06	6.01	-0.06	1Q14	5.79	-0.01	4Q21	4.42	-0.17
3Q06	5.98	-0.03	2Q14	5.59	-0.20	1Q22	4.40	-0.02
4Q06	5.97	-0.01	3Q14	5.51	-0.08	2Q22	4.45	0.05
1Q07	5.89	-0.08	4Q14	5.36	-0.15	3Q22	4.75	0.30
2Q07	5.80	-0.09	1Q15	5.36	0.00	4Q22	4.89	0.14
3Q07	5.76	-0.04	2Q15	5.30	-0.06	1Q23	5.01	0.12
4Q07	5.75	-0.01	3Q15	5.39	0.09	2Q23	5.25	0.24
1Q08	5.79	0.04	4Q15	5.35	-0.04	3Q23	5.28	0.03
2Q08	5.75	-0.04	1Q16	5.35	0.00	4Q23	5.59	0.31
3Q08	5.86	0.11	2Q16	5.29	-0.06	1Q24	5.42	-0.17
4Q08	6.13	0.27	3Q16	5.25	-0.04	2Q24	5.44	0.02
1Q09	6.88	0.75	4Q16	5.26	0.01	3Q24	5.38	-0.06
2Q09	7.49	0.61	1Q17	5.33	0.07	4Q24	5.16	-0.22
3Q09	7.84	0.35	2Q17	5.40	0.07	1Q25	5.25	0.09
4Q09	8.03	0.19	3Q17	5.35	-0.05			
1Q10	7.85	-0.18	4Q17	5.32	-0.03			
2Q10	7.68	-0.17	1Q18	5.33	0.01			
3Q10	7.12	-0.56	2Q18	5.26	-0.07			

Source: PwC Real Estate Investor Survey, Q1 2025

As the graph and table indicate, the overall national average capitalization rate decreased 100 basis points from the second quarter of 2017 to the first quarter of 2022 (5.40 percent to 4.40 percent). Over this period, the rate generally decreased quarter-over-quarter, with a few exceptions. However, the recent increases in interest rates appear to be directly impacting capitalization rates as the overall average national capitalization rate increased 0.43 percentage points since the first quarter of 2023. However, capitalization rates decreased for the first time in two years between fourth quarter 2023 and first quarter 2024, and while the capitalization rates continued to decrease in the second half of 2024, capitalization rates increased slightly in the first quarter of 2025. We have considered the current market conditions and we have estimated a capitalization rate of 5.5 percent, which is within the range of overall rates reported for the current quarter.

## Debt Coverage Ratio

The debt coverage ratio (DCR) is frequently used as a measure of risk by lenders wishing to measure the margin of safety and by purchasers analyzing leveraged property. It can be applied to test the reasonableness of a project in relation to lender loan specifications. Lenders typically use the debt coverage ratio as a quick test to determine project feasibility. The debt coverage ratio has two basic components: the properties net operating income and its annual debt service (represented by the mortgage constant).



The ratio used is:

$$\text{Net Operating Income} / \text{Annual Debt Service} = \text{Debt Coverage Ratio}$$

One procedure by which the debt coverage ratio can be used to estimate the overall capitalization rate is by multiplying the debt coverage ratio by the mortgage constant and the lender required loan-to-value ratio. The indicated formula is:

$$R_0 = \text{D.C.R} \times R_M \times M$$

Where:

$R_0$  = Overall Capitalization Rate

D.C.R = Debt Coverage Ratio

$R_M$  = Mortgage Constant

M = Loan-to-Value Ratio

### Band of Investment

This method involves deriving the property's equity dividend rate from the improved comparable sales and applying it, at current mortgage rate and terms, to estimate the value of the income stream.

The formula is:

$$R_0 = M \times R_M + (1-M) \times R_E$$

Where:

$R_0$  = Overall Capitalization Rate

M = Loan-to-Value Ratio

$R_M$  = Mortgage Constant

$R_E$  = Equity Dividend

The equity dividend rate ( $R_E$ ) also known as the cash on cash return rate, is the rate of return that an equity investor expects on an annual basis. It is a component of the overall return requirement. The equity dividend rate is impacted by the returns on other similar investments as well as the risk profile of the investment market and finally the expectation for future value growth. The equity dividend rate is lower in cases where the market is strong and there is a perception of lower risk related to the return of the investment. Further, the dividend rate is lower in markets that have greater expectation for capital appreciation. In some cases we have seen dividend rates that are zero or even negative, suggesting that buyers are willing to forego an annual return because of a larger expectation of capital appreciation. Of course the converse is also true. We have utilized 5.0 percent as our estimate of equity return. The following table summarizes calculations for the two previously discussed methods of capitalization rate derivation. We will utilize a market-oriented interest rate of 6.5 percent. Based on our work files, the typical amortization period is 25 to 30 years and the loan to value ratio is 70 to 80 percent with interest rates between 5.0 and 7.0 percent. Therefore, we believe a 6.5 percent interest rate with a 30-year amortization period and a loan to value of 75 percent is reasonable. The following table illustrates the band of investment and debt coverage ratio calculations for the Subject property.

### CAPITALIZATION RATE DERIVATION

Inputs and Assumptions				Interest Rate Calculations					
DCR	1.2	Treasury Bond Basis							
Rm	0.0758	10 Year T-Bond Rate May 16, 2025					4.43%		
Interest (per annum)*	6.50%	Interest rate spread					207		
Amortization (years)	30.0	Interest Rate (per annum)					6.50%		
M	0.75								
Re	5.00%								
<b>Debt Coverage Ratio</b>									
	Ro	=	DCR	X	Rm	X	M		
	6.83%	=	1.2	X	0.0758	X	75.0%		
<b>Band of Investment</b>									
	Ro	=	(M	X	Rm)	+	((1 - M)	X	Re)
	6.94%	=	75.0%	X	0.0758	+	25.0%	X	5.00%

Source: Bloomberg.com, May 2025

### Conclusion of Overall Rate Selection

#### CAPITALIZATION RATE SELECTION SUMMARY

Method	Indicated Rate
Market Extraction	5.50%
The PWC Investor Survey	5.50%
CoStar	4.80%-5.80%
Debt Coverage Ratio	6.83%
Band of Investment	6.94%

The following issues impact the determination of a capitalization rate for the Subject:

- Current market health
- Existing competition
- Subject's construction type, tenancy and physical appeal
- The demand growth expected over the next three years
- Local market overall rates

The various approaches indicate a range from 4.80 to 6.94 percent. We reconciled to 5.50 percent rate in the restricted and unrestricted scenarios, based primarily upon the market-extracted rates and associated analysis.

A summary of the direct capitalization analysis can be found on the following page.

## DIRECT CAPITALIZATION ANALYSIS

### Operating Revenues

		As Is - Restricted		As Is - Unrestricted	
<u>Apartment Rentals</u>	<u>Market Unit Mix</u>	<u>Average Rent (Monthly)</u>	<u>Total Revenue</u>	<u>Average Rent (Monthly)</u>	<u>Total Revenue</u>
Potential Rental Income	192	\$1,526	\$3,514,752	\$1,800	\$4,147,200
<u>Other Income</u>					
Miscellaneous		\$200	\$38,400	\$200	\$38,400
<b>Total Potential Revenue</b>		<b>\$18,506</b>	<b>\$3,553,152</b>	<b>\$21,800</b>	<b>\$4,185,600</b>
<u>Vacancy Loss</u>		(\$925)	(\$177,658)	(\$1,090)	(\$209,280)
Vacancy Percentage			5.0%		5.0%
<b>Effective Gross Income</b>		<b>\$17,581</b>	<b>\$3,375,494</b>	<b>\$20,710</b>	<b>\$3,976,320</b>

### Operating Expenses

		As Is - Restricted		As Is - Unrestricted	
Administration		\$750	\$144,000	\$675	\$129,600
Operating/Maintenance		\$1,400	\$268,800	\$1,400	\$268,800
Utilities		\$825	\$158,400	\$825	\$158,400
Payroll		\$1,475	\$283,200	\$1,475	\$283,200
Real Estate Taxes		\$0	\$0	\$3,085	\$592,224
Insurance		\$550	\$105,600	\$550	\$105,600
Management Fee		\$571	\$109,704	\$621	\$119,290
Replacement Reserves		\$300	\$57,600	\$300	\$57,600
<b>Total Operating Expenses</b>		<b>\$5,871</b>	<b>\$1,127,304</b>	<b>\$8,931</b>	<b>\$1,714,714</b>
<b>Expenses as ratio of EGI</b>			<b>33.4%</b>		<b>43.1%</b>

### Valuation

		As Is - Restricted		As Is - Unrestricted	
Net Operating Income		\$11,709	\$2,248,191	\$11,779	\$2,261,606
Capitalization Rate			5.50%		5.50%
<b>Indicated Value Rounded</b>		<b>\$213,021</b>	<b>\$40,900,000</b>	<b>\$214,063</b>	<b>\$41,100,000</b>

## Conclusion

As a result of our analysis of the Subject's restricted scenario, the fee simple market value "As Is", as of April 14, 2025, is:

**FORTY MILLION NINE HUNDRED THOUSAND DOLLARS**  
**(\$40,900,000)**

As a result of our analysis of the Subject's hypothetical unrestricted scenario, the fee simple market value "As Is", as of April 14, 2025, is:

**FORTY-ONE MILLION ONE HUNDRED THOUSAND DOLLARS**  
**(\$41,100,000)**

*For the purposes of our unrestricted analysis, we have employed a hypothetical condition assuming unrestricted, conventional operations.*

*The Subject is currently tax-exempt. The property was awarded an exemption by the Dorchester County Assessor's Office. This exemption runs with the property, not the owner. The client intends to maintain tax-exempt status of the site, consistent with the information provided by the Dorchester County Assessor. Therefore, it is an extraordinary assumption of this report that the Subject will maintain tax-exempt status; as such, the "as is" restricted value estimate assumes there will be no tax liability.*

*We requested but were not provided with a draft Phase I Environmental Site Assessment for the Subject property. During our site inspection, we walked the Subject's grounds, and did not observe any obvious indicators of environmental contamination. Nonetheless, Novogradac is not an expert in this field and further analysis is beyond the scope of this report. It is an extraordinary assumption of this report that there are no Recognized Environmental Conditions (RECs) that would impact the value of the Subject.*

*The use of extraordinary assumptions and/or hypothetical conditions may impact the assignment results.*

*Please refer to the complete assumptions and limiting conditions in the addenda.*

## **X. SALES COMPARISON APPROACH**

## **SALES COMPARISON APPROACH**

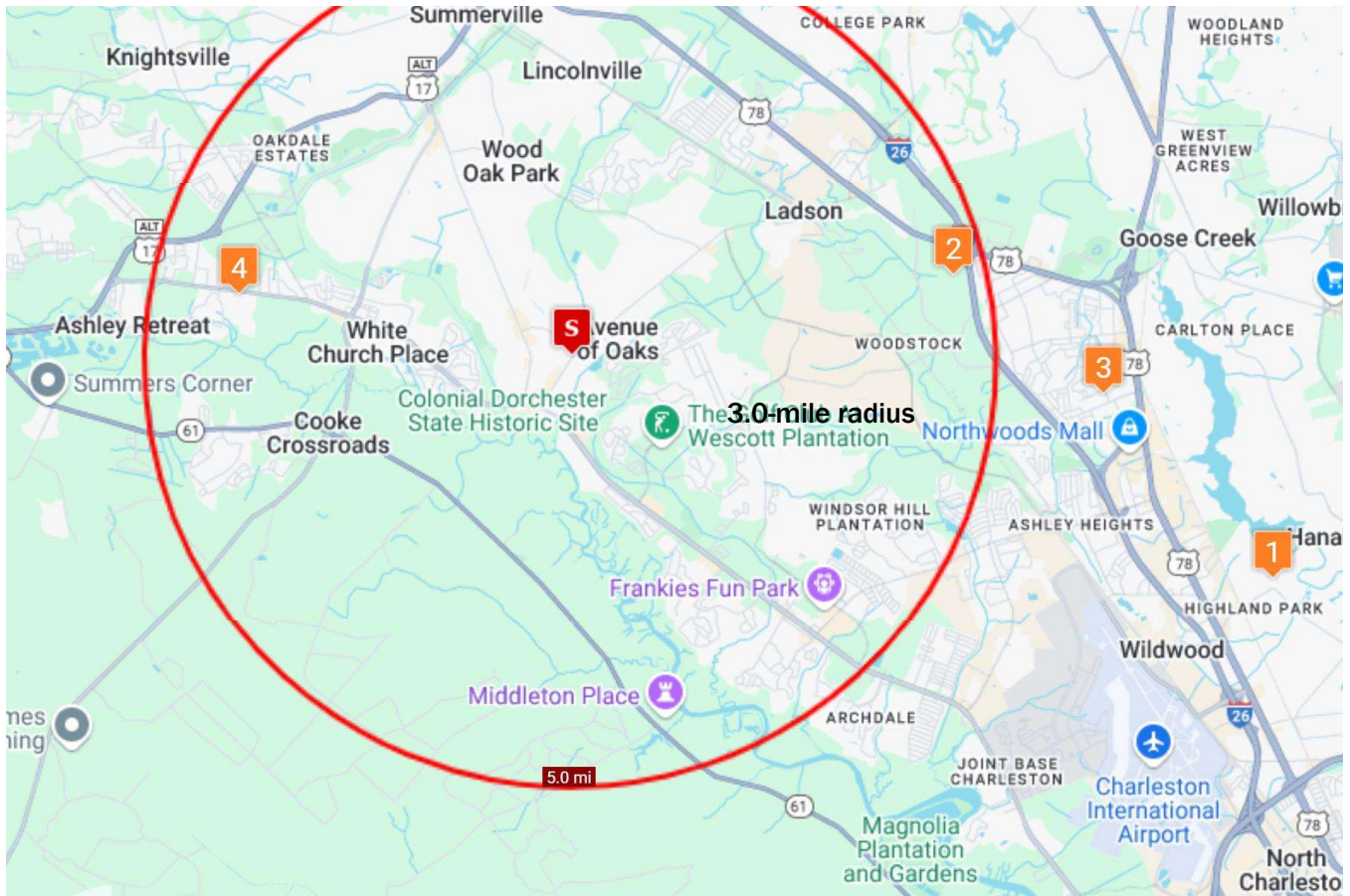
The sales comparison approach to value is a process of comparing market data; that is, the price paid for similar properties, prices asked by owners, and offers made by hypothetical purchasers willing to buy or lease. It should be noted, the sales utilized represent the best sales available. Market data is good evidence of value because it represents the actions of users and investors. The sales comparison approach is based on the principle of substitution, which states that a prudent investor would not pay more to buy or rent a property than it will cost them to buy or rent a comparable substitute. The sales comparison approach recognizes that the typical buyer will compare asking prices and work through the most advantageous deal available. In the sales comparison approach, the appraisers are observers of the buyer's actions. The buyer is comparing those properties that constitute the market for a given type and class.

## **IMPROVED SALES VALUATION**

As previously discussed, we searched for LIHTC multifamily sales in the area and were unable to locate any. We believe the improved sales we have chosen for our analysis represent the typical multifamily market in the Subject's area. Therefore, we have utilized four conventional market rate developments in our sales approach.

The following pages supply the analyzed sale data and will conclude with a value estimate considered reasonable.

## Improved Sales Map



Source: Google Earth, May 2025

### IMPROVED SALES

#	Property Name	City/State	Sale Date	Sales Price	# Units	Year Built / Renovated	Price / Unit	EGIM	Cap Rate
1	Residences At Cooper Bend	Hanahan, SC	Dec/2024	\$9,640,000	76	1972 / 2023	\$126,842	8.32	6.50%
2	Sage At Ingleside	Ladson, SC	Aug/2024	\$60,000,000	304	2008	\$197,368	12.44	5.00%
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4	Arbor Village	Summerville, SC	Dec/2023	\$48,400,000	240	2014	\$201,667	12.31	5.15%
	<b>Average</b>				<b>193</b>		<b>\$177,886</b>	<b>11.07</b>	<b>5.45%</b>



## Improved Sale: Residences At Cooper Bend



### Transaction

<b>Name</b>	Residences At Cooper Bend	<b>Sale Date</b>	Dec/2024
<b>Address</b>	1100 River Rd	<b>Sale Price</b>	\$9,640,000
<b>City</b>	Hanahan	<b>Price Per Unit</b>	\$126,842
<b>State</b>	SC	<b>Sale Status</b>	Closed
<b>Zip</b>	29410	<b>Sale Conditions</b>	Typical
<b>County</b>	Berkeley	<b>Financing</b>	Conventional
<b>Buyer</b>	1100 River Hanahan LLC	<b>Verification</b>	CoStar, Public record
<b>Seller</b>	Cooper Bend LLC		

### Site and Improvements

<b>No. of Units</b>	76	<b>Land Acres</b>	3.55
<b>Year Built</b>	1972	<b>Land Sq Ft</b>	154,638
<b>Year Renovated</b>	2023	<b>Structure</b>	Garden

### Financial Data

<b>EGI</b>	\$1,158,600	<b>NOI</b>	\$626,600
<b>Total Expenses</b>	\$532,000	<b>Expense Ratio</b>	45.9%
<b>Expenses / Unit</b>	\$7,000	<b>EGIM (\$)</b>	8.32
<b>Cap Rate</b>	6.50%		

### Remarks

This market rate property offers 10 studio, 10 one-bedroom, and 56 two-bedroom units. Vacancy at the time of the sale was not available. Novoco estimated expenses at \$7,000 per unit.

## Improved Sale: Sage At Ingleside



### Transaction

<b>Name</b>	Sage At Ingleside	<b>Sale Date</b>	Aug/2024
<b>Address</b>	9345 Blue House Rd	<b>Sale Price</b>	\$60,000,000
<b>City</b>	Ladson	<b>Price Per Unit</b>	\$197,368
<b>State</b>	SC	<b>Sale Status</b>	Closed
<b>Zip</b>	29456	<b>Sale Conditions</b>	Typical
<b>County</b>	Charleston	<b>Financing</b>	Conventional
<b>Buyer</b>	Sage at Ingleside	<b>Verification</b>	CoStar, Listing Broker
<b>Seller</b>	TriBridge Residential		

### Site and Improvements

<b>No. of Units</b>	304	<b>Land Acres</b>	20.3
<b>Year Built</b>	2008	<b>Land Sq Ft</b>	884,268
<b>Year Renovated</b>		<b>Structure</b>	Garden

### Financial Data

<b>EGI</b>	\$5,128,000	<b>NOI</b>	\$3,000,000
<b>Total Expenses</b>	\$2,128,000	<b>Expense Ratio</b>	41.5%
<b>Expenses / Unit</b>	\$7,000	<b>EGIM (\$)</b>	11.7
<b>Cap Rate</b>	5.00%		

### Remarks

This market rate property was sold on 8/15/2024 for \$60,000,000. Details were gathered via CoStar and verified with the listing broker. The transaction also includes an eight year condominium conversion deed restriction. Novogradac has estimated expenses at \$7,000 per unit.

## Improved Sale: The Alden Townes



Transaction			
Name	The Alden Townes	Sale Date	Aug/2024
Address	8150 Prestwick Ct	Sale Price	\$27,850,000
City	North Charleston	Price Per Unit	\$185,667
State	SC	Sale Status	Closed
Zip	29406	Sale Conditions	Typical
County	Charleston	Financing	Conventional
Buyer	VW Northwoods LLC	Verification	CoStar, Public record
Seller	NW RJS TIC LLC		
Site and Improvements			
No. of Units	150	Land Acres	13.5
Year Built	1984	Land Sq Ft	588,060
Year Renovated	2003	Structure	Townhouse
Financial Data			
EGI	\$2,481,490	NOI	\$1,431,490
Total Expenses	\$1,050,000	Expense Ratio	42.3%
Expenses / Unit	\$7,000	EGIM (\$)	11.22
Cap Rate	5.14%		
Remarks			
This market rate property offers two-bedroom townhome units. The vacancy rate at the time of the sale was not available. The buyer plans to renovate the property. Novoco estimated expenses at \$7,000 per unit.			

## Improved Sale: Arbor Village



Transaction			
Name	Arbor Village	Sale Date	Dec/2023
Address	10825 Dorchester Rd	Sale Price	\$48,400,000
City	Summerville	Price Per Unit	\$201,667
State	SC	Sale Status	Closed
Zip	29485	Sale Conditions	Typical
County	Dorchester	Financing	Conventional
Buyer	American Landmark	Verification	CoStar, Public Records
Seller	The Mark at Dorchester		
Site and Improvements			
No. of Units	240	Land Acres	22.58
Year Built	2014	Land Sq Ft	983,585
Year Renovated		Structure	Garden
Financial Data			
EGI	\$4,172,600	NOI	\$2,492,600
Total Expenses	\$1,680,000	Expense Ratio	40.3%
Expenses / Unit	\$7,000	EGIM (\$)	11.6
Cap Rate	5.15%		
Remarks			
This market rate development offers 92 one-, 104 two-, and 44 three-bedroom units. The sale price, cap rate, and occupancy at sale were confirmed by CoStar. Novogradac estimated expenses at \$7,000 per unit. The cap rate was reported by CoStar as the actual cap rate.			

## Valuation Analysis

The sales selected for this analysis are summarized in the following table.

### IMPROVED SALES

#	Property Name	Sales Price	EGI	Expense Ratio	Total Expenses	EGIM
1	Residences At Cooper Bend	\$9,640,000	\$1,158,600	45.9%	\$532,000	8.32
2	Sage At Ingleside	\$60,000,000	\$5,128,000	41.5%	\$2,128,000	11.70
3	The Alden Townes	\$27,850,000	\$2,481,490	42.3%	\$1,050,000	11.22
4	Arbor Village	\$48,400,000	\$4,172,600	40.3%	\$1,680,000	11.60
	As Is - Restricted		\$3,375,494	33.4%	\$1,127,304	12.00
	As Is - Unrestricted		\$3,976,320	42.6%	\$1,695,610	10.50

## EGIM Analysis

We first estimate the Subject's value using the EGIM analysis. The EGIM compares the ratios of sales price to the annual gross income for the property, less a deduction for vacancy and collection loss. A reconciled multiplier for the Subject is then used to convert the Subject's anticipated effective gross income into an estimate of value.

Typically, the higher the operating expense ratio, the lower the EGIM. The comparable properties generally follow this trend. The Subject's expense ratio is 33.4 percent in the restricted scenario and 43.1 percent in the unrestricted scenario, which is just below to below the range of the comparables; therefore, we have concluded to EGIMs within the range of the comparables. As summarized below, we have concluded to an EGIM of 12.00 percent for the restricted scenario and 10.25 percent for the unrestricted scenario.

### IMPROVED SALES

#	Property Name	Sales Price	EGI	Expense Ratio	Total Expenses	EGIM
1	Residences At Cooper Bend	\$9,640,000	\$1,158,600	45.9%	\$532,000	8.32
2	Sage At Ingleside	\$60,000,000	\$5,128,000	41.5%	\$2,128,000	11.70
3	The Alden Townes	\$27,850,000	\$2,481,490	42.3%	\$1,050,000	11.22
4	Arbor Village	\$48,400,000	\$4,172,600	40.3%	\$1,680,000	11.60
	As Is - Restricted		\$3,375,494	33.4%	\$1,127,304	12.00
	As Is - Unrestricted		\$3,976,320	43.1%	\$1,714,714	10.25

## Sales Price Per Unit Analysis

Throughout our conversations with market participants and buyers and sellers of the comparable sales, the respondents indicated that the purchase price for multifamily developments is typically based upon a price per unit. This convention is typical of the multifamily industry and will be used in our analysis. The unadjusted price ranges from approximately \$126,842 to \$201,667 per unit for the improved sales.

The adjustment grid follows at the end of this section. As illustrated, adjustments have been made based on price differences created by the following factors:

- Property Rights
- Financing
- Conditions of Sale
- Expenditures Immediately After Purchase
- Market Conditions
- Location
- Physical Characteristics
- Economic Characteristics

- Use
- Non-realty Components

### Property Rights

All sales were of fee simple interest; therefore, no adjustments are necessary.

### Financing

The sales were cash transactions; therefore, no adjustment is necessary.

### Conditions of Sale

No unusual conditions existed or are known; therefore, no adjustment is necessary.

### Expenditure after Sale

None of the comparables required expenditures after the sale; therefore, no adjustment is necessary.

### Market Conditions

The sales occurred in the fourth quarter of 2023 and the third and fourth quarters of 2024. Thus, no adjustments are warranted.

### Location

Location encompasses a number of issues, including location within different market areas with different supply/demand pressures, the character/condition of surrounding development, access, and visibility. It is important to assess which factors truly impact value for different types of real estate. We have addressed this issue (as well as the remaining elements of comparison) on a comparable-by-comparable basis. The following table illustrates the median income, median rent, and median home values, arranged by zip code for each of the land sales. This information is compared to the Subject's location, and will be used to determine an appropriate adjustment for the Subject as compared to the comparables.

#### IMPROVED SALES - LOCATION COMPARISON

#	Property Name	City	Zip Code	Walk Score	Median Income	Median Rent	Median Home Value	Income Differential	Rent Differential	Home Value Differential	Average Delta
Subject	Palms On Ashley River	Summerville	29456	45	\$72,229	\$1,368	\$276,791	-	-	-	-
1	Residences At Cooper Bend	Hanahan	29410	7	\$85,535	\$1,240	\$351,451	-15.6%	10.3%	-21.2%	-8.8%
2	Sage At Ingleside	Ladson	29456	7	\$80,557	\$1,368	\$276,791	-10.3%	0.0%	0.0%	-3.4%
3	The Alden Townes	North Charleston	29406	46	\$50,945	\$1,150	\$222,360	41.8%	19.0%	24.5%	28.4%
4	Arbor Village	Summerville	29485	7	\$83,655	\$1,206	\$338,434	-13.7%	13.4%	-18.2%	-6.1%

Sale 3 exhibits lower median incomes, home values, to the Subject and has been adjusted upward by five percent. No adjustment have been applied to the remaining comparables.

### Physical Characteristics

Physical characteristics include building size, quality of construction, architectural style, building materials, age, condition, functional utility, site size, attractiveness, and amenities. Sale 1 was constructed in 1972 and renovated in 2023, exhibiting inferior condition to the Subject, and has been adjusted upward by 25 percent. The remaining sales were constructed or renovated from 2003 to 2014, all exhibit similar condition to the Subject, and have not been adjusted.

### Economic Characteristics

Economic characteristics include all the attributes of a property that directly affect its income such as operating expenses, quality of management, tenant mix, rent concessions, lease terms, etc. Sale 1 offers an inferior unit mix to the Subject and has been adjusted upward by ten percent. The remaining sales offer similar economic characteristics to the Subject and have not been adjusted.

### Use

All of the properties are proposed for continued multifamily use; thus, no adjustments were warranted.

### Size

With respect to size, the general convention is that larger properties tend to sell for less on a per unit basis than smaller properties. Conversely, smaller properties typically sell for more per unit than larger properties. The pool of potential purchasers decreases as property size (and purchase price) increases, effectively reducing competition. We have not made adjustments to the comparables as there does not seem to be a correlation between size and price among the comparables.

IMPROVED SALES DATA ADJUSTMENT GRID					
	Subject	1	2	3	4
Property Name	Palms On Ashley River	Residences At Cooper Bend	Sage At Ingleside	The Alden Townes	Arbor Village
Address	4370 Ladson Rd	1100 River Rd	9345 Blue House Rd	8150 Prestwick Ct	10825 Dorchester Rd
City	Ladson	Hanahan	Ladson	North Charleston	Summerville
<b>Property Data</b>					
Structure	Garden	Garden	Garden	Townhouse	Garden
Year Built / Reno	2005 / 2024	1972 / 2023	2008	1984 / 2003	2014
Units	192	76	304	150	240
Price		\$9,640,000	\$60,000,000	\$27,850,000	\$48,400,000
<b>Sales Data</b>					
Date		2024-12-20	2024-08-15	2024-08-06	2023-12-21
Interest		Leased Fee	Leased Fee	Leased Fee	Leased Fee
Price per Unit		\$126,842	\$197,368	\$185,667	\$201,667
<b>Adjustments</b>					
Financing		Conventional	Conventional	Conventional	Conventional
Adjustment		\$0	\$0	\$0	\$0
Conditions of Sale		\$9,640,000	\$60,000,000	\$27,850,000	\$48,400,000
Adjustment		Typical	Typical	Typical	Typical
		\$0	\$0	\$0	\$0
Expenditures After Purchase		\$9,640,000	\$60,000,000	\$27,850,000	\$48,400,000
Adjustment		None	None	None	None
		\$0	\$0	\$0	\$0
		\$9,640,000	\$60,000,000	\$27,850,000	\$48,400,000
Market Conditions		1.0	1.0	1.0	1.0
Adjusted Sales Price		\$9,640,000	\$60,000,000	\$27,850,000	\$48,400,000
Adjusted Price / Unit		\$126,842	\$197,368	\$185,667	\$201,667
<b>Adjustments</b>					
Location		0.0%	0.0%	5.0%	0.0%
Physical Characteristics		25.0%	0.0%	0.0%	0.0%
Economic Characteristics		10.0%	0.0%	0.0%	0.0%
Use		0.0%	0.0%	0.0%	0.0%
Size		0.0%	0.0%	0.0%	0.0%
Non-realty Components		0.0%	0.0%	0.0%	0.0%
Overall Adjustment		35.0%	0.0%	5.0%	0.0%
Adjusted Price / Unit		\$171,237	\$197,368	\$194,950	\$201,667

The sales indicated an adjusted price per unit range of \$171,237 to \$201,667, with a mean of \$191,305. Sale 1 is the most recent sale and Sale 2 is most similar in condition and Sale 4 is located within the closest proximity of the Subject. As such, we have concluded to a sales prices per unit of \$200,000 for the unrestricted



scenario, which is within the range of the sales and above the adjusted average. Further, the restricted NOI is approximately 0.6 percent lower than the unrestricted scenario; as such, we have utilized this differential to conclude to a restricted sales price per unit.

#### SALES COMPARISON APPROACH

Scenario	Number of Units	Price Per Unit	Indicated Value (Rounded)
As Is - Restricted	192	\$195,000	\$37,400,000
As Is - Unrestricted	192	\$200,000	\$38,400,000

#### Conclusion

As a result of our analysis of the Subject's restricted scenario, the fee simple value "As Is", via the Sales Comparison Approach, as of April 2014, 2025:

**THIRTY-SEVEN MILLION FOUR HUNDRED THOUSAND DOLLARS**  
**(\$37,400,000)**

As a result of our analysis of the Subject's hypothetical unrestricted scenario, fee simple value "As Is", via the Sales Comparison Approach, as of April 2014, 2025:

**THIRTY-EIGHT MILLION FOUR HUNDRED THOUSAND DOLLARS**  
**(\$38,400,000)**

*For the purposes of our unrestricted analysis, we have employed a hypothetical condition assuming unrestricted, conventional operations.*

*The Subject is currently tax-exempt. The property was awarded an exemption by the Dorchester County Assessor's Office. This exemption runs with the property, not the owner. The client intends to maintain tax-exempt status of the site, consistent with the information provided by the Dorchester County Assessor. Therefore, it is an extraordinary assumption of this report that the Subject will maintain tax-exempt status; as such, the "as is" restricted value estimate assumes there will be no tax liability.*

*We requested but were not provided with a draft Phase I Environmental Site Assessment for the Subject property. During our site inspection, we walked the Subject's grounds, and did not observe any obvious indicators of environmental contamination. Nonetheless, Novogradac is not an expert in this field and further analysis is beyond the scope of this report. It is an extraordinary assumption of this report that there are no Recognized Environmental Conditions (RECs) that would impact the value of the Subject.*

*The use of extraordinary assumptions and/or hypothetical conditions may impact the assignment results.*

*Please refer to the complete assumptions and limiting conditions in the addenda.*

## **XI. RECONCILIATION**

## RECONCILIATION

We considered the traditional approaches in the estimation of the Subject's value. The resulting value estimates are presented following:

### LAND VALUE

Scenario	No. of Units	Value/Unit	Indicated Value (Unrounded)	Discount of LURA	Indicated Value with LURA (Unrounded)	Indicated Value (Rounded)
Subject	192	\$12,000	\$2,304,000	(\$115,200)	\$2,188,800	\$2,200,000

### DIRECT CAPITALIZATION ANALYSIS

Scenario	Cap Rate	Net Operating Income	Indicated Value (Rounded)
As Is - Restricted	5.50%	\$2,248,191	\$40,900,000
As Is - Unrestricted	5.50%	\$2,261,606	\$41,100,000

### SALES COMPARISON APPROACH

Scenario	Number of Units	Price Per Unit	Indicated Value (Rounded)
As Is - Restricted	192	\$195,000	\$37,400,000
As Is - Unrestricted	192	\$200,000	\$38,400,000

### EGIM ANALYSIS

Scenario	EGIM	Effective Gross Income	Indicated Value (Rounded)
As Is - Restricted	12.0	\$3,375,494	\$40,500,000
As Is - Unrestricted	10.2	\$3,976,320	\$40,800,000

The value indicated by the income capitalization approach is a reflection of a prudent investor's analysis of an income producing property. In this approach, income is analyzed in terms of quantity, quality, and durability. Due to the fact that the Subject is income producing in nature, this approach is the most applicable method of valuing the Subject property.

The sales comparison approach reflects an estimate of value as indicated by the sales market. In this approach, we searched the local market for transfers of similar type properties. These transfers were analyzed for comparative units of value based upon the most appropriate indices (i.e. \$/Unit, OAR, etc.). Our search revealed several sales over the past two years. While there was substantial information available on each sale, the sales varied in terms of location, quality of income stream, condition, etc. As a result, the appraisers used both an EGIM and a sales price/unit analysis. These analyses provide a good indication of the Subject's market value.

In the final analysis, we considered the influence of the two developed approaches in relation to one another and in relation to the Subject. Both are considered reasonable indications of value, but more weight was placed on the income approach, given that the Subject is a federally subsidized, income generating multifamily development.

As a result of our analysis, the value of the Subject's underlying land, "As If Vacant", of the fee simple interest, as of April 14, 2025, is:

**TWO MILLION TWO HUNDRED THOUSAND DOLLARS**  
**(\$2,200,000)**

As a result of our analysis of the Subject's restricted scenario, the fee simple market value "As Is", as of April 14, 2025, is:

**FORTY MILLION NINE HUNDRED THOUSAND DOLLARS**  
**(\$40,900,000)**

As a result of our analysis of the Subject's hypothetical unrestricted scenario, the fee simple market value "As Is", as of April 14, 2025, is:

**FORTY-ONE MILLION ONE HUNDRED THOUSAND DOLLARS**  
**(\$41,100,000)**

*For the purposes of our unrestricted analysis, we have employed a hypothetical condition assuming unrestricted, conventional operations.*

*The Subject is currently tax-exempt. The property was awarded an exemption by the Dorchester County Assessor's Office. This exemption runs with the property, not the owner. The client intends to maintain tax-exempt status of the site, consistent with the information provided by the Dorchester County Assessor. Therefore, it is an extraordinary assumption of this report that the Subject will maintain tax-exempt status; as such, the "as is" restricted value estimate assumes there will be no tax liability.*

*We requested but were not provided with a draft Phase I Environmental Site Assessment for the Subject property. During our site inspection, we walked the Subject's grounds, and did not observe any obvious indicators of environmental contamination. Nonetheless, Novogradac is not an expert in this field and further analysis is beyond the scope of this report. It is an extraordinary assumption of this report that there are no Recognized Environmental Conditions (RECs) that would impact the value of the Subject.*

*The use of extraordinary assumptions and/or hypothetical conditions may impact the assignment results.*

*Please refer to the complete assumptions and limiting conditions in the addenda.*

### **Reasonable Exposure Time:**

Advisory Opinion 35 (AO-35) to USPAP notes that reasonable exposure time is one of a series of conditions in most market value definitions. Exposure time is always presumed to precede the effective date of the appraisal.

It is defined as "an opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal." Based on our read of the market, historical information provided by the PwC Investor Survey and recent sales of apartment product, an exposure time of nine to 12 months appears adequate.

### **Marketing Time Projection:**

Marketing Time is defined as the period from the date of initial listing to the settlement date. The projected marketing time for the Subject property "As Is" will vary greatly, depending upon the aggressiveness of the marketing agent, the method of marketing, the market that is targeted, interest rates and the availability of credit at the time the property is marketed, the supply and demand of similar properties for sale or having been recently purchased, and the perceived risks at the time it is marketed.

Discussions with area Realtors indicate that a marketing period of nine to 12 months is reasonable for properties such as the Subject. This is supported by data obtained from several of the comparable sales and

consistent with information obtained from the *PwC Survey*. This estimate assumes a strong advertising and marketing program during the marketing period.

## **ADDENDUM A**

### **Assumptions and Limiting Conditions, Certification**

### Assumptions and Limiting Conditions

1. In the event that the client provided a legal description, building plans, title policy and/or survey, etc., the appraiser has relied extensively upon such data in the formulation of all analyses.
2. The legal description as supplied by the client is assumed to be correct and the author assumes no responsibility for legal matters, and renders no opinion of property title, which is assumed to be good and merchantable.
3. All encumbrances, including mortgages, liens, leases, and servitudes, were disregarded in this valuation unless specified in the report. It was recognized, however, that the typical purchaser would likely take advantage of the best available financing, and the effects of such financing on property value were considered.
4. All information contained in the report which others furnished was assumed to be true, correct, and reliable. A reasonable effort was made to verify such information, but the author assumes no responsibility for its accuracy.
5. The report was made assuming responsible ownership and capable management of the property.
6. The sketches, photographs, and other exhibits in this report are solely for the purpose of assisting the reader in visualizing the property. The author made no property survey, and assumes no liability in connection with such matters. It was also assumed there is no property encroachment or trespass unless noted in the report.
7. The author of this report assumes no responsibility for hidden or unapparent conditions of the property, subsoil or structures, or the correction of any defects now existing or that may develop in the future. Equipment components were assumed in good working condition unless otherwise stated in this report.
8. It is assumed that there are no hidden or unapparent conditions for the property, subsoil, or structures, which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering, which may be required to discover such factors.
9. The investigation made it reasonable to assume, for report purposes, that no insulation or other product banned by the Consumer Product Safety Commission has been introduced into the Subject premises. Visual inspection by the appraiser did not indicate the presence of any hazardous waste. It is suggested the client obtain a professional environmental hazard survey to further define the condition of the Subject soil if they deem necessary.
10. Any distribution of total property value between land and improvements applies only under the existing or specified program of property utilization. Separate valuations for land and buildings must not be used in conjunction with any other study or appraisal and are invalid if so used.
11. A valuation estimate for a property is made as of a certain day. Due to the principles of change and anticipation the value estimate is only valid as of the date of valuation. The real estate market is non-static and change and market anticipation is analyzed as of a specific date in time and is only valid as of the specified date.
12. Possession of the report, or a copy thereof, does not carry with it the right of publication, nor may it be reproduced in whole or in part, in any manner, by any person, without the prior written consent of the author particularly as to value conclusions, the identity of the author or the firm with which he or she is connected. Neither all nor any part of the report, or copy thereof shall be disseminated to the general



public by the use of advertising, public relations, news, sales, or other media for public communication without the prior written consent and approval of the appraiser. Nor shall the appraiser, firm, or professional organizations of which the appraiser is a member be identified without written consent of the appraiser.

13. Disclosure of the contents of this report is governed by the Bylaws and Regulations of the professional appraisal organization with which the appraiser is affiliated: specifically, the Appraisal Institute.
14. The author of this report is not required to give testimony or attendance in legal or other proceedings relative to this report or to the Subject property unless satisfactory additional arrangements are made prior to the need for such services.
15. The opinions contained in this report are those of the author and no responsibility is accepted by the author for the results of actions taken by others based on information contained herein.
16. Opinions of value contained herein are estimates. There is no guarantee, written or implied, that the Subject property will sell or lease for the indicated amounts.
17. All applicable zoning and use regulations and restrictions are assumed to have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report.
18. It is assumed that all required licenses, permits, covenants or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
19. On all appraisals, subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusions are contingent upon completion of the improvements in a workmanlike manner and in a reasonable period of time. A final inspection and value estimate upon the completion of said improvements should be required.
20. All general codes, ordinances, regulations or statutes affecting the property have been and will be enforced and the property is not subject to flood plain or utility restrictions or moratoriums, except as reported to the appraiser and contained in this report.
21. The party for whom this report is prepared has reported to the appraiser there are no original existing condition or development plans that would subject this property to the regulations of the Securities and Exchange Commission or similar agencies on the state or local level.
22. Unless stated otherwise, no percolation tests have been performed on this property. In making the appraisal, it has been assumed the property is capable of passing such tests so as to be developable to its highest and best use, as detailed in this report.
23. No in-depth inspection was made of existing plumbing (including well and septic), electrical, or heating systems. The appraiser does not warrant the condition or adequacy of such systems.
24. No in-depth inspection of existing insulation was made. It is specifically assumed no Urea Formaldehyde Foam Insulation (UFFI), or any other product banned or discouraged by the Consumer Product Safety Commission has been introduced into the appraised property. The appraiser reserves the right to review and/or modify this appraisal if said insulation exists on the Subject property.
25. Acceptance of and/or use of this report constitute acceptance of all assumptions and the above conditions. Estimates presented in this report are not valid for syndication purposes.

*For the purposes of our unrestricted analysis, we have employed a hypothetical condition assuming unrestricted, conventional operations.*

*The Subject is currently tax-exempt. The property was awarded an exemption by the Dorchester County Assessor's Office. This exemption runs with the property, not the owner. The client intends to maintain tax-exempt status of the site, consistent with the information provided by the Dorchester County Assessor. Therefore, it is an extraordinary assumption of this report that the Subject will maintain tax-exempt status; as such, the "as is" restricted value estimate assumes there will be no tax liability.*

*We requested but were not provided with a draft Phase I Environmental Site Assessment for the Subject property. During our site inspection, we walked the Subject's grounds, and did not observe any obvious indicators of environmental contamination. Nonetheless, Novogradac is not an expert in this field and further analysis is beyond the scope of this report. It is an extraordinary assumption of this report that there are no Recognized Environmental Conditions (RECs) that would impact the value of the Subject.*

*The use of extraordinary assumptions and/or hypothetical conditions may impact the assignment results.*

*Please refer to the complete assumptions and limiting conditions in the addenda.*

## Certification

The undersigned hereby certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct;
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions;
- We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest with respect to the parties involved;
- We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment except the following: a market study and appraisal effective November 2023 and a concurrently prepared Market Study;
- We have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment;
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results;
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal;
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice;
- O'rel France has made a personal inspection of the property that is the Subject of this report and comparable market data incorporated in this report and is competent to perform such analyses. Rachel Denton did not inspect the Subject, but is very familiar with the market area. Sara Nachbar and Cole Criddle also provided significant professional assistance to the appraisers including conducting internet research, compiling and coalescing data, analyzing data trends, evaluating and analyzing comparable data, and drafting text and documents. No one other than those listed on this page provided any significant real property appraisal assistance;
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. As of the date of this report, Rachel B. Denton, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.



Rachel B. Denton, MAI  
Partner  
Rachel.Denton@novoco.com  
(913) 312-4612  
SC License No.: 8708

## **ADDENDUM B**

### **Qualifications of Consultants**

**STATEMENT OF PROFESSIONAL QUALIFICATIONS**  
**RACHEL BARNES DENTON, MAI**

**I. EDUCATION**

Cornell University, Ithaca, NY  
School of Architecture, Art & Planning, Bachelor of Science in City & Regional Planning

**II. LICENSING AND PROFESSIONAL AFFILIATION**

Designated Member of the Appraisal Institute  
Member of National Council of Housing Market Analysts (NCHMA)  
2020 to Present Member of Executive Committee  
Former Member of Commercial Real Estate Women (CREW) Network  
2011 and 2012 Communications Committee Co-Chair for the Kansas City CREW Chapter  
2013 Director of Communications and Board Member for Kansas City CREW  
2014 Secretary and Board Member for Kansas City CREW  
2015 and 2016 Treasurer and Board Member for Kansas City CREW

State of Arkansas Certified General Real Estate Appraiser No. CG3527  
State of California Certified General Real Estate Appraiser No. AG044228  
State of Colorado Certified General Real Estate Appraiser No. 100031319  
State of Georgia Certified General Real Estate Appraiser No. 391113  
State of Hawaii Certified General Real Estate Appraiser No. CGA1048  
State of Illinois Certified General Real Estate Appraiser No. 553.002012  
State of Kansas Certified General Real Estate Appraiser No. G-2501  
State of Minnesota Certified General Real Estate Appraiser No. 40420897  
State of Missouri Certified General Real Estate Appraiser No. 2007035992  
State of Nebraska Certified General Real Estate Appraiser No. CG2017030R  
State of New Mexico Certified General Real Estate Appraiser No. 03424-G  
State of North Dakota Certified General Real Estate Appraiser No. CG-219110  
State of Oklahoma Certified General Real Estate Appraiser No. 13085CGA  
State of Oregon Certified General Real Estate Appraiser No. C000951  
State of South Dakota Certified General Real Estate Appraiser No. 1488CG  
State of Texas Certified General Real Estate Appraiser No. 1380396  
State of Utah Certified General Real Estate Appraiser No. 9702442-CG00

**III. PROFESSIONAL EXPERIENCE**

Novogradac & Company LLP, Partner  
Novogradac & Company LLP, Principal  
Novogradac & Company LLP, Manager  
Novogradac & Company LLP, Senior Real Estate Analyst

**IV. PROFESSIONAL TRAINING**

Educational requirements successfully completed for the Appraisal Institute:  
Appraisal Principals, September 2004  
Basic Income Capitalization, April 2005  
Uniform Standards of Professional Appraisal Practice, November 2005  
Advanced Income Capitalization, August 2006  
General Market Analysis and Highest & Best Use, July 2008  
Advanced Sales Comparison and Cost Approaches, June 2009  
Advanced Applications, June 2010  
General Appraiser Report Writing and Case Studies, July 2014  
Standards and Ethics (USPAP and Business Practices and Ethics)  
MAI Designation General Comprehensive Examination, January 2015  
MAI Demonstration of Knowledge Report, April 2016

Completed HUD MAP Training, Columbus, Ohio, May 2010

## **V. SPEAKING ENGAGEMENTS, PUBLICATIONS, AND INDUSTRY ENGAGEMENT**

Have presented and spoken at both national Novogradac conferences and numerous other industry events, including the following:

- National Council of Housing Market Analysts (NCHMA) Annual Meetings and FHA Symposia
- National Housing and Rehabilitation Association (NH&RA) conferences and town hall meetings
- Institute for Professional and Executive Development (IPED) conferences
- National Leased Housing Association (NLHA) meetings
- Council for Affordable and Rural Housing (CARH) Midyear Meetings
- Housing Colorado
- Idaho Conference on Housing and Economic Development
- Missouri Workforce Housing Association

Faculty member of the Kansas City chapter of the Urban Land Institute's Real Estate Diversity Initiative (REDi). This 15-week long competitive program is offered to women and minorities and aims to increase their representation in the real estate industry. Worked with ULI to create classwork designed to educate the 30 program participants on site visioning, market analysis, and project feasibility.

Notes from Novogradac Blog: "How is COVID-19 Affecting Fieldwork for Market Studies?" Published April 10, 2020.

## **VI. REAL ESTATE ASSIGNMENTS**

A representative sample of Due Diligence, Consulting, or Valuation Engagements includes:

In general, have managed and conducted numerous market analyses and appraisals for various types of commercial real estate since 2003, with an emphasis on affordable multifamily housing.

Conducted and managed appraisals of proposed new construction, rehab and existing Low-Income Housing Tax Credit properties, Section 8 Mark-to-Market properties, HUD MAP Section 221(d)(4) and 223(f) properties, USDA Rural Development, and market rate multifamily developments on a national basis. Analysis includes property screenings, economic and demographic analysis, determination of the Highest and Best Use, consideration and application of the three traditional approaches to value, and reconciliation to a final value estimate. Both tangible real estate values and intangible values in terms of tax credit valuation, beneficial financing, and PILOT are considered. Additional appraisal assignments completed include commercial land valuation, industrial properties for estate purposes, office buildings for governmental agencies, and leasehold interest valuation. Typical clients include developers, lenders, investors, and state agencies.

Managed and conducted market studies for proposed Low-Income Housing Tax Credit, HUD MAP, market rate, HOME financed, USDA Rural Development, and HUD subsidized properties, on a national basis. Analysis includes property screenings, market analysis, comparable rent surveys, demand analysis based on the number of income qualified renters in each market, supply analysis and operating expense analysis. Property types include proposed multifamily, senior independent living, large family, acquisition/rehabilitation, historic rehabilitation, adaptive reuse, and single family developments. Typical clients include developers, state agencies, syndicators, investors, and lenders.

Completed and have overseen numerous Rent Comparability Studies in accordance with HUD's Section 8 Renewal Policy and Chapter 9 for various property owners and local housing authorities. The properties were typically undergoing recertification under HUD's Mark to Market Program.

Performed and managed market studies and appraisals of proposed new construction and existing properties insured and processed under the HUD Multifamily Accelerated Processing (MAP) program. These reports meet the requirements outlined in HUD Handbook 4465.1 and Chapter 7 of the HUD MAP Guide for 221(d)(4) and 223(f) programs.

Performed and have overseen numerous market study/appraisal assignments for USDA RD properties in several states in conjunction with acquisition/rehabilitation redevelopments. Documents are used by states, lenders, USDA, and the developer in the underwriting process. Market studies are compliant to State, lender, and USDA

requirements. Appraisals are compliant to lender requirements and USDA HB-1-3560 Chapter 7 and Attachments.

Performed appraisals for estate valuation or donation purposes for various types of real estate, including commercial office, industrial, and multifamily assets, as well partial member interests in limited partnerships. These engagements were conducted in accordance with relevant guidance as published by the Internal Revenue Service.

Performed analyses of various real estate asset types subject to USDA 4279-B, Business and Industry Guaranteed Loans, Section 4279.150 guidelines.

Conducted various Highest and Best Use Analyses for proposed development sites nationwide. Completed an analysis of existing and proposed senior supply of all types of real estate and conducted various demand and feasibility analyses in order to determine level of need and ultimate highest and best use of the site.

Prepared a three-year Asset Management tracking report for a 16-property portfolio in the southern United States. Data points monitored include economic vacancy, levels of concessions, income and operating expense levels, NOI and status of capital projects. Data used to determine these effects on the project's ability to meet its income-dependent obligations.

Performed various community-wide affordable housing market analyses and needs assessments for communities and counties throughout the Midwest and Western states. Analysis included demographic and demand forecasts, interviews with local stakeholders, surveys of existing and proposed affordable supply, and reconciliation of operations at existing supply versus projected future need for affordable housing. Additional analyses included identification of housing gaps, potential funding sources, and determination of appropriate recommendations. These studies are typically used by local, state, and federal agencies in order to assist with housing development and potential financing.

Managed a large portfolio of Asset Management reports for a national real estate investor. Properties were located throughout the nation, and were diverse in terms of financing, design, tenancy, and size. Information compiled included income and expenses, vacancy, and analysis of property's overall position in the market.

Performed appraisals of LIHTC assets for Year 15 purposes; valuations of both the underlying real estate asset and partnership interests have been completed. These reports were utilized to assist in potential disposition options for the property, including sale of the asset, buyout of one or more partners, or potential conversion to market rate. Partnership interest valuations considered the added complexities of partial interests, included considerations of discount for lack of marketability and lack of control.



# STATEMENT OF PROFESSIONAL QUALIFICATIONS

## SARA N. NACHBAR

### I. EDUCATION

Missouri State University – Springfield, MO  
*Bachelor of Science – Finance*

### II. PROFESSIONAL EXPERIENCE

Manager, Novogradac & Company LLP  
Executive Assistant, Helzberg Entrepreneurial Mentoring Program  
Claims Associate, Farmers Insurance Group

### III. REAL ESTATE ASSIGNMENTS

A representative sample of Due Diligence, Consulting, or Valuation Engagements includes:

- Prepared market studies for proposed Low-Income Housing Tax Credit, market rate, HOME financed, USDA Rural Development, and HUD subsidized properties on a national basis. Analysis includes property screenings, market analysis, comparable rent surveys, demand analysis based on the number of income qualified renters in each market, supply analysis, and operating expenses analysis. Property types include proposed multifamily, senior independent living, assisted living, large family, and acquisition with rehabilitation.
- Assisted in the preparation of Rent Comparability Studies for expiring Section 8 contracts and USDA contracts for subsidized properties located throughout the United States. Engagements included site visits to the subject property, interviewing and inspecting potentially comparable properties, and the analyses of collected data including adjustments to comparable data to determine appropriate adjusted market rents using HUD form 92273.
- Assisted in appraisals of proposed new construction, rehabilitation, and existing Low Income Housing Tax Credit properties. Analysis included property screenings, valuation analysis, capitalization rate analysis, expense comparability analysis, determination of market rents, and general market analysis.
- Prepared market studies and assisted in appraisals of proposed new construction and existing properties under the HUD Multifamily Accelerated Processing (MAP) program. These reports meet the requirements outlined in HUD Handbook 4465.1 and Chapter 7/Appendix 7 of the HUD MAP Guide for 221(d)(4) and 223(f) programs.
- Researched and analyzed local and national economy and economic indicators for specific projects throughout the United States. Research included employment industries analysis, employment historical trends and future outlook, and demographic analysis.
- Examined local and national housing market statistical trends and potential outlook in order to determine sufficient demand for specific projects throughout the United States.
- Conducted more than 40 site inspections for market studies and appraisals throughout the United States for various reports including proposed new construction and rehabilitation multifamily projects.

# **STATEMENT OF PROFESSIONAL QUALIFICATIONS**

## **Cole Criddle**

### **I. EDUCATION**

Southeast Missouri State University, May 2015  
Bachelor of Science – Biology

### **II. PROFESSIONAL EXPERIENCE**

Analyst, Novogradac & Company LLP

### **III. REAL ESTATE ASSIGNMENTS**

A representative sample of Due Diligence, Consulting, or Valuation Engagements includes:

- Assisted in appraisals of proposed new construction, rehabilitation, and existing Low-Income Housing Tax Credit properties. Analysis included property screenings, valuation analysis, capitalization rate analysis, expense comparability analysis, determination of market rents, and general market analysis.
- Prepared market studies for proposed Low-Income Housing Tax Credit, market rate, HOME financed, USDA Rural Development, and HUD subsidized properties on a national basis. Analysis includes property screenings, market analysis, comparable rent surveys, demand analysis based on the number of income qualified renters in each market, supply analysis, and operating expenses analysis. Property types include proposed multifamily, senior independent living, assisted living, large family, and acquisition with rehabilitation.
- Assisted in the preparation of Rent Comparability Studies for expiring Section 8 contracts and USDA contracts for subsidized properties located throughout the United States. Engagements included site visits to the subject property, interviewing and inspecting potentially comparable properties, and the analyses of collected data including adjustments to comparable data to determine appropriate adjusted market rents using HUD form 92273.
- Researched and analyzed local and national economy and economic indicators for specific projects throughout the United States. Research included employment industries analysis, employment historical trends and future outlook, and demographic analysis.
- Examined local and national housing market statistical trends and potential outlook in order to determine sufficient demand for specific projects throughout the United States.

**ADDENDUM C**  
Subject Photos

## Subject and Neighborhood Photographs



Subject exterior/parking



Subject exterior/parking



Subject exterior/parking



Subject exterior/parking



Subject swimming pool



Mailbox area





Exterior walkway



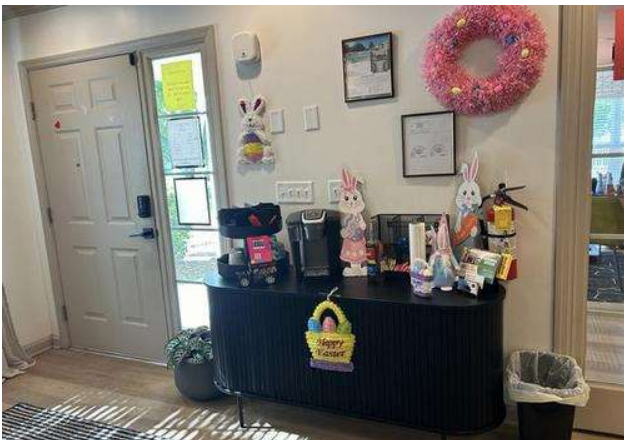
Subject playground



Maintenance room



Maintenance room



Subject entryway



Subject lobby





Leasing office



Community room



Typical living room/dining area



Typical kitchen



Typical living room



Typical bedroom



Typical closet



Typical bathroom



Typical living room



Typical kitchen



Typical bedroom



Typical bedroom





Typical bathroom



Typical closet



View southwest along Ladson Road



View northeast along Ladson Road



Medical use south of Subject



Retail use northeast of Subject





Retail use northeast of Subject



Retail use northeast of Subject



Fire station northeast of Subject



Retail use east of Subject



Single-family home south of Subject



Single-family home south of Subject





Single-family home south of Subject



Single-family home south of Subject



Retail uses southwest of Subject



Retail uses southwest of Subject

**ADDENDUM D**  
**Rent Roll**

## Rent Roll with Lease Charges

Palms on Ashley River (6027)

As Of = 02/25/2025

Month Year = 02/2025

Unit	Unit Type	Unit Resident	Name	Market Charge	Amount	Resident	Other	Move In	Lease	Move Out	Balance
	Sq Ft			Rent Code		Deposit	Deposit		Expiration		
<b>Current/Notice/Vacant Residents</b>											
A101	PAL3AC60	1,322.00	VACANT	VACANT	1,538.00	0.00	0.00				0.00
				<b>Total</b>	<b>0.00</b>						
A102	PAL3AC60	1,322.00	t0003427	Nekia Brown	1,538.00 rent	1,543.00	200.00	0.00	8/1/2006	7/31/2023	0.00
				<b>Total</b>	<b>1,543.00</b>						
A103	PAL2AC60	1,082.00	t0003428	Abigail Sumler HCV	1,333.00 rent	205.00	400.00	0.00	7/28/2006	6/30/2025	0.00
				hcvrent	787.00						
				<b>Total</b>	<b>992.00</b>						
A104	PAL2AC60	1,082.00	t0003429	Monica Wright	1,333.00 rent	1,339.00	0.00	0.00	3/26/2013	2/28/2024	0.00
				<b>Total</b>	<b>1,339.00</b>						
A105	PAL2AC60	1,082.00	t0013378	Pamela Richardson HCV	1,333.00 rent	573.00	300.00	0.00	4/11/2024	4/10/2025	-573.00
				hcvrent	1,077.00						
				<b>Total</b>	<b>1,650.00</b>						
A106	PAL2AC60	1,082.00	t0018808	Sharhonda Abernathy	1,333.00 rent	1,339.00	500.00	0.00	11/19/2024	10/31/2025	0.00
				<b>Total</b>	<b>1,339.00</b>						
A107	PAL3AC60	1,322.00	t0003432	Ivory Powell HCV	1,538.00 rent	470.00	1,026.00	0.00	7/2/2019	6/30/2025	0.00
				hcvrent	1,430.00						
				<b>Total</b>	<b>1,900.00</b>						
A108	PAL3AC60	1,322.00	t0020099	Alyssa Brower	1,538.00 rent	1,543.00	500.00	0.00	1/7/2025	1/6/2026	0.00
				<b>Total</b>	<b>1,543.00</b>						
A201	PAL3AC60	1,322.00	t0003434	Wendy Hall HCV	1,538.00 rent	287.00	300.00	0.00	1/27/2015	12/31/2025	0.00
				hcvrent	1,363.00						
				<b>Total</b>	<b>1,650.00</b>						
A202	PAL3AC60	1,322.00	t0003435	Ondreta Jackson	1,538.00 rent	1,543.00	300.00	0.00	1/22/2015	12/31/2025	0.00
				<b>Total</b>	<b>1,543.00</b>						
A203	PAL2AC60	1,082.00	t0003436	Sharon Hilliard HCV	1,333.00 hcvrent	366.00	300.00	0.00	1/5/2015	12/31/2023	0.00
				rent	645.00						
				<b>Total</b>	<b>1,011.00</b>						
A204	PAL2AC60	1,082.00	t0003437	Scentura Washington	1,333.00 petfee	25.00	300.00	0.00	5/3/2019	4/30/2024	0.00
				rent	1,339.00						
				<b>Total</b>	<b>1,364.00</b>						
A205	PAL2AC60	1,082.00	VACANT	VACANT	1,333.00	0.00	0.00	0.00			0.00
				<b>Total</b>	<b>0.00</b>						
A206	PAL2AC60	1,082.00	VACANT	VACANT	1,333.00	0.00	0.00	0.00			0.00
				<b>Total</b>	<b>0.00</b>						

## Rent Roll with Lease Charges

Palms on Ashley River (6027)

As Of = 02/25/2025

Month Year = 02/2025

Unit	Unit Type	Unit Resident	Name	Market Charge	Amount	Resident	Other	Move In	Lease	Move Out	Balance
		Sq Ft		Rent Code		Deposit	Deposit		Expiration		
A207	PAL3AC60	1,322.00 t0003440	Kristina Hummel HCV	1,538.00 rent	264.00	400.00	0.00	7/30/2015	6/30/2025		0.00
				hcvrent	1,636.00						
				<b>Total</b>	<b>1,900.00</b>						
A208	PAL3AC60	1,322.00 t0003441	Shaneaue Jenkins HCV	1,538.00 rent	1,138.00	938.00	0.00	11/1/2017	11/30/2023		0.00
				hcvrent	762.00						
				<b>Total</b>	<b>1,900.00</b>						
A301	PAL3AC60	1,322.00 t0003442	Thea Choice HCV	1,538.00 hcvrent	1,900.00	836.00	0.00	12/4/2015	11/30/2023		6,372.00
				<b>Total</b>	<b>1,900.00</b>						
A302	PAL3AC60	1,322.00 t0003443	Sylvia Winfield HCV	1,538.00 rent	1,543.00	500.00	0.00	11/1/2019	11/30/2023	4/3/2025	3,409.00
				<b>Total</b>	<b>1,543.00</b>						
A303	PAL2AC60	1,082.00 t0003444	Latavia Simmons HCV	1,333.00 rent	343.00	300.00	0.00	10/20/2016	8/31/2023		0.00
				hcvrent	1,190.00						
				<b>Total</b>	<b>1,533.00</b>						
A304	PAL2AC60	1,082.00 t0009364	Shakeria Stevens	1,333.00 rent	1,339.00	600.00	0.00	1/20/2024	12/31/2025		0.00
				<b>Total</b>	<b>1,339.00</b>						
A305	PAL2AC60	1,082.00 t0018478	Symone Smalls HCV	1,333.00 rent	310.00	500.00	0.00	12/13/2024	11/30/2025		2,211.00
				hcvrent	1,340.00						
				<b>Total</b>	<b>1,650.00</b>						
A306	PAL2AC60	1,082.00 t0020418	Brittnay Ramsey	1,333.00 rent	1,339.00	500.00	0.00	1/2/2025	1/1/2026		0.00
				<b>Total</b>	<b>1,339.00</b>						
A307	PAL3AC60	1,322.00 t0003446	Ladonna Jones HCV	1,538.00 hcvrent	433.00	300.00	0.00	3/31/2016	2/28/2026		0.00
				rent	1,316.00						
				<b>Total</b>	<b>1,749.00</b>						
A308	PAL3AC60	1,322.00 t0003447	Tishana Jenkins	1,538.00 rent	1,543.00	450.00	0.00	3/11/2021	2/28/2026		0.00
				<b>Total</b>	<b>1,543.00</b>						
B101	PAL3AC60	1,322.00 t0003653	Tamika Swinton	1,538.00 rent	1,543.00	300.00	0.00	1/2/2024	1/1/2025		3,375.97
				<b>Total</b>	<b>1,543.00</b>						
B102	PAL3AC60	1,322.00 t0003456	Nakia Lewis	1,538.00 rent	1,543.00	300.00	0.00	11/13/2024	11/12/2025		-0.96
				<b>Total</b>	<b>1,543.00</b>						
B103	PAL2AC60	1,082.00 t0003449	Frances Simmons	1,333.00 rent	1,339.00	190.00	0.00	1/11/2013	12/31/2022		0.00
				<b>Total</b>	<b>1,339.00</b>						
B104	PAL2AC60	1,082.00 t0003450	Gwendolyn Dixon	1,333.00 rent	1,339.00	300.00	0.00	6/8/2018	5/31/2025		0.00
				<b>Total</b>	<b>1,339.00</b>						
B105	PAL2AC60	1,082.00 t0003451	Randal Treon	1,333.00 rent	1,339.00	400.00	0.00	7/17/2020	6/30/2025		0.00
				<b>Total</b>	<b>1,339.00</b>						

## Rent Roll with Lease Charges

Palms on Ashley River (6027)

As Of = 02/25/2025

Month Year = 02/2025

Unit	Unit Type	Unit Resident	Name	Market Charge	Amount	Resident	Other	Move In	Lease	Move Out	Balance
		Sq Ft		Rent Code		Deposit	Deposit		Expiration		
B106	PAL2AC60	1,082.00 VACANT	VACANT	1,333.00	0.00	0.00	0.00				0.00
				<b>Total</b>	<b>0.00</b>						
B107	PAL3AC60	1,322.00 t0003453	Maria Fields HCV	1,538.00 rent	771.00	300.00	0.00	1/24/2020	1/31/2024		-36.00
				hcvrent	1,129.00						
				<b>Total</b>	<b>1,900.00</b>						
B108	PAL3AC60	1,322.00 t0003454	Brooke Jenkins HCV	1,538.00 rent	144.00	1,100.00	0.00	2/1/2022	1/31/2024		1,352.00
				hcvrent	1,356.00						
				<b>Total</b>	<b>1,500.00</b>						
B201	PAL3AC60	1,322.00 t0003455	Brittany Brown HCV	1,538.00 hcvrent	1,749.00	600.00	0.00	5/11/2023	4/30/2024		3,439.65
				<b>Total</b>	<b>1,749.00</b>						
B202	PAL3AC60	1,322.00 VACANT	VACANT	1,538.00	0.00	0.00	0.00				0.00
				<b>Total</b>	<b>0.00</b>						
B203	PAL2AC60	1,082.00 t0015508	Sharonda Wortham	1,333.00 rent	1,339.00	500.00	0.00	8/30/2024	7/31/2025		0.00
				<b>Total</b>	<b>1,339.00</b>						
B204	PAL2AC60	1,082.00 t0003458	Lucretia Sanders HCV	1,333.00 hcvrent	1,499.00	300.00	0.00	11/22/2016	10/31/2025		0.00
				rent	151.00						
				<b>Total</b>	<b>1,650.00</b>						
B205	PAL2AC60	1,082.00 t0003459	Nautica Ford	1,333.00 rent	1,339.00	800.00	0.00	6/11/2021	5/31/2024		0.00
				<b>Total</b>	<b>1,339.00</b>						
B206	PAL2AC60	1,082.00 VACANT	VACANT	1,333.00	0.00	0.00	0.00				0.00
				<b>Total</b>	<b>0.00</b>						
B207	PAL3AC60	1,322.00 t0003461	Jasmine Cureton HCV	1,538.00 hcvrent	1,690.00	450.00	0.00	3/11/2021	3/31/2024		0.00
				rent	59.00						
				<b>Total</b>	<b>1,749.00</b>						
B208	PAL3AC60	1,322.00 t0015137	Aquila Wade HCV	1,538.00 hcvrent	1,900.00	500.00	0.00	8/22/2024	8/21/2025		15.61
				<b>Total</b>	<b>1,900.00</b>						
B301	PAL3AC60	1,322.00 t0020592	Dora Thomason	1,538.00 rent	1,543.00	500.00	0.00	2/12/2025	1/31/2026		88.82
				<b>Total</b>	<b>1,543.00</b>						
B302	PAL3AC60	1,322.00 t0003464	Destiny Williams HCV	1,538.00 rent	976.00	700.00	0.00	4/14/2021	4/30/2024		0.00
				hcvrent	924.00						
				<b>Total</b>	<b>1,900.00</b>						
B303	PAL2AC60	1,082.00 t0003465	Mechel Williams HCV	1,333.00 rent	206.00	300.00	0.00	12/7/2018	1/31/2024		0.00
				hcvrent	1,444.00						
				<b>Total</b>	<b>1,650.00</b>						



## Rent Roll with Lease Charges

Palms on Ashley River (6027)

As Of = 02/25/2025

Month Year = 02/2025

Unit	Unit Type	Unit Resident	Name	Market Charge	Amount	Resident	Other Move In	Lease	Move Out	Balance
		Sq Ft		Rent Code		Deposit	Deposit	Expiration		
B304	PAL2AC60	1,082.00 t0013946	Marijikia Page	1,333.00 rent	1,339.00	1,000.00	0.00 6/14/2024	6/13/2025	4/3/2025	2,968.00
			<b>Total</b>		<b>1,339.00</b>					
B305	PAL2AC60	1,082.00 t0011840	Tiffany Brown HCV	1,333.00 hcvrent rent	1,501.00 149.00	600.00	0.00 4/11/2024	4/10/2025		0.00
			<b>Total</b>		<b>1,650.00</b>					
B306	PAL2AC60	1,082.00 VACANT	VACANT	1,333.00	0.00	0.00	0.00			0.00
			<b>Total</b>		<b>0.00</b>					
B307	PAL3AC60	1,322.00 t0003462	Edwina Grant	1,538.00 rent	1,543.00	1,026.00	0.00 4/9/2024	3/31/2025		-101.00
			<b>Total</b>		<b>1,543.00</b>					
B308	PAL3AC60	1,322.00 t0003460	Roger Hunter	1,538.00 rent	1,543.00	600.00	0.00 11/1/2023	10/31/2024		0.00
			<b>Total</b>		<b>1,543.00</b>					
C101	PAL3AC60	1,322.00 t0018547	Kayla Ulery	1,538.00 rent	1,543.00	1,000.00	0.00 11/8/2024	10/31/2025	5/31/2025	3,371.97
			<b>Total</b>		<b>1,543.00</b>					
C102	PAL3AC60	1,322.00 t0003469	Terry Maxwell	1,538.00 rent	1,543.00	300.00	0.00 11/20/2015	11/30/2023		0.00
			<b>Total</b>		<b>1,543.00</b>					
C103	PAL2AC60	1,082.00 t0003470	Sandra Brooks	1,333.00 rent	1,339.00	300.00	0.00 2/14/2020	1/31/2024		0.00
			<b>Total</b>		<b>1,339.00</b>					
C104	PAL2AC60	1,082.00 t0005383	Machela Jenkins HCV	1,333.00 rent hcvrent	569.00 1,081.00	0.00	0.00 12/5/2023	11/30/2024		0.00
			<b>Total</b>		<b>1,650.00</b>					
C105	PAL2AC60	1,082.00 t0003471	S Annie Decker HCV	1,333.00 rent hcvrent	1,015.00 596.00	600.00	0.00 4/6/2023	3/31/2024		0.00
			<b>Total</b>		<b>1,611.00</b>					
C106	PAL2AC60	1,082.00 t0015631	Jasmine Small	1,333.00 rent	1,339.00	1,000.00	0.00 8/29/2024	7/31/2025	5/31/2025	1,777.67
			<b>Total</b>		<b>1,339.00</b>					
C107	PAL3AC60	1,322.00 t0013385	Rain Bennett HCV	1,538.00 rent hcvrent	192.00 1,708.00	600.00	0.00 4/11/2024	3/31/2025	4/30/2025	329.00
			<b>Total</b>		<b>1,900.00</b>					
C108	PAL3AC60	1,322.00 t0003474	Shamicka Brown HCV	1,538.00 rent hcvrent	93.00 1,809.00	600.00	0.00 11/30/2022	11/30/2024		-5.00
			<b>Total</b>		<b>1,902.00</b>					
C201	PAL3AC60	1,322.00 t0015272	Nakeisha Spears-Matthews HCV	1,538.00 rent hcvrent	324.00 1,576.00	500.00	0.00 8/23/2024	8/22/2025		-9.94
			<b>Total</b>		<b>1,900.00</b>					
C202	PAL3AC60	1,322.00 t0003476	Rhulanda Donald	1,538.00 rent	1,543.00	281.00	0.00 5/7/2014	4/30/2024		0.00

## Rent Roll with Lease Charges

Palms on Ashley River (6027)

As Of = 02/25/2025

Month Year = 02/2025

Unit	Unit Type	Unit Resident	Name	Market Charge	Amount	Resident	Other Move In	Lease	Move Out	Balance
		Sq Ft		Rent Code		Deposit	Deposit	Expiration		
				<b>Total</b>	<b>1,543.00</b>					
C203	PAL2AC60	1,082.00 t0003477	Sapora Evans HCV	1,333.00 rent	199.00	600.00	0.00 4/6/2023	3/31/2026		0.00
				hcvrent	1,370.00					
				<b>Total</b>	<b>1,569.00</b>					
C204	PAL2AC60	1,082.00 t0003478	Latrisha Harrison HCV	1,333.00 hcvrent	1,650.00	500.00	0.00 9/27/2019	8/31/2023		0.00
				<b>Total</b>	<b>1,650.00</b>					
C205	PAL2AC60	1,082.00 t0020219	Shantasa Fulton HCV	1,333.00 hcvrent	1,650.00	0.00	0.00 2/19/2025	2/18/2026		-340.71
				<b>Total</b>	<b>1,650.00</b>					
C206	PAL2AC60	1,082.00 t0003480	Karen Brown HCV	1,333.00 hcvrent	658.00	400.00	0.00 9/29/2008	8/31/2025		1,974.00
				rent	992.00					
				<b>Total</b>	<b>1,650.00</b>					
C207	PAL3AC60	1,322.00 t0003481	Patricia Johnson HCV	1,538.00 rent	165.00	600.00	0.00 3/6/2023	2/29/2024		0.00
				hcvrent	1,735.00					
				<b>Total</b>	<b>1,900.00</b>					
C208	PAL3AC60	1,322.00 t0003482	Samantha Beck HCV	1,538.00 petfee	50.00	600.00	0.00 11/29/2022	11/30/2023		0.00
				rent	192.00					
				hcvrent	1,708.00					
				<b>Total</b>	<b>1,950.00</b>					
C301	PAL3AC60	1,322.00 t0015102	Paige Brown HCV	1,538.00 rent	728.00	500.00	0.00 7/1/2024	6/30/2025		0.00
				hcvrent	1,172.00					
				<b>Total</b>	<b>1,900.00</b>					
C302	PAL3AC60	1,322.00 t0003484	Shaniqua Simmons HCV	1,538.00 rent	359.00	800.00	0.00 3/30/2021	2/29/2024		0.00
				hcvrent	1,541.00					
				<b>Total</b>	<b>1,900.00</b>					
C303	PAL2AC60	1,082.00 t0015360	Amber Smith	1,333.00 rent	1,339.00	500.00	0.00 8/22/2024	8/21/2025		0.00
				<b>Total</b>	<b>1,339.00</b>					
C304	PAL2AC60	1,082.00 t0003486	Kenyada Rivers HCV	1,333.00 hcvrent	1,650.00	500.00	0.00 5/5/2021	4/30/2024		0.00
				<b>Total</b>	<b>1,650.00</b>					
C305	PAL2AC60	1,082.00 t0020531	Amanda Hildebran	1,333.00 rent	1,339.00	0.00	2,000.00 2/5/2025	1/31/2026		-191.29
				<b>Total</b>	<b>1,339.00</b>					
C306	PAL2AC60	1,082.00 t0016751	Shamaria Coaxum HCV	1,333.00 rent	14.00	500.00	0.00 11/1/2024	10/31/2025		-291.11
				hcvrent	1,636.00					
				<b>Total</b>	<b>1,650.00</b>					
C307	PAL3AC60	1,322.00 t0015021	Simon Freeman Brown HCV	1,538.00 rent	529.00	500.00	0.00 8/23/2024	8/22/2025		0.00
				hcvrent	1,371.00					
				<b>Total</b>	<b>1,900.00</b>					

## Rent Roll with Lease Charges

Palms on Ashley River (6027)

As Of = 02/25/2025

Month Year = 02/2025

Unit	Unit Type	Unit Resident	Name	Market Charge	Amount	Resident	Other	Move In	Lease	Move Out	Balance
		Sq Ft		Rent Code		Deposit	Deposit		Expiration		
C308	PAL3AC60	1,322.00 t0003489	Brandy Grimmus HCV	1,538.00 rent	1,324.00	600.00	0.00	5/10/2023	4/30/2024	4/30/2025	-1,331.00
				hcvrent	576.00						
				<b>Total</b>	<b>1,900.00</b>						
D101	PAL3AC60	1,322.00 t0003490	Amanda Sahlmann	1,538.00 rent	1,543.00	200.00	0.00	11/25/2019	10/31/2025		-1,543.00
				<b>Total</b>	<b>1,543.00</b>						
D102	PAL3AC60	1,322.00 t0003491	Katori Ferguson HCV	1,538.00 hcvrent	989.00	978.00	0.00	8/13/2018	7/31/2025		0.00
				rent	151.00						
				<b>Total</b>	<b>1,140.00</b>						
D103	PAL2AC60	1,082.00 t0003492	Joyce Askew HCV	1,333.00 hcvrent	1,102.00	300.00	0.00	2/9/2021	1/31/2026		-1.00
				rent	474.00						
				hcvrent	1,176.00						
				rent	474.00						
				<b>Total</b>	<b>3,226.00</b>						
D104	PAL2AC60	1,082.00 t0003493	Javis Singleton HCV	1,333.00 rent	884.00	200.00	0.00	2/1/2012	1/31/2025		1,584.00
				hcvrent	766.00						
				<b>Total</b>	<b>1,650.00</b>						
D105	PAL2AC60	1,082.00 t0018782	Anthony Espinosa	1,333.00 rent	708.00	500.00	0.00	11/14/2024	10/31/2025		0.00
				hcvrent	942.00						
				<b>Total</b>	<b>1,650.00</b>						
D106	PAL2AC60	1,082.00 VACANT	VACANT	1,333.00	0.00	0.00	0.00				0.00
				<b>Total</b>	<b>0.00</b>						
D107	PAL3AC60	1,322.00 t0003496	Shaquasha Smalls HCV	1,538.00 rent	326.00	800.00	0.00	9/1/2021	8/31/2025		0.00
				hcvrent	1,574.00						
				<b>Total</b>	<b>1,900.00</b>						
D108	PAL3AC60	1,322.00 VACANT	VACANT	1,538.00	0.00	0.00	0.00				0.00
				<b>Total</b>	<b>0.00</b>						
D201	PAL3AC60	1,322.00 t0003498	Karen Green	1,538.00 rent	1,543.00	200.00	0.00	7/2/2006	7/31/2023		0.00
				<b>Total</b>	<b>1,543.00</b>						
D202	PAL3AC60	1,322.00 t0003499	Levon Richardson HCV	1,538.00 rent	29.00	800.00	0.00	9/8/2021	8/31/2024		-29.00
				hcvrent	1,871.00						
				<b>Total</b>	<b>1,900.00</b>						
D203	PAL2AC60	1,082.00 t0009352	El Malkiel Brown HCV	1,333.00 hcvrent	1,533.00	600.00	0.00	2/26/2024	1/31/2025		-16.00
				<b>Total</b>	<b>1,533.00</b>						
D204	PAL2AC60	1,082.00 t0003501	Joe Young	1,333.00 rent	1,339.00	300.00	0.00	6/13/2014	5/31/2024		0.00
				<b>Total</b>	<b>1,339.00</b>						

## Rent Roll with Lease Charges

Palms on Ashley River (6027)

As Of = 02/25/2025

Month Year = 02/2025

Unit	Unit Type	Unit Resident	Name	Market Charge	Amount	Resident	Other Move In	Lease	Move Out	Balance
		Sq Ft		Rent Code		Deposit	Deposit	Expiration		
D205	PAL2AC60	1,082.00 t0003502	Natasha Thomas HCV	1,333.00 rent	740.00	500.00	0.00 4/5/2023	3/31/2025		0.00
				hcvrent	910.00					
				<b>Total</b>	<b>1,650.00</b>					
D206	PAL2AC60	1,082.00 t0003503	Sonia Gonzalez HCV	1,333.00 rent	170.00	300.00	0.00 6/5/2017	5/31/2025		0.00
				hcvrent	1,430.00					
				<b>Total</b>	<b>1,600.00</b>					
D207	PAL3AC60	1,322.00 t0018791	Rosalyn Griffin	1,538.00 rent	1,543.00	1,000.00	0.00 11/19/2024	10/31/2025		1,783.00
				<b>Total</b>	<b>1,543.00</b>					
D208	PAL3AC60	1,322.00 t0009354	Deeann Banks HCV	1,538.00 rent	696.00	300.00	0.00 1/17/2024	12/31/2024		0.00
				hcvrent	1,053.00					
				<b>Total</b>	<b>1,749.00</b>					
D301	PAL3AC60	1,322.00 t0003505	Janet Webb HCV	1,538.00 hcvrent	988.00	996.00	0.00 11/29/2018	10/31/2025		0.00
				rent	912.00					
				<b>Total</b>	<b>1,900.00</b>					
D302	PAL3AC60	1,322.00 t0003506	Tynesha Long HCV	1,538.00 rent	56.00	0.00	0.00 6/7/2023	5/31/2025		0.00
				hcvrent	1,844.00					
				<b>Total</b>	<b>1,900.00</b>					
D303	PAL2AC60	1,082.00 VACANT	VACANT	1,333.00	0.00	0.00	0.00			0.00
				<b>Total</b>	<b>0.00</b>					
D304	PAL2AC60	1,082.00 t0016306	Nijeeah Frasier	1,333.00 rent	1,339.00	500.00	0.00 9/13/2024	8/31/2025	3/14/2025	2,968.00
				<b>Total</b>	<b>1,339.00</b>					
D305	PAL2AC60	1,082.00 t0015379	Nyasia Benjamin	1,333.00 rent	1,339.00	500.00	0.00 9/3/2024	8/31/2025		0.00
				<b>Total</b>	<b>1,339.00</b>					
D306	PAL2AC60	1,082.00 t0003510	Lakiesha Brown HCV	1,333.00 rent	95.00	0.00	0.00 5/2/2018	4/30/2024		-2,128.00
				hcvrent	1,516.00					
				<b>Total</b>	<b>1,611.00</b>					
D307	PAL3AC60	1,322.00 t0015139	Tina Phillips HCV	1,538.00 rent	180.00	1,000.00	0.00 8/23/2024	8/22/2025		0.00
				hcvrent	1,720.00					
				<b>Total</b>	<b>1,900.00</b>					
D308	PAL3AC60	1,322.00 t0003512	Anneteiye Monroe HCV	1,538.00 hcvrent	1,749.00	798.00	0.00 3/29/2021	2/28/2025		-1,299.00
				<b>Total</b>	<b>1,749.00</b>					
E101	PAL3AC60	1,322.00 t0003513	Tonia Owens HCV	1,538.00 rent	581.00	300.00	0.00 2/9/2017	1/31/2024		-10.00
				hcvrent	1,319.00					
				<b>Total</b>	<b>1,900.00</b>					
E102	PAL3AC60	1,322.00 t0003652	Avery Elish Douglas	1,538.00 rent	1,543.00	1,200.00	0.00 10/26/2023	10/25/2024		-5.00
				<b>Total</b>	<b>1,543.00</b>					

## Rent Roll with Lease Charges

Palms on Ashley River (6027)

As Of = 02/25/2025

Month Year = 02/2025

Unit	Unit Type	Unit Resident	Name	Market Charge	Amount	Resident	Other	Move In	Lease	Move Out	Balance
		Sq Ft		Rent Code		Deposit	Deposit		Expiration		
E103	PAL2AC60	1,082.00 VACANT	VACANT	1,333.00	0.00	0.00	0.00				0.00
				<b>Total</b>	<b>0.00</b>						
E104	PAL2AC60	1,082.00 VACANT	VACANT	1,333.00	0.00	0.00	0.00				0.00
				<b>Total</b>	<b>0.00</b>						
E105	PAL2AC60	1,082.00 t0003516	Patricia Tolle HCV	1,333.00 rent	420.00	300.00	0.00	1/27/2015	12/31/2023		0.00
				hcvrent	591.00						
				<b>Total</b>	<b>1,011.00</b>						
E106	PAL2AC60	1,082.00 t0003517	Geneva Flowers	1,333.00 rent	1,339.00	450.00	0.00	3/13/2015	2/28/2026		-1,339.00
				<b>Total</b>	<b>1,339.00</b>						
E107	PAL3AC60	1,322.00 t0003518	Sandra Brown HCV	1,538.00 rent	96.00	600.00	0.00	12/1/2022	11/30/2023		0.00
				hcvrent	1,653.00						
				<b>Total</b>	<b>1,749.00</b>						
E108	PAL3AC60	1,322.00 t0009383	Keva Judge	1,538.00 rent	1,543.00	300.00	0.00	12/22/2023	12/21/2024		-1.00
				<b>Total</b>	<b>1,543.00</b>						
E201	PAL3AC60	1,322.00 t0003519	Lee Kinzel	1,538.00 rent	1,543.00	400.00	0.00	9/16/2011	12/31/2023		0.00
				<b>Total</b>	<b>1,543.00</b>						
E202	PAL3AC60	1,322.00 t0003520	Amber Clinton	1,538.00 rent	1,543.00	450.00	0.00	11/6/2020	11/30/2023		0.00
				<b>Total</b>	<b>1,543.00</b>						
E203	PAL2AC60	1,082.00 VACANT	VACANT	1,333.00	0.00	0.00	0.00				0.00
				<b>Total</b>	<b>0.00</b>						
E204	PAL2AC60	1,082.00 t0003522	Sharese Thomas HCV	1,333.00 rent	727.00	952.00	0.00	4/2/2020	3/31/2024		-54.00
				hcvrent	923.00						
				<b>Total</b>	<b>1,650.00</b>						
E205	PAL2AC60	1,082.00 t0003523	Karen Joy HCV	1,333.00 hcvrent	1,479.00	300.00	0.00	10/12/2016	9/30/2025		0.00
				rent	196.00						
				<b>Total</b>	<b>1,675.00</b>						
E206	PAL2AC60	1,082.00 t0011995	Cornelius Howard HCV	1,333.00 hcvrent	1,479.00	600.00	0.00	4/12/2024	4/11/2025		0.00
				rent	171.00						
				<b>Total</b>	<b>1,650.00</b>						
E207	PAL3AC60	1,322.00 t0005414	Wadia Wright HCV	1,538.00 rent	352.00	600.00	0.00	12/20/2023	11/30/2024		-644.00
				hcvrent	1,407.00						
				<b>Total</b>	<b>1,759.00</b>						
E208	PAL3AC60	1,322.00 t0003525	Janet Huger HCV	1,538.00 rent	160.00	300.00	0.00	3/3/2023	2/28/2026		0.00
				hcvrent	1,740.00						
				<b>Total</b>	<b>1,900.00</b>						

## Rent Roll with Lease Charges

Palms on Ashley River (6027)

As Of = 02/25/2025

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Unit	Unit Type	Unit Resident	Name	Market Charge	Amount	Resident	Other Move In	Lease	Move Out	Balance
		Sq Ft		Rent Code		Deposit	Deposit	Expiration		
E301	PAL3AC60	1,322.00 t0003526	Monitrese Champaigne HCV	1,538.00 rent hcvrent	796.00 1,104.00	828.00	0.00 7/28/2017	6/30/2025		0.00
				<b>Total</b>	<b>1,900.00</b>					
E302	PAL3AC60	1,322.00 t0009329	Beyunka Hopkins HCV	1,538.00 hcvrent	1,900.00	600.00	0.00 12/19/2023	11/30/2024		-300.00
				<b>Total</b>	<b>1,900.00</b>					
E303	PAL2AC60	1,082.00 t0015371	Stephanie Robinson HCV	1,333.00 hcvrent	1,650.00	500.00	0.00 8/23/2024	8/22/2025		-1.73
				<b>Total</b>	<b>1,650.00</b>					
E304	PAL2AC60	1,082.00 t0003528	Destiny Walker HCV	1,333.00 hcvrent	1,650.00	800.00	0.00 5/28/2021	4/30/2024		-50.00
				<b>Total</b>	<b>1,650.00</b>					
E305	PAL2AC60	1,082.00 VACANT	VACANT	1,333.00	0.00	0.00	0.00			0.00
				<b>Total</b>	<b>0.00</b>					
E306	PAL2AC60	1,082.00 t0003530	Jasmine Tabb HCV	1,333.00 hcvrent	1,011.00	952.00	0.00 12/12/2019	11/30/2023	4/30/2025	5,377.69
				<b>Total</b>	<b>1,011.00</b>					
E307	PAL3AC60	1,322.00 t0003531	Shymara Morris HCV	1,538.00 rent hcvrent	298.00 1,602.00	99.00	0.00 5/11/2020	12/31/2023		0.00
				<b>Total</b>	<b>1,900.00</b>					
E308	PAL3AC60	1,322.00 t0018678	Raven Heyward	1,538.00 rent	1,543.00	500.00	0.00 11/1/2024	10/31/2025	5/31/2025	2,019.00
				<b>Total</b>	<b>1,543.00</b>					
F101	PAL3AC60	1,322.00 t0003532	Davida Hamilton HCV	1,538.00 hcvrent	1,900.00	150.00	0.00 5/22/2023	5/31/2024		0.00
				<b>Total</b>	<b>1,900.00</b>					
F102	PAL3AC60	1,322.00 t0003533	Kenyatta Edwards	1,538.00 rent	1,543.00	300.00	0.00 6/21/2019	5/31/2025		-6.00
				<b>Total</b>	<b>1,543.00</b>					
F103	PAL2AC60	1,082.00 t0003534	Denise Smith HCV	1,333.00 rent hcvrent	437.00 1,213.00	300.00	0.00 11/23/2015	10/31/2025		0.00
				<b>Total</b>	<b>1,650.00</b>					
F104	PAL2AC60	1,082.00 t0003535	Shakrina Woods	1,333.00 rent	1,339.00	500.00	0.00 8/30/2019	7/31/2025	3/13/2025	2,965.00
				<b>Total</b>	<b>1,339.00</b>					
F105	PAL2AC60	1,082.00 t0003536	Karleen Barnes HCV	1,333.00 rent hcvrent	249.00 1,401.00	600.00	0.00 5/31/2007	5/31/2025		716.00
				<b>Total</b>	<b>1,650.00</b>					
F106	PAL2AC60	1,082.00 t0016086	Jordan Woodfork	1,333.00 rent	1,339.00	500.00	0.00 9/3/2024	9/2/2025		4,664.00
				<b>Total</b>	<b>1,339.00</b>					
F107	PAL3AC60	1,322.00 t0017783	Johnita Buggs HCV	1,538.00 rent hcvrent	93.00 1,807.00	500.00	0.00 11/14/2024	10/31/2025		-168.30

## Rent Roll with Lease Charges

Palms on Ashley River (6027)

As Of = 02/25/2025

Month Year = 02/2025

Unit	Unit Type	Unit Resident	Name	Market Charge	Amount	Resident	Other	Move In	Lease	Move Out	Balance
		Sq Ft		Rent Code		Deposit	Deposit		Expiration		
				<b>Total</b>	<b>1,900.00</b>						
F108	PAL3AC60	1,322.00 t0003538	Reneldore Edmonson HCV	1,538.00 rent	701.00	832.00	0.00	6/6/2016	5/31/2025		874.00
				hcvrent	1,199.00						
				<b>Total</b>	<b>1,900.00</b>						
F201	PAL3AC60	1,322.00 t0017801	Dallas Bradley HCV	1,538.00 rent	20.00	500.00	0.00	11/6/2024	10/31/2025		-540.00
				hcvrent	1,880.00						
				<b>Total</b>	<b>1,900.00</b>						
F202	PAL3AC60	1,322.00 t0003539	Cheetara Wilson HCV	1,538.00 rent	1,661.00	600.00	0.00	3/1/2023	2/29/2024		0.00
				hcvrent	239.00						
				<b>Total</b>	<b>1,900.00</b>						
F203	PAL2AC60	1,082.00 t0003540	Timika Elliott HCV	1,333.00 rent	920.00	819.00	0.00	3/10/2018	2/28/2024		391.23
				<b>Total</b>	<b>920.00</b>						
F204	PAL2AC60	1,082.00 t0018481	Khala Gadson	1,333.00 rent	1,339.00	500.00	0.00	11/14/2024	10/31/2025	3/13/2025	3,119.78
				<b>Total</b>	<b>1,339.00</b>						
F205	PAL2AC60	1,082.00 t0003542	Carolyn Brown HCV	1,333.00 rent	363.00	300.00	0.00	10/1/2019	9/30/2025		0.00
				hcvrent	1,287.00						
				<b>Total</b>	<b>1,650.00</b>						
F206	PAL2AC60	1,082.00 t0005402	Hakeem Mazyck	1,333.00 rent	1,339.00	600.00	0.00	11/16/2023	11/15/2024	3/13/2025	4,357.00
				<b>Total</b>	<b>1,339.00</b>						
F207	PAL3AC60	1,322.00 t0003543	Tesscia Svenningsen	1,538.00 rent	1,543.00	400.00	0.00	12/15/2011	11/30/2023		0.00
				<b>Total</b>	<b>1,543.00</b>						
F208	PAL3AC60	1,322.00 t0003544	Carren Smith HCV	1,538.00 rent	291.00	500.00	0.00	8/3/2018	7/31/2025		-12.00
				hcvrent	1,458.00						
				<b>Total</b>	<b>1,749.00</b>						
F301	PAL3AC60	1,322.00 t0003545	Veralyn Southers HCV	1,538.00 hcvrent	1,900.00	148.00	0.00	5/22/2020	4/30/2024		0.00
				<b>Total</b>	<b>1,900.00</b>						
F302	PAL3AC60	1,322.00 t0011779	Rashawna Wade	1,538.00 rent	1,543.00	600.00	0.00	2/1/2024	1/31/2025		1,783.00
				<b>Total</b>	<b>1,543.00</b>						
F303	PAL2AC60	1,082.00 t0012152	Josh Brookshire	1,333.00 rent	1,339.00	300.00	0.00	3/12/2024	2/28/2025		0.00
				<b>Total</b>	<b>1,339.00</b>						
F304	PAL2AC60	1,082.00 t0003546	Bernard Gardner HCV	1,333.00 petfee	25.00	860.00	0.00	4/15/2021	3/31/2024		-1,375.99
				rent	356.00						
				hcvrent	1,294.00						
				<b>Total</b>	<b>1,675.00</b>						
F305	PAL2AC60	1,082.00 t0003547	Ferrissa Scott HCV	1,333.00 rent	1,123.00	300.00	0.00	12/11/2018	11/30/2025		-467.32



## Rent Roll with Lease Charges

Palms on Ashley River (6027)

As Of = 02/25/2025

Month Year = 02/2025

Unit	Unit Type	Unit Resident	Name	Market Charge	Amount	Resident	Other Move In	Lease	Move Out	Balance
		Sq Ft		Rent Code		Deposit	Deposit	Expiration		
				hcvrent	527.00					
				<b>Total</b>	<b>1,650.00</b>					
F306	PAL2AC60	1,082.00 t0003548	Kenyetta McNeil King HCV	1,333.00 rent	125.00	500.00	0.00 9/3/2019	12/31/2023		2,300.00
				hcvrent	1,550.00					
				<b>Total</b>	<b>1,675.00</b>					
F307	PAL3AC60	1,322.00 t0003549	Shayla Lewis HCV	1,538.00 rent	413.00	600.00	0.00 12/9/2022	12/8/2023		0.00
				hcvrent	1,487.00					
				<b>Total</b>	<b>1,900.00</b>					
F308	PAL3AC60	1,322.00 t0019631	Deshia Kinloch HCV	1,538.00 hcvrent	1,900.00	500.00	0.00 12/23/2024	11/30/2025		0.00
				<b>Total</b>	<b>1,900.00</b>					
G101	PAL3AC60	1,322.00 t0003551	Almeta Rivers	1,538.00 rent	1,543.00	735.00	0.00 4/21/2021	4/30/2024		0.00
				<b>Total</b>	<b>1,543.00</b>					
G102	PAL3AC60	1,322.00 t0003552	Stephanie Dupree HCV	1,538.00 hcvrent	627.00	300.00	0.00 11/2/2016	10/31/2025		0.00
				rent	534.00					
				<b>Total</b>	<b>1,161.00</b>					
G103	PAL2AC60	1,082.00 t0003553	Cynthia James HCV	1,333.00 rent	134.00	350.00	0.00 5/15/2019	4/30/2023		0.00
				hcvrent	1,516.00					
				<b>Total</b>	<b>1,650.00</b>					
G104	PAL2AC60	1,082.00 t0003554	Tirele Green	1,333.00 rent	1,339.00	393.68	0.00 8/15/2023	7/31/2025		-2.00
				<b>Total</b>	<b>1,339.00</b>					
G105	PAL2AC60	1,082.00 t0003555	Althea Smalls-Dubois HCV	1,333.00 hcvrent	823.00	300.00	0.00 3/30/2021	3/31/2024		-9.00
				rent	176.00					
				<b>Total</b>	<b>999.00</b>					
G106	PAL2AC60	1,082.00 t0019633	Desiree Powell HCV	1,333.00 rent	485.00	500.00	0.00 1/31/2025	1/30/2026		-21.39
				hcvrent	1,165.00					
				<b>Total</b>	<b>1,650.00</b>					
G107	PAL3AC60	1,322.00 t0003557	Jamaesha Washington HCV	1,538.00 rent	613.00	800.00	0.00 7/14/2021	6/30/2025		0.00
				hcvrent	1,287.00					
				<b>Total</b>	<b>1,900.00</b>					
G108	PAL3AC60	1,322.00 t0015104	TORI MOSES HCV	1,538.00 hcvrent	1,850.00	1,000.00	0.00 8/15/2024	8/14/2025		0.00
				<b>Total</b>	<b>1,850.00</b>					
G201	PAL3AC60	1,322.00 t0009388	Burnell LaQuinta	1,538.00 rent	1,543.00	300.00	0.00 12/21/2023	11/30/2024		0.00
				<b>Total</b>	<b>1,543.00</b>					
G202	PAL3AC60	1,322.00 t0003559	Takasia Prizzie HCV	1,538.00 rent	867.00	600.00	0.00 12/30/2022	12/29/2023		-25.00
				hcvrent	1,033.00					
				<b>Total</b>	<b>1,900.00</b>					

**Rent Roll with Lease Charges**

Palms on Ashley River (6027)

As Of = 02/25/2025

Month Year = 02/2025

Unit	Unit Type	Unit Resident	Name	Market Charge	Amount	Resident	Other Move In	Lease	Move Out	Balance
		Sq Ft		Rent Code		Deposit	Deposit	Expiration		
G203	PAL2AC60	1,082.00 t0017127	Kayla White	1,333.00 rent	1,339.00	500.00	0.00 10/29/2024	9/30/2025		-3.00
				<b>Total</b>	<b>1,339.00</b>					
G204	PAL2AC60	1,082.00 t0003561	Sheryl Mcdaniel HCV	1,333.00 rent	294.00	200.00	0.00 1/11/2008	12/31/2023		-1,102.00
				hcvrent	698.00					
				<b>Total</b>	<b>992.00</b>					
G205	PAL2AC60	1,082.00 t0003562	Tamara Taley HCV	1,333.00 rent	614.00	500.00	0.00 3/17/2021	2/28/2026		0.00
				hcvrent	1,036.00					
				<b>Total</b>	<b>1,650.00</b>					
G206	PAL2AC60	1,082.00 t0003563	Kiahwana Camel HCV	1,333.00 rent	50.00	400.00	0.00 8/1/2023	7/31/2024		0.00
				hcvrent	1,600.00					
				<b>Total</b>	<b>1,650.00</b>					
G207	PAL3AC60	1,322.00 t0019059	Katrina Mitchel HCV	1,538.00 rent	618.00	1,000.00	0.00 12/11/2024	11/30/2025		1,180.80
				hcvrent	1,282.00					
				<b>Total</b>	<b>1,900.00</b>					
G208	PAL3AC60	1,322.00 t0007237	Monalecia Williams HCV	1,538.00 hcvrent	1,384.00	600.00	0.00 11/10/2023	10/31/2025		0.00
				rent	107.00					
				<b>Total</b>	<b>1,491.00</b>					
G301	PAL3AC60	1,322.00 t0003565	Na`shannon Coakley HCV	1,538.00 rent	898.00	500.00	0.00 8/29/2019	7/31/2023	3/14/2025	4,848.00
				hcvrent	1,002.00					
				<b>Total</b>	<b>1,900.00</b>					
G302	PAL3AC60	1,322.00 t0019467	Bria Conyers HCV	1,538.00 hcvrent	1,900.00	500.00	0.00 12/20/2024	11/30/2025		0.00
				<b>Total</b>	<b>1,900.00</b>					
G303	PAL2AC60	1,082.00 t0003567	Keisha Buggs HCV	1,333.00 rent	358.00	300.00	0.00 8/12/2016	7/31/2025		0.00
				hcvrent	1,175.00					
				<b>Total</b>	<b>1,533.00</b>					
G304	PAL2AC60	1,082.00 t0019904	Kimberly Ashley HCV	1,333.00 hcvrent	1,650.00	500.00	0.00 2/20/2025	1/31/2026		565.36
				<b>Total</b>	<b>1,650.00</b>					
G305	PAL2AC60	1,082.00 t0014695	Giavanni Small-Brown HCV	1,333.00 rent	128.00	1,000.00	0.00 7/2/2024	7/1/2025		0.00
				hcvrent	1,504.00					
				<b>Total</b>	<b>1,632.00</b>					
G306	PAL2AC60	1,082.00 VACANT	VACANT	1,333.00	0.00	0.00	0.00			0.00
				<b>Total</b>	<b>0.00</b>					
G307	PAL3AC60	1,322.00 t0003570	Solisha King HCV	1,538.00 rent	794.00	800.00	0.00 5/14/2021	4/30/2024	4/30/2025	0.00
				hcvrent	1,106.00					
				<b>Total</b>	<b>1,900.00</b>					

**Rent Roll with Lease Charges**

Palms on Ashley River (6027)

As Of = 02/25/2025

Month Year = 02/2025

Unit	Unit Type	Unit Resident	Name	Market Charge	Amount	Resident	Other	Move In	Lease	Move Out	Balance
		Sq Ft		Rent Code		Deposit	Deposit		Expiration		
G308	PAL3AC60	1,322.00 t0003571	Laquanda Lessington HCV	1,538.00 hcvrent	1,900.00	300.00	0.00	2/9/2022	1/31/2025		-50.00
				<b>Total</b>	<b>1,900.00</b>						
H101	PAL3AC60	1,322.00 t0017599	Siedah Brown - HCV	1,538.00 rent	835.00	500.00	0.00	11/21/2024	10/31/2025		0.00
				hcvrent	1,065.00						
				<b>Total</b>	<b>1,900.00</b>						
H102	PAL3AC60	1,322.00 t0005407	Andrew Crawford HCV	1,538.00 rent	193.00	300.00	0.00	12/14/2023	11/30/2024		0.00
				hcvrent	1,566.00						
				<b>Total</b>	<b>1,759.00</b>						
H103	PAL2AC60	1,082.00 t0003574	Cynthia Gethers HCV	1,333.00 hcvrent	823.00	400.00	0.00	7/1/2012	6/30/2025		0.00
				rent	169.00						
				<b>Total</b>	<b>992.00</b>						
H104	PAL2AC60	1,082.00 t0017190	Lacresha Dewese	1,333.00 rent	1,339.00	500.00	0.00	10/17/2024	9/30/2025		0.00
				<b>Total</b>	<b>1,339.00</b>						
H105	PAL2AC60	1,082.00 t0015715	Joice Raysor	1,333.00 rent	1,339.00	500.00	0.00	9/5/2024	9/4/2025		0.00
				<b>Total</b>	<b>1,339.00</b>						
H106	PAL2AC60	1,082.00 t0009366	Tiffany Kirkland HCV	1,333.00 rent	727.00	600.00	0.00	12/16/2023	11/30/2024		0.00
				hcvrent	923.00						
				<b>Total</b>	<b>1,650.00</b>						
H107	PAL3AC60	1,322.00 t0003577	Jamela Gibbs HCV	1,538.00 hcvrent	1,900.00	896.00	0.00	4/30/2020	3/31/2024		-89.00
				<b>Total</b>	<b>1,900.00</b>						
H108	PAL3AC60	1,322.00 t0018566	Patrice Brooks	1,538.00 rent	1,543.00	1,000.00	0.00	11/27/2024	10/31/2025		4,589.51
				<b>Total</b>	<b>1,543.00</b>						
H201	PAL3AC60	1,322.00 t0003579	Tamiko Singleton HCV	1,538.00 rent	1,581.00	200.00	0.00	12/1/2006	11/30/2024		0.00
				hcvrent	319.00						
				<b>Total</b>	<b>1,900.00</b>						
H202	PAL3AC60	1,322.00 t0003580	Akeisha Westbury	1,538.00 rent	1,543.00	1,143.00	0.00	3/26/2020	2/29/2024	3/4/2025	3,552.00
				<b>Total</b>	<b>1,543.00</b>						
H203	PAL2AC60	1,082.00 t0003581	Catherine Simmons HCV	1,333.00 rent	219.00	200.00	0.00	12/14/2011	11/30/2023		0.00
				hcvrent	1,431.00						
				<b>Total</b>	<b>1,650.00</b>						
H204	PAL2AC60	1,082.00 t0003582	Labraizla Neals	1,333.00 rent	1,339.00	600.00	0.00	7/17/2023	7/31/2024	3/10/2025	4,357.00
				<b>Total</b>	<b>1,339.00</b>						
H205	PAL2AC60	1,082.00 t0003583	Donna Brown HCV	1,333.00 rent	385.00	400.00	0.00	11/4/2009	10/31/2025		0.00
				hcvrent	1,265.00						
				<b>Total</b>	<b>1,650.00</b>						

## Rent Roll with Lease Charges

Palms on Ashley River (6027)

As Of = 02/25/2025

Month Year = 02/2025

Unit	Unit Type	Unit Resident	Name	Market Charge	Amount	Resident	Other Move In	Lease	Move Out	Balance
		Sq Ft		Rent Code		Deposit	Deposit	Expiration		
H206	PAL2AC60	1,082.00 t0020237	Thelma Wright	1,333.00 rent	1,339.00	499.98	0.00 2/12/2025	2/11/2026		0.02
				<b>Total</b>	<b>1,339.00</b>					
H207	PAL3AC60	1,322.00 t0017463	Briana Chisolm HCV	1,538.00 rent	540.00	1,000.00	0.00 11/15/2024	10/31/2025		0.00
				hcvrent	1,360.00					
				<b>Total</b>	<b>1,900.00</b>					
H208	PAL3AC60	1,322.00 t0009359	Takilah Perry HCV	1,538.00 hcvrent	1,900.00	300.00	0.00 12/29/2023	11/30/2025		1,900.22
				<b>Total</b>	<b>1,900.00</b>					
I101	PAL2AC60	1,082.00 VACANT	VACANT	1,333.00	0.00	0.00	0.00			0.00
				<b>Total</b>	<b>0.00</b>					
I102	PAL2AC60	1,082.00 t0003588	Lindsay Crosby HCV	1,333.00 rent	87.00	600.00	0.00 5/9/2023	4/30/2024	5/1/2025	0.00
				hcvrent	1,513.00					
				<b>Total</b>	<b>1,600.00</b>					
I103	PAL3AC60	1,322.00 t0003589	Cambria Linen HCV	1,538.00 rent	379.00	750.00	0.00 8/12/2021	7/31/2025		189.00
				hcvrent	782.00					
				<b>Total</b>	<b>1,161.00</b>					
I104	PAL3AC60	1,322.00 t0003590	Dartanya Lamar HCV	1,538.00 rent	409.00	800.00	0.00 4/27/2021	3/31/2024		-1.00
				hcvrent	1,491.00					
				<b>Total</b>	<b>1,900.00</b>					
I201	PAL2AC60	1,082.00 t0007418	Veranica Corretjer	1,333.00 rent	1,339.00	300.00	0.00 12/5/2023	11/30/2025		0.00
				<b>Total</b>	<b>1,339.00</b>					
I202	PAL2AC60	1,082.00 t0009358	Kavona Manigo	1,333.00 rent	1,339.00	0.00	0.00 12/16/2023	11/30/2025		0.00
				rent	1,339.00					
				rent	1,333.00					
				<b>Total</b>	<b>4,011.00</b>					
I203	PAL3AC60	1,322.00 t0016915	Amber Thacker	1,538.00 rent	1,543.00	500.00	0.00 11/8/2024	10/31/2025		0.00
				<b>Total</b>	<b>1,543.00</b>					
I204	PAL3AC60	1,322.00 t0003592	Aletha Anderson HCV	1,538.00 rent	409.00	451.00	0.00 8/19/2009	7/31/2025		0.00
				hcvrent	1,491.00					
				<b>Total</b>	<b>1,900.00</b>					
<b>Future Residents/ Applicants</b>										
A101	PAL3AC60	1,322.00 t0020739	Fouchena Hills	1,538.00	0.00	0.00	0.00	3/3/2026		35.00
				<b>Total</b>	<b>0.00</b>					
A205	PAL2AC60	1,082.00 t0020643	Jenifer Bradley	1,333.00	0.00	0.00	0.00 3/28/2025	3/27/2026		35.00
				<b>Total</b>	<b>0.00</b>					
B306	PAL2AC60	1,082.00 t0020156	Shacorra Mcneil HCV	1,333.00	0.00	0.00	0.00 3/20/2025	3/19/2026		35.00
				<b>Total</b>	<b>0.00</b>					

### Rent Roll with Lease Charges

Palms on Ashley River (6027)

As Of = 02/25/2025

Month Year = 02/2025

Unit	Unit Type	Unit Resident	Name	Market Charge	Amount	Resident	Other Move In	Lease	Move Out	Balance
		Sq Ft		Rent Code		Deposit	Deposit	Expiration		
D108	PAL3AC60	1,322.00 t0021504	Detra Bowman	1,538.00	0.00	0.00	0.00 3/24/2025	3/23/2026		35.00
			<b>Total</b>		<b>0.00</b>					
D303	PAL2AC60	1,082.00 t0020726	Zya Harden HCV	1,333.00	0.00	0.00	0.00 3/19/2025	2/28/2026		35.00
			<b>Total</b>		<b>0.00</b>					
E104	PAL2AC60	1,082.00 t0021093	Dorothy Walston	1,333.00	0.00	0.00	0.00 3/6/2025	2/28/2026		35.00
			<b>Total</b>		<b>0.00</b>					
E203	PAL2AC60	1,082.00 t0020945	Kristen Williams	1,333.00	0.00	0.00	0.00 3/1/2025	2/28/2026		35.00
			<b>Total</b>		<b>0.00</b>					
		<b>Total</b>	<b>Palms on Ashley River(6027)</b>	<b>275,616.00</b>	<b>287,159.00</b>	<b>90,327.66</b>	<b>2,000.00</b>			<b>72,840.56</b>

Summary Groups	Square Footage	Market Rent	Lease Charges	Security Deposit	Other Deposits	# Of Units	% Unit Occupancy	% Sqft Occupied	Balance
Current/Notice/Vacant Residents	230,784.00	275,616.00	287,159.00	90,327.66	2,000.00	192	91.66	92.18	72,595.56
Future Residents/Applicants	8,054.00	9,741.00	0.00	0.00	0.00	7			245.00
Occupied Units	212,752.00	253,673.00				176	91.66	92.18	
Total Non Rev Units	0.00	0.00				0	0.00	0.00	
Total Vacant Units	18,032.00	21,943.00				16	8.33	7.81	
<b>Totals:</b>	<b>230,784.00</b>	<b>275,616.00</b>	<b>287,159.00</b>	<b>90,327.66</b>	<b>2,000.00</b>	<b>192</b>	<b>100.00</b>	<b>100.00</b>	<b>72,840.56</b>

#### Summary of Charges by Charge Code (Current/Notice Residents Only)

Charge Code	Amount
rent	134016
hcvrent	153043
petfee	100
<b>Total</b>	<b>287,159.00</b>

## **ADDENDUM E**

### **Financials**

Palms on Ashley River (6027)  
**Statement (12 months)**  
Period = Mar 2024-Feb 2025  
Book = Accrual ; Tree = tfjg\_is3

	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Total
* * * * * SUMMARY BY CATEGORY * * * * *													
TOTAL INCOME	280,500.73	266,476.69	135,415.75	105,506.89	242,606.86	223,164.82	180,189.59	228,388.79	235,458.78	280,802.70	275,528.17	267,585.40	2,721,625.17
EXPENSE SUMMARIES													
Taxes & Insurance	2,512.00	11,132.14	11,132.14	11,132.14	11,132.14	11,132.14	11,132.14	11,132.14	11,132.14	11,133.64	11,420.14	11,420.14	125,543.04
Utilities	16,895.35	18,700.92	26,288.39	23,356.63	24,811.02	15,486.88	19,752.35	29,207.09	19,587.20	21,217.42	21,400.74	15,881.90	252,585.89
Property Management Fees	5,109.53	9,578.06	7,674.79	9,267.63	8,304.82	7,160.90	8,479.87	8,529.52	6,584.45	10,285.39	8,280.76	8,661.90	97,917.62
Professional Fees	566.00	8,000.00	500.00	2,773.50	105.00	506.50	18,328.00	-825.54	10,734.09	4,354.92	0.00	1,005.00	46,047.47
Personnel Costs	29,403.73	22,733.51	24,275.65	19,910.76	29,781.67	20,375.39	30,294.18	20,467.18	34,590.45	47,439.88	18,784.06	36,282.15	334,338.61
Marketing & Leasing	7,733.00	10,800.00	3,000.00	903.51	5,887.00	3,028.61	3,538.85	4,680.10	5,331.00	5,811.00	4,755.00	5,051.90	60,519.97
General & Administrative	2,946.34	941.07	11,077.88	5,217.17	-77.27	2,460.36	12,795.32	2,210.13	4,933.42	6,774.94	3,091.36	-2,382.62	49,988.10
R&M - Controllable	27,689.77	4,932.49	3,344.04	21,295.55	17,916.92	8,550.88	14,862.08	25,483.79	36,272.36	36,985.02	24,512.43	25,197.45	247,042.78
R&M - Extraordinary	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	223.05	223.05
OPERATING EXPENSES	92,855.72	86,818.19	87,292.89	93,856.89	97,861.30	68,701.66	119,182.79	100,884.41	129,165.11	144,002.21	92,244.49	101,340.87	1,214,206.53
NET OPERATING INCOME	187,645.01	179,658.50	48,122.86	11,650.00	144,745.56	154,463.16	61,006.80	127,504.38	106,293.67	136,800.49	183,283.68	166,244.53	1,507,418.64
Debt Service (P & I)	120,775.00	120,775.00	120,775.00	120,775.00	120,775.00	120,775.00	120,775.00	120,775.00	120,775.00	120,775.00	120,775.00	120,775.00	1,449,300.00
R&M - Replacement Costs	29,446.89	46,360.89	0.00	16,524.66	173.59	-28,684.88	23,937.62	-59,928.94	1,084.60	2,041.63	20,262.77	14,935.64	66,154.47
Other Non-Operating Costs	2,955.92	-27,833.16	296.62	34,435.23	10,536.00	26,140.59	-22,246.91	-3,605.84	6,502.21	59,124.81	3,415.93	41,679.15	131,400.55
POTENTIAL NET CASH FLOW-Before CapEx	34,467.20	40,355.77	-72,948.76	-160,084.89	13,260.97	36,232.45	-61,458.91	70,264.16	-22,068.14	-45,140.95	38,829.98	-11,145.26	-139,436.38
Capital Expenditures	73,794.72	2,475.00	45.39	14,090.74	92,312.49	35,828.74	65,772.26	114,600.56	54,768.90	25,870.68	0.00	-2,752.96	476,806.52
Pmts to / (from) Replacement Rsrvs	0.00	0.00	0.00	0.00	0.00	80,000.00	57.05	8,151.61	-30,177.40	5,224.14	0.00	200.20	63,455.60
Total Capital Expenditures & Related	73,794.72	2,475.00	45.39	14,090.74	92,312.49	115,828.74	65,829.31	122,752.17	24,591.50	31,094.82	0.00	-2,552.76	540,262.12
POTENTIAL NET CASH FLOW-After CapEx	-39,327.52	37,880.77	-72,994.15	-174,175.63	-79,051.52	-79,596.29	-127,288.22	-52,488.01	-46,659.64	-76,235.77	38,829.98	-8,592.50	-679,698.50
* * * * * DETAIL BY CATEGORY * * * * *													
INCOME													
4002-00	HCV Rent	132,256.33	117,417.16	0.00	507.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250,180.90
4004-00	Rent Subsidy - HUD	7,141.03	6,370.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,511.73
4005-00	Market Rent	127,589.64	138,756.29	276,672.00	274,078.00	273,586.00	276,672.00	276,672.00	276,672.00	276,672.00	276,672.00	276,672.00	3,027,385.93
4010-00	Gain - Loss to Lease	30,446.12	23,676.00	37,436.42	15,192.49	-4,829.04	10,859.27	7,815.15	13,723.02	23,948.07	20,115.00	23,234.00	229,190.18
4012-00	Gain/(Loss) to Lease prior period	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,278.52	-2,266.57	12,011.95
4052-00	Rent Abatement - Recurring	0.00	0.00	0.00	-8,376.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-8,376.00
4054-00	Rent Concessions - One Time	0.00	0.00	-1,216.88	-308.60	-308.60	-308.60	-102.87	0.00	0.00	-6,500.00	0.00	-8,745.55
GROSS POTENTIAL RENT		297,433.12	286,220.15	312,891.54	281,093.30	268,448.36	287,222.67	284,384.28	290,395.02	300,620.07	297,745.68	311,065.52	3,515,159.14



Palms on Ashley River (6027)  
**Statement (12 months)**  
Period = Mar 2024-Feb 2025  
Book = Accrual ; Tree = tfjg\_is3

		Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Total
Vacancy & Bad Debt Adjustments:														
	Vacancy Loss	-20,570.10	-22,715.90	-29,347.88	-35,720.80	-32,944.57	-39,116.09	-34,546.73	-39,741.44	-35,001.96	-22,030.60	-25,130.24	-29,889.37	-366,755.68
4206-00	Write Offs - Rent	0.00	0.00	-143,974.75	-134,118.24	0.00	-1,361.97	-29,681.79	0.00	0.00	-74,319.99	-2,689.00	-10,662.26	-396,808.00
4206-03	Bad Debt HCV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-26,243.01	-40,750.64	30,253.26	-13,638.00	3.00	-50,375.39
4218-00	Write Offs - Recovered	0.00	0.00	0.00	268.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	268.40
Total Adjustments		-20,570.10	-22,715.90	-173,322.63	-169,570.64	-32,944.57	-40,478.06	-64,228.52	-65,984.45	-75,752.60	-66,097.33	-41,457.24	-40,548.63	-813,670.67
NET RENTAL INCOME		276,863.02	263,504.25	139,568.91	111,522.66	235,503.79	246,744.61	220,155.76	224,410.57	224,867.47	231,648.35	269,608.28	257,090.80	2,701,488.47
Reimbursement Income:														
4304-10	Electricity Income	273.19	1,234.54	3,642.67	838.50	938.77	279.83	1,258.54	0.00	261.06	1,030.14	585.89	1,951.70	12,294.83
4316-50	Waste Removal Income	0.00	0.00	0.00	-100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-100.00
4410-00	Cable Income	0.00	0.00	2,045.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,045.58
4430-00	Damage Reimbursements	400.00	0.00	0.00	-40.00	355.00	-175.00	2,490.19	1,862.00	2,262.80	1,950.00	2,260.00	975.00	12,339.99
4440-00	Legal & Collection Fee Reimbursement	0.00	0.00	0.00	0.00	0.00	-43.00	0.00	1,520.00	2,016.35	2,470.00	760.00	4,180.00	10,903.35
Total Reimbursement Income		673.19	1,234.54	5,688.25	698.50	1,293.77	61.83	3,748.73	3,382.00	4,540.21	5,450.14	3,605.89	7,106.70	37,483.75
Fee Income:														
4512-00	Application - Transfer Fees	70.00	70.00	70.00	840.00	2,415.00	1,645.00	1,960.00	1,610.00	1,295.00	1,190.00	1,260.00	1,610.00	14,035.00
4532-00	Late Fee Income	2,400.00	1,150.00	150.00	3,050.00	2,465.00	2,350.00	1,800.00	1,500.00	1,950.00	1,900.00	1,700.00	2,050.00	22,465.00
4548-00	Pet Fee - One-Time Non Refundable	125.00	125.00	125.00	175.00	125.00	108.87	100.00	100.00	100.00	100.00	100.00	100.00	1,383.87
4552-00	Pet Rent	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00
4556-00	Returned Check - NSF Charges	0.00	50.00	0.00	50.00	450.00	550.00	300.00	450.00	512.00	450.00	300.00	250.00	3,362.00
4564-00	Termination Fee	0.00	0.00	2,576.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,576.00
4596-00	Write Offs - Other Tenant Income	0.00	0.00	-13,097.24	-12,224.23	0.00	-28,680.93	-48,277.95	-3,555.41	1,530.97	38,517.02	-1,046.00	-1,419.46	-68,253.23
Total Fee Income		2,645.00	1,395.00	-10,176.24	-8,109.23	5,455.00	-24,027.06	-44,117.95	104.59	5,387.97	42,157.02	2,314.00	2,590.54	-24,381.36
Non-Tenant Income:														
	Non-Tenant Income	0.00	0.00	0.00	1,039.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,039.00
	Interest Income	319.52	342.90	334.83	355.96	354.30	385.44	403.05	491.63	663.13	1,547.19	0.00	797.36	5,995.31
Total Non-Tenant Income		319.52	342.90	334.83	1,394.96	354.30	385.44	403.05	491.63	663.13	1,547.19	0.00	797.36	7,034.31
TOTAL NON-RENTAL INCOME		3,637.71	2,972.44	-4,153.16	-6,015.77	7,103.07	-23,579.79	-39,966.17	3,978.22	10,591.31	49,154.35	5,919.89	10,494.60	20,136.70
TOTAL INCOME		280,500.73	266,476.69	135,415.75	105,506.89	242,606.86	223,164.82	180,189.59	228,388.79	235,458.78	280,802.70	275,528.17	267,585.40	2,721,625.17
OPERATING EXPENSES														
TAXES & INSURANCE														
5003-00	Real Estate Taxes	2,512.00	2,512.00	2,512.00	2,512.00	2,512.00	2,512.00	2,512.00	2,512.00	2,512.00	2,513.50	2,800.00	2,800.00	30,721.50
5052-00	Property Insurance	0.00	5,979.72	5,979.72	5,979.73	5,979.73	5,979.72	5,979.72	5,979.73	5,979.73	5,979.73	5,979.73	5,979.73	65,776.99
5053-00	General Liability Insurance	0.00	951.25	951.25	951.25	951.25	951.25	951.25	951.25	951.25	951.25	951.25	951.25	10,463.75
5054-00	Umbrella Insurance	0.00	1,689.17	1,689.17	1,689.16	1,689.16	1,689.17	1,689.17	1,689.16	1,689.16	1,689.16	1,689.16	1,689.16	18,580.80
TOTAL TAXES & INSURANCE		2,512.00	11,132.14	11,132.14	11,132.14	11,132.14	11,132.14	11,132.14	11,132.14	11,132.14	11,133.64	11,420.14	11,420.14	125,543.04
UTILITIES														

Palms on Ashley River (6027)  
**Statement (12 months)**  
Period = Mar 2024-Feb 2025  
Book = Accrual ; Tree = tfjg\_is3

		Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Total
5104-00	Electricity - Common Areas	1,060.70	990.91	936.67	1,442.52	3,033.52	315.00	1,427.68	572.68	2,428.13	2,139.84	1,734.98	1,567.23	17,649.86
5104-25	Electricity - Vacant	3,090.96	1,608.15	1,267.66	1,847.70	4,767.30	1,689.43	1,269.25	1,859.61	2,432.18	2,023.58	2,544.82	2,500.92	26,901.56
5112-00	Water & Sewer Expense	10,842.92	10,554.91	13,723.32	10,990.26	3,290.48	4,954.74	7,414.58	9,400.85	6,625.65	8,393.60	7,826.49	8,515.50	102,533.30
5116-00	Trash - Valet Expense	0.00	0.00	0.00	0.00	2,115.00	-2,115.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5116-50	Waste Removal Expense	-8,598.88	5,546.95	6,823.35	7,000.35	10,561.12	10,335.83	6,013.56	3,373.22	-3,104.96	1,454.20	1,488.25	1,488.25	42,381.24
5116-51	Waste Removal Expense Bulk	10,190.33	0.00	0.00	650.00	0.00	0.00	4,675.00	13,613.01	10,750.00	6,850.00	7,250.00	1,210.00	55,188.34
5150-00	Utility Billing Fee	309.32	0.00	3,537.39	1,425.80	1,043.60	306.88	-1,047.72	387.72	456.20	356.20	556.20	600.00	7,931.59
TOTAL UTILITIES		16,895.35	18,700.92	26,288.39	23,356.63	24,811.02	15,486.88	19,752.35	29,207.09	19,587.20	21,217.42	21,400.74	15,881.90	252,585.89
PROPERTY MANAGEMENT FEES														
5205-00	Property Management Fee	5,109.53	9,578.06	7,674.79	9,267.63	8,304.82	7,160.90	8,479.87	8,529.52	6,584.45	10,285.39	8,280.76	8,661.90	97,917.62
TOTAL PROPERTY MANAGEMENT FEES		5,109.53	9,578.06	7,674.79	9,267.63	8,304.82	7,160.90	8,479.87	8,529.52	6,584.45	10,285.39	8,280.76	8,661.90	97,917.62
CONTROLLABLE EXPENSES:														
PROFESSIONAL FEES														
5304-00	Audit - Tax Returns	0.00	8,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00
5308-00	Legal - Collection Related	346.00	0.00	0.00	2,443.50	0.00	634.00	18,328.00	-825.54	10,734.09	3,579.92	0.00	1,005.00	36,244.97
5308-50	Legal - Other	220.00	0.00	0.00	330.00	105.00	-127.50	0.00	0.00	0.00	0.00	0.00	0.00	527.50
5395-00	Other Professional Fees	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	775.00	0.00	0.00	1,275.00
TOTAL PROFESSIONAL FEES		566.00	8,000.00	500.00	2,773.50	105.00	506.50	18,328.00	-825.54	10,734.09	4,354.92	0.00	1,005.00	46,047.47
PERSONNEL COSTS														
5403-00	Management Staff	9,276.24	6,784.74	8,926.95	6,796.98	13,734.93	9,583.81	9,700.27	9,583.43	9,726.17	12,614.25	6,064.83	7,276.68	110,069.28
5404-00	Floating Management Staff	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	421.66	637.98	1,059.64
5406-00	Leasing -Administrative	0.00	2,491.50	2,178.00	680.00	0.00	0.00	1,790.75	2,916.50	2,778.75	4,322.98	3,016.25	1,921.25	22,095.98
5408-00	Compliance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	164.77	131.74	131.75	428.26
5409-00	Maintenance Staff	7,971.00	7,914.75	7,925.00	7,936.50	7,391.50	2,675.25	0.00	750.00	2,560.00	8,228.47	5,574.00	7,865.75	66,792.22
5415-00	Housekeeping - Janitorial	0.00	0.00	0.00	0.00	0.00	587.35	0.00	0.00	0.00	0.00	0.00	0.00	587.35
5424-00	Contract - Temp Help	0.00	0.00	0.00	0.00	160.00	0.00	12,776.70	3,673.37	15,296.41	11,547.65	0.00	11,570.17	55,024.30
5427-00	Leasing Commissions	6,614.66	0.00	0.00	0.00	902.04	2,050.00	2,925.00	225.00	500.00	2,387.50	677.73	0.00	16,281.93
5430-00	Incentive Compensation	0.00	0.00	0.00	0.00	647.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	647.91
5432-00	Other Bonus Pay	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,991.44	0.00	3,475.00	6,466.44
5433-00	On Call Maintenance	315.38	1,141.19	713.26	912.39	891.76	826.51	0.00	0.00	0.00	0.00	96.00	60.00	4,956.49
5434-00	Over Time Pay	355.88	836.63	536.63	763.51	668.63	319.13	51.75	112.13	465.76	554.26	360.00	382.13	5,406.44
5453-00	Group Health Insurance	1,939.26	978.06	1,961.12	655.98	2,274.12	2,604.84	1,663.93	1,922.97	1,543.92	1,112.09	800.12	788.87	18,245.28
5456-00	Payroll Taxes	2,298.29	1,390.96	1,549.51	1,718.53	2,578.19	1,417.80	1,161.02	1,048.45	1,378.57	2,870.26	1,375.31	1,765.75	20,552.64
5459-00	Retirement Fund	0.00	827.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	827.33
5462-00	Workers Comp Insurance	506.64	368.35	406.65	374.73	452.54	241.55	158.87	161.68	232.09	502.72	255.88	344.40	4,006.10
5468-00	Payroll Services	126.38	0.00	78.53	72.14	80.05	69.15	65.89	73.65	103.97	143.49	10.54	62.42	886.21
5495-00	Other Benefits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.81	0.00	0.00	0.00	4.81
TOTAL PERSONNEL COSTS		29,403.73	22,733.51	24,275.65	19,910.76	29,781.67	20,375.39	30,294.18	20,467.18	34,590.45	47,439.88	18,784.06	36,282.15	334,338.61
MARKETING & LEASING COSTS														

Palms on Ashley River (6027)  
**Statement (12 months)**  
Period = Mar 2024-Feb 2025  
Book = Accrual ; Tree = tfjg\_is3

		Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Total
5504-00	Advertising	8,648.00	10,800.00	0.00	1,503.71	5,552.00	926.00	926.00	3,625.10	3,700.00	3,700.00	3,700.00	3,846.90	46,927.71
5505-00	Answering Service - Call Center	-165.00	0.00	0.00	377.80	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	652.80
5512-00	Credit Screening Fees	-750.00	0.00	3,000.00	-978.00	280.00	1,423.00	1,091.00	1,000.00	1,000.00	2,056.00	1,000.00	1,000.00	10,122.00
5536-00	Resident Renewal Incentives	0.00	0.00	0.00	0.00	0.00	624.61	0.00	0.00	576.00	0.00	0.00	0.00	1,200.61
5595-00	Other Marketing & Leasing Costs	0.00	0.00	0.00	0.00	0.00	0.00	1,466.85	0.00	0.00	0.00	0.00	150.00	1,616.85
TOTAL MARKETING & LEASING COSTS		7,733.00	10,800.00	3,000.00	903.51	5,887.00	3,028.61	3,538.85	4,680.10	5,331.00	5,811.00	4,755.00	5,051.90	60,519.97
GENERAL & ADMINISTRATIVE														
Contract / Recurring G&A:														
5602-01	Alarm Monitoring	0.00	0.00	0.00	0.00	0.00	0.00	0.00	223.05	0.00	0.00	0.00	243.12	466.17
5602-09	Cable - Internet - Phone - Bundled	513.97	-513.97	869.67	563.26	843.04	1,100.73	289.89	263.25	289.89	289.89	289.89	-2,609.01	2,190.50
5602-12	Internet	0.00	0.00	537.48	0.00	0.00	-537.48	0.00	0.00	544.19	0.00	0.00	267.62	811.81
5602-15	Phone - Cell phones	44.48	0.00	133.41	44.47	44.48	-10.10	43.33	43.35	0.00	99.73	503.47	47.70	994.32
5602-21	Information Management Systems	1,021.00	635.87	7,293.00	1,256.75	-3,334.00	720.27	197.29	355.05	165.00	1,131.14	893.48	1,818.00	12,152.85
5602-24	Office Equipment Rental	-600.00	0.00	1,200.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	-3,600.00	-600.00
5602-30	Uniforms - Office Staff	0.00	0.00	0.00	1,038.91	0.00	0.00	0.00	0.00	553.21	171.20	0.00	0.00	1,763.32
5602-95	Other Contract G&A Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	70.00	70.00
Total Contract / Recurring G&A		979.45	121.90	10,033.56	3,203.39	-2,146.48	1,573.42	830.51	1,184.70	1,852.29	1,991.96	1,986.84	-3,762.57	17,848.97
Other G&A:														
5604-02	Miscellaneous Administrative	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33.76	33.76
5604-12	Education - Training	113.01	122.43	678.06	-103.59	37.68	122.43	-470.88	240.18	120.18	242.75	120.18	120.18	1,342.61
5604-15	Employee Hiring Expense	0.00	2.38	2.37	149.82	22.13	2.21	132.69	87.89	0.00	201.89	0.00	96.71	698.09
5604-21	Licenses - Permits - Registr - FilingFee	0.00	0.00	0.00	0.00	0.00	0.00	9,271.50	0.00	0.00	1,273.00	0.00	0.00	10,544.50
5604-27	Office Hospitality	243.19	0.00	181.69	453.12	106.73	122.53	39.46	0.00	0.00	32.90	4.60	32.35	1,216.57
5604-30	Office Supplies	667.20	0.00	181.13	1,294.88	964.63	429.02	0.00	276.76	743.56	124.53	509.15	245.84	5,436.70
5604-36	Postage and Delivery	511.19	120.56	1.07	156.04	44.71	0.00	23.89	11.91	16.00	12.92	51.56	29.14	978.99
5604-39	Printing-Stationery	0.00	0.00	0.00	0.00	0.00	0.00	1,935.98	0.00	933.35	0.00	191.70	497.98	3,559.01
5604-42	Seasonal - Holiday Decorations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58.33	0.00	58.33
5604-45	Subscriptions & Dues	0.00	573.80	0.00	0.00	0.00	0.00	1,020.08	0.00	0.00	573.00	0.00	19.99	2,186.87
5604-48	Travel - Office Staff	37.60	0.00	0.00	23.53	463.20	0.00	-7.90	0.00	119.05	585.14	0.00	0.00	1,220.62
5604-95	Other General & Admin Costs	394.70	0.00	0.00	39.98	430.13	210.75	19.99	408.69	1,148.99	1,736.85	169.00	304.00	4,863.08
Total Other G&A		1,966.89	819.17	1,044.32	2,013.78	2,069.21	886.94	11,964.81	1,025.43	3,081.13	4,782.98	1,104.52	1,379.95	32,139.13
TOTAL GENERAL & ADMINISTRATIVE		2,946.34	941.07	11,077.88	5,217.17	-77.27	2,460.36	12,795.32	2,210.13	4,933.42	6,774.94	3,091.36	-2,382.62	49,988.10
REPAIRS & MAINTENANCE														
Contract / Recurring R&M:														
5702-04	Contract - Trash Removal	0.00	0.00	0.00	3,800.00	0.00	8,517.95	-8,517.95	0.00	0.00	6,381.75	0.00	0.00	10,181.75
5702-09	Fire & Safety - Fire-Alarm Monitoring	0.00	0.00	0.00	2,044.20	0.00	0.00	20.00	1,130.00	0.00	5,466.69	0.00	0.00	8,660.89
5702-21	Grounds - Landscape Contract	3,100.00	3,100.00	3,100.00	3,157.50	-4,133.32	-6,594.90	2,533.33	4,375.88	2,300.00	2,300.00	2,300.00	2,434.50	17,972.99
5702-27	Janitorial Cleaning - Common Areas	904.15	0.00	0.00	1,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,204.15

Palms on Ashley River (6027)  
**Statement (12 months)**  
Period = Mar 2024-Feb 2025  
Book = Accrual ; Tree = tfjg\_is3

		Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Total
5702-30	Pest Control - Exterminator	14,060.00	2,162.81	0.00	330.00	2,590.00	-70.00	1,440.00	130.00	260.00	260.00	260.00	260.00	21,682.81
5702-36	Pool Maintenance - Contract	225.00	0.00	0.00	450.00	450.00	225.00	225.00	225.00	450.00	304.00	225.00	225.00	3,004.00
5702-48	Uniforms & Mats - Maint - Grounds	0.00	0.00	0.00	214.00	0.00	0.00	0.00	33.10	388.41	0.00	0.00	0.00	635.51
5702-95	Other Contract R&M Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	908.38	908.38	0.00	0.00	0.00	1,816.76
Total Contract / Recurring R&M		18,289.15	5,262.81	3,100.00	11,295.70	-1,093.32	2,078.05	-4,299.62	6,802.36	4,306.79	14,712.44	2,785.00	2,919.50	66,158.86
Other R&M (Occup. Units / Specific														
5704-02	Appliance Repairs	272.85	0.00	-414.22	0.00	140.47	0.00	595.63	285.14	393.64	1,644.08	1,422.75	1,125.65	5,465.99
5704-04	Blind - Drape Repairs	1,122.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,122.98
5704-06	Cabinet Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	84.64	0.00	84.64
5704-10	Cleaning - Supplies - Non-contract Svcs	246.57	0.00	0.00	107.79	210.21	1,102.03	240.51	332.53	78.10	193.93	209.86	0.00	2,721.53
5704-14	Door - Window Repairs	0.00	0.00	0.00	0.00	0.00	0.00	264.25	0.00	115.15	0.00	580.18	86.08	1,045.66
5704-19	Drywall - Paint Repairs - Occupied	0.00	0.00	0.00	0.00	0.00	0.00	-0.03	0.00	0.00	450.00	0.00	0.00	449.97
5704-20	Electrical Repairs	986.63	0.00	0.00	0.00	68.45	250.10	-58.81	172.65	584.70	693.51	86.67	1,309.26	4,093.16
5704-22	Elevator Repairs	0.00	0.00	0.00	0.00	69.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	69.91
5704-28	Fire & Safety Repairs & Maint	0.00	0.00	0.00	0.00	0.00	0.00	1,483.28	4,592.02	1,929.30	1,954.90	3,649.51	2,361.75	15,970.76
5704-32	Floor Covering Repairs	185.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	185.00
5704-38	Grounds - Other Non-Contract	0.00	0.00	0.00	950.00	0.00	0.00	0.00	0.00	850.00	0.00	0.00	0.00	1,800.00
5704-42	Grounds - Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.48	30.48
5704-46	HVAC Repairs	0.00	750.00	0.00	0.00	78.61	1,053.95	404.15	328.76	276.61	141.56	0.00	387.16	3,420.80
5704-48	Keys & Locks	0.00	0.00	0.00	0.00	0.00	0.00	653.56	0.00	0.00	0.00	38.02	870.43	1,562.01
5704-50	Lighting	649.68	0.00	0.00	1,001.44	45.39	0.00	243.31	0.00	0.00	1,513.05	3,548.90	102.47	7,104.24
5704-54	Pest Control - Supplies & Non Ctrct R&M	0.00	0.00	0.00	0.00	0.00	0.00	48.70	0.00	0.00	0.00	0.00	0.00	48.70
5704-60	Plumbing Repairs	2,423.48	0.00	0.00	0.00	2,572.00	308.86	719.35	23.69	27.42	395.15	4,742.89	1,029.10	12,241.94
5704-62	Pool - Supplies - Non Contract R&M	977.69	0.00	0.00	172.88	378.44	42.78	0.00	253.59	171.54	0.00	52.36	410.61	2,459.89
5704-66	Remediation Costs	0.00	0.00	0.00	0.00	2,195.00	410.00	12,355.00	11,835.00	5,885.00	0.00	0.00	1,530.00	34,210.00
5704-76	Travel - Maintenance - Grounds Staff	0.00	0.00	0.00	0.00	440.00	0.00	0.00	0.00	0.00	320.00	0.00	495.22	1,255.22
5704-88	Other Maintenance & Supplies	150.81	0.00	0.00	166.20	881.75	20.81	1,239.11	129.67	345.11	1,184.14	529.62	797.92	5,445.14
5704-98	Petty Cash Pending	-516.83	679.14	658.26	-1,013.46	-19.99	58.48	765.03	-817.38	100.00	-47.65	-7.30	-45.05	-206.75
Total Other R&M		6,498.86	1,429.14	244.04	1,384.85	7,060.24	3,247.01	18,953.04	17,135.67	10,756.57	8,442.67	14,938.10	10,491.08	100,581.27
Turnover R&M:														
5708-04	Apartment Cleaning	0.00	0.00	0.00	1,060.00	0.00	1,134.00	0.00	1,465.00	4,950.00	1,960.00	0.00	520.00	11,089.00
5708-08	Carpet Cleaning	125.00	0.00	0.00	7,555.00	3,020.00	2,010.00	130.00	0.00	0.00	890.00	0.00	75.00	13,805.00
5708-12	Carpet - Floor Repairs	0.00	-1,759.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,759.46
5708-16	Paint-Supplies	0.00	0.00	0.00	0.00	0.00	81.82	78.66	80.76	16,259.00	2,325.91	6,789.33	191.87	25,807.35
5708-17	Paint-Labor	2,762.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,654.00	0.00	11,000.00	22,416.06
5708-95	General Repair & Minor Replacements	14.70	0.00	0.00	0.00	8,930.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,944.70
Total Turnover R&M		2,901.76	-1,759.46	0.00	8,615.00	11,950.00	3,225.82	208.66	1,545.76	21,209.00	13,829.91	6,789.33	11,786.87	80,302.65
TOTAL CONTROLLABLE R&M		27,689.77	4,932.49	3,344.04	21,295.55	17,916.92	8,550.88	14,862.08	25,483.79	36,272.36	36,985.02	24,512.43	25,197.45	247,042.78
TOTAL CONTROLLABLE EXPENSES		68,338.84	47,407.07	42,197.57	50,100.49	53,613.32	34,921.74	79,818.43	52,015.66	91,861.32	101,365.76	51,142.85	65,153.88	737,936.93
EXTRAORDINARY / UNANTICIPATED														

Palms on Ashley River (6027)  
**Statement (12 months)**  
Period = Mar 2024-Feb 2025  
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		Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Total
5710-50	R&M Prior Year Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	223.05	223.05
	TOTAL EXTRAORDINARY / UNANTICIPATED	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	223.05	223.05
	TOTAL OPERATING EXPENSES	92,855.72	86,818.19	87,292.89	93,856.89	97,861.30	68,701.66	119,182.79	100,884.41	129,165.11	144,002.21	92,244.49	101,340.87	1,214,206.53
	NET OPERATING INCOME	187,645.01	179,658.50	48,122.86	11,650.00	144,745.56	154,463.16	61,006.80	127,504.38	106,293.67	136,800.49	183,283.68	166,244.53	1,507,418.64
7501-00	Interest Expense - Mrtg 1	120,775.00	120,775.00	120,775.00	120,775.00	120,775.00	120,775.00	120,775.00	120,775.00	120,775.00	120,775.00	120,775.00	120,775.00	1,449,300.00
	TOTAL DEBT SERVICE RELATED COSTS	120,775.00	120,775.00	120,775.00	120,775.00	120,775.00	120,775.00	120,775.00	120,775.00	120,775.00	120,775.00	120,775.00	120,775.00	1,449,300.00
	REPLACEMENT COSTS (NON-CAPEX)													
	Turnover Replacement Costs:													
5808-02	Appliances - New - Dishwasher	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,163.66	0.00	1,163.66
5808-04	Appliances - New - Disposal	0.00	0.00	0.00	0.00	0.00	0.00	569.64	-569.64	0.00	0.00	705.90	1,001.44	1,707.34
5808-08	Appliances - New - Microwave	341.33	0.00	0.00	92.76	0.00	-341.33	0.00	0.00	0.00	0.00	851.04	268.57	1,212.37
5808-12	Appliances - New - Refrigerator	4,756.15	0.00	0.00	619.53	0.00	-5,375.68	2,140.87	-2,140.87	186.22	0.00	0.00	0.00	186.22
5808-20	Appliances - New - Water Heater	2,045.50	0.00	0.00	535.68	0.00	-2,426.36	1,150.00	-1,150.00	0.00	0.00	0.00	0.00	154.82
5808-26	Cabinets - New	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	168.51	81.31	249.82
5808-28	Carpet - Floor Coverings - New	5,278.38	9,902.09	0.00	0.00	0.00	0.00	6,000.10	0.00	0.00	0.00	14,102.09	7,604.95	42,887.61
5808-30	Ceiling Fans - New	380.92	0.00	0.00	0.00	0.00	0.00	600.82	0.00	0.00	0.00	0.00	0.00	981.74
5808-34	Door - Windows - New	0.00	0.00	0.00	356.90	0.00	-356.90	0.00	0.00	0.00	0.00	0.00	166.72	166.72
5808-44	Major Plumbing	9,493.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,493.50
5808-54	Fire-Life Safety	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,229.64	4,229.64
5808-56	Exterior Lighting	4,175.41	0.00	0.00	908.38	0.00	-5,083.79	1,816.76	-1,816.76	0.00	0.00	0.00	0.00	0.00
5808-61	HVAC	0.00	7,208.80	0.00	528.69	0.00	-7,737.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5808-62	Painting-Interior	-6,900.00	0.00	0.00	13,146.17	0.00	-6,246.17	0.00	0.00	0.00	0.00	0.00	-202.49	-202.49
5808-70	Office Supply	0.00	0.00	0.00	184.71	0.00	0.00	0.00	-224.29	0.00	0.00	0.00	0.00	-39.58
5808-95	Other Turnover Replacement Costs	5,757.20	0.00	0.00	0.00	0.00	0.00	0.00	-7,255.50	0.00	1,500.00	0.00	0.00	1.70
	Total Turnover Replacement Costs	25,328.39	17,110.89	0.00	16,372.82	0.00	-27,567.72	12,278.19	-13,157.06	186.22	1,500.00	16,991.20	13,150.14	62,193.07
	Other Replacement Costs:													
5810-04	Equipment - Computer - Hardware-Software	1,117.16	0.00	0.00	13.16	0.00	-1,117.16	0.00	0.00	0.00	0.00	0.00	0.00	13.16
5810-24	HVAC - New	3,001.34	29,250.00	0.00	0.00	0.00	0.00	9,737.58	-44,921.80	0.00	0.00	2,795.00	981.00	843.12
5810-36	Water Heater - New	0.00	0.00	0.00	0.00	0.00	0.00	561.45	-561.45	0.00	0.00	0.00	0.00	0.00
5810-40	Window Coverings - New	0.00	0.00	0.00	138.68	173.59	0.00	1,360.40	-1,288.63	898.38	541.63	476.57	804.50	3,105.12
	Total Other Replacement Costs	4,118.50	29,250.00	0.00	151.84	173.59	-1,117.16	11,659.43	-46,771.88	898.38	541.63	3,271.57	1,785.50	3,961.40
	TOTAL REPLACEMENT COSTS (NON-CAPEX)	29,446.89	46,360.89	0.00	16,524.66	173.59	-28,684.88	23,937.62	-59,928.94	1,084.60	2,041.63	20,262.77	14,935.64	66,154.47
	OTHER NON-OPERATING COSTS													
6001-00	Asset Management Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,000.00	0.00	0.00	35,000.00
6002-00	Prior year Miscellaneous Adjustments	2,955.92	-27,833.16	296.62	34,435.23	10,536.00	26,140.59	-22,246.91	-3,605.84	6,502.21	24,124.81	3,415.93	26,319.15	81,040.55
6095-00	Other Miscellaneous Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,360.00	15,360.00
	TOTAL OTHER COSTS	2,955.92	-27,833.16	296.62	34,435.23	10,536.00	26,140.59	-22,246.91	-3,605.84	6,502.21	59,124.81	3,415.93	41,679.15	131,400.55

Palms on Ashley River (6027)  
**Statement (12 months)**  
Period = Mar 2024-Feb 2025  
Book = Accrual ; Tree = tfjg\_is3

		Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Total
TOTAL ADDITIONAL ACTIVITY AFTER NOI		153,177.81	139,302.73	121,071.62	171,734.89	131,484.59	118,230.71	122,465.71	57,240.22	128,361.81	181,941.44	144,453.70	177,389.79	1,646,855.02
POTENTIAL NET CASH FLOW-Before CapEx		34,467.20	40,355.77	-72,948.76	-160,084.89	13,260.97	36,232.45	-61,458.91	70,264.16	-22,068.14	-45,140.95	38,829.98	-11,145.26	-139,436.38
CAPEX / REPLACEMENT RESERVE ACTIVITY														
1160-60	Escrow - Rplcmt Rsrv - Mgmt	0.00	0.00	0.00	0.00	0.00	80,000.00	57.05	8,151.61	-30,177.40	5,224.14	0.00	200.20	63,455.60
1602-05	Fencing & Gates	0.00	0.00	0.00	0.00	2,353.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,353.00
1602-15	Landscaping	0.00	0.00	0.00	0.00	2,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,300.00
1603-50	Building Improvements	0.00	0.00	0.00	0.00	18,548.90	2,613.45	0.00	0.00	0.00	0.00	0.00	0.00	21,162.35
1604-00	Work in Progress - WIP	2,475.00	2,475.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,950.00
1605-02	Landscape	0.00	0.00	0.00	0.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00
1606-51	Legal - General	0.00	0.00	0.00	0.00	3,105.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,105.30
1610-04	Appliances - Dishwashers	0.00	0.00	0.00	0.00	615.25	512.74	1,750.85	1,705.04	400.18	0.00	0.00	0.00	4,984.06
1610-08	Appliances - Disposals	0.00	0.00	0.00	0.00	0.00	163.58	0.00	1,133.13	0.00	367.19	0.00	0.00	1,663.90
1610-12	Appliances - Ice Makers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	549.95	0.00	0.00	0.00	0.00	549.95
1610-16	Appliances - Microwaves	0.00	0.00	0.00	0.00	1,134.97	341.33	1,000.25	0.00	0.00	454.88	0.00	0.00	2,931.43
1610-24	Appliances - Refrigerators	0.00	0.00	0.00	0.00	2,054.14	7,010.68	4,790.07	5,959.46	0.00	284.32	0.00	0.00	20,098.67
1610-28	Appliances - Stoves	0.00	0.00	0.00	0.00	194.07	2,458.81	2,413.93	908.60	0.00	0.00	0.00	0.00	5,975.41
1610-40	Appliances - Water Heaters	0.00	0.00	0.00	0.00	1,648.68	2,426.36	3,706.68	1,711.45	0.00	0.00	0.00	0.00	9,493.17
1610-48	Appliances - Other	-272.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-272.85
1610-49	Plumbing	0.00	0.00	0.00	1,080.00	639.32	658.14	2,528.32	2,393.00	15,758.37	2,393.00	0.00	0.00	25,450.15
1610-50	Lighting	0.00	0.00	0.00	908.38	0.00	5,582.45	246.19	1,816.76	1,232.64	300.00	0.00	0.00	10,086.42
1610-51	Turnover	0.00	0.00	0.00	0.00	0.00	0.00	944.88	662.68	0.00	0.00	0.00	0.00	1,607.56
1610-52	Cabinets	0.00	0.00	0.00	0.00	0.00	242.98	0.00	1,346.06	699.24	0.00	0.00	0.00	2,288.28
1610-53	Turnover - Apartment Cleaning	0.00	0.00	0.00	0.00	0.00	-1,043.00	2,850.00	0.00	0.00	0.00	0.00	0.00	1,807.00
1610-54	Turnover - Paint Supplies	0.00	0.00	0.00	9,025.00	0.00	183.63	555.92	0.00	0.00	0.00	0.00	0.00	9,764.55
1610-55	Turnover - Paint -Labor	35,915.96	0.00	0.00	0.00	9,043.20	-3,032.86	4,644.00	0.00	0.00	0.00	0.00	0.00	46,570.30
1610-57	Turnover - Drywall - Labor	0.00	0.00	0.00	350.00	0.00	-550.00	2,877.44	0.00	0.00	0.00	0.00	0.00	2,677.44
1610-58	Turnover - General Repair & Minor Replac	5,070.00	0.00	0.00	0.00	0.00	-1,570.00	0.00	7,255.50	0.00	0.00	0.00	0.00	10,755.50
1610-64	Doors & Windows	0.00	0.00	0.00	0.00	1,893.26	356.90	1,654.55	1,619.99	478.00	0.00	0.00	0.00	6,002.70
1610-68	Fencing - Gates	0.00	0.00	0.00	0.00	0.00	0.00	0.00	739.91	0.00	0.00	0.00	0.00	739.91
1610-72	Flooring	30,606.61	0.00	0.00	0.00	-951.84	2,406.99	320.00	0.00	0.00	18,302.29	0.00	0.00	50,684.05
1610-80	HVAC	0.00	0.00	0.00	0.00	45,988.60	11,994.79	21,538.12	52,303.28	2,145.87	3,149.00	0.00	-2,795.00	134,324.66
1610-82	Hardware	0.00	0.00	0.00	0.00	952.10	1,519.41	0.00	1,651.60	1,410.44	0.00	0.00	0.00	5,533.55
1610-84	Pools	0.00	0.00	0.00	0.00	0.00	1,855.86	2,800.15	0.00	0.00	0.00	0.00	0.00	4,656.01
1610-88	Roof	0.00	0.00	0.00	2,727.36	0.00	1,468.76	0.00	2,135.00	2,863.80	0.00	0.00	0.00	9,194.92
1610-90	Electrical	0.00	0.00	0.00	0.00	338.93	0.00	0.00	973.34	734.69	0.00	0.00	0.00	2,046.96
1610-98	Other Interior Improvements	0.00	0.00	0.00	0.00	0.00	0.00	11,150.91	29,735.81	28,817.93	620.00	0.00	0.00	70,324.65
1613-15	Equipment - Maintenance	0.00	0.00	45.39	0.00	-45.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1613-20	Equipment - Office - Computer	0.00	0.00	0.00	0.00	0.00	227.74	0.00	0.00	227.74	0.00	0.00	42.04	497.52
TOTAL CAPEX / REPLACEMENT RESERVE ACTIVITY		73,794.72	2,475.00	45.39	14,090.74	92,312.49	115,828.74	65,829.31	122,752.17	24,591.50	31,094.82	0.00	-2,552.76	540,262.12
POTENTIAL NET CASH FLOW-After CapEx		-39,327.52	37,880.77	-72,994.15	-174,175.63	-79,051.52	-79,596.29	-127,288.22	-52,488.01	-46,659.64	-76,235.77	38,829.98	-8,592.50	-679,698.50

Palms on Ashley River (6027)

**Income Statement**

Period = Dec 2023

Book = Accrual ; Tree = tfjg\_lac\_is3

	Period to Date	%	Year to Date	%
***** SUMMARY BY CATEGORY *****				
TOTAL INCOME	229,316.73	0.00	2,352,577.11	0.00
EXPENSE SUMMARIES				
Taxes & Insurance	14,826.54	0.00	278,932.61	0.00
Utilities	16,864.49	0.00	177,654.66	0.00
Property Management Fees	5,106.52	0.00	93,460.96	0.00
Professional Fees	4,000.00	0.00	34,573.79	0.00
Personnel Costs	34,441.98	0.00	314,363.30	0.00
Marketing & Leasing	80.00	0.00	16,075.39	0.00
General & Administrative	970.17	0.00	37,094.74	0.00
R&M - Controllable	5,794.94	0.00	183,213.25	0.00
OPERATING EXPENSES	82,084.64	0.00	1,135,368.70	0.00
NET OPERATING INCOME	147,232.09	0.00	1,217,208.41	0.00
Debt Service (P & I)	120,775.00	0.00	1,449,300.00	0.00
R&M - Replacement Costs	2,154.68	0.00	755,318.77	0.00
Other Non-Operating Costs	56.68	0.00	16,296.18	0.00
POTENTIAL NET CASH FLOW-Before CapEx	24,245.73	0.00	-1,003,706.54	0.00
Capital Expenditures	0.00	0.00	-523,931.47	0.00
Pmts to / (from) Replacement Rsrvs	0.00	0.00	-16,247.13	0.00
Total Capital Expenditures & Related	0.00	0.00	-540,178.60	0.00
POTENTIAL NET CASH FLOW-After CapEx	24,245.73	0.00	-463,527.94	0.00
***** DETAIL BY CATEGORY *****				
INCOME				
4500-1140 HCV Rent	114,226.35	0.00	227,268.35	0.00
4500-1135 Subsidy Rent	1,759.00	0.00	1,759.00	0.00
4500-1140 Tenant Rent	151,001.65	0.00	2,919,063.84	0.00
4500-1210 Gain - Loss to Lease Property	6,349.00	0.00	-269,954.10	0.00
4500-1440 Rent Abatement	0.00	0.00	-11,332.29	0.00
4500-1450 Tenant Related Concessions	-526.58	0.00	-526.58	0.00
TOTAL RENTAL REVENUE	272,809.42	0.00	2,866,278.22	0.00
Vacancy & Bad Debt Adjustments:				
Vacancy Loss	-45,669.61	0.00	-396,207.83	0.00
4500-1510 Bad Debt Tenant Rent	-2.97	0.00	-164,803.15	0.00
4500-1540 Bad Debt Recovery	0.00	0.00	-380.39	0.00
Total Adjustments	-45,672.58	0.00	-561,391.37	0.00
NET RENTAL INCOME	227,136.84	0.00	2,304,886.85	0.00
Reimbursement Income:				
4500-1987 Utility Reimbursements Trash	0.00	0.00	100.00	0.00
4500-1840 Cable Income Revenue Share	0.00	0.00	4,584.12	0.00
4500-1870 Damage Fee	0.00	0.00	-3,553.37	0.00



Palms on Ashley River (6027)

**Income Statement**

Period = Dec 2023

Book = Accrual ; Tree = tfjg\_lac\_is3

		Period to Date	%	Year to Date	%
4500-1960	Resident Charges	0.00	0.00	150.00	0.00
	Total Reimbursement Income	0.00	0.00	1,280.75	0.00
	Fee Income:				
4500-1780	Misc Rental Income Other	0.00	0.00	2,746.00	0.00
4500-1820	Application Fee	960.00	0.00	5,405.00	0.00
4500-1890	Late Fee	0.00	0.00	16,223.00	0.00
4500-1780	Misc Rental Income - Other	0.00	0.00	2,300.00	0.00
4500-1520	Bad Debt Housing Agency	0.00	0.00	800.00	0.00
4500-1950	Pet Fee	125.00	0.00	725.00	0.00
4500-1740	Pet Rental Income	0.00	0.00	623.33	0.00
4500-1930	NSF Fee	50.00	0.00	85.00	0.00
4500-1760	Storage Rental Income	0.00	0.00	-159.85	0.00
4500-1910	Lease Termination Fee	0.00	0.00	10,403.60	0.00
	Total Fee Income	1,135.00	0.00	39,151.08	0.00
	Non-Tenant Income:				
	Interest Income	1,044.89	0.00	7,258.43	0.00
	Total Non-Tenant Income	1,044.89	0.00	7,258.43	0.00
	TOTAL NON-RENTAL INCOME	2,179.89	0.00	47,690.26	0.00
	TOTAL INCOME	229,316.73	0.00	2,352,577.11	0.00
	OPERATING EXPENSES				
	TAXES & INSURANCE				
5650-2110	Real Estate Taxes	2,512.00	0.00	134,724.95	0.00
5650-2120	Personal Property Taxes	0.00	0.00	2,048.79	0.00
5650-3170	Insurance Prop	12,314.54	0.00	142,158.87	0.00
	TOTAL TAXES & INSURANCE	14,826.54	0.00	278,932.61	0.00
	UTILITIES				
5600-6130	Electricity - Common Area	3,851.68	0.00	7,689.14	0.00
5600-6110	Electricity	0.00	0.00	13,612.16	0.00
5600-6120	Electricity - Vacant Units	6,526.41	0.00	36,273.60	0.00
5600-6230	Sewage	4,186.40	0.00	76,794.61	0.00
5600-5825	Garbage	2,300.00	0.00	42,535.15	0.00
5600-6260	Utility Processing Fees	0.00	0.00	750.00	0.00
	TOTAL UTILITIES	16,864.49	0.00	177,654.66	0.00
	PROPERTY MANAGEMENT FEES				
5650-1110	Management Fee	5,106.52	0.00	93,460.96	0.00
	TOTAL PROPERTY MANAGEMENT FEES	5,106.52	0.00	93,460.96	0.00
	CONTROLLABLE EXPENSES:				
	PROFESSIONAL FEES				
5600-7670	Tax Return	4,000.00	0.00	4,000.00	0.00
5600-7510	Eviction Legal Fee	0.00	0.00	13,104.12	0.00
5600-7550	Legal - Other	0.00	0.00	7,869.67	0.00
5600-7750	Tax Credit Compliance Fee	0.00	0.00	9,600.00	0.00
	TOTAL PROFESSIONAL FEES	4,000.00	0.00	34,573.79	0.00

Palms on Ashley River (6027)

**Income Statement**

Period = Dec 2023

Book = Accrual ; Tree = tfjg\_lac\_is3

		Period to Date	%	Year to Date	%
PAYROLL					
5600-1030	Lead Property Manager Payroll Salaries Reg	11,432.17	0.00	111,897.76	0.00
5600-1050	Leasing Agent Payroll Salaries Reg	0.00	0.00	4,037.75	0.00
5600-6510	Tenant Relations	0.00	0.00	642.80	0.00
5600-1120	Maintenance Tech- Payroll Salaries Reg	10,907.50	0.00	89,770.06	0.00
5600-1130	Porter Payroll Salaries Reg	0.00	0.00	9,268.90	0.00
5600-2530	Leasing Agent Payroll Temp Labor	4,666.50	0.00	51,695.11	0.00
5600-1440	Office Payroll Commission	0.00	0.00	2,727.00	0.00
5600-1750	Office Payroll Bonus	2,119.02	0.00	2,119.02	0.00
5600-1250	Maintenance Payroll Overtime	0.00	0.00	43.50	0.00
5600-1240	Office Payroll Overtime	527.64	0.00	1,740.77	0.00
5600-3020	Office Health Insurance and Benefits	2,102.77	0.00	14,414.98	0.00
5600-2820	Office Payroll Taxes	2,012.69	0.00	22,144.26	0.00
5600-2920	Office Workers Comp	550.01	0.00	1,626.93	0.00
5600-3120	Office Payroll Processing Fee	123.68	0.00	2,234.46	0.00
TOTAL PAYROLL		34,441.98	0.00	314,363.30	0.00
MARKETING					
5600-6530	Marketing and Advertising	400.00	0.00	6,820.16	0.00
5600-5620	Telephone Office	55.00	0.00	5,013.60	0.00
5600-6500	Signage and Material	0.00	0.00	3,191.77	0.00
5600-7720	Resident Service Expenses	-375.00	0.00	625.00	0.00
5600-6530	Marketing and Advertising	0.00	0.00	424.86	0.00
TOTAL MARKETING		80.00	0.00	16,075.39	0.00
GENERAL & ADMINISTRATIVE					
Contract / Recurring G&A:					
5600-5800	TV/Cable	0.00	0.00	24.99	0.00
5600-5380	Internet	0.00	0.00	1,118.54	0.00
5600-5380	Internet	0.00	0.00	127.98	0.00
5600-7710	Other G&A	88.96	0.00	199.34	0.00
5600-6940	Computer Hardware and Software	125.00	0.00	1,090.64	0.00
5600-6940	Computer Hardware and Software	100.00	0.00	4,241.96	0.00
5600-7700	Uniforms	0.00	0.00	675.01	0.00
5600-5820	Other Contract Services	0.00	0.00	443.00	0.00
Total Contract / Recurring G&A		313.96	0.00	7,921.46	0.00
Other G&A:					
5600-7710	Other G&A	0.00	0.00	2.31	0.00
5600-6930	Bank Charges	-10.00	0.00	169.19	0.00
5600-7680	Training Expense	451.02	0.00	5,189.54	0.00
5600-7710	Other G&A	89.62	0.00	521.73	0.00
5600-7710	Other G&A	21.00	0.00	21.00	0.00
5600-7720	Resident Service Expenses	0.00	0.00	522.77	0.00
5600-7710	Other G&A	45.15	0.00	2,649.64	0.00
5600-7630	Postage/Courier	59.42	0.00	1,248.70	0.00
5600-7640	Printing/Supplies	0.00	0.00	3,522.61	0.00
5600-7710	Other G&A	0.00	0.00	5,384.15	0.00
5600-7710	Other G&A	0.00	0.00	9,941.64	0.00
Total Other G&A		656.21	0.00	29,173.28	0.00

Palms on Ashley River (6027)

**Income Statement**

Period = Dec 2023

Book = Accrual ; Tree = tfjg\_lac\_is3

	Period to Date	%	Year to Date	%
TOTAL GENERAL & ADMINISTRATIVE	970.17	0.00	37,094.74	0.00
REPAIRS & MAINTENANCE				
Contract Services				
5600-5825 Garbage	0.00	0.00	575.00	0.00
5600-5340 Fire Life Safety Contract Services	0.00	0.00	13,012.55	0.00
5600-5400 Landscaping Contract Services	3,100.00	0.00	44,745.72	0.00
5600-5820 Other Contract Services	0.00	0.00	3,335.00	0.00
5600-5440 Pest Control Contract Services	330.00	0.00	10,618.00	0.00
5600-5460 Pool Contract Services	225.00	0.00	2,888.55	0.00
5600-5430 Security Contract Services	0.00	0.00	4,262.86	0.00
5600-7700 Uniforms	312.44	0.00	312.44	0.00
Total Contract Services	3,967.44	0.00	79,750.12	0.00
Other R&M				
5600-3410 Appliance Unit Turn	110.94	0.00	110.94	0.00
5600-3420 Blind and Drapes Unit Turn	0.00	0.00	1,256.75	0.00
5600-3500 Janitorial Unit Turn	0.00	0.00	6,266.40	0.00
5600-3450 Doors Unit Turn	0.00	0.00	271.42	0.00
5600-3520 Painting Unit Turn	0.00	0.00	5,045.32	0.00
5600-3995 Resident Room R&M	9.55	0.00	9.55	0.00
5600-5330 Equipment Lease	0.00	0.00	260.12	0.00
5600-4180 Fire & Life Safety	109.00	0.00	6,086.70	0.00
5600-3470 Flooring Unit Turn	0.00	0.00	6,839.84	0.00
5600-5400 Landscaping Contract Services	0.00	0.00	396.86	0.00
5600-4210 HVAC R&M	0.00	0.00	6,611.76	0.00
5600-3510 Locksmith Unit Turn	0.00	0.00	520.12	0.00
5600-4945 R&M Other	161.89	0.00	5,035.97	0.00
5600-3970 Plumbing R&M	0.00	0.00	4,720.94	0.00
5600-3980 Pool & Spa R&M	0.00	0.00	502.04	0.00
5600-4935 Supplies R&M	0.00	0.00	32,424.41	0.00
5600-4280 Building System & Common Area Other R&M	0.00	0.00	4,893.75	0.00
5600-7710 Other G&A	-535.02	0.00	45.15	0.00
Total Other R&M	-143.64	0.00	81,298.04	0.00
Turnover R&M:				
5600-3550 Other Unit Turn	0.00	0.00	3,960.33	0.00
5600-3995 Resident Room R&M	0.00	0.00	1,026.00	0.00
5600-3470 Flooring Unit Turn	0.00	0.00	3,891.78	0.00
5600-3520 Painting Unit Turn	0.00	0.00	1,096.10	0.00
5600-3520 Painting Unit Turn	1,971.14	0.00	12,001.97	0.00
5600-3550 Other Unit Turn	0.00	0.00	188.91	0.00
Total Turnover R&M	1,971.14	0.00	22,165.09	0.00
TOTAL CONTROLLABLE R&M	5,794.94	0.00	183,213.25	0.00
TOTAL CONTROLLABLE EXPENSES	45,287.09	0.00	585,320.47	0.00
TOTAL OPERATING EXPENSES	82,084.64	0.00	1,135,368.70	0.00
NET OPERATING INCOME	147,232.09	0.00	1,217,208.41	0.00
7200-1110 Interest Expense - Hard Loan 1	120,775.00	0.00	1,449,300.00	0.00
TOTAL DEBT SERVICE RELATED COSTS	120,775.00	0.00	1,449,300.00	0.00

Palms on Ashley River (6027)

**Income Statement**

Period = Dec 2023

Book = Accrual ; Tree = tfjg\_lac\_is3

		Period to Date	%	Year to Date	%
REPLACEMENT COSTS (NON-CAPEX)					
Turnover Replacement Costs:					
7300-1055	Recurring Capital - Dishwashers	0.00	0.00	3,296.51	0.00
7300-1060	Recurring Capital - Garbage Disposals	0.00	0.00	-3,657.00	0.00
7300-1025	Recurring Capital - Ovens/Ranges/Hoods	0.00	0.00	1,301.33	0.00
7300-1025	Recurring Capital - Ovens/Ranges/Hoods	0.00	0.00	705.13	0.00
7300-1040	Recurring Capital - Refrigerators	0.00	0.00	8,193.93	0.00
7300-1025	Recurring Capital - Ovens/Ranges/Hoods	0.00	0.00	5,461.67	0.00
7300-1030	Recurring Capital - Water Heaters	0.00	0.00	1,851.14	0.00
7300-1065	Recurring Capital - Recurring Other	0.00	0.00	594.47	0.00
7300-1090	Major Improv - Cabinets	0.00	0.00	2,150.81	0.00
7300-1125	Major Improv - Carpet/Flooring/Tile - Common Area	0.00	0.00	73,534.51	0.00
7300-1165	Major Improv - Windows/Doors	401.41	0.00	8,107.57	0.00
7300-1105	Major Improv - Concrete/Sidewalk/Parking Lot	0.00	0.00	41,722.44	0.00
7300-1205	Major Improv - Plumbing	0.00	0.00	6,680.86	0.00
7300-1195	Major Improv - Lighting	0.00	0.00	4,567.67	0.00
7300-1210	Major Improv - Roofing	0.00	0.00	57,744.00	0.00
7300-1220	Major Improv - Pool and Spa	0.00	0.00	10,975.65	0.00
7300-1140	Major Improv - Fire System	0.00	0.00	18,349.07	0.00
7300-1195	Major Imrov - Lighting	908.38	0.00	1,057.43	0.00
7300-1035	Recurring Capital - HVAC/Condensers/Air Handlers	0.00	0.00	25,746.99	0.00
7300-1180	Major Improv - Painting - Interior	0.00	0.00	44,726.01	0.00
7300-1240	Major Improv - Office	149.15	0.00	149.15	0.00
5600-3550	Other Unit Turn	0.00	0.00	10,841.31	0.00
	Total Turnover Replacement Costs	1,458.94	0.00	324,100.65	0.00
Other Replacement Costs:					
7300-1250	Major Improv - Computer	695.74	0.00	1,427.60	0.00
7300-1245	Major Improv - Vehicle and Equipment	0.00	0.00	12,629.24	0.00
7300-1250	Major Improv - Computer	0.00	0.00	7,080.21	0.00
7300-1110	Major Improv - Signage	0.00	0.00	81.31	0.00
7300-1030	Recurring Capital - Water Heaters	0.00	0.00	11,613.91	0.00
7300-1165	Major Improv - Windows/Doors	0.00	0.00	140.00	0.00
7200-4322	Replacement Reserve Expense	0.00	0.00	398,245.85	0.00
	Total Other Replacement Costs	695.74	0.00	431,218.12	0.00
	TOTAL REPLACEMENT COSTS (NON-CAPEX)	2,154.68	0.00	755,318.77	0.00
OTHER NON-OPERATING COSTS					
7200-4330	Financial Expenses Other	0.00	0.00	5,500.00	0.00
7200-4230	Financial Expense Other	56.68	0.00	56.68	0.00
7200-4380	Partnership Fees	0.00	0.00	739.50	0.00
7060-0000	Other Exp Miscellaneous	0.00	0.00	10,000.00	0.00
	TOTAL OTHER COSTS	56.68	0.00	16,296.18	0.00
	TOTAL ADDITIONAL ACTIVITY AFTER NOI	122,986.36	0.00	2,220,914.95	0.00
	POTENTIAL NET CASH FLOW-Before CapEx	24,245.73	0.00	-1,003,706.54	0.00
CAPEX / REPLACEMENT RESERVE ACTIVITY					
1054-1010	Capital Reserve	0.00	0.00	-16,247.13	0.00
1650-1020	Land Improvements	0.00	0.00	6,058,385.10	0.00
1650-1645	Landscaping	0.00	0.00	421.00	0.00

Palms on Ashley River (6027)

**Income Statement**

Period = Dec 2023

Book = Accrual ; Tree = tfjg\_lac\_is3

		Period to Date	%	Year to Date	%
1650-1110	Building	0.00	0.00	-7,993,947.00	0.00
1650-1695	Building Improvements Other	0.00	0.00	255,442.05	0.00
1720-1010	Intangible Assets Loan Costs	0.00	0.00	-713.00	0.00
1650-1215	Appliances	0.00	0.00	272.85	0.00
1650-1255	Plumbing	0.00	0.00	117.28	0.00
1650-1225	Electrical	0.00	0.00	352.85	0.00
1650-1230	Flooring	0.00	0.00	-5,411.00	0.00
1650-1240	HVAC	0.00	0.00	29.40	0.00
1650-1675	Pool & Spa	0.00	0.00	1,625.00	0.00
1650-1810	Computer & Office Equipment	0.00	0.00	1,647,238.00	0.00
1650-1120	Accum Depreciation - Building	0.00	0.00	-478,759.00	0.00
1720-1019	Accum Amortization - Other	0.00	0.00	-8,985.00	0.00
TOTAL CAPEX / REPLACEMENT RESERVE ACTIVITY		0.00	0.00	-540,178.60	0.00
POTENTIAL NET CASH FLOW-After CapEx		24,245.73	0.00	-463,527.94	0.00

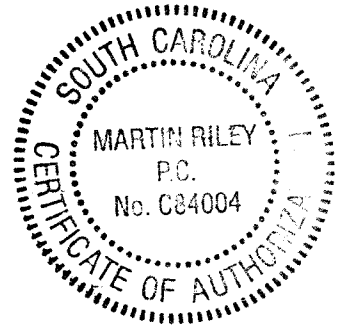
## **ADDENDUM F**

### **Floor Plans**

# PLANTERS RETREAT

## SUMMERVILLE, SOUTH CAROLINA

### CONSTRUCTION SET



REVISIONS	11/04/04	08/26/05
PROJECT	2004-016	
DATE	10/29/04	
DRAWN BY	JMH/BEAR	

#### DIRECTORY

##### OWNER

PLANTERS RETREAT LLC  
C/O DOUGLAS COMPANY  
607 8th. AVENUE  
AYNOR, SC 29511-3148  
TEL.\* (843) 358-1052

Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

##### 24 HOUR CONTACT

CHRIS WHITENER  
TEL. \* (843) 446-9062

##### ARCHITECT

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
215 CHURCH STREET, SUITE 200  
DECATUR, GEORGIA 30030-3329  
(404) 373-2800

Architect's Signature \_\_\_\_\_ Date \_\_\_\_\_

##### ENGINEER

R.M.S. ENGINEERING  
530 MEANS STREET  
SUITE 300  
ATLANTA, GEORGIA 30318  
(404) 658-1009

##### CIVIL ENGINEER

TIM HARRIS  
ASI ENGINEERS  
1304 PROFESSIONAL DRIVE  
SUITE D1  
MYRTLE BEACH, SC 29577  
TEL. \*(843) 692-9978

##### CONTRACTOR

Contractor's Signature \_\_\_\_\_ Date \_\_\_\_\_

#### PROJECT DESCRIPTION

-RESIDENTIAL MULTI-FAMILY APARTMENTS  
-ZONED R6  
-THREE-STORY, TYPE 5A, USE GROUP R2, SPRINKLERED  
(MONITORED) PER NFPA 13-R  
-TWO-STORY, TYPE 5B, USE GROUP R2, SPRINKLERED  
(MONITORED AND LOCAL ALARM) PER NFPA 13-R  
-CLUBHOUSE, TYPE 5B, USE GROUP A2, UNSPRINKLERED.  
-3/4" WATER SERVICE PER UNIT (2" PER BLDG. W/ 1 1/2" METER)  
-CLUBHOUSE & BLDG. #3 (2" WATER SERVICE W/ 1 1/2" METER)  
-ONE (1) 5 TON HEAT PUMP IN CLUBHOUSE  
-4" BUILDING SEWER TO EACH UNIT (6" PER BLDG.)  
-ELECTRIC HEAT PUMP SEER 10.0 FOR H.V.A.C.  
-125 AMP PANEL EACH UNIT  
-40 GALLON ELECTRIC WATER HEATER EACH 2-BEDROOM UNIT  
-50 GALLON ELECTRIC WATER HEATER EACH 3-BEDROOM UNIT  
-4" FIRE LINE TO EACH BUILDING.  
-FIRE ALARM SYSTEM TO BE WIRELESSLY TIED BACK TO CENTRAL  
FIRE ALARM CONTROL PANEL IN CLUBHOUSE  
-PARTIALLY ENCLOSED BUILDING FOR WIND LOADS

#### PROJECT INFORMATION

##### UNIT SCHEDULE

				CONDITIONED
A	2BR/2BA WITH SUNROOM		1082 SQ. FT.	
B	3BR/2BA WITH SUNROOM CLUBHOUSE		1322 SQ. FT.	
			2253 SQ. FT.	
A	B	UNITS	BUILDING	SQ. FT.
BUILDING #1	12	12	24 UNITS	32,424 SQ. FT.
BUILDING #2	12	12	24 UNITS	32,424 SQ. FT.
BUILDING #3	12	12	24 UNITS	32,424 SQ. FT.
BUILDING #4	12	12	24 UNITS	32,424 SQ. FT.
BUILDING #5	12	12	24 UNITS	32,424 SQ. FT.
BUILDING #6	12	12	24 UNITS	32,424 SQ. FT.
BUILDING #7	12	12	24 UNITS	32,424 SQ. FT.
BUILDING #8	8	8	16 UNITS	21,616 SQ. FT.
BUILDING #9	8	0	8 UNITS	16,560 SQ. FT.
with CLUB HOUSE		1		2253 SQ. FT.
TOTALS	9 BLDGS	192 UNITS	267,397 SQ. FT.	

( 10 TOTAL UNITS EQUIPPED FOR THE HANDICAPPED (5%). )

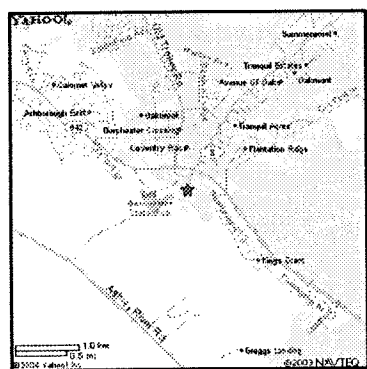
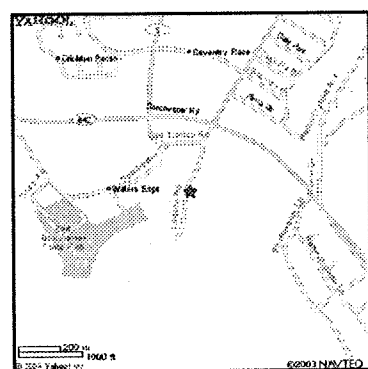
PARKING PROVIDED AT 2 SPACES PER UNIT = 192 X 1.75 = 336

360 SPACES PROVIDED, INCLUDING 11 H/CAP PARKING SPACES

##### APPLICABLE CODES

-2000 INTERNATIONAL BUILDING CODE  
-2000 INTERNATIONAL PLUMBING CODE  
-2000 INTERNATIONAL ELECTRICAL CODE  
-2000 INTERNATIONAL MECHANICAL CODE  
-2002 NATIONAL ELECTRIC CODE  
-1990 AMERICANS WITH DISABILITIES ACT (ADA)  
-LOCAL ZONING ORDINANCE

##### LOCATION MAP



#### INDEX OF DRAWINGS

00	COVER SHEET	08/26/05
SA1	SITE ARCHITECTURAL PLAN	04/15/05
SG1	SITE PLAN - SIGNAGE	04/15/05
SG2	EXTERIOR SIGNAGE DETAILS	11/04/04
SG3	CONSTRUCTION & PROJECT SIGN	03/21/05
C1 of C4	EROSION CONTROL PLAN	05/23/05
C2 of C4	WATER AND SEWER PLAN	03/22/05
C3 of C4	DRAINAGE AND EROSION DETAILS	03/10/05
C4 of C4	WATER AND SEWER DETAILS	03/10/05
L1	LANDSCAPE PLAN	11/24/04
L2	LANDSCAPE PLAN	11/24/04
L3	TREE PROTECTION PLAN	10/11/04
3 of 4	SITE LIGHTING PLAN	12/11/04
AO1	NOTES AND SCHEDULES	02/02/05
AO2	WINDOW AND DOOR SCHEDULES	03/21/05
AI1	UNIT FLOOR PLAN	03/21/05
AI2	COMMUNITY BUILDING FLOOR PLAN	03/21/05
AI3	INTERIOR ELEVATIONS AND SCHEDULES	03/21/05
AI4	UNIT 'A' AND 'B' FOUNDATION PLANS	02/02/05
AI5	UNIT FLOOR FRAMING PLANS	02/02/05
A21	BLDG. #1, #2, #3, #4, #5, #6 & #7 FLOOR PLANS	03/21/05
A22	BLDG. #1, #2, #3, #4, #5, #6 & #7 FLOOR PLANS	11/04/04
A23	BUILDING #8 FLOOR PLAN	03/21/05
A24	BUILDING #9 FLOOR PLANS	03/21/05
A31	ELEVATIONS- BLDG. #1 - #7 INCL.	03/21/05
A32	ELEVATIONS- BLDG. #8	11/04/04
A33	ELEVATIONS BLDG.#9	11/04/04
A41	ROOF FRAMING AND ROOF VIEW	04/18/05
A42	BUILDING #9 FOUNDATION AND FRAMING	03/21/05
A51	SECTION DETAILS	04/15/05
A52	WALL SECTION DETAILS	04/15/05
A53	SECTION DETAILS	03/21/05
A54	PLAN AND SECTION DETAILS	03/21/05
A55	STAIR PLANS AND SECTIONS	03/21/05
A56	STAIR PLANS	03/21/05
A57	CLUBHOUSE SECTIONS	03/21/05
A58	WALL SECTION DETAILS	03/21/05

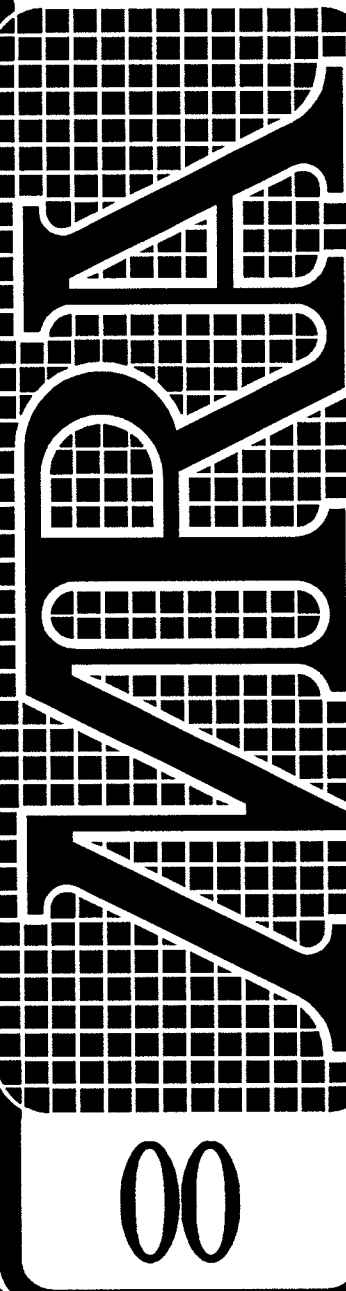
#### INDEX OF DRAWINGS

A6.1	RATED ASSEMBLY AND PENETRATIONS	04/15/05
A7.1	TRASH COMPACTOR PLANS AND DETAILS	03/21/05
A7.2	GAZEBO PLANS AND DETAILS	02/02/05
A7.3	SWIMMING POOL FENCE & TRELLIS DETAILS	03/21/05
A7.4	MAIL GAZEBO	04/18/05
M1.1	UNIT MECHANICAL PLANS	03/16/05
M1.2	COMMUNITY BUILDING MECHANICAL PLAN	03/16/05
M1.3	COMMUNITY BUILDING SCHEDULES AND LEGENDS	03/16/05
E1.1	UNIT ELECTRICAL PLANS	03/16/05
E1.2	COMMUNITY BUILDING ELECTRICAL PLAN	03/16/05
E1.3	PANELS AND ONE-LINES	03/16/05
E1.4	LOAD CALCULATIONS	03/16/05
P1.1	BLDG. #1 & #5 FIR & SEC. FLR. PLUM. PLANS	03/21/05
P1.2	BLDG. #3 FIR & SEC. FLR. PLUM. PLAN	03/21/05
P1.3	BLDG. #1, #3 & #5 THIRD FLR. PLUM. PLAN	03/21/05
P1.4	BLDG. #2, #4, #6 & #7 FIR & SEC. FLR. PLUM. PLANS	03/21/05
P1.5	BLDG. #2, #4, #6 & #7 THIRD FLR. PLUM. PLAN	03/21/05
P1.6	BLDG. #8 FIR & SEC. FLR. PLUM. PLANS	03/21/05
P1.7	BLDG. #9 FIR & SEC. FLR AND CLUBHOUSE PLUM. PLANS	03/21/05
P2.1	BLDG. #1 & #5 PLUMBING RISERS	03/21/05
P2.2	BLDG. #3 PLUMBING RISERS	03/21/05
P2.3	BLDG. #2, #4, #6 & #7 PLUMBING RISERS	03/21/05
P2.4	BUILDING #8 PLUMBING RISERS	03/21/05
P2.5	BUILDING #9 PLUMBING RISERS	03/21/05

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

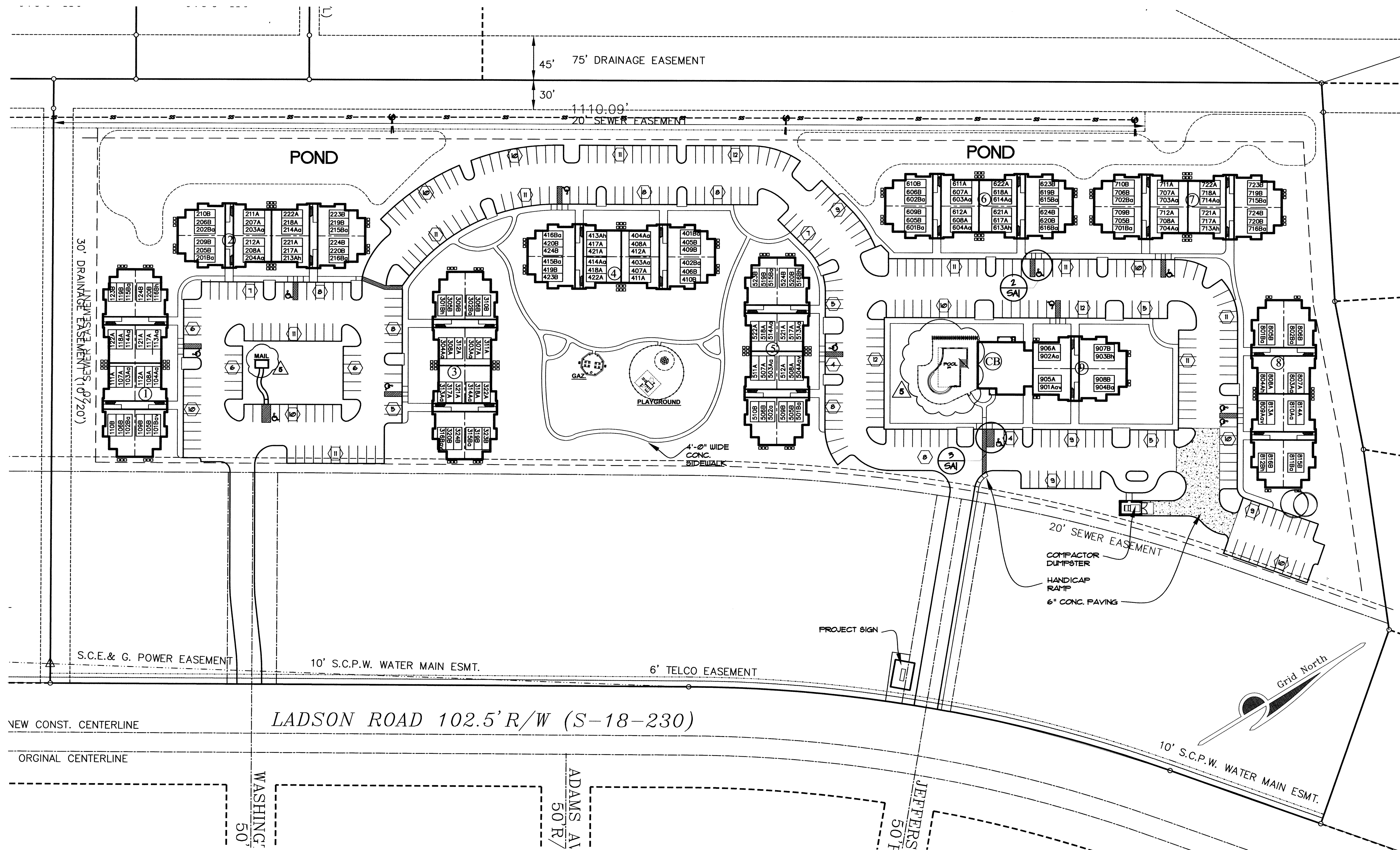
PLANTERS RETREAT  
SUMMERVILLE, SOUTH CAROLINA

COVER SHEET

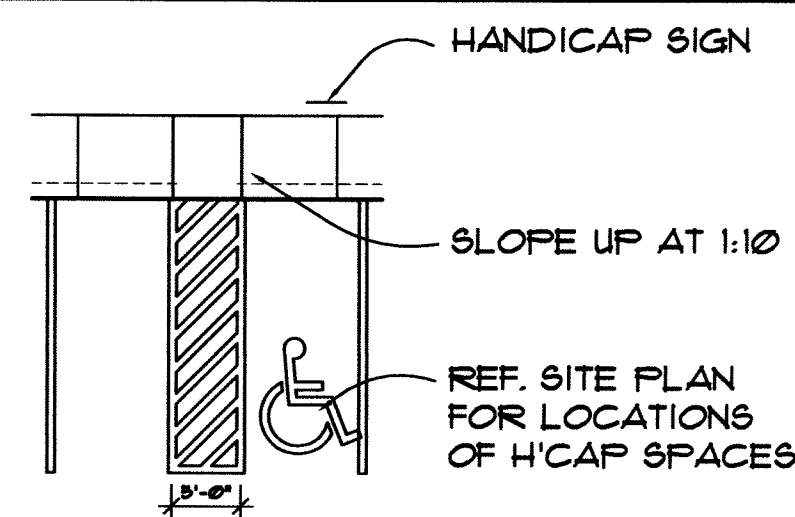
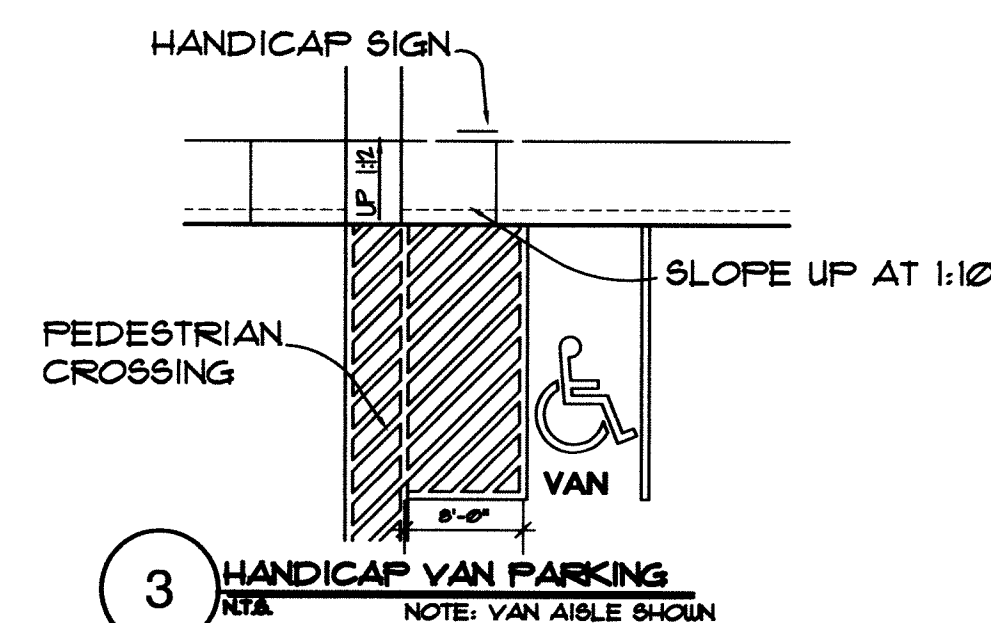


00





## SITE PLAN

 $1'' = 50$ 

NOTE:

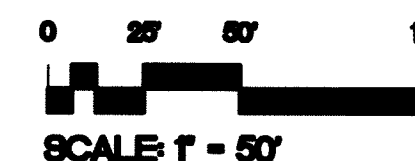
ACCESSIBLE SIDEWALKS, HC RAMPS, HC PARKING SPACES & AISLES ON THIS PROJECT CANNOT EXCEED THE FOLLOWING MAXIMUM SLOPE LIMITS. CONTRACTOR SHALL VERIFY ALL SLOPES IN THE FIELD BEFORE PLACING CONCRETE/ ASPHALT.

HC CURB RAMPS MAX. SLOPE LIMIT IS 8.3% (1:12)

ACCESSIBLE SIDEWALKS MAX. SLOPE LIMIT IS 5% (1:20)

HC PARKING & AISLE MAX. SLOPE LIMIT IS 2% (1:50)

SIDEWALK MAX. CROSS SLOPE LIMIT IS 2% (1:50)



RELEASED FOR CONSTRUCTION

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.

215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

**PLANTERS RETREAT APARTMENTS**  
SUMMERVILLE, SOUTH CAROLINA

# SITE ARCHITECTURAL PLAN

SA1

11/04/04 

REVISIONS  9/22/04

04-016

FROM  
+ 28  
STATE



U

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# UNIT 1

MAR

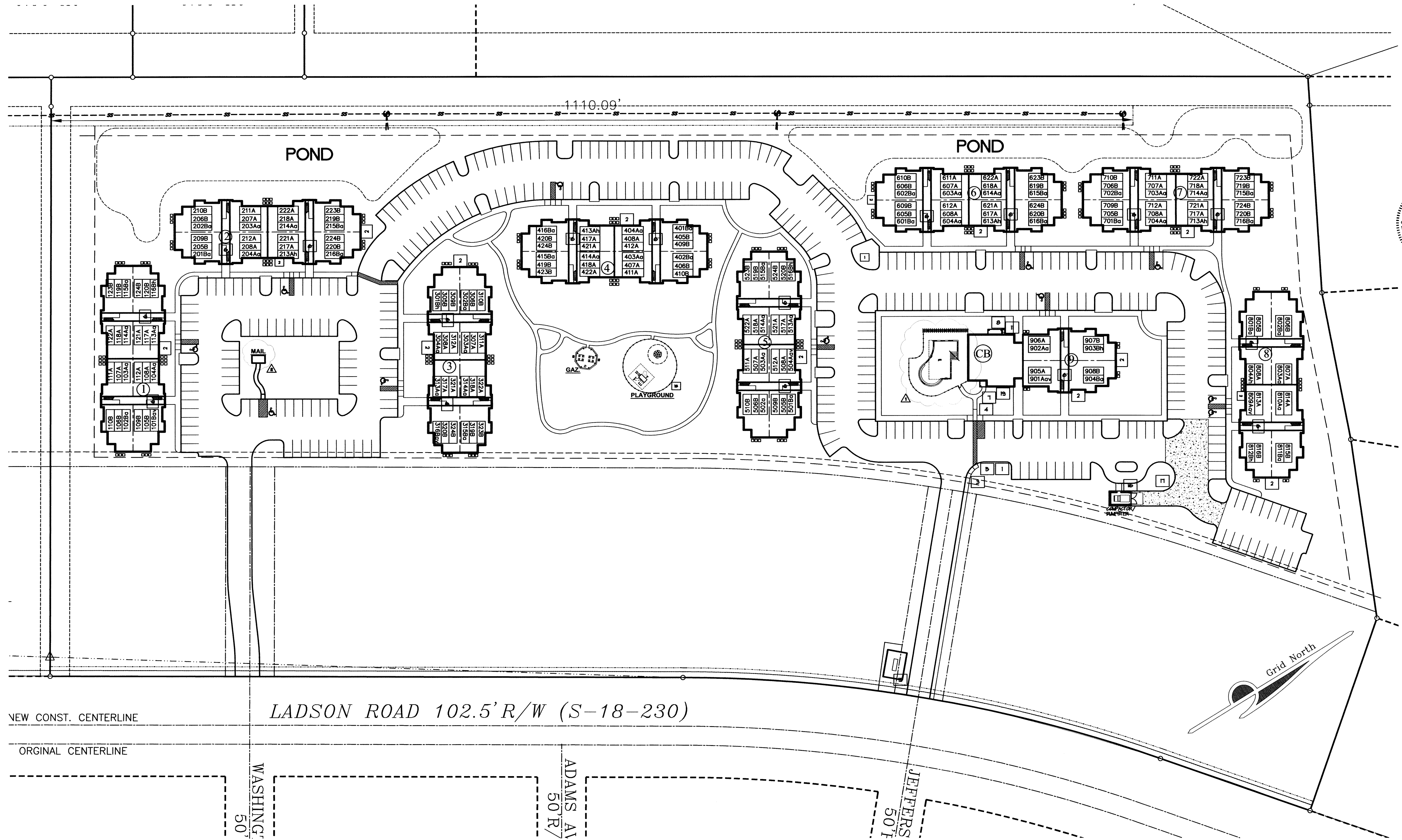


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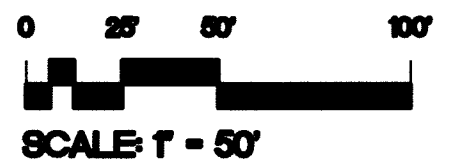


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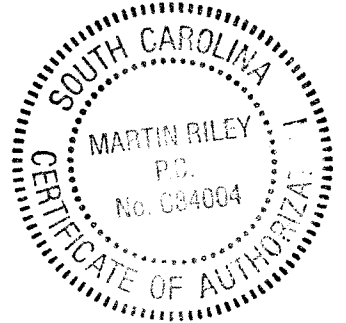
PLOTTED: Apr 16, 2005 - 12:08pm LOCATION: P:\DOUGLAS CD\2004-016 SUMMERVILLE\SIGNAGE\ 2004-016\_SG1.dwg Plotted By: brawlins - Copyright 2005



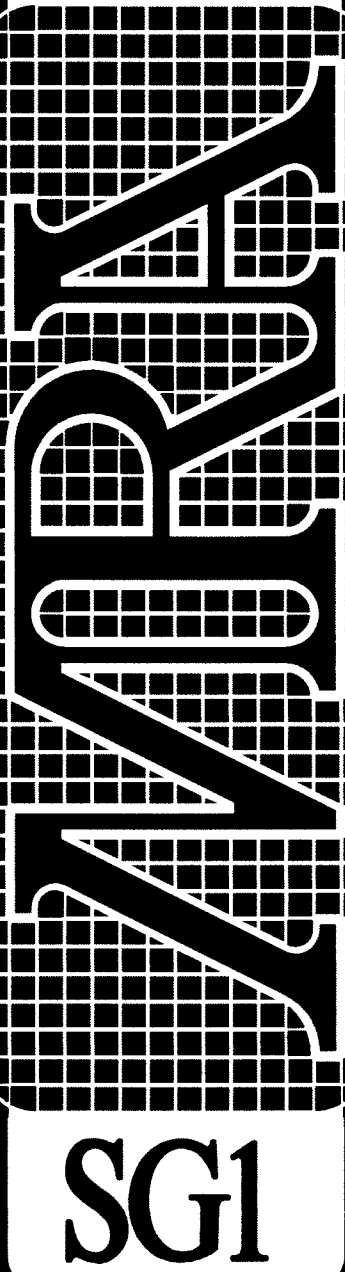
1 SITE PLAN- SIGNAGE  
1" = 50'



RELEASED FOR CONSTRUCTION



**MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.**  
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800  
**PLANTERS RETREAT APARTMENTS**  
SUMMERVILLE, SOUTH CAROLINA



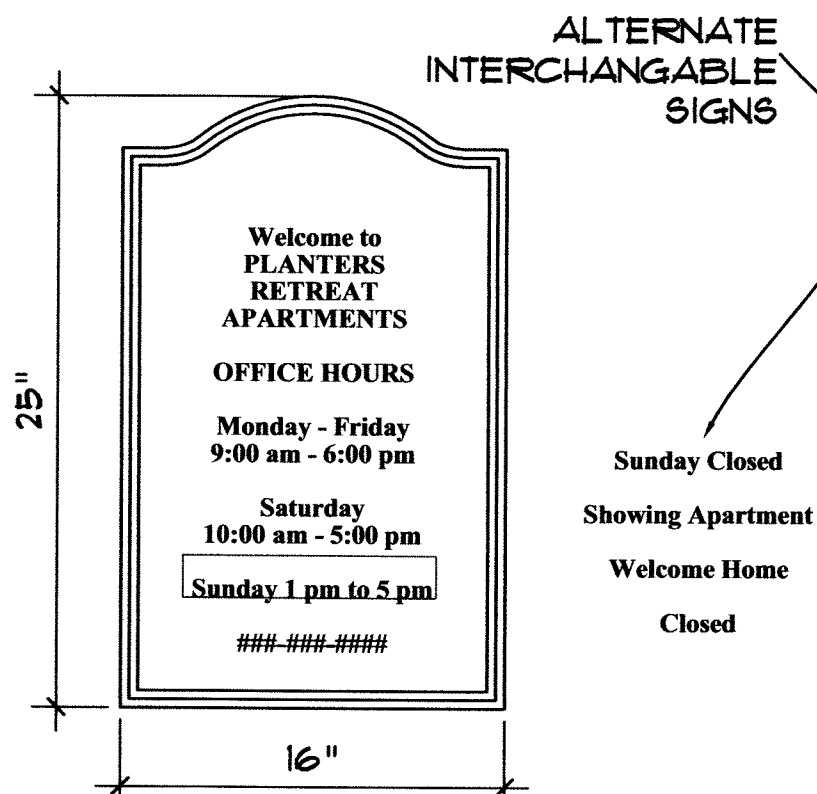
REVISIONS	03/21/05	04/15/05
PROJECT	2004-016	
DATE	11/04/04	
DRAWN BY	JACKIE MARTIN	
CHECKED BY	JACKIE MARTIN	

SITE PLAN - SIGNAGE

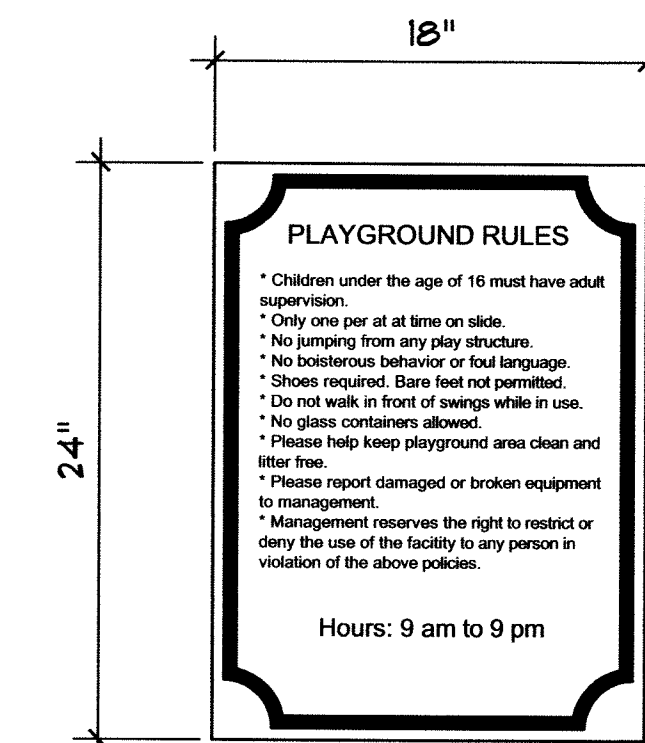


GENERAL SIGNAGE NOTES:

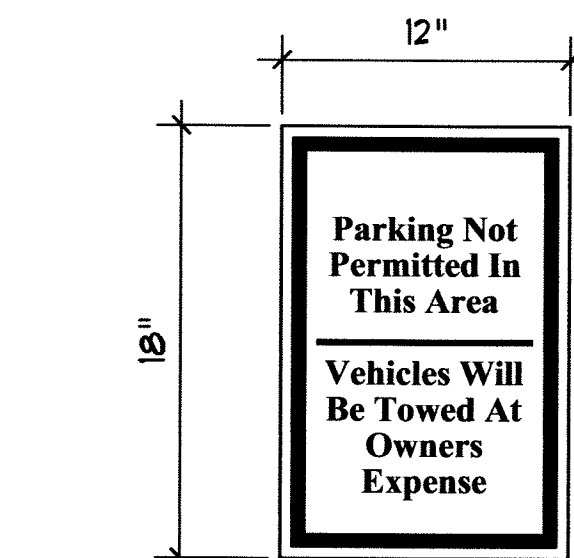
1. ALL SIGNS ARE ROUTE PVC WITH A PAINTED FINISH ON 4" PAINTED ALUMINUM POST WITH CAP.



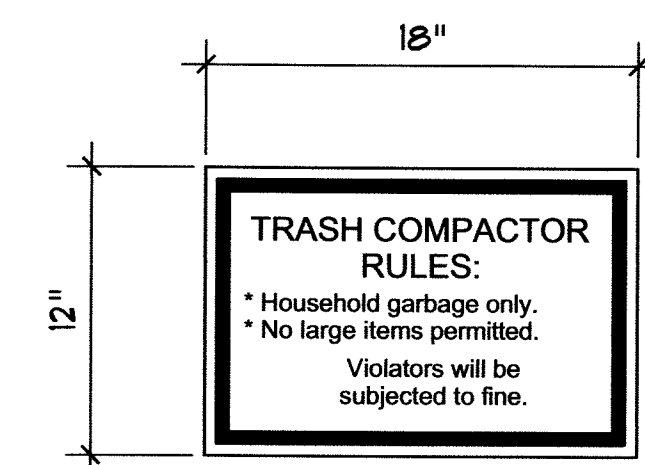
19 OFFICE HOURS  
NTS - WALL MOUNTED



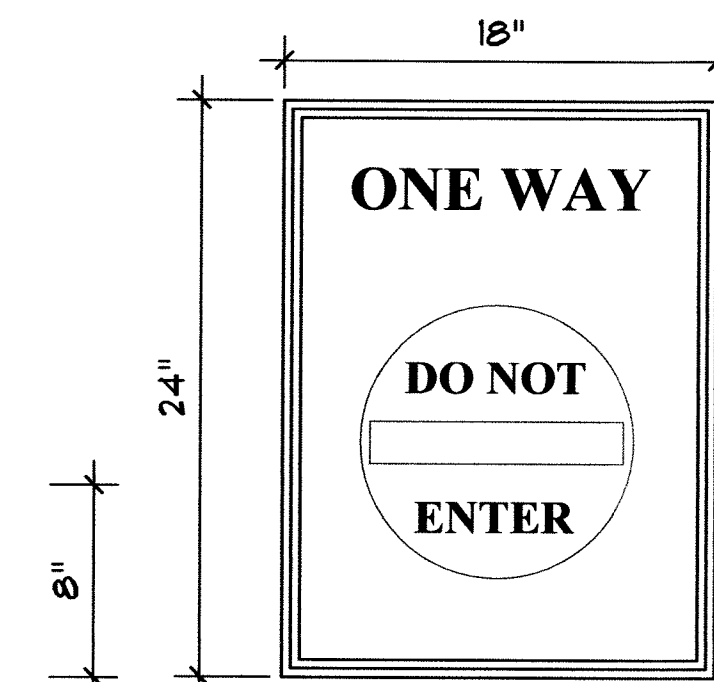
18 PLAYGROUND RULES  
NTS - FENCE MOUNTED



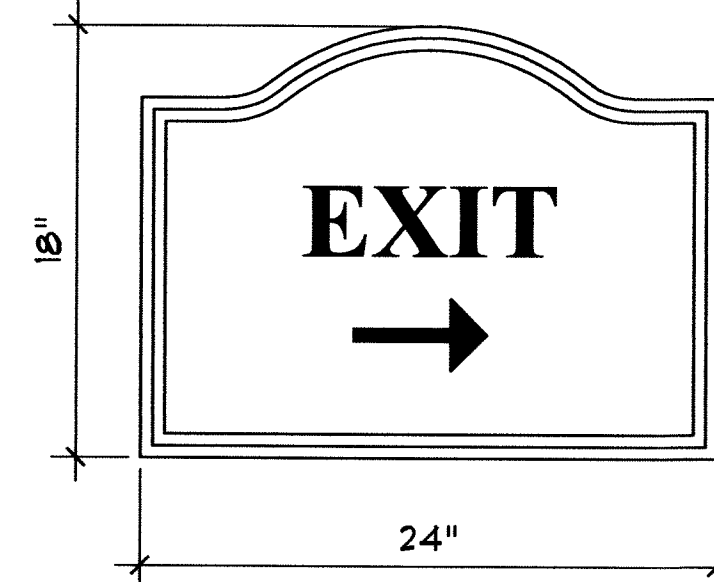
17 PARKING  
NTS - WALL AND POST MOUNTED



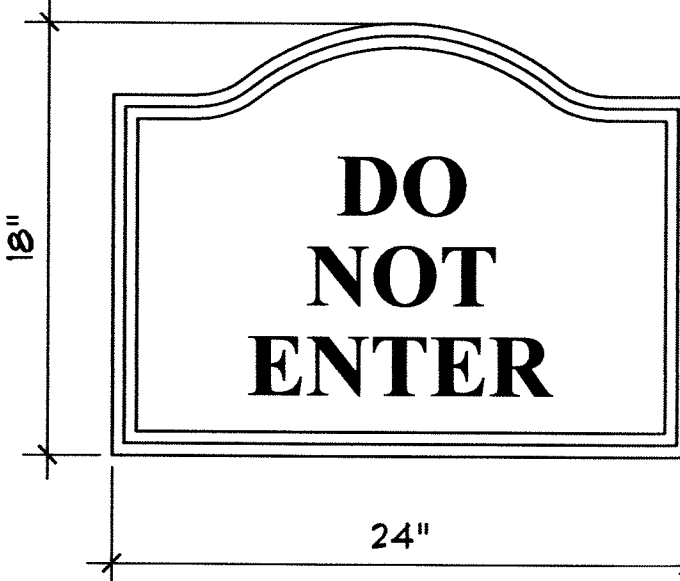
16 TRASH COMPACTOR RULES  
NTS - BRICK WALL MOUNTED



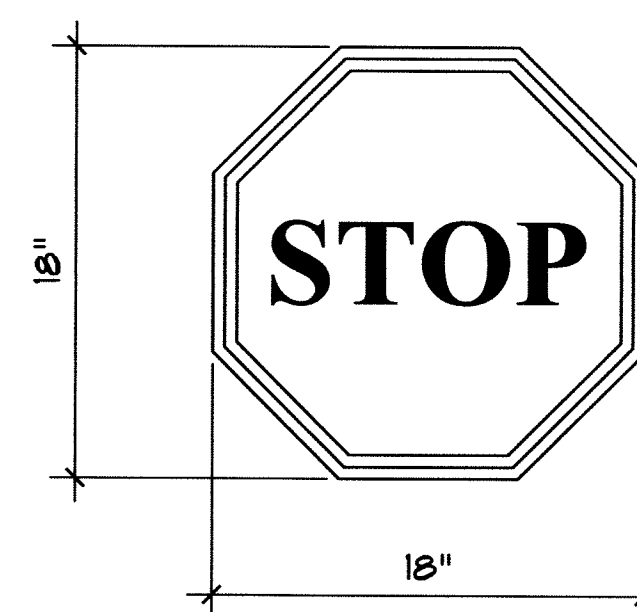
15 ONE WAY (DIRECTIONAL)  
NTS - POST MOUNTED



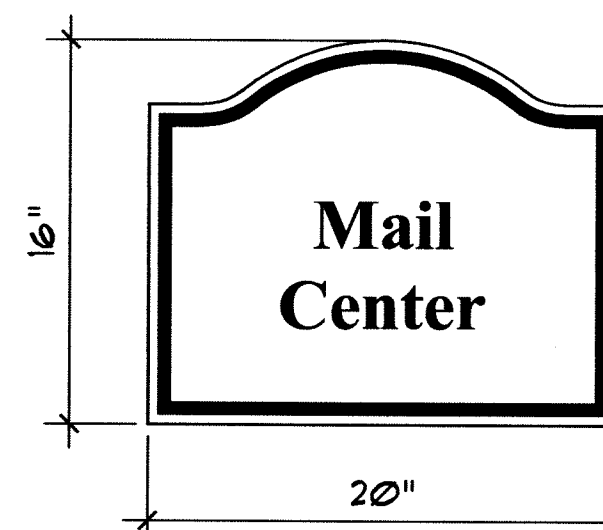
14 EXIT (DIRECTIONAL)  
NTS - POST MOUNTED



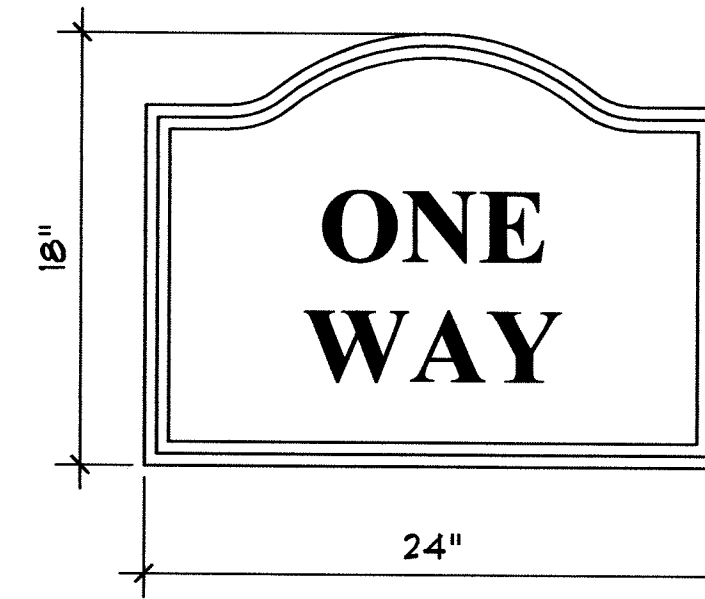
13 DO NOT ENTER  
NTS - POST MOUNTED



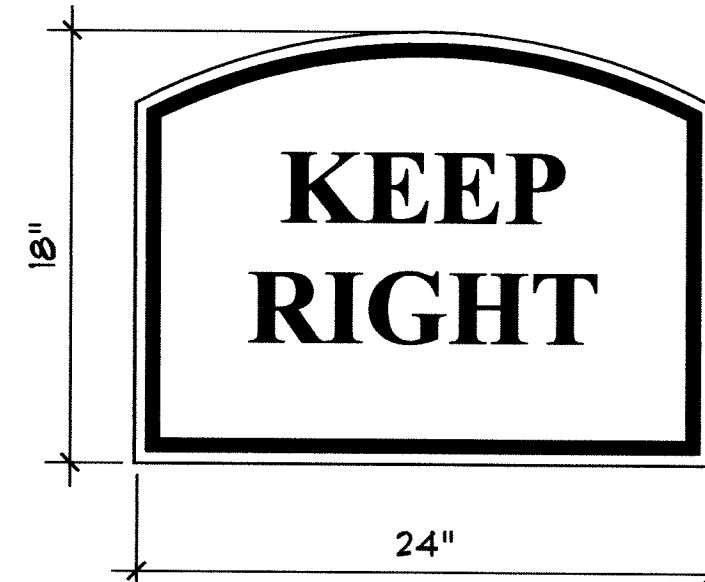
12 STOP  
NTS - POST MOUNTED



11 MAIL CENTER  
NTS - POST



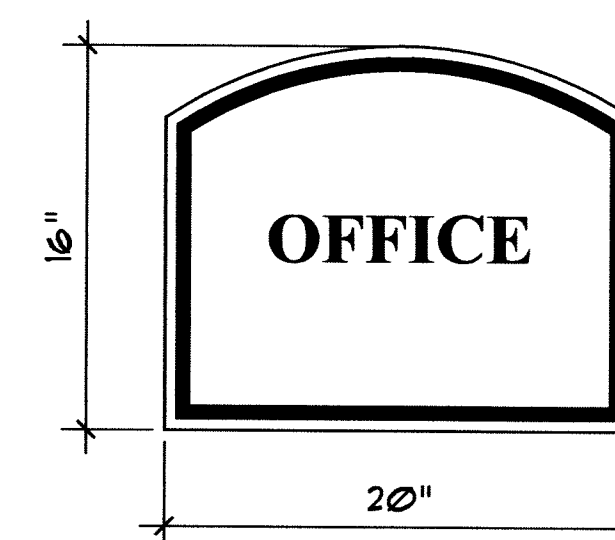
10 ONE WAY  
NTS - POST MOUNTED



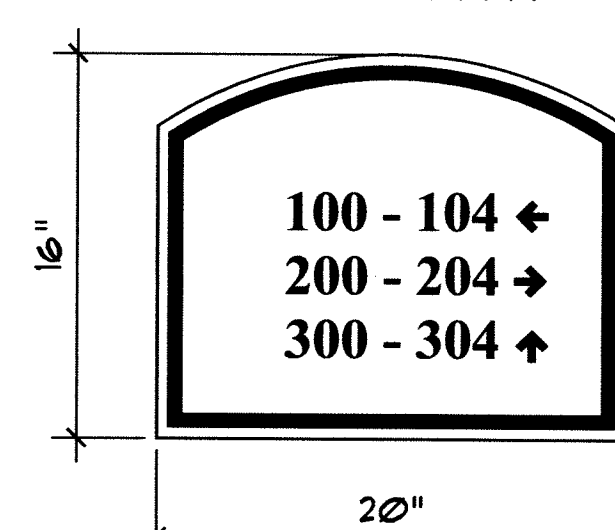
9 KEEP RIGHT  
NTS



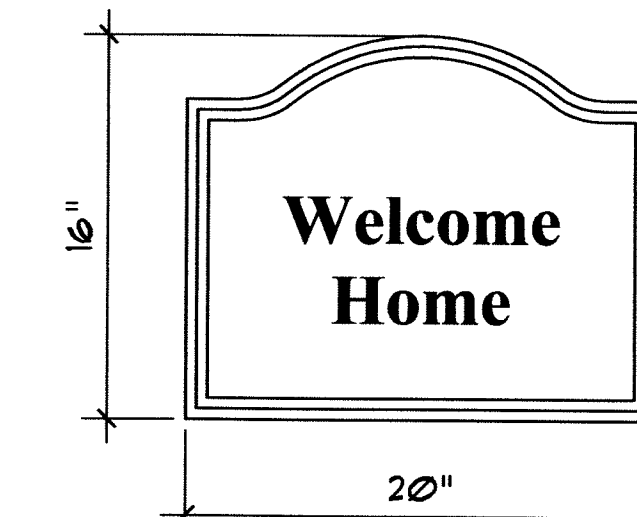
8 CLOTHES CARE CENTER  
NTS - POST MOUNTED



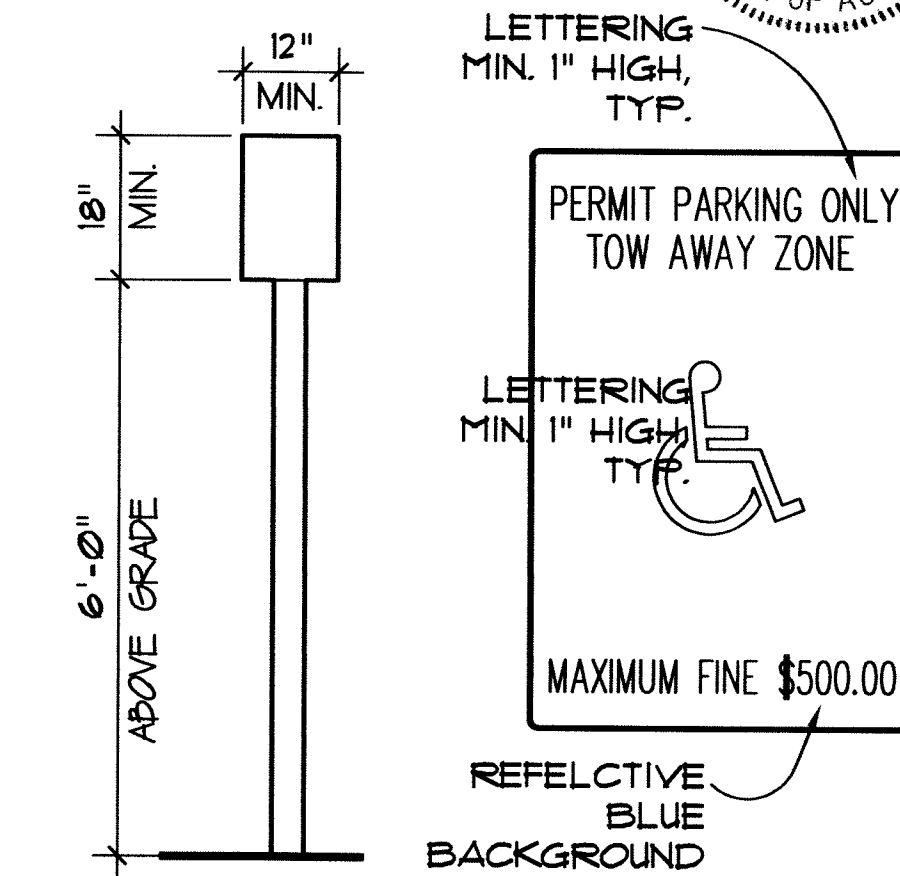
7 LEASING CENTER  
NTS - POST MOUNTED



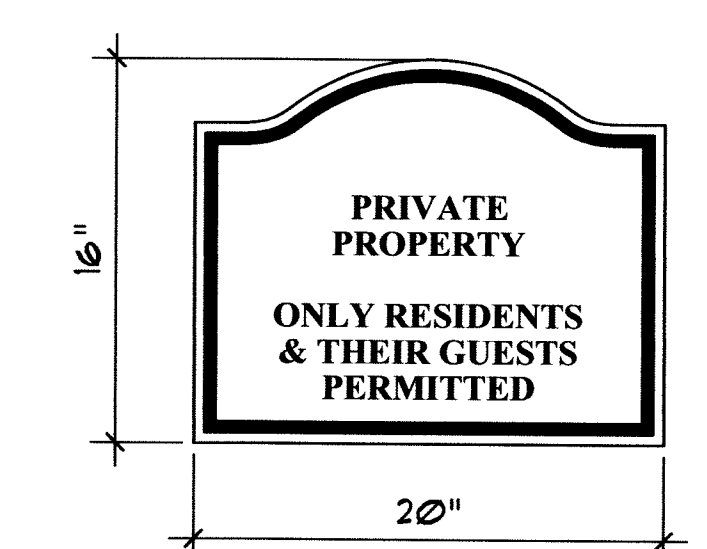
6 BWAY DIRECTIONAL SIGN  
NTS - WALL MOUNTED



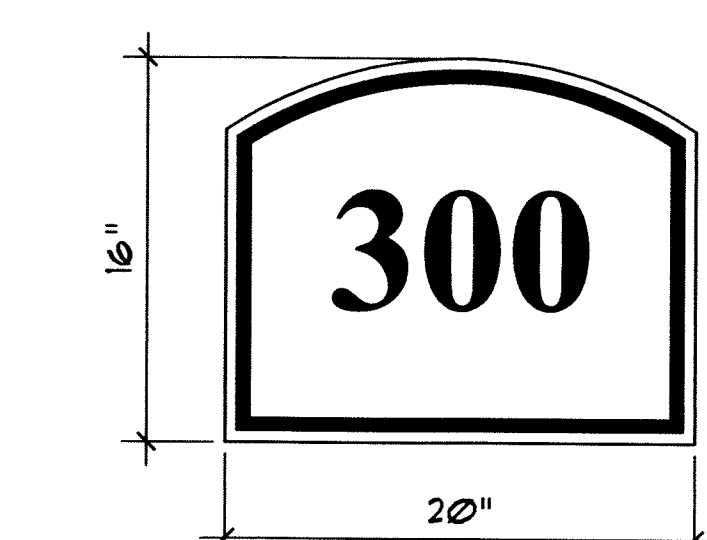
5 WELCOME HOME  
NTS - POST MOUNTED



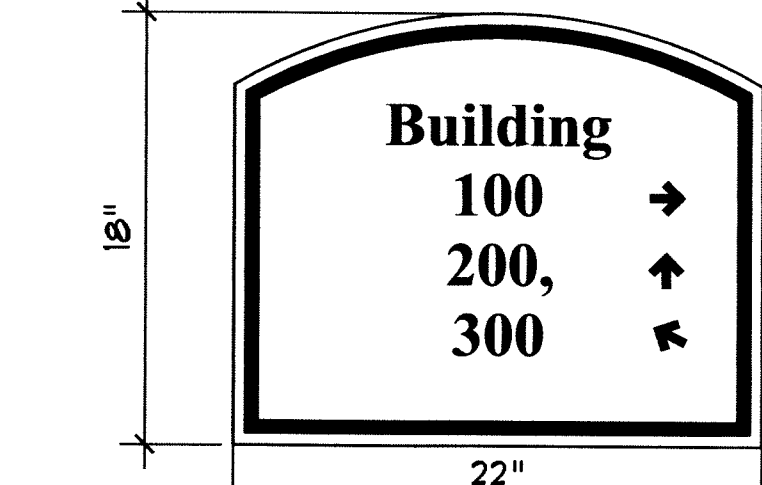
4 HANDICAP PARKING SIGN  
NTS - POST MOUNTED



3 PRIVATE PROPERTY  
NTS - POST MOUNTED



2 BUILDING SIGN  
NTS - WALL MOUNTED



1 BUILDING DIRECTIONAL SIGN  
NTS - POST MOUNTED

SCALE: 1-1/2" = 1'-0"

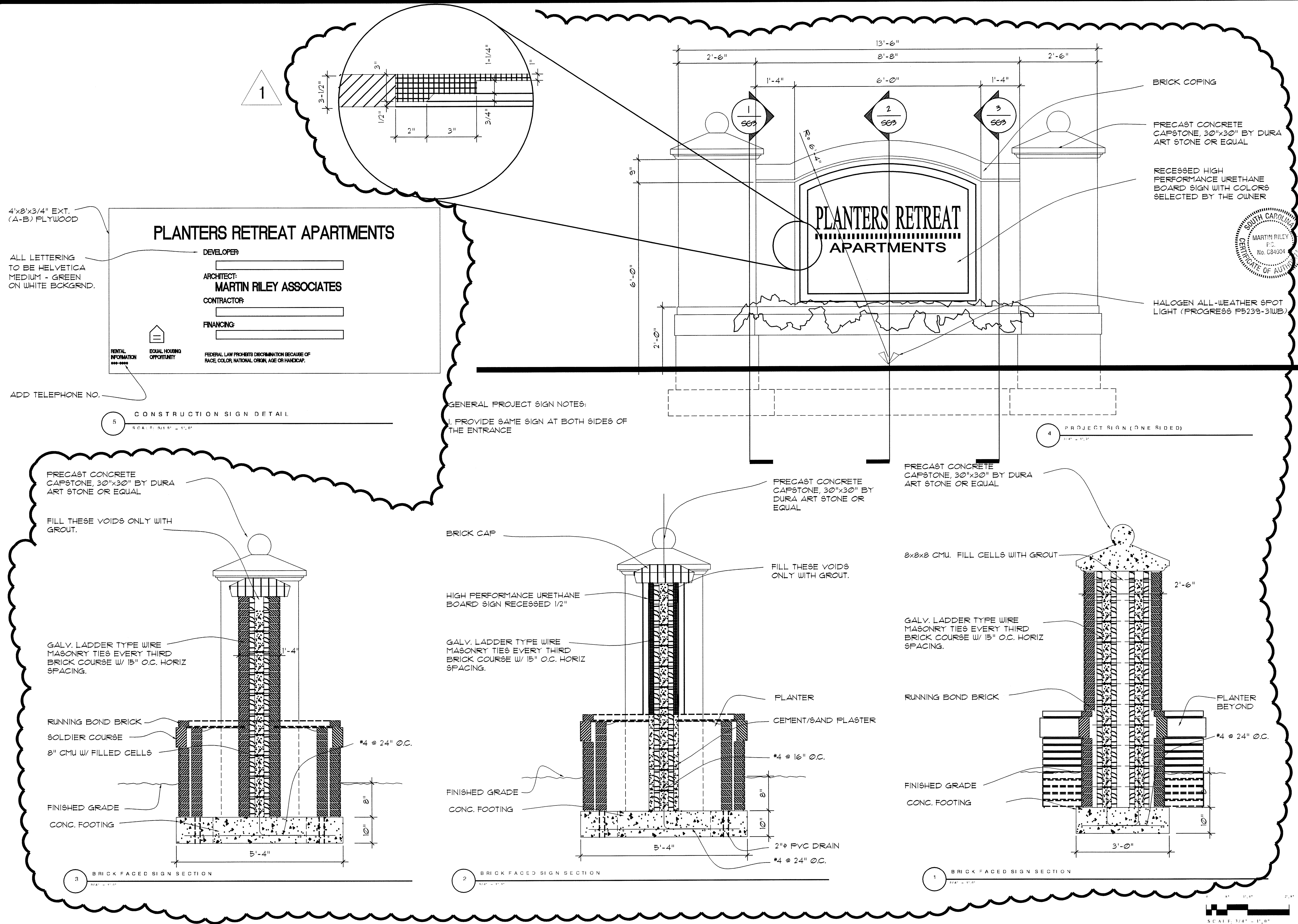
RELEASED FOR CONSTRUCTION

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

PLANTERS RETREAT  
SUMMERVILLE, SOUTH CAROLINA

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.

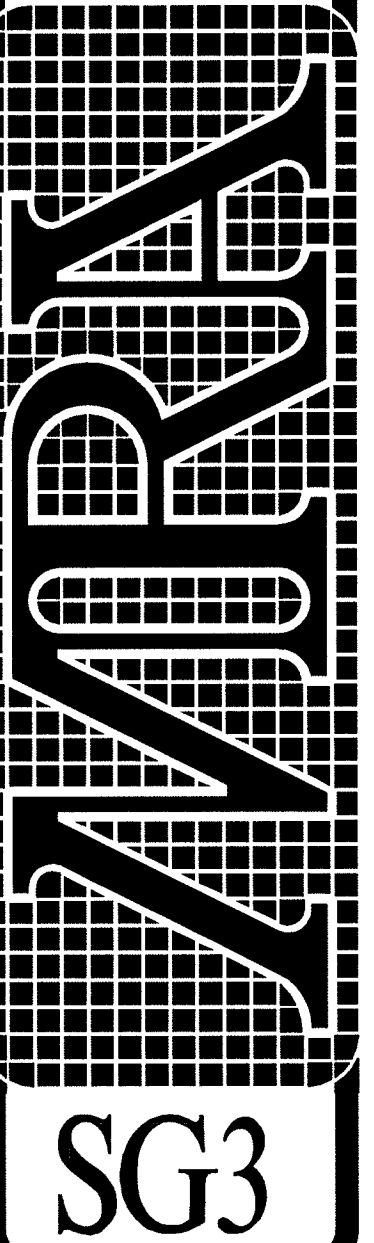
SG2



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

PLANTERS RETREAT  
SUMMERVILLE, SOUTH CAROLINA

SIGNAGE

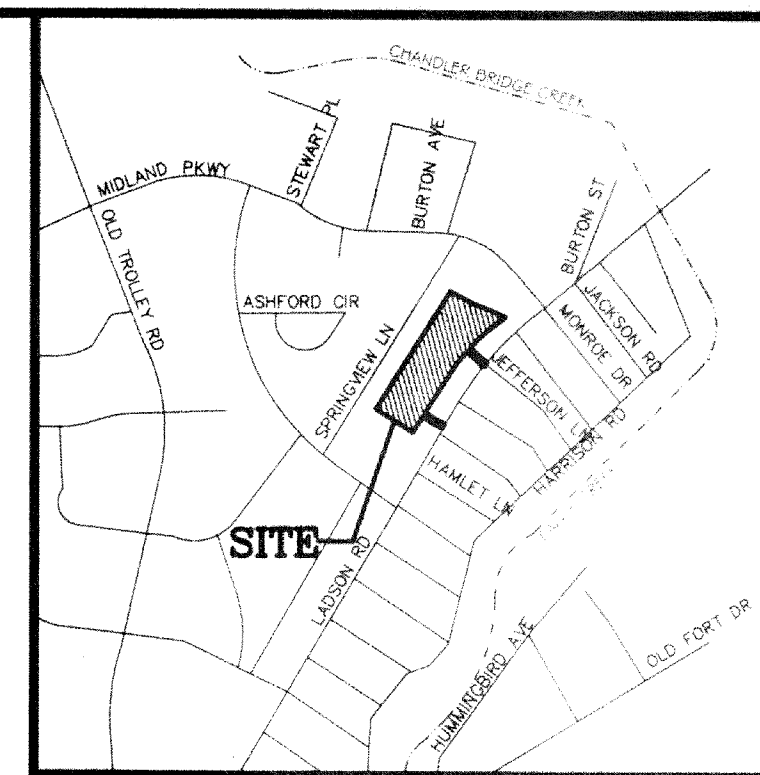


SG3



LOT 9  
BLOCK C  
SECTION 19  
43,041 SF  
0.99 Ac

LOT 3, BLOCK "C"  
SECTION 19  
JASMAR & ASSOCIATES, LLC  
154-00-00-034  
PLAT CABINET J, PAGE 140

ASI ENGINEERS, INC.  
CIVIL ENGINEERING • LAND PLANNING

1304 PROFESSIONAL DRIVE, SUITE D-1  
MYRTLE BEACH, SC 29577  
TELEPHONE : (843) 692-9998  
FAX : (843) 692-9993

SUMMERVILLE, DORCHESTER COUNTY, SC

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## GRADING, STORM DRAINAGE &

# EROSION CONTROL PLAN

## PLANTER'S RETREAT

LADSON ROAD  
SUMMERVILLE, DORCHESTER COUNTY, SC

SCALE: 1" = 50'  
 JCD NO. 204032  
 DESIGNED BY: TP/HLS  
 DRAWN BY: BLS  
 CHECKED BY: BLS  
 DATE: 11/09/04  
 REVISION:  
 1 - 11/29/04 - PER  
 ARCHITECT'S SITE PLAN  
 CHANGES  
 2 - 12/15/04 - PER OCRM  
 COMMENTS  
 3 - 2/14/05 - UPDATE  
 PROPERTY LINE AND WIDEN  
 MAIN ENTRY  
 4 - 3/10/05 - MISC.  
 CHANGES, RELEASED FOR  
 CONSTRUCTION  
 5 - 4/19/05 - ADD YO #8  
 AND 8" PIPE NEAR POOL &  
 ADD FILL AT POOL SIGN  
 6 - 5/16/05 - REVISE  
 SOUTHERN ENTRANCE  
 7 - 5/23/05 - RELOCATE  
 CB #5, CB #1, & OUTFALL



SHEET NUMBER:  
**C1 of C4**

\_\_\_\_\_

ALL CONTOUR LINES SHOWN ARE EXISTING ELEVATIONS. EX. FO

2. ELEVATIONS TAKEN FROM A TOPOGRAPHIC SURVEY BY ASHLEY SURVEYING, INC.

3. C.P.P. SHALL BE HIGH DENSITY CORRUGATED POLYETHYLENE SMOOTH INTERIOR. MINIMUM 1/2" MIN. A.S.H.T.O. SPECIFICATION M-294 (A.D.S. N-12 OR HANDBO N-12)

4. PROTECT CATCH BASINS FROM SILTATION DURING CONSTRUCTION BY THE USE OF FILTER FABRIC CONSTRUCTED UNDER THE GRATE.

5. ASPHALT PAVEMENT SHALL BE 7" OF S.C.D.O.T. TYPE 1 ASPHALT OF 100% COMPACTED S.A.B.C. OVER 2" OF COMPACTED SUB-BASE - 1" OF 98% COMPACTED SUB-BASE.

6. ASPHALT PAVEMENT WITHIN THE SCOTD ROAD RIGHT OF WAY SHALL BE 175 LBS./SQ. S.C.D.O.T. TYPE 1 ASPHALT SURFACE COURSE. 200 LBS./SQ. OF BINDER COURSE AND 6" OF 100% COMPACTED S.A.B.C. OVER 1" OF 98% COMPACTED SUB-BASE.

7. THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES IN THE VICINITY OF THE PROPOSED DRAIN IS NOT KNOWN. EXTREME CAUTION SHOULD BE TAKEN WHEN EXCAVATING IN THESE AREAS. ANY INTERFERENCE SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND THE OWNER'S INSPECTOR FOR RESOLUTION.

8. MAINTENANCE SCHEDULE FOR TEMPORARY AND PERMANENT STRUCTURES SHALL BE AS FOLLOWS:

A. THE DEVELOPER, THROUGH HIS CONTRACTORS, IS RESPONSIBLE FOR MAINTENANCE OF ALL TEMPORARY STRUCTURES ACCORDING TO THE SCHEDULED IN THE NOTE BELOW UNTIL ALL CONSTRUCTION IS COMPLETE.

B. AFTER ALL PERMANENT STRUCTURES ARE COMPLETED, THE STORMWATER SYSTEM SHALL BE THE RESPONSIBILITY OF THE PROPERTY MANAGEMENT COMPANY AND THEY WILL BE RESPONSIBLE FOR MAINTENANCE AND INSPECTION OF THE SYSTEM.

9. ALL SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED BY THE CONTRACTOR AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND AFTER ANY STORM EVENT OF GREATER THAN 0.5" OF PRECIPITATION ACCUMULATED OVER A 24-HOUR PERIOD. ANY DAMAGE FOUND SHALL BE REPAIRED IMMEDIATELY.

10. STABILIZATION METHODS SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER CONSTRUCTION ACTIVITIES IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED, UNLESS ACTIVITIES ARE TEMPORARILY SUSPENDED DUE TO WEATHER OR OTHER UNUSUAL CIRCUMSTANCES.
11. ALL MATERIAL AND INSTALLATION IS TO MEET REQUIREMENTS OF THE TOWN OF SUMMERTOWN AND OCORM.
12. CONTRACTOR IS RESPONSIBLE FOR FURNISHING AS-BUILT INFORMATION TO ENGINEER ON STORM DRAINAGE LOCATIONS.
13. CONTRACTOR SHALL NOTIFY THE TOWN OF SUMMERTOWN PUBLIC WORKS ENGINEER'S OFFICE AND OCORM 48 HOURS PRIOR TO STARTING WORK.
14. SEE SHEET C3 FOR STORM DRAINAGE AND EROSION CONTROL DETAILS.
15. USE "NET" LAST-ADS DRAIN BASINS OR APPROVED EQUAL FOR ALL YARD DRAINS (YD).
16. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL EROSION CONTROL DEVICES HAVE BEEN ESTABLISHED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
17. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD AND DEBRIS ONTO THE PAVED ROADWAY. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENTS, AS MAY BE REQUIRED.

18. TOTAL DISTURBED AREA OF PROJECT = 11.40 AC.
19. TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT LOADS WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
20. GRADE AROUND BUILDING TO BE 6" BELOW FFE.
21. SIDEWALK GRADE TO BE FLUSH WITH PROPOSED FINISHED GRADE UNLESS OTHERWISE NOTED.
22. IF NECESSARY, SLOPES WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS. IN ADDITION TO GRASSING/HYDROSEEDING, IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION.
23. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION.
24. ALL CUT/FILL SLOPES TO MEET EXISTING OR PROPOSED GRADE AT 4:1 SLOPE.
25. ROOF DRAINS AT FRONT OF EACH BUILDING IS TO BE DIRECTED TO THE PARKING LOT UNDER THE SIDEWALK. USE A 3/4" LONG 6" DIAMETER GALVANIZED STEEL TUBE WITH ANCHORS UNDER THE SIDEWALK. SLOPE DRAINS MAY BE ORDERED FROM THE HOUSE OF J & L WELDING, P.O. BOX 1276, CORDELL, GEORGIA 31016 (PHONE 228-273-1071).

1. INSTALL PERIMETER SILT FENCING AS SHOWN.
2. CLEAR AND GRUB THE SITE WHERE GRADING IS TO OCCUR.
3. RETAIN AS MUCH VEGETATIVE BUFFERS AS POSSIBLE.
4. ROUGH GRADING OF SITE INCLUDING POUGH EXCAVATION.  
STABILIZE CUT/FILL SLOPES WITH VEGETATION.
5. INSTALLATION OF UNDERGROUND UTILITIES & STORMDRAIN LINES.  
(THE STORM DRAINS WILL BE USED FOR CONVEYANCE OF STORMWATER  
BUT WILL NOT BE PROPOSED TO FLOW VEGETATION BY SILT FENCE).
6. CONSTRUCTION OF CURBING AND FINE GRADE BUILDING PADS.
7. CONSTRUCTION OF PAVEMENT, SIDEWALKS AND DUMPTER PADS.  
FINE GRADE SITE.
8. GRASS AND LANDSCAPE SITE.
9. REMOVAL OF ALL SEDIMENT AND EROSION CONTROL MEASURES  
AND FINAL SITE CLEANUP.

TRACT D  
SECTION 18  
848,685 SF  
19.48 Ac

EXISTING CONTOUR

PROPOSED DRAIN LINE

EXISTING CATCH BASIN

PROPOSED CATCH BASIN

PROPOSED SILT FENCE

PROPOSED SWALE

PROPOSED ELEVATION  
(TOP OF ASPHALT, CONCRETE  
OR GROUND)

EXISTING TREE TO REMAIN

25'

29.00'

( IN FEET )  
1 inch = 50 ft.

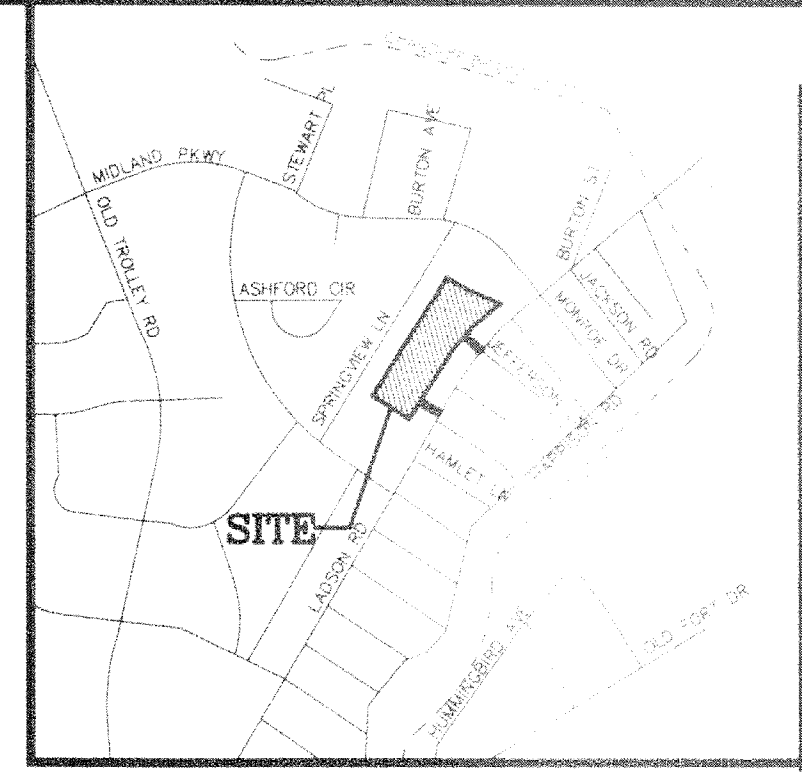


LOT 10  
BLOCK C  
SECTION 19  
39,216 SF  
0.90 Ac

LOT 9  
BLOCK C  
SECTION 19  
43,041 SF  
0.99 Ac

OAKBROOK  
MEDICAL  
PROPERTIES  
154-00-00-047  
PLAT CABINET J,  
PAGE 196

LOT 3, BLOCK "C"  
SECTION 19  
JASMAR & ASSOCIATES, LLC  
154-00-00-034  
PLAT CABINET J, PAGE 140



ASI ENGINEERS, INC.

CIVIL ENGINEERING • LAND PLANNING

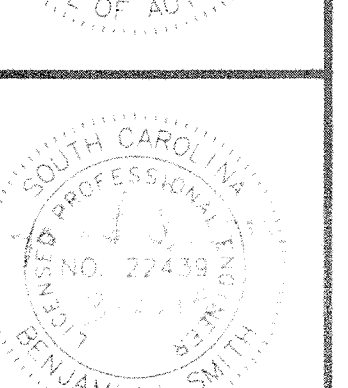
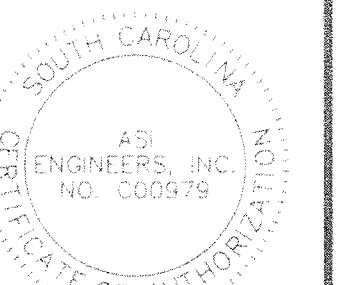
1304 PROFESSIONAL DRIVE, SUITE D-1  
MYRTLE BEACH, SC 29577  
TELEPHONE (843) 692-9988  
FAX (843) 692-9993

WATER & SEWER PLAN

PLANTER'S RETREAT  
LOCATED AT

LADSON ROAD  
SUMMERVILLE, DORCHESTER COUNTY, SC

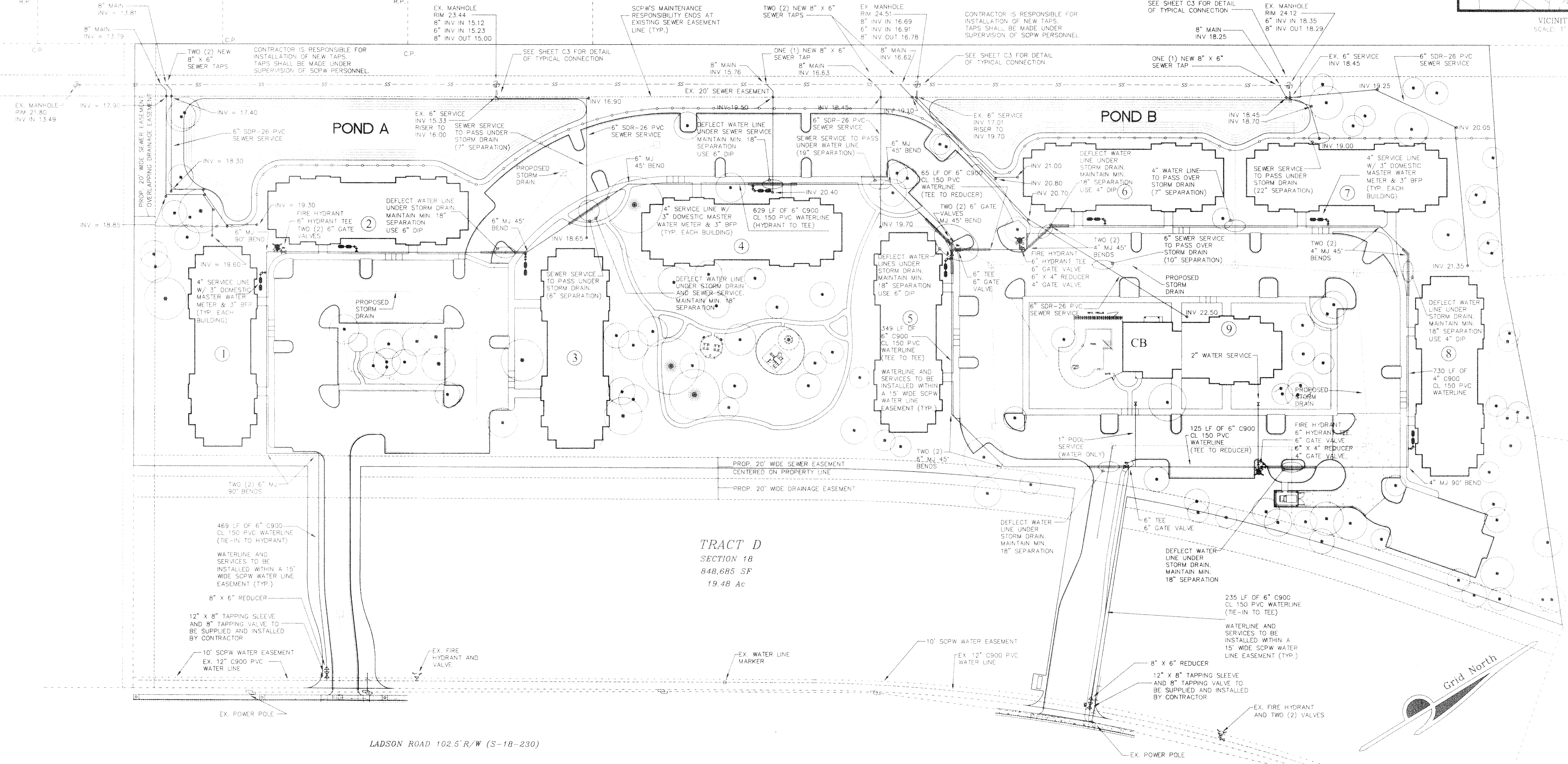
SCALE: 1" = 50'  
JOB NO. 204032  
DESIGNED BY TPH/BLS  
DRAWN BY BLS  
CHECKED BY BLS  
DATE 11/26/04  
REVISION  
1 - 11/22/04 - PER SUMMERVILLE CPW COMMENTS  
2 - 11/23/04 - PER SUMMERVILLE CPW COMMENTS  
3 - 11/29/04 - PER ARCHITECT'S SITE PLAN CHANGES  
4 - 2/14/05 - UPDATE PROPERTY LINE  
5 - 3/10/05 - ADD 2 FIRE HYDRANTS, MOVE 2 FIRE HYDRANTS & CHANGE 4" WATER LINE TO 6" RELEASED FOR CONSTRUCTION  
6 - 3/22/05 - REMOVE 2 HYDRANTS, CHANGE 6" WATER LINE BACK TO 4"



SHEET NUMBER

C2 of C4

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**NOTES:**

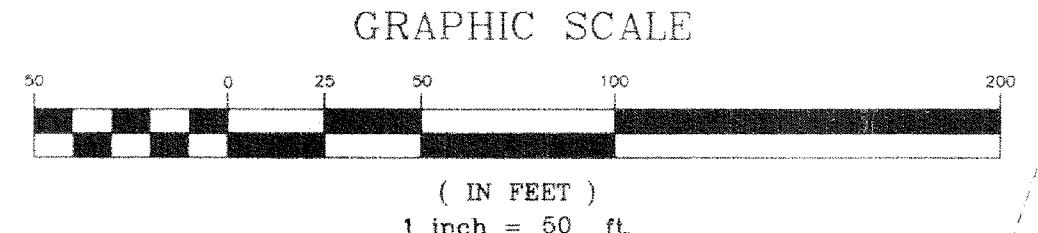
1. ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH THESE PLANS AND SITE WORK SPECIFICATIONS.
2. ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
3. EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE OWNER OR ENGINEER PRIOR TO CONSTRUCTION. CALL P.U.P.S. 1-888-SC1-PUPS (888-721-7877) FOR UTILITY LINE LOCATION.
4. THE SITE WORK CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH THIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SLEEVES AND ANY OTHER MISCELLANEOUS), SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL.
5. NEW WATER AND SEWER LINES TO BECOME PART OF THE TOWN OF SUMMERVILLE COMMISSIONERS OF PUBLIC WORKS SYSTEM. ALL WATER AND SEWER CONSTRUCTION SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF SUMMERVILLE CPW.
6. WATER SERVICE LINES SHALL BE PLUGGED AT THE BUILDING OR LOCATION STAKED. MARK END WITH 3" PVC CAPPED PIPES PLACED IN GROUND.

**NOTES (CONT.):**

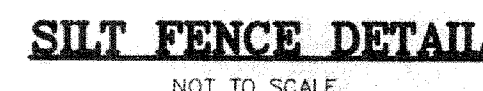
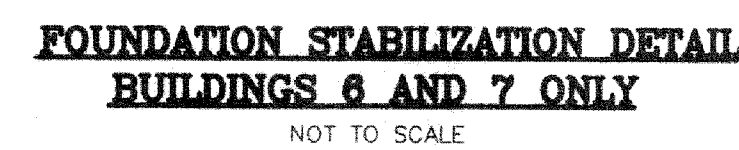
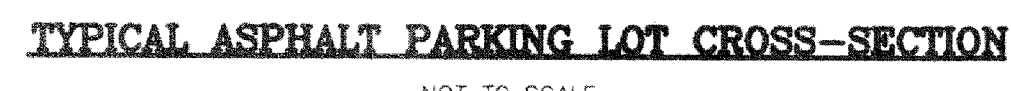
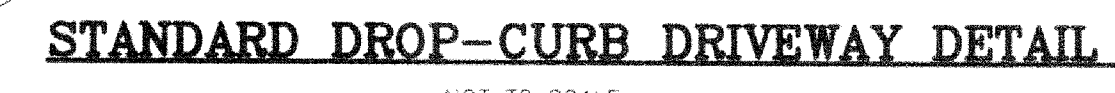
7. ALL SANITARY SEWER SERVICE LINES SHALL BE 6" SDR-26 PVC (UNLESS NOTED TO BE D.I.P.) AND SHALL BE LAID ON A MINIMUM SLOPE OF 0.50%.
8. WHERE FIELD INSPECTIONS ARE REQUIRED BY THE TOWN OF SUMMERVILLE CPW, THE CONTRACTOR SHALL NOTIFY SCPW'S ENGINEERING DIVISION A MINIMUM OF 48 HOURS IN ADVANCE TO SCHEDULE SUCH INSPECTIONS.
9. PVC FOR WATER LINES TO BE SDR 18 CLASS 150 AND CONFORM TO AWWA C900 AND BE BLUE IN COLOR.
10. ALL WATER MAINS AND SERVICES SHALL HAVE A CONTINUOUS BLUE METALLIC WARNING TAPE PLACED 18" ABOVE THE LINES. ALSO, A #12 GAGE BLUE INSULATED TRACER WIRE SHALL BE TAPED (EVERY 5' MAX.) TO THE TOP OF ALL WATER MAINS AND SERVICES WITH STUBS AT EACH WATER VALVE.
11. ALL WATER LINES TO MAINTAIN A MINIMUM OF 3' COVER AND A MAXIMUM OF 5' UNLESS DEFLECTED UNDER OBSTRUCTIONS.
12. THE WATER AND SEWER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FINAL SITE GRADES HAVE BEEN ESTABLISHED ( $\pm 0.5$ ).
13. SEWER SERVICES SHALL A MINIMUM OF 30" BELOW FINISHED GRADE BUT NO GREATER THAN 4' DEEP AT THE SERVICE LOCATION FROM THE FINAL SITE ELEVATION.

**NOTES (CONT.):**

14. ALL METERS 2" AND SMALLER WILL BE SUPPLIED AND INSTALLED BY THE TOWN OF SUMMERVILLE CPW. METERS AND BACKFLOWS LARGER THAN 2" SHALL BE SUPPLIED BY SCPW AND INSTALLED BY THE CONTRACTOR.
15. ALL BENDS, TEES, ETC. SHALL BE RESTRAINED WITH MEG-A-LUG RETAINER GLANDS.
16. SEE SHEET C4 FOR WATER AND SEWER SYSTEM DETAILS.
17. CONTRACTOR IS RESPONSIBLE FOR ALL NEW SEWER TAPS TO THE EXISTING 8" MAIN LINE. TAPS SHALL BE MADE UNDER THE SUPERVISION OF SUMMERVILLE CPW PERSONNEL.
18. NEW WATER MAIN AND SERVICES SHALL BE CENTERED WITHIN A 15' WIDE SCPW WATER EASEMENT.
19. SCPW'S MAINTENANCE RESPONSIBILITY FOR SEWER SHALL TERMINATE AT THE EXISTING SCPW SEWER EASEMENT LINE.





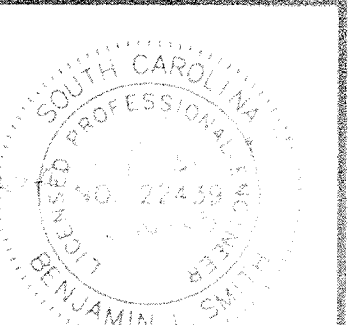
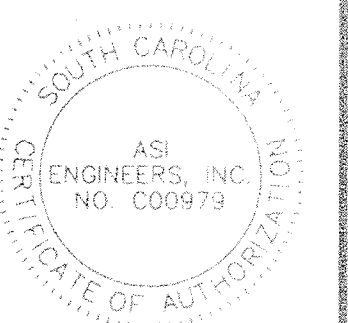


ASI ENGINEERS, INC.  
CIVIL ENGINEERING • LAND PLANNING  
104 PROFESSIONAL DRIVE, SUITE 9-1  
LITTLE BEACH, SC 29577  
TELEPHONE: (843) 692-0961  
FAX: (843) 692-0969

PLANTER'S RETREAT  
LOCATED AT  
LADSON ROAD  
SUMMERVILLE, DORCHESTER COUNTY, SC

SCALE	NONE
JOB NO	204702
DESIGNED BY	THH/BLS
DRAWN BY	BLS
CHECKED BY	BLS
DATE	11/22/04
REVISION	

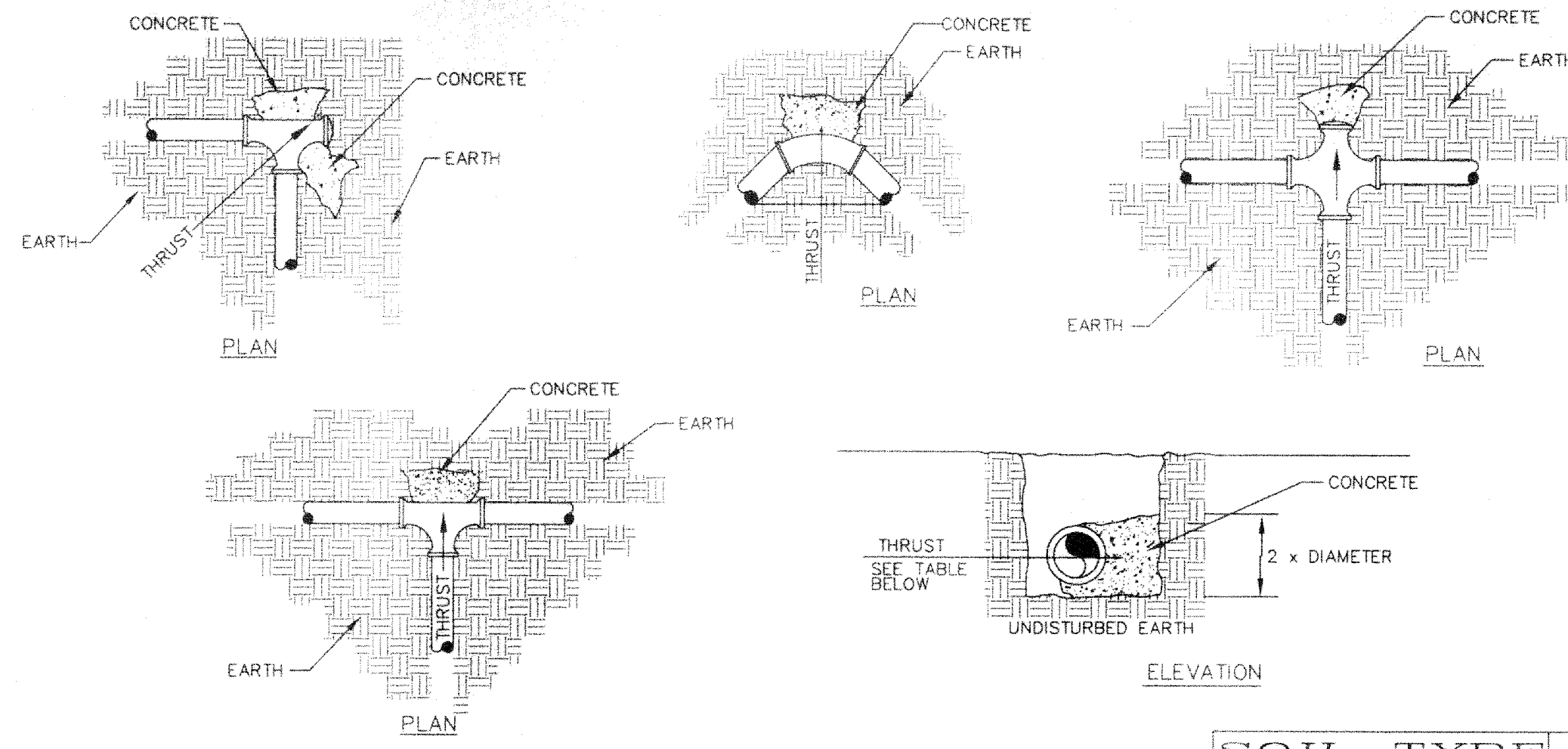
- 3/10/05 - ADD DETAILS  
FOR CONCRETE PAVING, CURB  
GUTTER, FOUNDATION  
STABILIZATION, RELEASE FOR  
CONSTRUCTION



SHEET NUMBER

C3 of C4





**THRUST TABULATION (KIP)**

PIPE DIA. (IN.)	22-1/2	45	90	60 BEND
2-4	0.7	1.3	2.5	4.7
5	1.5	2.9	5.7	10.6
6	2.9	5.0	9.8	18.2
8	3.8	7.5	14.8	27.4
10	5.4	10.7	20.9	38.7
12	7.4	14.8	28.8	52.8
14	9.3	18.5	36.4	67.2
16				47.5

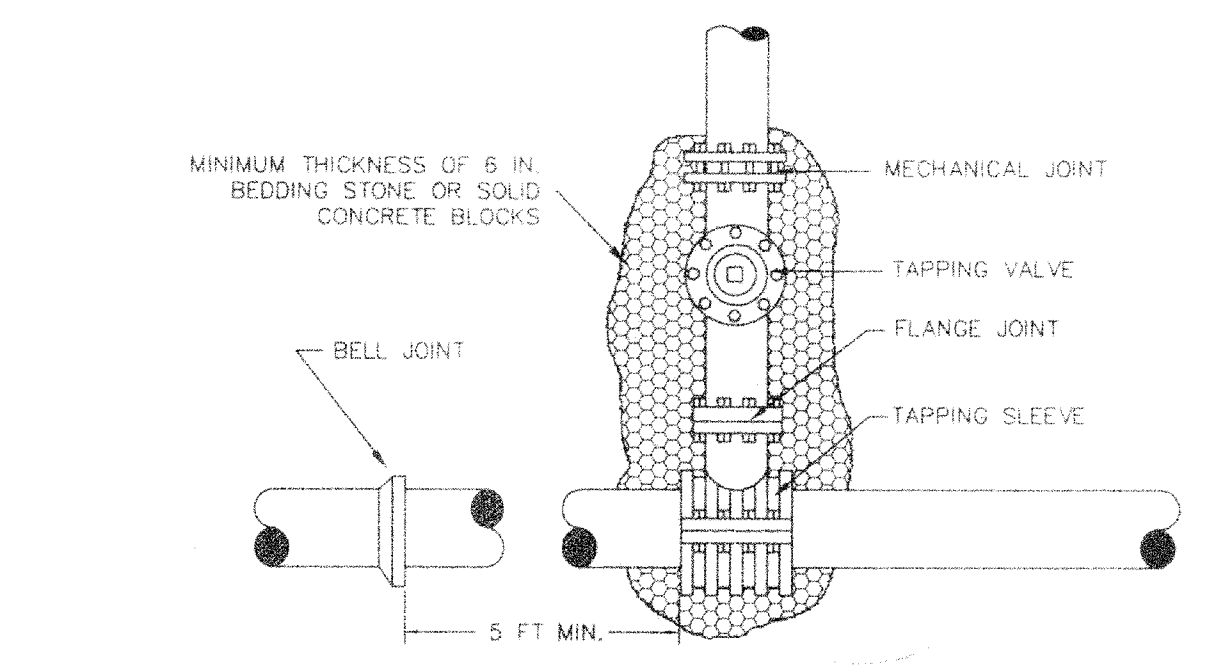
**NOTES:**

1. THRUST BLOCKING SHALL BE 3,000 PSI CONCRETE PROPERLY PLACED, TO TRANSMIT FORCES TO UNDISTURBED EARTH AS INDICATED.
2. ALL MECHANICAL JOINT BENDS TO HAVE RESTRAINING FLANGES.
3. ALL FITTINGS IN CONTACT WITH CONCRETE MUST BE WRAPPED WITH POLYETHYLENE.
4. BLOCKING SHALL BE FORMED WITH 3/4 INCH PLYWOOD.
5. ALL FITTINGS TO BE INSTALLED ON A BED OF 6" STONE OR A SOLID CONCRETE BLOCK.
6. ALL BENDS TO BE MARKED WITH CAPPED 2" PVC PIPE UNTIL AS-BUILTS SURVEYS ARE COMPLETE.
7. MIN. OF 10 FT PIPE LENGTH REQUIRED ON EACH SIDE OF FITTINGS, UNLESS OTHER FITTINGS ARE WITHIN 10 FT.

**SOIL TYPE**

SOIL TYPE	MIN. SAFE BEARING (TONS/SQ. FT.)
ROCK, HARD THICK LAYERS	200
ROCK, EQUAL GOOD MASONRY	25
ROCK, EQUAL BEST BRICK	15
ROCK, EQUAL POOR BRICK	5
CLAY, ALWAYS DRY	4
CLAY, FAIRLY DRY	2
CLAY, SOFT	1
GRAVEL, COARSE SAND, FIRM	8
SAND, COMPACT, FIRM	4
SAND, CLEAN, DRY	2
QUICKSAND, ALLUVIAL SOIL	1/2

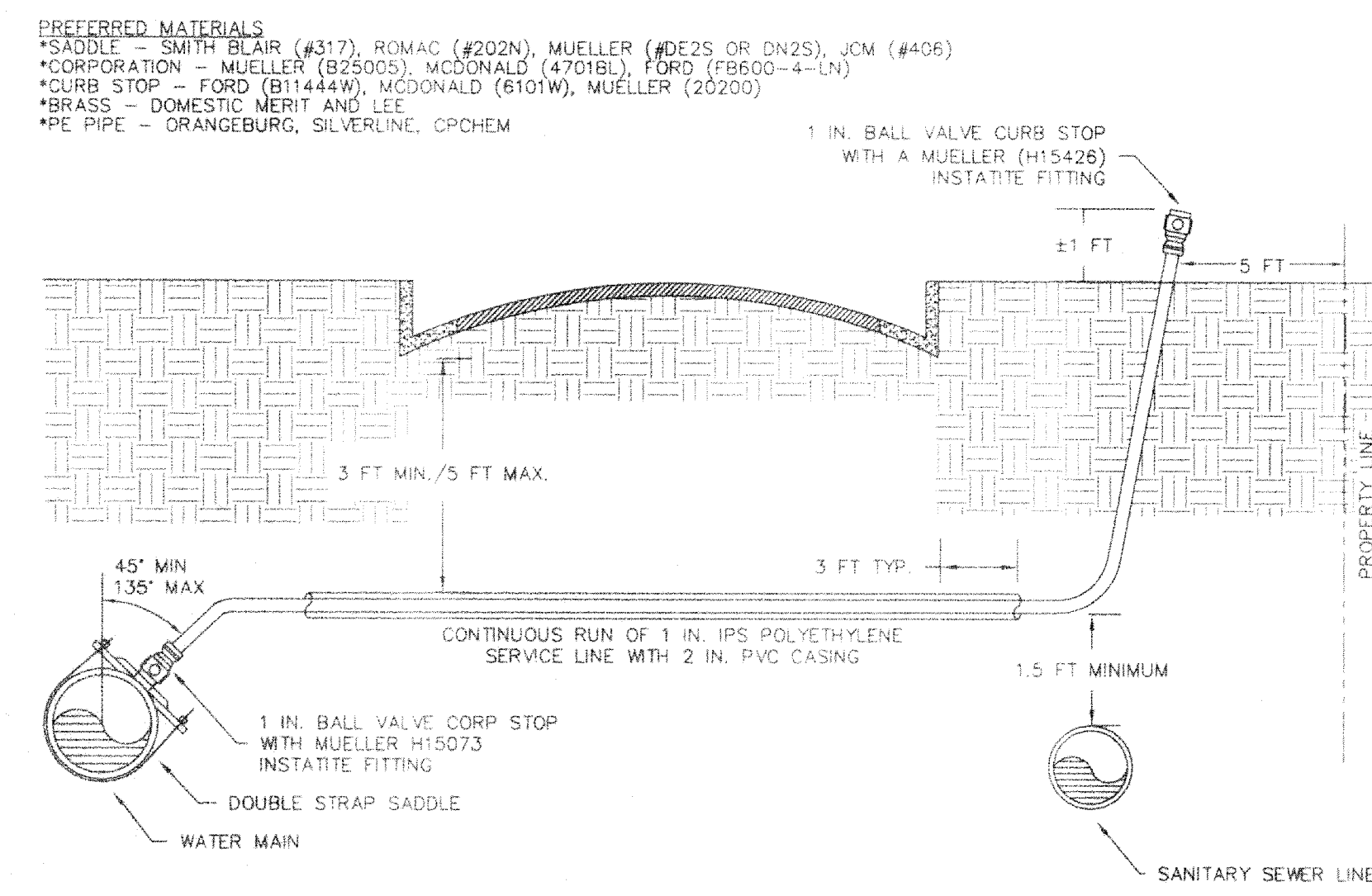
**TYPICAL THRUST BLOCK DETAIL**  
NOT TO SCALE



**NOTES:**

- THE CONTRACTOR IS RESPONSIBLE FOR SUPPLYING AND INSTALLING THE TAPPING SLEEVE AND VALVE. SCWP WILL ACTUALLY MAKE THE TAP AT A COST TO THE CONTRACTOR.
- RESTRAIN OR BLOCK THE TAPPING SLEEVE AND VALVE AS REQUIRED FOR A MJ TEE.

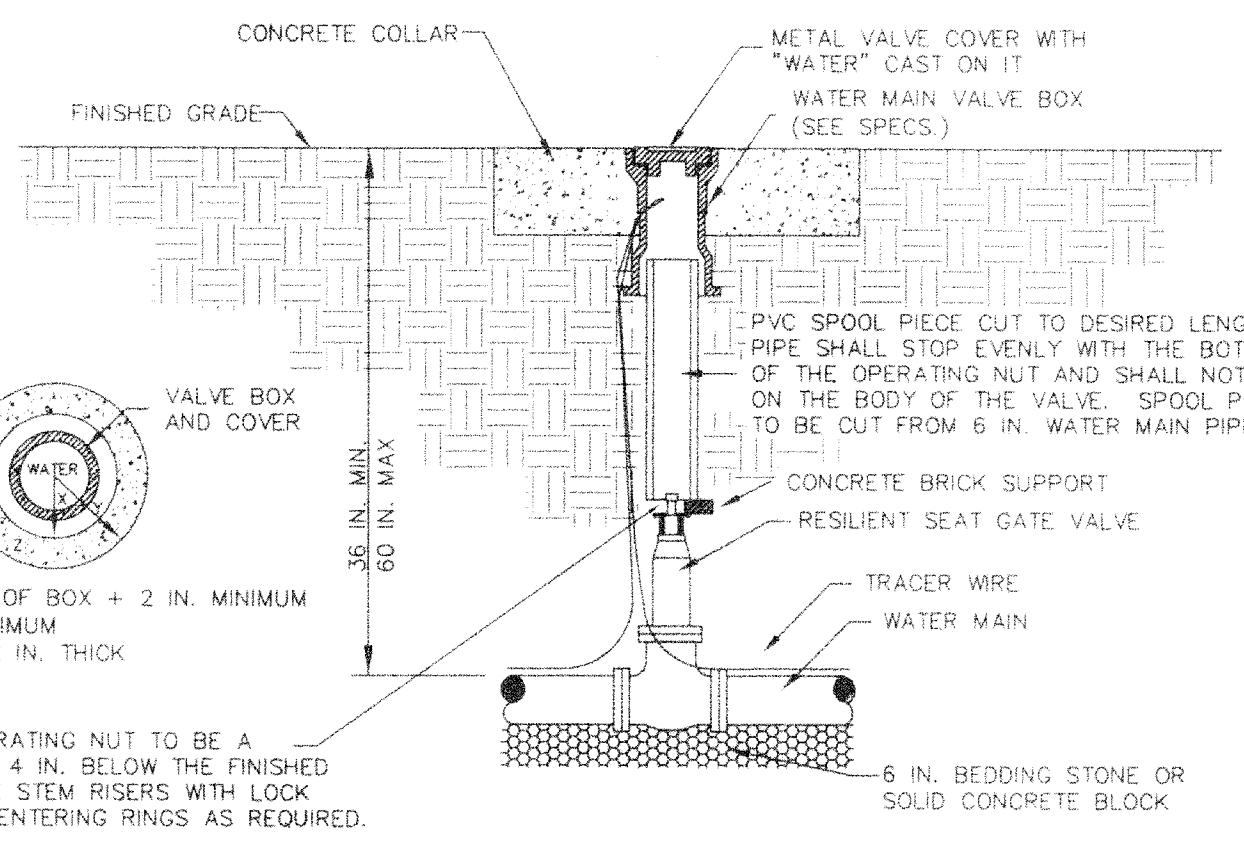
**TYPICAL TAPPING SLEEVE DETAIL**  
NOT TO SCALE



**NOTES:**

- 1. 12 GAUGE TRACER WIRE SHALL BE TAPED TO THE TOP OF ALL SERVICE PIPE AND WARNING TAPE SHALL BE INSTALLED 18 IN. ABOVE SERVICE PIPE, AS OUTLINED IN THE SPECIFICATIONS

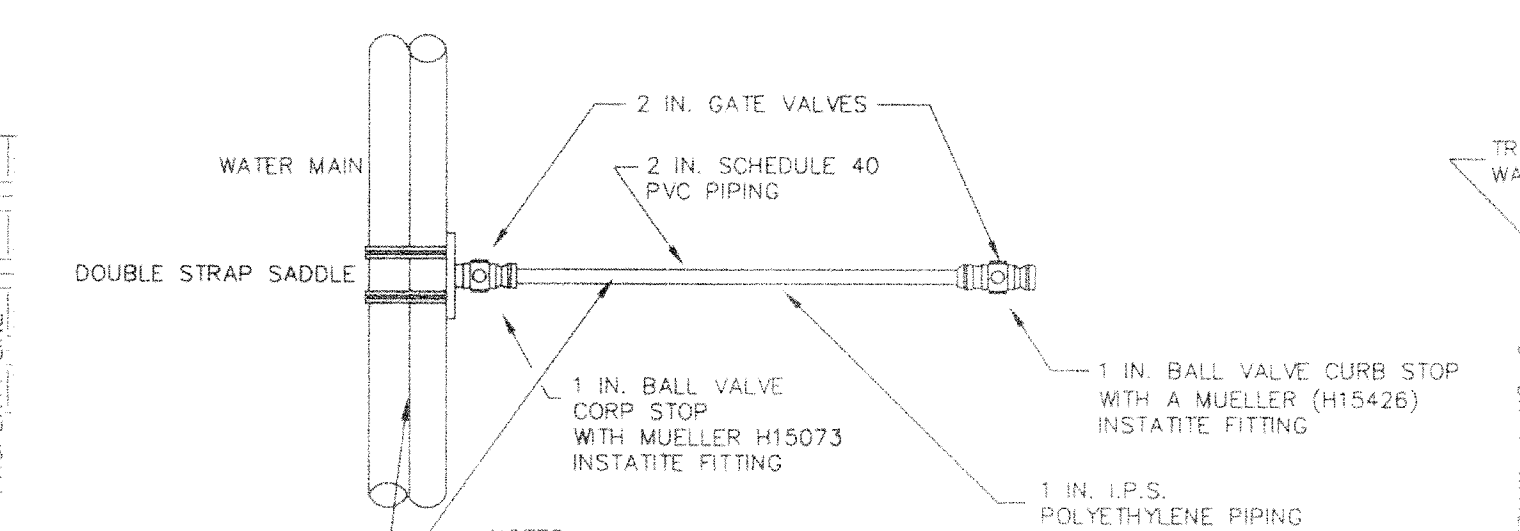
**TYPICAL WATER SERVICE CONNECTION DETAIL**



**NOTES:**

- X = DIAMETER OF BOX + 2 IN. MINIMUM
- Y = 16 IN. MINIMUM
- Z = MINIMUM 2 IN. THICK

**TYPICAL GATE VALVE DETAIL**  
NOT TO SCALE



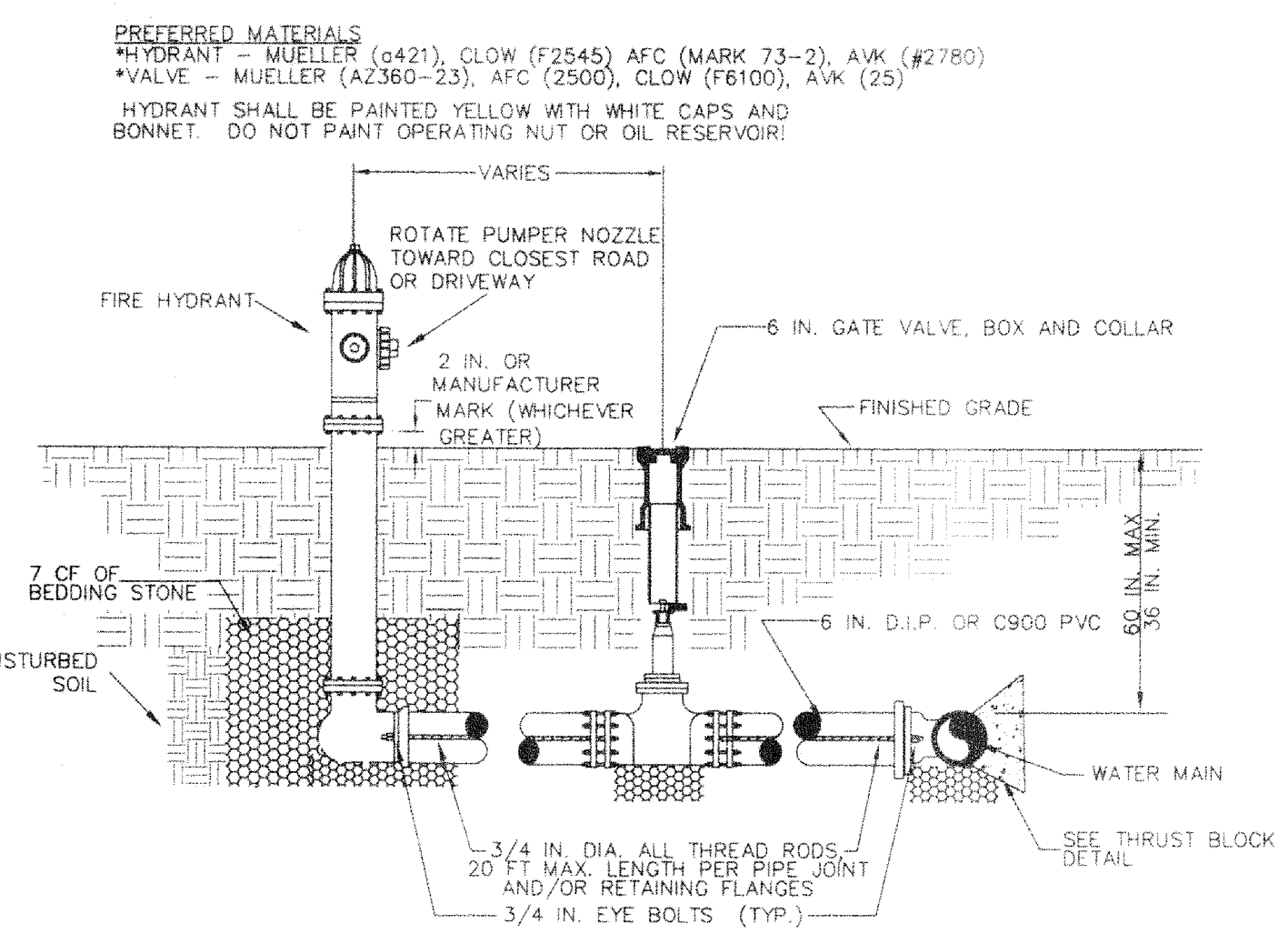
**NOTES:**

1. 12 GAUGE TRACER WIRE SHALL BE TAPED TO ALL PVC MAINS AND SERVICES
2. METALLIC WARNING TAPE SHALL BE INSTALLED 18 IN. ABOVE ALL PVC MAINS AND SERVICES
3. ALL SERVICES UNDER ROADS SHALL BE INSTALLED IN PVC CASING.
  - 1 IN. SERVICE IN 2 IN. SCH. 40 PVC
  - 2 IN. SERVICE IN 4 IN. C900 CL 150 PVC

**APPROVED MATERIALS**

- \*SADDLE - SMITH BLAIR (#317), ROMAC (#202N), MUELLER (#DR2S), JCM (#406)
- \*CORPORATION - MUELLER (B2500S), McDONALD (4701BL), FORD (FB600-4-LN)
- \*CURB STOP - FORD (B11444W), McDONALD (6101W), MUELLER (20200)
- \*BRASS - DOMESTIC MERIT AND LEE
- \*PVC PIPE - ORANGEBURG, SILVERLINE, CPOHEM
- \*GATE VALVE - MUELLER (#A-2360), AMERICAN FLOW CONTROL (#2500), CLOW (#F6100) OR AMERICAN A/V (#25)

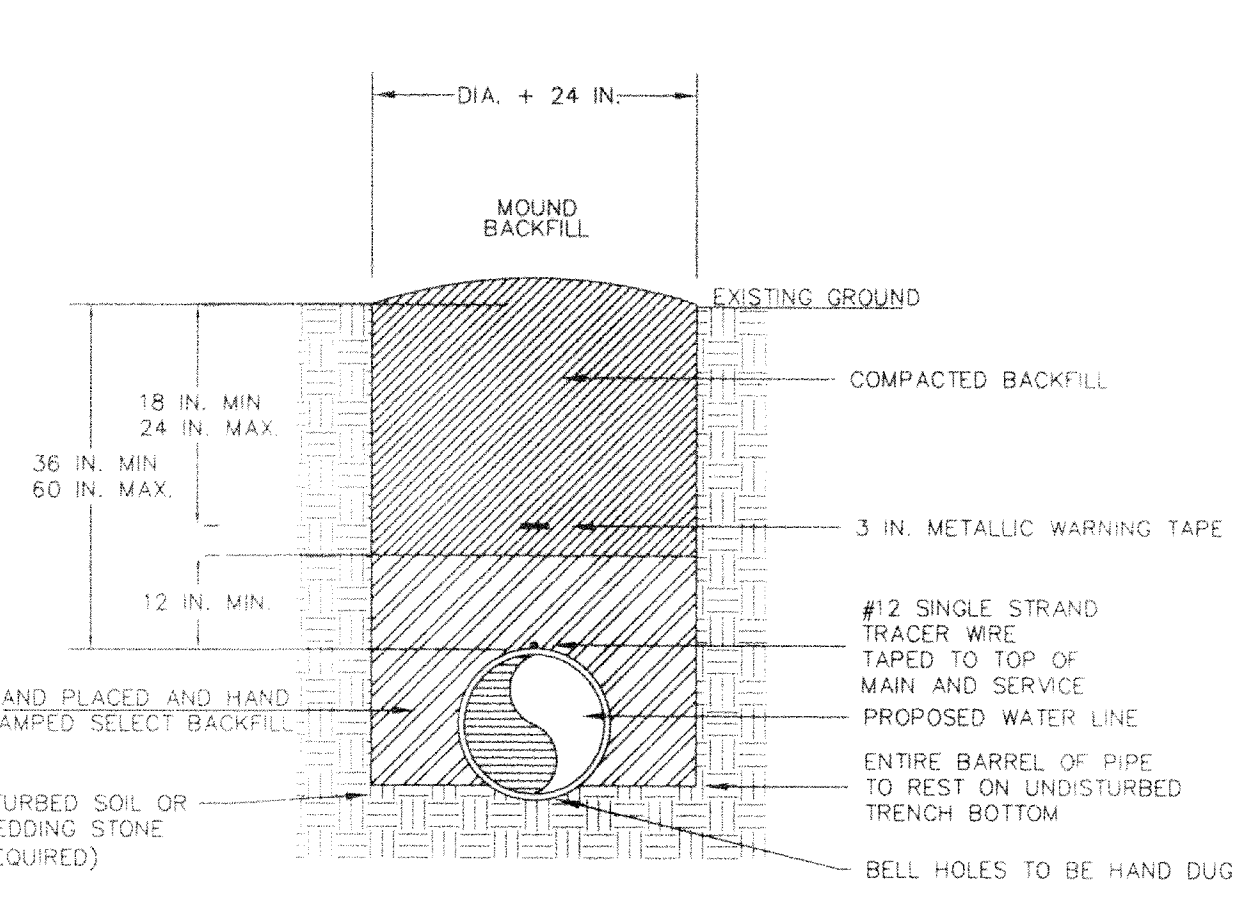
**WATER SERVICE DETAIL (POOL & BUILDING 9)**



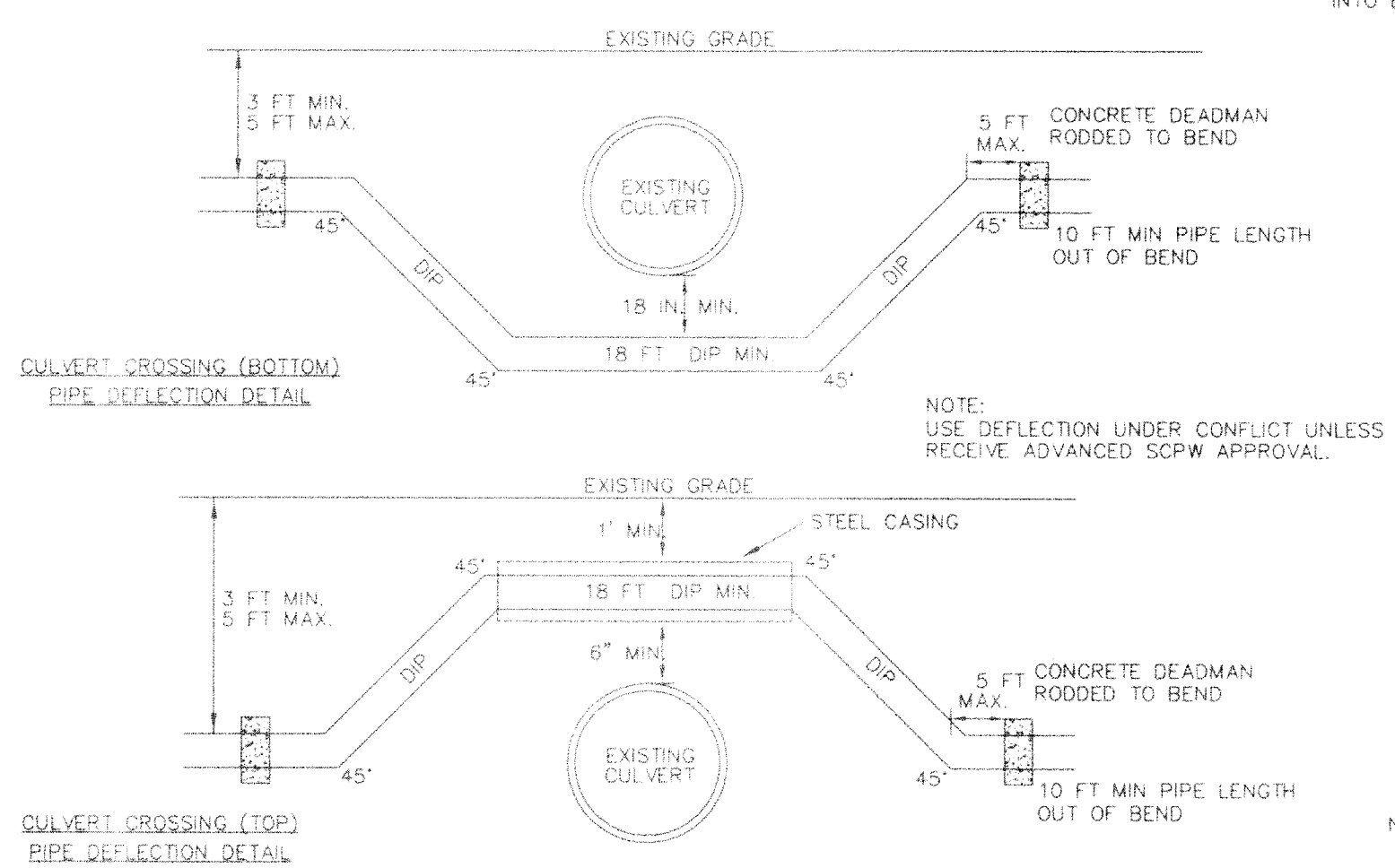
**NOTES:**

1. ALL MJ FITTINGS SHALL BE RESTRAINED WITH RESTRAINING FLANGES AND ALL THREAD ROD
2. ALL PIPE AND FITTINGS IN CONTACT WITH CONCRETE BLOCKING SHALL BE WRAPPED IN POLYETHYLENE
3. A MINIMUM THICKNESS OF 6 IN. BEDDING STONE OR A SOLID CONCRETE BLOCK IS REQUIRED UNDER ALL FITTINGS, VALVES AND HYDRANTS

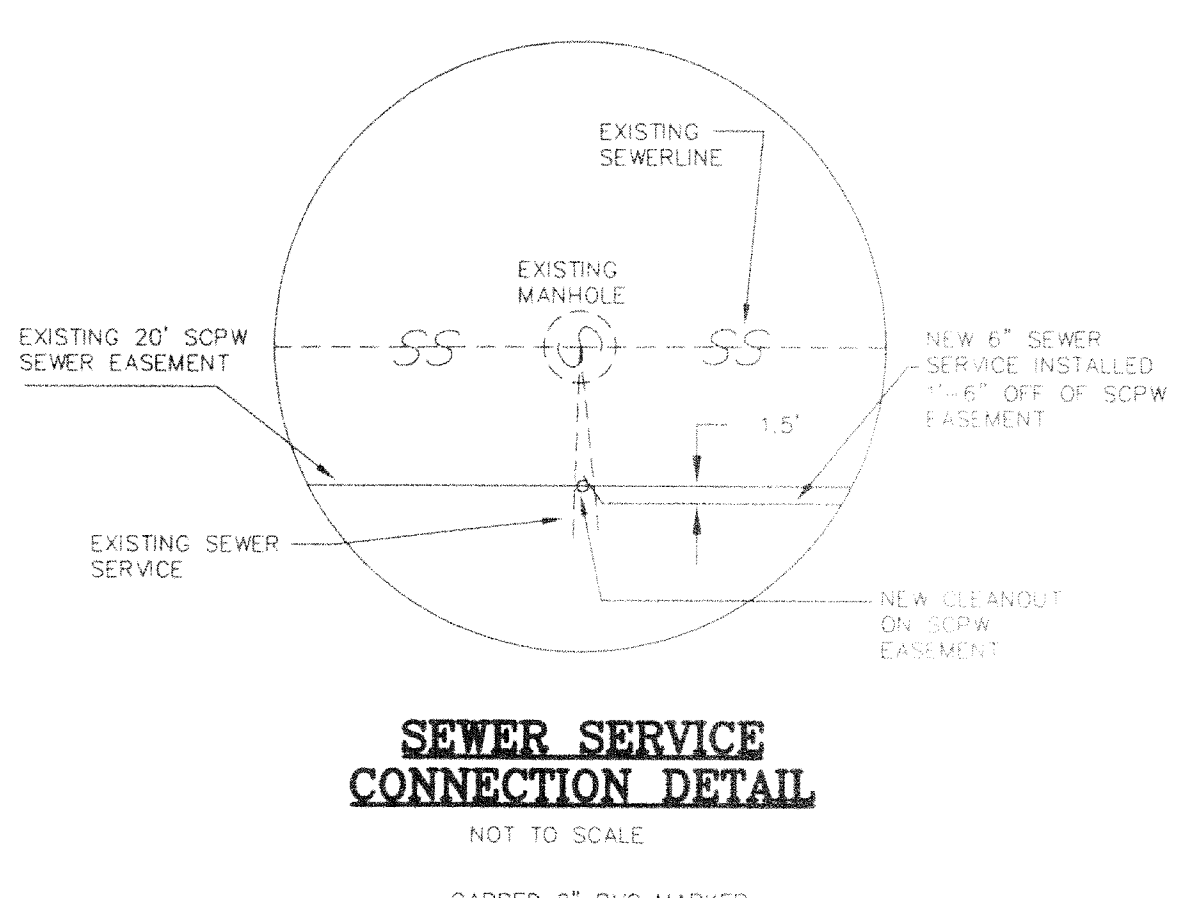
**TYPICAL FIRE HYDRANT AND VALVE DETAIL**  
NOT TO SCALE



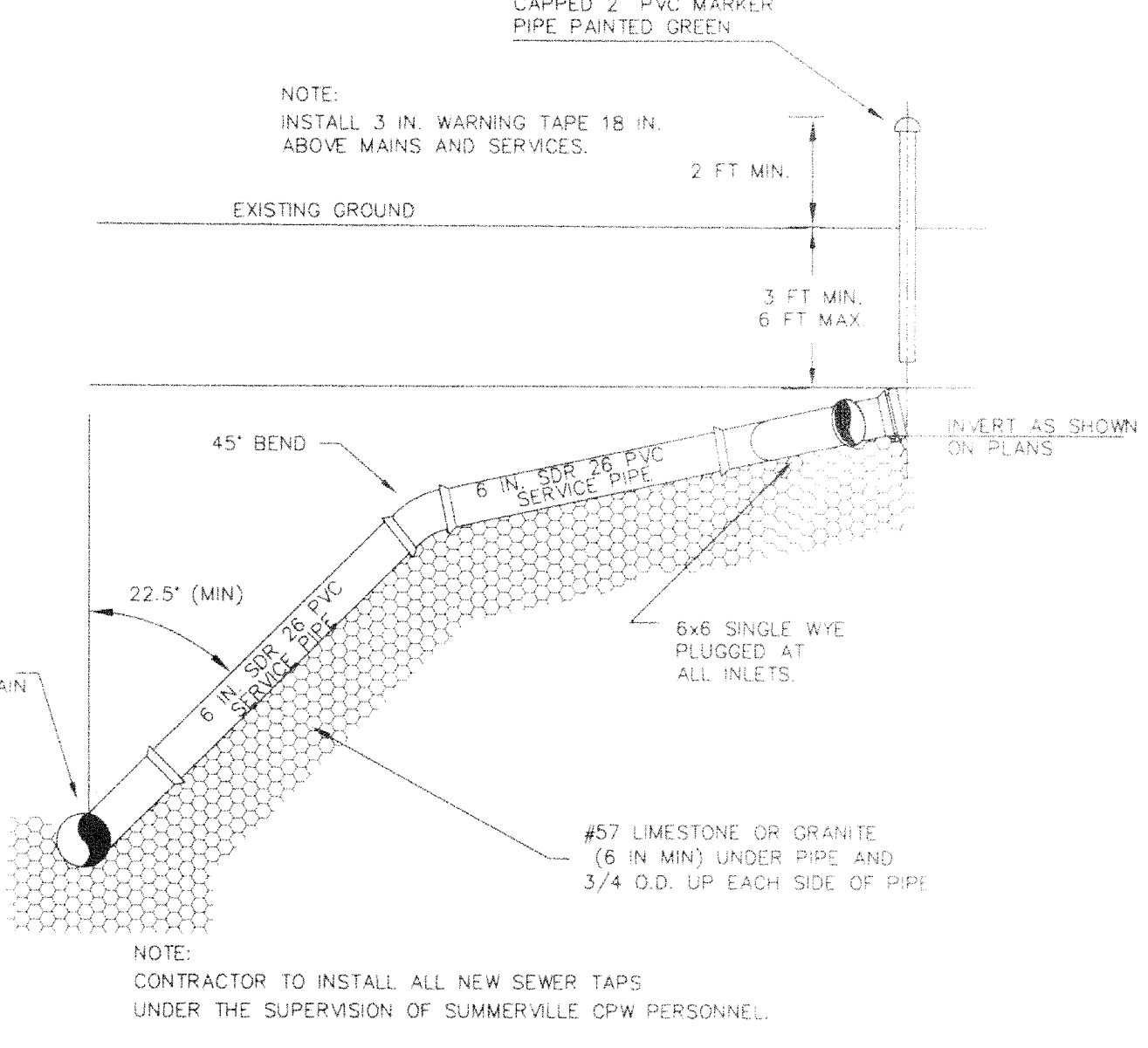
**TYPICAL WATER PIPE BEDDING DETAIL**  
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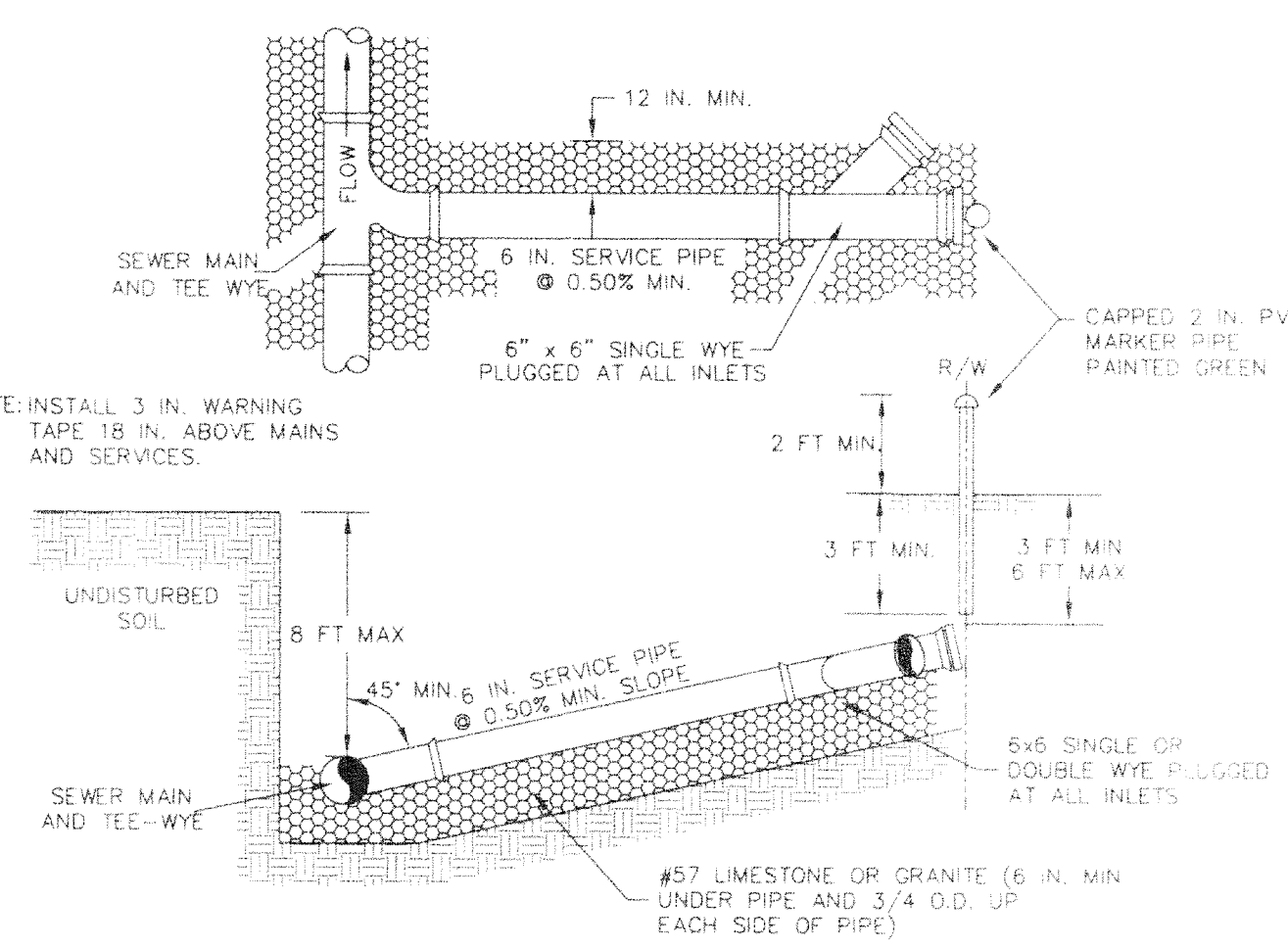
**DEFLECTION UNDER/OVER A CONFLICT DETAIL**  
NOT TO SCALE



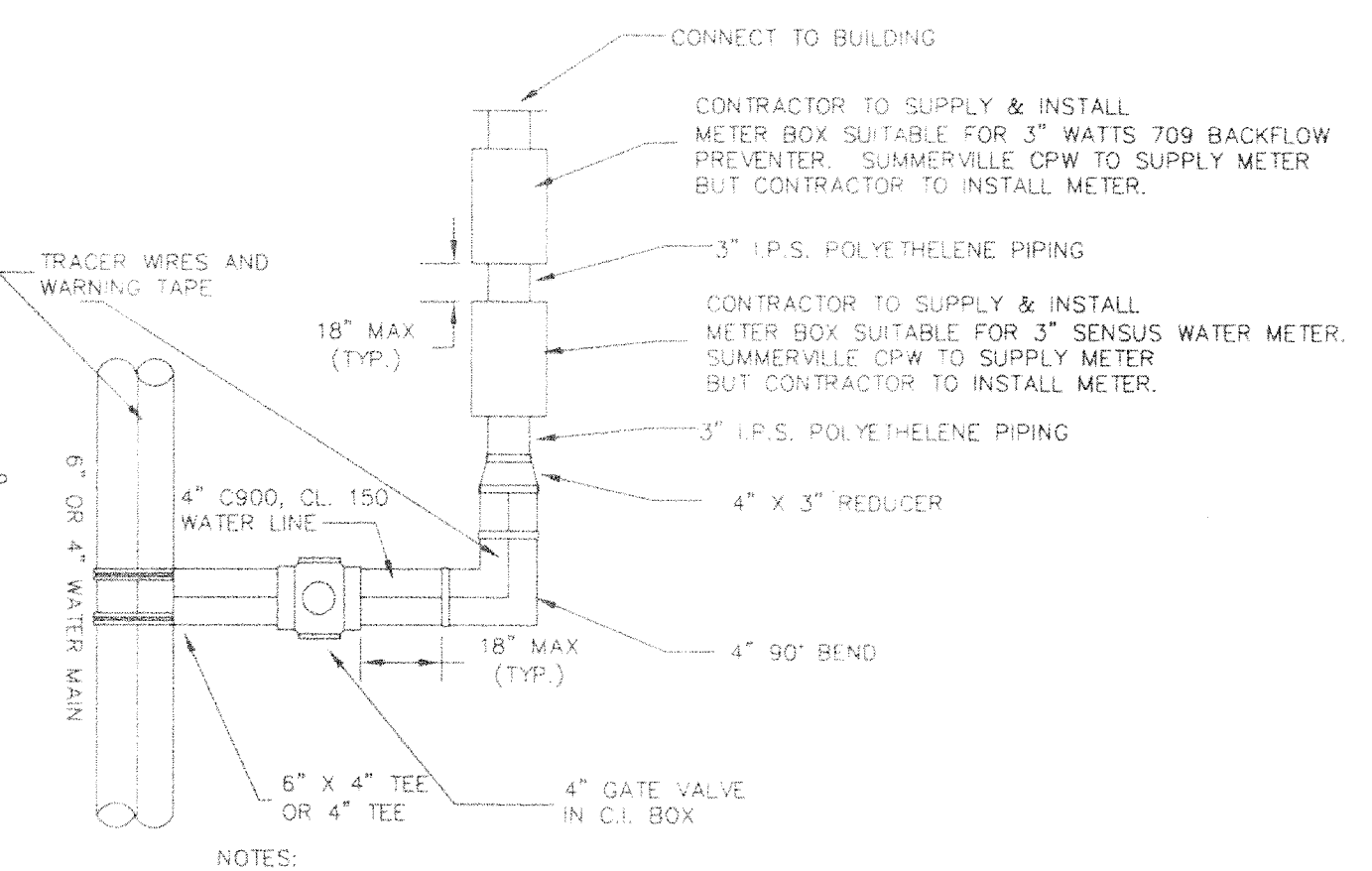
**SEWER SERVICE CONNECTION DETAIL**  
NOT TO SCALE



**TYPICAL SEWER TAP FROM EX. MAIN**



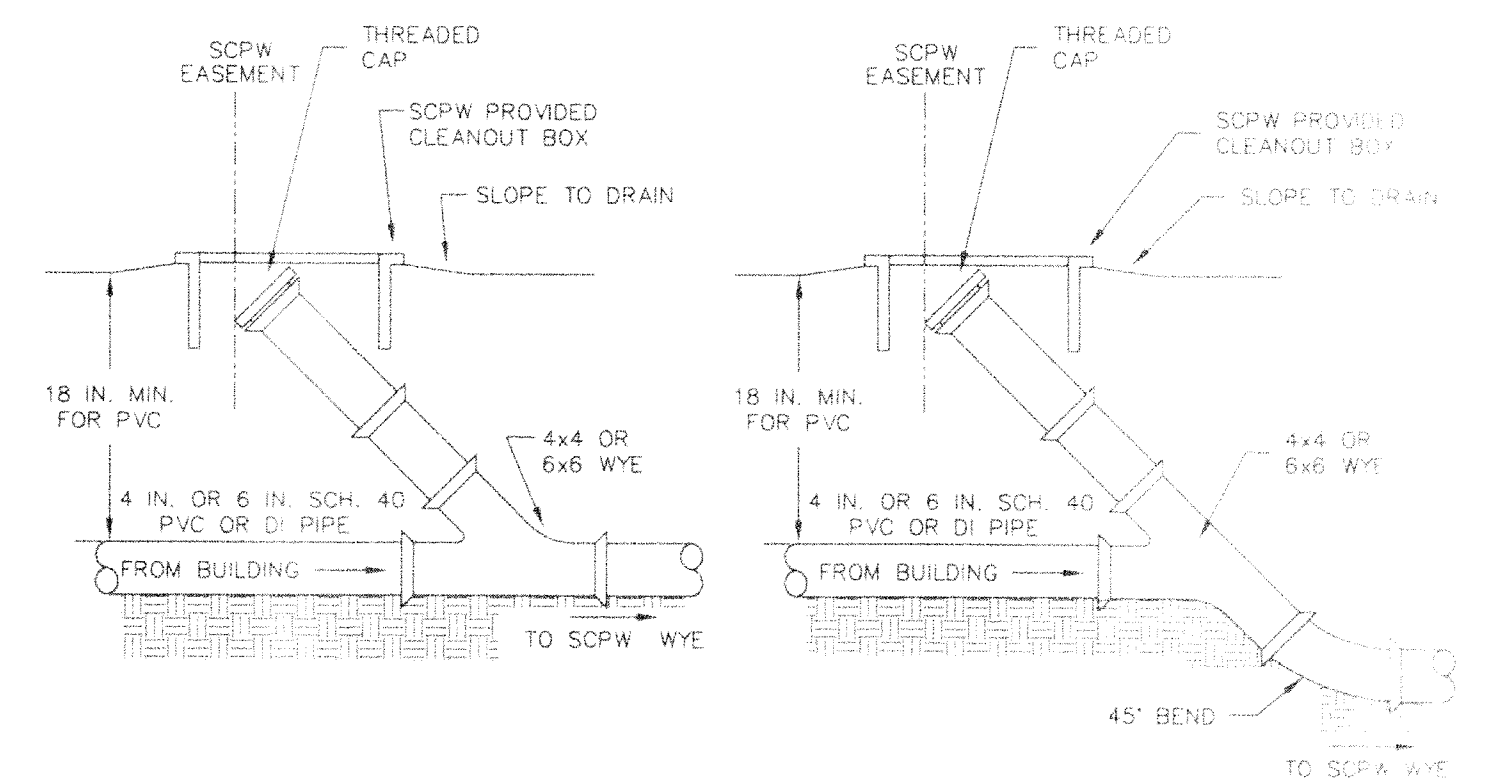
**TYPICAL SHALLOW SEWER SERVICE CONSTRUCTION DETAIL**  
NOT TO SCALE



**NOTES:**

1. 12 GAUGE TRACER WIRE SHALL BE TAPED TO ALL PVC MAINS AND SERVICES
2. METALLIC WARNING TAPE SHALL BE INSTALLED 18 IN. ABOVE ALL PVC MAINS AND SERVICES
3. 3" REDUCER TO BE PLUGGED UNTIL SYSTEM IS TESTED & APPROVED BY SUMMERVILLE CPW.
4. 18" MAX. SEPARATION BETWEEN ALL APPURTENANCES (TEES, VALVES, BENDS, REDUCERS, METERS & BACKFLOWS)

**TYPICAL WATER SERVICE (FOR BUILDINGS)**



**TYPICAL PLUMBER CONNECTION TO SCWP SERVICE**  
NOT TO SCALE

**ASI ENGINEERS, INC.**

CIVIL ENGINEERING • LAND PLANNING

1504 PROFESSIONAL DRIVE, SUITE D-1  
MYRTLE BEACH, SC 29577

TELEPHONE (843) 682-9986  
FAX (843) 682-9985

WATER AND SEWER DETAILS

PLANTER'S ROAD  
LOCATED AT  
LADSON DRIVE  
SUMMERVILLE, DORCHESTER COUNTY, SC

SCALE: NONE

JOB NO. 15410

DESIGNED BY: JHB/ELS

DRAWN BY: RLS

CHECKED BY: RLS

DATE: 11/09/04

REVISION:

1 - 11/22/04 - PER SUMMERVILLE CPW COMMENTS

2 - 11/23/04 - PER SUMMERVILLE CPW COMMENTS

3 - 03/10/05 - RELEASED FOR CONSTRUCTION

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SOUTH CAROLINA  
REGISTERED PROFESSIONAL  
ENGINEER  
NO. 600979

SOUTH CAROLINA  
REGISTERED PROFESSIONAL  
LAND PLANNER  
NO. 600979

SHEET NUMBER:

**C4 of C4**

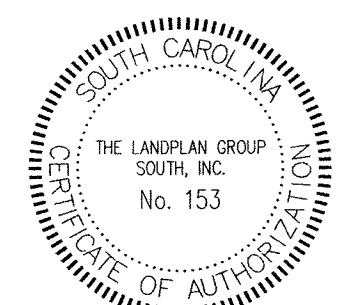


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Issued	By	Appd.	YY.MM.DD
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File Name: 0226-BASE090204.DWG	CWH	RWM	CWH	09.02.04
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

## Permit-Seal



Client/Project	
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## PLANTERS RETREAT

TOWN OF SUMMERVILLE  
SUMMERVILLE, SOUTH CAROLINA

Title  
**LANDSCAPE PLAN**

Project No.	Scale
0226	1"=30'-0"

Drawing No	Sheet	Revision
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L-1 1 of 3 2



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Consultants

Legend

Notes

SEE SHEET L2 FOR PLANT SCHEDULE AND DETAILS

SEE SHEET L3 FOR TREE PROTECTION PLAN.

PLEASE NOTE, LANDSCAPING IS SHOWN TO MEET THE MIN. ZONING REQUIREMENTS ONLY. ONCE THE SITE PLAN IS APPROVED THE REMAINDER OF THE SITE SHALL BE DESIGNED WITH NATIVE AND INDIGENOUS SPECIES.

Revision	By	Appd.	YY.MM.DD
REVISED	CWH	RWM	10.11.04
REVISED	CWH	RWM	11.24.04
Issued	By	Appd.	YY.MM.DD
File Name: 0226-BASE090204.DWG	CWH	RWM	09.02.04
	Dwn.	Chkd.	Y.Y.MM.DD

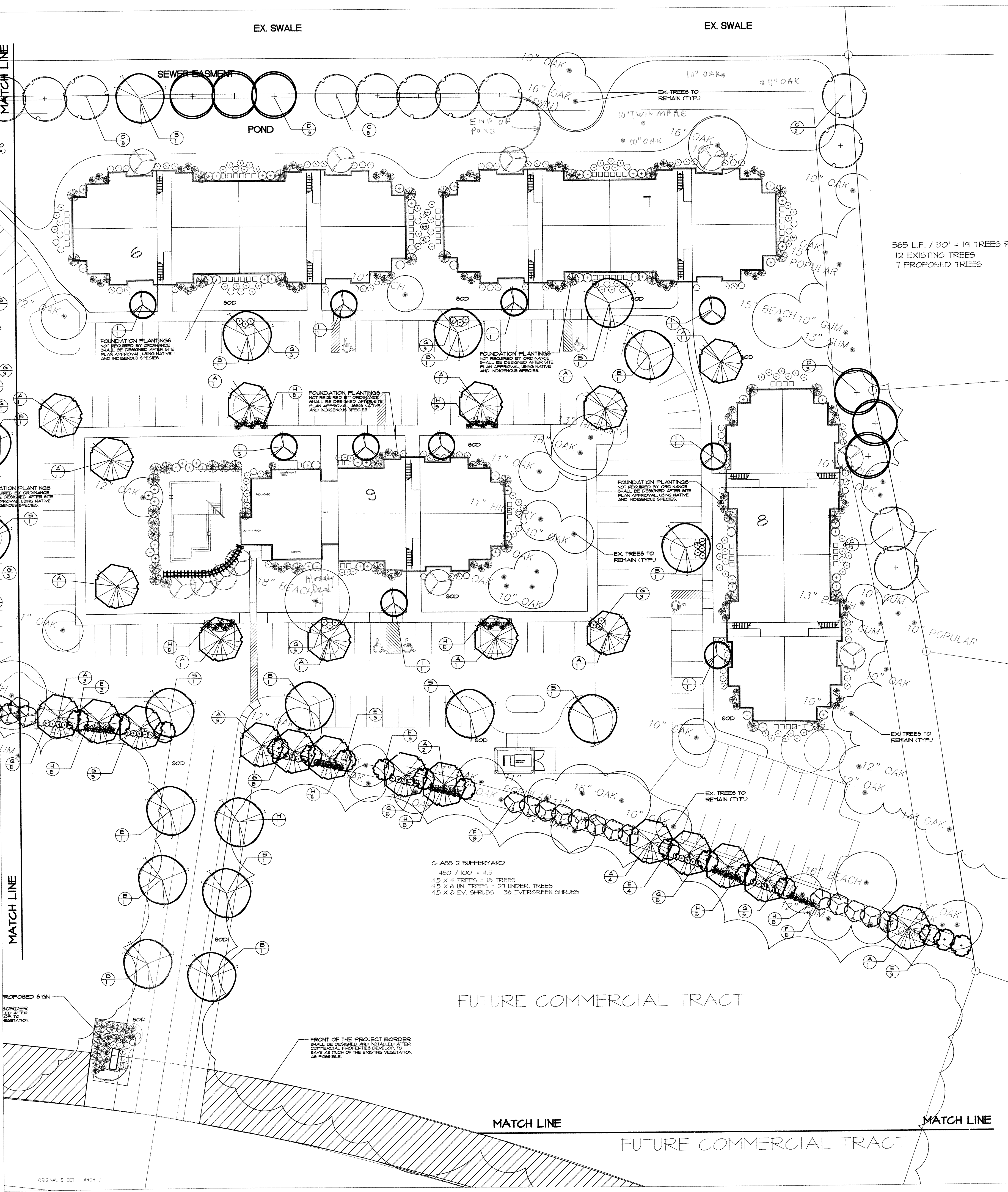
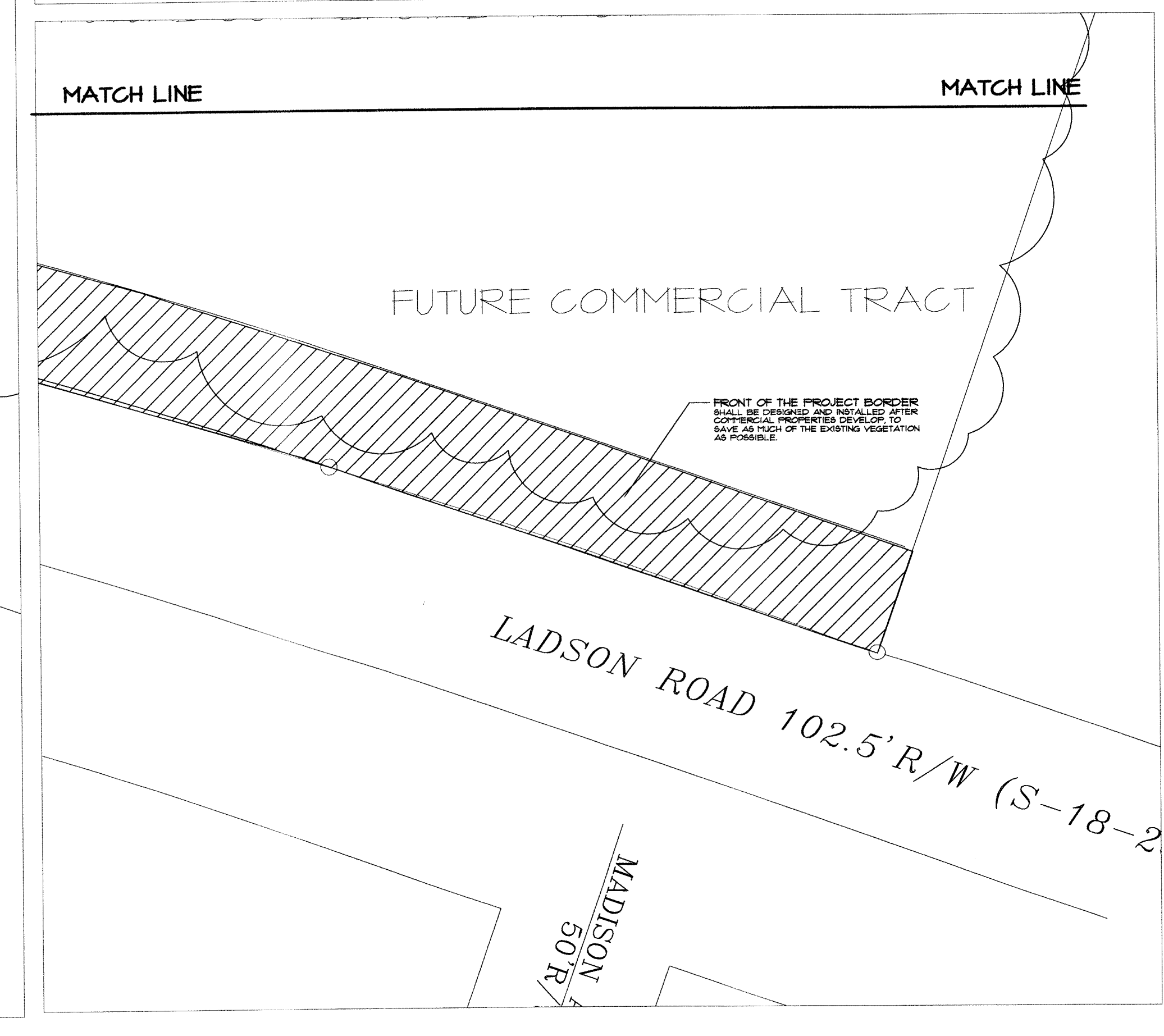
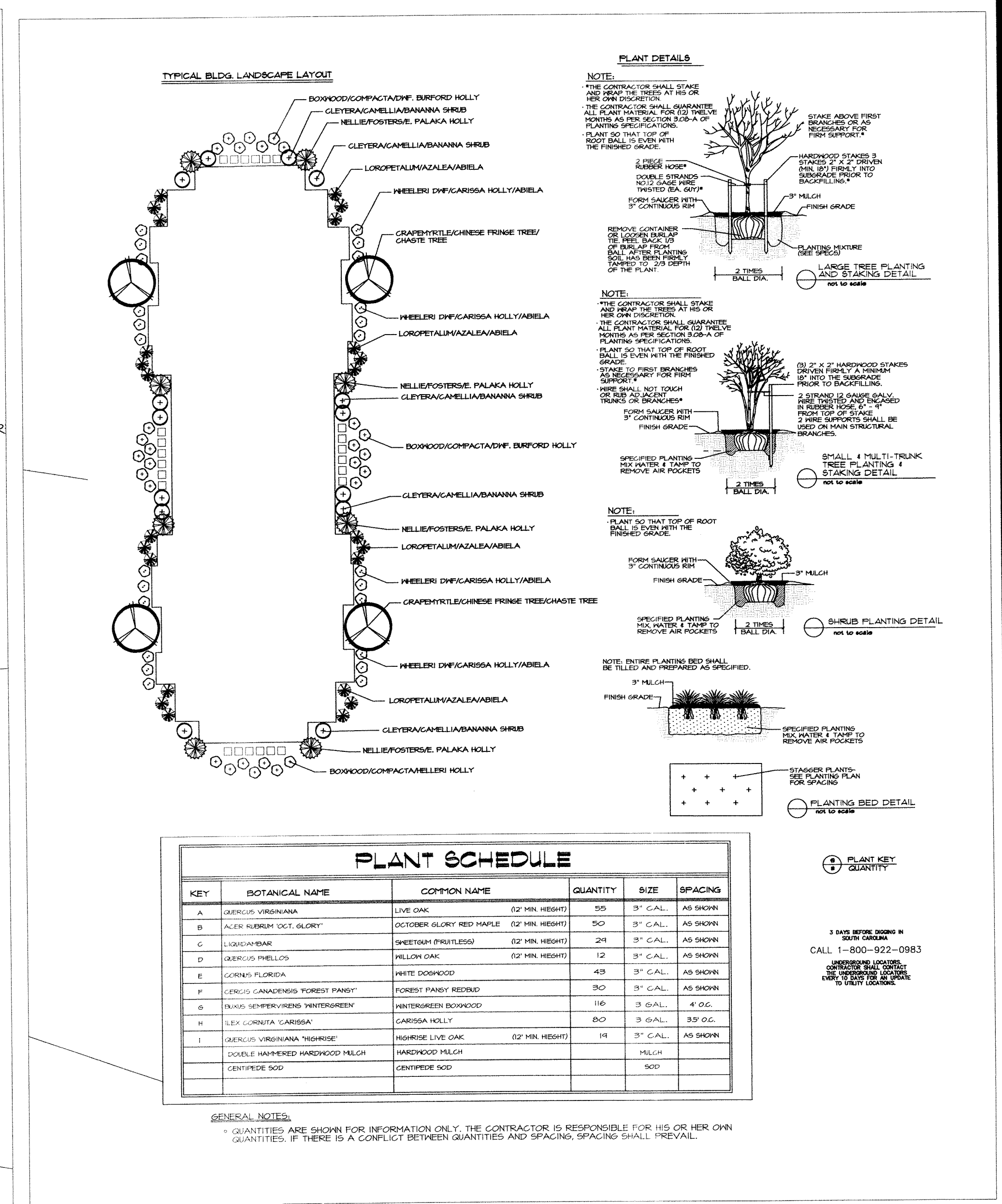


Client/Project  
PLANTERS RETREAT

TOWN OF SUMMERVILLE  
SUMMERVILLE, SOUTH CAROLINA

Title  
LANDSCAPE PLAN

Project No. 0226  
Drawing No.  
Scale 1"=30'-0"  
Sheet  
Revision





LOT 10  
BLOCK C  
SECTION 19  
39,216 SF  
0.90 Ac

LOT 9  
BLOCK C  
SECTION 19  
43,041 SF  
0.99 Ac

OAKBROOK  
MEDICAL  
PROPERTIES  
154-00-00-047  
PLAT CABINET J,  
PAGE 196

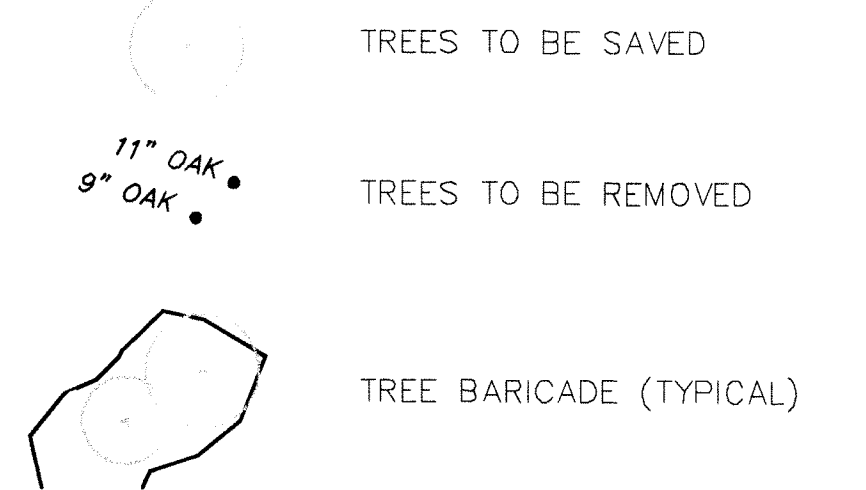
LOT 3, BLOCK "C"  
SECTION 19  
JASMAR & ASSOCATES, LLC  
154-00-00-034  
PLAT CABINET J, PAGE 140

Grid N 58°05'06" E 2758.77'  
Ground N 58°05'06" E 2759.14'

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Legend



Notes

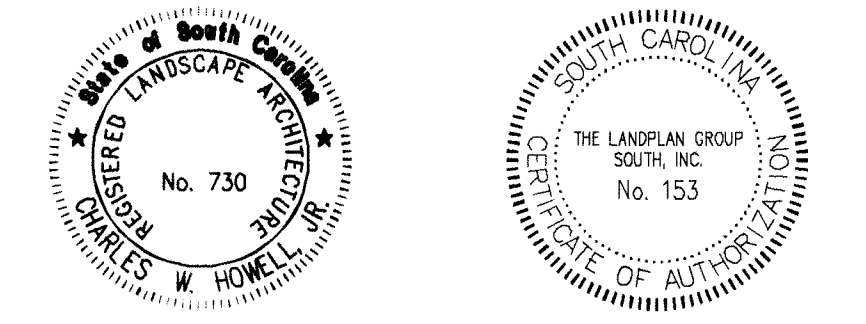
SEE SHEET L2 FOR PLANT SCHEDULE AND DETAILS  
SEE SHEET L3 FOR TREE PROTECTION PLAN.  
PLEASE NOTE, LANDSCAPING IS SHOWN TO MEET THE MIN. ZONING REQUIREMENTS ONLY. ONCE THE SITE PLAN IS APPROVED THE REMAINDER OF THE SITE SHALL BE DESIGNED WITH NATIVE AND INDIGENOUS SPECIES.

Revision	By	Appd.	YY.MM.DD
REVISED	CWH	R/M	10.11.04

Issued	By	Appd.	YY.MM.DD
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File Name: 0226-BASE090204.DWG	CWH	R/M	CWH	09.02.04
	Dwn.	Chkd.	Degn.	YY.MM.DD

Permit-Seal



Client/Project  
PLANTERS RETREAT

TOWN OF SUMMERVILLE  
SUMMERVILLE, SOUTH CAROLINA

Title  
TREE PROTECTION PLAN

Project No.  
0226

Scale  
1"=50'-0"

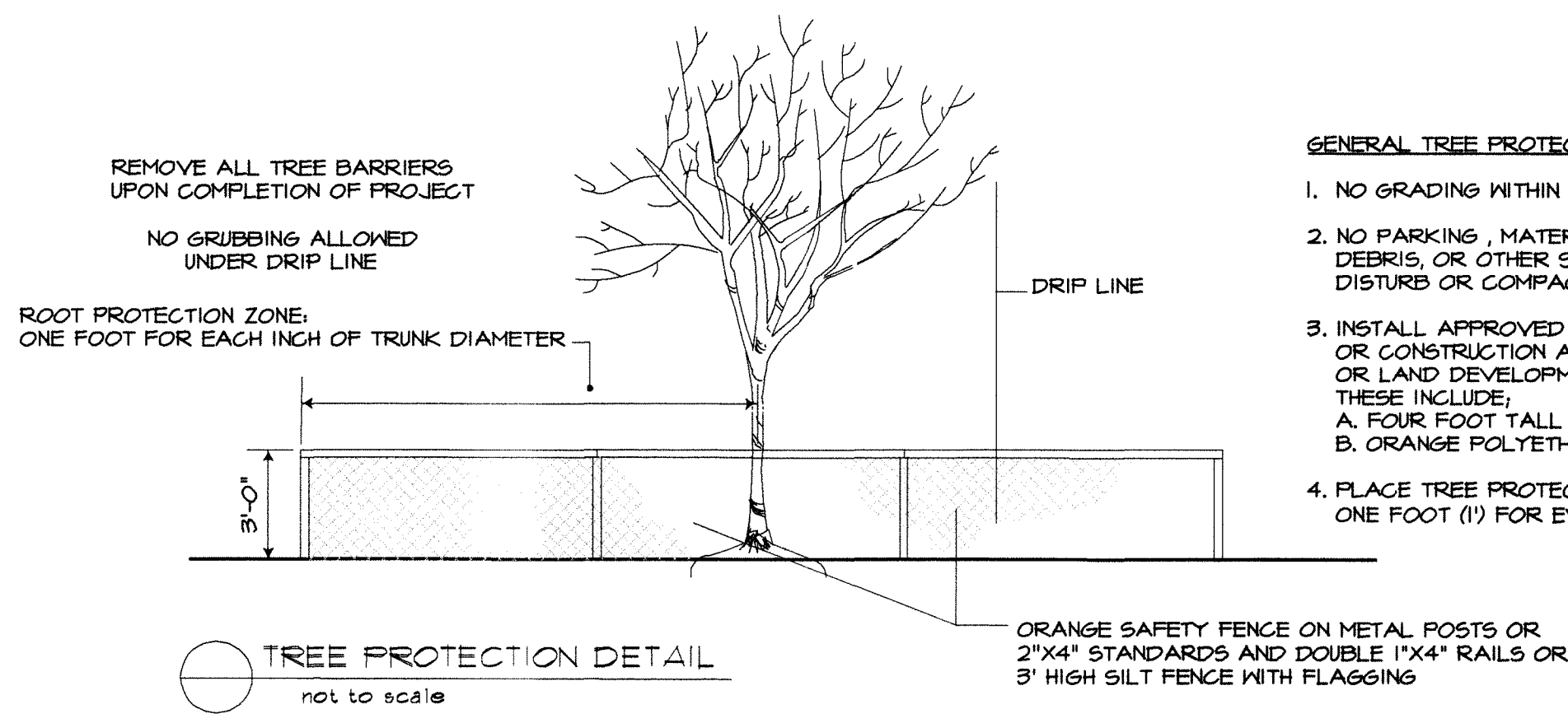
Drawing No.  
L-3

Sheet  
3 of 3

Revision  
0

GENERAL TREE PROTECTION NOTES:

1. NO GRADING WITHIN THE TREE PROTECTION ZONE.
2. NO PARKING, MATERIAL STORAGE, BURY PITS, CONCRETE WASHOUT, BURNING OF DEBRIS, OR OTHER SIMILAR CONSTRUCTION SITE ACTIVITIES THAT COULD DISTURB OR COMPACT THE SOIL WITHIN THE TREE PROTECTION ZONE.
3. INSTALL APPROVED TREE PROTECTION BARRIERS PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION ACTIVITY, AND KEEP BARRIERS IN PLACE UNTIL ZONING ADMINISTRATOR OR LAND DEVELOPMENT PLANNER APPROVES THEIR REMOVAL. THESE INCLUDE:  
A. FOUR FOOT TALL WOODEN POST AND RAIL FENCING OF 2X4 POSTS AND DOUBLE 1X4 RAIL.  
B. ORANGE POLYETHYLENE LAMINAR FENCING MOUNTED ON WOODEN POSTS.
4. PLACE TREE PROTECTION BARRIERS AROUND THE TREES IN A RADIUS OF NO LESS THAN ONE FOOT (1') FOR EVERY ONE INCH (1") OF TREE DIAMETER.



215' offset for future commercial sites

TRACT D  
SECTION 18  
848,685 SF  
19.48 Ac

LADSON ROAD 102.5' R/W (S-18-230)



JEFFERSON LANE  
50' R/W

MADISON AVE  
50' R/W



Plan View

Scale 1" = 50'

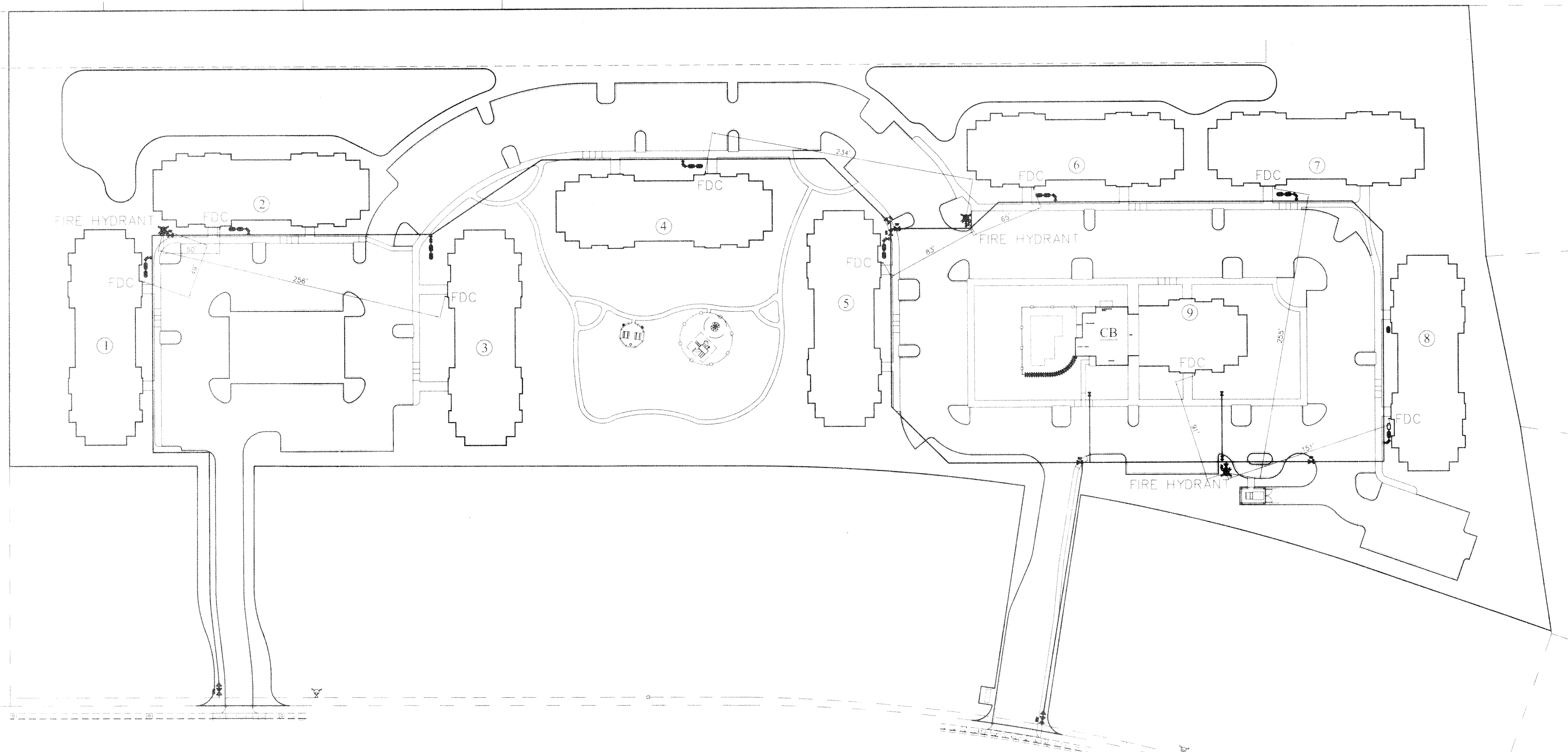
LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	1	LITHONIA - TCL 175MW R2A SHAKESPEARE - B015-02-S1-BC43	2 SMOOTH WHITE & 2 CLEAR STIPPLED PANELS ALUMINUM REFLECTOR, SOCKET POSITION FIXED	ONE 175-WATT CLEAR B1-28 MERCURY VAPOR, VERTICAL BASE-DOWN POSITION,	LTL10072.ies	7900	0.64	215
	B	42	LITHONIA - TCL 175MW R3A SHAKESPEARE - B015-02-S1-BC43	3 CLEAR TEXTURED & 1 SMOOTH WHITE PANEL ALUMINUM REFLECTOR, SOCKET POSITION FIXED	ONE 175-WATT CLEAR B1-28 MERCURY VAPOR, VERTICAL BASE-DOWN POSITION,	LTL10071.ies	7900	0.64	215

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING	+	0.45 fc	3.82 fc	0.01 fc	382.0:1	44.6:1

## NOTES

1. FOOTCANDLE VALUES ARE MAINTAINED
2. LUMINAIRES ARE MOUNTED AT 12 FEET.





LADSON ROAD 102.5' R/W (S-18-230)

WASHINGTON DRIVE  
50' R/W

ADAMS AVENUE  
50' R/W

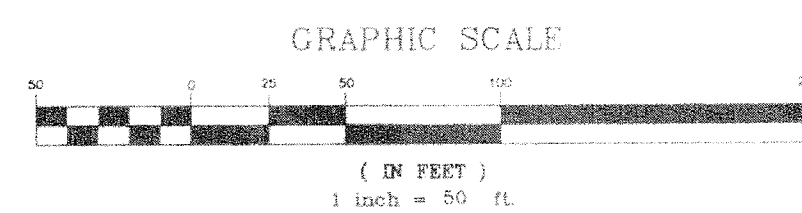
JEFFERSON LANE  
50' R/W

LADSON ROAD 102.5' R/W (S-18-230)

MADISON AVENUE  
50' R/W

**PLANTERS RETREAT APARTMENTS  
PROPOSED FIRE HYDRANT LOCATIONS**

MARCH 17, 2005



0 25' 50' 100'

SCALE: 1" = 50'



PLOTTED: Apr 15, 2005 - 11:43am LOCATION: P:\DDUGLAS CD\2004-016 SUMMERVILLE\ 2004-016A01.dwg Plotted By: brawlins - Copyright 2004

ddedit

GENERAL NOTES

- I. DESIGN
- "2000 International Building Code", (IBC).
  - "Building Code Requirements for reinforced concrete" (ACI 318).
  - "Building Code Requirements for Structural Plain Concrete" (ACI 318.1)."
  - "Specification for the Design, Fabrication and Erection of Structural Steel for Buildings" (AISC, June 1, 1989), with current commentary.
  - "National Design Specification for Wood Construction" (ANSI/AF&PA NDS-1997) Allowable Stress Design Method.
  - Complete shop drawings for construction of all applicable specialty items including but not limited to light gauge steel framing, ornamental guardrails, and stairs shall be sealed and signed by a professional engineer licensed in the state of SOUTH CAROLINA and shall be available at the job site during the times of inspection.
  - Live Loads-
    - Floor 40 psf
    - Roof 20 psf

Wind Load  
v = 130 mph V', exposure C  
Seismic  
Site Class = 0  
SDS = 1.05  
SD1 = .46  
Seismic Design Cat.: D  
Seismic Use Group: II

- II. FOUNDATIONS
- Footings have been designed for an allowable bearing pressure of 2,000 PSF, per the Geotechnical report by WPC dated 4-7-04.
  - All footing excavations shall be inspected by a qualified Geotechnical Engineer to verify that the required bearing capacity is available. If any portion of the footing is found to occur in an unstable or unsuitable soil, the Engineer shall be notified.
  - Bottoms of all foundations shall extend a minimum of 12" below finished grade.

- III. MATERIALS
- All concrete shall be normal weight, with a minimum 28 day compressive strength, f'c = 3,000 PSI. Slump requirement = 3 inches. Concrete test reports shall be available at the job site.
  - Bar Reinforcing Steel
    - All bar reinforcing steel shall conform to ASTM A615, Grade 60.
    - Welded Wire Fabric shall conform to ASTM A185.
    - The following minimum concrete cover shall be provided for reinforcement.
      - Concrete cast against & permanently exposed to earth: 3"
      - Concrete exposed to earth & weather #5 & smaller: 1-2"
      - Concrete exposed to earth & weather #6 & larger: 2"
    - All bars shall be lapped a minimum of 57Db
  - Structural Steel
    - Structural steel wide flange shall conform to ASTM A992. Angles, Channels and plates shall conform to ASTM A36.
    - All steel tubing shall conform to ASTM A500, Grade B (Fy = 46 KSI).
    - All welding shall be as per Structural Welding Code by American Welding Society, utilizing E70XX Electrodes. Proof of welder certification shall be available at job site.
    - All anchor bolts shall conform to ASTM A307.
  - Timber
    - Minimum Southern Pine No. 2, KD, 15% maximum moisture content for joists, beams and plates. #2 SYP Stud or SPF Construction Grade for studs.
    - All Timber framing connections shall be made with joist hangers, tie downs, framing anchors, post caps, etc., unless noted otherwise.
    - Other miscellaneous connections shall conform to Table 2304.9.1 - Fastening Schedule, of the International Building Code.
    - Miscellaneous timber framing shall conform to the requirements of Chapter 23 of the International Building Code.
    - Materials for LVL beams shall conform to the following minimum allowable stresses and materials properties:
      - Fb = 2,600 PSI
      - Fv = 285 PSI
      - E = 1,900,000 PSI
    - Wood in contact w/earth or embedded in concrete shall be approved, preservative treated wood suitable for ground contact.
  - Masonry
    - Hollow Units.....f'm = 1,350 PSI, for design
    - Solid Units .....f'm = 1,500 PSI, for design
    - Mortar.....Type S below slab, Type N above slab.
    - Masonry shall conform to the requirements of ASTM specification C90 for hollow load bearing concrete masonry units or ASTM specification C145 for solid load bearing concrete units as applicable.
    - Grout for masonry shall be fine grout conforming to ASTM C476.

- IV. MISCELLANEOUS:
- All lap splice lengths not shown on the plans shall be class "B", in conformance with ACI 318-89.
  - Contractor shall verify the type, size, location and number of openings, sleeves, conduits, embedded items, pipes, etc., before pouring concrete or starting wall construction.
  - Unless shown on the plans, the location of construction joints are subject to prior approval by the Engineer.
  - The structural design of the building is based upon the full interaction of all its component parts, with no provisions made for conditions occurring during construction. Therefore, the contractor shall provide adequate bracing during construction.
  - All CMU masonry below slab on grade shall be fully grouted with concrete. Backfill both sides of masonry walls in 8 inch lifts to the elevation of the lower finished grade before backfilling to the higher finished grade.
  - Interior gypsum wallboard, applied in accordance with IBC Section 2306.4.5.1 to the wood studs of the exterior wall, party walls and those interior walls indicated, shall be used as the vertical diaphragm (shear walls) to resist lateral loadings. All joints in the gypsum board shall be blocked. End joints of adjacent courses of gypsum board shall not occur over the same stud. Gypsum board shall be nailed in accordance with IBC Table 2306.4.5, with maximum 6d cooler nails applied at 7 inches on center at all studs, top and bottom plates and blocking.

REFERENCES

- American Society For Testing And Materials
  - ASTM A 36-90, "Specification for Structural Steel".
  - ASTM A 53-90a, "Standard Specification for Pipe, Steel, Black and Hot Dipped, Zinc Coated, Welded and Seamless"
  - ASTM A 500-90, "Specification for Cold-Formed Welded and Seamless Carbon Steel Structural Tubing in Rounds and Shapes"

- SUBMITTALS
- Shop Drawings
    - See Specifications.

- MATERIALS
- Beams shall meet the requirements of A992. Columns shall meet the requirements of A500. Steel Trusses, Lintels, Relieving Angles, Glue-Laminated Structural Unit Connections, & Miscellaneous - Meet requirements of ASTM A36.

- Structural Pipe
- Round Structural Pipe shall meet requirements of ASTM A 53, Type E or S, Grade B.
    - Weight Class, STD, Schedule 40
    - Weight Class, XS, Schedule 80
    - Weight Class, DXS

- Structural Tubing
- Shaped Structural Tubing shall meet requirements of ASTM A 500, Grade B. the

- FABRICATION
- AISC "Specification for Design, Fabrication, and Erection of Structural Steel for Building" as amended to date shall serve as minimum standard.

- Lintels & Relieving Angles - After fabrication and prior to shop priming, hot-dip galvanize lintels and relieving angles to be installed in exterior walls.

- Shop prime structural steel.

- ERECTION
- AISC "Specification for Design, Fabrication, and Erection of Structural Steel for Building" as amended to date shall serve as minimum standard. Erection includes setting, aligning, and bracing as necessary.

PREFABRICATED WOOD TRUSS AND LAMINATED BEAM NOTES

- Trusses shall be spaced as shown on plans.
- See plans for truss locations and spans.
- Roof and floor truss design loads shall be as follows:

	Floor	Roof
Top Chord Live Load	40 PSF	20 PSF
Top Chord Dead Load	15 PSF	10 PSF
Bottom Chord Live Load	0 PSF	0 PSF
Bottom Chord Dead Load	5 PSF	5 PSF
Top Chord Wind Uplift Load (net)	-----	22 PSF End Zones, 12 PSF Interior Zones
Actual truss spacing shall be used to determine uniform loads per foot.		

- Trusses shall be designed and fabricated by the truss manufacturer.
- Design shall carry the seal of an Engineer registered in the State of SOUTH CAROLINA. Configurations and size of web members shall be determined by the truss manufacturer.
- Shop drawings and calculations for trusses shall be submitted for approval prior to fabrication.
- Top Chord Dead Load shown above includes 3 PSF for truss self weight.
- Maximum Live Load deflection for roof trusses = L/240.  
Maximum Live Load deflection for floor trusses = L/360.
- Loads above shall be utilized in the design of Girder trusses and laminated beams, as required.
- Permanent bracing of roof trusses, as required by structural design of the trusses, and permanent bracing as required for stability of the truss system under all gravity and lateral loadings, shall be indicated and fully detailed on the shop drawings. Pre-engineered wood trusses shall be braced in accordance with Truss Plate Institute's handling, installing and bracing metal plate connected wood trusses, HIB-91.
- The Contractor shall provide adequate temporary bracing for the trusses during erection in accordance w/Truss Plate Institutes. "Handling, installing & bracing metal plate connected wood trusses, HIB-91."
- Truss design shall account for load imposed upon trusses by weight of mechanical units.
- Floor trusses and joists shall be supported laterally by upright 2 x 6 bridging or blocking at the bottom chord at maximum 8 feet on center.
- Floor trusses to be continuous over interior bearing walls and beams. 2 piece trusses not allowed.
- All pre-engineered truss shop drawings shall be available on the job site, stamped, reviewed & approved by engineer/architect of record.

GENERAL FLOOR FRAMING NOTES:

- FRAMING SUBCONTRACTOR TO COORDINATE ALL WORK WITH PLUMBING AND H.V.A.C. SUB-CONTRACTORS PRIOR TO BEGINNING CONSTRUCTION.

- UNDER BEAM BEARING POINTS AND OVERSIZED HEADERS, SEE COLUMN SCHEDULE.

- REFERENCE ACCESSIBLE UNITS FOR STANDARD UNIT TYPICAL NOTES.

- TRUSSES TO BE CONTINUOUS OVER BEARING WALLS AND INTERIOR BEAMS.

BEAM/COLUMN SCHEDULE

BEAM MARK	BEAM SIZE	COLUMN SIZE			FASTENER NOTE
		2ND FLOOR	1ST FLOOR		
H1	(2) 2x10 UNO.	(2) 2x4	(2) 2x4		2
H2	(2) 2x10 UP TO 5' 5"				
H3	(2) 1-3/4x9-1/4 LVL	(2) 2x4	(3) 2x4		2
H4	(2) 1-3/4x11-7/8 LVL				
H5	(2) 1-3/4x14 LVL	(3) 2x4 #2 SYP.	(4) 2x4 #2 SYP.		1
CLUBHOUSE	B1	(3) 1-3/4x16 LVL	N/A	(5) 2x4 #2 SYP.	3
	B2	(2) 1-3/4x11-1/4 LVL	N/A	(2) 2x4 #2 SYP.	4
	B3	(2) 1-3/4x9-1/4 LVL	N/A	3" # STL.	4

NOTE: FASTENING FOR MULTIPLE-PIECE LVLs SHALL BE AS FOLLOWS:

- 2 ROWS 1" # BOLTS @ 12" O.C.
- 2 ROWS 16d COMMON NAILS @ 12" O.C.
- 3 ROWS 1" # BOLTS @ 12" O.C.
- 4 ROWS 16d COMMON NAILS @ 12" O.C.

BRICK LINTEL SCHEDULE

CLEAR OPENING	SIZE OF ANGLE
UP TO 5'-0"	3 1/2" x 3" x 1/4"
5'-1" TO 7'-0"	3 1/2" x 3 1/2" x 1/4"
7'-1" TO 9'-0"	5" x 3 1/2" x 1/4"
9'-1" TO 10'-0"	5" x 3 1/2" x 5/16"
10'-1" TO 11'-0"	5" x 3 1/2" x 3/8"
11'-1" TO 12'-0"	6" x 4" x 3/8" x 3/8"
12'-1" AND OVER	REQUIRES SPECIAL ANALYSIS

NOTE: LINTELS CARRY MASONRY ONLY. WHERE FLOORS, ROOFS, OR CONCENTRATED LOADS OCCUR, FURTHER ANALYSIS IS NECESSARY. PROVIDE 1" OF BEARING EACH END FOR EACH FOOT OF SPAN. MIN. BEARING OF 6" EACH SIDE OF OPENING. USE THIS SCHEDULE UNLESS NOTED OTHERWISE. PAINT LINTEL TO MATCH BRICK.

LOAD BEARING WALL STUDS:-  
-CONSTRUCTION GRADE SFF-

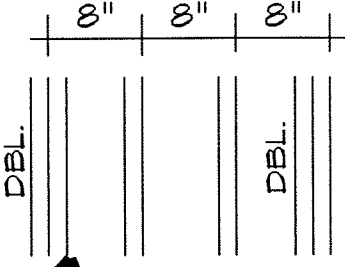
Interior Load Bearing Walls - 2x4 @ 24" o.c.  
Interior Party Walls - 2x4 @ 24" o.c.  
Interior Tenant Separation Walls - 2x4 @ 24" o.c.

EXTERIOR WALLS:-

END WALLS & BREEZEWAY WALLS  
Top Floor (2) 2x4 @ Each Truss  
(1) 2x4 Int.

2nd. Floor (2) 2x4 @ Each Truss  
(1) 2x4 Int.

Ground (2) 2x4 @ Each Truss  
2x4 @ 8"



SIDE WALLS:

Dbl. 2x4 @ 24" o.c 2 Story Bldg.  
Dbl. 2x4 @ 24" + 1- 2x4 Between @ 1st. Story of 3 Story Bldgs.

SIDE WALLS @ WINDOWS

Window Size	1st. Story	2nd. Story	3rd. Story
Single	4- 2x4	3- 2x4	3- 2x4
Double	5- 2x4	4- 2x4	3- 2x4
Tripple	6- 2x4	5- 2x4	4 -2x4

SHEAR WALL SCHEDULE

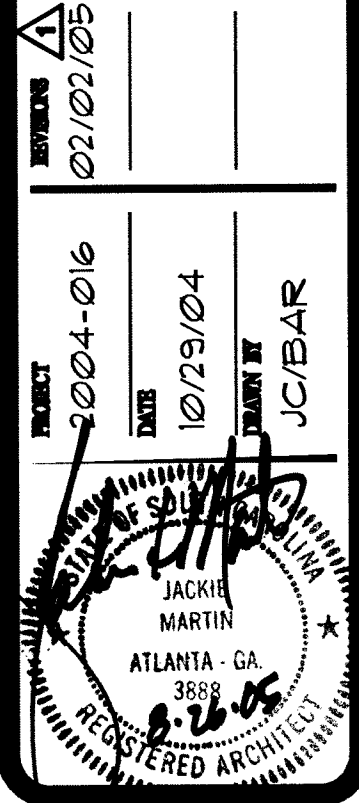
BLDG.	WALL TYPE	NAIL SPACING		
		1ST FLOOR	2ND FLOOR	3RD. FLOOR
#1 - #7 INCL. (3 STORY)	1	6" EDGE, 12" FIELD 8d	12"	12"
	2	4" / 7" 6d	4"	7"
	3	4" / 7" 6d	7"	7"
	4	4" / 7" 6d	7"	7"
#8 & #9 (2 STORY)	1	6" / 12" 8d	12"	NA
	2	4" / 7" 6d	7"	NA
	3	4" / 7" 6d	7"	NA
	4	4" / 7" 6d	7"	NA
CLUBHOUSE (1 STORY)	1	6" EDGE, 12" FIELD 8d	NA	NA
	2	4" / 7" 6d	NA	NA

WALL TYPES:-

- Exterior Walls - 7/16" OSB Exterior Surface  
(1/2" Min. Gyp. Bd. Interior w/8d Nails 7" Field / 4' Edges)
- Interior Bearing & Non-Bearing Partitions & Non-Bearing Partitions  
4'-0" Long & Longer  
-1/2" Min. Gyp. Bd. Each Face
- Tenant Separation - 1/2" Min. Gyp. Bd. Each Face
- Breezeways - 5/8" Gyp. Bd. Ext. & 1/2" Gyp.Bd. Int.

WALL LEGEND

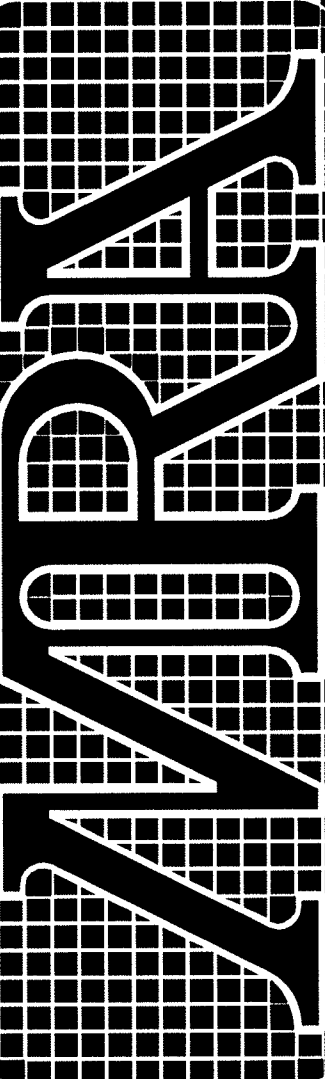
1rr. RATED EXTERIOR WALL	=====
1rr. TEN. SEPARATION WALL	=====
1rr. BREEZEWAY WALL	=====
MASONRY VENEER	=====
1rr. INTERIOR BEARING WALL	=====
R-11 SOUND BATT INSULATION	=====



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NOTES AND SCHEDULES


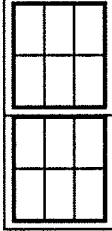
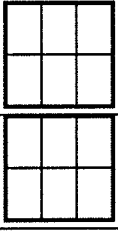
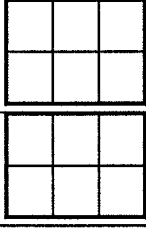
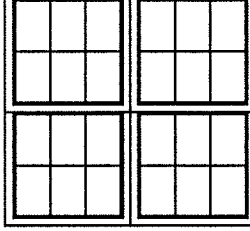
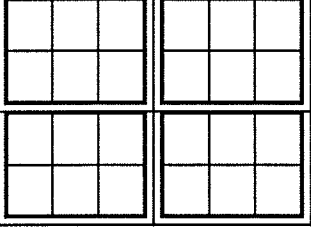
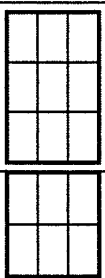
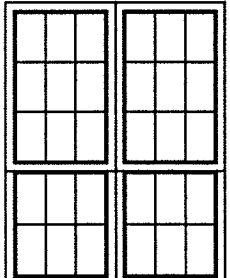
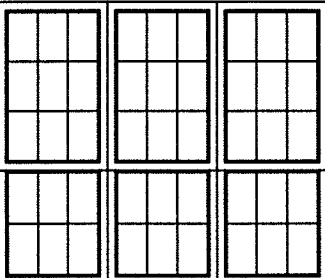


A0.1



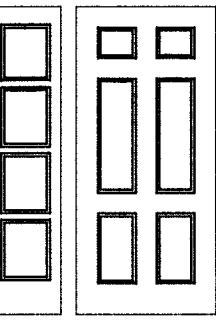
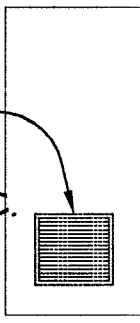
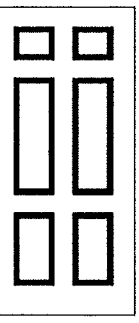
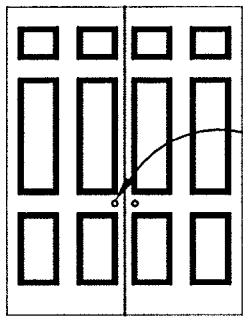
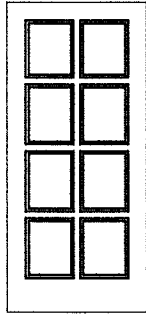
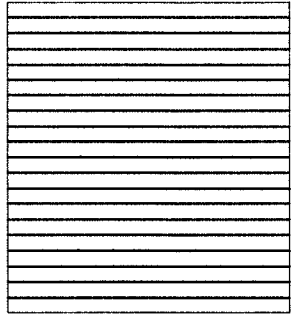
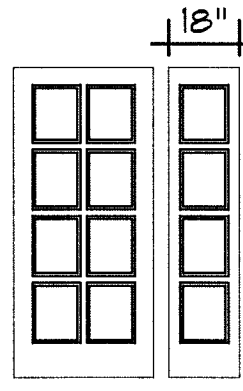
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WINDOW SCHEDULE

		
A 2'-0" x 2'-0" FIXED WINDOW	B 2'-4" x 5'-0" SGL. HG. WINDOW	C 2'-8" x 5'-0" SGL. HG. WINDOW
		
D 3'-4" x 5'-0" SGL. HG. WINDOW	E (2) 2'-8" x 5'-0" SGL. HG. WINDOW	F (2) 3'-4" x 5'-0" SGL. HG. WINDOW
		
G 2'-4" x 6'-0" SGL. HG. WINDOW	H (2) 2'-4" x 6'-0" SGL. HG. WINDOW	I (3) 2'-4" x 6'-0" SGL. HG. WINDOW

SUFFIXES  
S - SOLID CORE DOOR  
M - METAL INSULATED DOOR WITH METAL FRAME  
B - 60 MIN. LABEL DOOR ASSEMBLY  
T - TEMPERED GLASS DOOR  
L - LOUVERED DOOR  
C - 'C' LABEL DOOR ASSEMBLY  
W - 20 MIN. LABEL DOOR ASSEMBLY  
F - MAIL SLOT IN DOOR  
D - SPRING LOADED HINGES  
U - UNDERCUT DOOR  
F - METAL FRAME  
A - ALARM TO SOUND WHEN POOL IS CLOSED.  
Y - 45 MIN. LABEL DOOR ASSEMBLY

DOOR SCHEDULE

			
MTL CLAD INSUL DOOR	MTL CLAD INSUL FLUSH	H.C. WOOD DOOR	H.C. WOOD DOUBLE DOOR
101 3'-0"x6'-8"	102 3'-0"x6'-8"	103 3'-0"x6'-8"	104 (2) 1'-6"x6'-8"
102 (2) 3'-0"x6'-8"	103 2'-8"x6'-8"	104 (2) 2'-0"x6'-8"	105 (2) 2'-6"x6'-8"
103 3'-0"x6'-8" W/TEMPERED SIDELIGHT	104 2'-6"x6'-8"	105 2'-4"x6'-8"	106 2'-0"x6'-8"
	106 2'-0"x6'-8"	107 1'-8"x6'-8"	
			
MTL CLAD INSUL FRENCH TEMPERED GLASS DOOR	ROLL-UP MTL GARAGE DOOR	WOOD FRENCH TEMPERED GLASS DOOR	
108 3'-0"x6'-8"	109 6'-0"x6'-8"	110 3'-0"x6'-8"	
109 2'-8"x6'-8"	110 3'-0"x7'-0"	111 3'-0"x6'-8" W/TEMPERED SIDELIGHT (4 LITE)	
110 3'-0"x6'-8" W/ 2* 18" SIDELITES			

SPACE NAME	BASE	FLOOR FINISH	WALL FINISH	CLG. FINISH	CLG. HT.	NOTES:
LIVING ROOM	WOOD	CARPET	PAINT FLAT	AC. SPRAY	8'-0 1/2"	1
DINING ROOM	WOOD	CARPET	PAINT FLAT	AC. SPRAY	8'-0 1/2"	
KITCHEN	WOOD	VINYL	PAINT EGGSHELL	AC. SPRAY	8'-0 1/2"	
HALLWAY	WOOD	CARPET	PAINT FLAT	AC. SPRAY	8'-0 1/2"	
MECH./UTIL.	WOOD	VINYL	PAINT FLAT	AC. SPRAY	8'-0 1/2"	
BATH	WOOD	VINYL	PAINT EGGSHELL	AC. SPRAY	8'-0 1/2"	
BEDROOM	WOOD	CARPET	PAINT FLAT	AC. SPRAY	8'-0 1/2"	1
ENTRY	WOOD	VINYL	PAINT FLAT	AC. SPRAY	8'-0 1/2"	

FINISH SCHEDULE NOTES:  
1. PROVIDE TRAY CEILINGS IN THE LIVING ROOMS AND MASTER BEDROOMS OF ALL TOP FLOOR UNITS.  
2. PAINT IN:  
APARTMENTS TO BE : SHERWIN WILLIAMS  
COLOR: TO BE SELECTED BY OWNER  
TRIM: WHITE  
CEILINGS: WHITE  
COMMUNITY BUILDING: SHERWIN WILLIAMS  
COLOR: OWNER WILL SELECT 2 TO 3 COLORS  
TRIM: WHITE  
CEILINGS: WHITE  
3. CARPET TYPES & LOCATIONS:  
APARTMENTS:  
CARPET IN REGULAR UNITS: ALADDIN BY MOHAWK  
STYLE: 1335 NEWEST STAR  
COLOR: TO BE SELECTED BY OWNER  
CARPET IN HANDICAPPED UNITS: ALADDIN 894 ENUMERATOR II  
COLOR: TO BE SELECTED BY OWNER  
COMMUNITY BUILDING:  
CARPET TO BE EQUAL TO "J&J" COMMERCIAL, FILM TEST, 1104 SOME LIKE IT HOT

SPACE NAME	BASE	FLOOR FINISH	WALL FINISH	CLG. FINISH	CLG. HT.	NOTES:
PORCH	N/A	CONCRETE	PAINT FLAT	AC. SPRAY	9'-0"	
RECEPTION	WOOD	CARPET	PAINT FLAT	AC. SPRAY	9'-0"	
CLOSING	WOOD	CARPET	PAINT FLAT	AC. SPRAY	9'-0"	
OFFICE	WOOD	CARPET	PAINT FLAT	AC. SPRAY	9'-0"	
BREAK	WOOD	V.C. TILE	PAINT FLAT	AC. SPRAY	9'-0"	
UNISEX	WOOD	V.C. TILE	PAINT EGGSHELL	AC. SPRAY	9'-0"	
WORKROOM	WOOD	CARPET	PAINT FLAT	AC. SPRAY	9'-0"	
CLASSROOM	WOOD	CARPET	PAINT FLAT	AC. SPRAY	9'-0"	COMP AREA INCLUDED
MEN'S	WOOD	V.C. TILE	PAINT EGGSHELL	AC. SPRAY	9'-0"	
WOMEN'S	WOOD	V.C. TILE	PAINT EGGSHELL	AC. SPRAY	9'-0"	
LAUNDRY	WOOD	VINYL	FRP	AC. SPRAY	9'-0"	
MAINTENANCE	WOOD	CONCRETE	PAINT FLAT	AC. SPRAY	9'-0"	
POOL EQUIP	WOOD	CONCRETE	PAINT FLAT	AC. SPRAY	9'-0"	
POOL EQUIP #2	WOOD	CONCRETE	PAINT FLAT	AC. SPRAY	9'-0"	

ACCESSIBILITY NOTES:

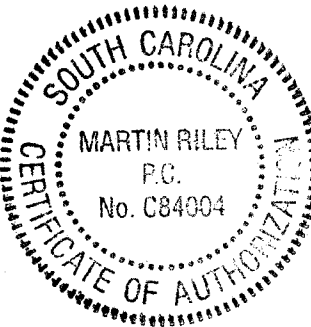
- ALL UNITS ARE CONSIDERED ACCESSIBLE UNITS AND ARE TO HAVE THE FOLLOWING FEATURES:
- DOORS TO HABITABLE ROOMS SHALL BE 2'-10" MIN.
  - LIGHT SWITCHES, THERMOSTATS, WALL TELEPHONE JACKS SHALL BE MOUNTED AT 46" AFF. UNO.
  - DUPLEXES, STANDARD PHONE AND CABLE JACKS SHALL BE MOUNTED AT 18" AFF.
  - BLOCKING SHALL BE PROVIDED FOR FUTURE GRAB BARS AND WALL HUNG LAVS.
  - PROVIDE BLOCKING, CLIPS & CLEATS FOR LOWERING CLOSET SHELVES.
  - OFFSET TUB/SHOWER CONTROLS. CONTROLS TO BE ANTI-SCALD.
  - ASSURE SUPPLY & WASTE PIPING ROUGH-INS ALLOW FOR FUTURE HEIGHTS OF PLUMBING FIXTURES.
  - ENTRY DOOR TO HAVE LEVER SET AND LOW PROFILE THRESHOLD.
  - PROVIDE UFAS MANUEVERING CLEARANCES AT EACH FIXTURE AND APPLIANCE.

THE FOLLOWING ADDITIONAL ITEMS ARE TO BE PROVIDED (BEYOND THOSE ACCESSIBLE FEATURES DESCRIBED ABOVE) IN THE FULLY ACCESSIBLE UNITS. \* ITEMS ARE TO BE INSTALLED DURING INITIAL CONSTRUCTION. NON STAFFED ITEMS TO BE INSTALLED AT TENANTS REQUEST AND OWNERS EXPENSE.

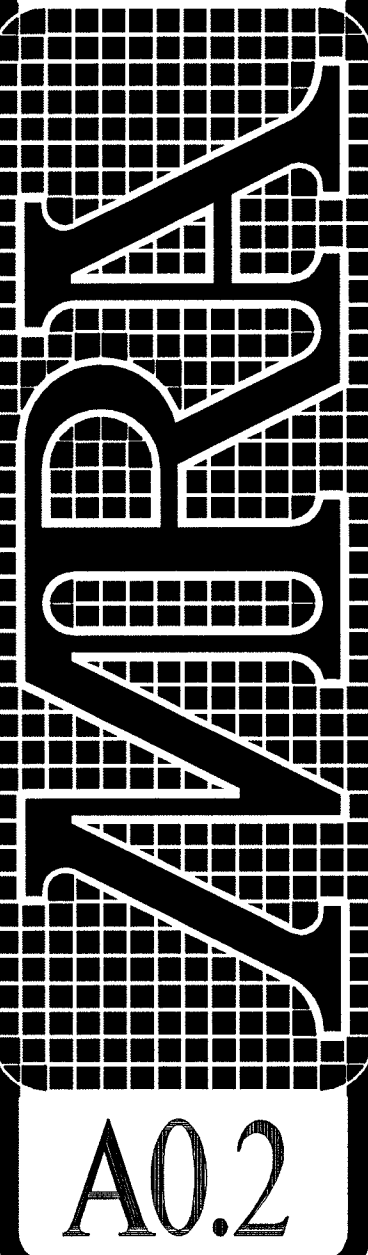
- PROVIDE AN EMERGENCY ALARM SYSTEM W/PULL CORD SWITCHES IN EACH UNIT.
- PROVIDE GRAB BARS IN EACH TUB/SHOWER, AND TOILET PER THE DRAWINGS.
- ALL SWINGING DOORS TO HAVE LEVER HARDWARE.
- ALL PLUMBING FIXTURES, INCLUDING TUB CONTROLS TO RECEIVE LEVER HARDWARE.
- ALL CABINET DOORS AND DRAWERS TO HAVE GRASPABLE "D" RING PULLS.
- INSTALL ADDITIONAL PEEPHOLE @ 44" AFF.
- PROVIDE RANGE WITH FRONT CONTROLS.
- INSTALL GRAB BARS AT THE TUB AND TOILET.
- PROVIDE A SEAT FOR TUB. SEAT SHALL BE AT HEAD OF TUB AND MOUNTED SECURELY.
- PROVIDE A HAND HELD SPRAY WITH A 60" HOSE AND BRACKET FOR MOUNTING ON SHOWER HEAD ARM.
- PROVIDE A WALL HUNG VANITY OR PEDESTAL LAV AS SHOWN ON THE DRAWINGS. PROVIDE Baffle TO PROTECT AGAINST HOT WATER AND DRAIN LINES @ WALL HUNG VANITIES.
- PROVIDE RECESSED MEDICINE CABINET WITH BOTTOM SHELF @ 40" AFF.
- KITCHEN BASE CABINET NEAR SINK TOPS SHALL BE 34" AFF. MAXIMUM.
- BASE CABINET AT KITCHEN SINK TO BE REMOVABLE, PROVIDE VINYL FLOORING CONTINUOUS BELOW SINK. INSULATE HOT WATER AND DRAIN LINES. FACE OF CABINET TO REMAIN IN PLACE UNTIL HANDICAPPED TENANT REQUESTS ITS REMOVAL.
- PROVIDE A 30" FULL UNDER WORK SURFACE.
- PROVIDE SHELF, BELOW WALL CABINETS, W/ TOP OF SHELF @ 48" AFF.
- PROVIDE RANGE WITH FRONT CONTROLS AND SELF CLEANING OVEN.
- PROVIDE CARPET WITH 1/2" MAX. PILE HEIGHT AND FIRM PAD.
- PROVIDE CLIPS/CLEATS FOR LOWERING CLOSET SHELVES.
- 50% OF REFRIGERATOR/FREEZER SHELVES TO BE BELOW 54" AFF.
- PROVIDE REMOTE SWITCHES FOR HOOD/FAN. ASSURE NOT OVER BURNERS.
- ASSURE DROP AT THRESHOLDS IS 1/2" MAX.
- ASSURE TOILET HEIGHT @ SEAT A MIN. OF 15" TO MAX. 19".

FULLY ACCESSIBLE UNIT NOTE:  
(1) 'B' UNIT IS TO BE FULLY EQUIPPED FOR THE HANDICAPPED WITH ALL OF THE ABOVE ITEMS INSTALLED, INCLUDING THE TUB SEAT AT THE TIME OF THE FINAL INSPECTION. AN ADDITIONAL (4) 'B' UNITS AND (5) 'A' UNITS HAVE BEEN SPECIALLY DESIGNED FOR THE HANDICAPPED AND SHALL BE ADAPTABLE PER ANSI A117.1. MATERIALS FOR FULLY EQUIPPING THE ADAPTABLE UNIT INCLUDING GRAB BARS, TUB SEATS, HANDHELD SHOWERS, ETC. SHALL BE PURCHASED BY THE CONTRACTOR AND STORED IN THE MAINTENANCE ROOM.

ACCESSIBILITY NOTE:  
ITEMS LISTED ABOVE AS FULLY ACCESSIBLE UNIT FEATURES MAY BE INSTALLED AT THE TENANT'S REQUEST AND EXPENSE IN A FAIR HOUSING ACCESSIBLE UNIT.



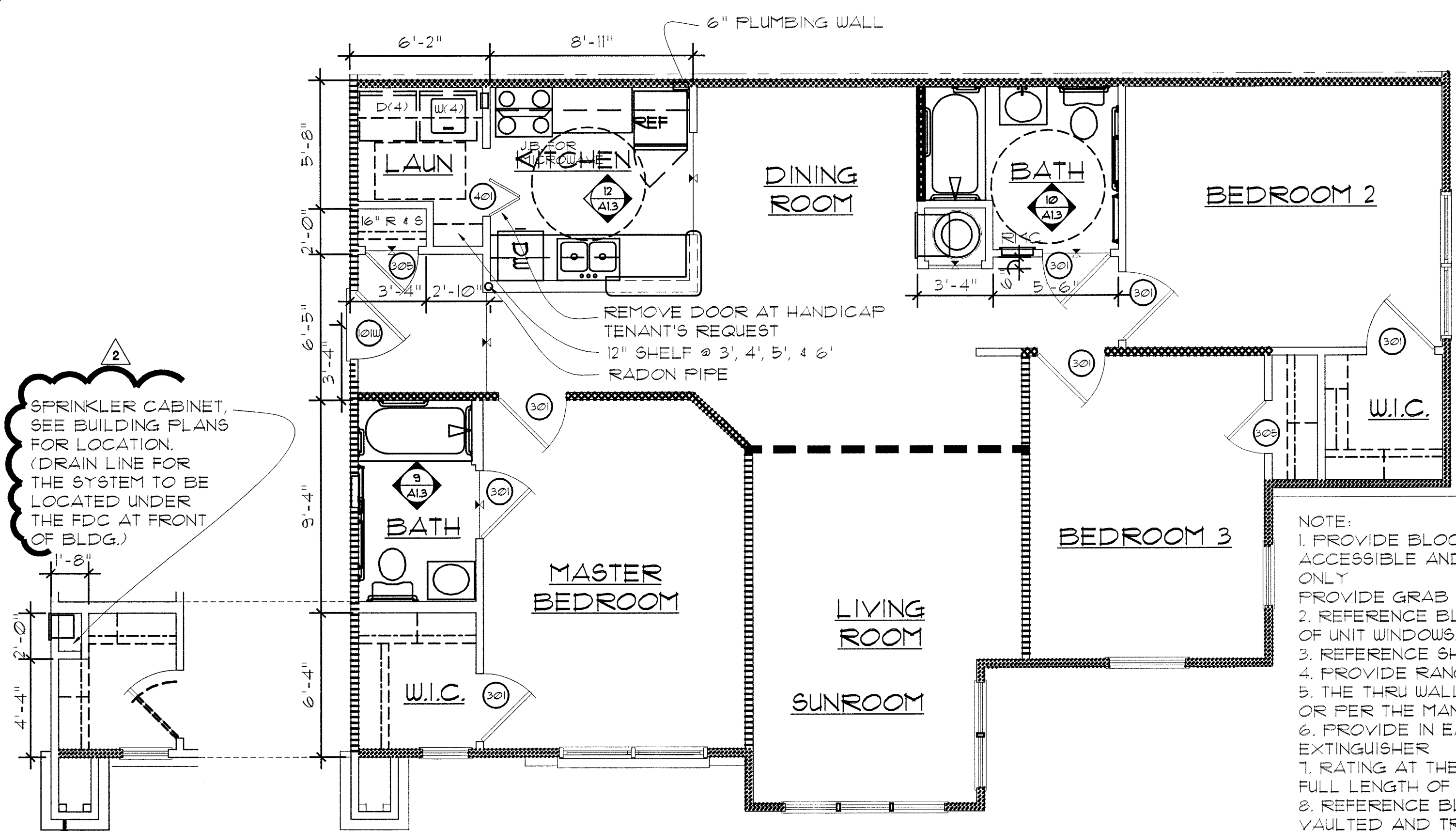
MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800  
PLANTERS RETREAT SUMMERVILLE, SOUTH CAROLINA



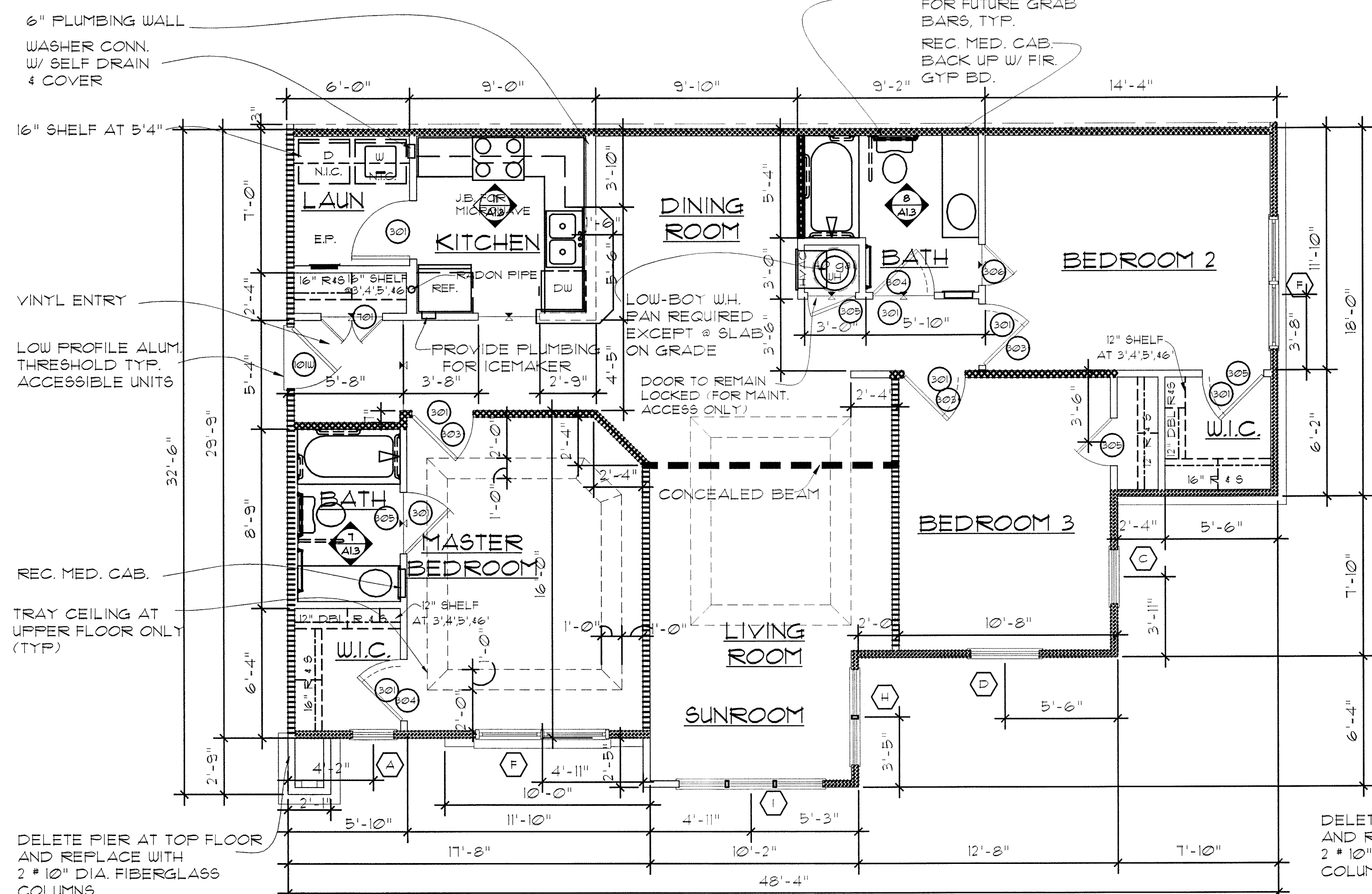
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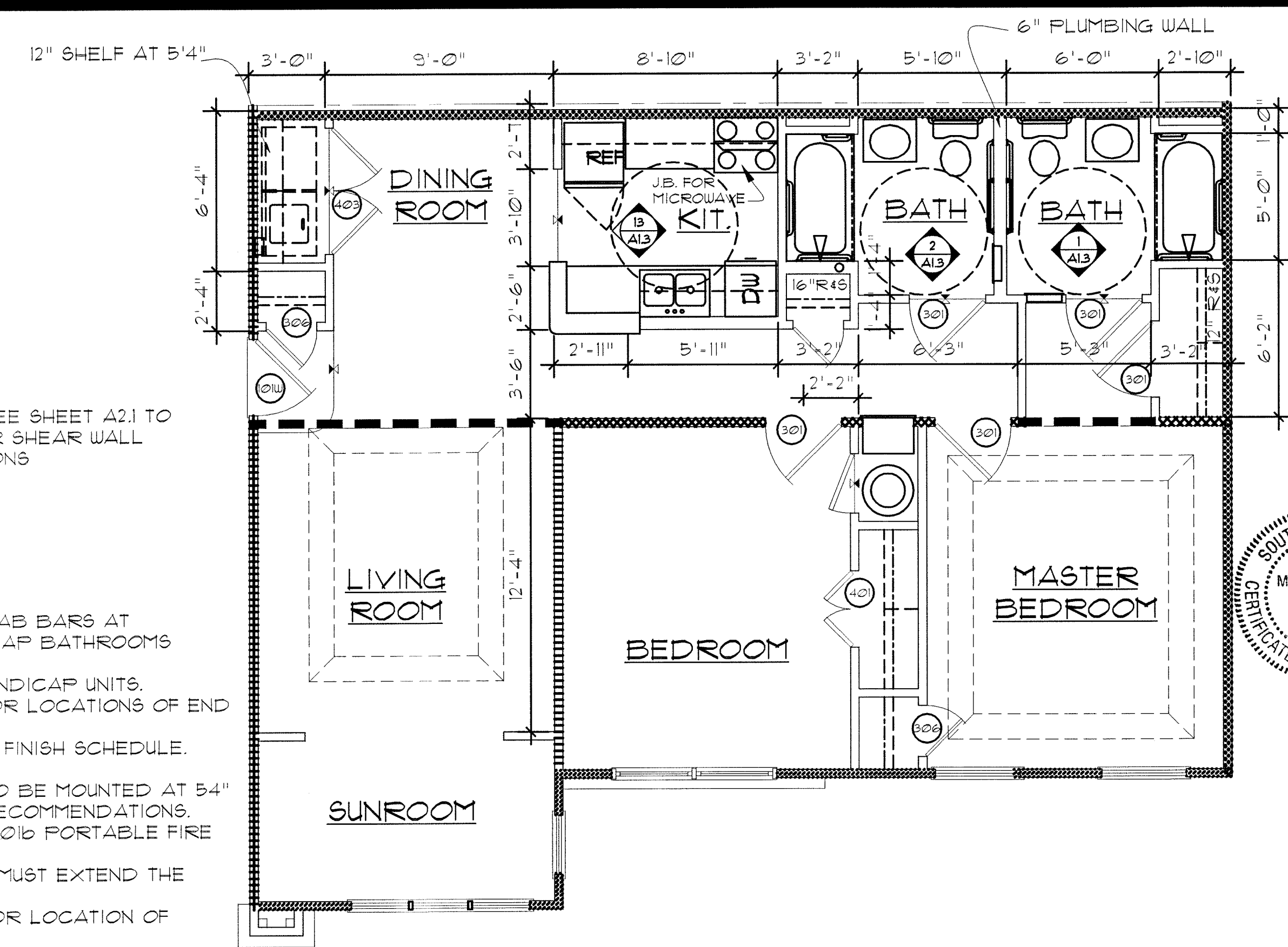


4 THREE BEDROOM AND TWO BATH TYPE 'B' HANDICAP FLOOR PLAN 1322 SF.

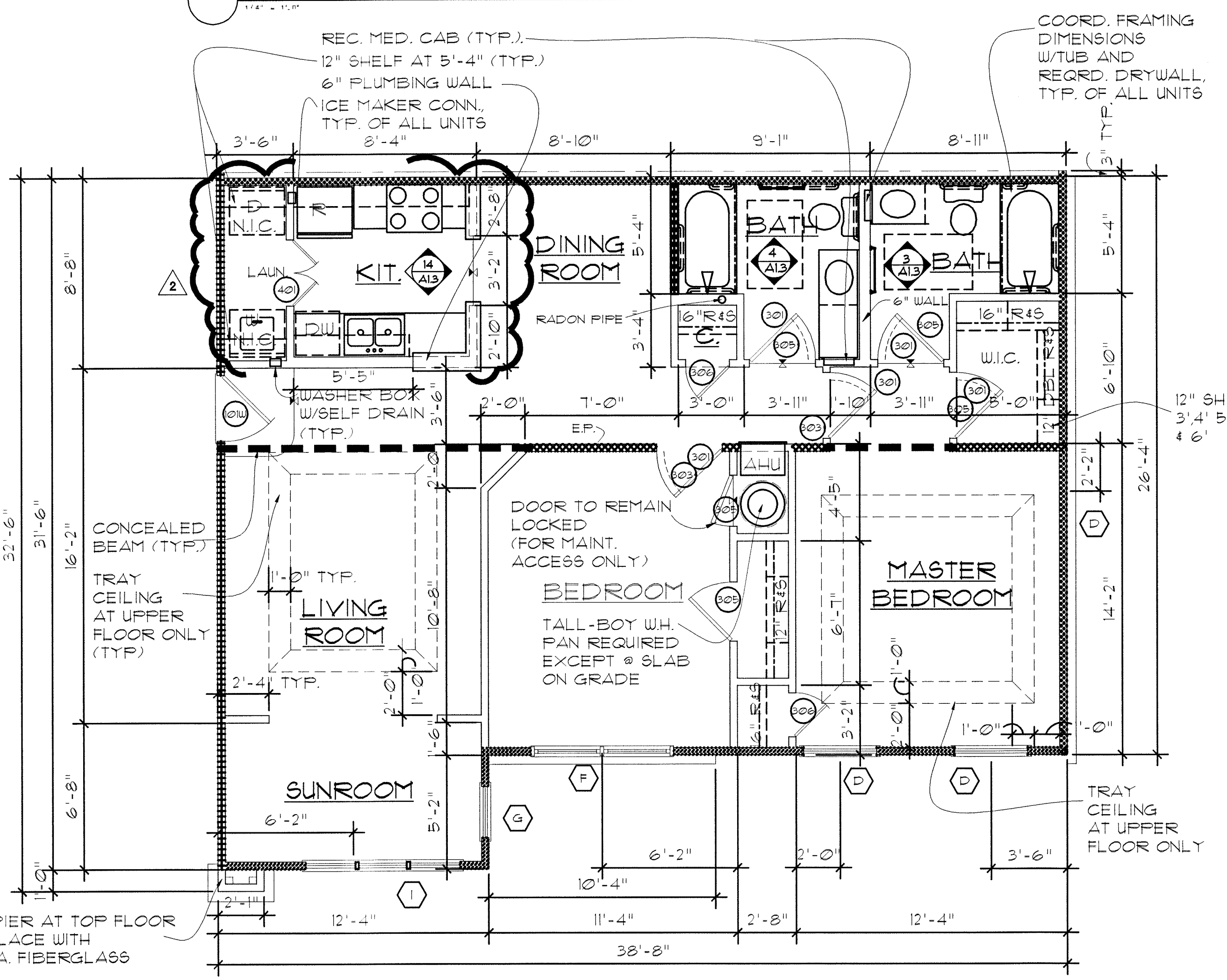


3 THREE BEDROOM AND TWO BATH TYPE 'B' ACCESSIBLE FLOOR PLAN 1322 SF.

- NOTE: SEE SHEET A2.1 TO A2.4 FOR SHEAR WALL LOCATIONS
- NOTE:
1. PROVIDE BLOCKING FOR GRAB BARS AT ACCESSIBLE AND HANDICAP BATHROOMS ONLY
  2. PROVIDE GRAB BARS FOR HANDICAP UNITS.
  3. REFERENCE BLDG. PLANS FOR LOCATIONS OF END OF UNIT WINDOWS.
  4. PROVIDE RANGE HOOD
  5. THE THRU WALL HVAC UNIT TO BE MOUNTED AT 5'-4" OR PER THE MANUFACTURER'S RECOMMENDATIONS.
  6. PROVIDE IN EACH UNIT A 2a101b PORTABLE FIRE EXTINGUISHER
  7. RATING AT THE BREEZEWAY MUST EXTEND THE FULL LENGTH OF THE WALL.
  8. REFERENCE BLDG. PLANS FOR LOCATION OF VAULTED AND TRAY CEILINGS.



2 TWO BEDROOM AND TWO BATH TYPE 'A' HANDICAP FLOOR PLAN 1082 SF.



1 TWO BEDROOM AND TWO BATH TYPE 'A' ACCESSIBLE FLOOR PLAN 1082 SF.

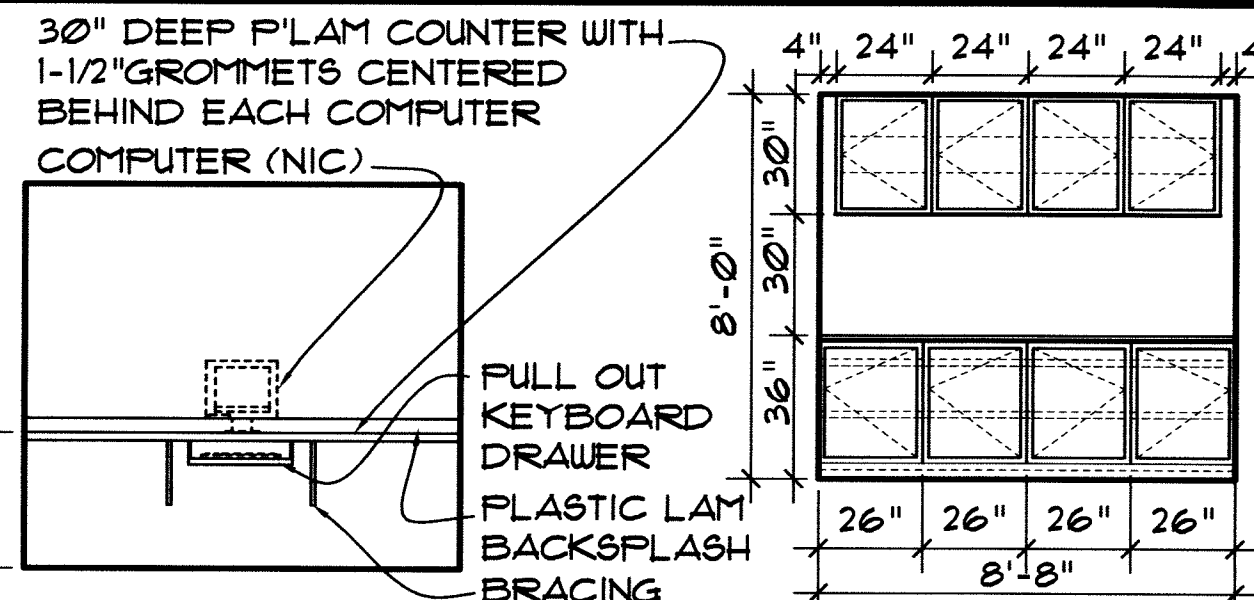


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25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800  
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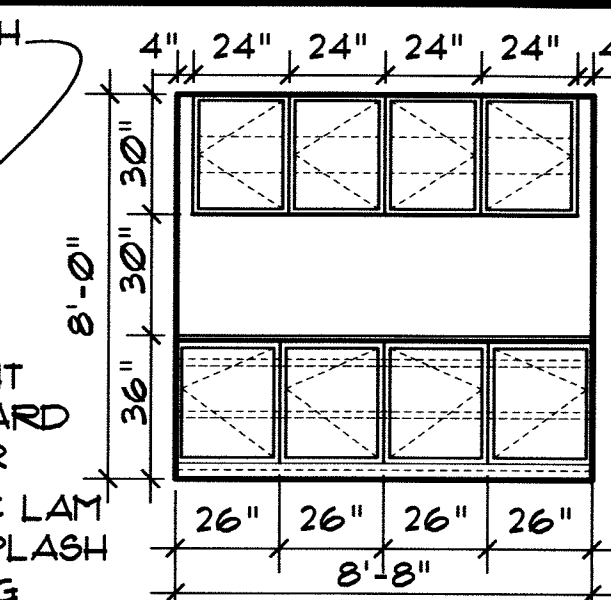
**MARTIN RILEY ASSOCIATES**

**A1.1**

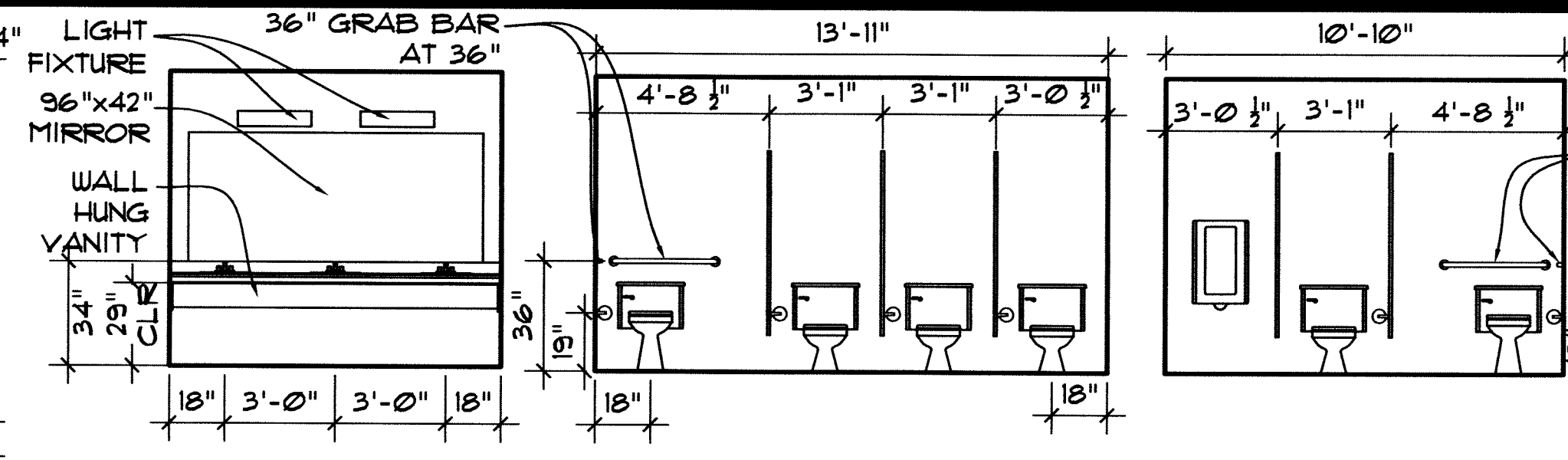




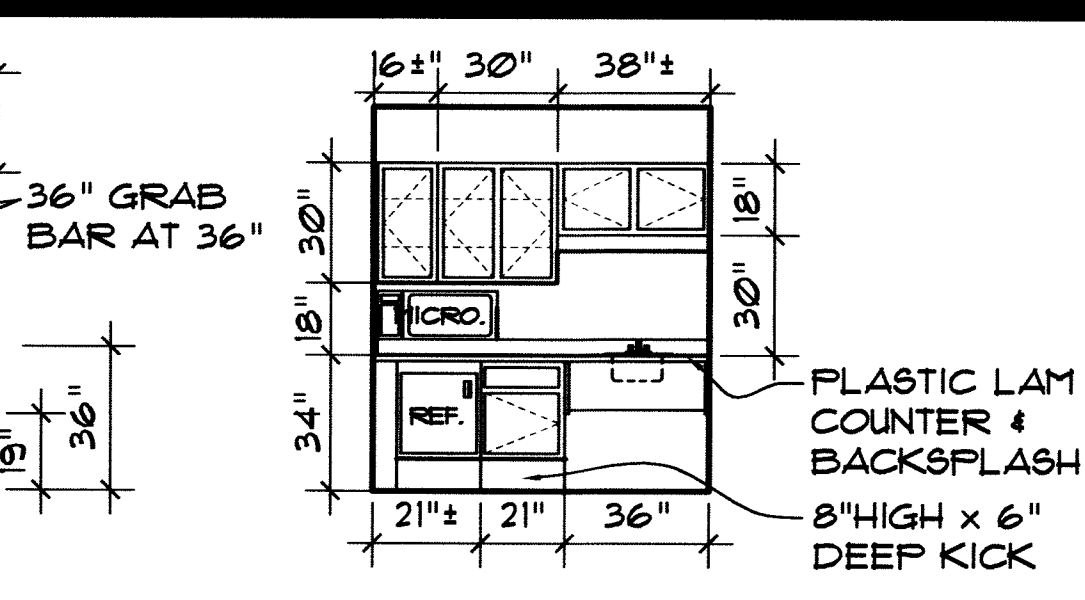
7 COMPUTER ROOM ELEV.  
1/4" = 1'-0"



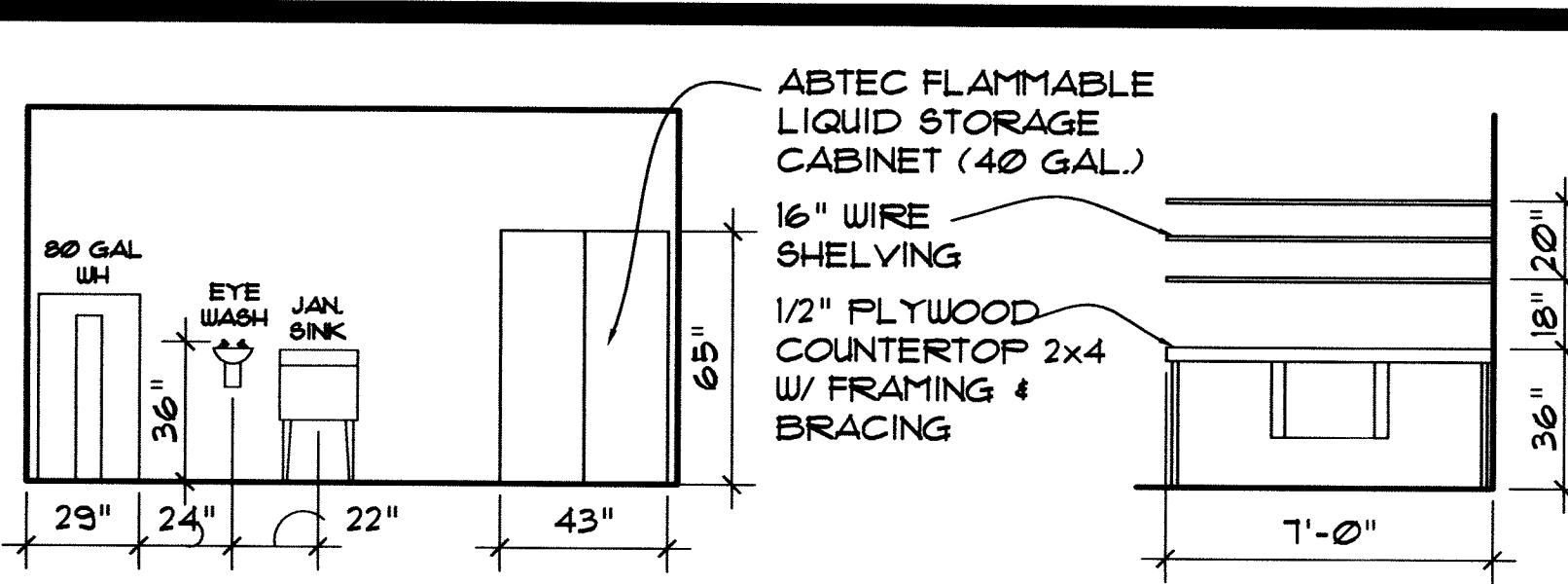
5 WORKROOM ELEVATION  
1/4" = 1'-0"



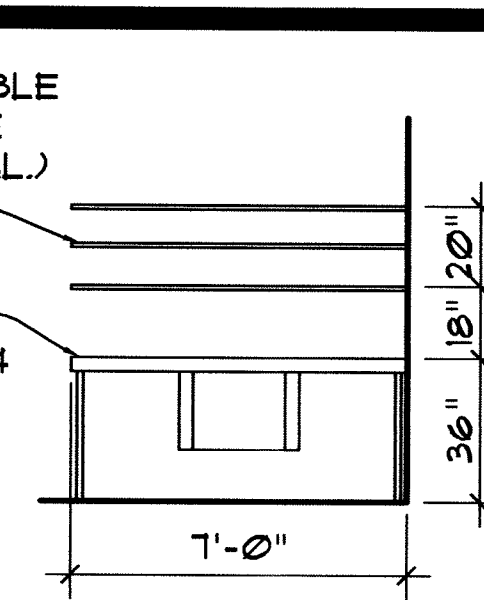
## 4 COMMUNITY BUILDING BATHROOM ELEVATIONS



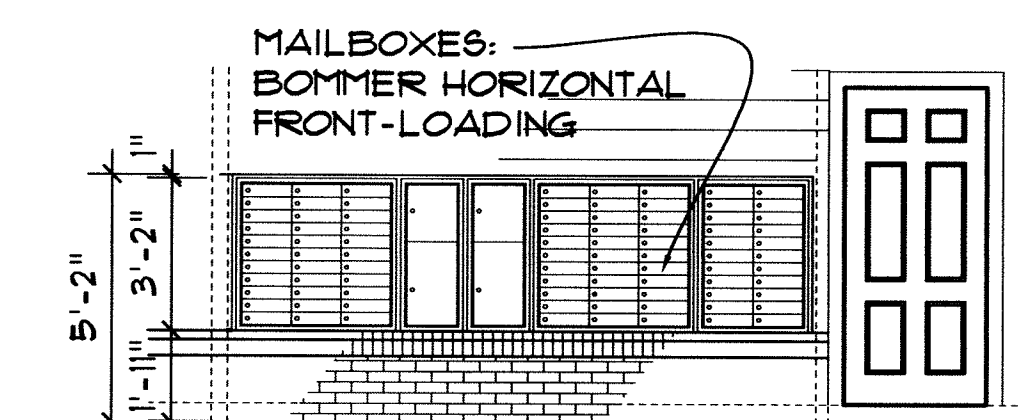
3 COMMUNITY BUILDING KITCHEN ELEV.



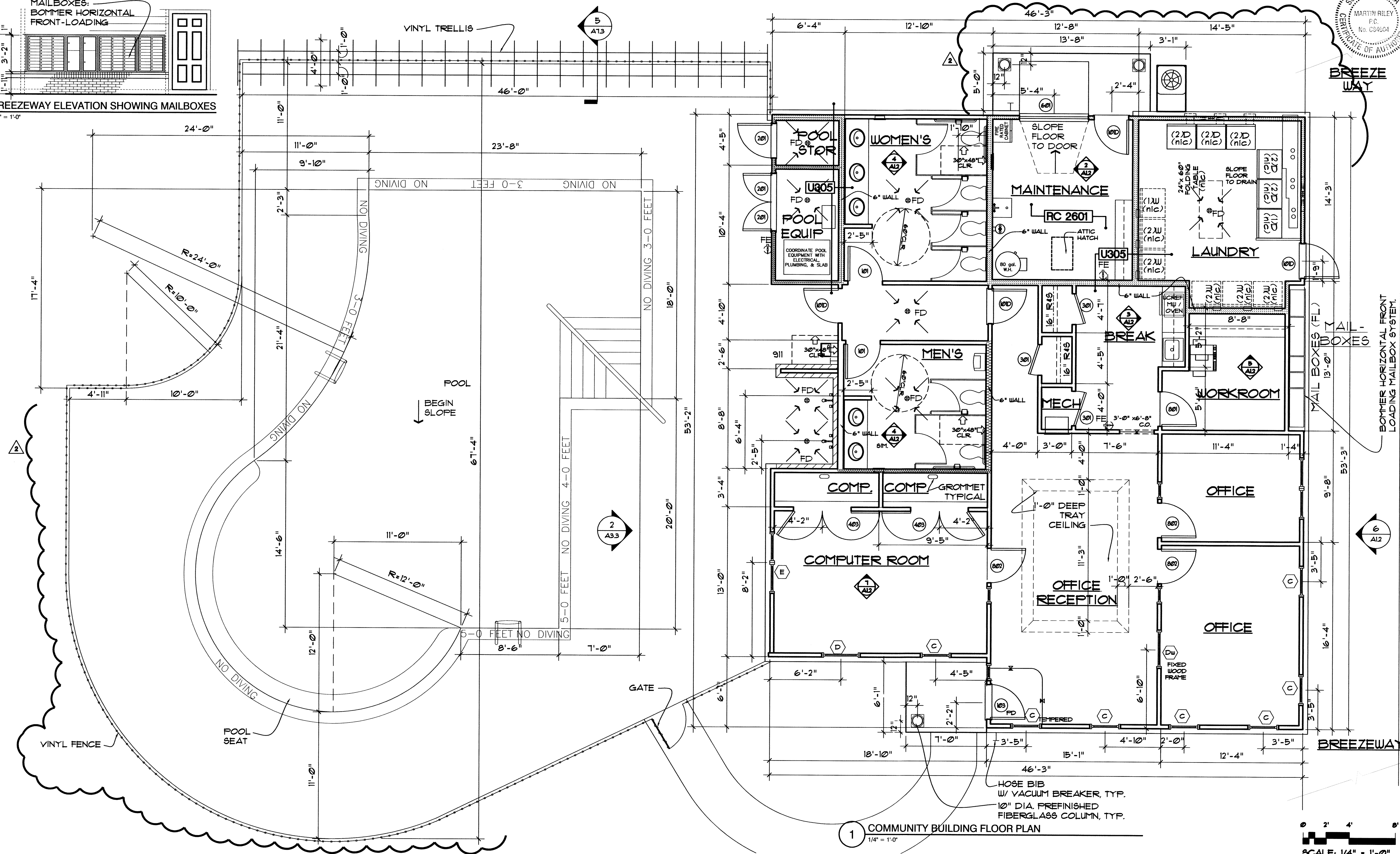
## 2 MAINTENANCE ROOM ELEVATIONS



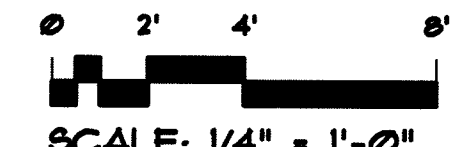
## BENCH ELEVATION



6 BREEZEWAY ELEVATION SHOWING MAILBOXES  
1/4" = 1'-0"

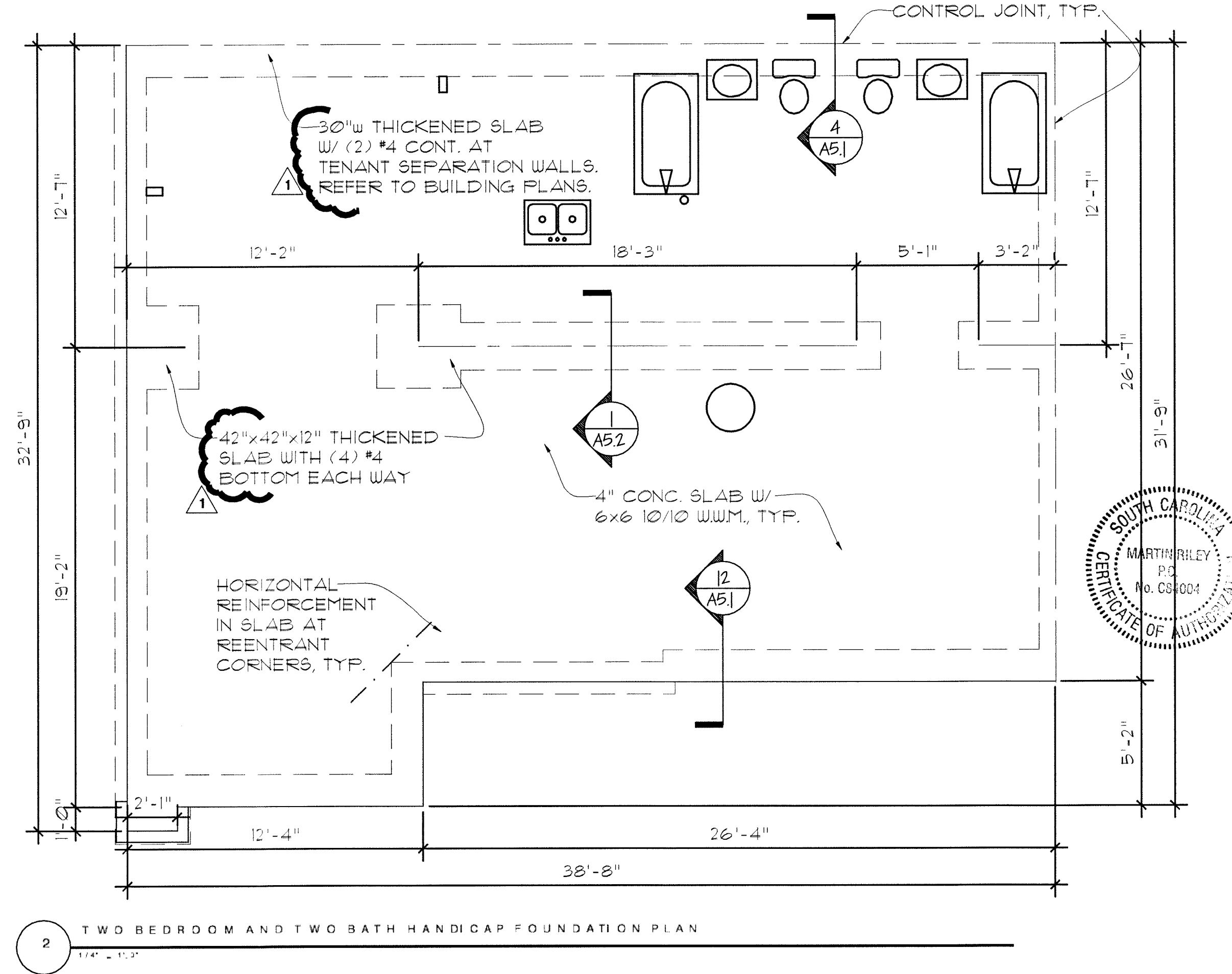
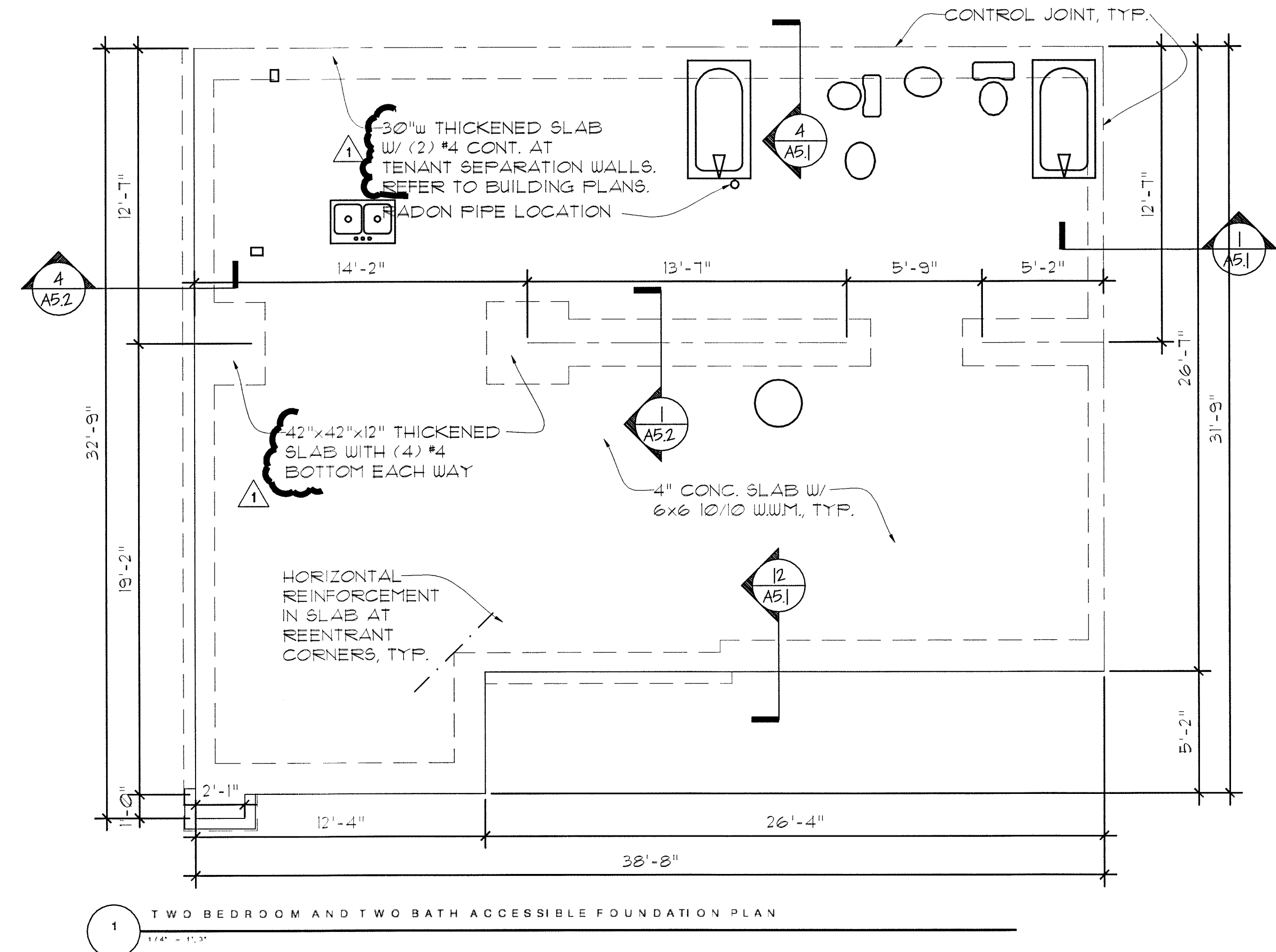
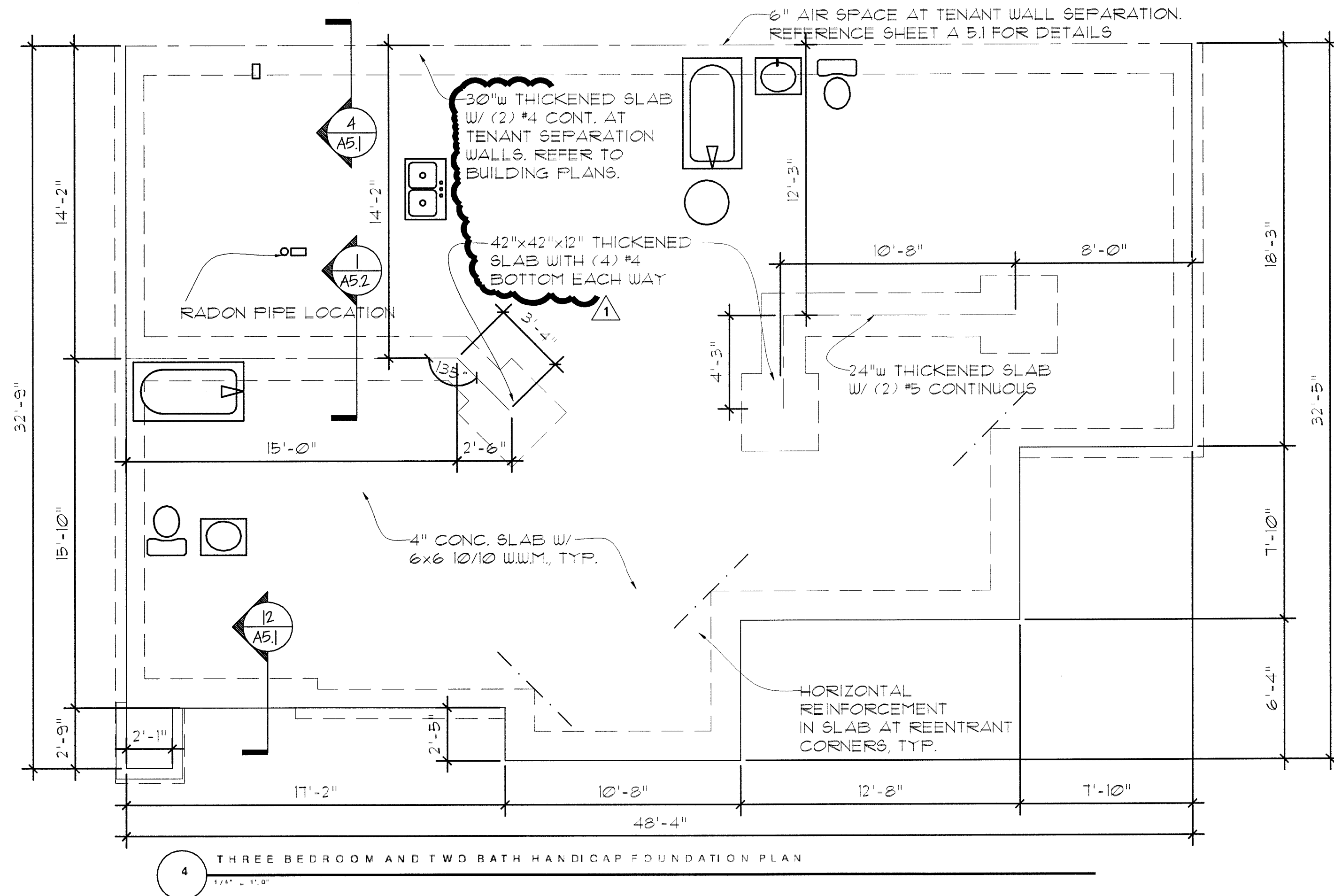
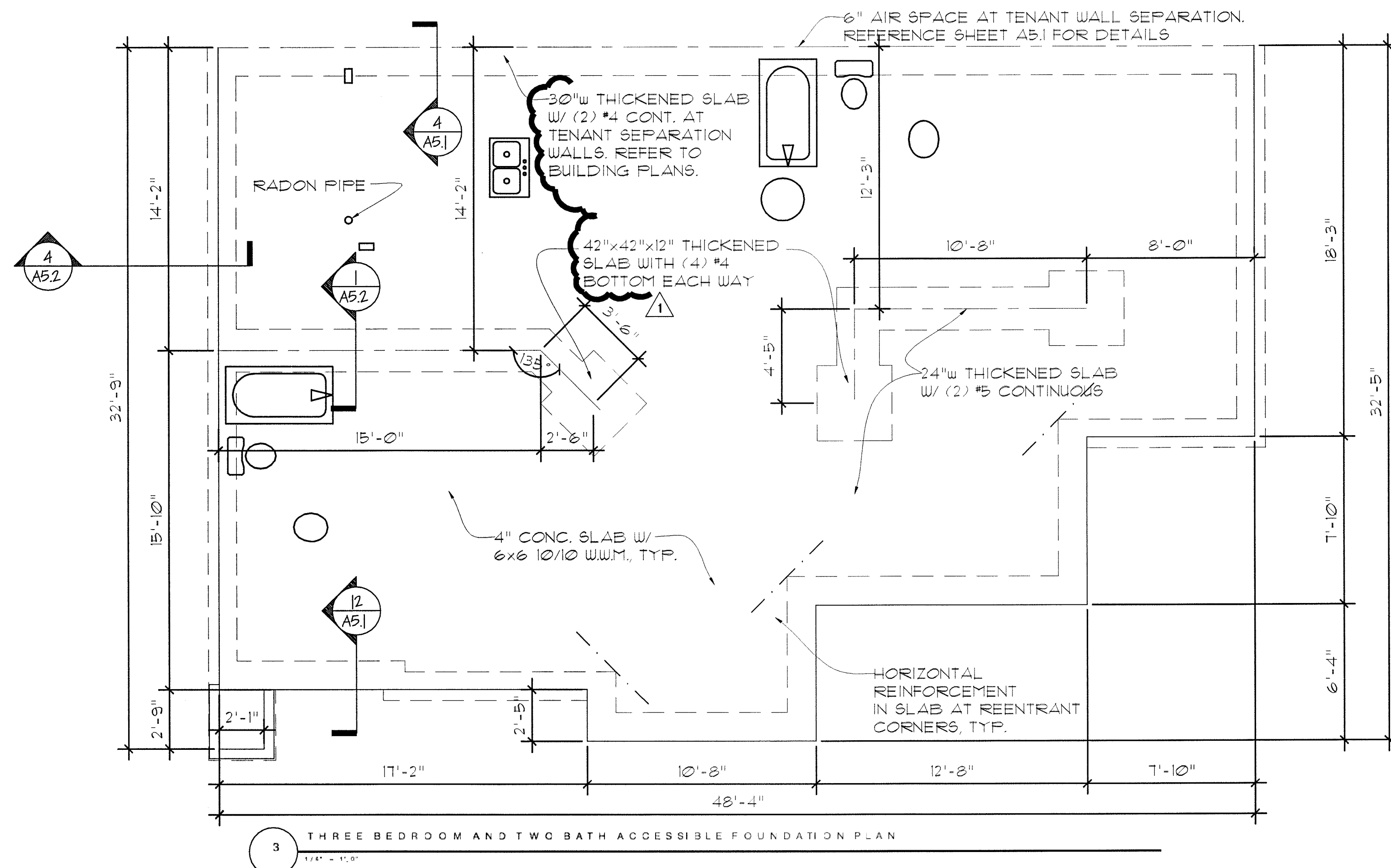


1 COMMUNITY BUILDING FLOOR PLAN  
1/4" = 1'-0"

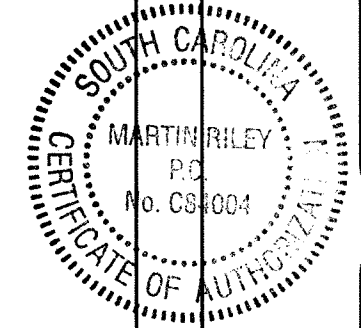








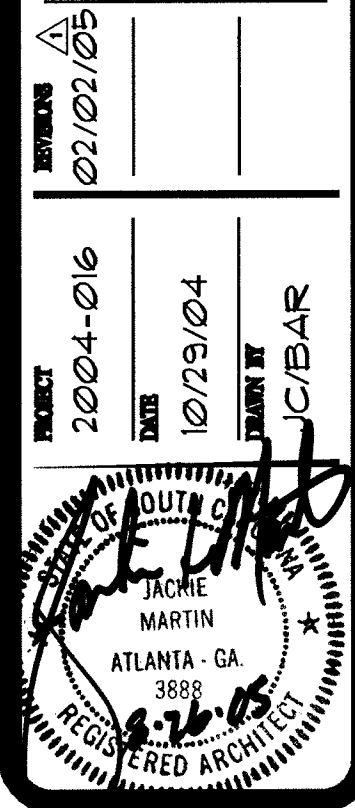
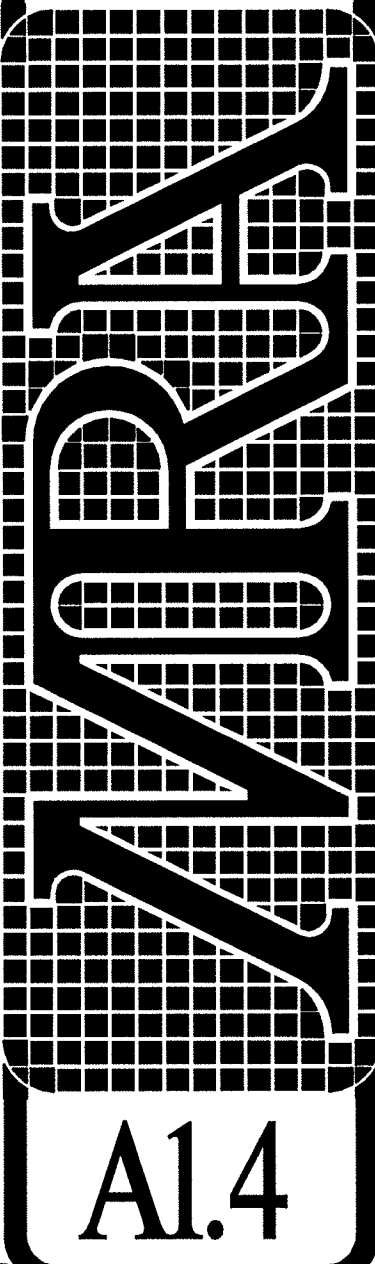
0 2' 4' 8'  
SCALE: 1/4" = 1'-0"



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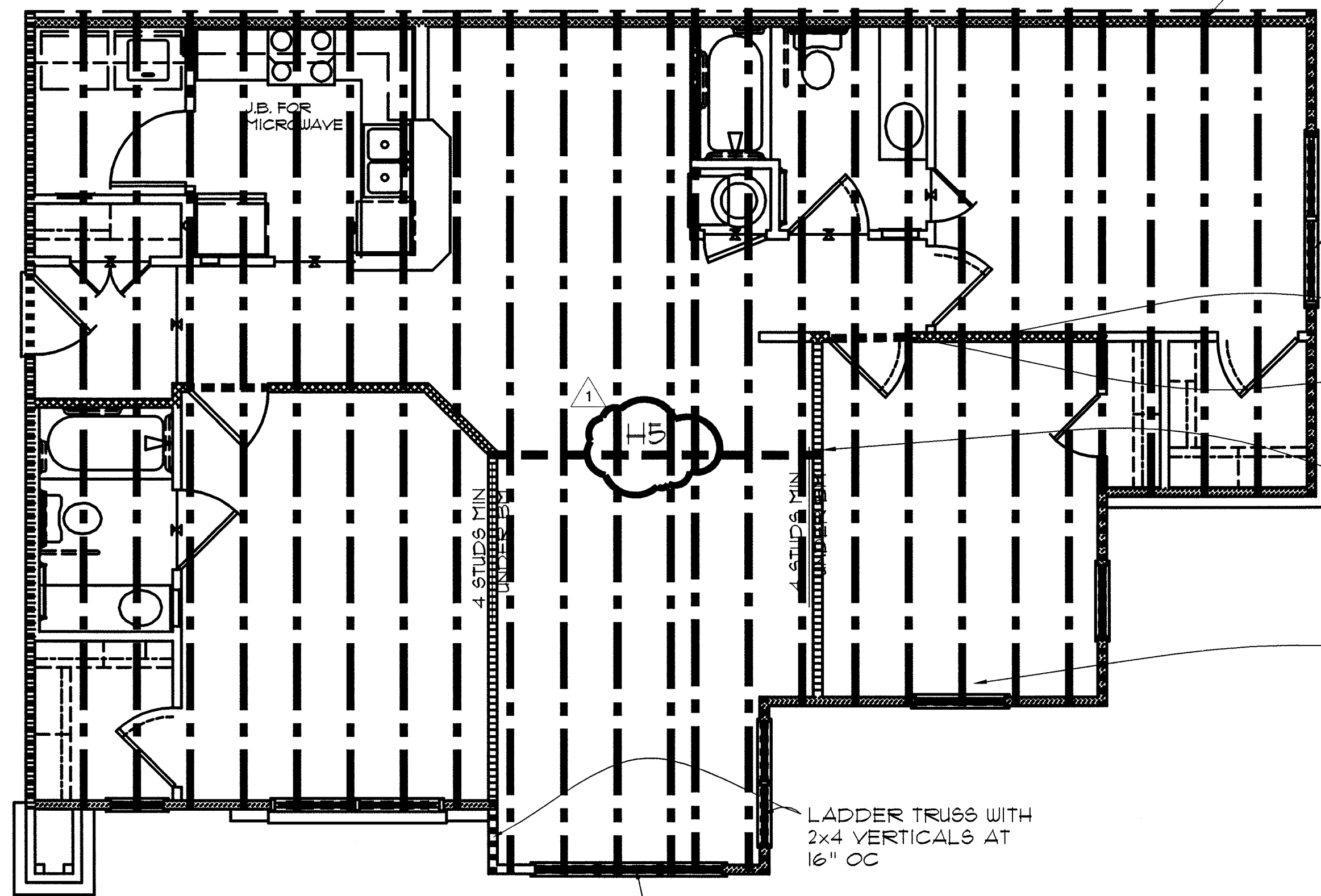
PLANTERS RETREAT  
SUMMERVILLE, SOUTH CAROLINA

UNIT 'A' AND 'B' FOUNDATION PLANS



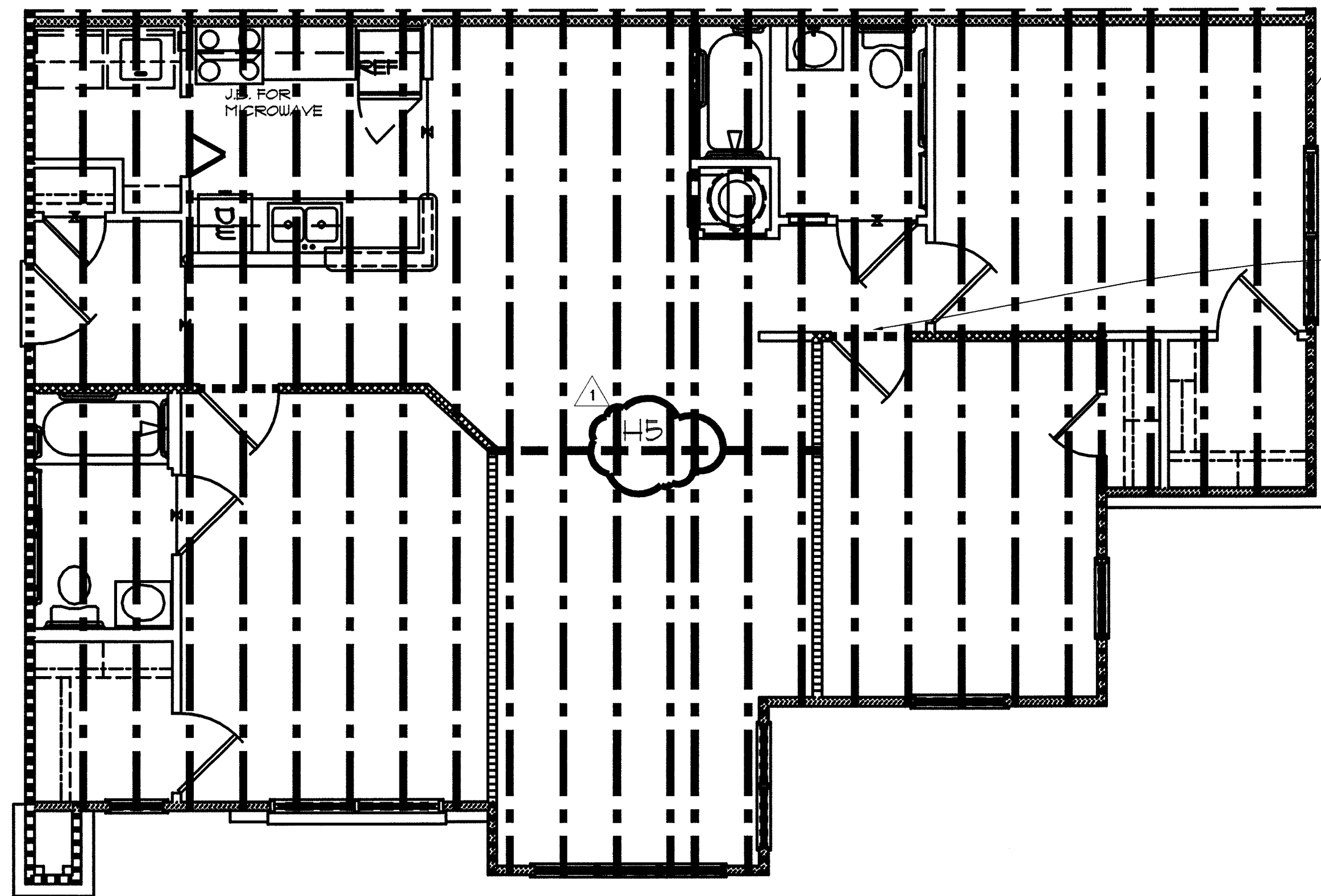


3 'B' UNIT FLOOR FRAMING PLAN  
1'-0" = 1'-0"



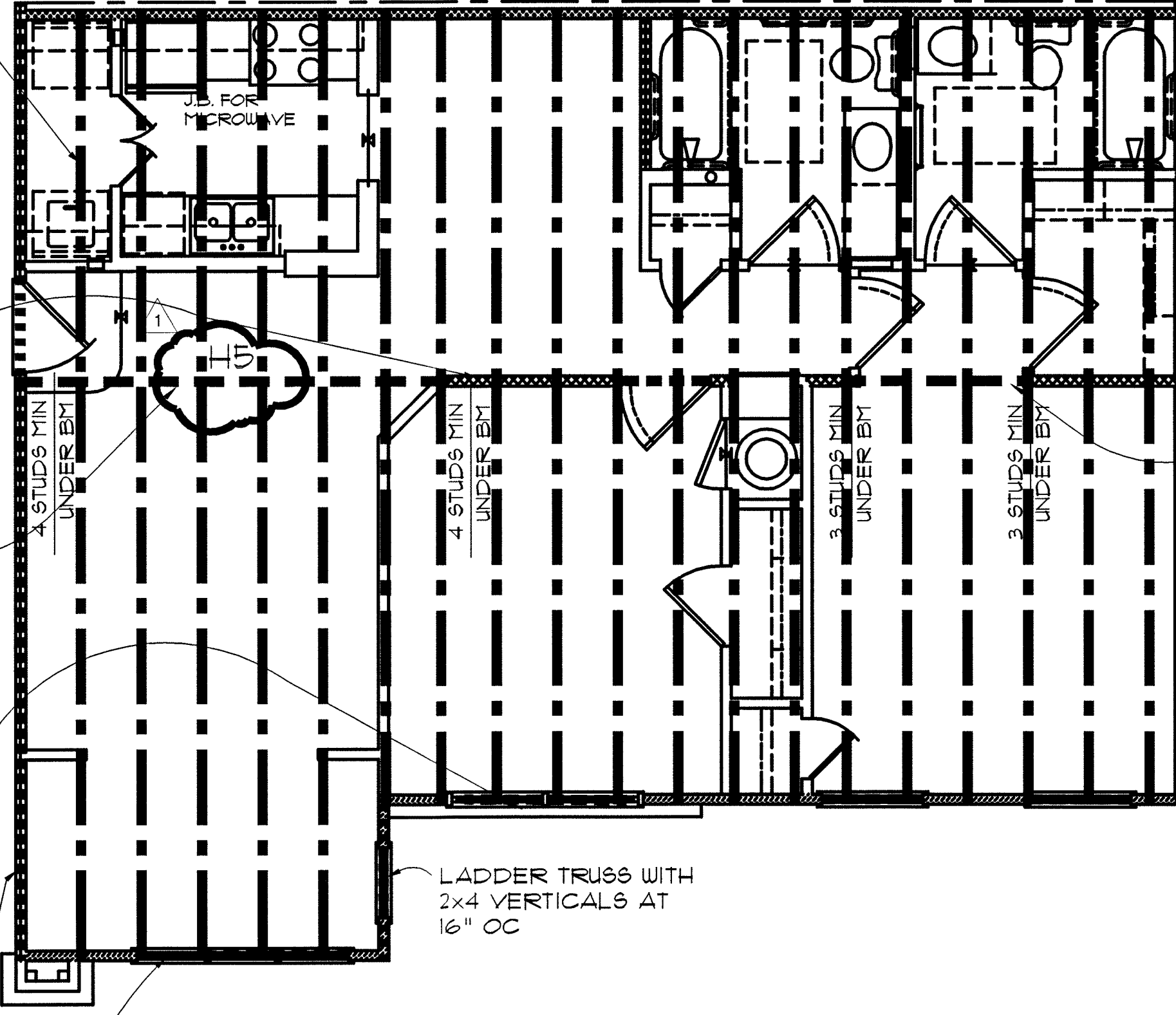
- 18" LADDER TRUSS WITH 2x4 VERTICALS AT 16" OC
- 18" PREMANUF. FLOOR TRUSSED AT 24" OC
- DELETE ANCHORS WHERE WINDOWS ARE NOT PRESENT
- TRUSSES CONTINUOUS OVER LOAD BEARING WALL
- (2) 2x10
- CONCEALED BEAM OR TRUSS (2 - 1 3/4 x 14 LVL MIN.) (TOP CHORD BEARING TRUSSES)
- (2) 2x10 HEADER MAX. SPAN 5'-5" OVER EXTERIOR OPENINGS TYPICAL AT FIRST & SECOND FLOOR (2) 2x8 THIRD FLOOR MAX. SPAN 5'-5" (UNLESS NOTED OTHERWISE) PROVIDE JACK STUD AND (2) FULL HEIGHT STUDS EACH END ALL OTHER HEADERS U.N.O. (2) 1 3/4"x9 1/2" LVL MIN. MAX SPAN 10'-6"
- LADDER TRUSS WITH 2x4 VERTICALS AT 16" OC
- MANUFACTURED HEADER (2) 2x10

4 'B' UNIT FLOOR FRAMING PLAN  
1'-0" = 1'-0"



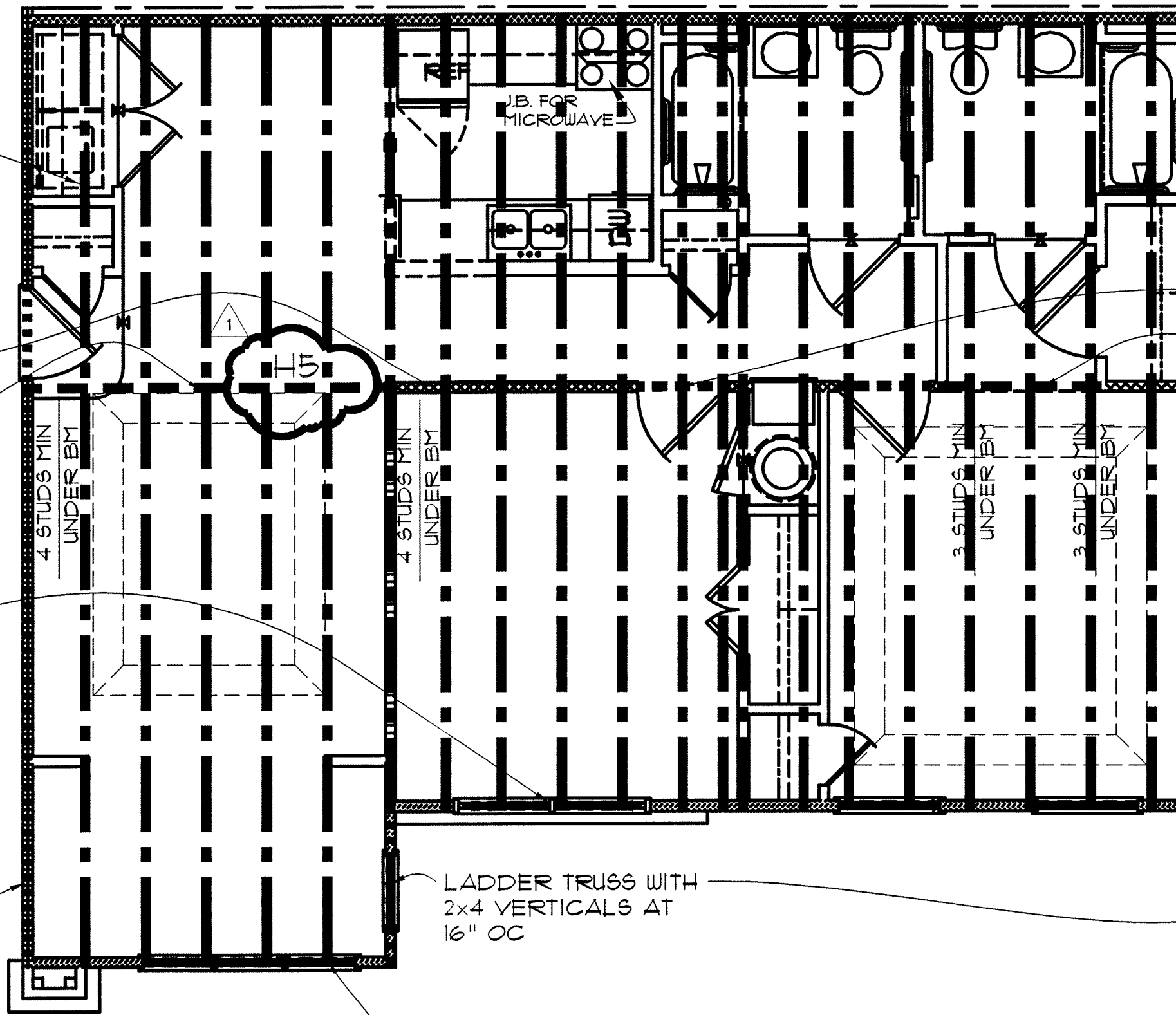
- 18" LADDER TRUSS WITH 2x4 VERTICALS AT 16" OC
- 18" PREMANUF. FLOOR TRUSSED AT 24" OC
- (2) 2x10
- LOAD BEARING WALL
- CONCEALED BEAM (2 - 1 3/4 x 14 LVL MIN. W/ FB = 2600 FSI) (TOP CHORD BEARING TRUSSES)
- 2-2x10 HEADER MAX. SPAN 5'-5" OVER EXTERIOR OPENINGS TYPICAL AT FIRST & SECOND FLOOR 2-2x8 THIRD FLOOR MAX. SPAN 5'-5" (UNLESS NOTED OTHERWISE) PROVIDE JACK STUD AND (2) FULL HEIGHT STUDS EACH END ALL OTHER HEADERS U.N.O. (2) 1 3/4"x9 MAX SPAN 10'-6"
- LADDER TRUSS WITH 4x4 VERTICALS AT 16" OC AT BREEZEWAY DECK

2 'A' HANDICAP FLOOR FRAMING PLAN  
1'-0" = 1'-0"



- CONCEALED BEAM OR TRUSS (2) 2x12 (TOP CHORD BEARING TRUSSES)

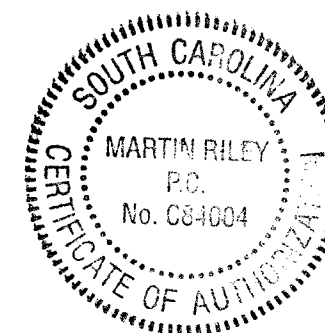
1 'A' UNIT FLOOR FRAMING PLAN  
1'-0" = 1'-0"



- (2) 2x10
- (2) 2x12

COORDINATE TRUSS DESIGN WITH HVAC/PLUMBING LAYOUT

SCALE: 1/4" = 1'-0"



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-375-2800

PLANTERS RETREAT  
SUMMERVILLE, SOUTH CAROLINA

UNIT FLOOR FRAMING PLANS

DATE	10/29/04
PROJECT	2004-016
REVISIONS	02/02/05
BY	JACKIE MARTIN
CHECKED BY	JACKIE MARTIN
DATE	10/29/04
PROJECT	2004-016
REVISIONS	02/02/05

**MARTIN**  
A1.5



UNIT LEGEND:

- '2' - UNIT NUMBER  
'A' - STANDARD UNIT W/SUNROOM  
'AH' - HANDICAPPED UNIT W/SUNROOM  
'A' & 'V' - AUDIO/VISUAL EQUIPPED UNIT W/SUNROOM  
'Aa' - ACCESSIBLE UNIT W/SUNROOM  
'B' - STANDARD UNIT W/SUNROOM  
'B' & 'V' - AUDIO/VISUAL EQUIPPED UNIT W/SUNROOM  
'BH' - HANDICAPPED UNIT W/SUNROOM  
'Ba' - ACCESSIBLE UNIT W/SUNROOM

NOTES:

1. REF. SHEET EI FOR ELECTRICAL LEGEND.
2. ALL BREEZEWAY LIGHTING TO BE CONNECTED TO THE HOUSE PANEL. LIGHTING TO BE SWITCHED BY A PHOTO CELL LOCATED ON THE NORTH SIDE OF THE BUILDING. ALL EMERGENCY BREEZEWAY LIGHTING TO BE ON BATTERY BACKUP.
3. ALL BUILDINGS WITH 16 OR MORE UNITS TO HAVE A MONITORED FIRE ALARM SYSTEM. ROUTE PHONE LINES TO A SEPARATE LOCATION IN CLUBHOUSE.

SHEAR WALL NOTES:

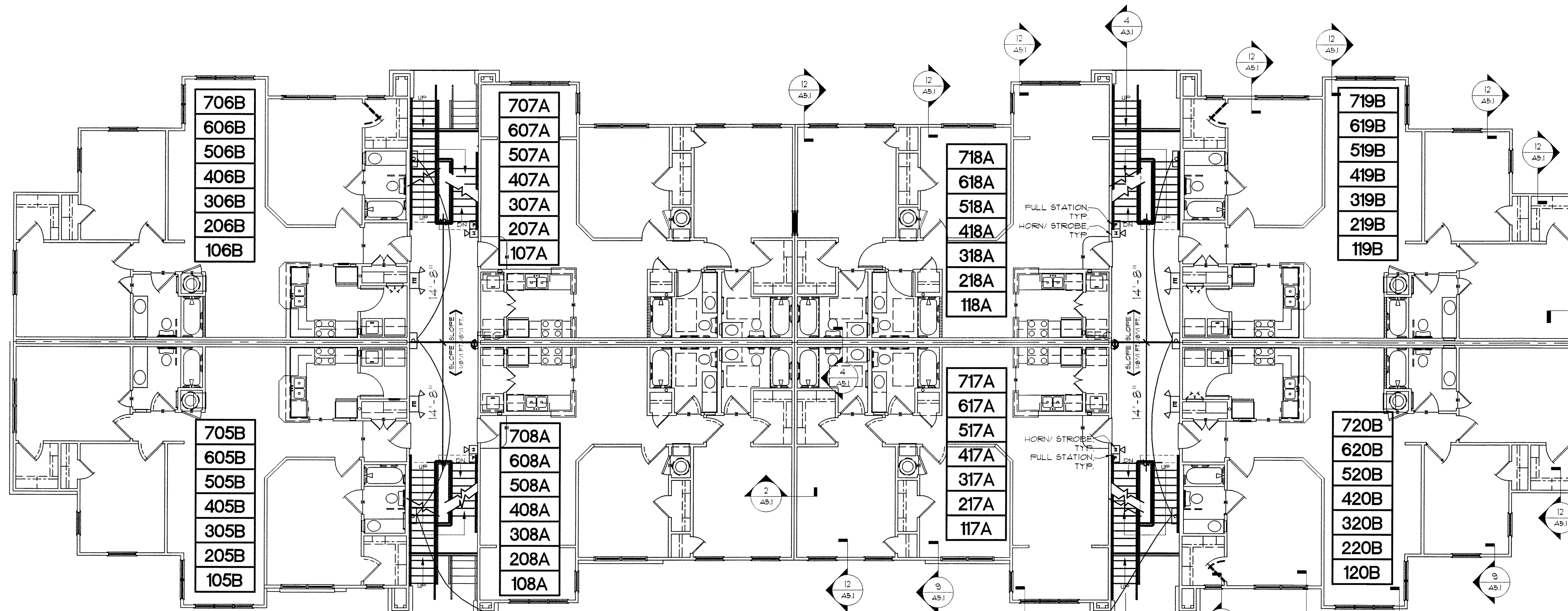
1. ALL UNIT AND CLUBHOUSE EXTERIOR WALLS SHALL BE EXTERIOR SHEAR WALLS.
2. ALL UNIT BREEZEWAY WALLS SHALL BE SHEAR WALLS.
3. ALL INTERIOR TENANT SEPARATION WALLS SHALL BE SHEAR WALLS (EXCEPTION: TOP FLOOR SEPARATION WALLS WITH 6" AIRSPACE).
4. ALL UNSUPPORTED EDGES SHALL BE BACKED WITH 2" NOMINAL OR WIDER FRAMING MEMBERS.
5. SHEAR WALLS TO EXTEND FULL WIDTH OF WALL UNLESS CONFINED BY WINDOWS OR 90 DEG. TURN IN EXTERIOR WALL. LONGER WALLS TO TERMINATE AT INTERIOR PERPENDICULAR WALL AS SHOWN ON PLANS.
6. SHEAR WALLS TO HAVE 1/2" DIAMETER ANCHOR BOLTS, SPACED AT 48" O.C. AND 12" FROM ENDS, WITH 1" EMBED INTO CONCRETE.

NOTE REGARDING SPRINKLER SYSTEM AT BUILDINGS

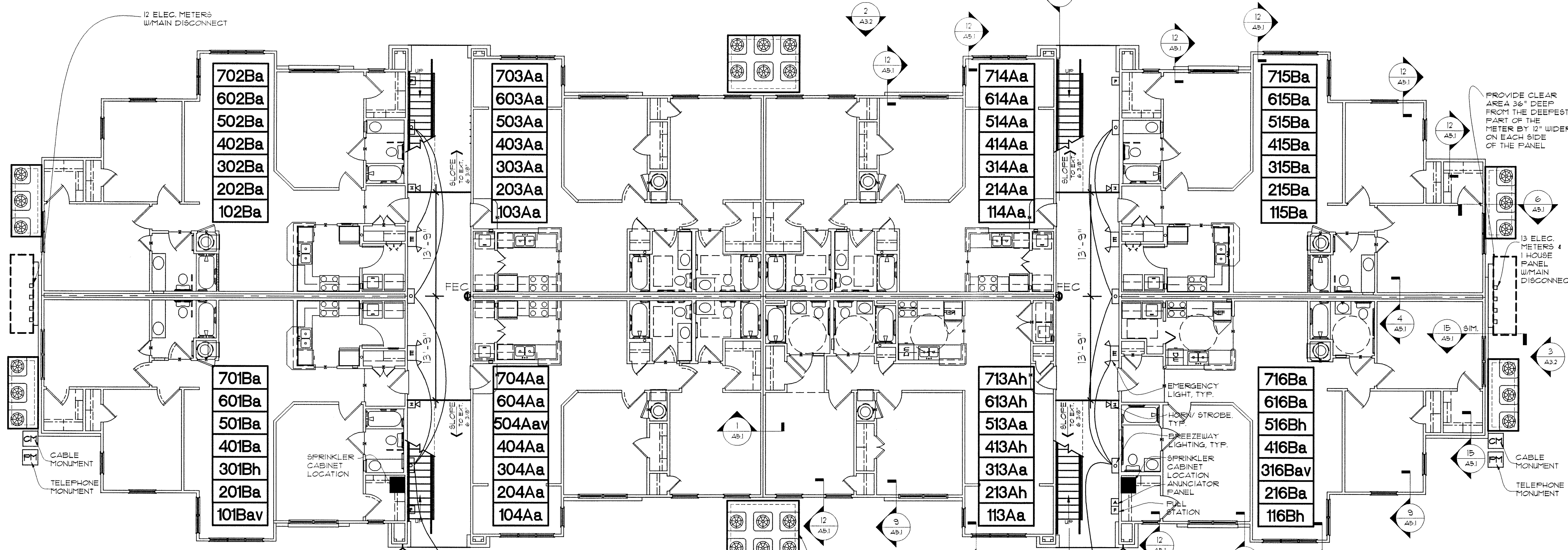
SPRINKLER SYSTEM MUST BE SUPERVISED AND HAVE A LOCAL ALARM MEETING THE FOLLOWING REQUIREMENTS:

AUDIBLE ALARMS: AUDIBLE ALARM NOTIFICATION APPLIANCES SHALL BE PROVIDED AND SHALL HAVE A DISTINCTIVE SOUND THAT IS NOT TO BE USED FOR ANY OTHER PURPOSE OTHER THAN THAT OF A FIRE ALARM. THE AUDIBLE NOTIFICATION APPLIANCES SHALL PROVIDE A SOUND PRESSURE LEVEL OF 15 DECIBELS (dBA) ABOVE THE AVERAGE AMBIENT SOUND LEVEL OR 5 dBA ABOVE THE MAXIMUM SOUND LEVEL, WHICHEVER IS GREATER, IN EVERY OCCUPIED SPACE WITHIN THE BUILDING. THE MINIMUM SOUND PRESSURE LEVELS SHALL BE: 70 dBA IN OCCUPANCIES IN GROUP R; THE MAXIMUM SOUND PRESSURE LEVEL FOR AUDIBLE ALARM NOTIFICATION APPLIANCES SHALL BE 120 dBA AT THE MINIMUM HEARING DISTANCE FROM THE AUDIBLE APPLIANCE WHERE THE AVERAGE AMBIENT NOISE IS GREATER THAN 105 dBA. VISIBLE ALARM NOTIFICATION APPLIANCES SHALL BE PROVIDED ACCORDANCE WITH NFPA 72.

FIRE ALARM SYSTEM SHOWN ON THESE DRAWING ARE SCHEMATIC AND INTENDED TO SHOW GENERAL LAYOUT ONLY. FIRE ALARM SUB-CONTRACTOR IS RESPONSIBLE FOR A COMPLETE FIRE ALARM SYSTEM COMPLYING WITH NFPA 100 & 72, INCLUDING BUT NOT LIMITED TO THE REQUIRED DECIBEL LEVEL IN EACH BEDROOM AT BED HEIGHT.



2 BUILDINGS #1, #7 INCL. SECOND FLOOR PLAN



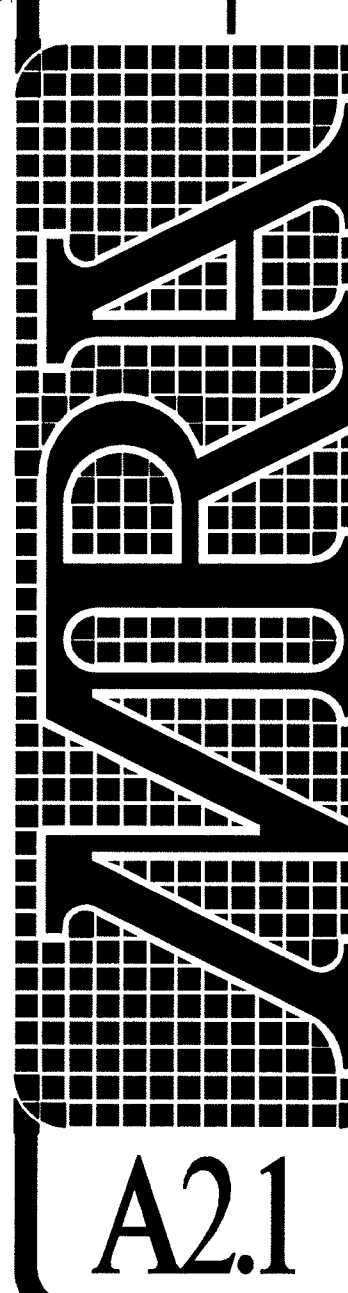
1 BUILDINGS #1, #7 INCL. FIRST FLOOR PLAN



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
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PLANTERS RETREAT  
SUMMERVILLE, SOUTH CAROLINA

BLDGS #1 - #7 INCL. FIRST & SEC. FLOOR PLANS

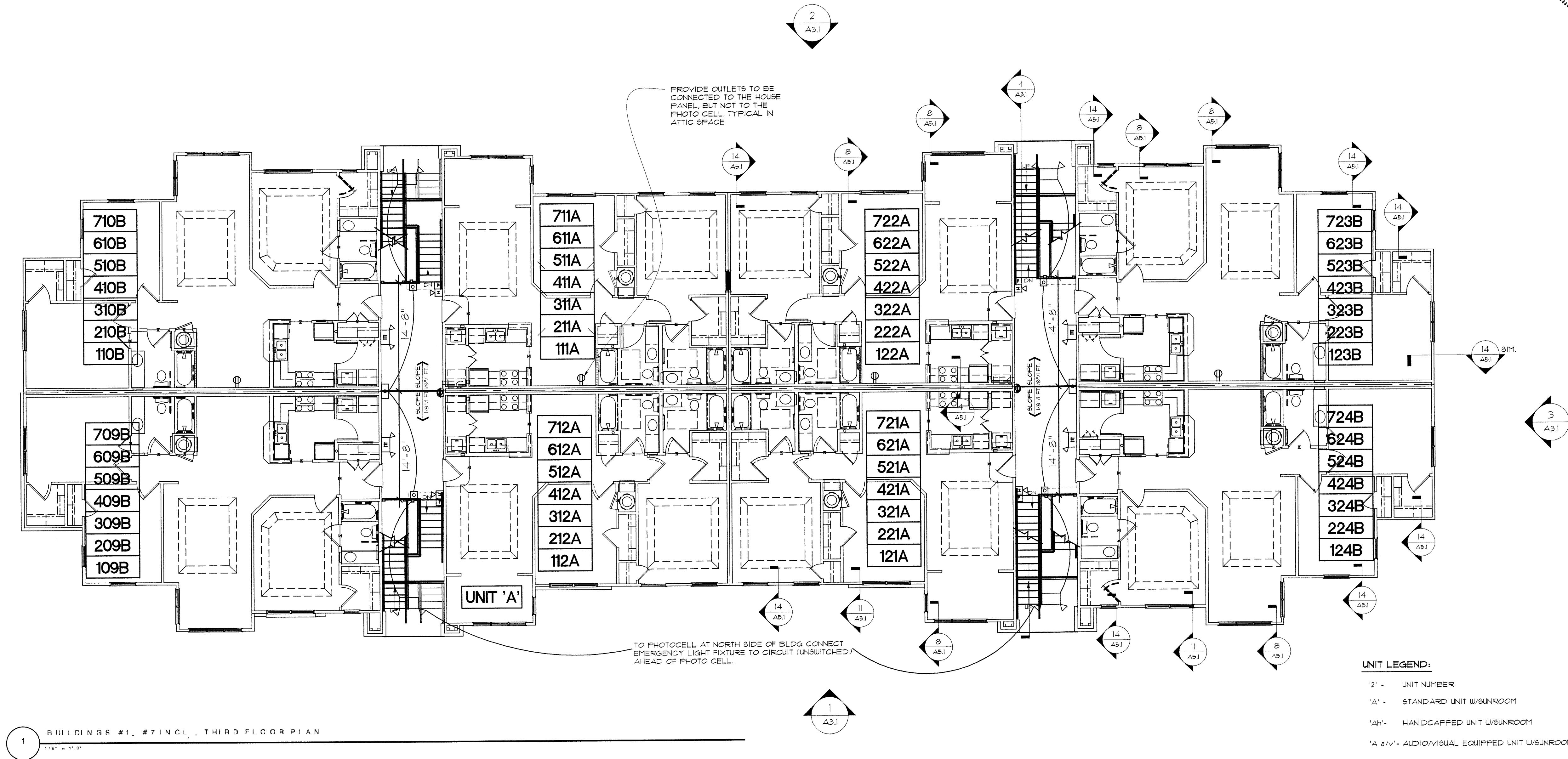


SCALE: 1/8" = 1'-0"

NOT RELEASED FOR CONSTRUCTION



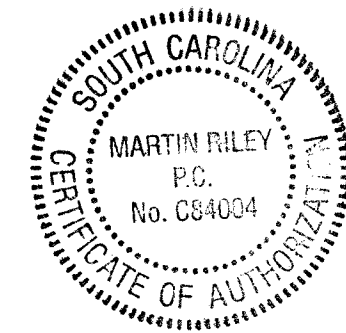
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1 BUILDINGS #1, #7 INCL. THIRD FLOOR PLAN  
1/8" = 1'-0"

- UNIT LEGEND:
- '2' - UNIT NUMBER
  - 'A' - STANDARD UNIT W/SUNROOM
  - 'AH' - HANDICAPPED UNIT W/SUNROOM
  - 'A a/v' - AUDIO/VISUAL EQUIPPED UNIT W/SUNROOM
  - 'Aa' - ACCESSIBLE UNIT W/SUNROOM
  - 'B' - STANDARD UNIT W/SUNROOM
  - 'B a/v' - AUDIO/VISUAL EQUIPPED UNIT W/SUNROOM
  - 'BH' - HANDICAPPED UNIT W/SUNROOM
  - 'Ba' - ACCESSIBLE UNIT W/SUNROOM

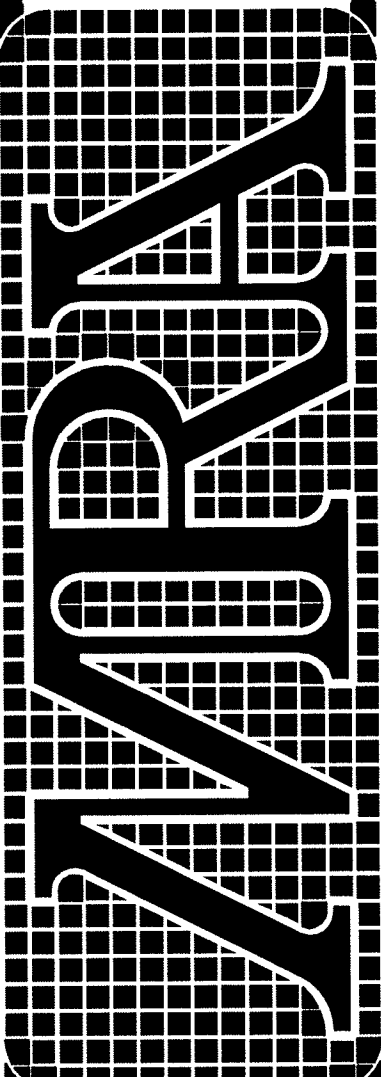
0 4' 8' 16'  
SCALE: 1/8" = 1'-0"



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25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-375-2800

PLANTERS RETREAT  
SUMMERVILLE, SOUTH CAROLINA

BUILDINGS #1 - #7 INCL. THIRD FLOOR PLAN



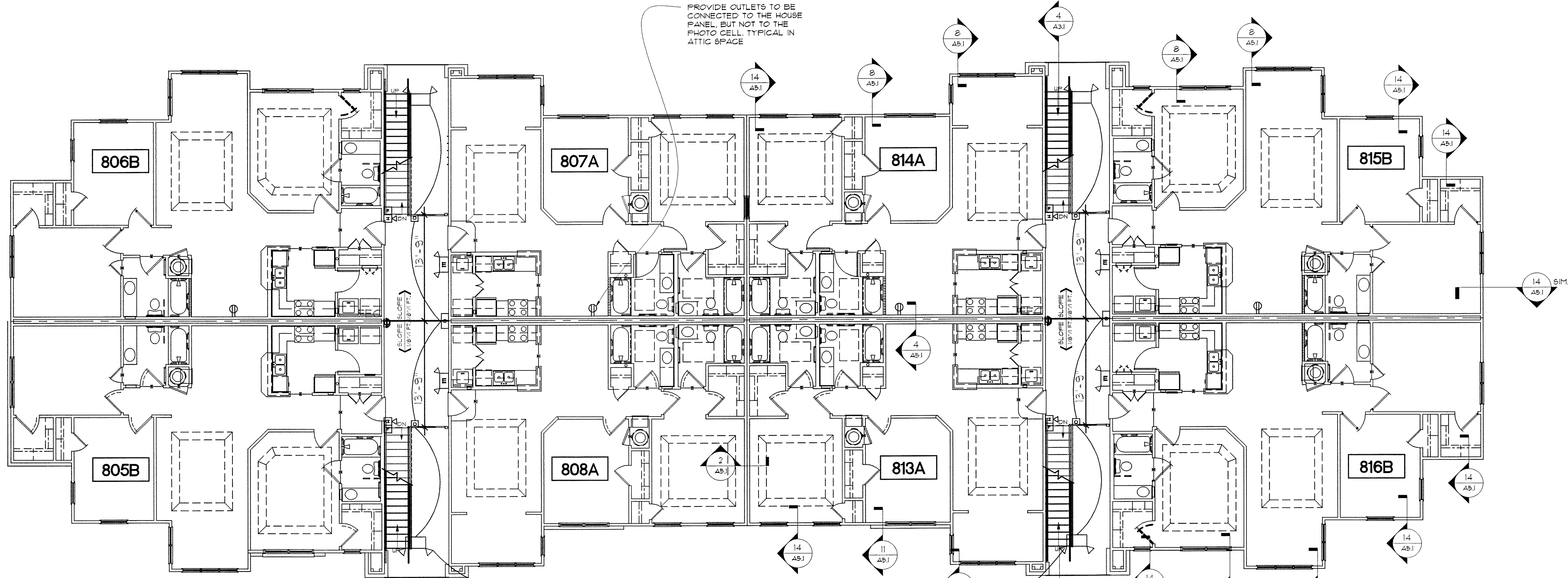
A2.2

PROJECT: 2004-016  
DATE: 10/29/04  
DRAWN BY: JRM  
CHECKED BY: JRM  
SCALE: 1/8" = 1'-0"

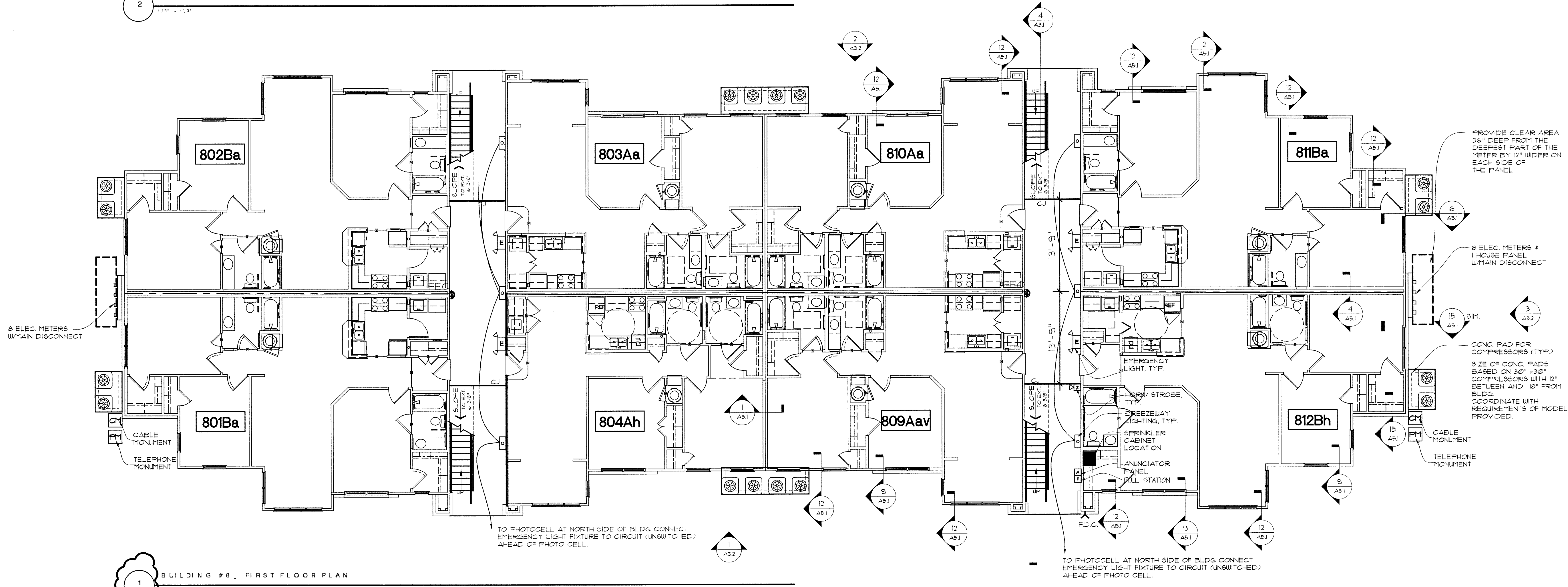
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UNIT LEGEND:

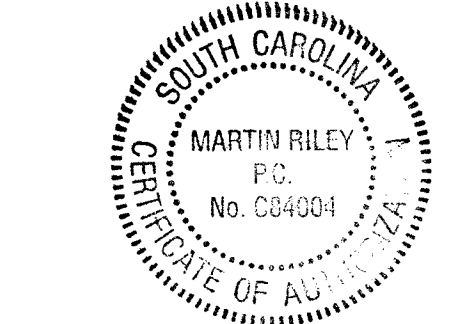
- '2' - UNIT NUMBER
- 'A' - STANDARD UNIT W/SUNROOM
- 'Ah' - HANDICAPPED UNIT W/SUNROOM
- 'Aa' - AUDIO/VISUAL EQUIPPED UNIT W/SUNROOM
- 'As' - ACCESSIBLE UNIT W/SUNROOM
- 'B' - STANDARD UNIT W/SUNROOM
- 'Ba' - AUDIO/VISUAL EQUIPPED UNIT W/SUNROOM
- 'Bs' - HANDICAPPED UNIT W/SUNROOM
- 'Bs' - ACCESSIBLE UNIT W/SUNROOM



2 BUILDING #8, SECOND FLOOR PLAN  
1/8" = 1'-0"



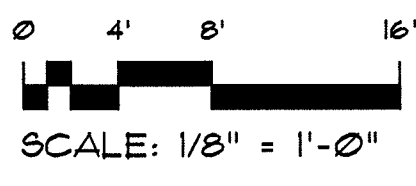
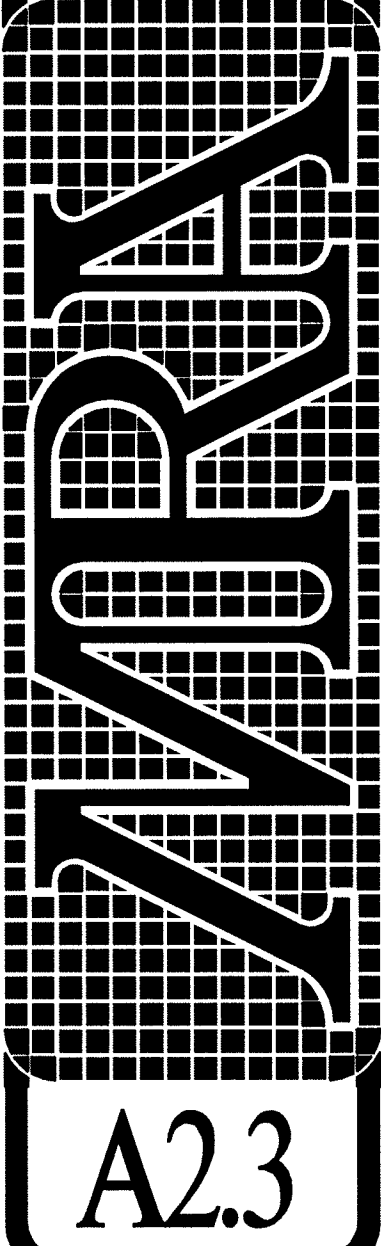
1 BUILDING #8, FIRST FLOOR PLAN  
1/8" = 1'-0"



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25 CHURCH STREET SUITE 20 DECATUR GEORGIA 30030-3329 404-373-2800

PLANTERS RETREAT  
SUMMERVILLE, SOUTH CAROLINA

BUILDING #8 FLOOR PLANS



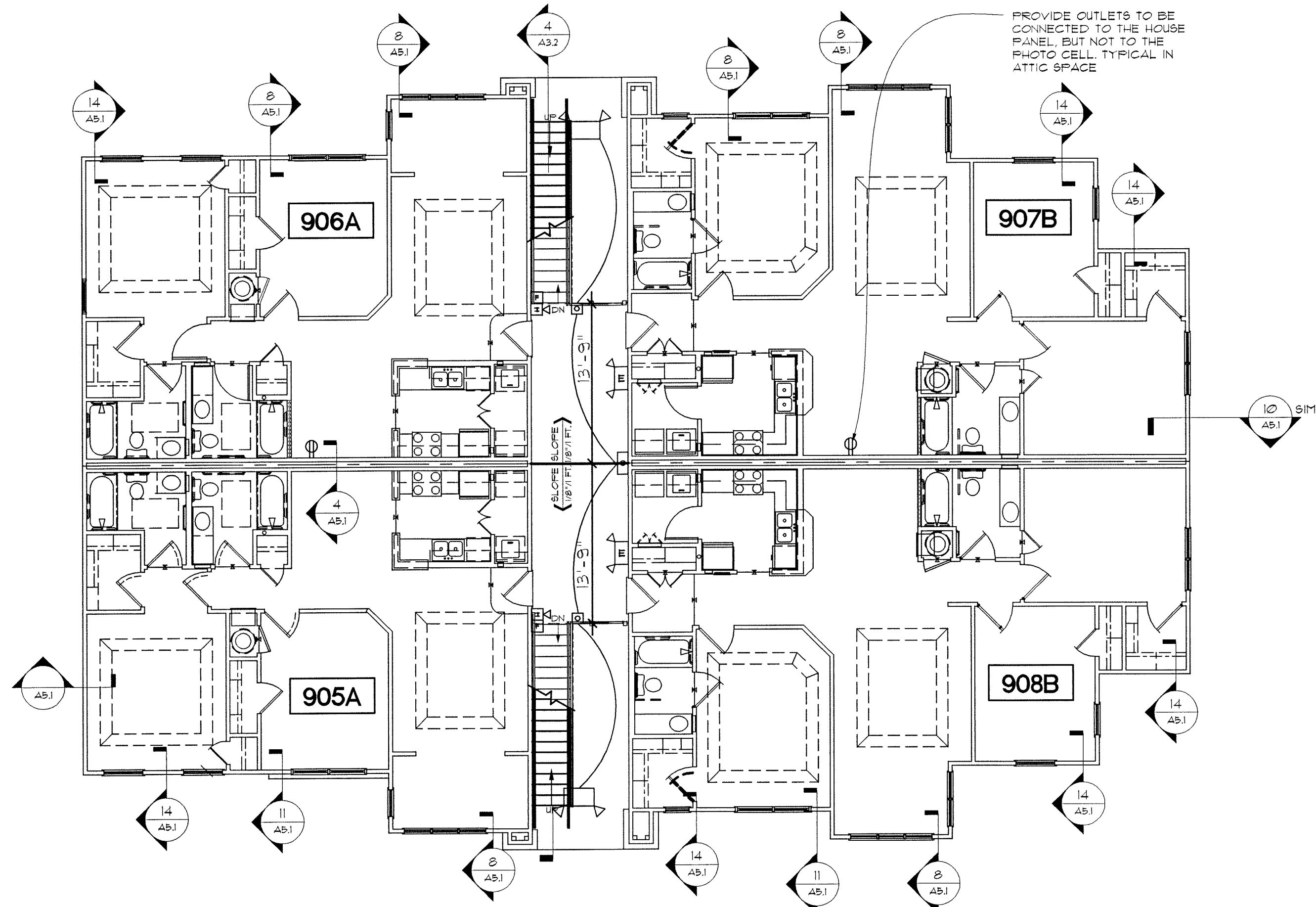
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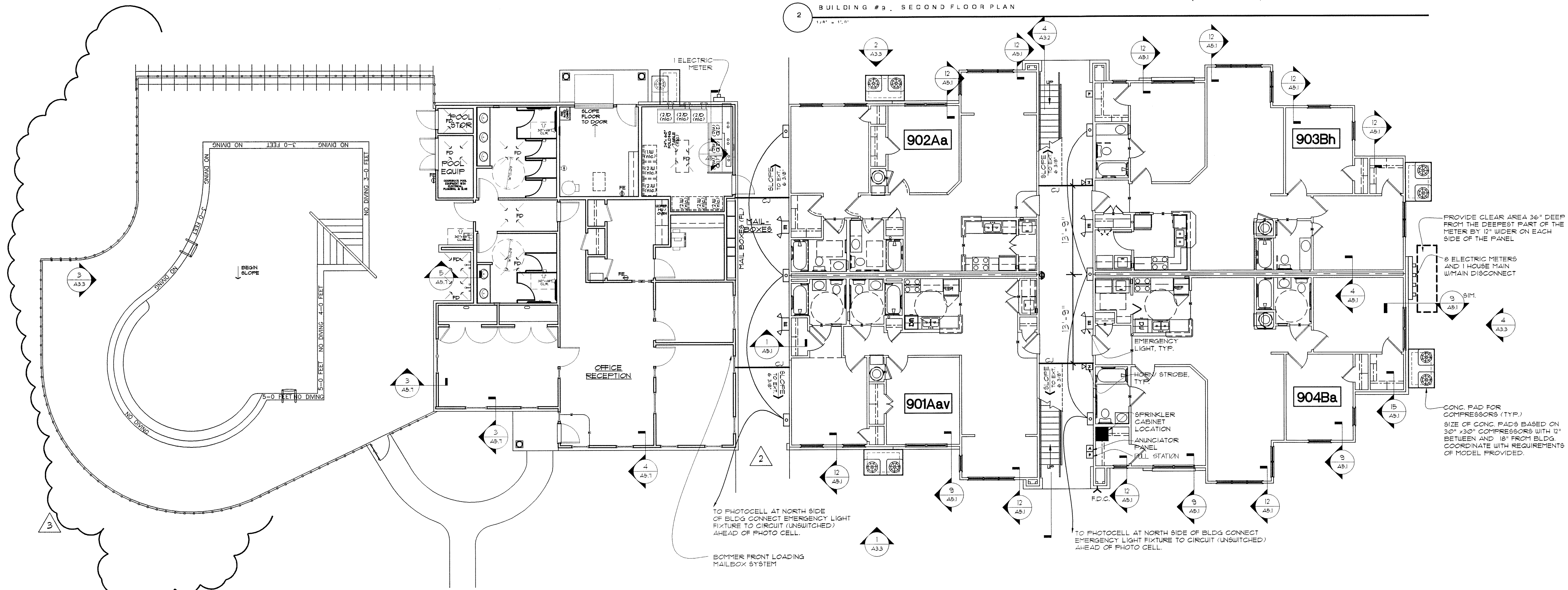
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UNIT LEGEND:

- 2' - UNIT NUMBER  
'A' - STANDARD UNIT W/SUNROOM  
'AH' - HANDICAPPED UNIT W/SUNROOM  
'A & V' - AUDIO/VISUAL EQUIPPED UNIT W/SUNROOM  
'Aa' - ACCESSIBLE UNIT W/SUNROOM  
'B' - STANDARD UNIT W/SUNROOM  
'B & V' - AUDIO/VISUAL EQUIPPED UNIT W/SUNROOM  
'BH' - HANDICAPPED UNIT W/SUNROOM  
'Ba' - ACCESSIBLE UNIT W/SUNROOM



2 BUILDING #9, SECOND FLOOR PLAN



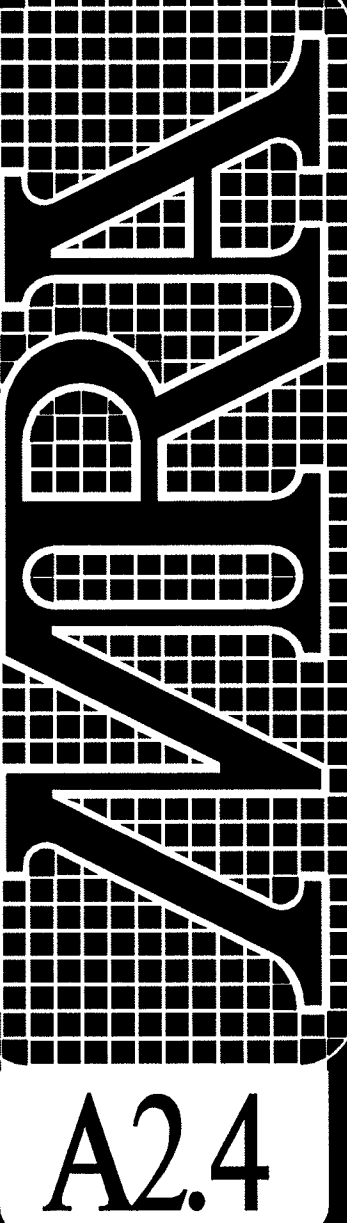
1 CLUBHOUSE & BUILDING #9, FIRST FLOOR PLAN



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PLANTERS RETREAT  
SUMMERVILLE, SOUTH CAROLINA

BUILDING #9 FLOOR PLANS

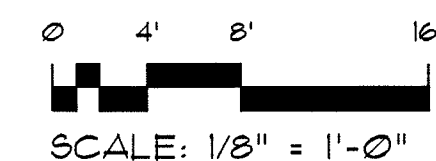
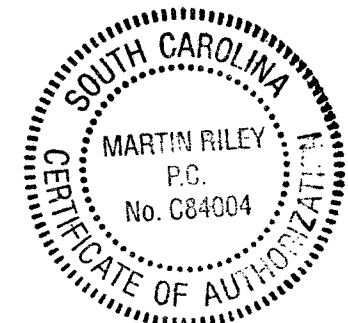
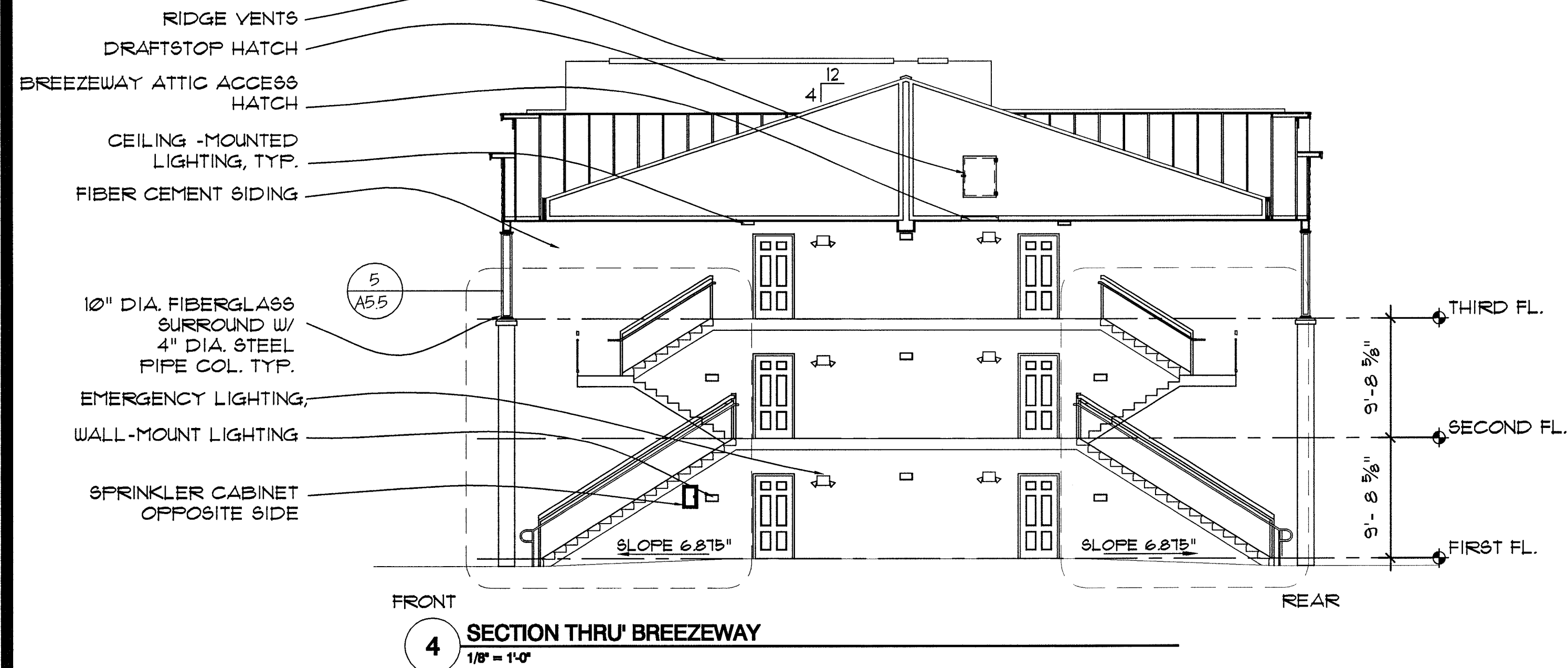


0 4' 8' 16'  
SCALE: 1/8" = 1'-0"

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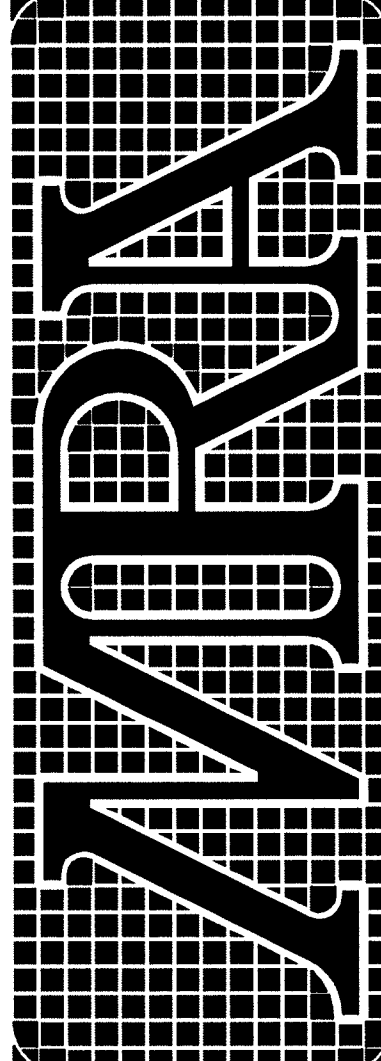
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MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.

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PLANTERS RETREAT  
SUMMERVILLE, SOUTH CAROLINA

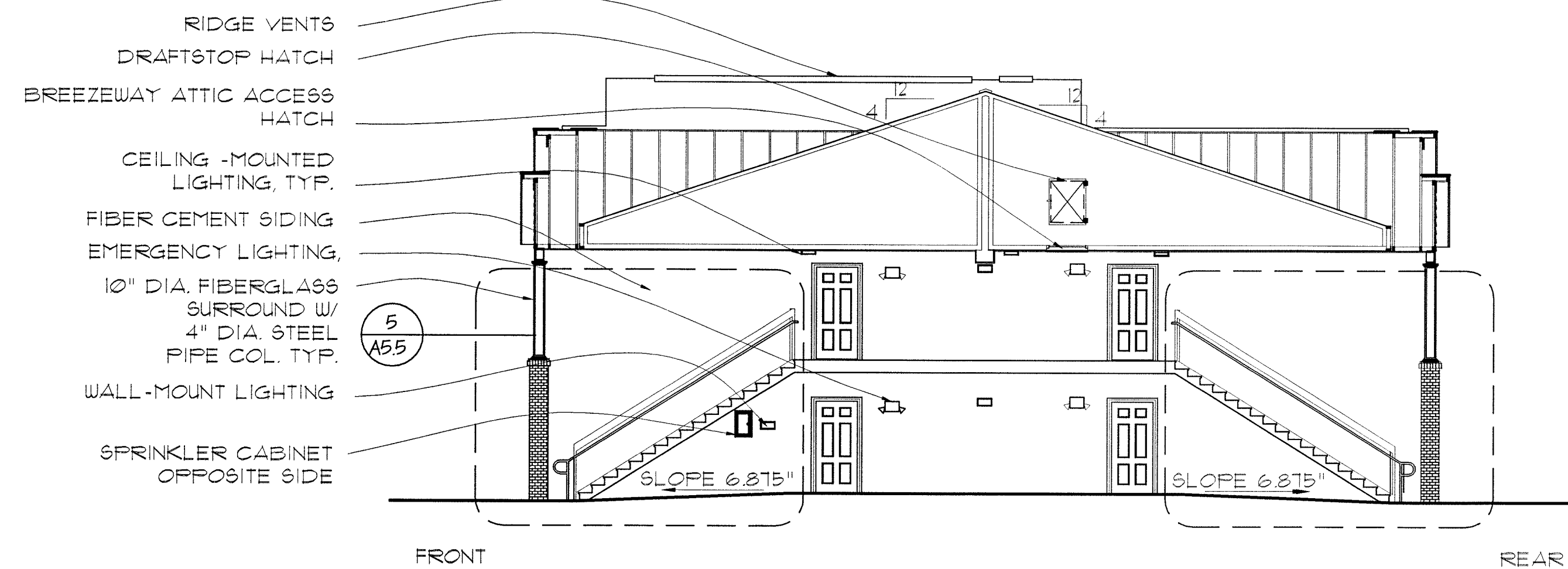
ELEVATIONS - BLDGS. #1 - 7 INCL.



A3.1



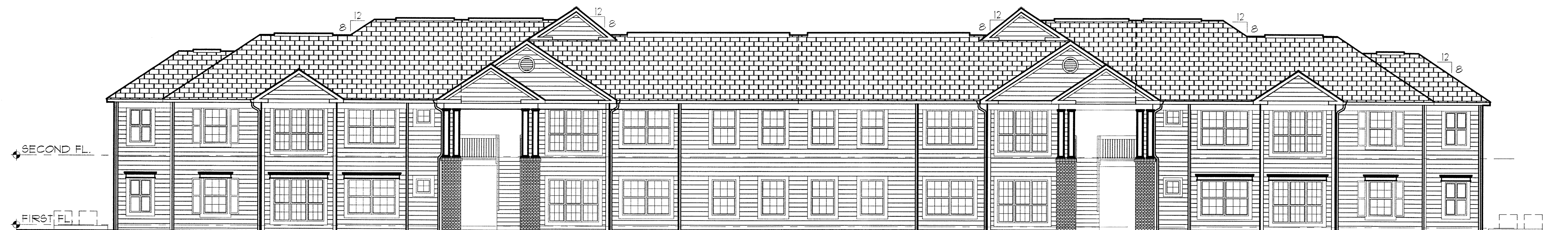
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4 SECTION THRU BREEZEWAY, BUILDING #8  
1/8" = 1'-0"



3 RIGHT SIDE ELEVATION, BUILDING #8  
1/8" = 1'-0"



2 REAR ELEVATION, BUILDING #8  
1/8" = 1'-0"



1 FRONT ELEVATION, BUILDING #8  
1/8" = 1'-0"

0 4' 8' 16'  
SCALE: 1/8" = 1'-0"

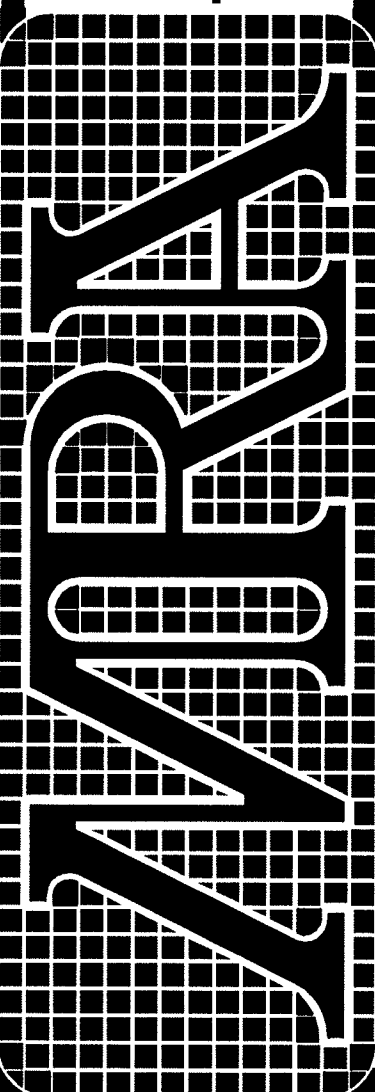
RELEASED FOR CONSTRUCTION



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PLANTERS RETREAT  
SUMMERVILLE, SOUTH CAROLINA

ELEVATIONS - BLDG. #8



A3.2



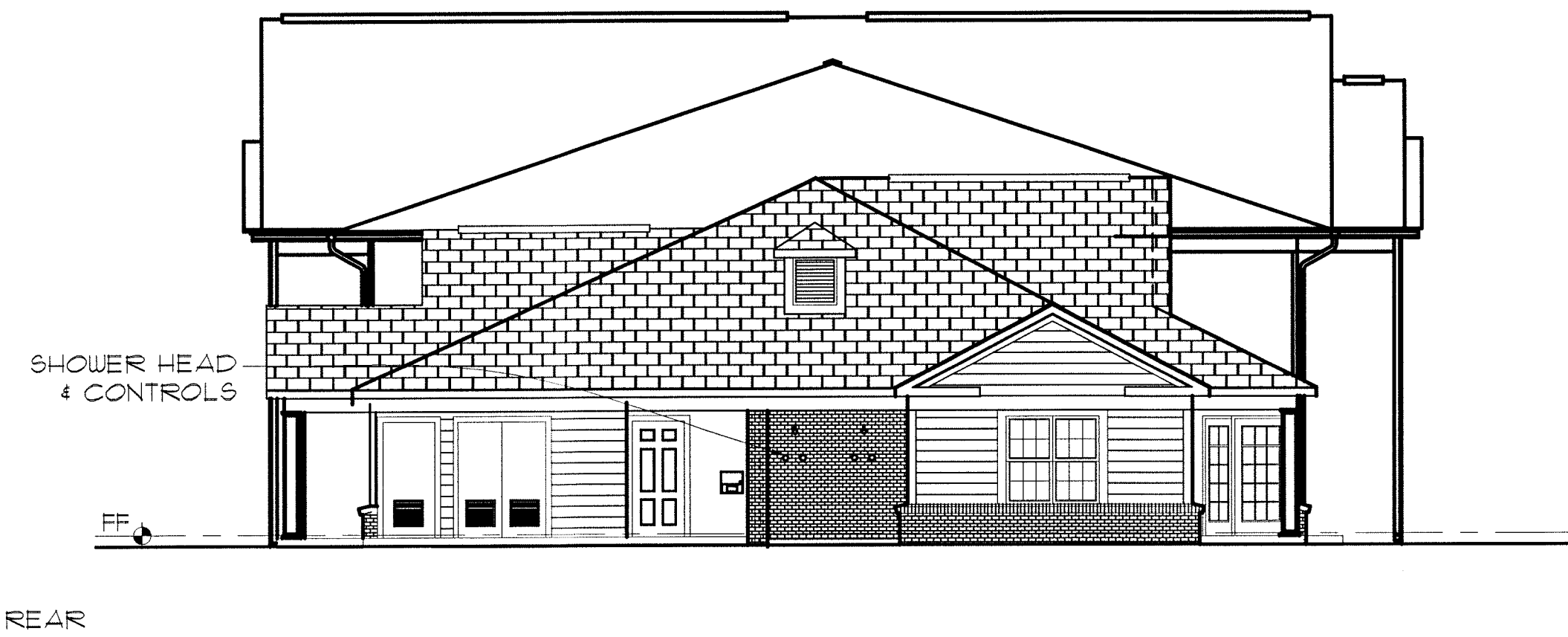
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- CONTINUOUS RIDGE VENT,  
TYP. STOP 12" SHORT OF  
DRAFTSTOP INTERSECTION
- 25-YEAR ARCHITECTURAL  
FIBERGLASS SHINGLES,  
TYPICAL
- RIDGE VENT (TYP.)
- 4/4 x 10 FIBER CEMENT  
CORNICHE
- PREFIN. ALUMINUM GUTTER  
AND DOWN- SPOUT
- 14" VINYL PANELLED  
SHUTTERS (TYP.)
- FIBER CEMENT  
SIDING
- BRICK VENEER



FRONT

4 RIGHT SIDE ELEVATION, BUILDING #9  
1/8" = 1'-0"



REAR

3 LEFT SIDE ELEVATION, CLUBHOUSE & BUILDING #9  
1/8" = 1'-0"



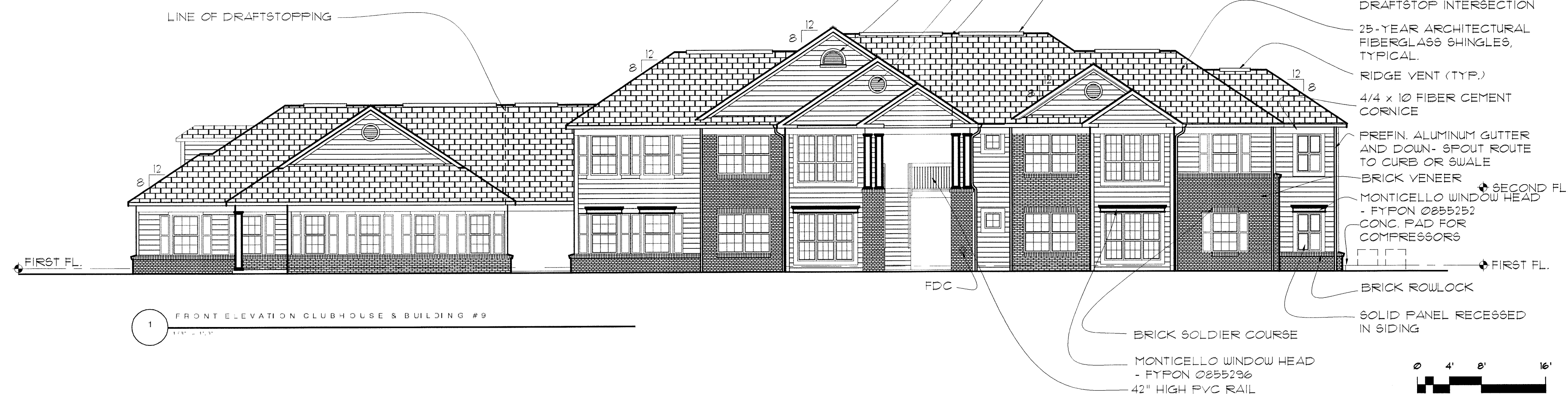
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PLANTERS RETREAT  
SUMMERVILLE, SOUTH CAROLINA

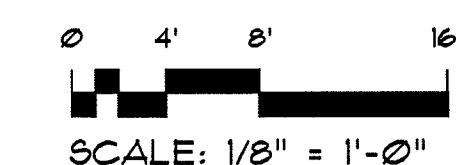
ELEVATIONS - BLDG. #9



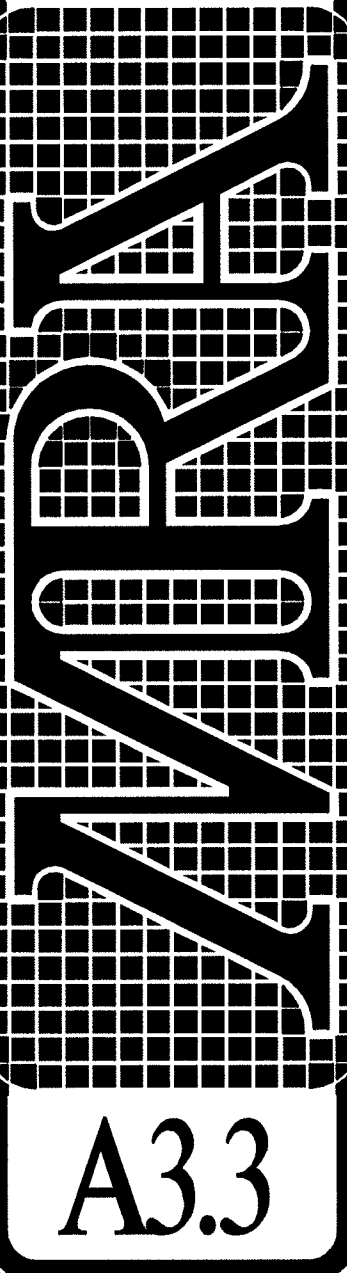
2 REAR ELEVATION CLUBHOUSE & BUILDING #9  
1/8" = 1'-0"



1 FRONT ELEVATION CLUBHOUSE & BUILDING #9  
1/8" = 1'-0"



RELEASED FOR CONSTRUCTION





GENERAL FOUNDATION NOTES:

1. SIZE OF CONC. PADS BASED ON 30" x 30" COMPRESSORS WITH 12" BETWEEN AND 18" FROM BLDG. COORDINATE WITH REQUIREMENTS OF MODEL PROVIDED.

2. REFERENCE UNIT FOUNDATION PLANS FOR ADDITIONAL INFORMATION.

3. BRICK LOCATIONS VARY. CO-ORDINATE LOCATIONS OF BRICK WITH INDIVIDUAL BUILDING ELEVATIONS. BRICK LEDGE MAY BE OMITTED WHERE BRICK DOES NOT OCCUR.

4. THE FRONT DOWNSPOUTS TO BE ROUTED TO THE STORM SYSTEM UNDERGROUND AND THE REAR DOWNSPOUTS TO DRAIN TO SPLASHBLOCKS. ALL DOWNSPOUTS MUST BE TIED TO UNDERGROUND PIPING.

3

HORIZONTAL REINF. IN SLAB @ RE-ENTRANT CORNERS  
TYP. #3 REBAR x3'

VENT SYSTEM FOR POTENTIAL RADON GAS. PROVIDE 4" PVC PIPE RUNNING THROUGH PARTY WALL AND CAP IN ATTIC. TYP. LOCATE IN 6" PLUMBING WALL OF THE KITCHEN

INSTALL FOUNDATION FOR 'Bh' UNIT IN THIS LOCATION AT BLDG. #3

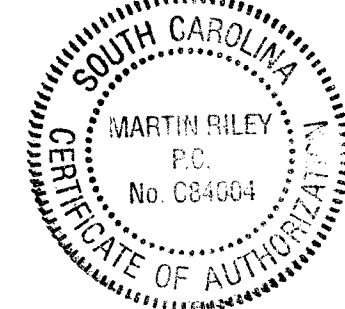
INSTALL FOUNDATION FOR 'Aa' UNIT IN THIS LOCATION FOR BLDGS. #2,3,4, 6 & 7

Ah  
FOR BLDG. #8 SHOWN

INSTALL FOUNDATION FOR 'Ah' UNIT IN THIS LOCATION AT BLDGS. #2,4,6 & 7

Bh  
FOR BLDG. #1 SHOWN

LOCATION OF POURED IN PLACE CONC. PADS FOR COMPRESSORS (COORD. SIZE WITH HVAC SUB. TYP.)



BUILDINGS #1-#8 - FOUNDATION PLAN

1/8" = 1'-0"

REFERENCE UNIT FOUNDATION PLANS FOR DIMENSIONS

GABLE TRUSS W/ VERTICALS AT 16" O.C. AND DROPPED TOP CHORD

2x4 OUTRIGGERS AT 24" ON CENTER

GIRDER TRUSS

VALLEY GIRDER TRUSS

HIP RIDGE TRUSS

PREMANUFACTURED HALF TRUSSES AT 24" ON CENTER

STEP BACK TRUSSES @ 24" O.C.

PREMANUFACTURED HALF TRUSSES AT 24" ON CENTER

STRUCTURAL TRUSS W/PARTIAL GABLE FRAMING & PARTIAL DROPPED TOP CHORD

GIRDER TRUSS  
STEP BACK TRUSS  
2 X4 OUTRIGGERS AT 24" O.C.  
FALSE BEAM (SEE DETAIL 8/45.4)

BUILDINGS #1-#8 - ROOF FRAMING

1/8" = 1'-0"

22"x36" 1 HOUR RATED BREEZEWAY ATTIC HATCH COORDINATE LOCATION W/ ROOF FRAMING PLAN. SEE DETAIL 1/45.2

32"x40" SELF CLOSING ACCESS DOOR (TYP.) SEE 6/45.2

BUILDINGS #1-#8 - ROOF VIEW

1/8" = 1'-0"

SIMPSON H14 AT EACH ROOF TRUSS

LINE OF DRAFTSTOP  
1' DEEP TRAY CEILINGS

HURRIBOLT @ 6'-0" O.C. MAX.

HURRIBOLT @ 4'-0" O.C. MAX.

SYMMETRICAL ABOUT C

HURRIBOLT @ 4'-0" O.C. MAX.

SIMPSON LGT-2 AT EACH ROOF TRUSS

GENERAL ROOF FRAMING AND ROOF VIEW NOTES:

1. NOTE AT GIRDER TRUSS AND BEAM BEARING POINTS PROVIDE 3 STUDS POST MIN. (4 STUDS WHERE GIRDER TRUSS & BEAM

2. ASSURE ROOF TRUSSES ALIGN WITH AN INTERIOR SHEAR WALL WITH A MAX. SPACING OF 24" ON CENTER

0 4' 8' 16'  
SCALE: 1/8" = 1'-0"

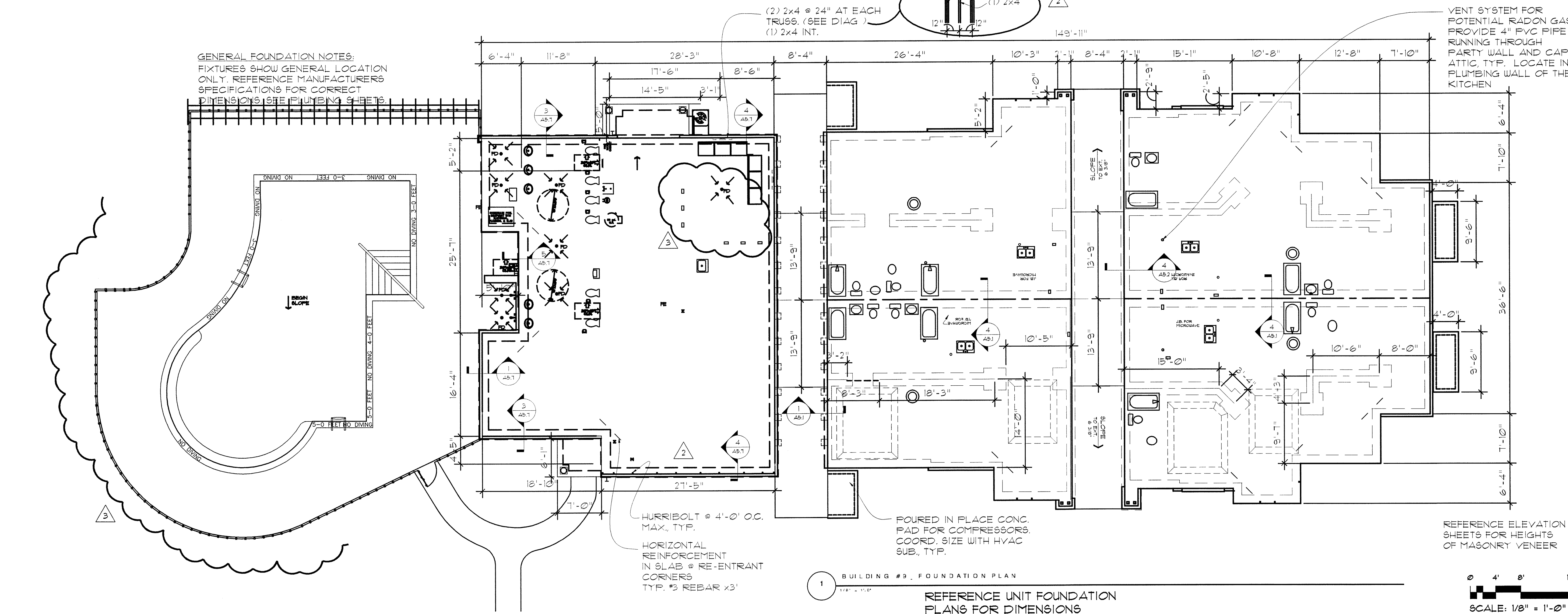
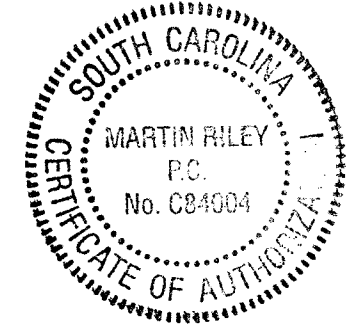
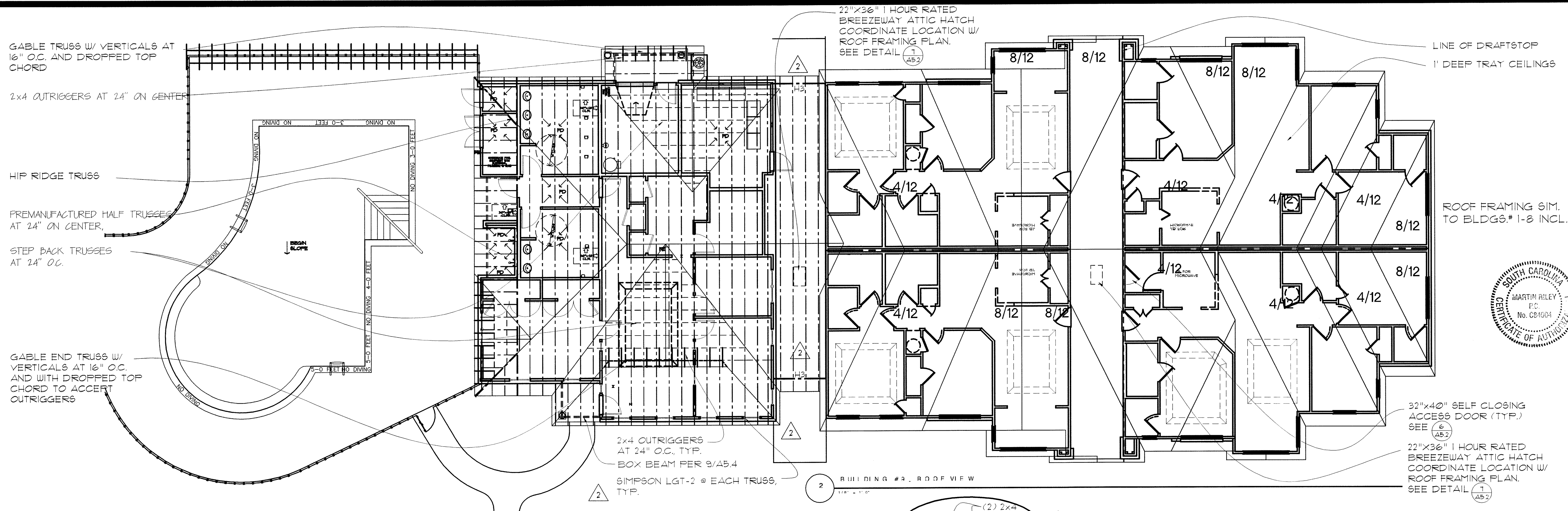
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PLANTERS RETREAT  
SUMMERVILLE, SOUTH CAROLINA

FOUND. ROOF FRAMING AND ROOF VIEW PLANS

**MARTIN RILEY ASSOCIATES**  
A4.1





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 25 CHURCH STREET SUITE 20 DECATUR GEORGIA 30030-3329 404-773-2800  
 PLANTERS RETREAT  
 SUMMERVILLE, SOUTH CAROLINA  
 BUILDING #3 FOUNDATION AND FRAMING

A4.2



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ARCHITECTURAL ANTIFUNGAL  
DIMENSIONAL FIBERGLASS  
SHINGLES (UNO) ON 15 LB.  
ROOFING FELT ON A.P.A. 9FAN  
RATED 16/24 DECKING 15/32"  
MIN. PLYWOOD OR O.S.B.

MAINTAIN 2 1/2" AIR CIRCULATION  
WITH CARDBOARD Baffles  
BETWEEN DECK & INSULATION

2x4 SUB-FASCIA  
PREFIN. ALUM. DRIP  
R-38 INSULATION  
(2) 5/8" TYPE 'X'  
GYP. BD.  
SIMPSON CONNECTION  
(SEE ROOF PLAN)  
5/4x6 FIBER CEMENT FASCIA  
PERFORATED FIBER CEMENT SOFFIT, TYP.  
KICKBACK AT 4' O.C.  
2'-0" TYP.  
SEE ROOFING FRAMING PLANS  
1 HR EXT. SIDING WALL  
14 3'-4" x 1'-2"

PREFIN. ALUM. GUTTER AND DWSOUTS, REF. ROOF PLANS/ELEV. FOR LOCATIONS.  
U356  
18" TRUSS JOISTS AT 24" ON CENTER, TYP. REF. FRAMING PLANS  
L521  
1 1/2" APA RATED O.S.B. BD.  
13 3'-4" x 1'-2"

1 1/2" APA RATED O.S.B. BD.  
L521  
1 HR EXT. SIDING WALL  
13 3'-4" x 1'-2"

1 1/2" APA RATED O.S.B. BD.  
MOISTURE BARRIER EQUAL TO TYVEK OR 15 LB. FELT  
5" EXPOSURE FIBER CEMENT SIDING  
3/8" HURRI BOLT SYSTEM (SEE PLAN FOR SPACING)  
18" TRUSSES @ 24" O.C.  
L521  
U356  
1 HR EXT. SIDING WALL  
13 3'-4" x 1'-2"

R-13 BATT INSUL., TYP.  
5" EXPOSURE FIBER CEMENT SIDING  
2x4 PRESSURE TREATED PLATE WITH 1/2" ANCHOR BOLTS AT 48" O.C. W/ 6" EMBED. TYP. AND 20 MIL. FLEXIBLE FABRIC FLASHING  
U356  
5/8" TYPE 'X' GYP. AT PROTECTED CONSTRUCTION AND 1/2" GYPSUM BOARD AT UNPROTECTED CONSTRUCTION  
STARTER STRIP  
1 HR EXT. SIDING WALL  
12 3'-4" x 1'-2"

2 LAYERS 6 MIL. POLY VAPOR BARRIER LAPPED AND TAPED 2'-5" CONT.  
2x4 PRESSURE TREATED PLATE WITH 1/2" ANCHOR BOLTS AT 48" O.C. W/ 6" EMBED. TYP. AND 20 MIL. FLEXIBLE FABRIC FLASHING  
U356  
5/8" TYPE 'X' GYP. AT PROTECTED CONSTRUCTION AND 1/2" GYPSUM BOARD AT UNPROTECTED CONSTRUCTION  
STARTER STRIP  
1 HR EXT. SIDING WALL  
12 3'-4" x 1'-2"

1 HR EXT. BRICK WALL  
15 3'-4" x 1'-2"

1/16" APA RATED O.S.B. FIBER CEMENT SIDING  
PREFINISHED ALUM. DRIP  
STARTER STRIP  
METAL FLASHING  
R-38 INSULATION  
(2) 5/8" TYPE 'X' GYP. BD.  
5/4x6 FIBER CEMENT FASCIA  
PERFORATED FIBER CEMENT SOFFIT, TYPICAL  
KICKBACK AT 4' O.C.  
1 HR EXT. BRICK WALL  
11 3'-4" x 1'-2"

R-13 BATT INSULATION  
3/4" POURED UNDERLAYMENT CONTINUE THRU UNIT UNDER TUB AT AIRSPACE IN TENANT SEPARATION WALL.  
U356  
23/32" APA RATED T&G DECKING O.S.B. OR PLYWOOD, TYP.  
L521  
1 HR EXT. BRICK WALL  
10 3'-4" x 1'-2"

U356  
5/8" TYPE 'X' GYP. AT PROTECTED CONSTRUCTION AND 1/2" GYPSUM BOARD AT UNPROTECTED CONSTRUCTION  
L521  
1 HR EXT. SIDING WALL  
13 3'-4" x 1'-2"

BRICK VENEER WITH 22 GA. 1/8" WIDE GALV. MTL. TIES AT 16" O.C. VERT. AND 24" O.C. HORIZ.  
U356  
5/8" TYPE 'X' GYP. AT PROTECTED CONSTRUCTION AND 1/2" GYPSUM BOARD AT UNPROTECTED CONSTRUCTION  
STARTER STRIP  
1 HR EXT. BRICK WALL  
9 3'-4" x 1'-2"

1 HR EXT. BRICK WALL  
9 3'-4" x 1'-2"

1 HR EXT. BRICK WALL  
9 3'-4" x 1'-2"

(4)-8d TOE NAILS EACH OUTRIGGER  
TYPICAL  
2x4 OUTRIGGERS AT 24" ON CENTER, TYPICAL  
PREFINISHED ALUM. DRIP  
1/16" APA RATED O.S.B. R-38 INSULATION  
GABLE END TRUSS WITH VERTICALS AT 16" O.C. ATTACH BRACING W/ (4)-10d NAIL EACH TRUSS, TYP. THIS CONDITION  
FIBER CEMENT SIDING  
1/16" O.S.B. SHEATHING  
CAULK AND FLASH OVERHEAD 2x4  
ATTACH WITH (2) 10d NAILS, TYP. THIS LOCATION  
RC2601  
5/4 X 6 CORNICE  
TRUSS BRACE TO TIE INTO 2-2x4 TROUGH TIED TO 4 TRUSSES @ 8'-0" O.C. TYP. @ GABLE END TRUSS  
U356  
(2) 5/8" TYPE 'X' GYP. BD.  
5/8" TYPE 'X' GYP. AT PROTECTED CONSTRUCTION AND 1/2" GYPSUM BOARD AT UNPROTECTED CONSTRUCTION  
1 HR TENANT SEPARATION WALL  
5 3'-4" x 1'-2"

3/8"x 1 1/2" FURRING STRIP TO START FIBER CEMENT SIDING  
4/4"x 6" FIBER REINFORCED CEMENT TRIM. SEE ELEVATIONS FOR LOCATIONS  
GYP. BD. RETURN  
J MOULD  
U356  
18" TRUSS JOISTS AT 24" ON CENTER, TYP. REF. FRAMING PLANS  
L521  
1 HR EXT. SIDING WALL  
8 3'-4" x 1'-2"

5/8" TYPE 'X' GYP. AT PROTECTED CONSTRUCTION AND 1/2" GYPSUM BOARD AT UNPROTECTED CONSTRUCTION  
ATTACH WITH 16d NAILS AT 6" O.C., TYP. THIS CONDITION  
U356  
1/16" APA RATED O.S.B. BD.  
5" EXPOSURE FIBER CEMENT SIDING  
L521  
1 HR EXT. SIDING WALL  
13 3'-4" x 1'-2"

18" LADDER TRUSS WITH VERTICALS AT 16" O.C. ON CENTER WITH SHEATHING CONTINUOUS OVER TRUSS ENDS  
5/8" TYPE 'X' GYP. BD. ON RESILIENT MTL. CHANNELS AT 16" O.C.  
L521  
1 HR EXT. SIDING WALL  
13 3'-4" x 1'-2"

1 HR EXT. SIDING WALL  
13 3'-4" x 1'-2"

1 HR EXT. SIDING WALL  
13 3'-4" x 1'-2"

HALF GABLE TRUSSES VERTICALS AT 24" O.C. 1/2" GYPSUM BOARD AS DRAFTSTOP  
RC2601  
STEP-BACK FRAMING MAY OCCUR ABOVE DECKING TO BE CONTINUOUS BELOW  
STEP-BACK FRAMING, 4" EACH SIDE OF TENANT SEP. WALLS MIN.  
SIMPSON A39 FRAMING ANGLE AT 24" O.C. WITH 8d NAILS ALL HOLES  
U341  
2x12 TOP PL. CENTER OVER AIRSPACE  
5/8" TYPE 'X' GYP. BD. BOARD, EACH SIDE  
1 HR TENANT SEPARATION WALL  
5 3'-4" x 1'-2"

GENERAL SECTION NOTES:  
1. ALL PENETRATIONS OF SMOKE PARTITIONS AND TENANT SEPARATION WALLS TO BE SEALED WITH THRU PENETRATION PROTECTION SYSTEM, STENCIL WITH 2" LETTER IN RED PAINT EVERY 8". FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS.  
2. PROVIDE HURRICANE CLIPS AT END OF ALL TRUSSES.  
3. INSULATING MATERIALS WHICH ARE SUBJECT TO DIRECT EXPOSURE TO POTENTIAL FIRE ON THE INSIDE OF THE BUILDING DUE TO INSTALLATION IN UNCONCEALED SPACES SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPMENT INDEX OF NOT MORE THAN 450 AS DETERMINED IN ACCORDANCE WITH ASTM E84.  
4. INSTALL DEAD WOOD AS REQUIRED FOR THE INSTALLATION OF ALL GYPSUM BOARD AND FIBERCEMENT SIDING.  
5. REFERENCE SHEET A01 FOR FRAMING SCHEDULE.  
6. BOLD NUMBERS REPRESENT THE APPROPRIATE UL OR GYPSUM ASSOCIATION RATED DESIGN ASSEMBLIES. REFERENCE SHEET A61 FOR A COPY OF THE ASSEMBLY.  
7. ALL WOOD IN CONTACT WITH CONCRETE OR SOIL SHALL BE PRESSURE TREATED.  
8. MAINTAIN DETAIL L521 UNDER ALL TUBS, FIREPLACES, AND HVAC EQ.  
9. INSTALL BETWEEN THE EXTERIOR BRICK & WATER RESISTANT BARRIER EQUAL TO TYVEK OR 15 LB. FELT.  
U341  
2x4 AT 16" O.C.  
CONTINUE DECKING AS FIRE STOPPING, LAP JOINTS WITH ANOTHER LAYER OF DECKING OR POURED UNDERLAYMENT  
L521  
ATTACH WITH 16d NAILS AT 6" O.C. TYP. AT BOTH PLATES  
1 HR TENANT SEPARATION WALL  
2 3'-4" x 1'-2"

R-11 BATT INSUL.  
3/4" POURED UNDERLAYMENT CONT. THRU UNIT UNDER TUB & AT AIRSPACE IN TENANT SEP. WALL.  
U341  
23/32" O.S.B. OR PLYWOOD WITH JOINTS BACKED AS FIRESTOP  
2x12 TOP PL. WITH 2x BLOCKING CENTER OVER AIRSPACE  
L521  
ATTACH WITH 16d NAILS AT 6" O.C. TYP. AT BOTH PLATES  
1 HR TENANT SEPARATION WALL  
2 3'-4" x 1'-2"

5/8" TYPE 'X' GYP. BOARD  
4" CONC. SLAB W/ 6x6 10/10 W.W.M. 1" FROM TOP  
4" #5 STONE OR SAND  
KEYCOLD CONST. JOINT-24 GA.  
(2) - #4 CONT.  
2 LAYER 6 MIL. POLY VAPOR BARRIER  
U341  
3/8" HURRI BOLTS @ END WALL AND BREEZEWAY WALL INTERSECTIONS  
4" CONC. SLAB W/ 6x6 10/10 W.W.M. 1" FROM TOP  
4" #5 STONE OR SAND  
KEYCOLD CONST. JOINT-24 GA.  
(2) - #4 CONT.  
2 LAYER 6 MIL. POLY VAPOR BARRIER  
1 HR TENANT SEPARATION WALL  
1 3'-4" x 1'-2"

2x4 P.T. PLATE W/ 1/2" ANCHOR BOLTS AT 48" O.C. W/ 6" EMBED MIN. INTO CONC. TYP. ALL WALLS UNO.  
U341  
1 HR TENANT SEPARATION WALL  
1 3'-4" x 1'-2"

1 HR TENANT SEPARATION WALL  
4 3'-4" x 1'-2"

HALF GABLE TRUSSES VERTICALS AT 24" O.C. 1/2" GYPSUM BOARD AS DRAFTSTOP  
RC2601  
STEP-BACK FRAMING MAY OCCUR ABOVE DECKING TO BE CONTINUOUS BELOW  
STEP-BACK FRAMING, 4" EACH SIDE OF TENANT SEP. WALLS MIN.  
SIMPSON A39 FRAMING ANGLE AT 24" O.C. WITH 8d NAILS ALL HOLES  
U341  
2x12 TOP PL. CENTER OVER AIRSPACE  
5/8" TYPE 'X' GYP. BD. BOARD, EACH SIDE  
1 HR TENANT SEPARATION WALL  
5 3'-4" x 1'-2"

2x4 AT 16" O.C.  
CONTINUE DECKING AS FIRE STOPPING, LAP JOINTS WITH ANOTHER LAYER OF DECKING OR POURED UNDERLAYMENT  
L521  
ATTACH WITH 16d NAILS AT 6" O.C. TYP. AT BOTH PLATES  
1 HR TENANT SEPARATION WALL  
2 3'-4" x 1'-2"

R-11 SOUND BATT INSUL. EACH SIDE  
5/8" TYPE 'X' GYP.  
23/32" APA RATED T&G DECKING O.S.B. OR PLYWOOD, TYP.  
L521  
2x4 AT 16" O.C.  
ATTACH WITH 16d NAILS AT 6" O.C. TYP. AT BOTH PLATES  
1 HR TENANT SEPARATION WALL  
2 3'-4" x 1'-2"

4" CONC. SLAB W/ 6x6 10/10 W.W.M. 1" FROM TOP  
4" #5 STONE OR SAND  
KEYCOLD CONST. JOINT-24 GA.  
(2) - #4 CONT.  
2 LAYER 6 MIL. POLY VAPOR BARRIER LAPPED AND TAPED  
U341  
3/8" HURRI BOLTS @ END WALL AND BREEZEWAY WALL INTERSECTIONS  
4" CONC. SLAB W/ 6x6 10/10 W.W.M. 1" FROM TOP  
4" #5 STONE OR SAND  
KEYCOLD CONST. JOINT-24 GA.  
(2) - #4 CONT.  
2 LAYER 6 MIL. POLY VAPOR BARRIER LAPPED AND TAPED  
1 HR TENANT SEPARATION WALL  
1 3'-4" x 1'-2"

2 LAYER 6 MIL. POLY VAPOR BARRIER LAPPED AND TAPED  
U341  
1 HR TENANT SEPARATION WALL  
1 3'-4" x 1'-2"


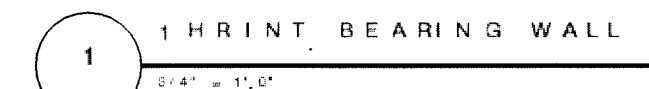
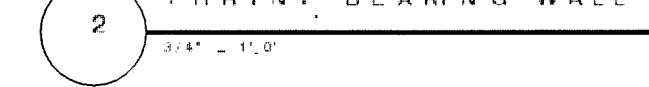
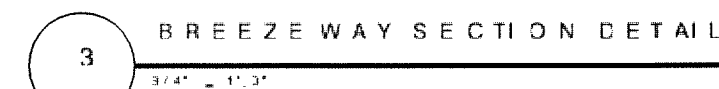
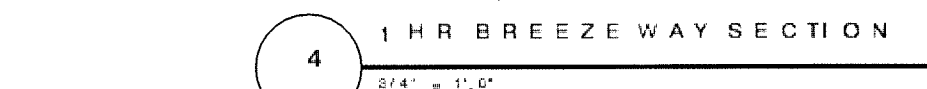
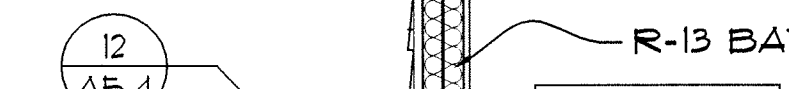
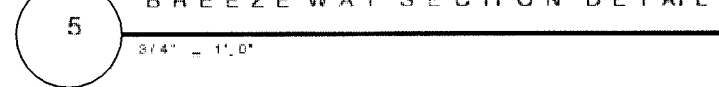
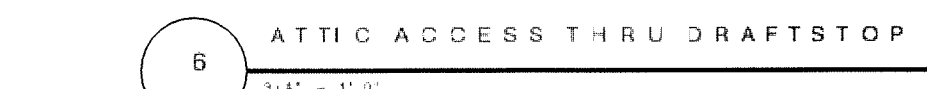
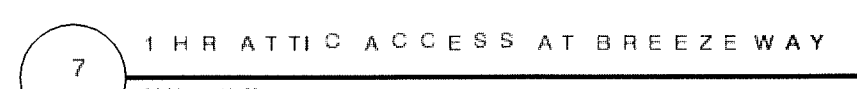
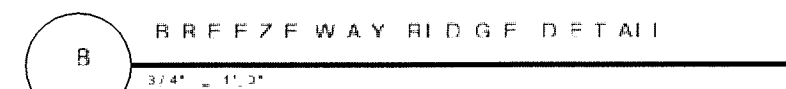
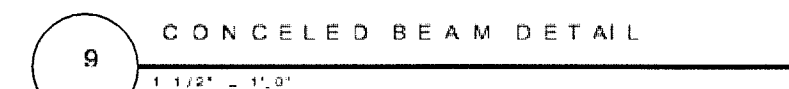
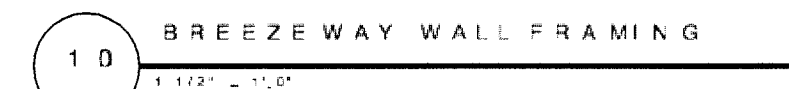
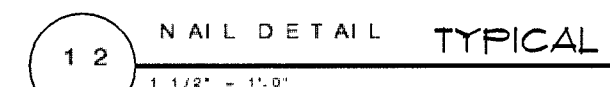
1 HR TENANT SEPARATION WALL  
4 3'-4" x 1'-2"

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A5.1

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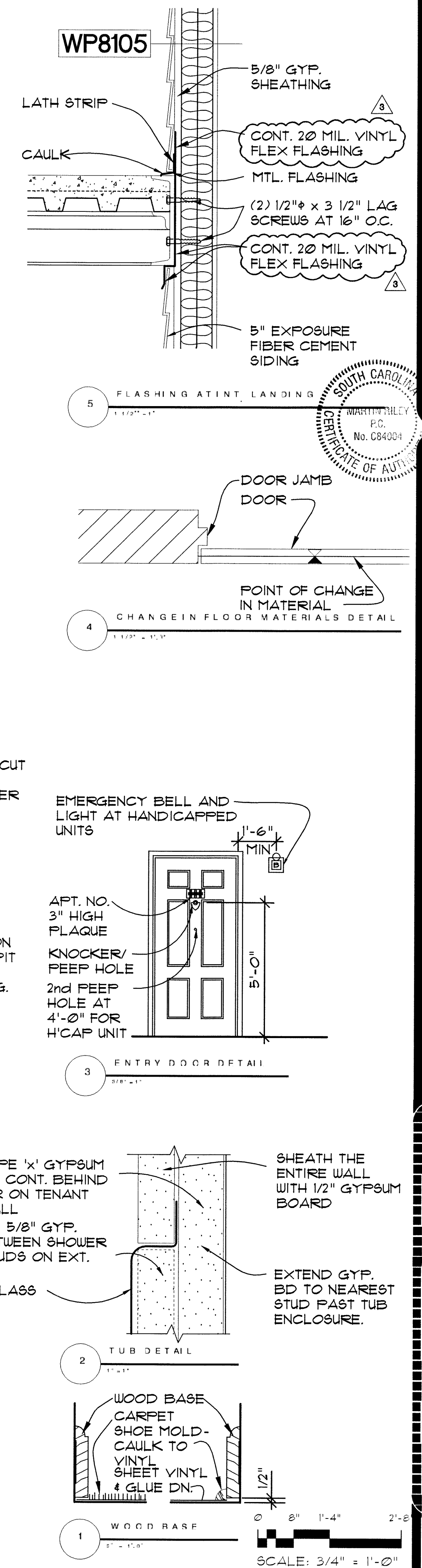
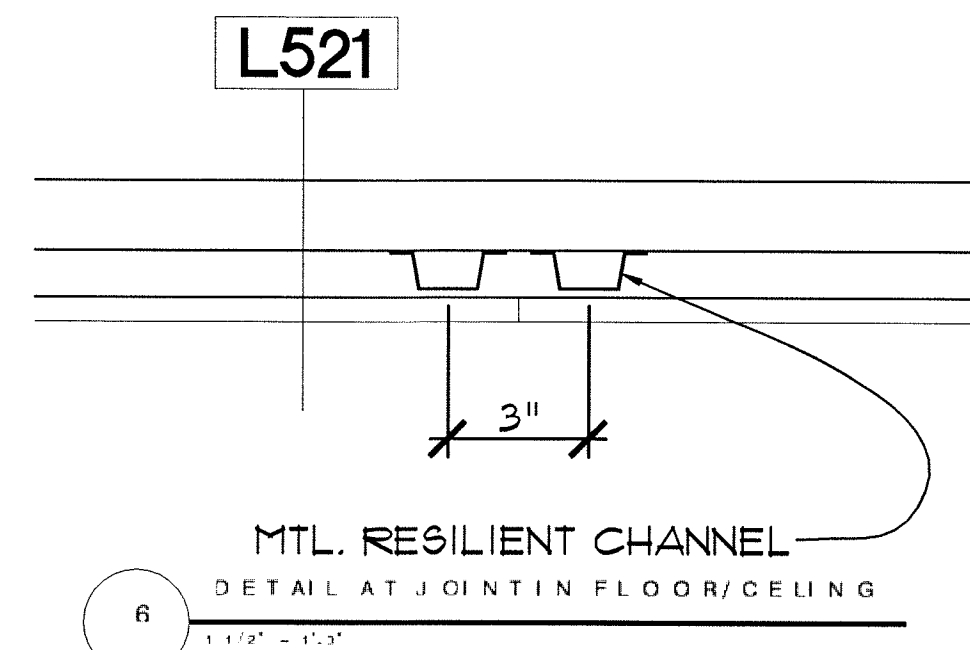
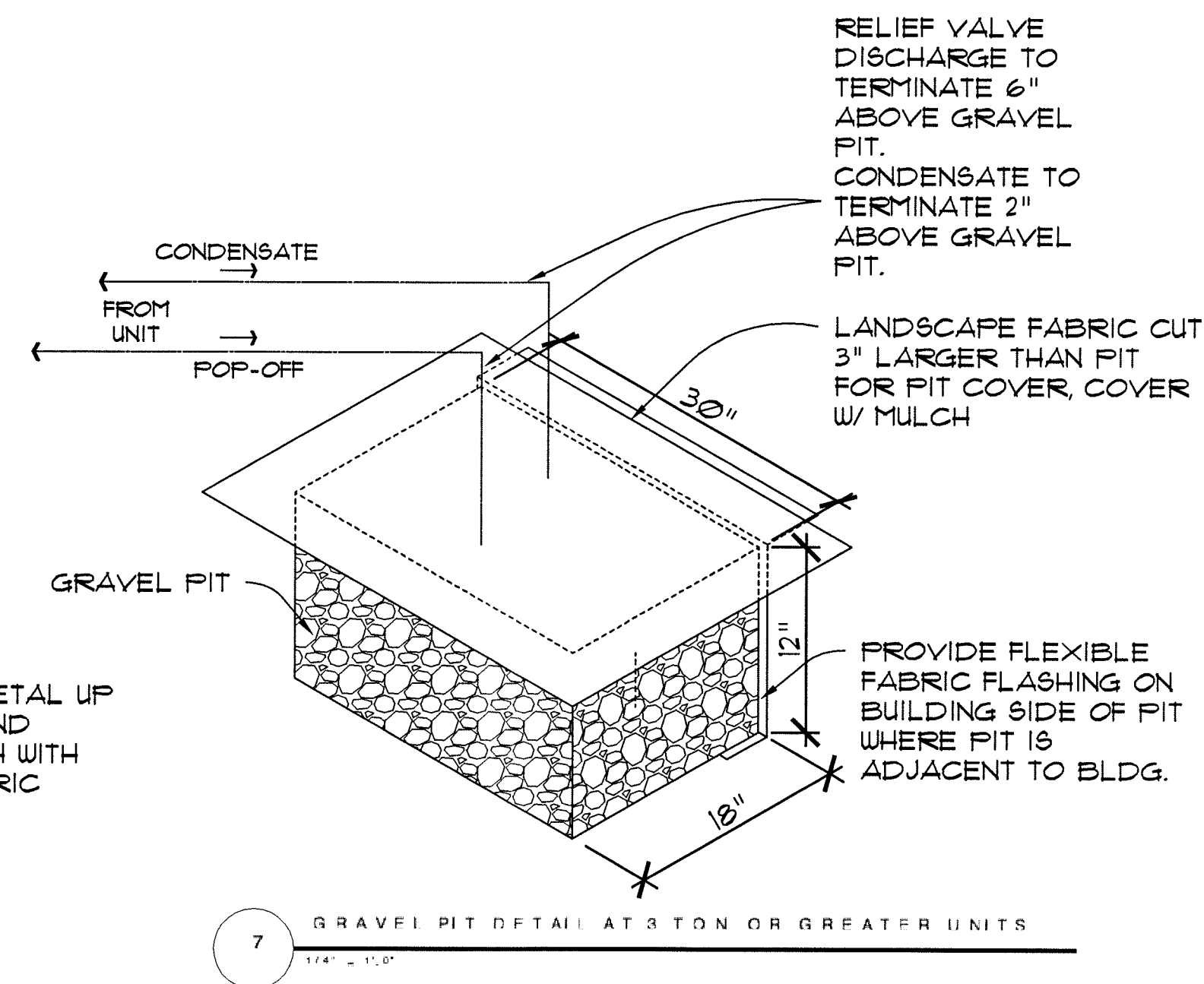
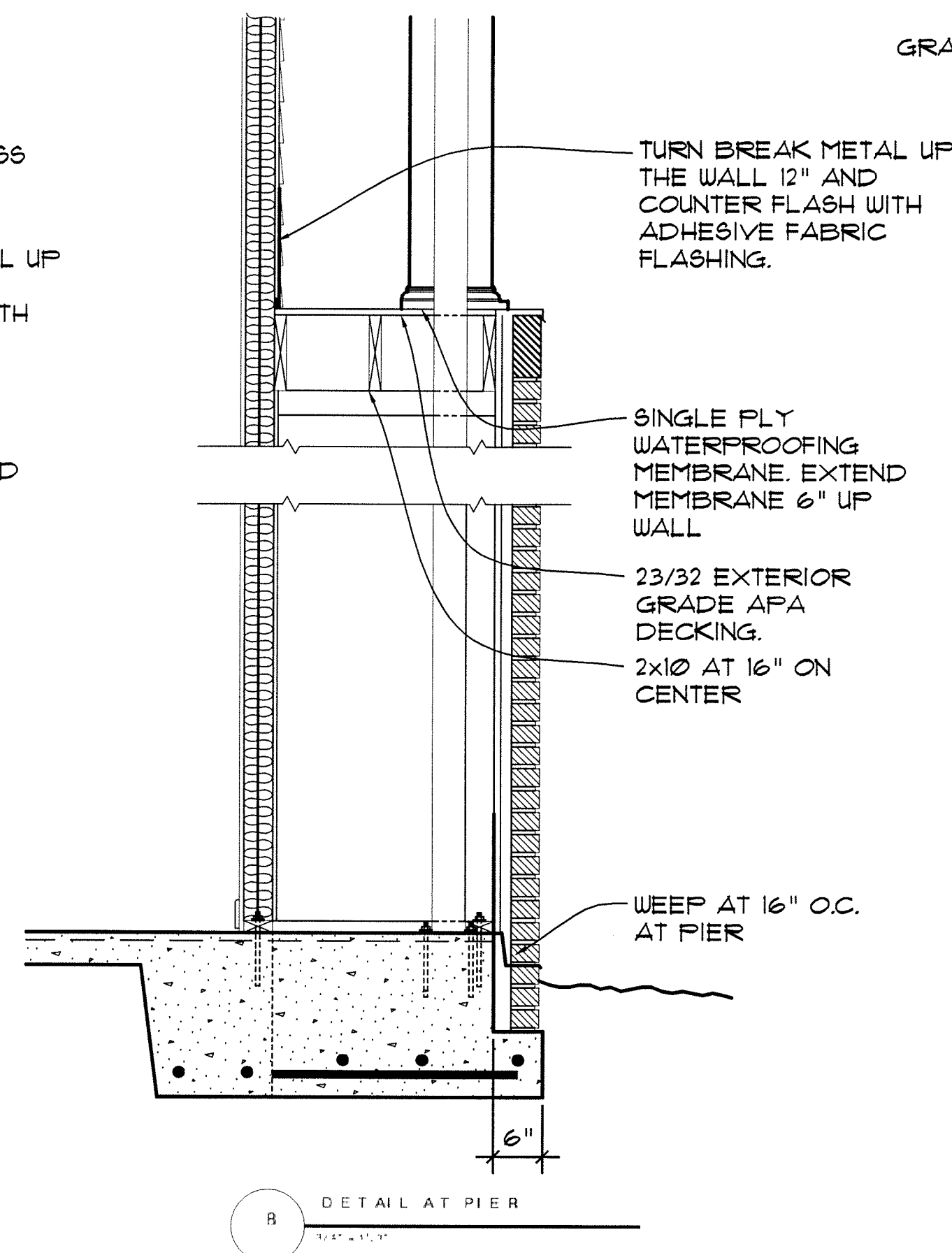
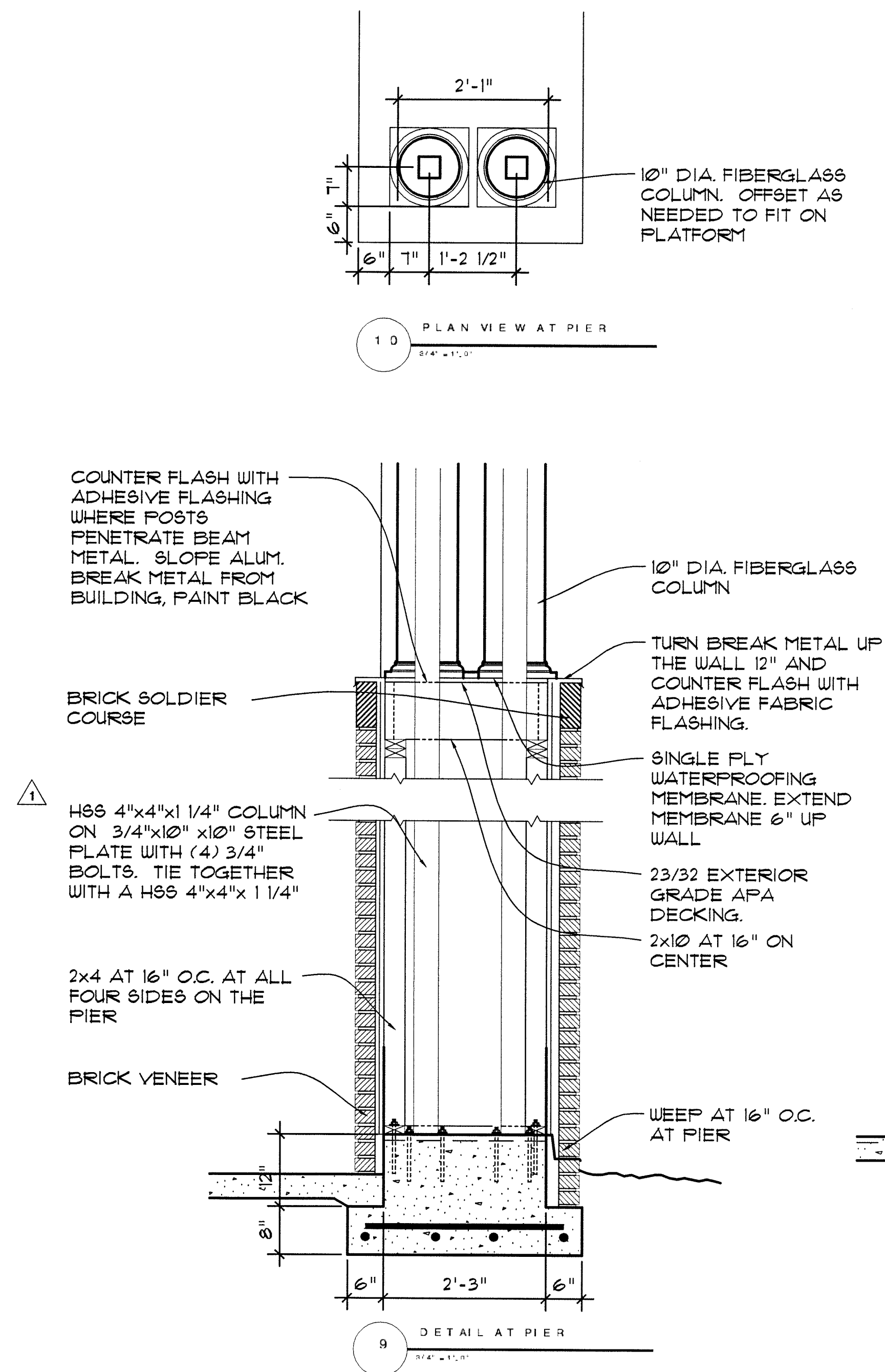
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## A5.2

# PLANTERS REIREAL SUMMERVILLE, SOUTH CAROLINA

WALL SECTION DETAILS

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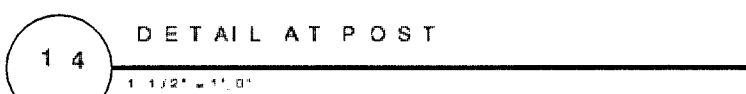
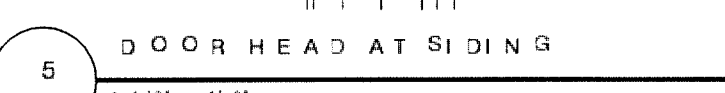
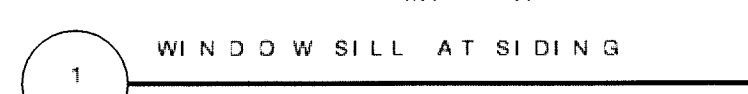
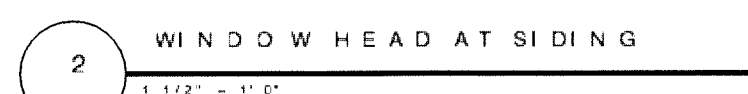
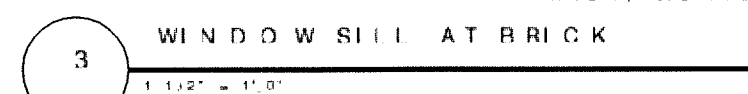
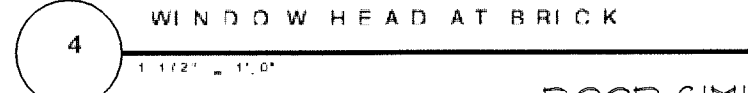
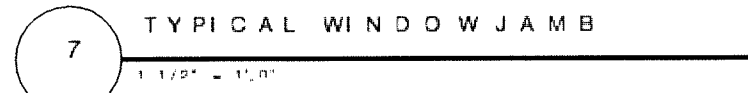
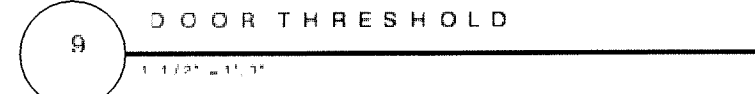
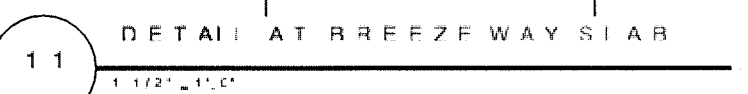
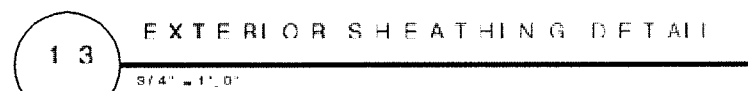
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PLANTERS RETREAT  
SUMMERVILLE, SOUTH CAROLINA


**MARTIN RILEY ASSOCIATES**

A5.3





0 4" 8" 1'-4"

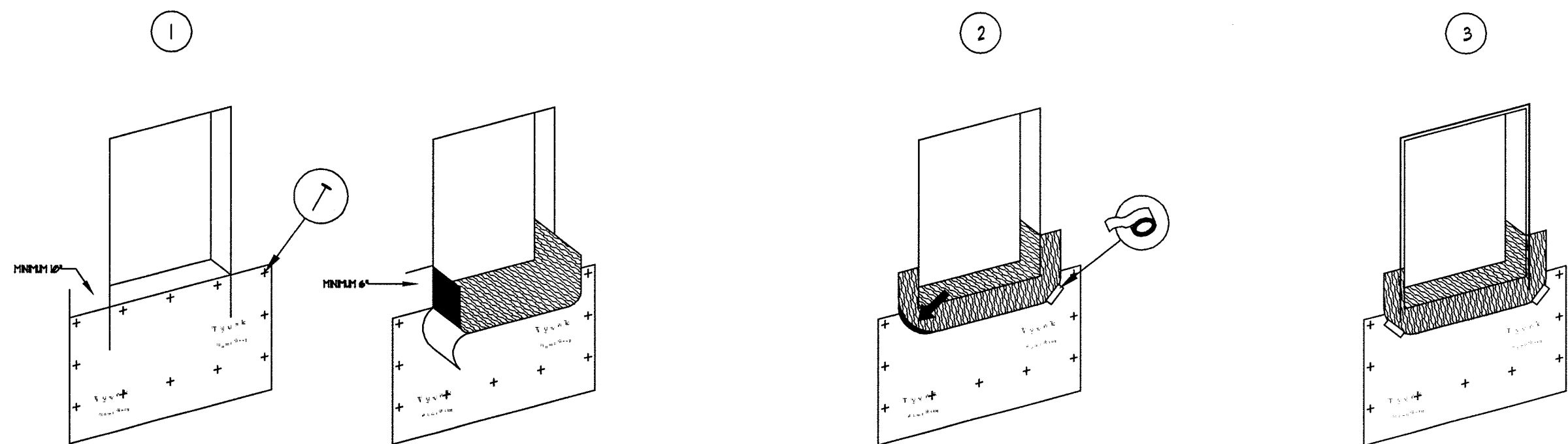


SCALE: 1 1/2" = 1'-0"

# GENERAL INSTRUCTIONS:

- TYVEK FLEXURAP SHOULD BE INSTALLED ON CLEAN, DRY SURFACES. Wipe surfaces to remove moisture, dirt, grease and other debris that could interfere with adhesion.
- APPLY PRESSURE ALONG ENTIRE SURFACE FOR A GOOD BOND.
- REMOVE ALL WRINKLES AND BUBBLES BY SMOOTHING SURFACE AND REPOSITIONING AS NECESSARY.
- DO NOT STRETCH TYVEK FLEXURAP WHEN INSTALLING.
- TYVEK FLEXURAP PERFORMS BEST WHEN INSTALLED AT TEMPERATURES ABOVE 40°F (4°C).

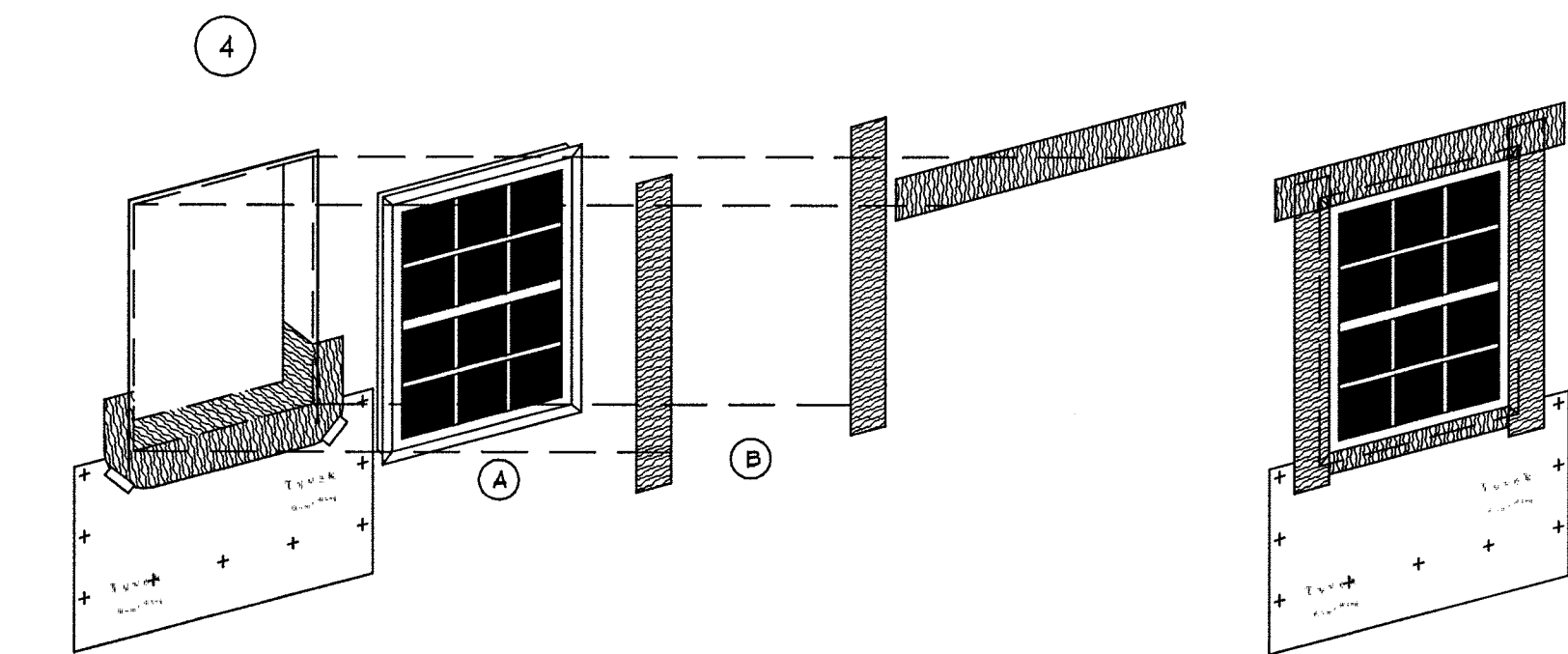
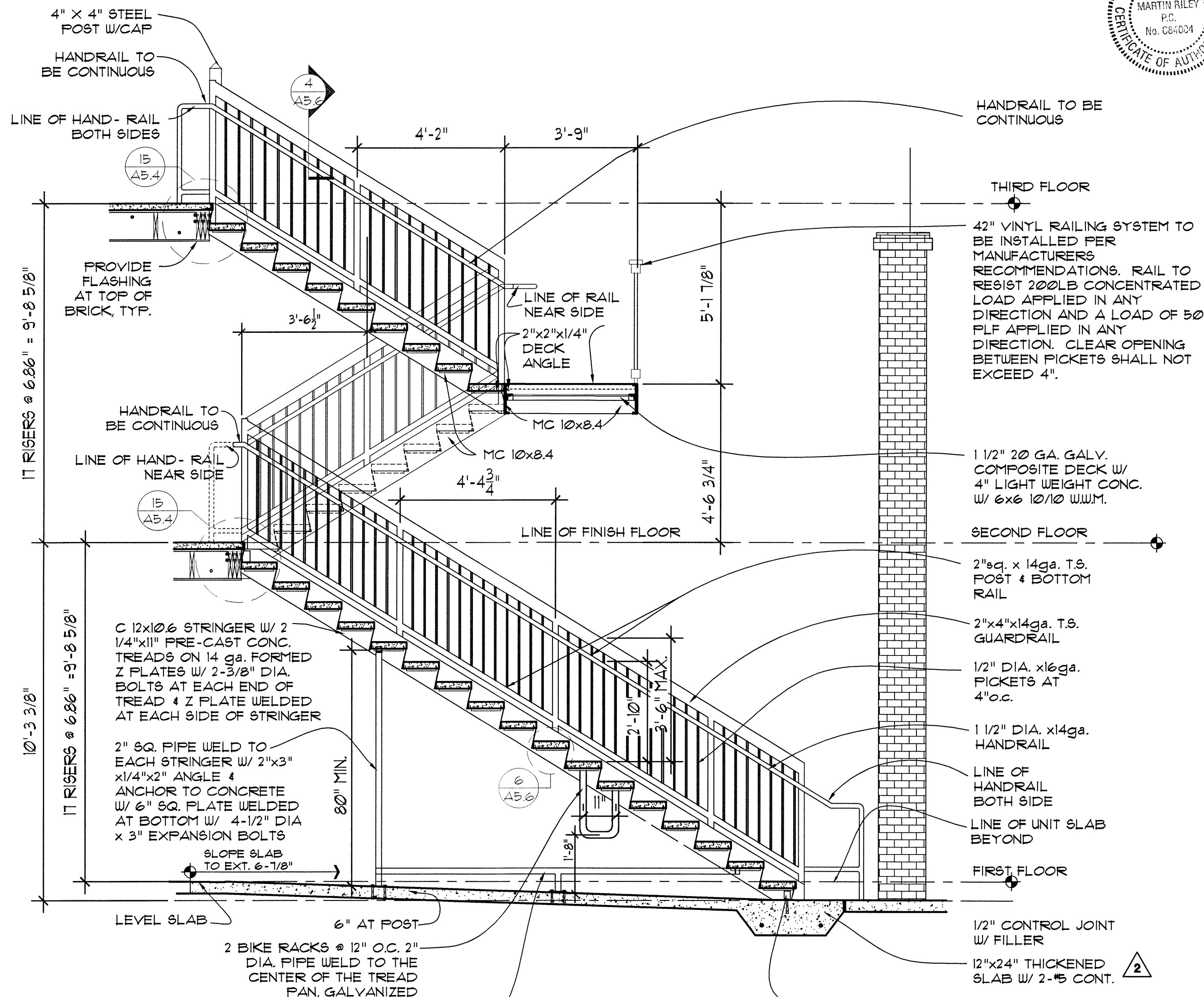
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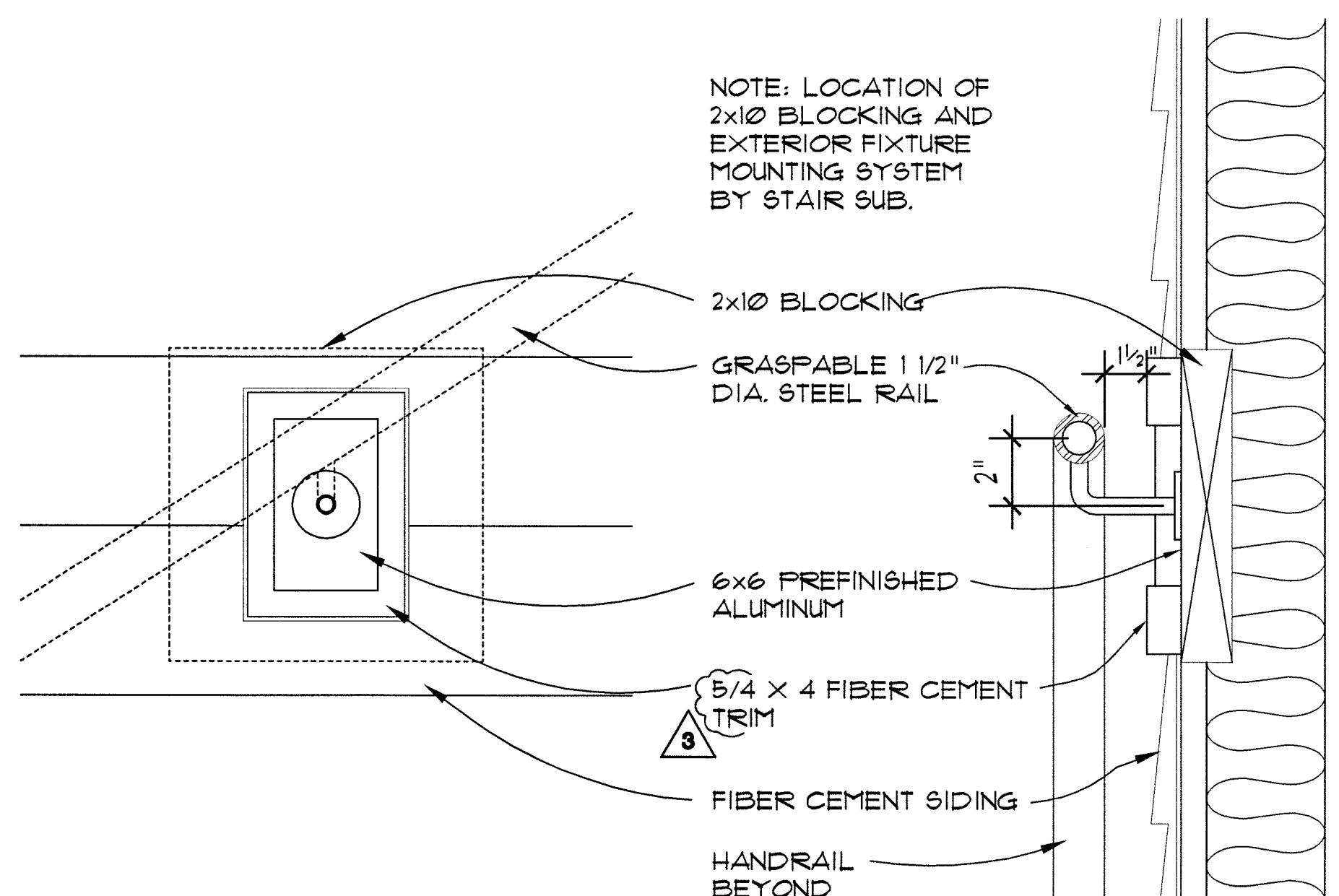
- 1- ATTACH APRON MADE OF WEATHER RESISTIVE BARRIER UNDER SILL. APRON SHOULD EXTEND AT LEAST 12" BEYOND SIDES OF ROUGH OPENING JAMBS (OR TO FIRST STUD IN OPEN WALL CONSTRUCTION), AND FAR ENOUGH BELOW THE ROUGH OPENING TO OVERLAP THE SILL PLATE OR THE WEATHER RESISTIVE BARRIER BELOW THE SIDES OF APRON SHOULD BE SECURELY ATTACHED TO WALL AND THE BOTTOM OF APRON SHOULD BE LEFT FREE TO OVERLAP WITH LATER WEATHER RESISTIVE BARRIER INSTALLATION.
- 2- CUT SILL FLASHING TAPE AT LEAST 12" LONGER THAN WIDTH OF ROUGH OPENING SILL (S).
- 3- REMOVE FIRST PIECE OF RELEASE PAPER, ALIGN EDGE OF SILL FLASHING WITH INSIDE EDGE OF SILL, AND ADHERE INTO ROUGH OPENING ACROSS SILL AND UP JAMBS (min. 6"). SILL FLASHING SHOULD NOT WRAP ONTO THE INTERIOR SURFACE OF FRAMING.
- 4- REMOVE SECOND RELEASE PAPER.

- 1- FAN TYVEK FLEXURAP AT BOTTOM CORNERS ONTO FACE OF WALL.
- 2- FIRMLY PRESS SILL FLASHING TO ENSURE FULL ADHESION.
- 3- SECURE EDGES OF BOTTOM CORNERS.

- 1- APPLY CONTINUOUS BEAD OF CAULK TO WALL OR BACK SIDE OF WINDOW MOUNTING FLANGE ACROSS JAMBS AND HEAD.
- 2- DO NOT APPLY CAULK ACROSS SILL.



- 1- INSTALL WINDOW/DOOR ACCORDING TO MANUFACTURER'S INSTRUCTIONS (A).
- 2- REMOVE RELEASE PAPERS AND INSTALL BOTH JAMB FLASHINGS OVERLAPPING ENTIRE MOUNTING FLANGE. JAMB FLASHINGS SHOULD EXTEND FROM 6" ABOVE TOP OF ROUGH OPENING TO BELOW BOTTOM OF SILL FLASHING (B).
- 3- REMOVE RELEASE PAPERS AND INSTALL HEAD FLASHING OVERLAPPING ENTIRE MOUNTING FLANGE. HEAD FLASHING SHOULD EXTEND BEYOND OUTSIDE EDGES OF BOTH JAMB FLASHINGS (C).

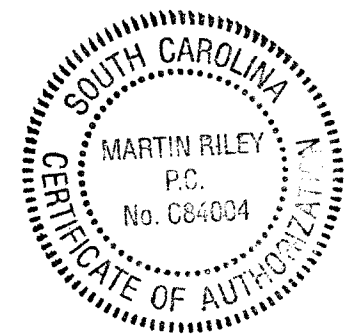


3 HANDRAIL/SIDING DETAIL

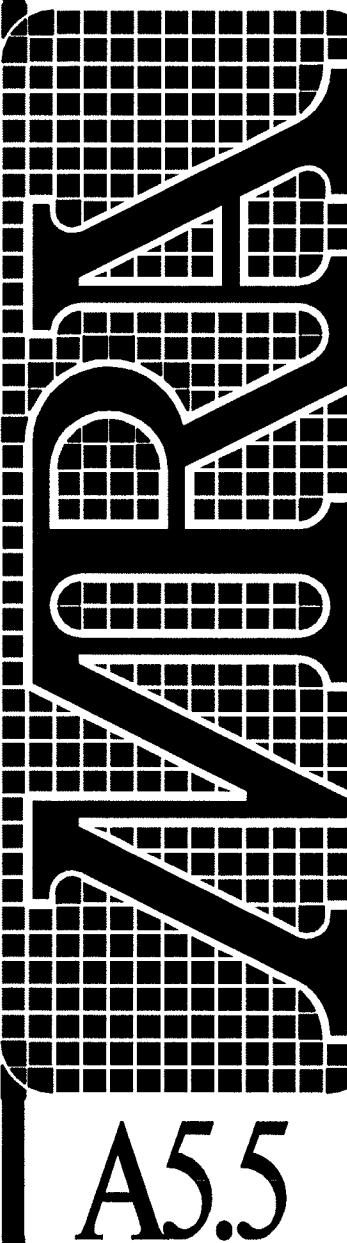
2 HANDRAIL/SIDING SECTION

1 STRAIGHT STAIR/SCISSOR STAIR SECTION

0 1' 2' 4'  
SCALE: 1/2" = 1'-0"



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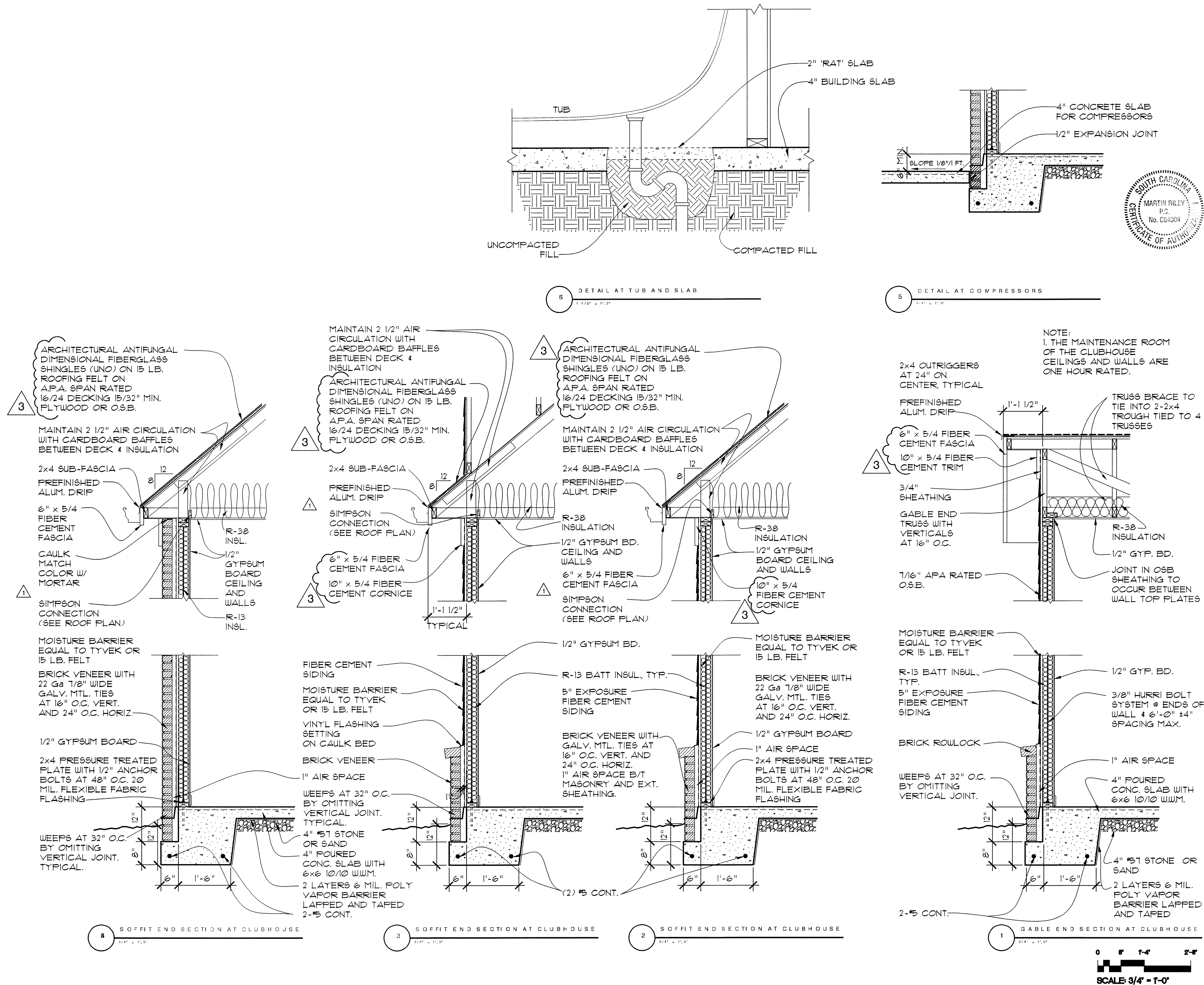


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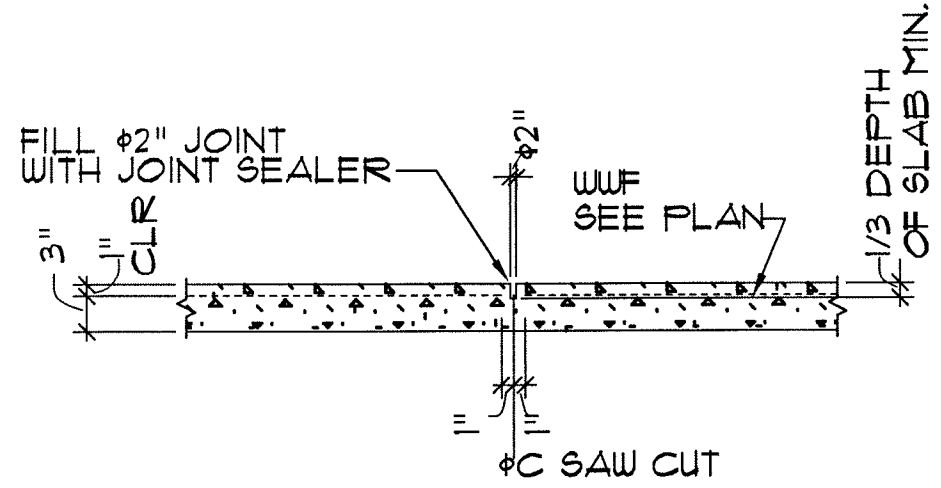
PLANTERS RETREAT  
SUMMERVILLE, SOUTH CAROLINA

CLUBHOUSE SECTIONS

A5.7

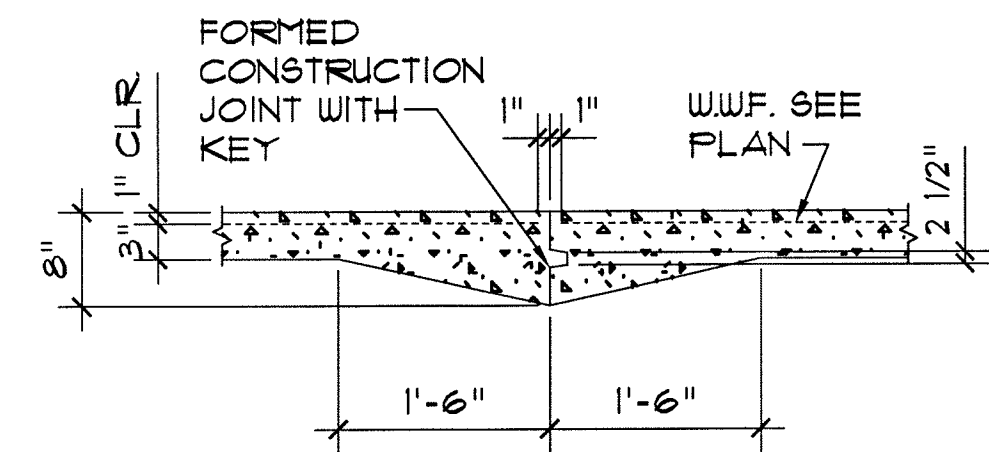
REVISIONS	11/04/04	02/02/05	03/21/05
PROJECT	2004-016	DATE	10/23/04
DRAWN BY	MARTIN RILEY	CHECKED BY	BAR
ATLANTA, GA	3888	REGISTERED ARCHITECT	



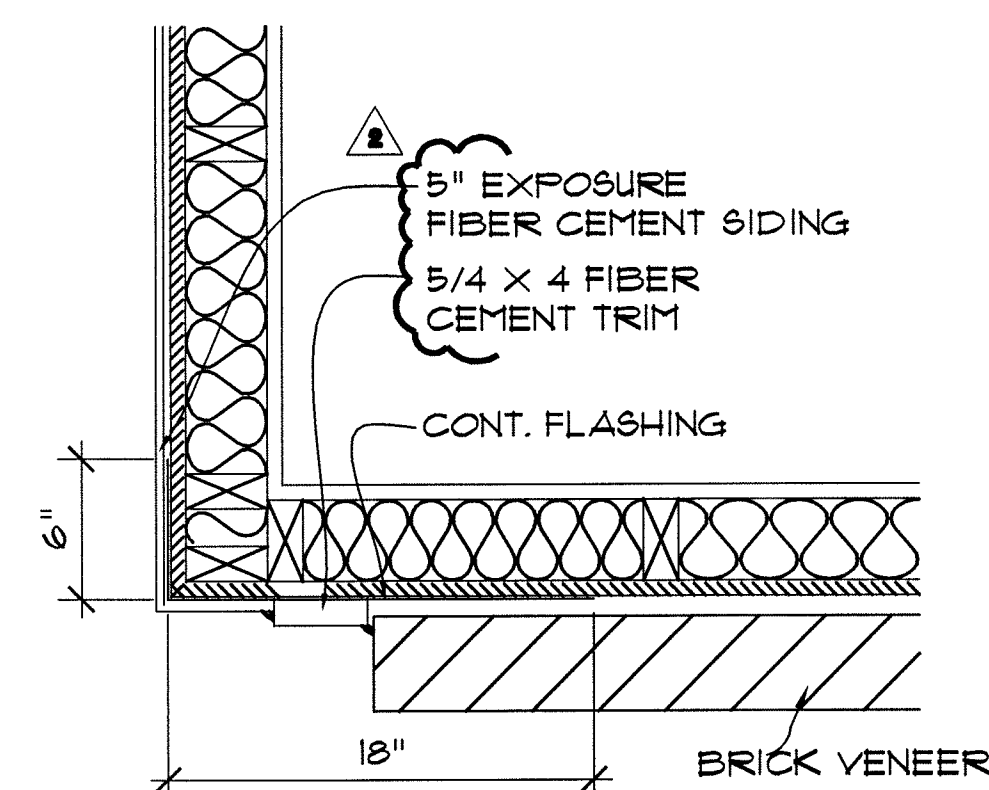


NOTE: SLAB SHALL BE SAWN AS SOON AS THE CONCRETE WILL SAFELY SUPPORT MEN AND EQUIPMENT.

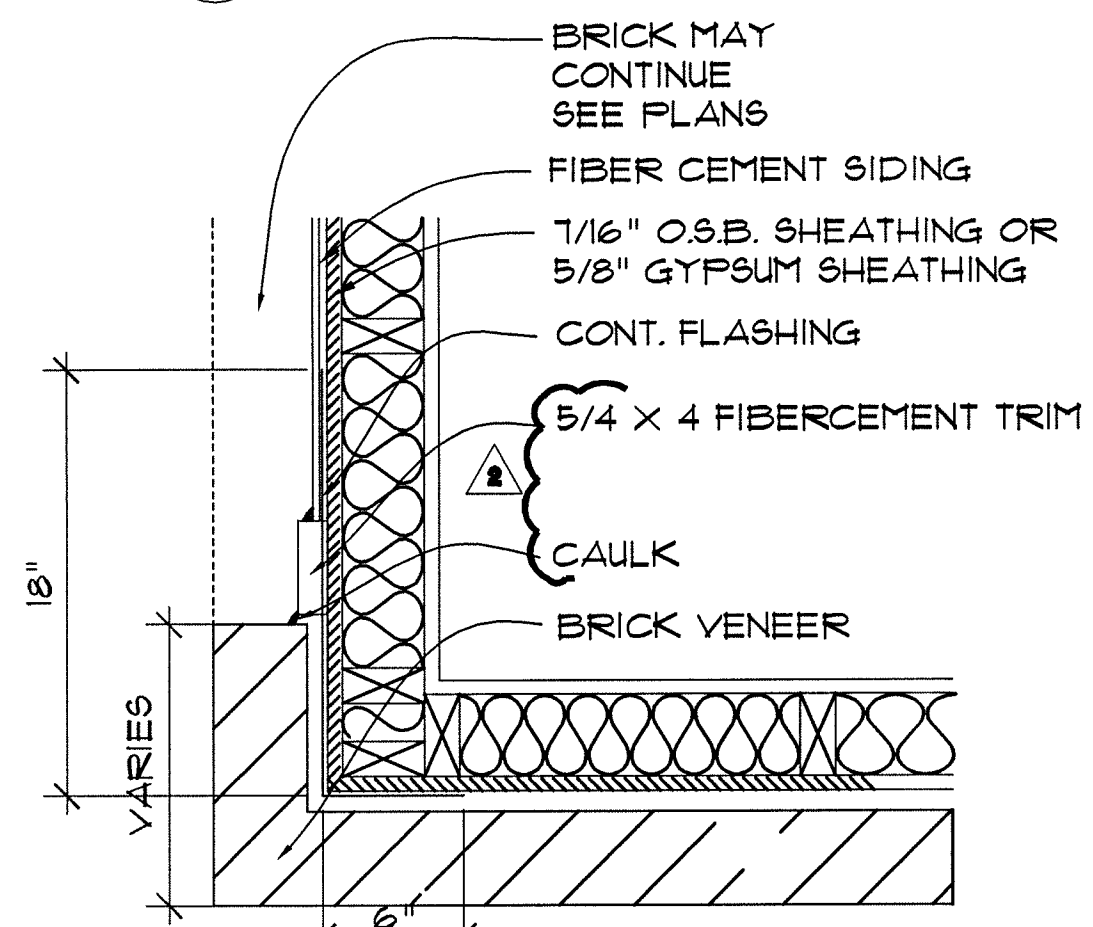
10 TYP. CONTROL JOINT SLAB ON GRADE  
N.T.S.



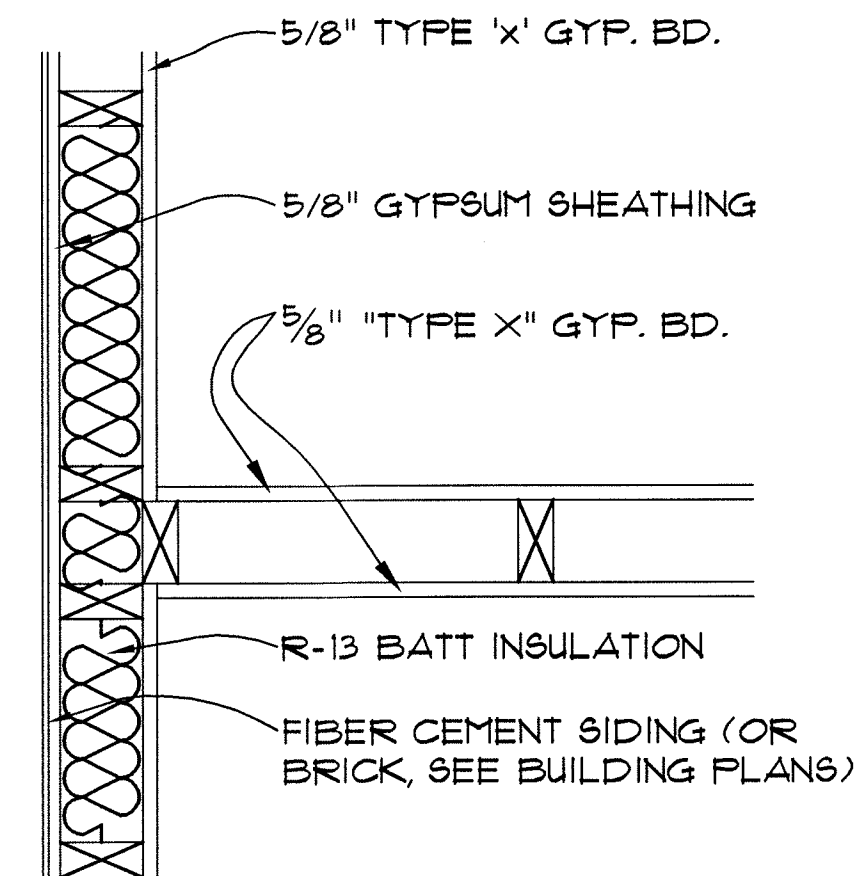
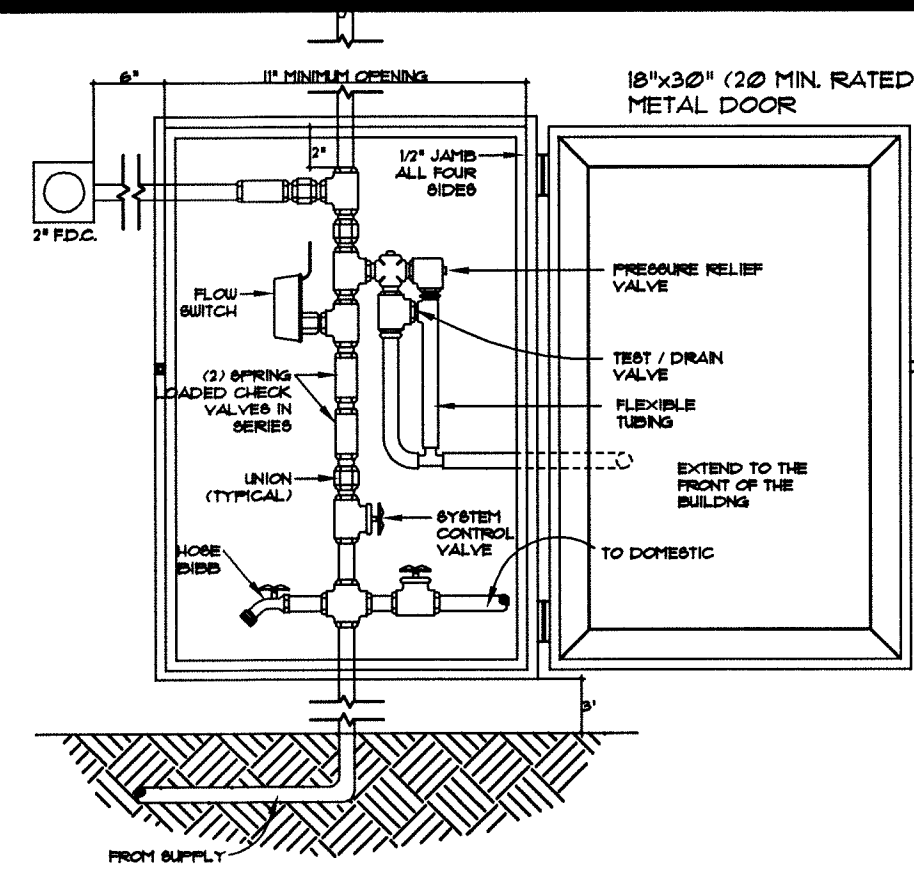
9 TYP. CONSTRUCTION JOINT SLAB ON GRADE  
N.T.S.



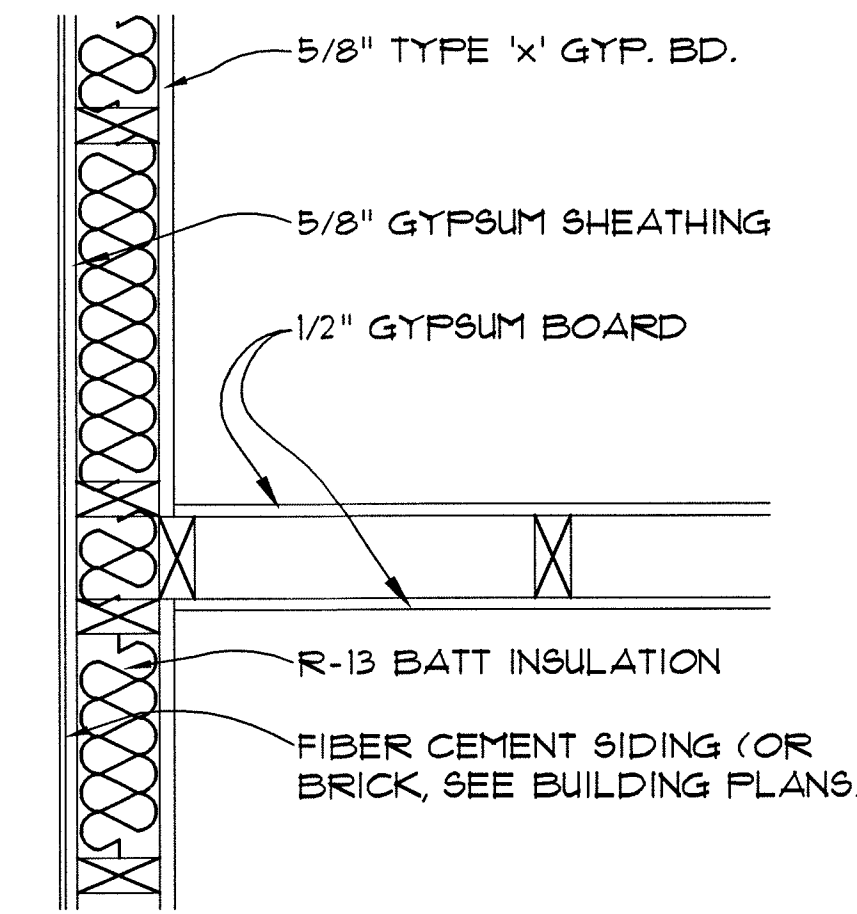
8 CORNER DETAIL  
1 1/2" x 1" 0'



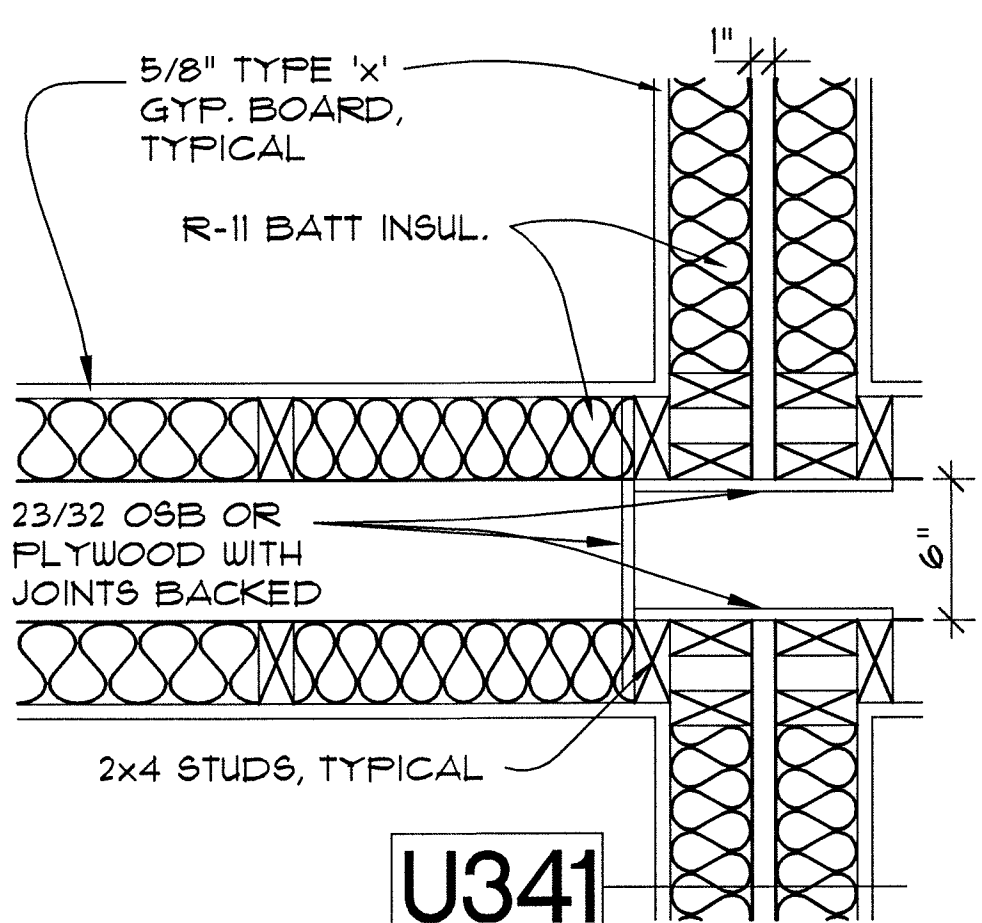
7 BRICK CORNER DETAIL



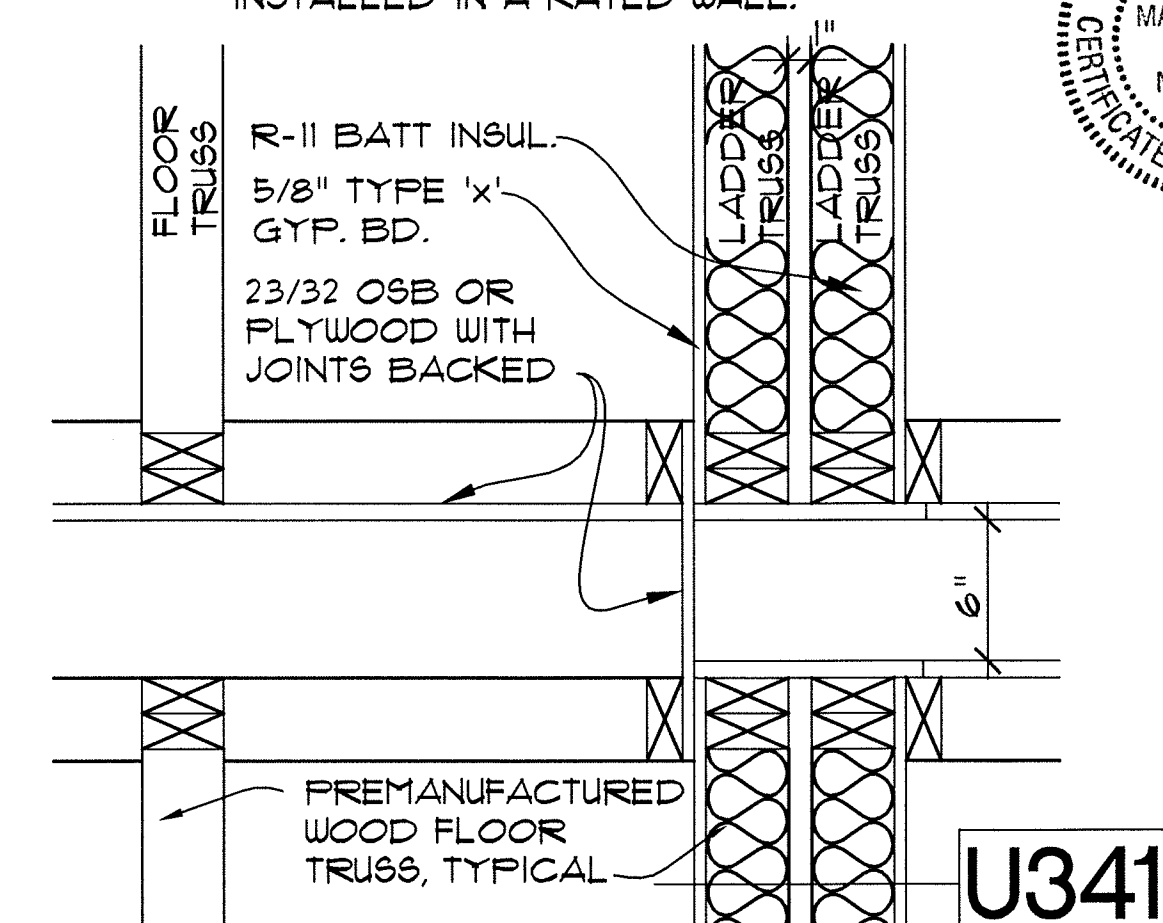
6 RATED INTERSECTION AND RATED WALL  
1 1/2" x 1" 0"



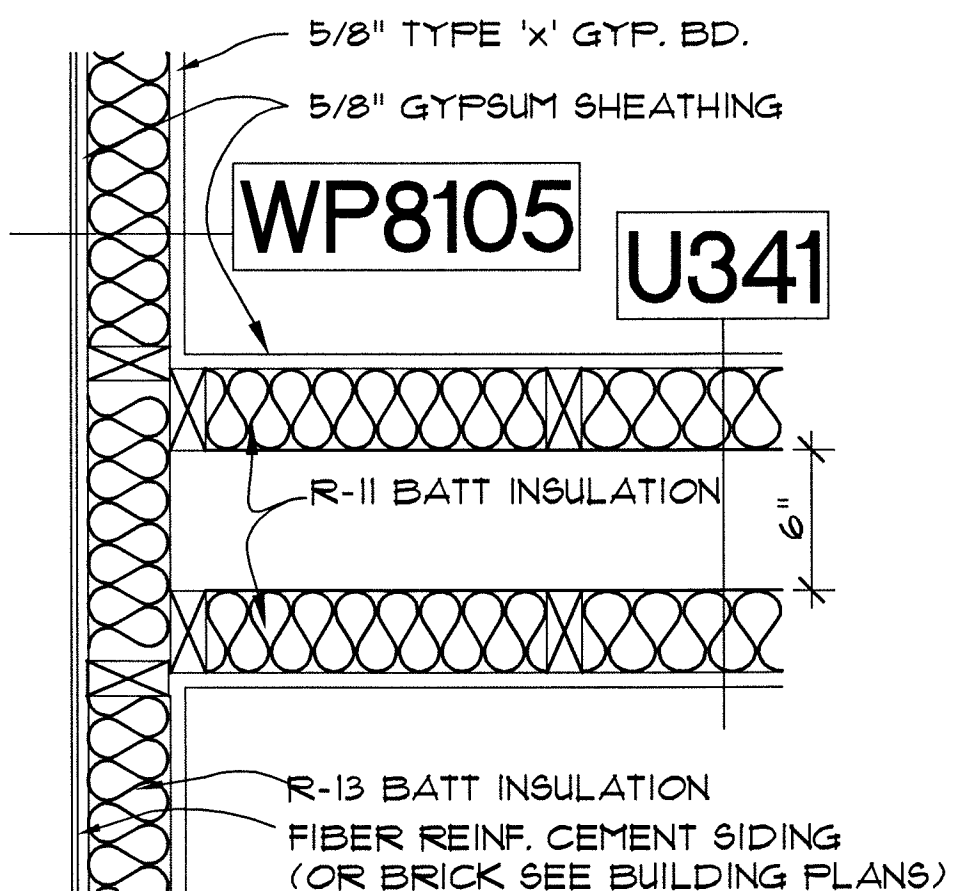
5 RATE/INTERSECTION AND NON-RATED WA  
1 1/2" = 1'-0"



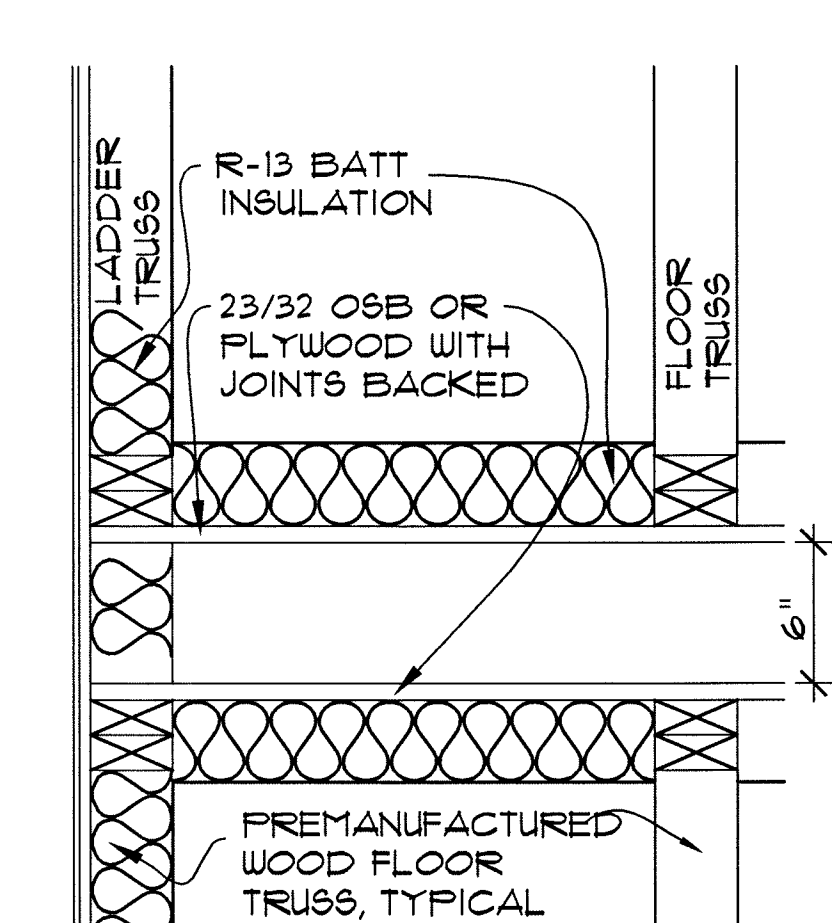
4 UNIT WALL INTERSECTION, DETAIL



3 4 UNIT FLOOR TRUSS INT. DETAIL  
1 1/2" = 1'-0"



1 BREEZE WAY/ TENANT WALL SEPARATION  
2 1 1/2" = 1'-0"



1 BREEZEWAY FLOOR TRUSS INT.

0 4" 8" 1'-  
SCALE: 1 1/2" = 1'-0"

## GENERAL AND FIRE PROTECTION SYSTEM NOTES

1. All new buildings shall be sprinklered per NFPA 101 and NFPA 13R.
2. The project drawings for the apartment units & all accessory buildings sprinkler systems shall be prepared by the Subcontractor & shall show the scope of the work, location, type of equipment & capacity requirements. The Subcontractor shall design complete fire protection systems and shall submit his design & calculations to the Architect & to the local authority having jurisdiction for review & approval before any work is begun. The Subcontractor's project drawings & calculations shall be prepared by a NICET certified technician & shall bear his seal, signature & date. The Subcontractor shall make any modifications to his plans to conform to architectural & structural constraints & requirements.
3. Provide a sprinkler control panel/cabinet, as described by this detail, at every building as indicated on the plans.
4. Electrical service for the control panel & the alarm switch with bell shall be on the house electrical meter.

NOTE:

1. CONTRACTOR TO VERIFY CABINET SIZE FOR SERVICE LINE SIZE INDICATED.
2. PROVIDE 1 HOUR RATED DOOR WHEN INSTALLED IN A RATED WALL.

**MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.**  
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

**PLANTERS RETREAT**  
SUMMERVILLE, SOUTH CAROLINA

## WALL SECTION DETAILS

**MPA**  
A5.8



**System No. FC2017**  
F Rating—1 Hr  
T Rating—1 Hr

**1. Floor-Ceiling Assembly**—The fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Design in the UL Fire Resistance Directory and shall include the following construction features:

- Flooring System**—Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture\* as specified in the individual Floor-Ceiling Design. Max diam of floor opening is 2 in.
- Joists**—Nom 10 in. deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members\* with bridging as required and with ends fire-topped.
- Wallboard, Gypsum**—Nom 4 ft wide by 5/8 in. thick, Wallboard direct-attached to joists or screw-attached to furring channels as specified in the individual Floor-Ceiling Design.
- Chase Wall**—The fire-rated single or double wood stud/gypsum wallboard chase wall shall be constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
  - Studs**—Nom 2 by 4 in. or double nom 2 by 4 in. lumber studs.
  - Soak Plate**—Nom 2 by 4 in. or parallel 2 by 4 in. lumber plates.
  - Top Plate**—The double top plate shall consist of two nom 2 by 4 in. or two sets of parallel 2 by 4 in. lumber plates. Max diam of opening is 2 in.
  - Wallboard, Gypsum**—Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design. When double stud construction is used, each stud cavity containing a pipe (Item 3) shall be lined with wallboard such that the pipe is surrounded on four sides by wallboard.
- Nonmetallic Pipe**—Nom 4 in. dia. or smaller Schedule 40 polybutylene (PB) pipe for use in closed process or supply piping systems. One pipe to be installed within firestop system. An annular space of min 1/8 in. to max 3/8 in. is required within the firestop system. Pipe to be rigidly supported on both sides of floor assembly.
- Fill, Void or Cavity Material**—Sealant—Min 3/4 in. thickness of fill material applied within the annular space with top surface of floor. A generous bead of fill material also applied within the annular of the top plate. Flush with bottom surface of lower top plate.

MHI Construction Chemicals, Inc.—FSB11A Sealant

\*Bearing the UL Classification Marking

**10 WATER SVCE. THRU FLOOR ASSY. - FC2017**  
NO SCALE

**Design No. U341**  
Bearing Wall Rating—1 Hr  
Finish Rating—Min 20 min.

**1. Wood Studs**—Nom 4 by 4 in., spaced 24 in. o.c. Max cross braced at mid-height and effectively firestopped at top and bottom of wall.

**2. Wallboard, Gypsum**—5/8 in. thick 4 ft wide. Wallboard or lath applied horizontally or vertically and nailed to studs and bearing plates 7 in. o.c. Wallboard shall be fire-rated and shall be applied in the manner specified in the individual U300 Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:

- Studs**—Nom 2 by 4 in. or double nom 2 by 4 in. lumber studs.
- Soak Plate**—Nom 2 by 4 in. or parallel 2 by 4 in. lumber plates.
- Top Plate**—The double top plate shall consist of two nom 2 by 4 in. or two sets of parallel 2 by 4 in. lumber plates. Max diam of opening is 2 in.
- Wallboard, Gypsum**—Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design. When double stud construction is used, each stud cavity containing a pipe (Item 3) shall be lined with wallboard such that the pipe is surrounded on four sides by wallboard.

**3. Joints and Nailheads**—Wallboard joints of outer layer covered with tape and joint compound. Nail heads of outer layer covered with joint compound. An alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface in classified veneer baseboard.

**4. Sheathing**—(Optional)—Septum may be sheathed with min 0.5 in. thick plywood or Mineral and Fiber Boards\*.

**5. Batts and Blankets**—3 1/2 in. max thickness glass or mineral fiber batt insulation. Optional when sheathing (Item 4) is used on both halves of wall.

\*Bearing the UL Classification Marking

**System No. FC2007**  
F Rating—1 Hr  
T Rating—1 Hr  
L Rating At Ambient—Less Than 1 CFM/sq ft (See Item 7)  
L Rating At 400 F—Less Than 1 CFM/sq ft (See Item 7)

**1. Floor Assembly**—The fire-rated wood joist or combination wood and steel joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Design in the UL Fire Resistance Directory and shall include the following construction features:

- Flooring System**—Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture\* as specified in the individual Floor-Ceiling Design. Max diam of floor opening is 2 in.
- Joists**—Nom 10 in. deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members\* with bridging as required and with ends fire-topped.
- Wallboard, Gypsum**—Nom 4 ft wide by 5/8 in. thick, Wallboard direct-attached to joists or screw-attached to furring channels as specified in the individual Floor-Ceiling Design.
- Chase Wall**—The fire-rated single or double wood stud/gypsum wallboard chase wall shall be constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
  - Studs**—Nom 2 by 4 in. lumber studs.
  - Soak Plate**—Parallel 2 by 4 in. lumber plates or nom 2 by 12 in. lumber plates.
  - Top Plate**—The double top plate shall consist of two nom 2 by 4 in. lumber plates. Max diam of opening is 2 in.
  - Wallboard, Gypsum**—Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design. When double stud construction is used, each stud cavity containing a pipe (Item 3) shall be lined with wallboard such that the pipe is surrounded on four sides by wallboard.
- Nonmetallic Pipe**—Nom 4 in. dia. or smaller Schedule 40 polybutylene (PB) pipe for use in closed process or supply piping systems. One pipe to be installed within firestop system. An annular space of min 1/8 in. to max 3/8 in. is required within the firestop system. Pipe to be rigidly supported on both sides of floor assembly.
- Fill, Void or Cavity Material**—Sealant—Min 3/4 in. thickness of fill material applied within the annular space with top surface of floor. A generous bead of fill material also applied within the annular of the top plate. Flush with bottom surface of lower top plate.

MHI Construction Chemicals, Inc.—FSB11A Sealant

\*Bearing the UL Classification Marking

**8 VENT STACK THRU FLOOR ASSY. - FC2007**  
NO SCALE

**NOTES ON ELECTRICAL BOXES:**

ALL BOXES FOR USE IN FIRE RESISTANT WALLS OR CEILINGS SHALL HAVE A RATING EQUAL TO THE RATING THEY ARE INSTALLED IN CLASSIFICATION PERIOD AND BEAR THE APPROPRIATE U.L. MARK FOR ITS APPLICATION.

ALL BOXES FOR USE IN FIRE RESISTANT WALLS CONSTRUCTED OF WOOD OR NONBEARING STEEL STUDS AND GYPSUM WALLBOARD WITH CLASSIFICATION PERIODS OF 2 HOURS OR LESS, SHALL BE NON-METALLIC AND INSTALLED IN COMPLIANCE WITH THE NATIONAL ELECTRIC CODE, CLEARANCE BETWEEN BOXES AND CUTOUPS IN WALL SHALL NOT EXCEED 1/8 IN. THE AREA OF OPENINGS FOR BOXES SHALL NOT AGGREGATE MORE THAN 100 SQ. IN. PER 100 SQ. FT. OF CEILING AREA, WITH NO OPENING EXCEEDING 28 SQ. IN. OUTLET AND SWITCH BOXES ON OPPOSITE SIDES OF A WALL OR PARTITION SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 IN.

ALL BOXES FOR USE IN FIRE RESISTANT CEILINGS CONSISTING OF WOOD FLOORS, WOOD JOISTS AND GYPSUM WALLBOARD WITH A CLASSIFICATION PERIOD OF 2 HOURS OR LESS, SHALL BE NON-METALLIC AND INSTALLED IN COMPLIANCE WITH THE NATIONAL ELECTRIC CODE, CLEARANCE BETWEEN BOXES AND CUTOUPS IN CEILING SHALL NOT EXCEED 1/8 IN. THE AREA OF OPENINGS FOR BOXES SHALL NOT AGGREGATE MORE THAN 28.5 SQ. IN. IN THE AREA OF CEILING AREA, WITH NO OPENING EXCEEDING 12.5 SQ. IN. NO BOX SHALL BE LOCATED WITHIN 4.5 FT. OF ANOTHER BOX.

**GA FILE NO. WP 8105**

**GYPSUM WALLBOARD, GYPSUM SHEATHING, WOOD STUDS**

**Exterior Side:** One layer 5/8" type X gypsum sheathing, 48" wide, applied parallel to studs with galvanized roofing nails, 1 1/4" long, 0.120" shank, 7/16" or 1/2" heads, 7" o.c. in field, 4" o.c. perimeter. Joints of gypsum sheathing may be left exposed. Exterior cladding to be attached through sheathing to studs. Wallboard and sheathing nailed to top and bottom plates at 7" o.c.

**Interior Side:** One layer 5/8" type X gypsum wallboard or water resistant board or veneer base applied parallel with or at right angles to 2 x 4 wood studs, 24" o.c. with 6d coated nails 1 1/8" long, 0.0915" shank, 1/4" heads, 7" o.c. (LOAD-BEARING)

**1-HOUR EXTERIOR BEARING WALL - WP8105**  
NO SCALE

**System No. WL2003**  
F Rating—1 Hr  
T Rating—1 Hr  
L Rating At Ambient—Less Than 1 CFM/sq ft (See Item 3B)  
L Rating At 400 F—Less Than 1 CFM/sq ft (See Item 3B)

**1. Wall Assembly**—The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:

- Studs**—Nom 4 in. deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members\* with bridging as required and with ends fire-topped.
- Wallboard, Gypsum**—Nom 4 ft wide by 5/8 in. thick, Wallboard direct-attached to joists or screw-attached to furring channels as specified in the individual Floor-Ceiling Design.
- Chase Wall**—The fire-rated single or double wood stud/gypsum wallboard chase wall shall be constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
  - Studs**—Nom 2 by 4 in. or double nom 2 by 4 in. lumber studs.
  - Soak Plate**—Nom 2 by 4 in. or parallel 2 by 4 in. lumber plates.
  - Top Plate**—The double top plate shall consist of two nom 2 by 4 in. or two sets of parallel 2 by 4 in. lumber plates. Max diam of opening is 2 in.
  - Wallboard, Gypsum**—Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design. When double stud construction is used, each stud cavity containing a pipe (Item 3) shall be lined with wallboard such that the pipe is surrounded on four sides by wallboard.
- Nonmetallic Pipe**—Nom 4 in. dia. or smaller Schedule 40 polybutylene (PB) pipe for use in closed process or supply piping systems. One pipe to be installed within firestop system. An annular space of min 1/8 in. to max 3/8 in. is required within the firestop system. Pipe to be rigidly supported on both sides of floor assembly.
- Fill, Void or Cavity Material**—Sealant—Min 3/4 in. thickness of fill material applied within the annular space with top surface of floor. A generous bead of fill material also applied within the annular of the top plate. Flush with bottom surface of lower top plate.

MHI Construction Chemicals, Inc.—FSB11A Sealant

\*Bearing the UL Classification Marking

**6 DRAIN THRU TENANT WALL - WL2003**  
NO SCALE

**Design No. L521**  
Unrestrained Assembly Rating—1 Hr  
Finish Rating—25 Min.

**1. Flooring System**—The finish flooring may consist of any one of the following systems:

- Finish Flooring**—Nom 1 by 4 in. T&G, laid perpendicular to trusses; or 15/32 in. thick plywood, min grade, "Underlayment" or "Sturd-I-Floor" with T&G long edges, and conforming with PS 1-83 specifications; or nonveneer APA rated Sturd-I-Floor, T&G panels per APA specifications PRP-108. Long dimensions of panel (length axis) or face grain of plywood to be perpendicular to trusses with joints staggered.
- Subflooring**—23/32 in. thick plywood with T&G edges along the 8 ft sides and exterior glue, or nonveneer APA rated Sturd-I-Floor T&G panels per APA specifications PRP-108. Installed perpendicular to trusses with end joints staggered 4 ft. Plywood or nonveneer APA rated panels secured to trusses with construction adhesive and No. 6d ringed shank nails. Nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.
- Batts and Blankets**—(Optional)—Glass fiber insulation, max 3 1/2 in. thick, secured to the plywood subflooring with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf.
- Air Duct**—Any UL Class 0 or Class 1 flexible air duct installed in accordance with the instructions provided by the damper manufacturer.
- Damper**—Maximum nominal size, 24 in. long by 6 in. wide by 1 1/4 in. thick, fabricated from galvanized steel, installed in accordance with the instructions provided by the manufacturer. Max damper openings not exceed 72 sq. in. per 100 sq. ft of ceiling area.
- Potterhoff Co Inc.—Type CFB-521.**
- Furring Channels**—Resilient channels, 3/8 in. deep by 2-3/8 in. wide at the base and 1-3/8 in. wide at the face, formed from 0.020 in. thick galv steel, spaced 16 in. OC, installed perpendicular to trusses. Channels secured to each truss with 1-1/4 in. long type S steel screws. Channels overlapped 4 in. at splices. Channels oriented opposite at wallboard butt joints (spaced 6 in. OC) as shown in the above illustration.
- Wallboard, Gypsum**—Nom 5/8 in. thick, 48 in. wide, installed with long dimension perpendicular to resilient channels with 1 in. long type S screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. At end joints, two resilient channels are used, extending a min of 6 in. beyond both ends of the joint.
- Canadian Gypsum Company—Type C or IP-X2.**
- United States Gypsum Co.—Type C or IP-X2.**
- Yesso Panamericano S.A. de C.A.—Type C or IP-X2.**
- Finishing System**—(Not shown)—Vinyl, dry or premixed joint compound applied in two coats to joints and screw-heads; paper tape, 2 in. wide, embedded in first layer of compound over all joints. As an alternate, nom 3/32 in. thick veneer plaster may be applied to the entire surface of gypsum wallboard.

\*Bearing the UL Classification Marking

**5 1-HOUR FLOOR/CEILING ASSEMBLY - L521**  
NO SCALE

**System No. FC2012**  
F Rating—1 Hr  
T Rating—1 Hr

**1. Floor-Ceiling Assembly**—The fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Design in the UL Fire Resistance Directory and shall include the following construction features:

- Flooring System**—Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture\* as specified in the individual Floor-Ceiling Design. Max diam of floor opening in flooring to be 4 in. or 5 in. for nom 3 in. or 4 in. closet flange (Item 2), respectively.
- Joists**—Nom 10 in. deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members\* with bridging as required and with ends fire-topped.
- Wallboard, Gypsum**—Nom 4 ft wide by 5/8 in. thick, Wallboard direct-attached to joists or screw-attached to furring channels as specified in the individual Floor-Ceiling Design.
- Firestop Device**—Closest Flange—PVC closet stub sized to accommodate nom 3 in. or 4 in. diam pipe. Closet flange installed in hole-sawed opening in flooring system with flange secured to top of flooring with steel screws.
- Drain Piping**—Nom 3 in. or 4 in. diam Schedule 40 PVC drain piping and fitting. Short length of pipe with 90 degree elbow fitting cemented into bottom socket of closet flange. Drain piping to rest on stack cemented into fitting.
- Water Closet**—(Not Shown)—Floor-mounted vitreous china water closet.

\*Bearing the UL Classification Marking

**4 TOILET/TUB PENETRATIONS - FC2012**  
NO SCALE

**System No. FC2013**  
F Rating—1 Hr  
T Rating—1 Hr

**1. Floor-Ceiling Assembly**—The fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Design in the UL Fire Resistance Directory and shall include the following construction features:

- Flooring System**—Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture\* as specified in the individual Floor-Ceiling Design. Max diam of floor opening in flooring to be 4 in. or 5 in. for nom 3 in. or 4 in. closet flange (Item 2), respectively.
- Joists**—Nom 10 in. deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members\* with bridging as required and with ends fire-topped.
- Wallboard, Gypsum**—Nom 4 ft wide by 5/8 in. thick, Wallboard direct-attached to joists or screw-attached to furring channels as specified in the individual Floor-Ceiling Design.
- Firestop Device**—Closest Flange—PVC closet stub sized to accommodate nom 3 in. or 4 in. diam pipe. Closet flange installed in hole-sawed opening in flooring system with flange secured to top of flooring with steel screws.
- Drain Piping**—Nom 3 in. or 4 in. diam Schedule 40 PVC drain piping and fitting. Short length of pipe with 90 degree elbow fitting cemented into bottom socket of closet flange. Drain piping to rest on stack cemented into fitting.
- Water Closet**—(Not Shown)—Floor-mounted vitreous china water closet.

\*Bearing the UL Classification Marking

**3 1-HOUR CEILING/ROOF ASSEMBLY - FC2601**  
NO SCALE

**System No. FC3011**  
F Rating—1 Hr  
T Rating—1 Hr

**1. Floor-Ceiling Assembly**—The fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Design in the UL Fire Resistance Directory and shall include the following construction features:

- Flooring System**—Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture\* as specified in the individual Floor-Ceiling Design. Max diam of floor opening is 2 in.
- Joists**—Nom 10 in. deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members\* with bridging as required and with ends fire-topped.
- Wallboard, Gypsum**—Nom 4 ft wide by 5/8 in. thick, Wallboard direct-attached to joists or screw-attached to furring channels as specified in the individual Floor-Ceiling Design.
- Chase Wall**—The fire-rated single or double wood stud/gypsum wallboard chase wall shall be constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
  - Studs**—Nom 2 by 4 in. or double nom 2 by 4 in. lumber studs.
  - Soak Plate**—Nom 2 by 4 in. or parallel 2 by 4 in. lumber plates.
  - Top Plate**—The double top plate shall consist of two nom 2 by 4 in. or two sets of parallel 2 by 4 in. lumber plates. Max diam of opening is 2 in.
  - Wallboard, Gypsum**—Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design. When double stud construction is used, each stud cavity containing a pipe (Item 3) shall be lined with wallboard such that the pipe is surrounded on four sides by wallboard.
- Nonmetallic Pipe**—Nom 4 in. dia. or smaller Schedule 40 polybutylene (PB) pipe for use in closed process or supply piping systems. One pipe to be installed within firestop system. An annular space of min 1/8 in. to max 3/8 in. is required within the firestop system. Pipe to be rigidly supported on both sides of floor assembly.
- Fill, Void or Cavity Material**—Sealant—Min 3/4 in. thickness of fill material applied within the annular space with top surface of floor. A generous bead of fill material also applied within the annular of the top plate. Flush with bottom surface of lower top plate.

MHI Construction Chemicals, Inc.—FSB11A Sealant

\*Bearing the UL Classification Marking

**3 CABLE THROUGH PLATE - FC3011**  
NO SCALE

**Design No. U341**  
Bearing Wall Rating—1 Hr  
Finish Rating—Min 20 min.

**1. Wood Studs**—Nom 4 by 4 in., spaced 24 in. o.c. Max cross braced at mid-height and effectively firestopped at top and bottom of wall.

**2. Wallboard, Gypsum**—5/8 in. thick 4 ft wide. Wallboard or lath applied horizontally or vertically and nailed to studs and bearing plates 7 in. o.c. Wallboard shall be fire-rated and shall be applied in the manner specified in the individual U300 Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:

- Studs**—Nom 2 by 4 in. or double nom 2 by 4 in. lumber studs.
- Soak Plate**—Nom 2 by 4 in. or parallel 2 by 4 in. lumber plates.
- Top Plate**—The double top plate shall consist of two nom 2 by 4 in. or two sets of parallel 2 by 4 in. lumber plates. Max diam of opening is 2 in.
- Wallboard, Gypsum**—Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design. When double stud construction is used, each stud cavity containing a pipe (Item 3) shall be lined with wallboard such that the pipe is surrounded on four sides by wallboard.

**3. Joints and Nailheads**—Wallboard joints of outer layer covered with tape and joint compound. Nail heads of outer layer covered with joint compound. An alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface in classified veneer baseboard.

**4. Sheathing**—(Optional)—Septum may be sheathed with min 0.5 in. thick plywood or Mineral and Fiber Boards\*.

**5. Batts and Blankets**—3 1/2 in. max thickness glass or mineral fiber batt insulation. Optional when sheathing (Item 4) is used on both halves of wall.

\*Bearing the UL Classification Marking

**2 1-HOUR TENANT SEP. WALL - U341**  
NO SCALE

**GYPSUM BOARD, WOOD JOISTS, ROOF COVERING**

Base layer 5/8" type X gypsum wallboard applied at right angles to 2 x 10 wood joists 24" o.c. with 1 1/4" Type S drywall screws 24" o.c. Face layer 5/8" type X gypsum wallboard or veneer base applied at right angles to joists through base layer with 1 1/4" Type S drywall screws 12" o.c. at joints and intermediate joints. Face layer joints offset 24" from base layer joints. 1 1/2" Type G drywall screws placed 2" back on either side of face layer and ends, 12" o.c. 1/2" plywood with exterior glue applied at right angles to top of joists with 6d nails. Appropriate roof covering. Ceiling provides one hour fire resistance protection for wood framing, including trusses.

Approx. Ceiling Weight: 5 psf  
Fire Test: See FC 5406

**MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.**  
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**PLANTERS RETREAT**  
SUMMERVILLE, SOUTH CAROLINA

**RATED ASSEMBLY AND PENETRATIONS**

**APPROVED**  
DATE: 07/02/05  
04/15/05  
07/02/05

**PROJECT**  
2004-016

**DRAWN BY**  
J.C. BEAR

**SEAL**  
MARTIN RILEY  
P.C.  
No. 084904  
STATE OF SOUTH CAROLINA  
REGISTERED ARCHITECT

**MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.**  
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

**PLANTERS RETREAT**  
SUMMERVILLE, SOUTH CAROLINA

**RATED ASSEMBLY AND PENETRATIONS**

**APPROVED**  
DATE: 07/02/05  
04/15/05  
07/02/05

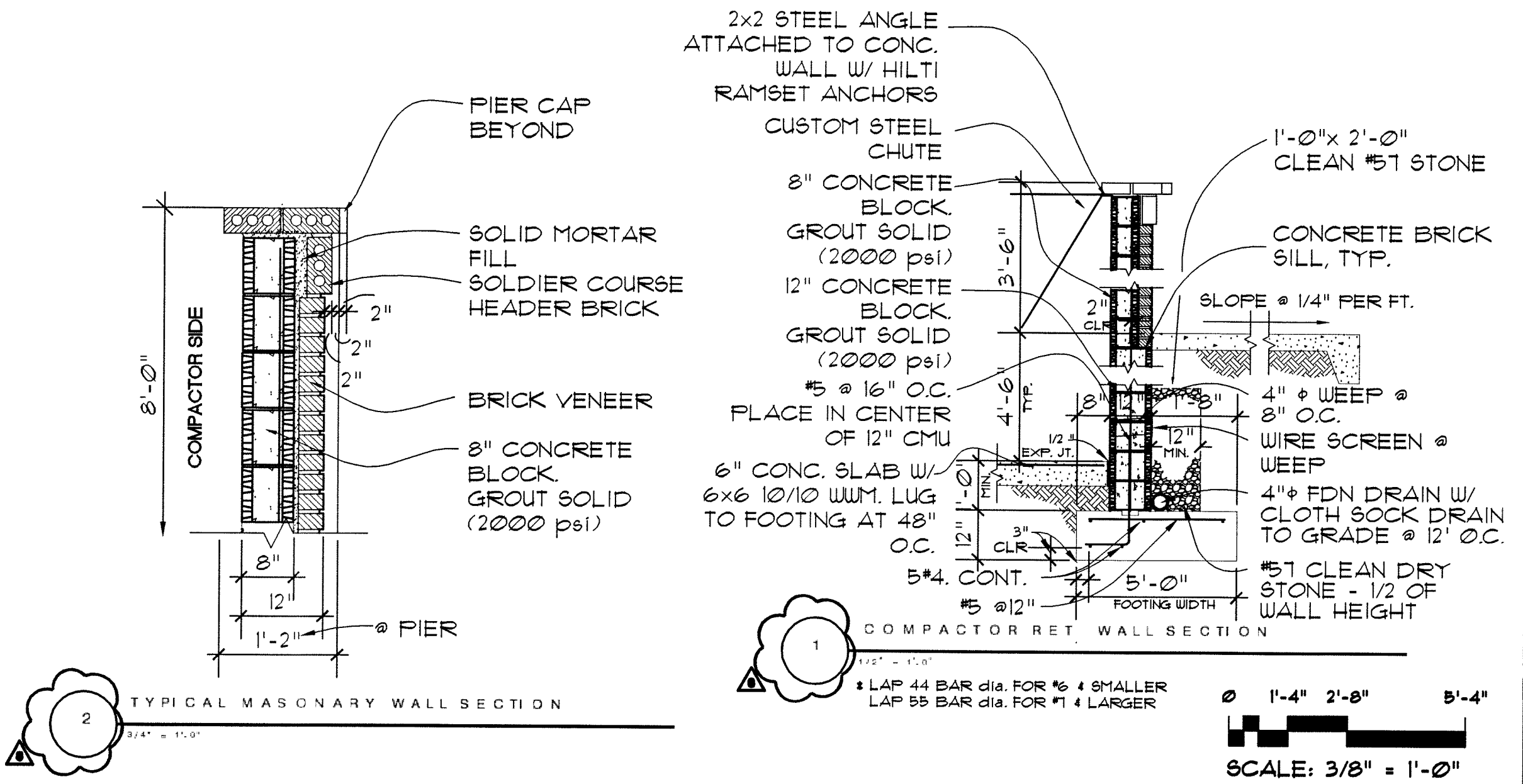
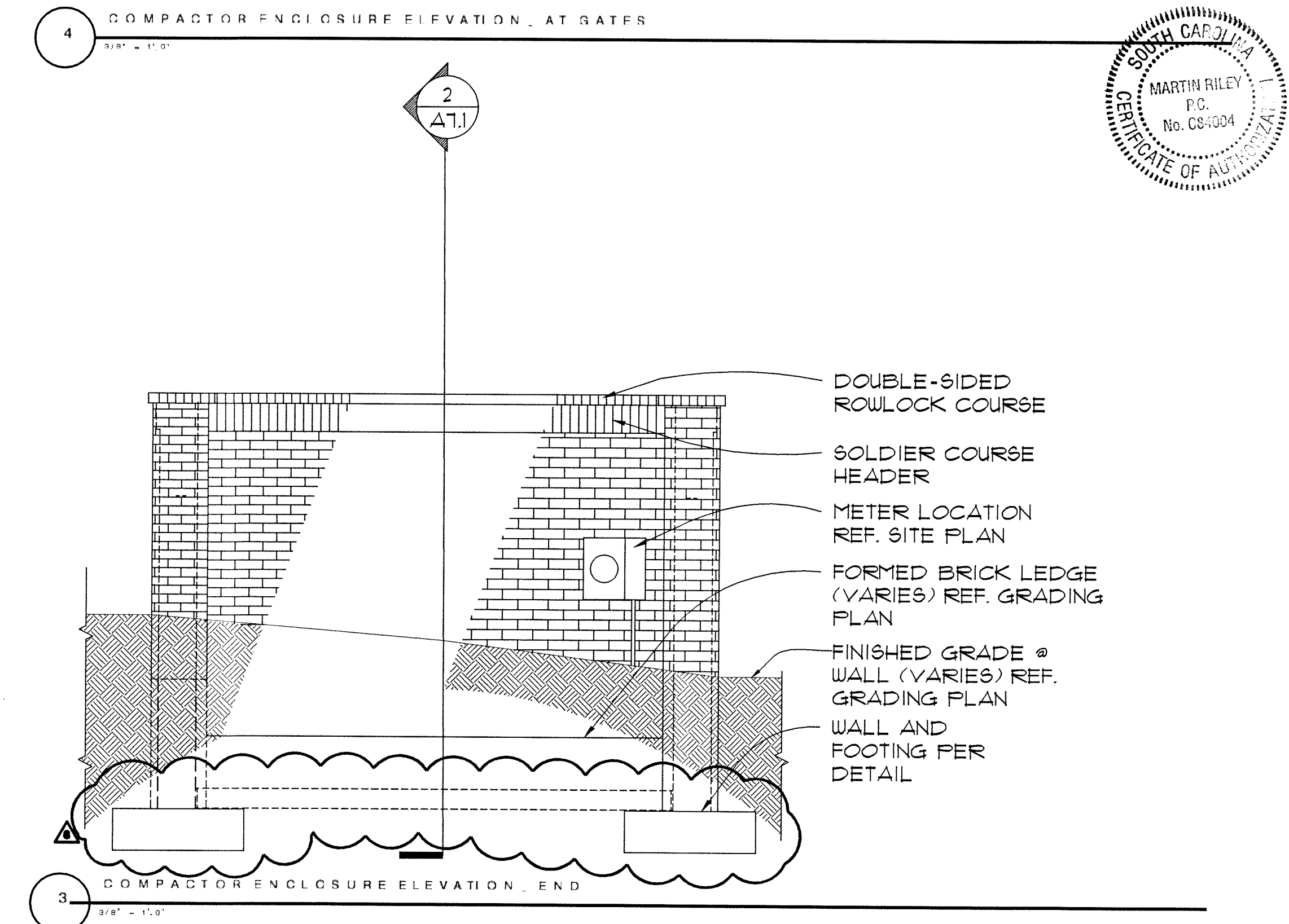
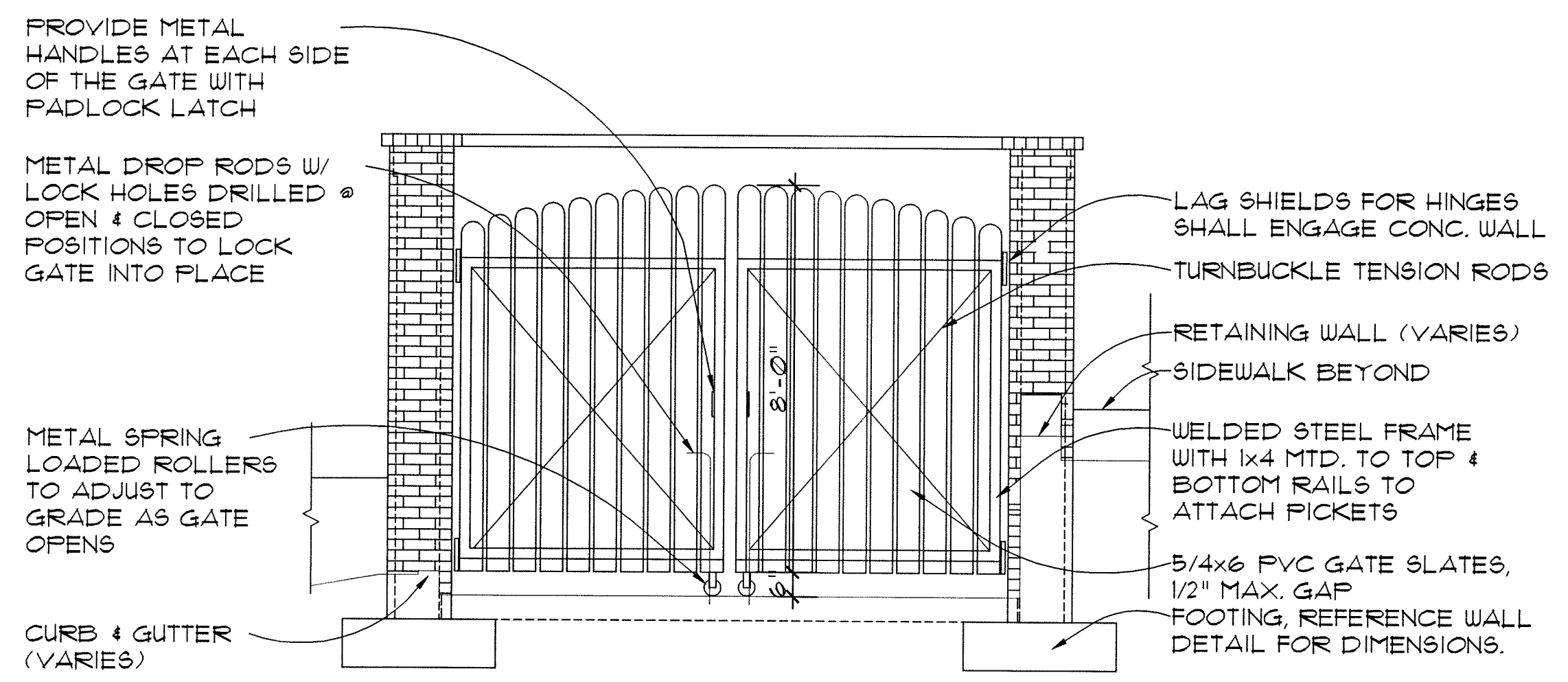
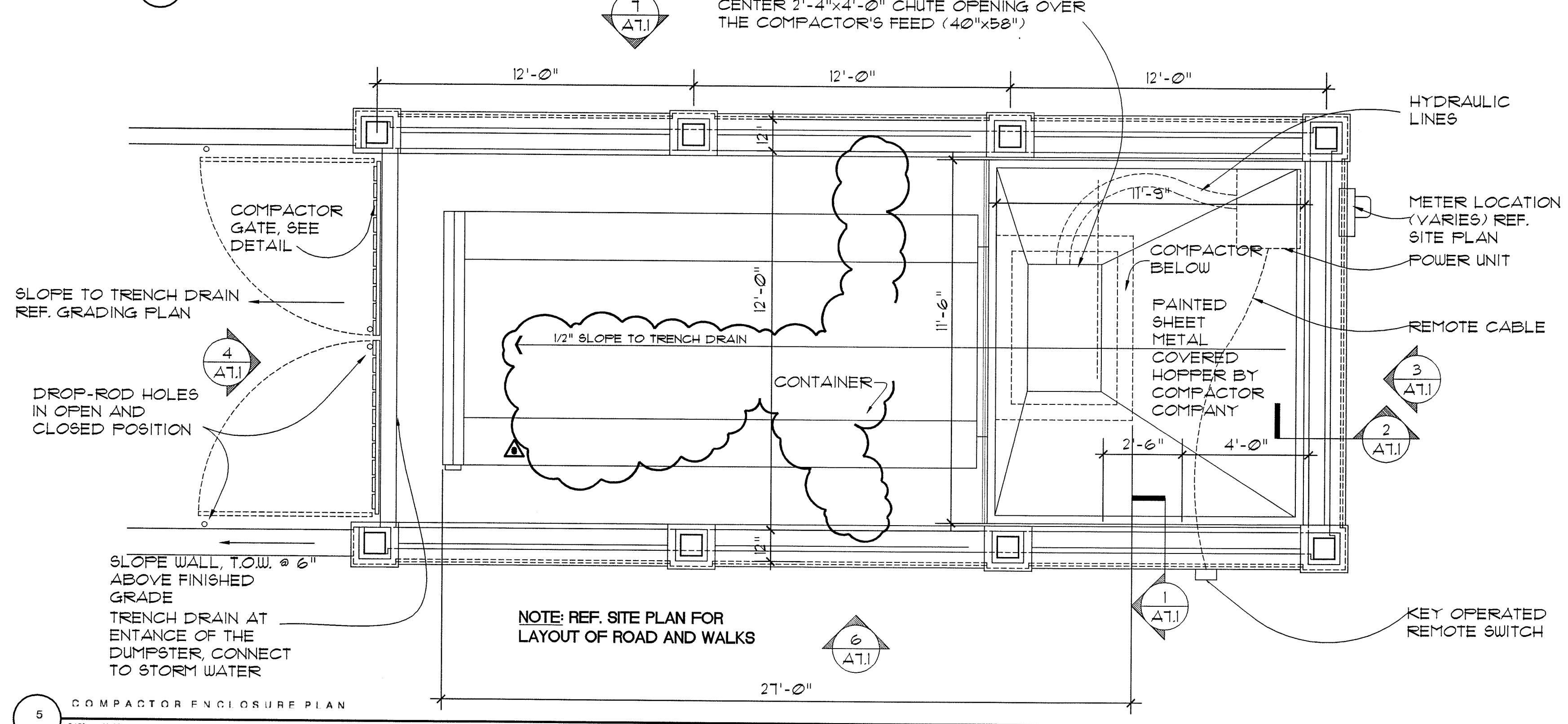
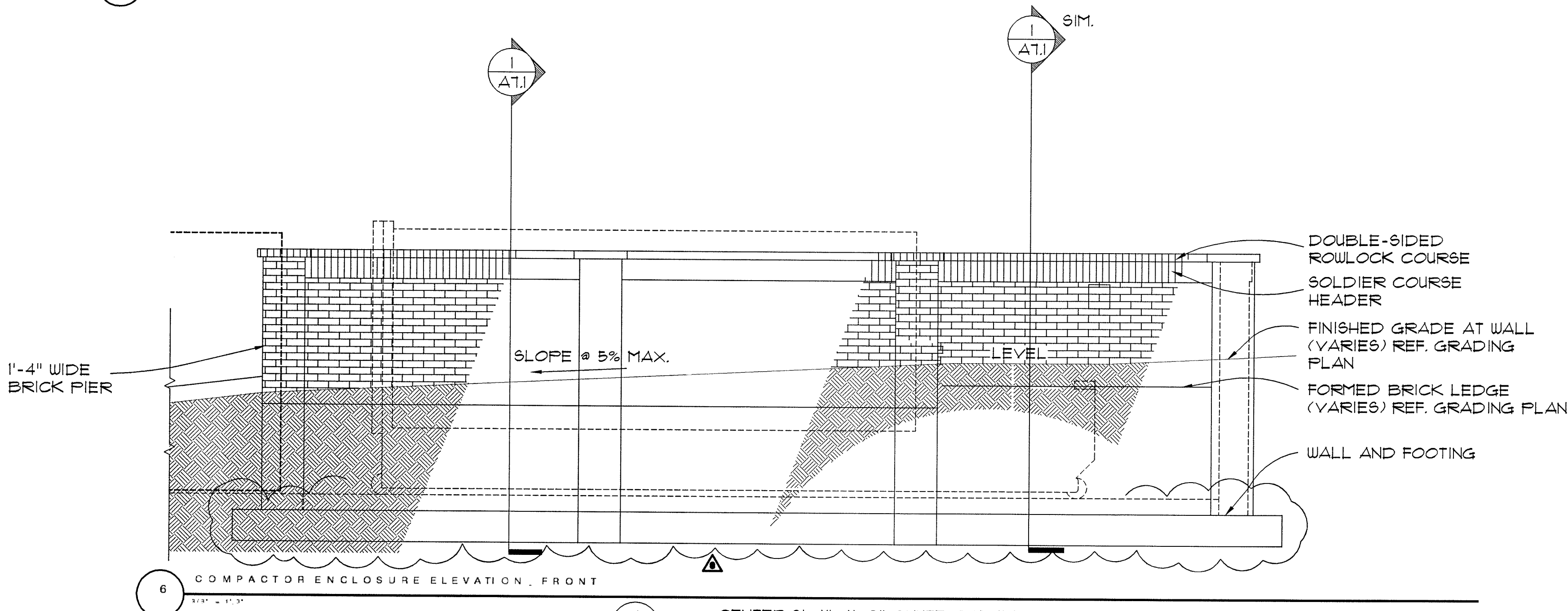
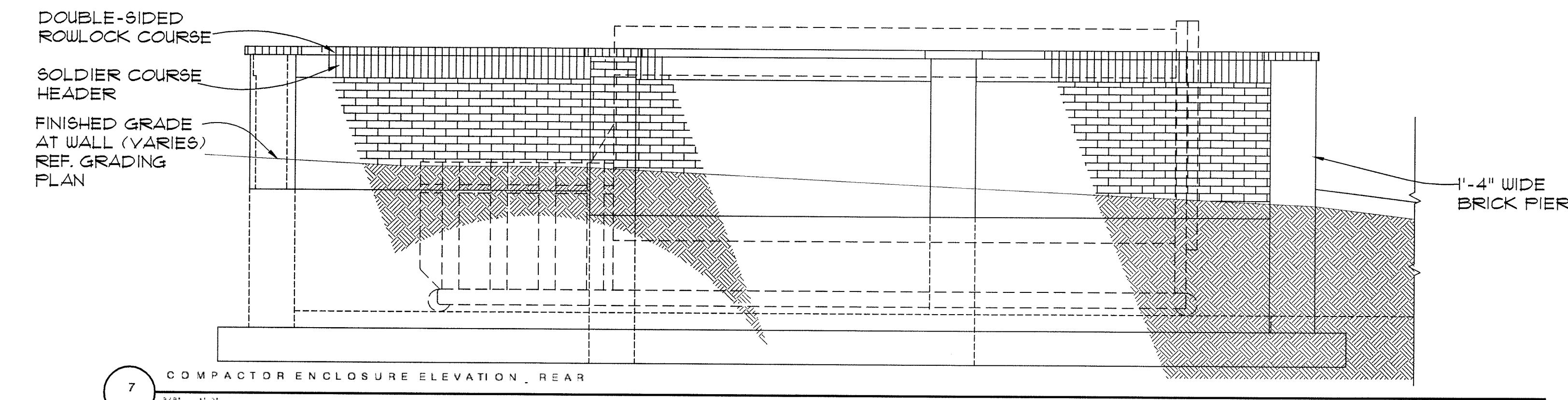
**PROJECT**  
2004-016

**DRAWN BY**  
J.C. BEAR

**SEAL**  
MARTIN RILEY  
P.C.  
No. 084904  
STATE OF SOUTH CAROLINA  
REGISTERED ARCHITECT

**A6.1**

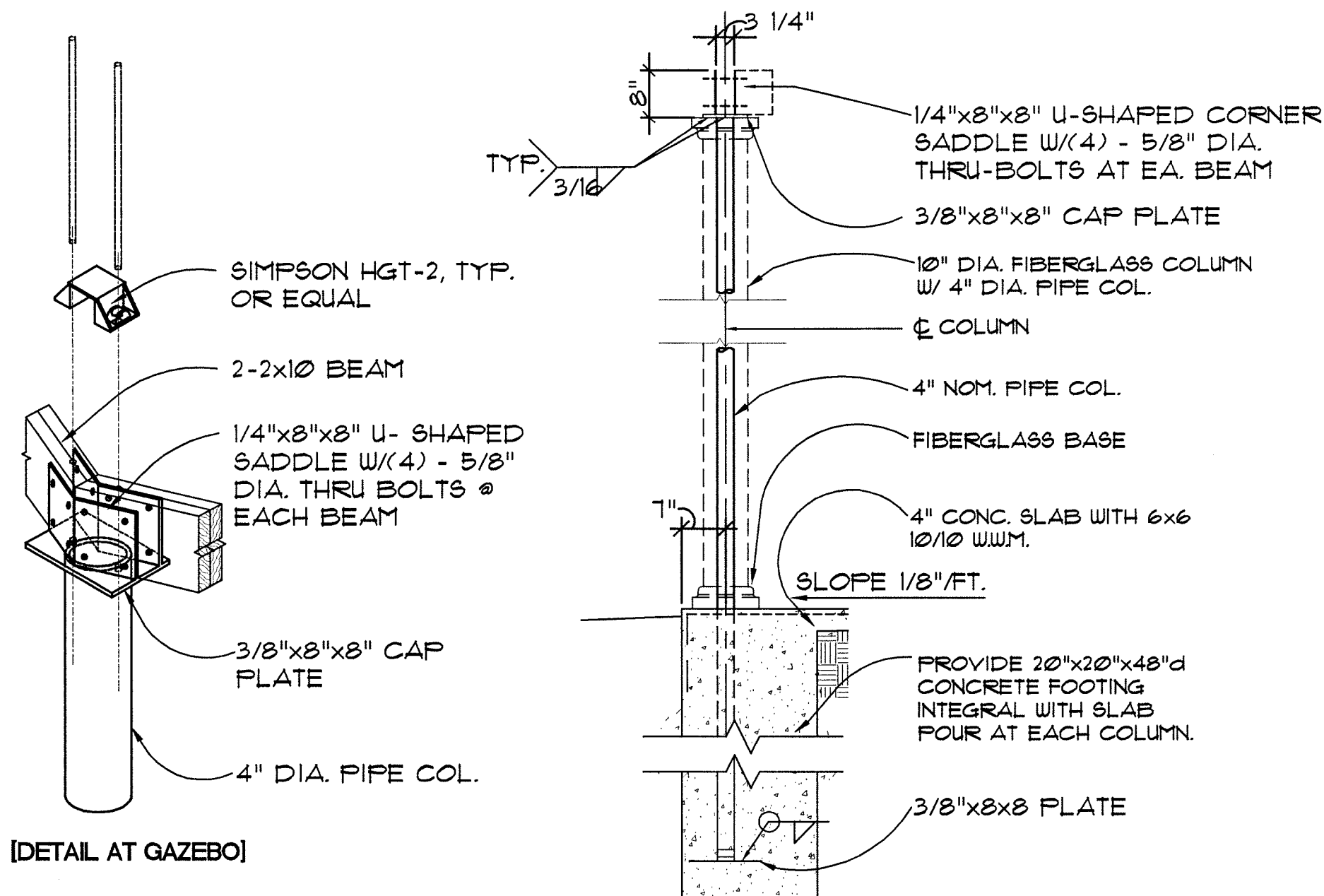




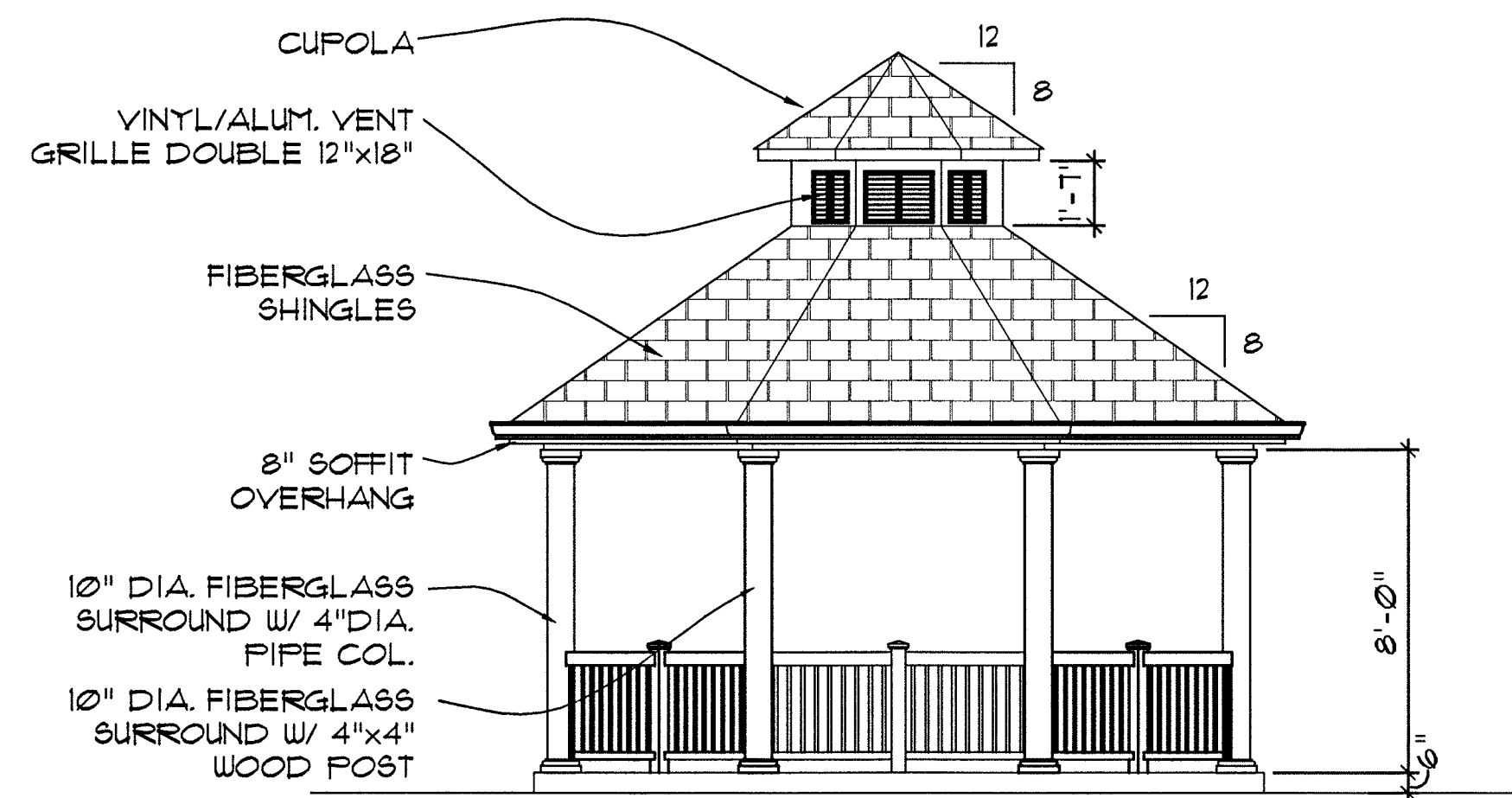
MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
 215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800  
 PLANTERS RETREAT  
 SUMMERVILLE, SOUTH CAROLINA

ZARRA  
 A7.1





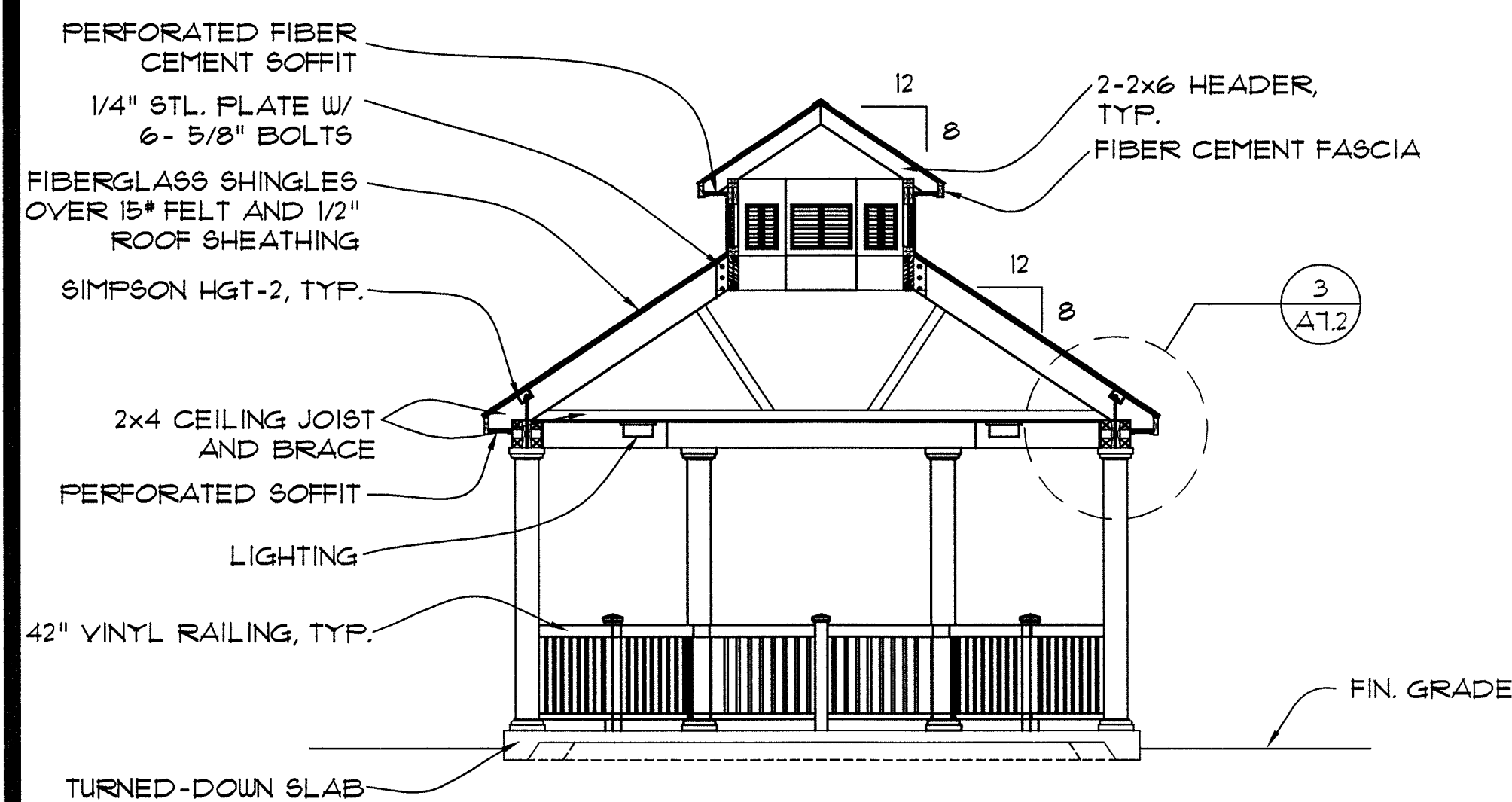
9 REINF. COLUMN SECTION 3D VIEW  
NTS



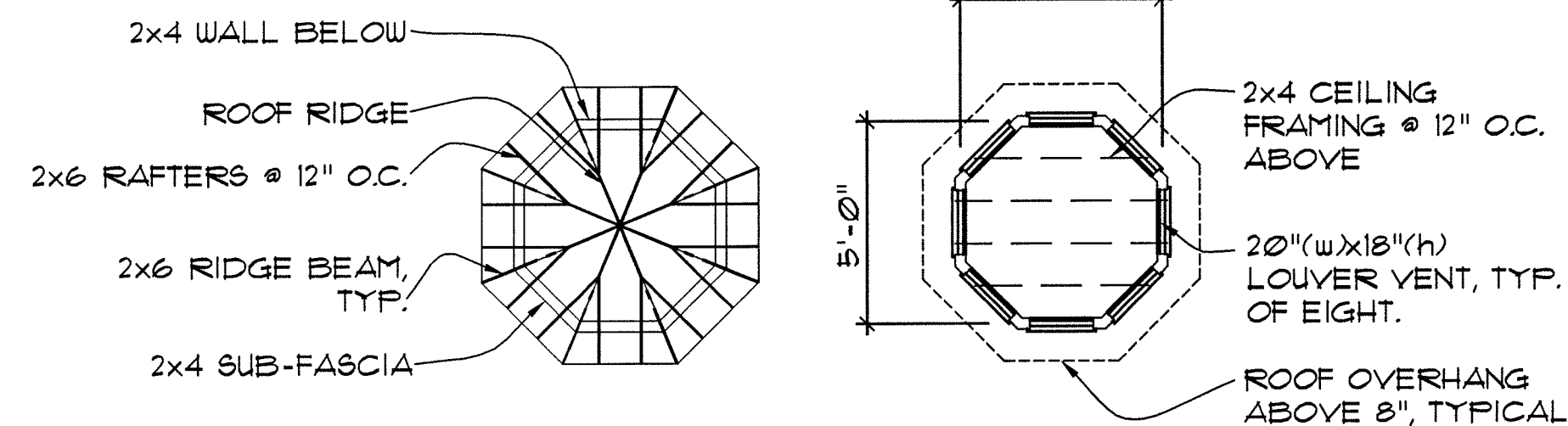
GAZEBO ELEVATION

8

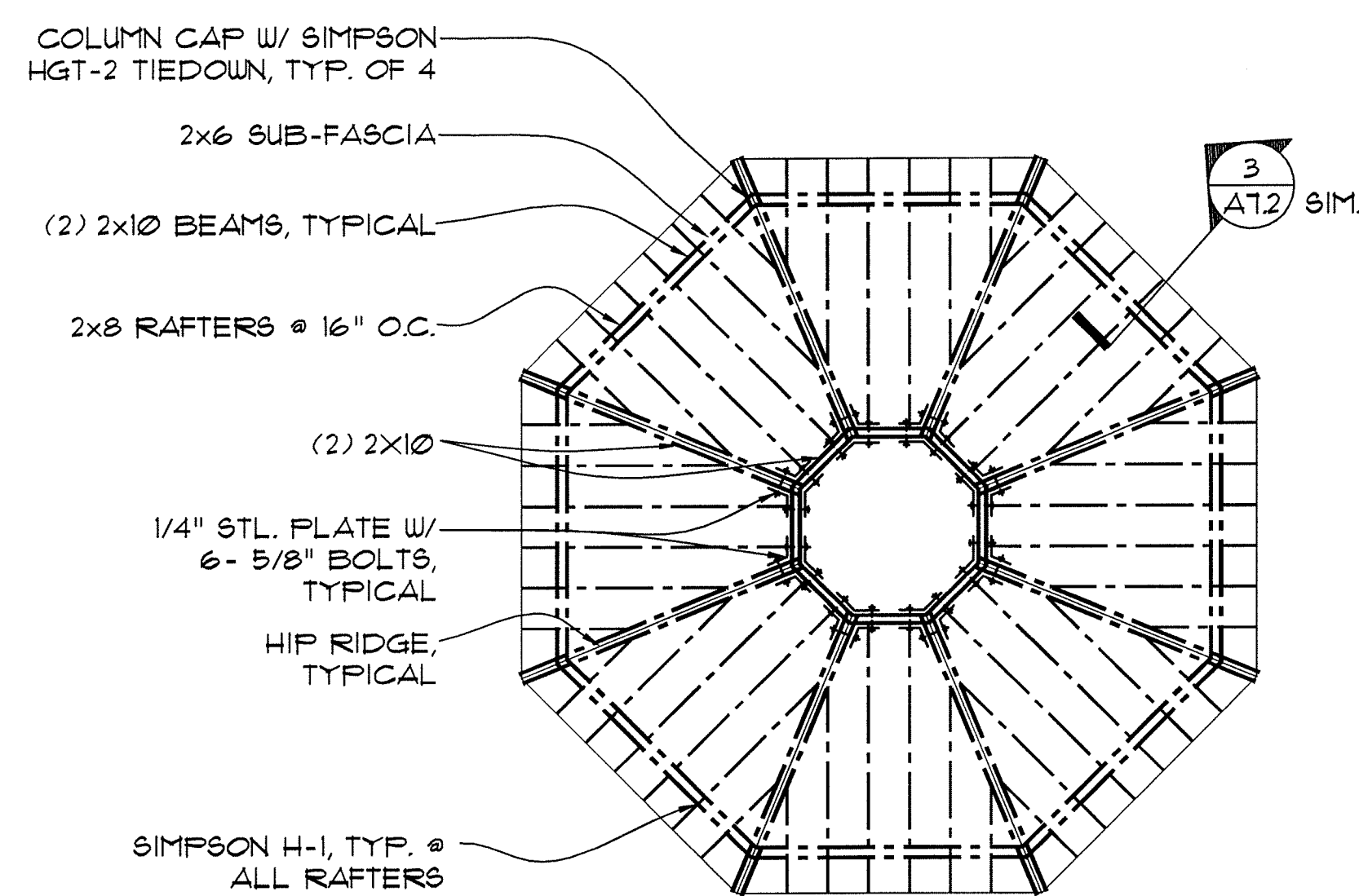
1/4" = 1'-0"



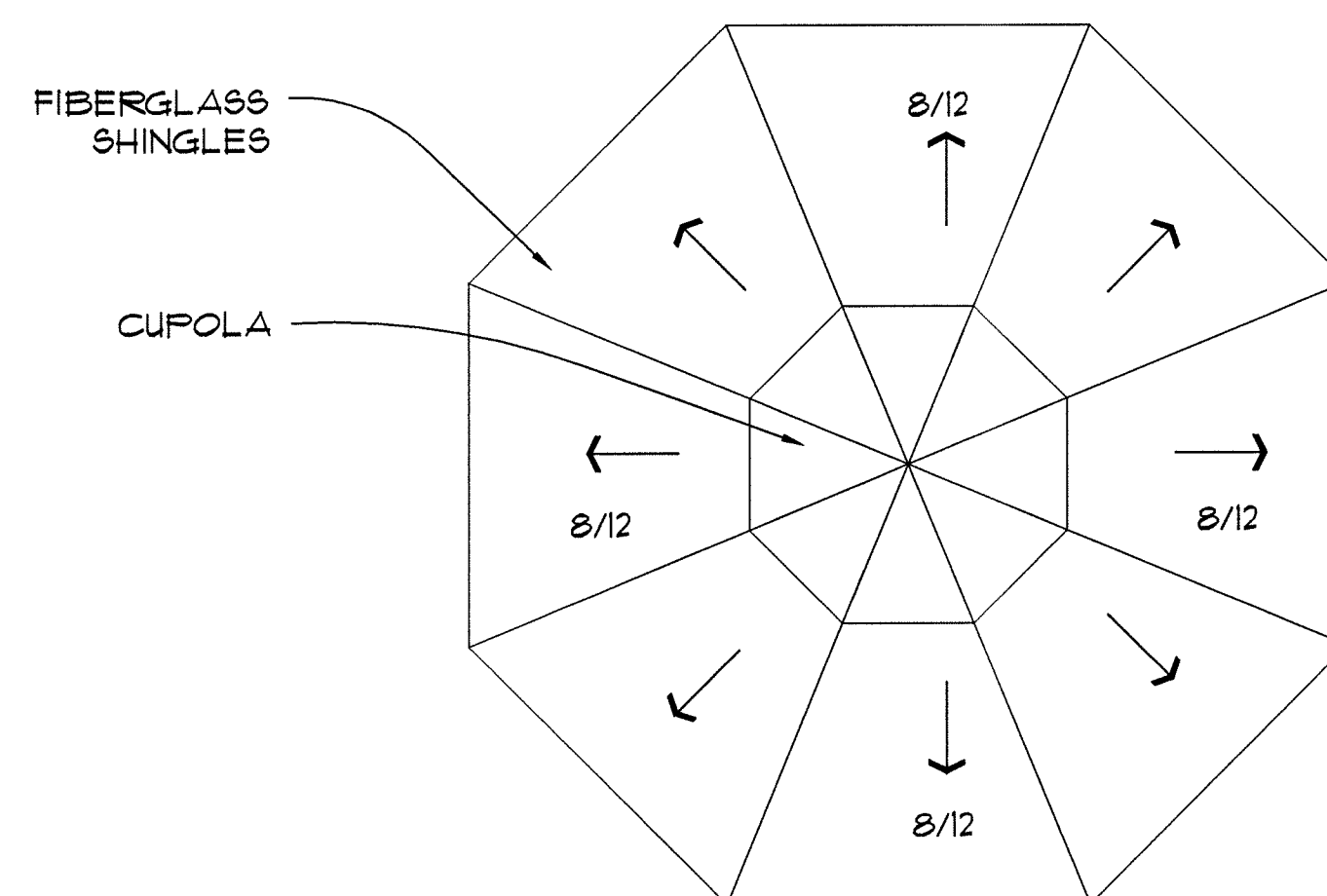
7 GAZEBO SECTION  
1/4" = 1', 0"



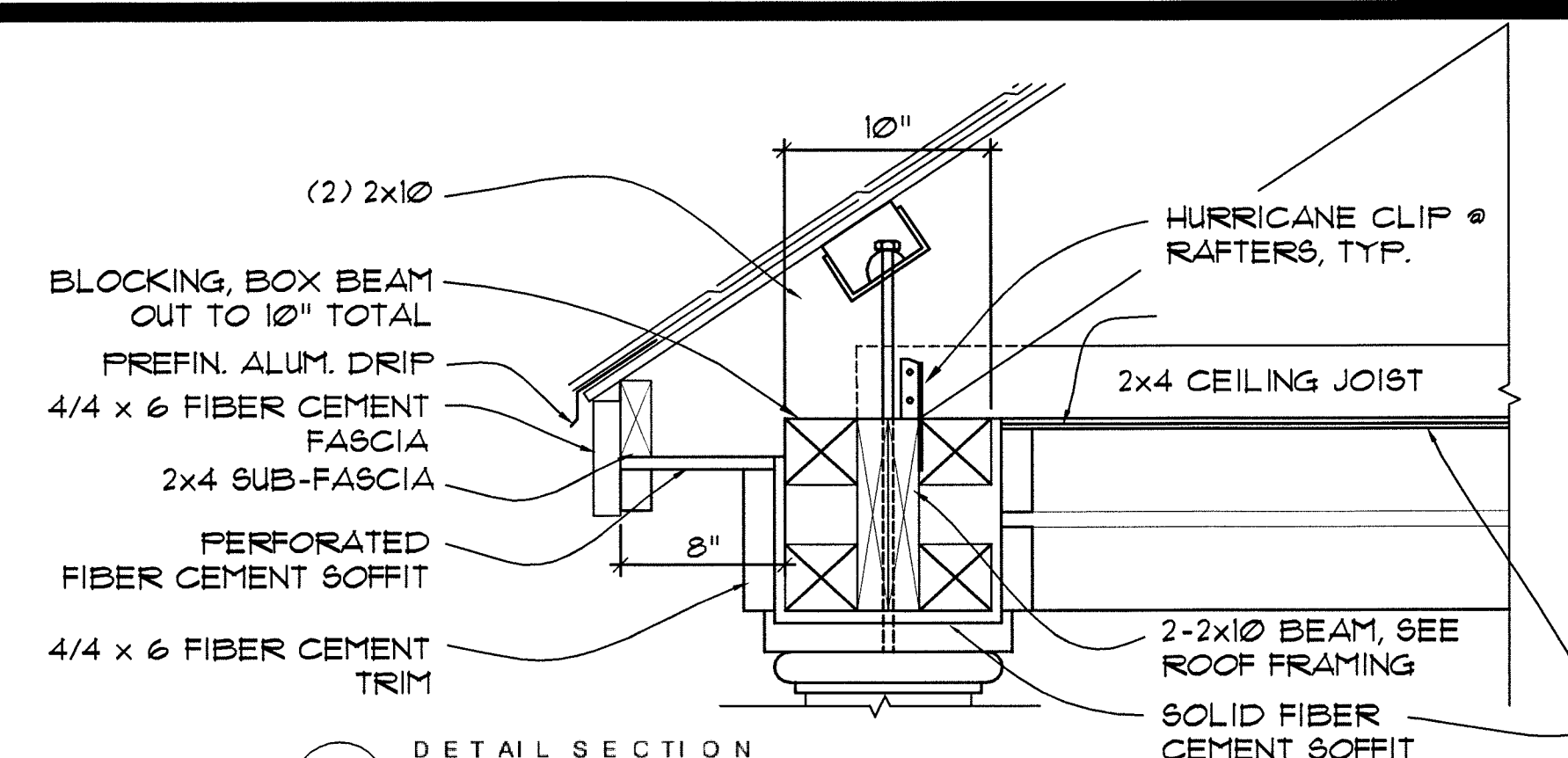
6 CUPOLA ROOF AND FRAMING PLAN  
1/4" = 1', 0"



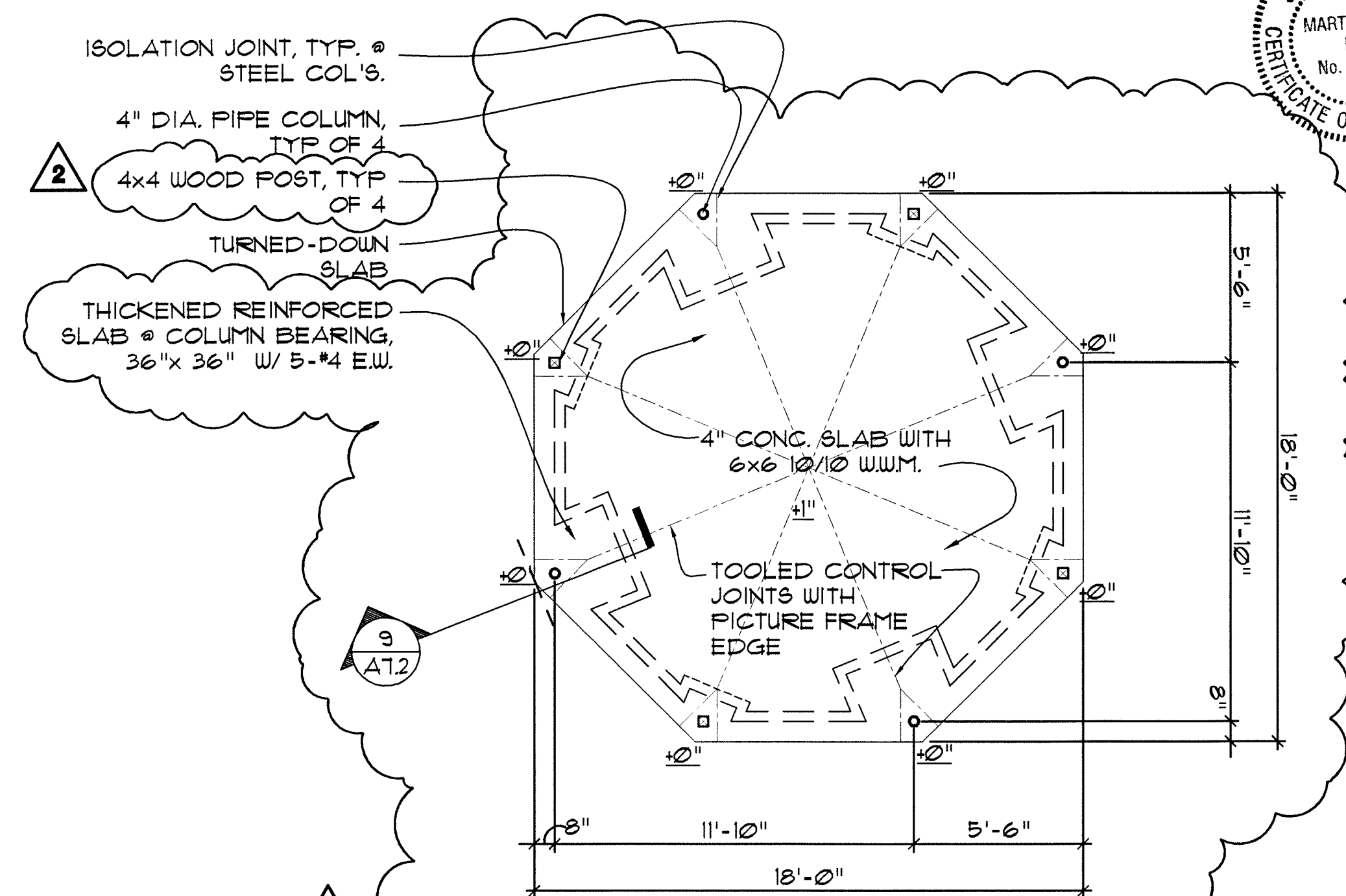
5 GAZEBO ROOF FRAMING PLAN  
1/4" = 1'-0"



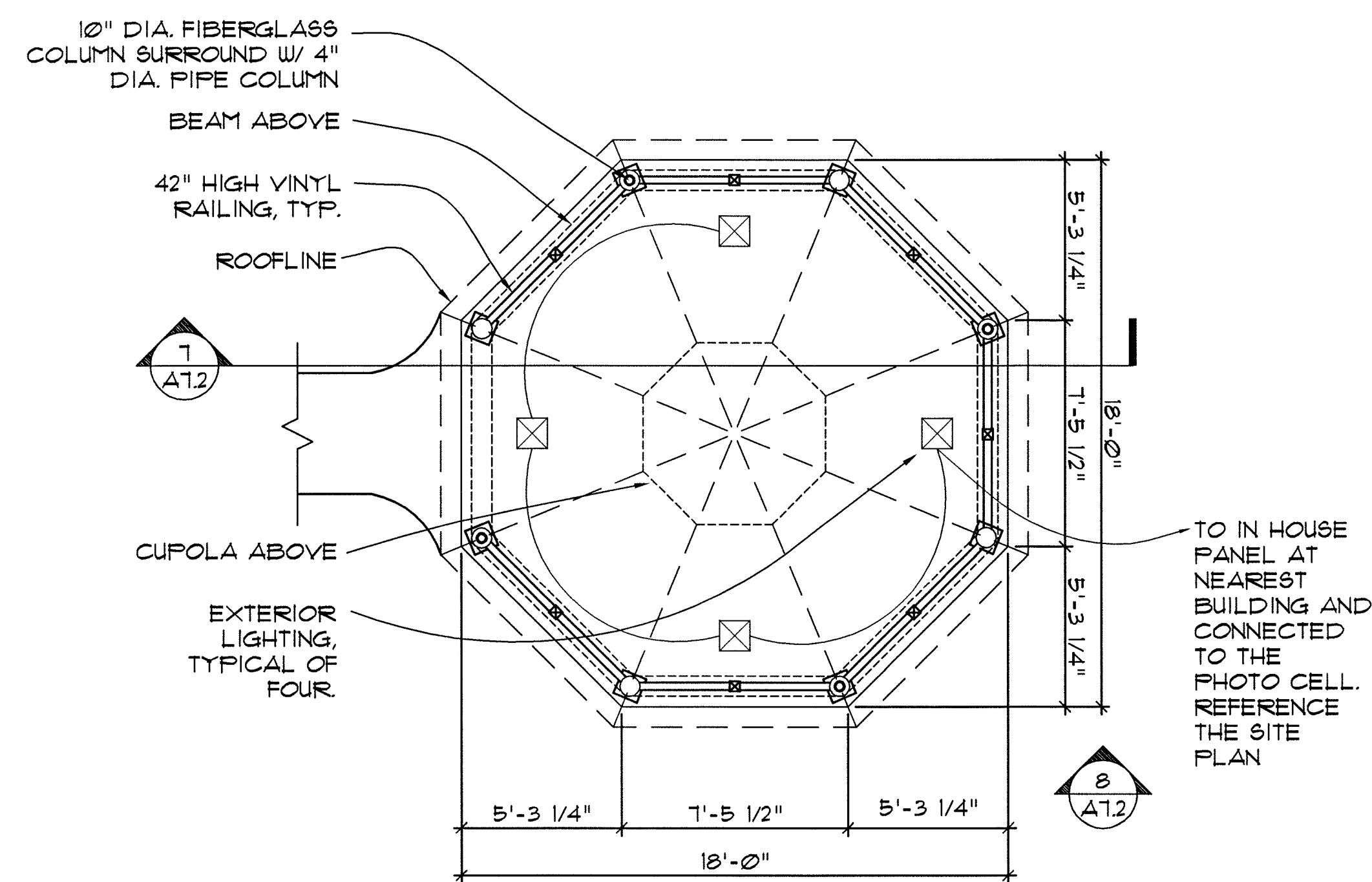
GAZEBO ROOF PLAN



3 DETAIL SECTION  
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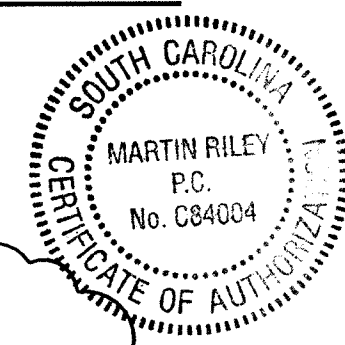


2 GAZEBO FOUNDATION PLAN  
1/4" = 1', 0"



GAZEBO FLOOR PLAN

SCALE: 1/4" = 1'-0"



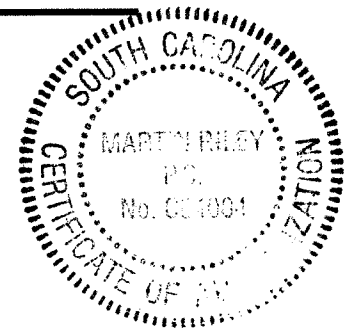
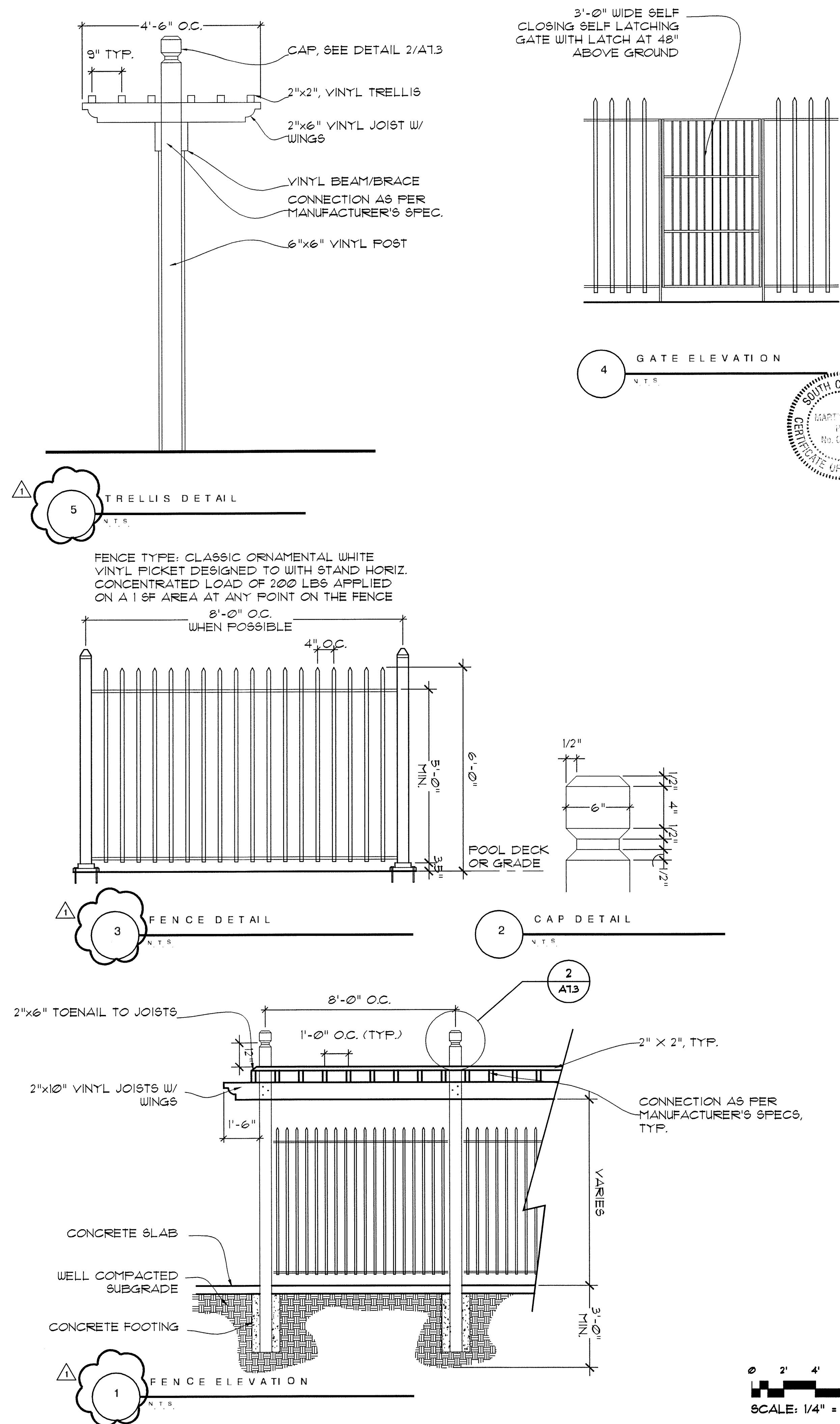
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**PLANTERS RETREAT**  
SUMMERVILLE, SOUTH CAROLINA

GAZEBO PLANS & DETAILS

# VERA

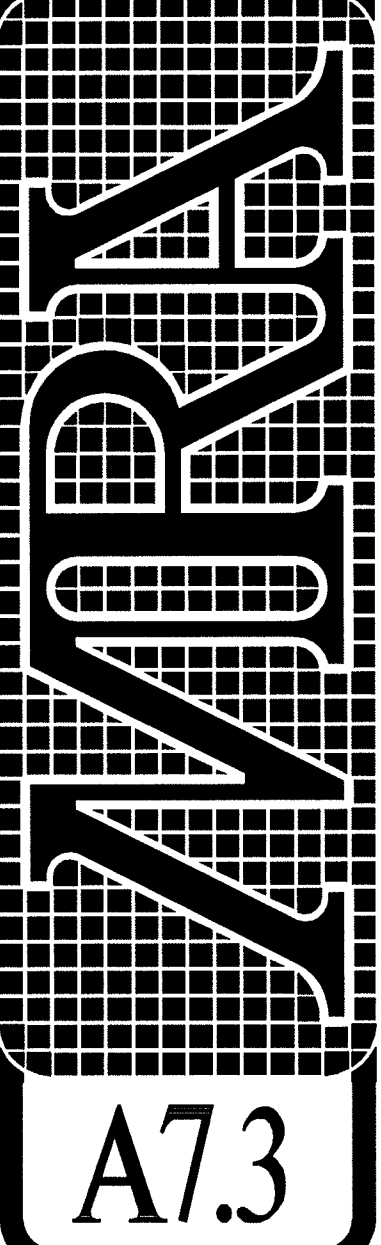
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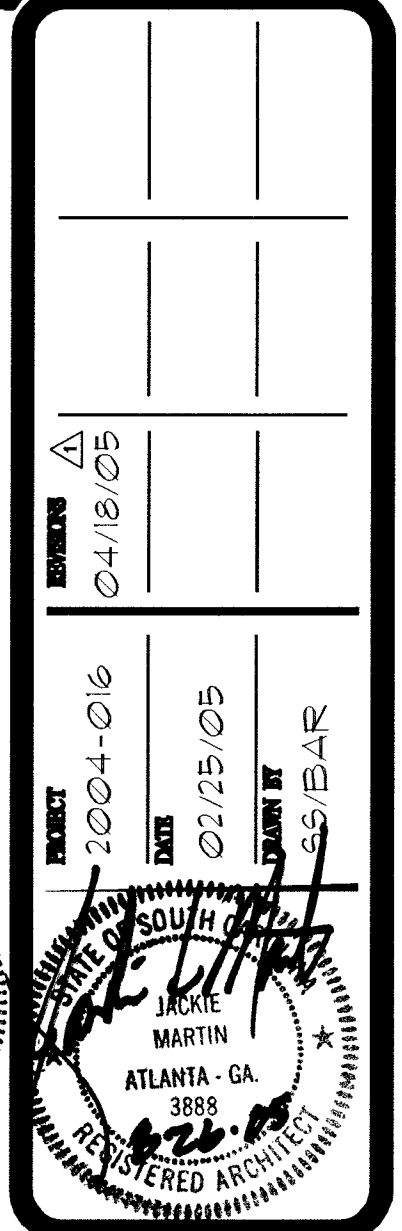
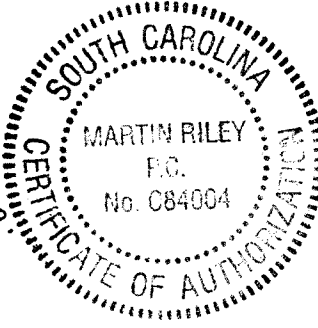
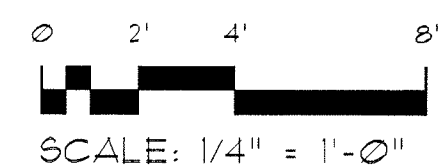
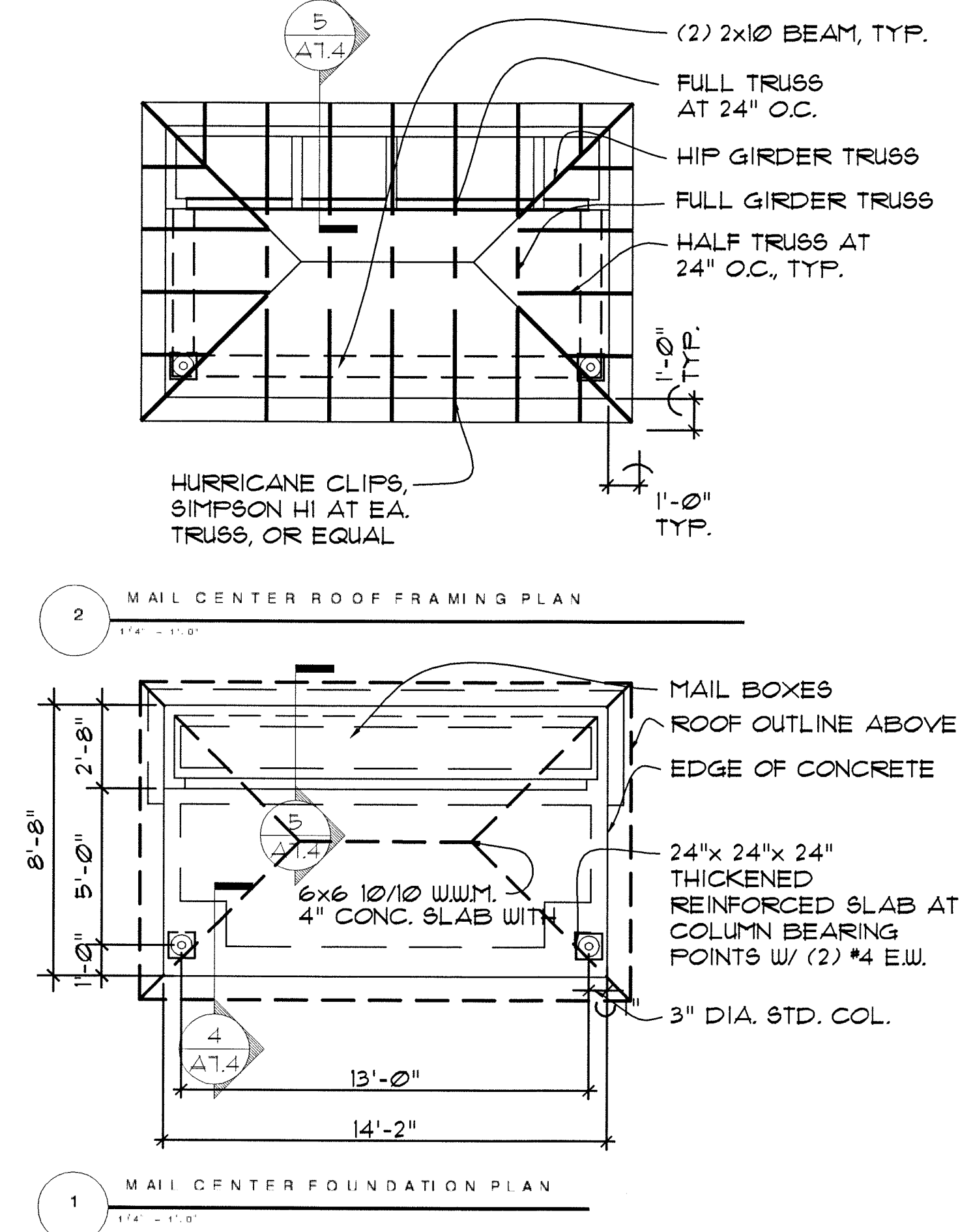
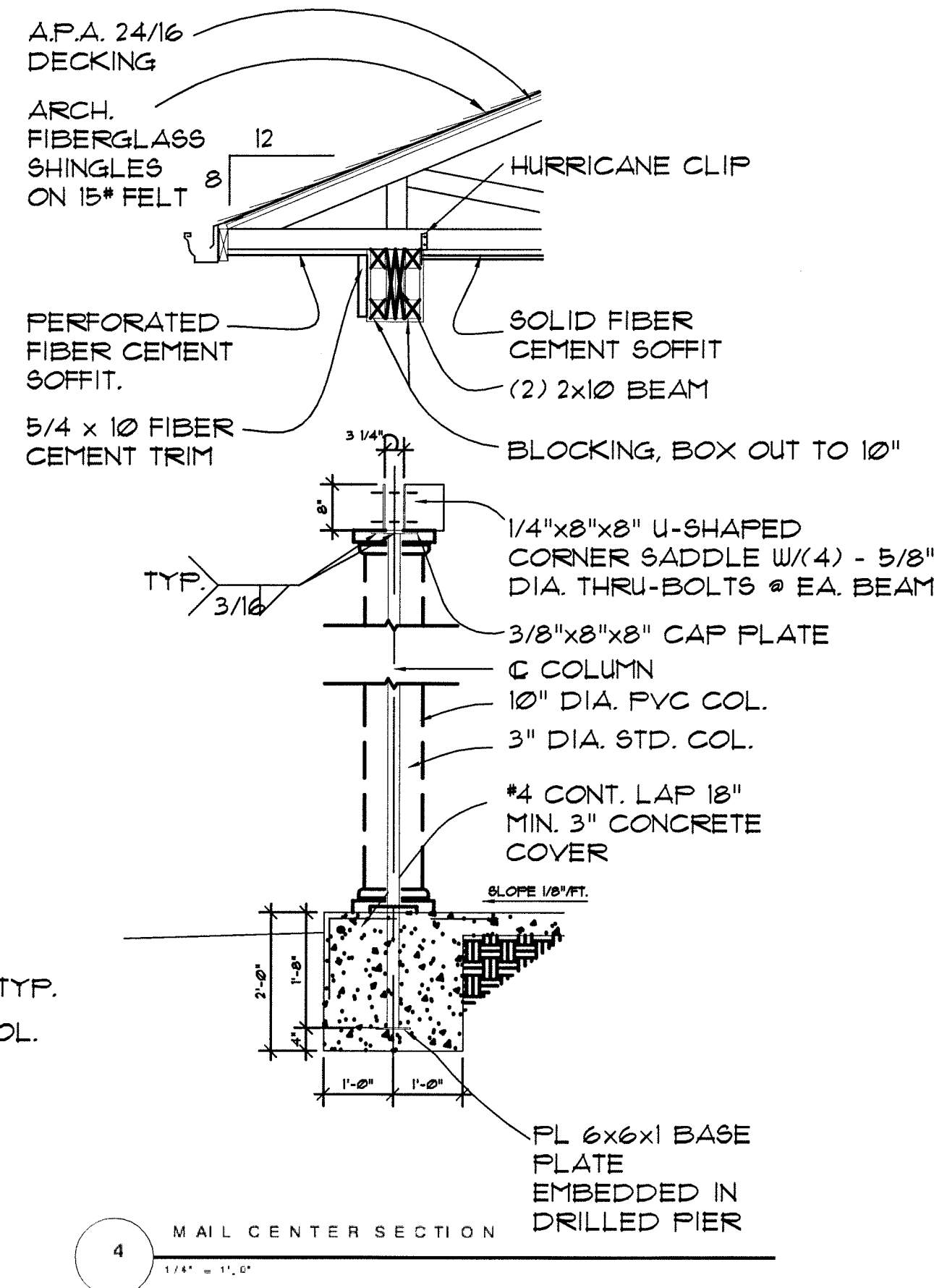
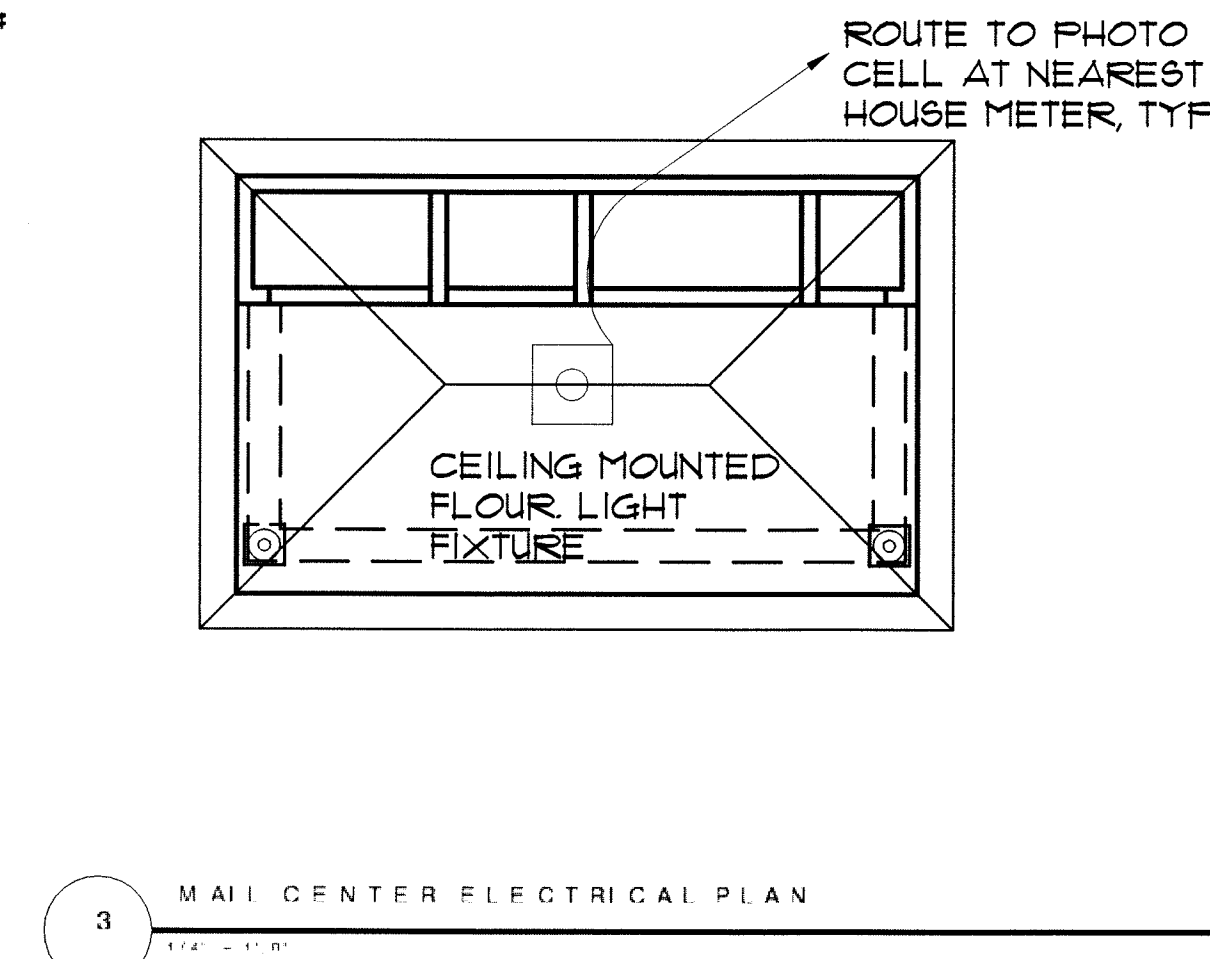
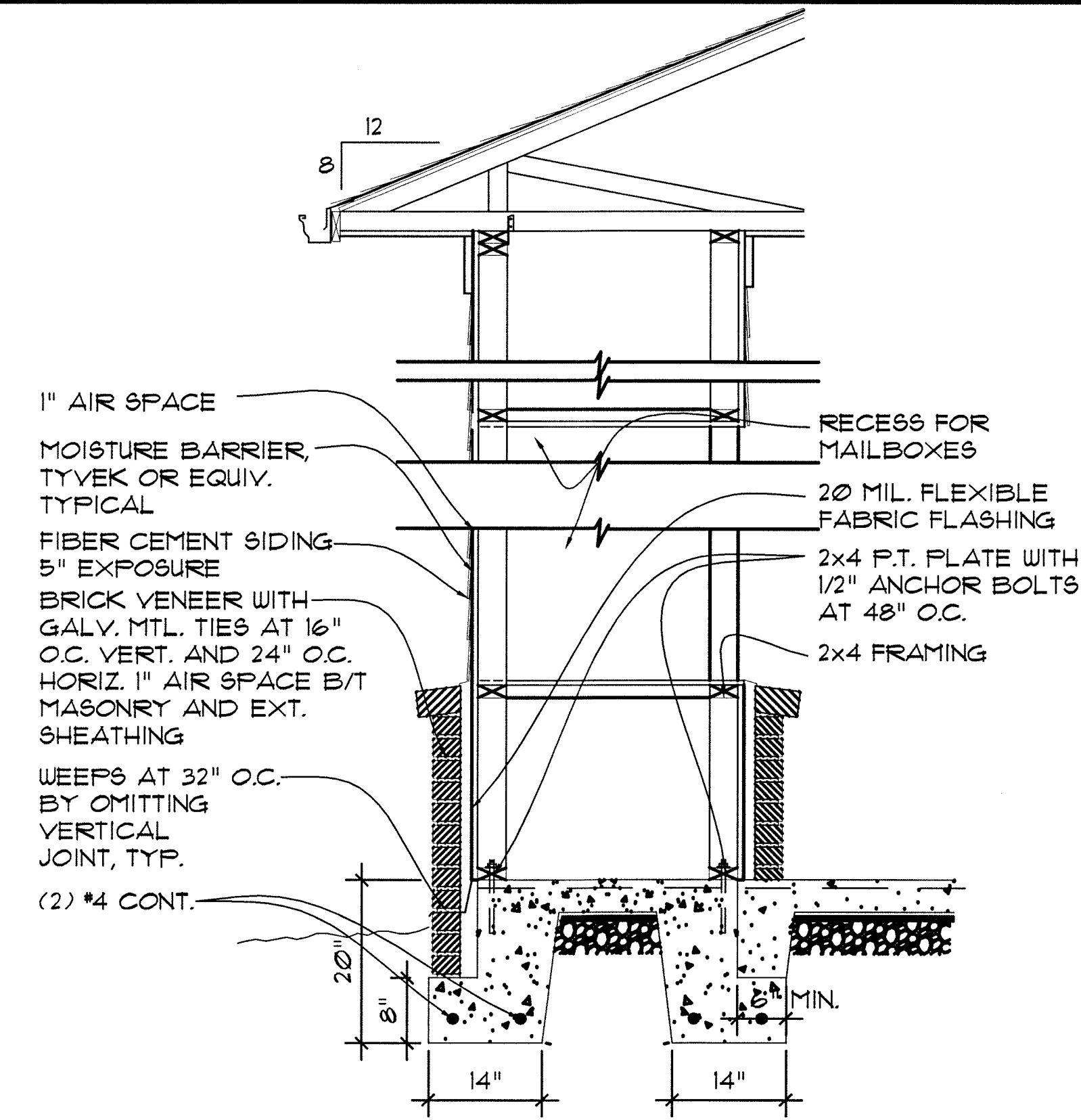
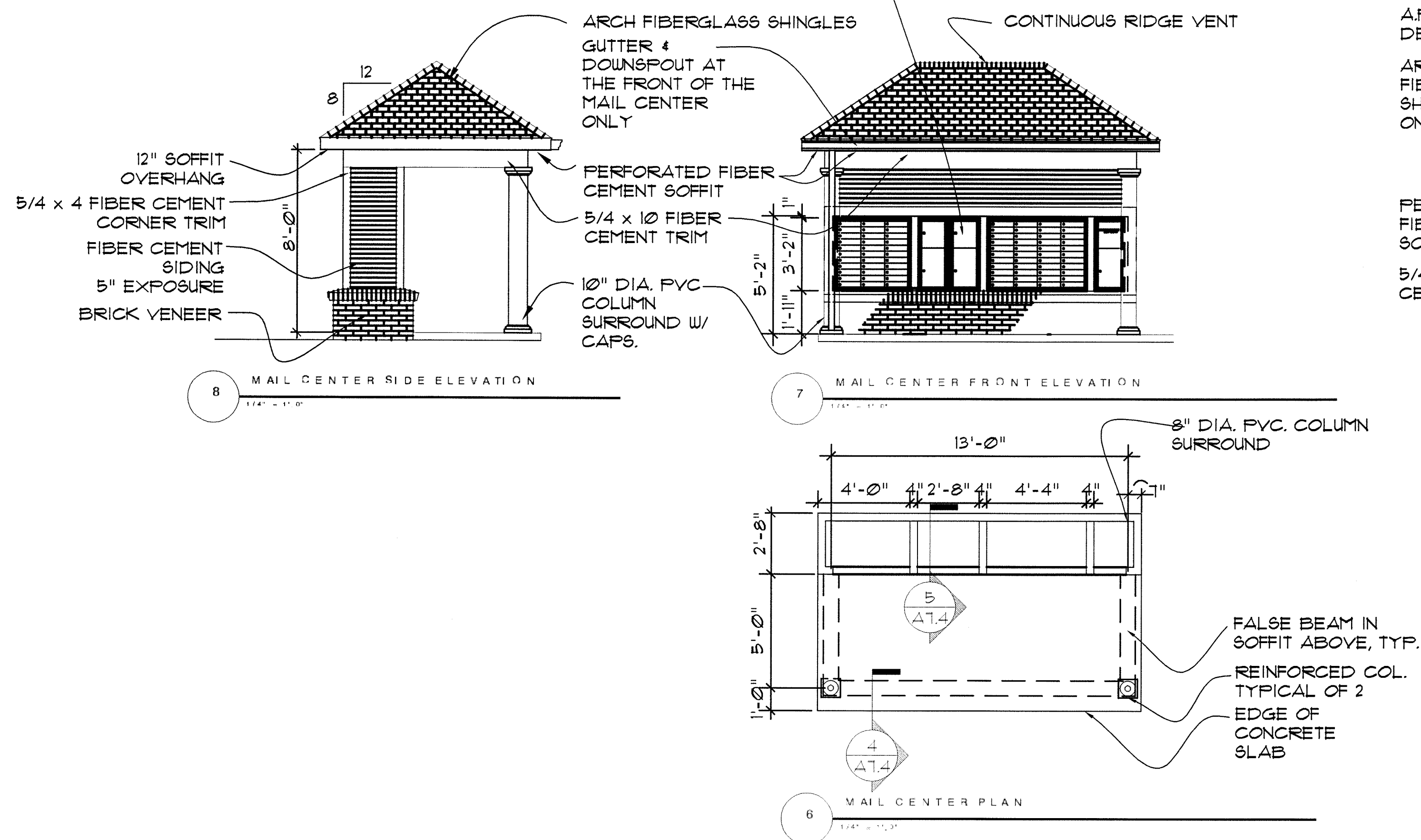
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PLANTERS RETREAT  
SUMMERVILLE, SOUTH CAROLINA

SWIMMING POOL FENCE AND TRELLIS DETAILS

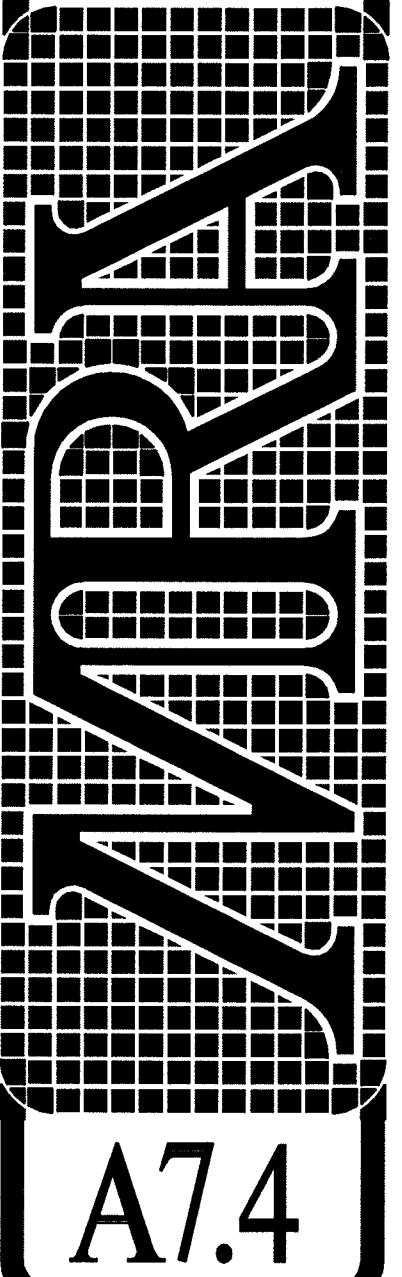






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 PLANTERS RETREAT  
 SUMMERVILLE, SOUTH CAROLINA

MAIL CENTER PLANS & ELEVATIONS

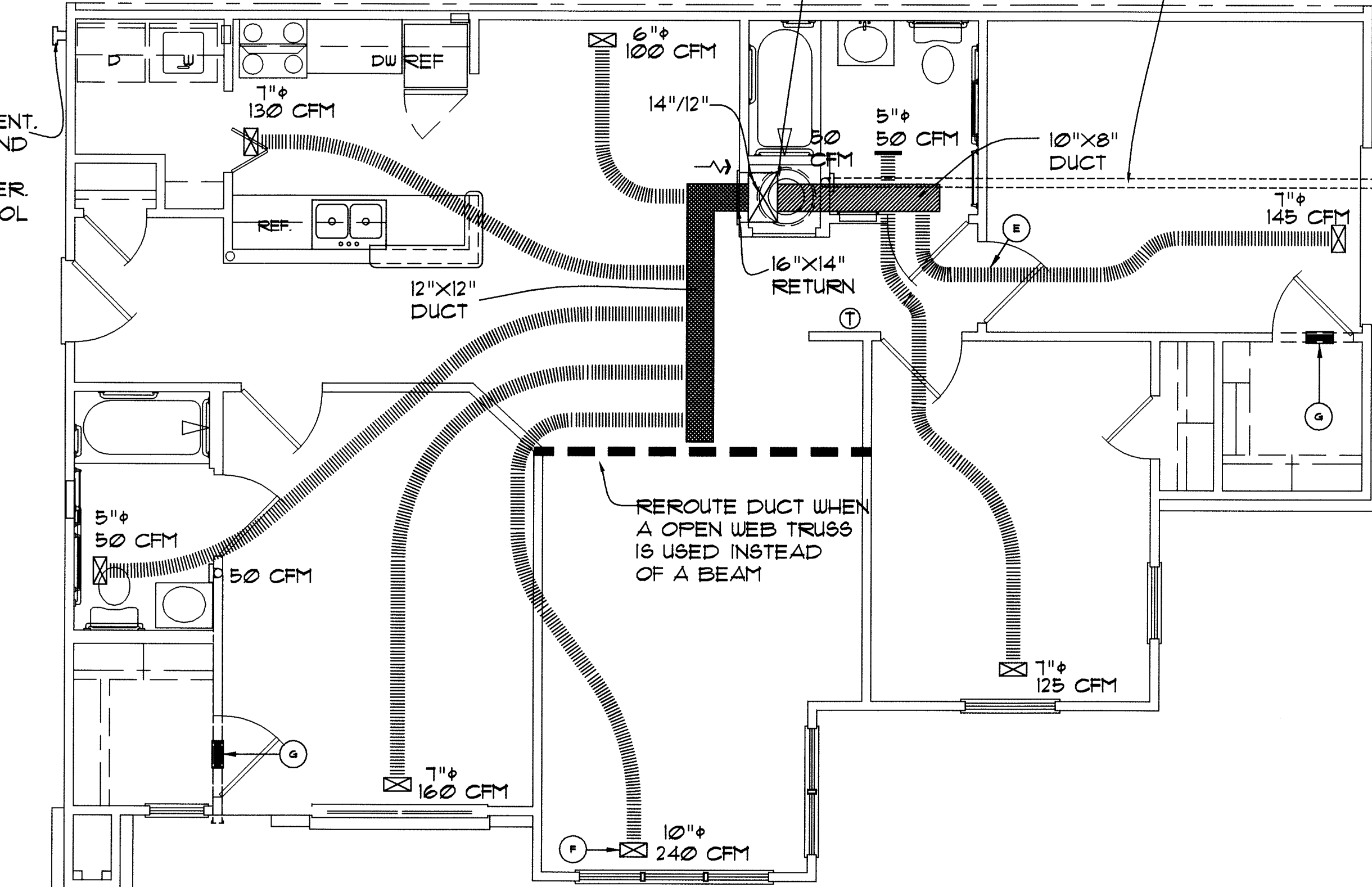




TYPICAL LOCATION: 4" DIA. RIGID METAL VENTS PROVIDING 50 CFM. EXHAUST. UPPER LEVEL BATH VENTS TO BE VENTED TO THE ROOF AND TERMINATED WITH A TURTLE BACK VENT. MAIN AND LOWER LEVEL VENTS TO BE ROUTED TO THE EXTERIOR THRU THE JOIST SPACE AND TERMINATE WITH HARD PLASTIC HOOD WITH SCREEN AND DAMPER.

H.W.H. TO BE IN P.V.C. PAN (NOT REQUIRED AT SLAB UNITS). H.W. POP OFF TO BE ROUTED DIRECTLY TO THE EXTERIOR.

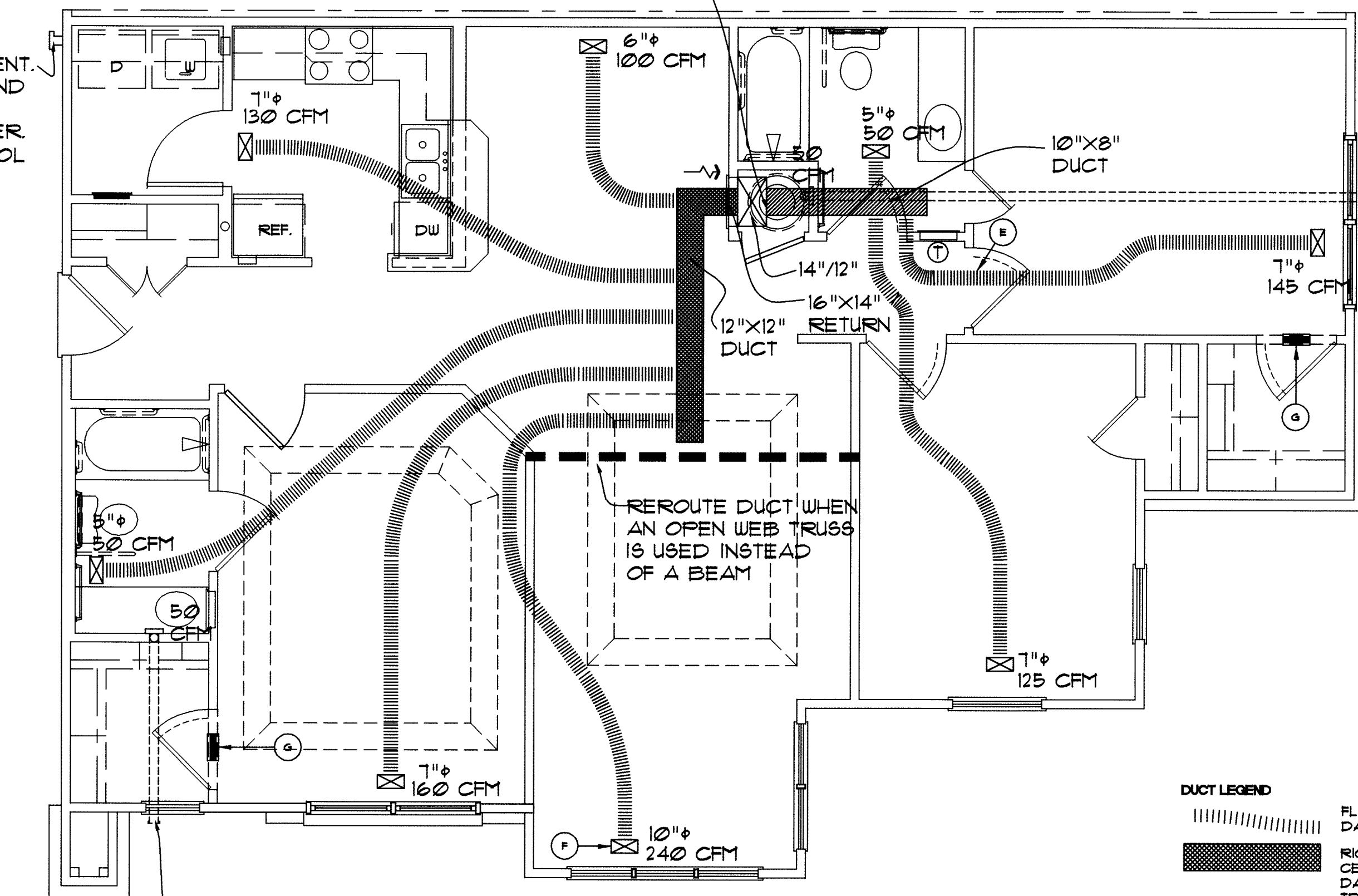
4" RIGID METAL DRYER VENT. ROUTE TO THE EXTERIOR AND TERMINATE WITH A HARD PLASTIC HOOD AND DAMPER. WRAP WITH 1/2" MINERAL WOOL FOR ENTIRE LENGTH WITHIN FLOOR/CEILING/WALL ASSEMBLY. SEE DETAIL 20/A5.4 (TYP.)



4 THREE BEDROOM AND TWO BATH TYPE 'Bh' HANDICAP MECHANICAL PLAN  
1/4" = 1'-0"

H.W.H. TO BE IN P.V.C. PAN (NOT REQUIRED AT SLAB UNITS). H.W. POP OFF TO BE ROUTED DIRECTLY TO THE EXTERIOR.

4" RIGID METAL DRYER VENT. ROUTE TO THE EXTERIOR AND TERMINATE WITH A HARD PLASTIC HOOD AND DAMPER. WRAP WITH 1/2" MINERAL WOOL FOR ENTIRE LENGTH WITHIN FLOOR/CEILING/WALL ASSEMBLY. SEE DETAIL 20/A5.4 (TYP.)

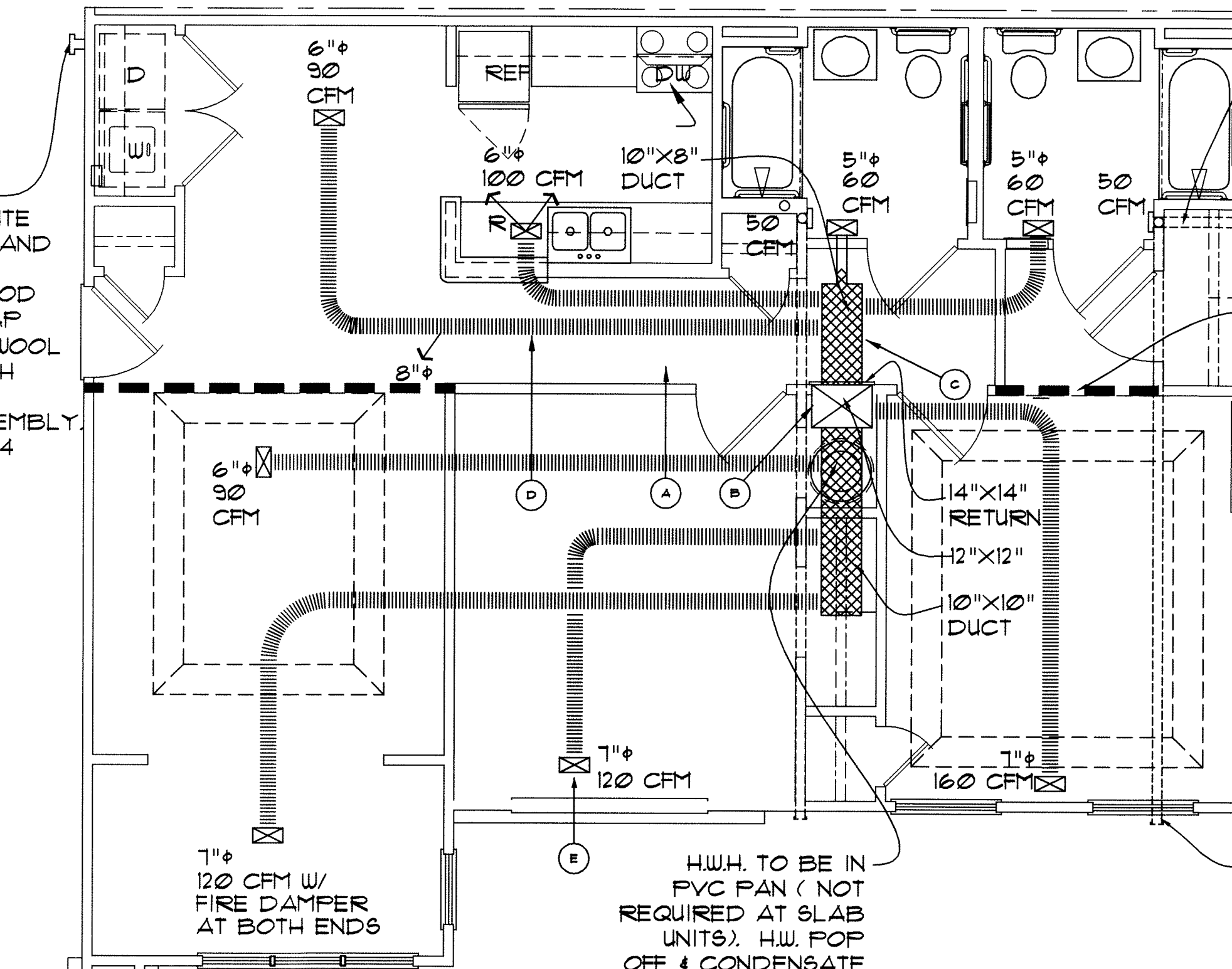


TYPICAL LOCATION: 4" DIA. RIGID METAL VENTS PROVIDING 50 CFM. EXHAUST. UPPER LEVEL BATH VENTS TO BE VENTED TO THE ROOF AND TERMINATED WITH A TURTLE BACK VENT. MAIN AND LOWER LEVEL VENTS TO BE ROUTED TO THE EXTERIOR THRU THE JOIST SPACE AND TERMINATE WITH HARD PLASTIC HOOD WITH SCREEN AND DAMPER.

3 THREE BEDROOM AND TWO BATH TYPE 'B' MECHANICAL PLAN  
1/4" = 1'-0"

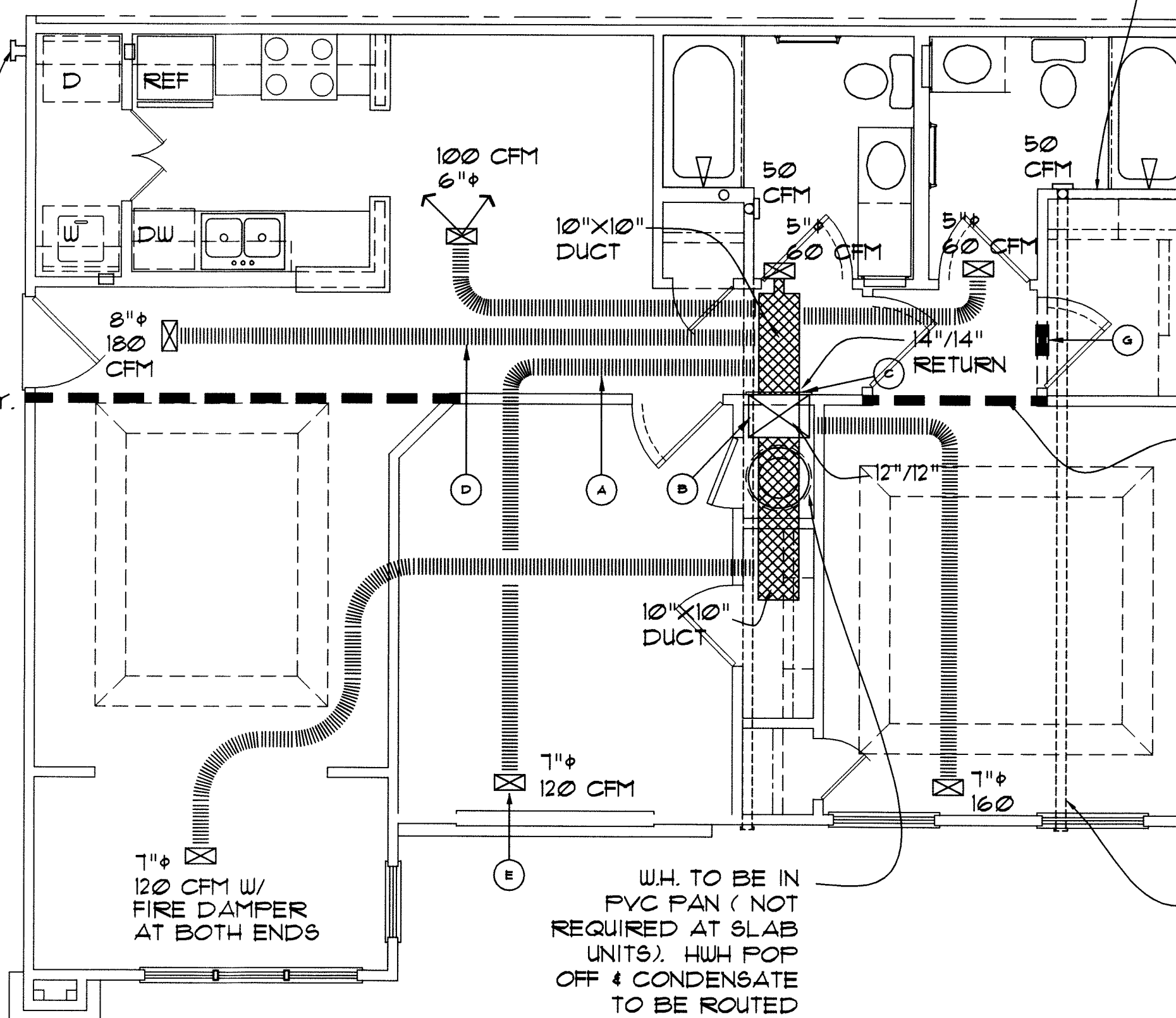
30" x 30" CONC. PAD FOR COMPRESSOR REF. TO BLDG. PLANS FOR LOCATIONS

4" RIGID METAL DRYER VENT. ROUTE TO THE EXTERIOR AND TERMINATE WITH A HARD PLASTIC HOOD AND DAMPER. WRAP WITH 1/2" MINERAL WOOL FOR ENTIRE LENGTH WITHIN FLOOR/CEILING/WALL ASSEMBLY. SEE DETAIL 20/A5.4 (TYP.)



2 TWO BEDROOM AND TWO BATH TYPE 'Ah' HANDICAP MECHANICAL PLAN  
1/4" = 1'-0"

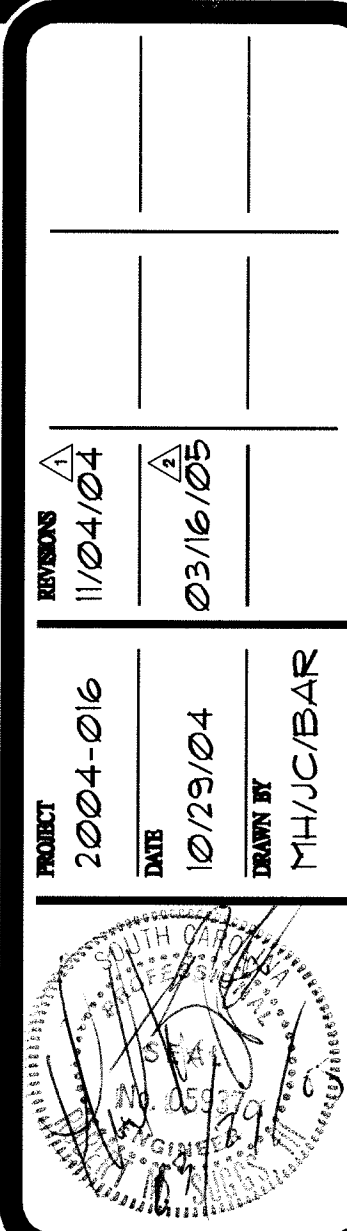
TYPICAL LOCATION: 4" DIA. RIGID METAL VENTS PROVIDING 50 CFM. EXHAUST. UPPER LEVEL BATH VENTS TO BE VENTED TO THE ROOF AND TERMINATED WITH A TURTLE BACK VENT. MAIN AND LOWER LEVEL VENTS TO BE ROUTED TO THE EXTERIOR THRU THE JOIST SPACE AND TERMINATE WITH HARD PLASTIC HOOD WITH SCREEN AND DAMPER.



TYPICAL LOCATION: 4" DIA. RIGID METAL VENTS PROVIDING 50 CFM. EXHAUST. UPPER LEVEL BATH VENTS TO BE VENTED TO THE ROOF AND TERMINATED WITH A TURTLE BACK VENT. MAIN AND LOWER LEVEL VENTS TO BE ROUTED TO THE EXTERIOR THRU THE JOIST SPACE AND TERMINATE WITH HARD PLASTIC HOOD WITH SCREEN AND DAMPER.

1 TWO BEDROOM AND TWO BATH TYPE 'A' MECHANICAL PLAN  
1/4" = 1'-0"

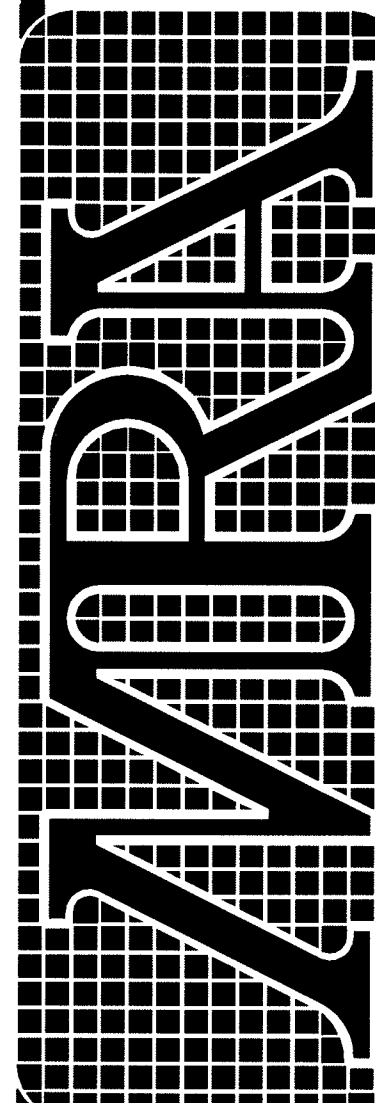
SCALE: 1/4" = 1'-0"



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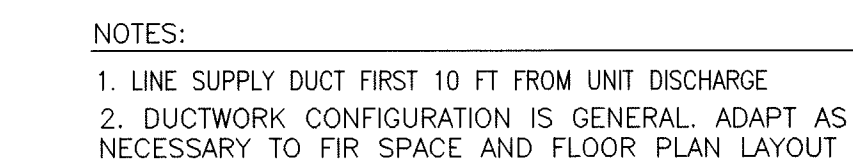
PLANTERS RETREAT  
SUMMERVILLE, SOUTH CAROLINA

UNIT MECHANICAL PLAN



M1.1

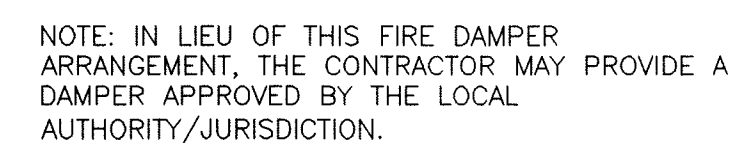




### CLUBHOUSE FCU DETAIL

SCHEMATIC - NO SCALE

\* FLEX DUCT SHALL MEET THE FOLLOWING STANDARDS:  
DUCT LISTED BY UNDERWRITERS' LABORATORIES, INC. AS CLASS 1 AIR DUCT  
AND CONNECTOR, STANDARD UL 181. DUCT AND INSULATION WITH FIRE AND  
SMOKE HAZARD RATINGS AS TESTED BY PROCEDURE IN ASTM E84, NFPA 255,  
AND UL 273 NOT EXCEEDING 50 FLAME SPREAD AND 50 SMOKE DEVELOPED.  
DUCT SHALL CONSIST OF A CORROSION RESISTANT, VINYL COATED SPRING WIRE  
HELIX; A VINYL COATED, WOVEN FIBERGLASS MESH INNERLINER; A MINIMUM 1"  
THICK FIBERGLASS INSULATION WRAPPING AND FIBERGLASS REINFORCED,  
METALIZED FILM VAPOR BARRIER JACKET.



HORIZONTAL FIRE DAMPER DETAIL

SCHEMATIC - NO SCALE

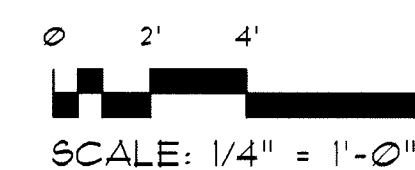
NOTES ON MECHANICAL PLANS:

- A - HATCHING INDICATES CEILING GYPF. BD. TO BE CONT. ABOVE.
- B - FURNACE TO BE MOUNTED TO WALL.
- C - PROVIDE 16"x20" RETURN AIR GRILLE ON MECH ROOM WALL.
- D - INDICATES INSULATED DUCT.
- E - INDICATES WALL DIFFUSER.
- F - INDICATES LIGHT FIXTURE.

GENERAL NOTES:

1. ALL MECH. LAYOUTS MAY OCCUR OFFSHOET HAND.
2. DRAWINGS ARE SCHEMATIC AND MAY VARY FROM FINAL INSTALLATION.
3. ASSURE R/W SYSTEM IS NOT OBSTRUCTED BY WATER HEATER.
4. DELETE FURR DOWNS AT STANDARD UNITS.
5. ANY PENETRATIONS OF A RATED ASSEMBLY SHALL REQUIRE DUCT NOTIFICATION. APPROVED FIRE DAMPERS. FIRE DAMPERS ARE NOT REQUIRED AT THE BATH AND DRYER DUCTS.
6. ROUTE CONDENSATE AND POP-OFF TO THE EXTERIOR. POP-OFF SHALL BE LOCATED 6" ABOVE FINISH GRADE.

- 2BR 1 1/2 TON SPLIT SYSTEM HEAT  
PUMP, 12.0 SEER W/ 8KW  
EMERGENCY HEATING STRIP (240V)  
3BR 2 TON SPLIT SYSTEM HEAT  
PUMP, 12.0 SEER W/ 8KW  
EMERGENCY HEATING STRIP (240V)  
CB/OFF 5 TON SPLIT SYSTEM HEAT  
PUMP, 12.0 SEER W/ 14KW  
EMERGENCY HEATING STRIP (240V)





GENERAL MECHANICAL NOTES:

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS AND REFLECTED CEILING PLANS FOR EXACT LOCATIONS OF DOORS, WINDOWS AND CEILING DEVICES. PROJECT IS A NEW STRUCTURE. ROUTE ALL PIPING AND CONDUIT AS INDICATED, BUT SO AS NOT TO DEFACE EXTERIOR OF BUILDING. VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK.
- DAMAGE TO STRUCTURE BEYOND CUTTING AND PATCHING FOR WORK INDICATED WILL BE REPAIRED TO EXISTING CONDITIONS AT CONTRACTOR'S EXPENSE.
- COORDINATE ALL PIPING AND DUCT WORK LOCATIONS WITH OTHER DIVISIONS AND EXISTING CONDITIONS.
- CONDENSATE TO BE ROUTED DIRECTLY TO EXTERIOR AND TERMINATE ABOVE A 12"x30" GRAVEL PIT.
- ALL PENETRATIONS OF A RATED ASSEMBLY TO BE PROTECTED BY MEASURES APPROVED BY THAT ASSEMBLY.
- H.V.A.C. CONTRACTOR TO COORDINATE LOCATION OF H.W.H. RELIEF VALVE DISCHARGE AND CONDENSATE LINES WITH LOCATION OF GRAVEL PITS AROUND THE BUILDING OR THE SANITARY SEWER AS PERMITTED BY LOCAL AUTHORITY HAVING JURISDICTION. MECHANICAL UNITS GREATER THAN 3 TONS SHALL HAVE THE CONDENSATE LINES CONNECTED TO AN APPROVED FRENCH DRAIN SYSTEM.
- PROVIDE FIRE DAMPERS AT ALL LOCATIONS WHERE A DUCT PENETRATES A FIRE RATED ASSEMBLY.
- WHERE DAMPERS ARE PROVIDED. INSTALL 5' OF RIGID METAL DUCTWORK AT THE DAMPER.
- THE FLEXIBLE DUCT WORK MAY NOT EXCEED 20' IN LENGTH.
- ALL A/C REFRIGERANT LINES PENETRATING BRICK MUST BE IN P.V.C. SLEEVE AND CAULKED.
- 4" OR 6" RIGID METAL VENTS PROVIDING 50 C.F.M. OR 75 C.F.M. EXHAUST. BATH VENTS TO BE VENTED TO THE ROOF AND TERMINATED WITH A TURTLE BACK VENT.
- 4" RIGID METAL DRYER VENT. ROUTE TO THE EXTERIOR AND TERMINATE WITH A HARD PLASTIC HOOD AND DAMPER. WRAP WITH 1" MINERAL WOOL FOR ENTIRE LENGTH WITHIN FLOOR/CEILING/WALL ASSEMBLY.
- VENTING AND MAKE-UP AIR REQUIREMENTS SHALL BE FIELD VERIFIED BY LAUNDRY EQUIPMENT CONTRACTOR TO MEET MANUFACTURER'S SPECIFICATIONS.

FLEX DUCT SIZE SCHEDULE

50-80 CFM	6"
81-165 CFM	8"
166-300 CFM	10"
301-500 CFM	12"
501-650 CFM	14"

\* FLEX DUCT SHALL MEET THE FOLLOWING STANDARDS:  
DUCT LISTED BY UNDERWRITERS' LABORATORIES, INC., AS CLASS 1 AIR DUCT AND CONNECTOR, STANDARD UL 181. DUCT AND INSULATION WITH FIRE AND SMOKE HAZARD RATINGS AS TESTED BY PROCEDURE IN ASTM E84, NFPA 255, AND UL 273 NOT EXCEEDING 50 FLAME SPREAD AND 50 SMOKE DEVELOPED. DUCT SHALL CONSIST OF A CORROSION RESISTANT, VINYL COATED SPRING WIRE HELIX, A VINYL COATED, WOVEN FIBERGLASS MESH INNERLINER, A MINIMUM 1" THICK FIBERGLASS INSULATION WRAPPING AND FIBERGLASS REINFORCED, METALIZED FILM VAPOR BARRIER JACKET.

ELECTRIC HEATER SCHEDULE

MARK	TOTAL CFM	CAPACITY BTU/HR	TYPE	REMARKS *
WH-1	---	945	WALL	BROAN NO. 165

\* OR APPROVED EQUAL

INTAKE LOUVER SCHEDULE

MARK	SIZE	S.P. IN	TYPE	REMARKS *
IL-1	12" X 12"	0.042	WALL INTAKE	GREENHECK MODEL NO. ESJ-401

\* OR APPROVED EQUAL

DIFFUSER, REGISTER, GRILLE SCHEDULE

MARK	TYPE	SIZE	FINISH	REMARKS
①	SUPPLY REGISTER	14"x6"	CEILING DBSD/DAMPER	UP TO 275 CFM
②	RETURN GRILLE	14"x6"	SIDEWALL/CEILING/FIXED BLADE	UP TO 275 CFM
③	RETURN GRILLE	16"x16"	SIDEWALL/CEILING/FIXED BLADE	UP TO 645 CFM

FAN SCHEDULE

MARK	CFM	S.P. IN	RPM MAX	AMPS	TYPE	REMARKS *
EF-1	300	0.375	1,000	1.74	TOILET EXHAUST	GREENHECK MODEL NO. SP-A410
EF-2	225	0.100	900	0.43	TOILET EXHAUST	GREENHECK MODEL NO. SP-A200
EF-3	345	0.375	1,350	1.34	MAINTENANCE ROOM EXHAUST	GREENHECK MODEL NO. SP-A390
EF-4	439	0.250	1,070	3.30	LAUNDRY ROOM EXHAUST	GREENHECK MODEL NO. SP-A510
EF-5	78	0.125	900	0.60	POOL ROOM EXHAUST	GREENHECK MODEL NO. SP-B80


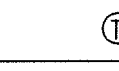

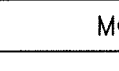
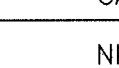
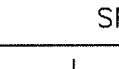
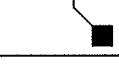
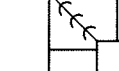
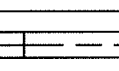
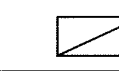


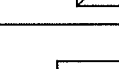
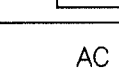
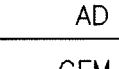

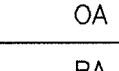
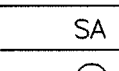
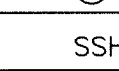
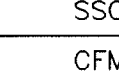






\* OR APPROVED EQUAL

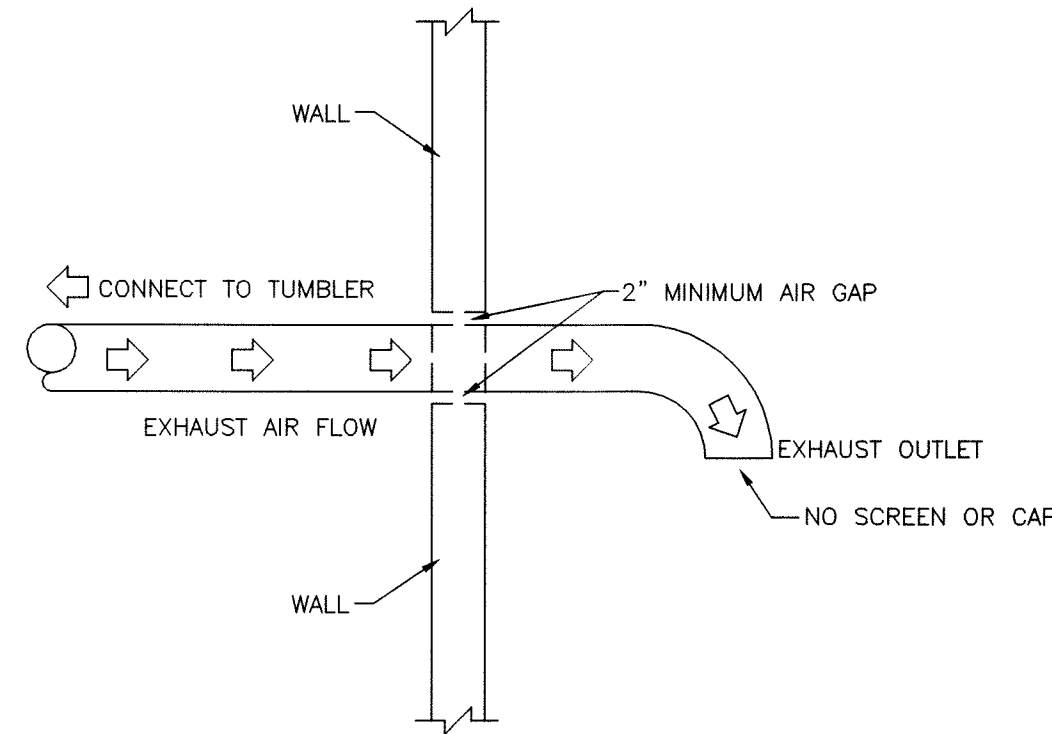
HEAT-PUMP AIR UNIT

MARK	BLOWER DATA				COOLING DATA				HEATING DATA		REMARKS **
	TOTAL CFM	O.A. CFM	E.F.T. SP	HP	TOTAL CAPACITY BTU/HR	SENSIBLE CAPACITY BTU/HR	SEER	EER	TOTAL CAPACITY BTU/HR	KW	
SSHP-1	2,000	240	0.5	---	60,000	45,000	12.0	---	47,600	14.0	RHEEM NO. RBHB25J14SFEA-060 AND RPLB060JAZ (FLOOR)

\* PER IMC-2000, CHAPTER 4, SECTION 403, TABLE 403.3  
\*\* OR APPROVED EQUAL

HVAC LEGEND

SYMBOL	DESCRIPTION
 FCU-1	HVAC EQUIPMENT DESIGNATION
 T	THERMOSTAT (WITH CONTROL WIRE)
 BDD	BACKDRAFT DAMPER
 MA	MIXED AIR
 MOD	MOTOR OPERATED DAMPER
 OA	OUTDOOR AIR
 NK	NECK
 SR	SUPPLY REGISTER
	CEILING RADIATION DAMPER, CRD
	DUCT ELBOW WITH TURNING VANES
 FD	FIRE DAMPER
	CEILING MOUNTED RETURN AIR GRILLE
	CEILING MOUNTED SUPPLY REGISTER SIZE, 1-WAY THROW STRAIGHT
	CEILING MOUNTED EXHAUST AIR GRILLE
 DSD	DUCT MOUNTED SMOKE DETECTOR
 AC	ABOVE CEILING
 AD	ACCESS DOOR
 CFM	CUBIC FEET PER MINUTE
 MD	MANUAL DAMPER
 OA	OUTSIDE AIR
 RA	RETURN AIR
 SA	SUPPLY AIR
 T	THERMOSTAT
 SSHP-X	SPLIT-SYSTEM HEATPUMP
 SSCU-X	SPLIT-SYSTEM CONDENSING UNIT
 CFM	CUBIC FEET PER MINUTE



NOTE: WHERE THE EXHAUST DUCT PIERCES A COMBUSTIBLE WALL OR OR CEILING, AN OPENING HAVING A DIAMETER FOUR INCHES LARGER THAN THE DIAMETER OF THE EXHAUST DUCT SHALL BE PROVIDED, AND THE EXHAUST DUCT CENTERED WITHIN THE OPENING.

1 DRYER EXHAUST DETAIL  
N.T.S.

VENTILATION CALCULATION

PER IMC-2000, CHAPTER 4, SECTION 403, TABLE 403.3

SSAU-1

1,147 Sq. Ft. Office Space

1,147 Sq. Ft. ÷ 1,000 Sq. Ft. = 1.147 People  
1.147 People x 7 = 8.03 People  
8.03 People x 20 cfm/Person = 160.6 cfm

169 Sq. Ft. Maintenance Space

169 Sq. ft. x 0.15 cfm/Sq. Ft. = 25.35 cfm

62 Sq. Ft. Corridor Space

62 Sq. ft. x 0.05 cfm/Sq. Ft. = 3.1 cfm

169 Sq. Ft. Laundry Space

169 Sq. Ft. ÷ 1,000 Sq. Ft. = 0.169 People  
0.169 People x 20 = 3.38 People  
3.38 People x 15 cfm/Person = 50.7 cfm

**239.75 cfm Total Outside Air  
Use 240.0 cfm Min.**

0 2' 4' 8'  
SCALE: 1/4" = 1'-0"

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PLANTERS RETREAT  
SUMMERVILLE, SOUTH CAROLINA COMMUNITY BUILDING SCHEDULE

M1.3

FLOOR PLAN GENERAL NOTES

(THIS SHEET ONLY)

1. - LOCATE GARBAGE DISPOSAL ON UPSTREAM SINK, TYPICAL.
2. - SMOKE ALARMS SHALL MEET 907.9 IBC 2000 W/ AUDIO/VISIBLE ALARMS AND BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
3. - NO OPEN LAMP FIXTURES IN CLOSETS.
4. - REFERENCE "ACCESSIBILITY" NOTES, SHEET A0.2
5. - ELECTRICAL BOXES IN RATED DWELLING SEPARATION WALLS SHALL BE RATED FOR THE RATING OF WALL THEY ARE INSTALLED IN.

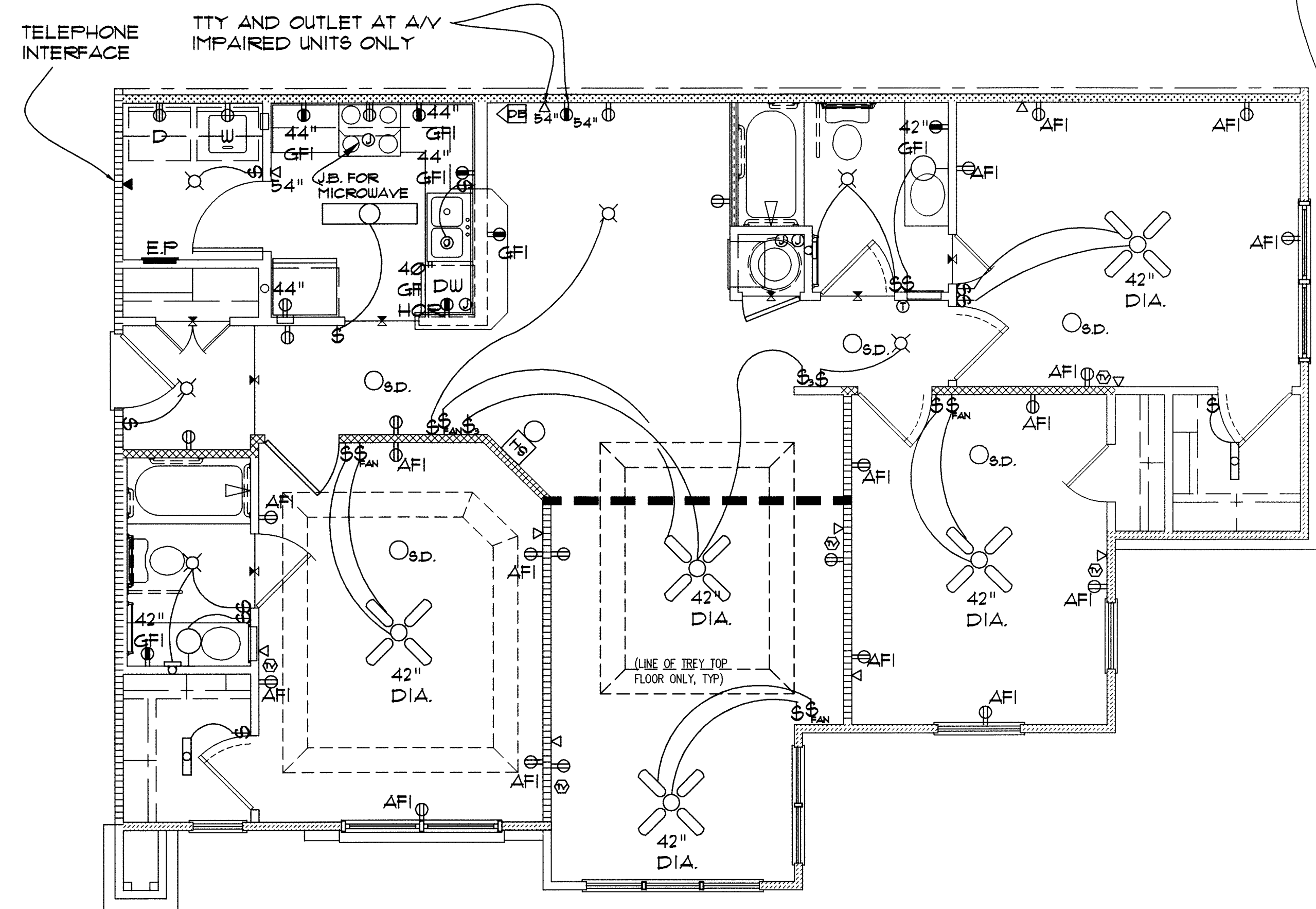
HORN/SROBE  
LOCATION IN H'CAP  
UNITS, IN BUILDINGS  
WITH ALARM SYSTEMS  
ONLY.

ELECTRICAL LEGEND

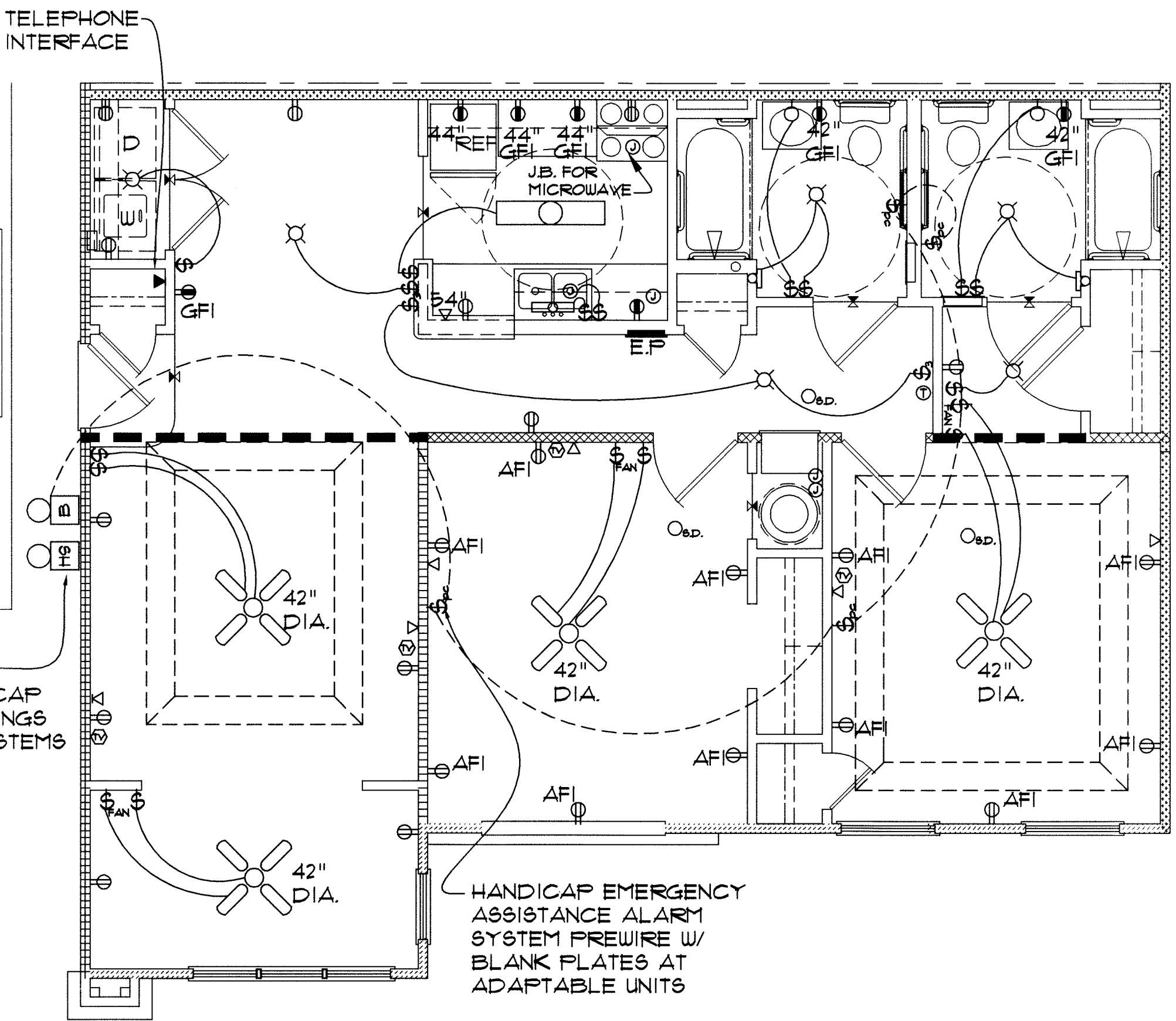
—	RECESSED ELEC. PANEL TOP BREAKER @ 60"
⊕	DUPLEX OUTLET - MTD. 18" AFF. OR AS NOTED ON PLAN (UP/WATERPROOF & HORIZ. MOUNTED HORIZONTALLY)
⊕	HIGH VOLTAGE OR SPECIAL PURPOSE
⊕	DUPLEX OUTLET W/ GROUND FAULT BREAKER MTD. AT 18" AFF. OR AS NOTED
⊕	SWITCHED OUTLET
⊕	FLOOR MOUNTED OUTLET
⊕	SINGLE POLE SWITCH - MTD. 46" AFF.
⊕	FULL CORD FOR HANDICAP ALARM
⊕	THREE WAY SWITCH - MTD. 46" AFF.
⊕	60 MIN. SWITCH-TIMER - MTD. 46" AFF.
⊕	SINGLE POLE WITH DIMER
⊕	TV ANTENNA OUTLET - MTD. 18" AFF. OR AS NOTED
⊕	PHOTOCELL - MTD. NORTH SIDE OF BLDG.
○	RECESSED DOWN LIGHT
⊕	BREEZEWAY LIGHTING - WALL
⊕	BREEZEWAY LIGHTING - CEILING
⊕	COMPUTER/COMMUNICATIONS BLANK OFF BOX WITH INDEPENDENT FUTURE PIPES CONDUIT RUNS INTO ATTIC
⊕	42" TRACK LIGHT WITH THREE ADJ. FIXTURES
⊕	JUNCTION BOX
⊕	TELEPHONE OUTLET - MTD. 18" AFF. OR AS NOTED
⊕	TELEPHONE INTERFACE
⊕	SINGLE STATION SMOKE DETECTOR MTD. ON CEILING
⊕	SINGLE STATION SMOKE DETECTOR MTD. ON CEILING
⊕	EXIT SIGN
⊕	THERMOSTAT - MTD. 46" AFF. IN H'CAP. MTD. 54" AFF. IN STANDARD UNITS
⊕	CLG. MTD. INCANDESCENT LIGHT FIXTURE (P.C. + FULL CORD)
⊕	WALL MTD. INCANDESCENT LIGHT FIXTURE
⊕	BATH EXHAUST FAN & LIGHT - CEILING
⊕	EXHAUST FAN - CEILING
⊕	SURFACE MOUNTED 1x4 FLUORESCENT LIGHT FIXTURE 2 BULB, UNLESS NOTED OTHERWISE
⊕	CEILING FAN (DASHED PROVIDE BOX AND COVER)
⊕	EMERGENCY LIGHTING
⊕	EMERGENCY BELL AND LIGHT
⊕	FIRE ALARM COMBINATION AUDIO/VISUAL DEVICE, WALL MOUNTED, 80" AFF
⊕	FIRE ALARM CONTROL MANUAL PULL STATION, WALL MTD, 48" AFF
⊕	FIRE ALARM VISUAL SIGNALING DEVICE, WALL MOUNTED, 80" AFF
⊕	FIRE ALARM MINI HORN DEVICE, WALL MTD, 80" AFF
⊕	FIRE ALARM MINI HORN STROBE DEVICE, WALL MTD, 80" AFF
⊕	TIMER AT ELECTRICAL HOUSE PANEL
⊕	STROBE DOOR BELL FOR A/V UNIT ONLY

ALL SWITCH, CABLE, PHONE, COMMUNICATION, AND OUTLET COVERS TO BE WHITE COLOR DIMENSIONS ARE TO THE CENTERLINE OF THE OUTLET OR SWITCH, UNO

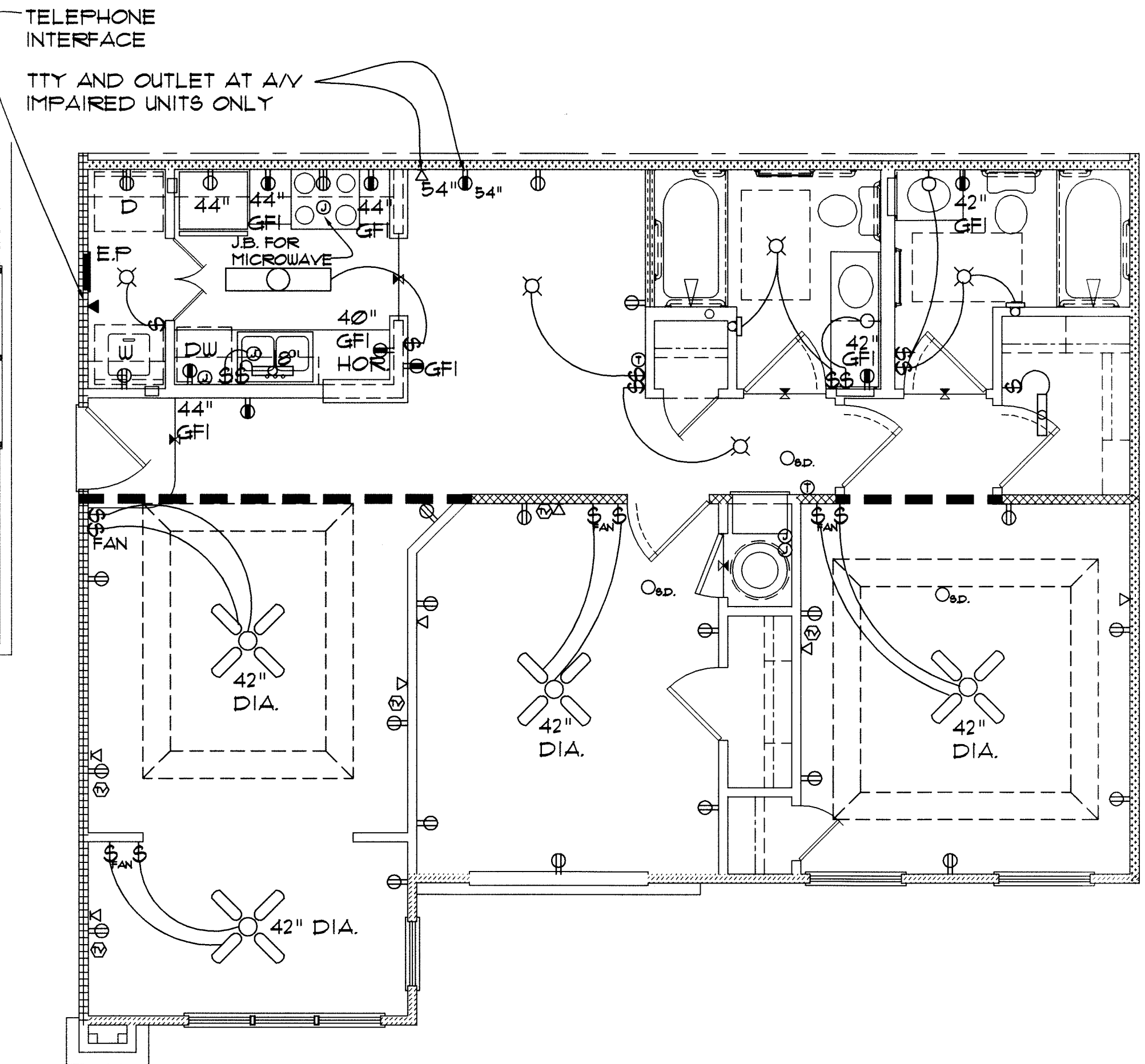
4 THREE BEDROOM AND TWO BATH TYPE 'Bh' HANDICAP ELECTRICAL PLAN  
1/4" = 1'-0"



3 THREE BEDROOM AND TWO BATH TYPE 'B' ELECTRICAL PLAN  
1/4" = 1'-0"



2 TWO BEDROOM AND TWO BATH TYPE 'Ah' HANDICAP ELECTRICAL PLAN  
1/4" = 1'-0"



1 TWO BEDROOM AND TWO BATH TYPE 'A' ELECTRICAL PLAN  
1/4" = 1'-0"

0 2' 4' 8'  
SCALE: 1/4" = 1'-0"

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PLANTERS RETREAT  
SUMMERVILLE, SOUTH CAROLINA

UNIT ELECTRICAL PLANS

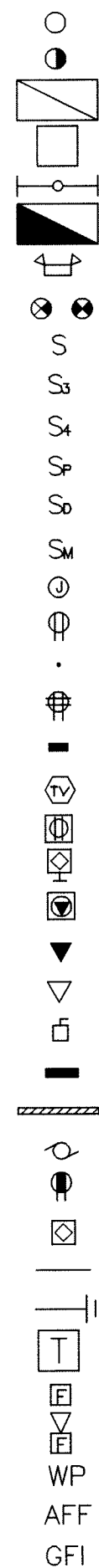
E1.1



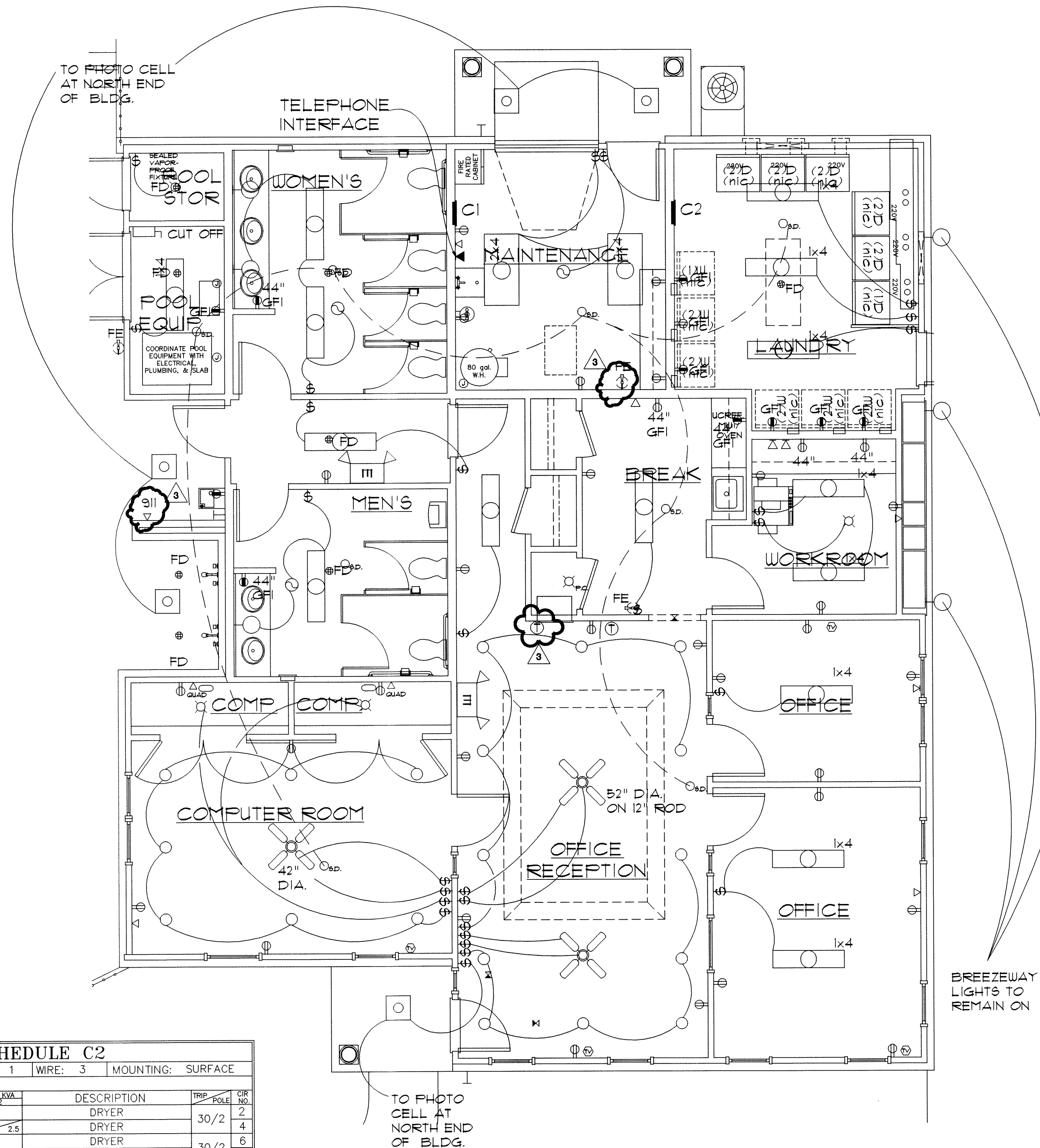
GENERAL ELECTRICAL NOTES:

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS AND REFLECTED CEILING PLAN FOR EXACT LOCATIONS OF DOORS, WINDOWS, AND CEILING OR WALL DEVICES. PROJECT IS A NEW STRUCTURE. ROUTE ALL CONDUIT AS INDICATED, BUT SO AS NOT TO DEFACE BUILDING. VERIFY ANY EXISTING CONDITIONS PRIOR TO PERFORMING WORK.
- WHERE CONDUITS OR OTHER UTILITIES ARE ABANDONED, THEY SHALL BE TERMINATED IN A SAFE CONDITION.
- WHERE UTILITIES OR CONTROL DEVICES ARE TO BE LEFT IN SERVICE, THEY SHALL BE RETURNED TO OPERATIONAL CONDITION.
- DAMAGE TO STRUCTURE BEYOND CUTTING AND PATCHING FOR WORK INDICATED WILL BE REPAIRED TO EXISTING CONDITION AT CONTRACTORS EXPENSE.
- ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE IN FORCE AT TIME OF BID AND ALL GOVERNING LOCAL CODES OR ORDINANCES.
- ALL MATERIALS SHALL BE NEW AND SHALL BE UNDERWRITER'S LABORATORIES APPROVED.
- COORDINATE ALL CIRCUITING REQUIREMENTS WITH OTHER DISCIPLINES. REVIEW ALL DIVISIONS AND SECTIONS FOR ADDITIONAL REQUIREMENTS OR COORDINATION.
- UNLESS OTHERWISE NOTED ON THE PLANS, ALL WALL-MOUNTED OUTLETS SHALL BE MOUNTED 15" ABOVE FINISHED FLOOR TO OUTLET BOTTOM. ALL COVER PLATES FOR ELECTRICAL AND TELEPHONE OUTLETS SHALL BE IVORY, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- PULL LINES SHALL BE INSTALLED IN EMPTY TELEPHONE CONDUIT AND RACEWAYS CONDUITS SHALL BE 3/4" MINIMUM AND TERMINATED ABOVE CEILING WITH INSULATED BUSHINGS.
- ALL CONDUCTORS SHALL BE COPPER AND COLOR CODED IN ACCORDANCE WITH NEC. UNLESS SPECIFICALLY INDICATED OTHERWISE.
- EXTERIOR LIGHTING CONDUCTORS SHALL BE MINIMUM #8 AWG.
- FURNISH AND INSTALL "GROUNDING" IN ACCORDANCE WITH NEC ARTICLE 250.

ELECTRICAL SYMBOLS LEGEND



RECESSED DOWNLIGHT  
RECESSED WALLWASH  
RECESSED 2 x 4 LIGHTING FIXTURE  
RECESSED 2 x 2 LIGHTING FIXTURE  
FLUORESCENT STRIP FIXTURE  
EMERG. LTG. FIXT. - REC. MTD. W/ BAT. PACK  
EMERG. LTG. FIXT. - WALL MTD. W/ BAT. PACK  
EXIT SIGN  
TOGGLE SWITCH  
3-WAY SWITCH  
4-WAY SWITCH  
SWITCH WITH PILOT LIGHT  
DIMMER SWITCH  
MOTOR RATED SWITCH  
JUNCTION BOX  
DUPLEX RECEPTACLE  
MOUNTED ABOVE COUNTER OR 42" AFF  
DOUBLE DUPLEX RECEPTACLE  
FIRE ALARM CONTROL PANEL  
CABLE TV OUTLET  
FLOOR MOUNTED RECEPTACLE  
COMPUTER OUTLET  
FLOOR MOUNTED TELEPHONE OUTLET  
WALL MOUNTED TELEPHONE OUTLET  
WALL MOUNTED DATA OUTLET  
DISCONNECT SWITCH  
PANELBOARD  
TELEPHONE BACKBOARD  
MOTOR  
GFI RECEPTACLE  
FLOOR MOUNTED COMPUTER OUTLET  
EXPOSED CONDUIT  
GROUND CONNECTION AS NOTED  
TRANSFORMER  
MANUAL FIRE ALARM PULL STATION  
WALL MOUNTED FIRE ALARM SIGNAL  
WEATHERPROOF  
ABOVE FINISHED FLOOR  
GROUND FAULT INTERRUPTING



PANELBOARD SCHEDULE C1

MAIN: 600A MLO | VOLTAGE: 120Y/240 | PHASE: 1 | WIRE: 3 | MOUNTING: SURFACE

CIR. NO.	TRIP	POLE	DESCRIPTION	CONNECTED LOAD	KVA	DESCRIPTION	TRIP	POLE	CIR. NO.
1	20/1		LIGHTING	1.2	1.2	EXTERIOR LIGHTING	20/1	2	
3	20/1		LIGHTING	1.2	1.4	RESTROOM RECEPTACLES	20/1	4	
5	20/1		MAINTENANCE RECEPTACLES	1.4	1.4	WORKROOM RECEPTACLES	20/1	6	
7	20/1		RECEPTACLES	1.4	1.4	COPIER	20/1	8	
9	20/1		RECEPTACLES	1.4	1.4	BREAKROOM RECEPTACLES	20/1	10	
11	20/1		RECEPTACLES	1.4	1.4	BREAKROOM RECEPTACLES	20/1	12	
13	20/1		SPARE			SPARE	20/1	14	
15	20/1		SPARE			SPARE	20/1	16	
17	20/1		SPARE			SPARE	20/1	18	
19	20/1		SPARE			SPARE	20/1	20	
21	20/1		SPARE			SPARE	20/1	22	
23	20/1		SPARE			SPARE	20/1	24	
25	200/2		WATER HEATER	22.5	1.4	LAUNDRY RECEPTACLES	20/1	26	
27			WATER HEATER	22.5	1.4	HVAC RECEPTACLES	20/1	28	
29	30/2		1.5 TON HEAT STRIP	2.7	3.8	2.5 TON HEAT STRIP	40/2	30	
31			1.5 TON HEAT STRIP	2.7	3.8	2.5 TON HEAT STRIP	40/2	32	
33	20/2		1.5 TON CONDENSER	1.6	2.4	2.5 TON CONDENSER	25/2	34	
35			1.5 TON CONDENSER	1.6	2.4	2.5 TON CONDENSER	25/2	36	
37	20/1		PANEL C2	14.7	9.0	POOL PANEL	100/2	38	
39			PANEL C2	14.7	9.0	POOL PANEL	100/2	40	
TOTAL				66.1	66.3				
MIN. BREAKER A.I.C.			22,000			TOTAL CONNECTED LOAD:			132.4
FAULT CURRENT			18,841			TOTAL DEMAND LOAD:			130.5

PANELBOARD SCHEDULE C2

MAIN: 150A MLO | VOLTAGE: 120Y/240 | PHASE: 1 | WIRE: 3 | MOUNTING: SURFACE

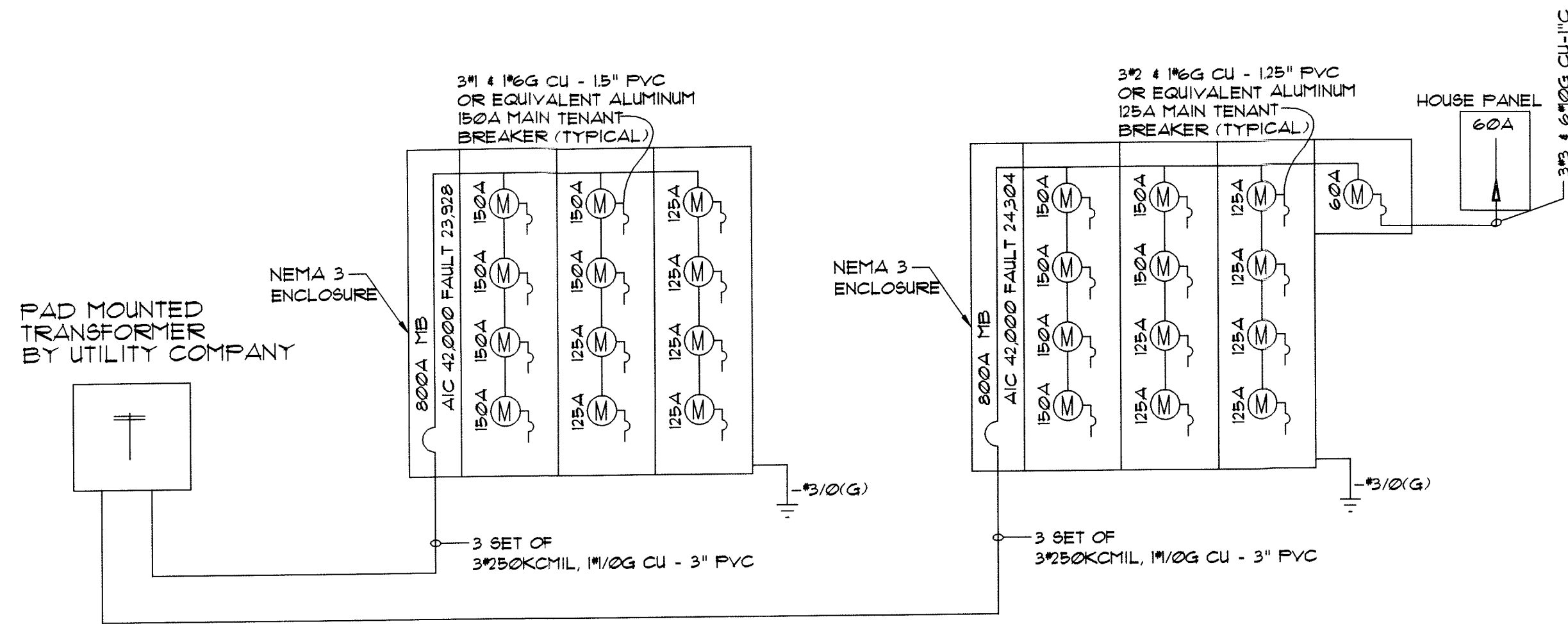
CIR. NO.	TRIP	POLE	DESCRIPTION	CONNECTED LOAD	KVA	DESCRIPTION	TRIP	POLE	CIR. NO.
1	30/2		DRYER	2.5	2.5	DRYER	30/2	2	
3			DRYER	2.5	2.5	DRYER	30/2	4	
5	30/2		DRYER	2.5	2.5	DRYER	30/2	6	
7			DRYER	2.5	2.5	DRYER	30/2	8	
9	30/2		DRYER	2.5	2.5	DRYER	30/2	10	
11			DRYER	2.5	2.5	DRYER	30/2	12	
13	20/1		WASHER	1.5	1.5	WASHER	20/1	14	
15	20/1		WASHER	1.5	1.5	WASHER	20/1	16	
17	20/1		WASHER	1.5	1.5	WASHER	20/1	18	
19	20/1		SPARE			SPARE	20/1	20	
21	-		SPACE			SPACE	-	22	
23	-		SPACE			SPACE	-	24	
TOTAL				21.0	18.0				
MIN. BREAKER A.I.C.			14,000			TOTAL CONNECTED LOAD:			39.0
FAULT CURRENT			8,245			TOTAL DEMAND LOAD:			29.3

1 COMMUNITY BUILDING ELECTRICAL PLAN  
1/4" = 1'-0"

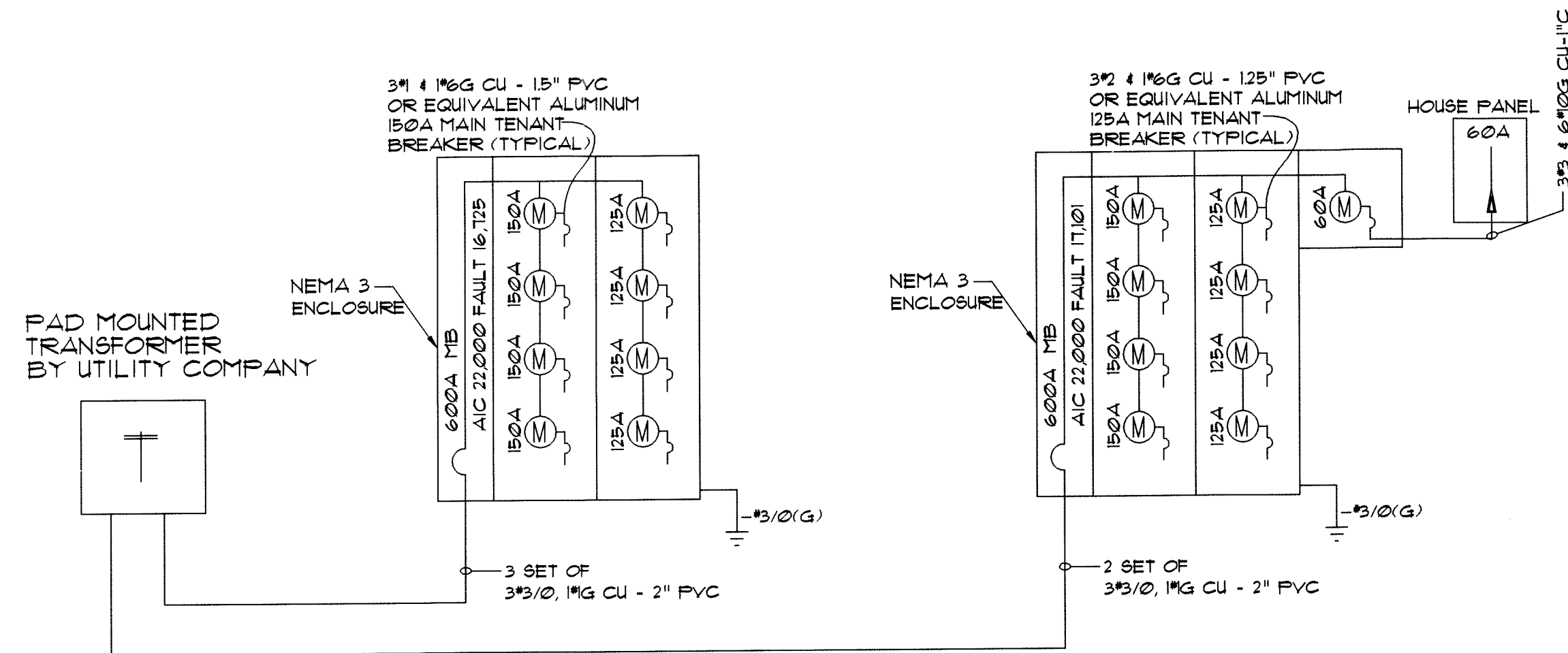
0 2' 4' 8'  
SCALE: 1/4" = 1'-0"

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PLANTERS RETREAT  
SUMMERVILLE, SOUTH CAROLINA  
COMMUNITY BUILDING ELECTRICAL PLAN

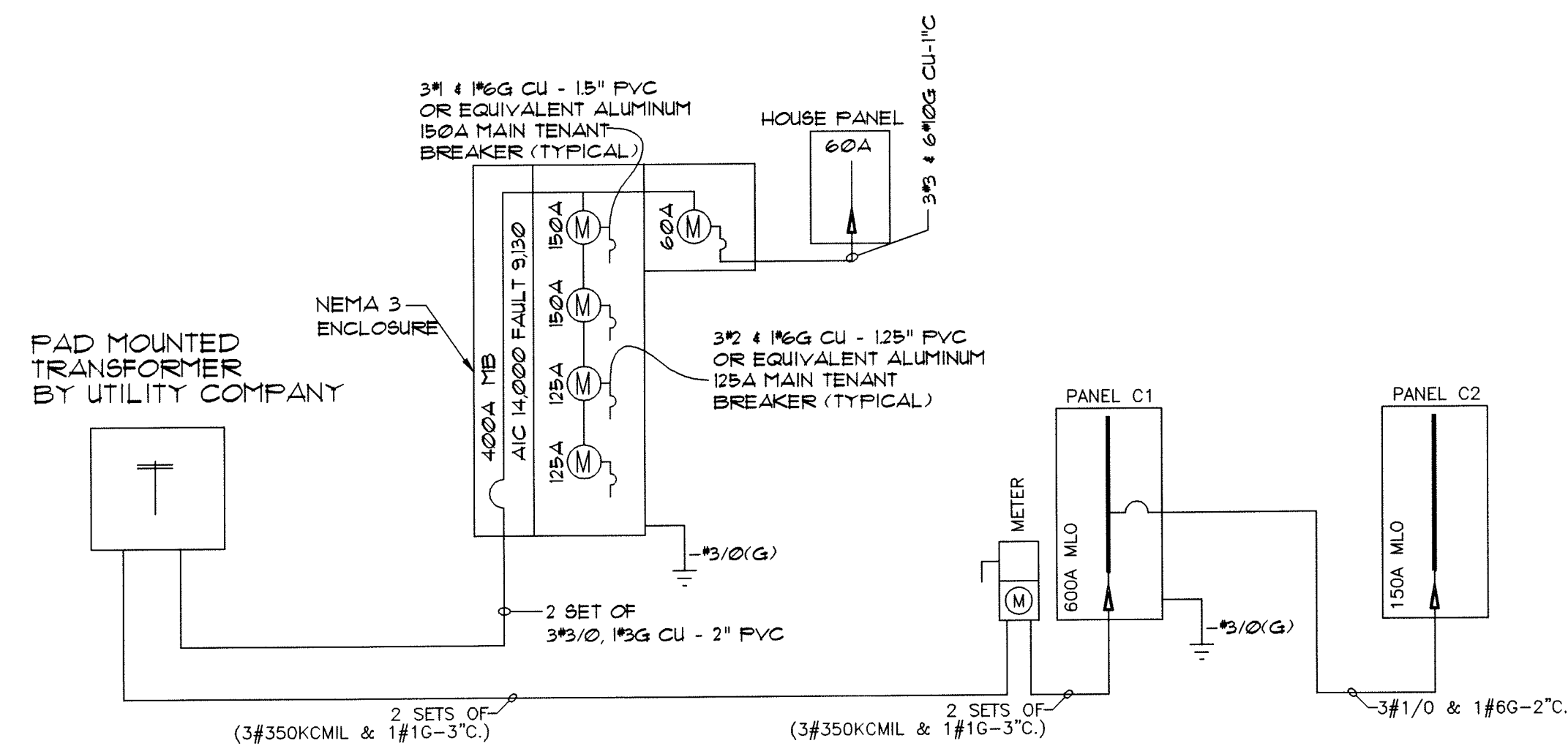
MARTIN RILEY ASSOCIATES  
E1.2



1 ONE-LINE DIAGRAM BUILDINGS 1,2,3,4,5,6 & 7  
N.T.S.



2 ONE-LINE DIAGRAM BUILDING 8  
N.T.S.



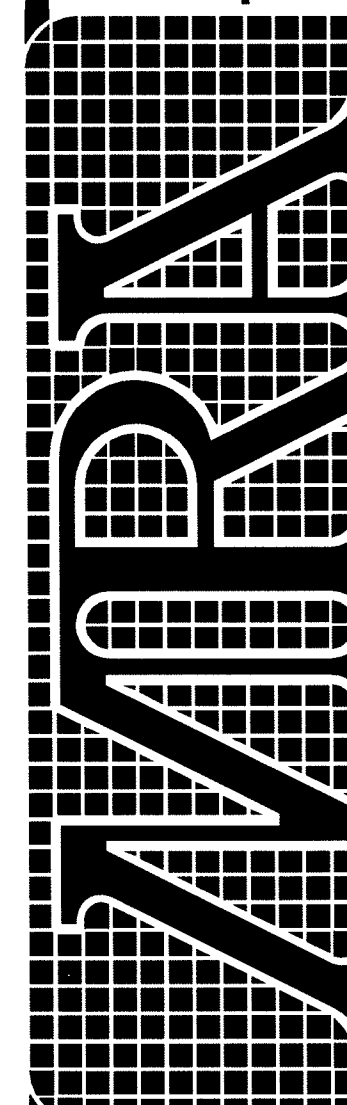
3 ONE-LINE DIAGRAM BUILDING 9  
N.T.S.

PANELBOARD SCHEDULE (TYPICAL "A" UNIT)									
MAIN: 125A MLO		VOLTAGE: 120/240		PHASE: 1		WIRE: 3		MOUNTING: FLUSH	
CIR NO.	TRIP POLE	DESCRIPTION	CONNECTED LOAD	LOAD	DESCRIPTION	TRIP POLE	CIR NO.	TRIP POLE	CIR NO.
1	20/1	LIGHTING	1.2	1.4	AFI RECEPTACLES	20/1	2		
3	20/1	SPARE			KITCHEN RECEPTACLES	20/1	4		
5	40/2	RANGE	4.0	1.4	KITCHEN RECEPTACLES	20/1	6		
7		RANGE			RECEPTACLES	20/1	8		
9	20/1	DISHWASHER	1.6	1.4	RESTROOM RECEPTACLES	20/1	10		
11	20/1	DISPOSAL			CONDENSER	20/2	12		
13	20/1	REFRIGERATOR	1.4	2.4	CONDENSER	20/2	14		
15	20/1	WASHER			MICROWAVE/RANGE FAN	20/1	16		
17		DRYER	2.5	2.3	WATER HEATER	25/2	18		
19	30/2	DRYER			WATER HEATER	25/2	20		
21	20/1	SPARE			HEAT STRIP	30/2	22		
23	20/1	SPARE			HEAT STRIP	30/2	24		
25		SPACE			SPACE		26		
27		SPACE			SPACE		28		
29		SPACE			SPACE		30		
31		SPACE			SPACE		32		
33		SPACE			SPACE		34		
35		SPACE			SPACE		36		
37		SPACE			SPACE		38		
39		SPACE			SPACE		40		
TOTAL			22.3	21.4	TOTAL CONNECTED LOAD:		43.7		
MIN. BREAKER A.I.C.		14,000 <10' <	22,000		TOTAL DEMAND LOAD:		26.9		
FAULT CURRENT		13,183 <10' <	15,249						

PANELBOARD SCHEDULE (TYPICAL "B" UNIT)									
MAIN: 150A MLO		VOLTAGE: 120/240		PHASE: 1		WIRE: 3		MOUNTING: FLUSH	
CIR NO.	TRIP POLE	DESCRIPTION	CONNECTED LOAD	LOAD	DESCRIPTION	TRIP POLE	CIR NO.	TRIP POLE	CIR NO.
1	20/1	LIGHTING	1.2	1.4	AFI RECEPTACLES	20/1	2		
3	20/1	AFI RECEPTACLES			KITCHEN RECEPTACLES	20/1	4		
5		RANGE	4.0	1.4	KITCHEN RECEPTACLES	20/1	6		
7		RANGE			RECEPTACLES	20/1	8		
9	20/1	DISHWASHER	1.6	1.4	RESTROOM RECEPTACLES	20/1	10		
11	20/1	DISPOSAL			CONDENSER	25/2	12		
13	20/1	REFRIGERATOR	1.4	2.4	CONDENSER	25/2	14		
15	20/1	WASHER			MICROWAVE/RANGE FAN	20/1	16		
17		DRYER	2.5	2.3	WATER HEATER	25/2	18		
19	30/2	DRYER			WATER HEATER	25/2	20		
21	20/1	SPARE			HEAT STRIP	45/2	22		
23	20/1	SPARE			HEAT STRIP	45/2	24		
25		SPACE			SPACE		26		
27		SPACE			SPACE		28		
29		SPACE			SPACE		30		
31		SPACE			SPACE		32		
33		SPACE			SPACE		34		
35		SPACE			SPACE		36		
37		SPACE			SPACE		38		
39		SPACE			SPACE		40		
TOTAL			23.9	24.4	TOTAL CONNECTED LOAD:		48.3		
MIN. BREAKER A.I.C.		14,000 <15' <	22,000		TOTAL DEMAND LOAD:		30.4		
FAULT CURRENT		12,163 <15' <	14,681						

PANELBOARD SCHEDULE (TYPICAL "HOUSE")									
MAIN: 60A MLO		VOLTAGE: 120/240		PHASE: 1		WIRE: 3		MOUNTING: FLUSH	
CIR NO.	TRIP POLE	DESCRIPTION	CONNECTED LOAD	LOAD	DESCRIPTION	TRIP POLE	CIR NO.	TRIP POLE	CIR NO.
1	20/1	LIGHTING	1.2	1.2	SITE LIGHTING	20/1	2		
3	20/1	RECEPTACLES			SPACE	20/1	4		
5		SPACE			SPACE		6		
7		SPACE			SPACE		8		
TOTAL			2.4	1.4	TOTAL CONNECTED LOAD:		3.8		
MIN. BREAKER A.I.C.		17,094			TOTAL DEMAND LOAD:		3.8		
FAULT CURRENT		22,000							

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PLANTERS RETREAT  
SUMMERVILLE, SOUTH CAROLINA



E1.3



LOAD CALCULATION: TYPICAL "A" UNIT  
(PER NEC 220-30)

UNIT AREA 1,036sqft. @ 3 VOLT-AMPS	3,108 VA
RECEPTACLES (2 SMALL APPLIANCE CIRCUITS)	3,000 VA
LAUNDRY CIRCUIT	6,500 VA
RANGE	8,000 VA
WATER HEATER	4,600 VA
DISHWASHER	1,600 VA
<b>TOTAL CONNECTED LOAD</b>	<b>26,808 VA</b>
FIRST 10KVA OF OTHER LOAD AT 100%	10,000 VA
REMAINDER OF OTHER LOAD AT 40%	6,723 VA
	<b>16,723 VA</b>
<b>HVAC LOAD</b>	<b>10,200 VA</b>
<b>TOTAL DEMAND LOAD</b>	<b>26,923 VA</b>
<b>TOTAL AMP LOAD @ 240VOLT 1Ø</b>	<b>112.2 AMP</b>

LOAD CALCULATION: BUILDINGS 1,2,3,4,5,6 & 7 W/ HOUSE

UNIT AREA 1,036sqft. @ 3 VOLT-AMPS	3,108 X 6 =	18.6KVA
UNIT AREA 1,268sqft. @ 3 VOLT-AMPS	3,804 X 6 =	22.8KVA
LAUNDRY CIRCUIT	6,500 X 12 =	78.0KVA
RANGE	8,000 X 12 =	96.0KVA
WATER HEATER	4,600 X 12 =	55.2KVA
DISHWASHER	1,600 X 12 =	19.2KVA
HVAC LOAD	10,200 X 6 =	61.2KVA
HVAC LOAD	13,400 X 6 =	80.4KVA
<hr/>		
TOTAL CONNECTED LOAD	35,956 X 12 =	431.5KVA
DESIGN LOAD @41% (PER NEC 220-32)	=	176.9KVA
HOUSE PANEL:	=	3.8KVA
<hr/>		
TOTAL DESIGN LOAD	=	180.7KVA
TOTAL AMP LOAD @ 240VOLT 1Ø	=	752.9AMP

EQUIPMENT AND FEEDER SIZED FOR 800 AMP SERVICE

## LOAD CALCULATION: BUILDINGS 1,2,3,4,5,6 &amp; 7 W/O HOUSE

UNIT AREA 1,036sqft. @ 3 VOLT-AMPS	3,108 X 6 =	18.6KVA
UNIT AREA 1,268sqft. @ 3 VOLT-AMPS	3,804 X 6 =	22.8KVA
LAUNDRY CIRCUIT	6,500 X 12 =	78.0KVA
RANGE	8,000 X 12 =	96.0KVA
WATER HEATER	4,600 X 12 =	55.2KVA
DISHWASHER	1,600 X 12 =	19.2KVA
HVAC LOAD	10,200 X 6 =	61.2KVA
HVAC LOAD	13,400 X 6 =	80.4KVA
TOTAL CONNECTED LOAD	35,956 X 12 =	431.5KVA
DESIGN LOAD @41% (PER NEC 220-32)	=	176.9KVA
TOTAL DESIGN LOAD	=	176.9KVA
TOTAL AMP LOAD @ 240VOLT 1Ø	=	737.1AMP

EQUIPMENT AND FEEDER SIZED FOR 800 AMP SERVICE

LOAD CALCULATION: TYPICAL "B" UNIT  
(PER NEC 220-30)

UNIT AREA 1,268sqft. @ 3 VOLT-AMPS	3,804 VA
RECEPTACLES (2 SMALL APPLIANCE CIRCUITS)	3,000 VA
LAUNDRY CIRCUIT	6,500 VA
RANGE	8,000 VA
WATER HEATER	4,600 VA
DISHWASHER	1,600 VA
<b>TOTAL CONNECTED LOAD</b>	<b>27,504 VA</b>
FIRST 10KVA OF OTHER LOAD AT 100%	10,000 VA
REMAINDER OF OTHER LOAD AT 40%	7,002 VA
	<b>17,002 VA</b>
<b>HVAC LOAD</b>	<b>13,400 VA</b>
<b>TOTAL DEMAND LOAD</b>	<b>30,402 VA</b>
<b>TOTAL AMP LOAD @ 240VOLT 1Ø</b>	<b>126.7 AMP</b>

## LOAD CALCULATION: BUILDING 8 W/ HOUSE

UNIT AREA 1,036sqft. @ 3 VOLT-AMPS	3,108 X 4 =	12.4KVA
UNIT AREA 1,268sqft. @ 3 VOLT-AMPS	3,804 X 4 =	15.2KVA
LAUNDRY CIRCUIT	6,500 X 8 =	52.0KVA
RANGE	8,000 X 8 =	64.0KVA
WATER HEATER	4,600 X 8 =	36.8KVA
DISHWASHER	1,600 X 8 =	12.8KVA
HVAC LOAD	10,200 X 4 =	40.8KVA
HVAC LOAD	13,400 X 4 =	53.6KVA
<hr/>		
TOTAL CONNECTED LOAD	35,956 X 8 =	287.6KVA
DESIGN LOAD @43% (PER NEC 220-32)		= 123.7KVA
HOUSE PANEL:		= 3.8KVA
<hr/>		
TOTAL DESIGN LOAD		= 127.5KVA
TOTAL AMP LOAD @ 240VOLT 1Ø		= 531.2AMP

EQUIPMENT AND FEEDER SIZED FOR 600 AMP SERVICE

## LOAD CALCULATION: BUILDING 8 W/O HOUSE

UNIT AREA 1,036sqft. @ 3 VOLT-AMPS	3,108 X 4 =	12.4KVA
UNIT AREA 1,268sqft. @ 3 VOLT-AMPS	3,804 X 4 =	15.2KVA
LAUNDRY CIRCUIT	6,500 X 8 =	52.0KVA
RANGE	8,000 X 8 =	64.0KVA
WATER HEATER	4,600 X 8 =	36.8KVA
DISHWASHER	1,600 X 8 =	12.8KVA
HVAC LOAD	10,200 X 4 =	40.8KVA
HVAC LOAD	13,400 X 4 =	53.6KVA
TOTAL CONNECTED LOAD	35,956 X 8 =	287.6KVA
DESIGN LOAD @43% (PER NEC 220-32)		= 123.7KVA
TOTAL DESIGN LOAD		= 123.7KVA
TOTAL AMP LOAD @ 240VOLT 1ø		= 515.4AMP

EQUIPMENT AND FEEDER SIZED FOR 600 AMP SERVICE

## LOAD CALCULATION: BUILDING 9 W/ HOUSE

UNIT AREA 1,036sqft. @ 3 VOLT-AMPS	3,108 X 2 =	6.2KVA
UNIT AREA 1,268sqft. @ 3 VOLT-AMPS	3,804 X 2 =	7.6KVA
LAUNDRY CIRCUIT	6,500 X 4 =	26.0KVA
RANGE	8,000 X 4 =	32.0KVA
WATER HEATER	4,600 X 4 =	18.4KVA
DISHWASHER	1,600 X 4 =	6.4KVA
HVAC LOAD 1.5 TON	10,200 X 2 =	20.4KVA
HVAC LOAD 2.0 TON	13,400 X 2 =	26.8KVA
TOTAL CONNECTED LOAD	35,956 X 4 =	143.8KVA
DESIGN LOAD @45% (PER NEC 220-32)		64.7KVA
HOUSE PANEL:		3.8KVA
TOTAL DESIGN LOAD		68.5KVA
TOTAL AMP LOAD @ 240VOLT 1Ø		285.5AMP

EQUIPMENT AND FEEDER SIZED FOR 400 AMP SERVICE

**MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.**  
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**PLANIERS REIREAL  
SUMMERVILLE, SOUTH CAROLINA**

## LOAD CALCULATIONS

REVISIONS

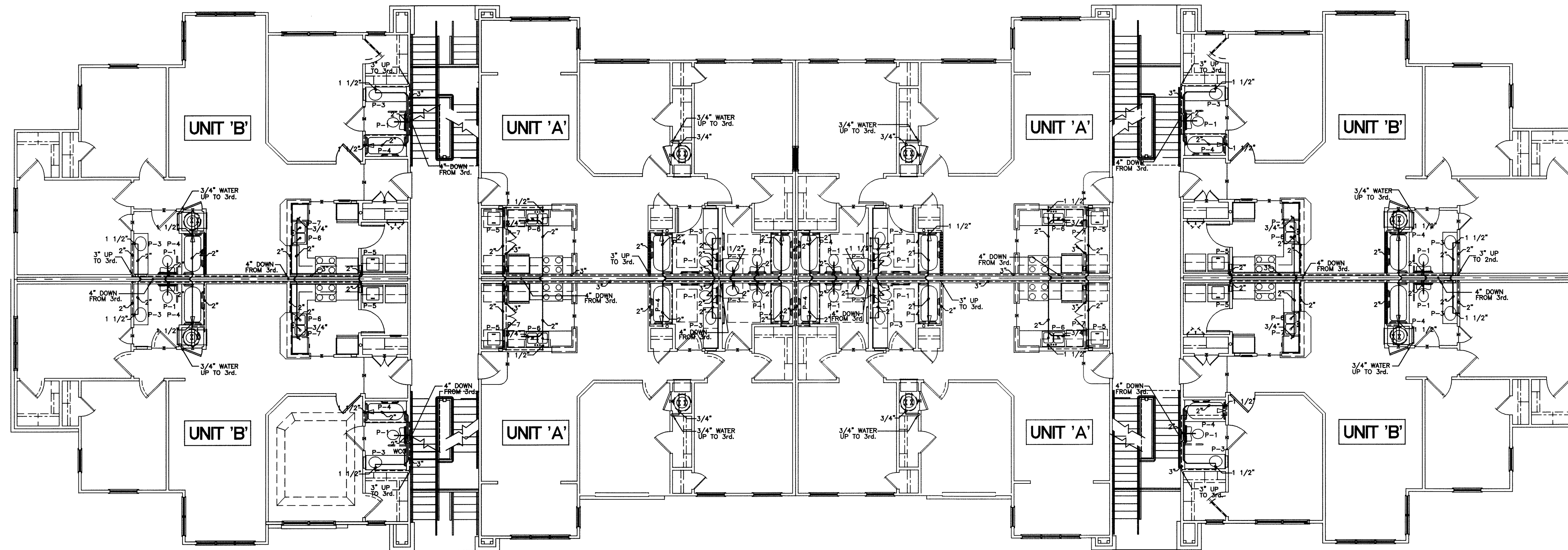
PROJECT  
2004-016

50/9/50

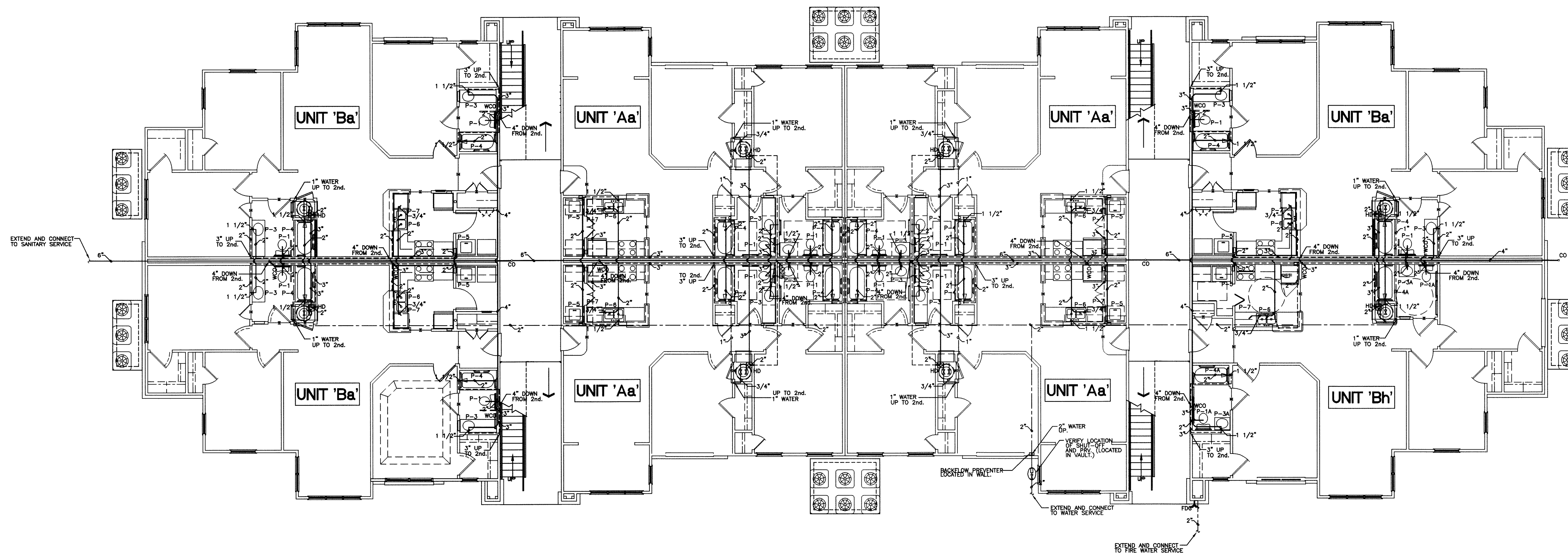
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## E1.4



2 BUILDINGS #1 & 5 - SECOND FLOOR PLUMBING PLAN  
1/8" = 1'-0"



1 BUILDINGS #1 & 5 - FIRST FLOOR PLUMBING PLAN  
1/8" = 1'-0"

0 4' 8' 16'  
SCALE: 1/8" = 1'-0"

REVISIONS	03/21/05
PROJECT	2004-016
DATE	11/01/04
DRAWN BY	BAR/JC

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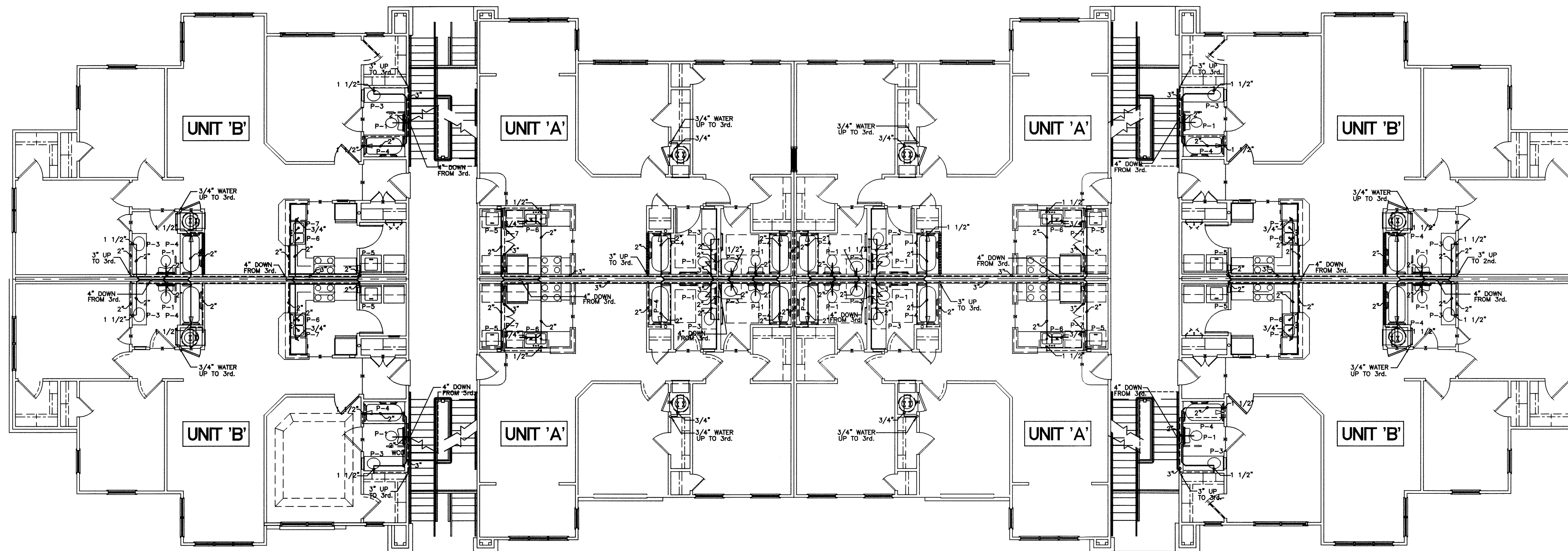
**PLANTERS RETREAT**  
SUMMERVILLE, SOUTH CAROLINA

BUILDING'S # 1 45 PLUMBING PLANS

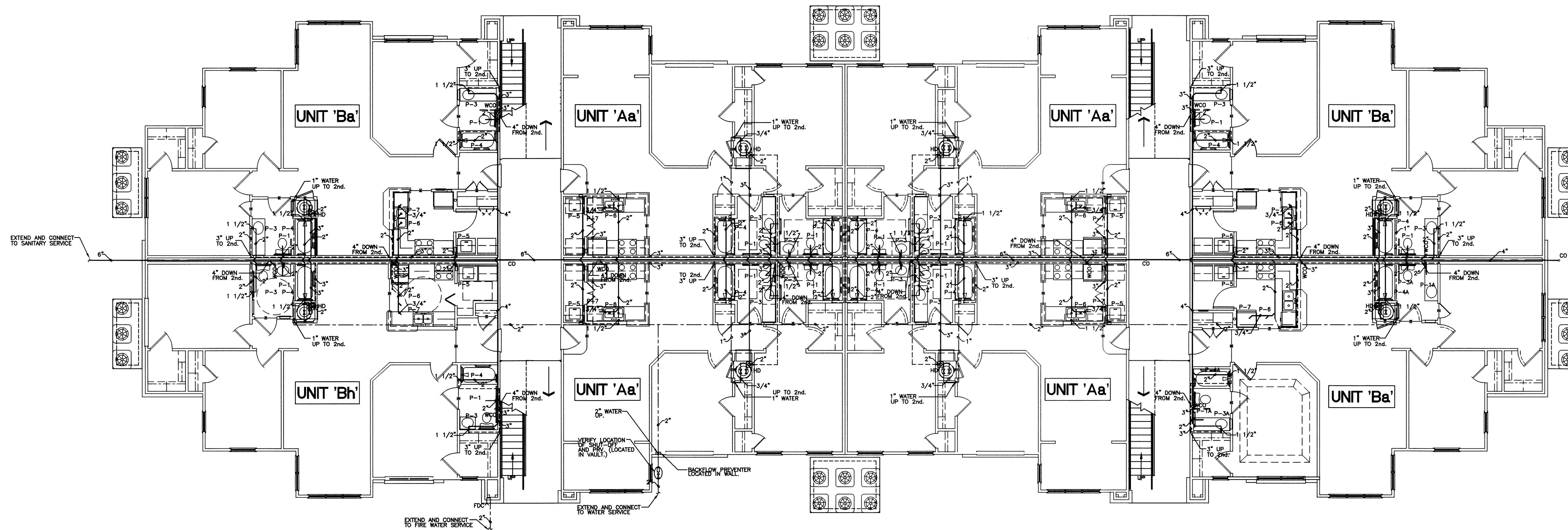
**MARNA**

P1.1





2 BUILDING #3 - SECOND FLOOR PLUMBING PLAN  
1/8" = 1'-0"



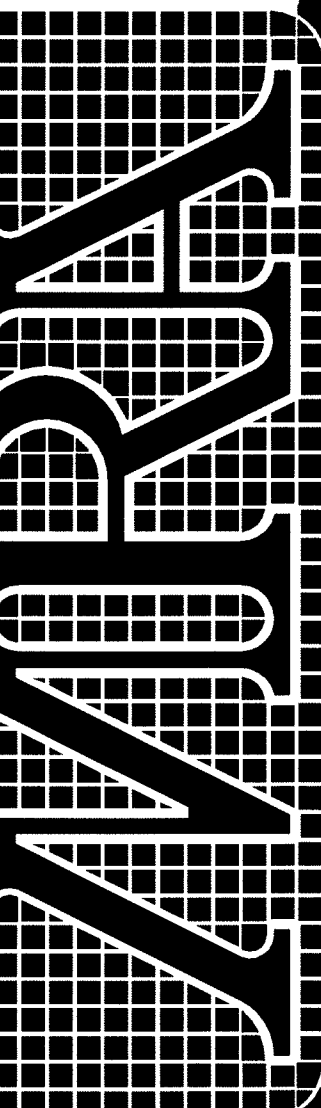
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1/8" = 1'-0"

0 4' 8' 16'  
SCALE: 1/8" = 1'-0"

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PLANTERS RETREAT  
SUMMERVILLE, SOUTH CAROLINA

BUILDING #3 PLUMBING PLANS



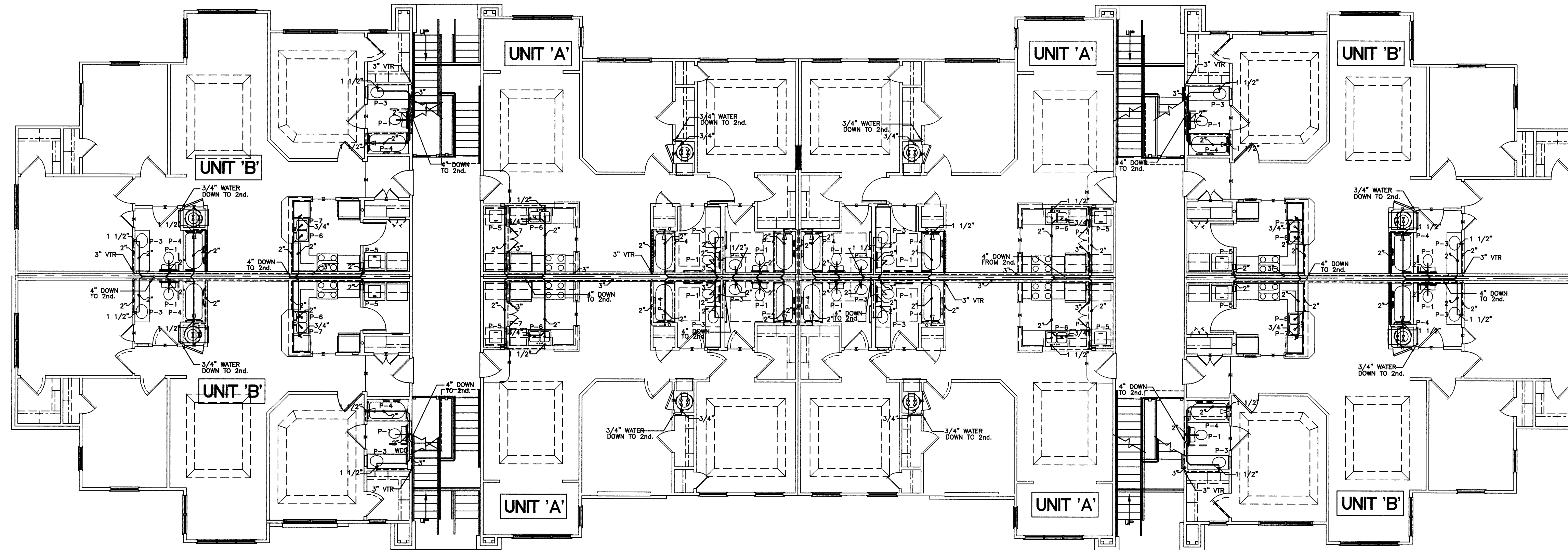
P1.2

PROJECT 2004-016  
DATE 11/01/04  
DRAWN BY BAR/JC



REVISIONS

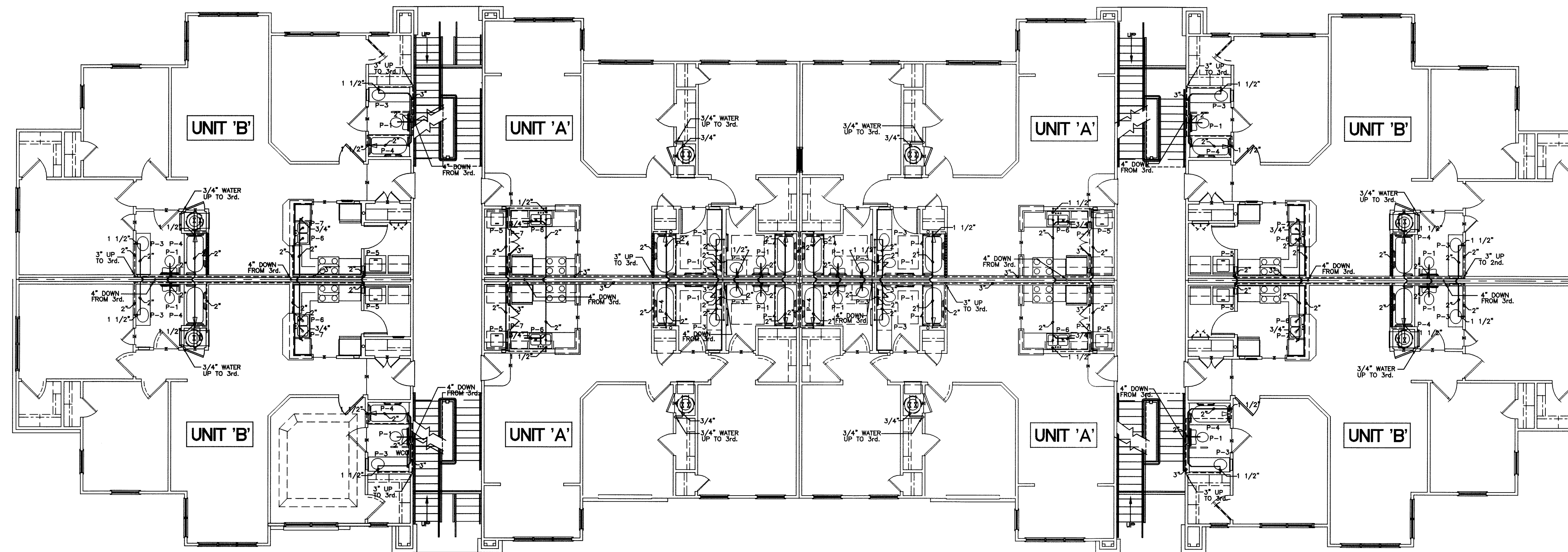
03/21/05



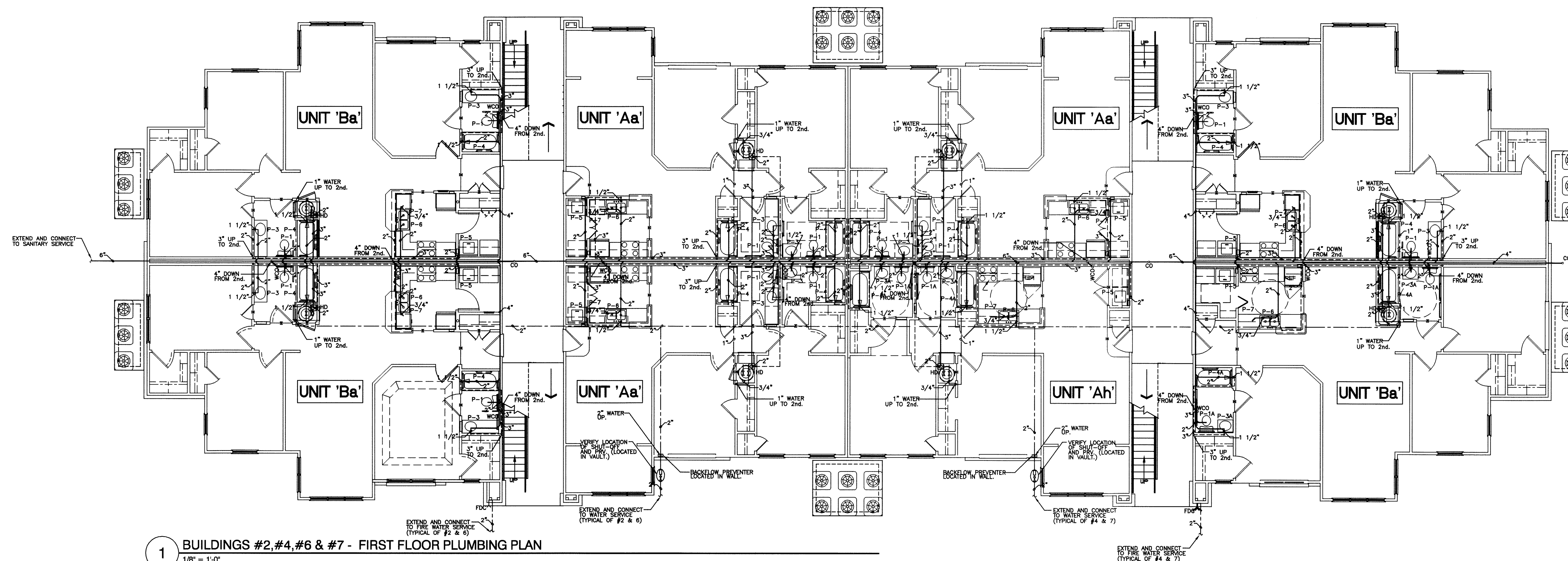
1 BUILDINGS #1,3 & 5 - THIRD FLOOR PLUMBING PLAN  
1/8" = 1'-0"

0 4' 8' 16'  
SCALE: 1/8" = 1'-0"





2 BUILDINGS #2, #4, #6 & #7 - SECOND FLOOR PLUMBING PLAN  
1/8" = 1'-0"

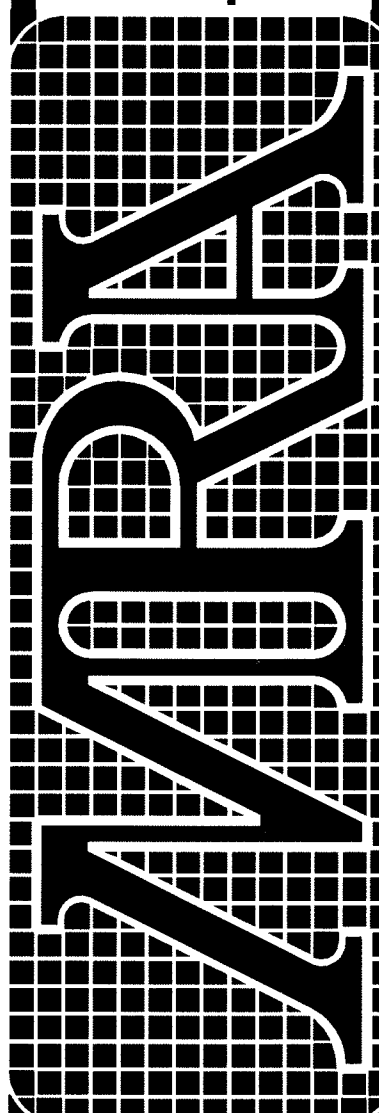


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1/8" = 1'-0"

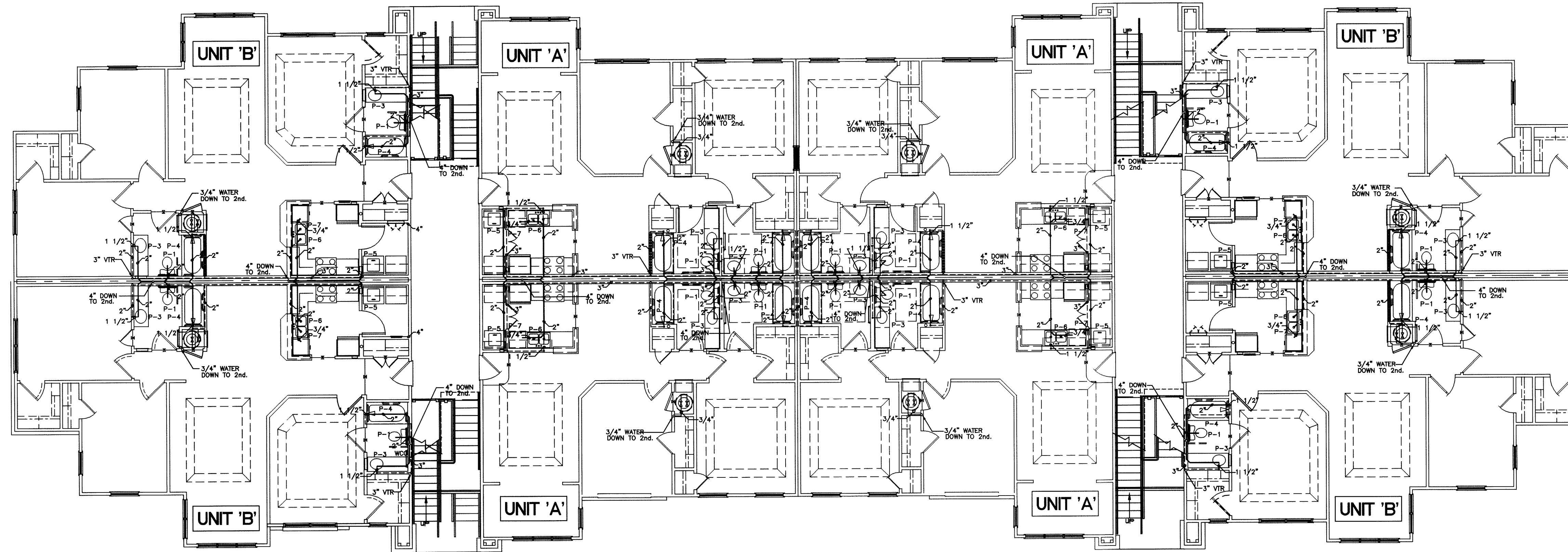
0 4' 8' 16'  
SCALE: 1/8" = 1'-0"

REVISIONS	DATE	BY
03/21/05		
PROJECT	2004-016	
DATE	11/01/04	
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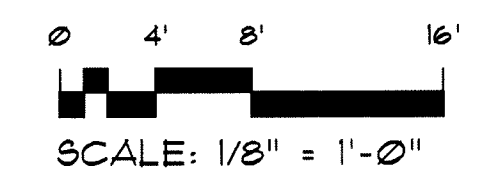
MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3339 404-373-2800  
PLANTERS RETREAT  
SUMMERVILLE, SOUTH CAROLINA  
BUILDINGS #2, #4, #6 & #7 PLUMBING PLANS



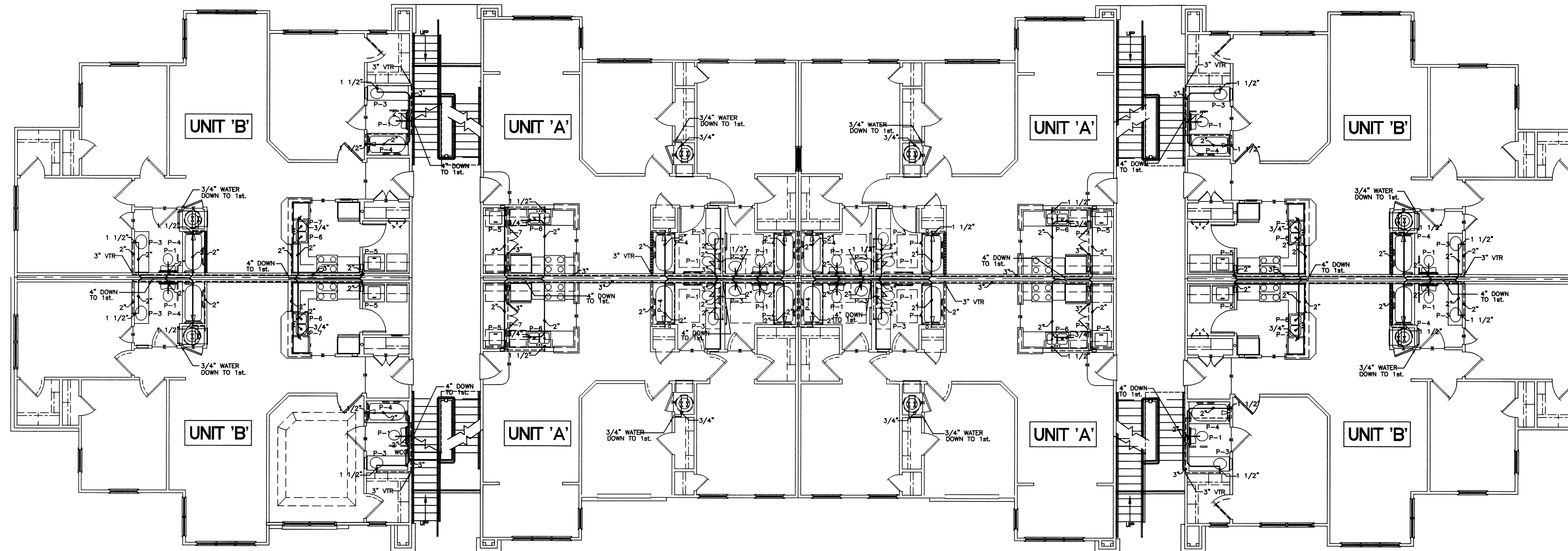
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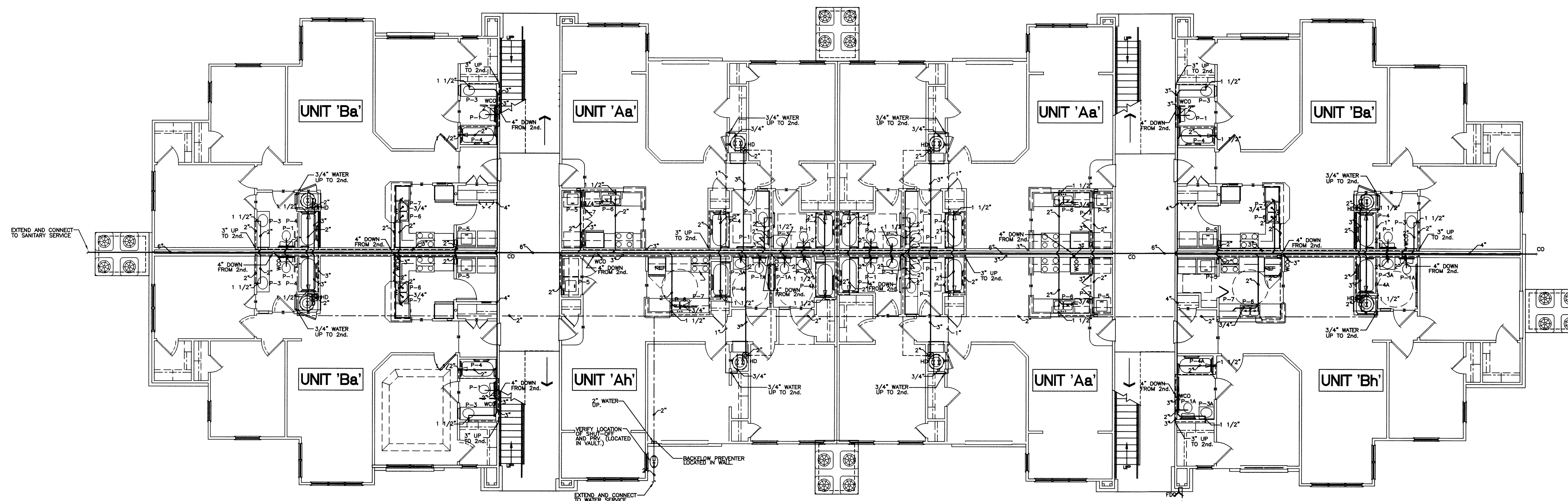
1 BUILDINGS#2, #4, #6 & #7 - THIRD FLOOR PLUMBING PLAN  
1/8" = 1'-0"







2 BUILDING #8 - SECOND FLOOR PLUMBING PLAN  
1/8" = 1'-0"



1 BUILDING #8 - FIRST FLOOR PLUMBING PLAN  
1/8" = 1'-0"

0 4' 8' 16'  
SCALE: 1/8" = 1'-0"

**MARTIN RILEY ASSOCIATES**

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

PLANTERS RETREAT  
SUMMERVILLE, SOUTH CAROLINA

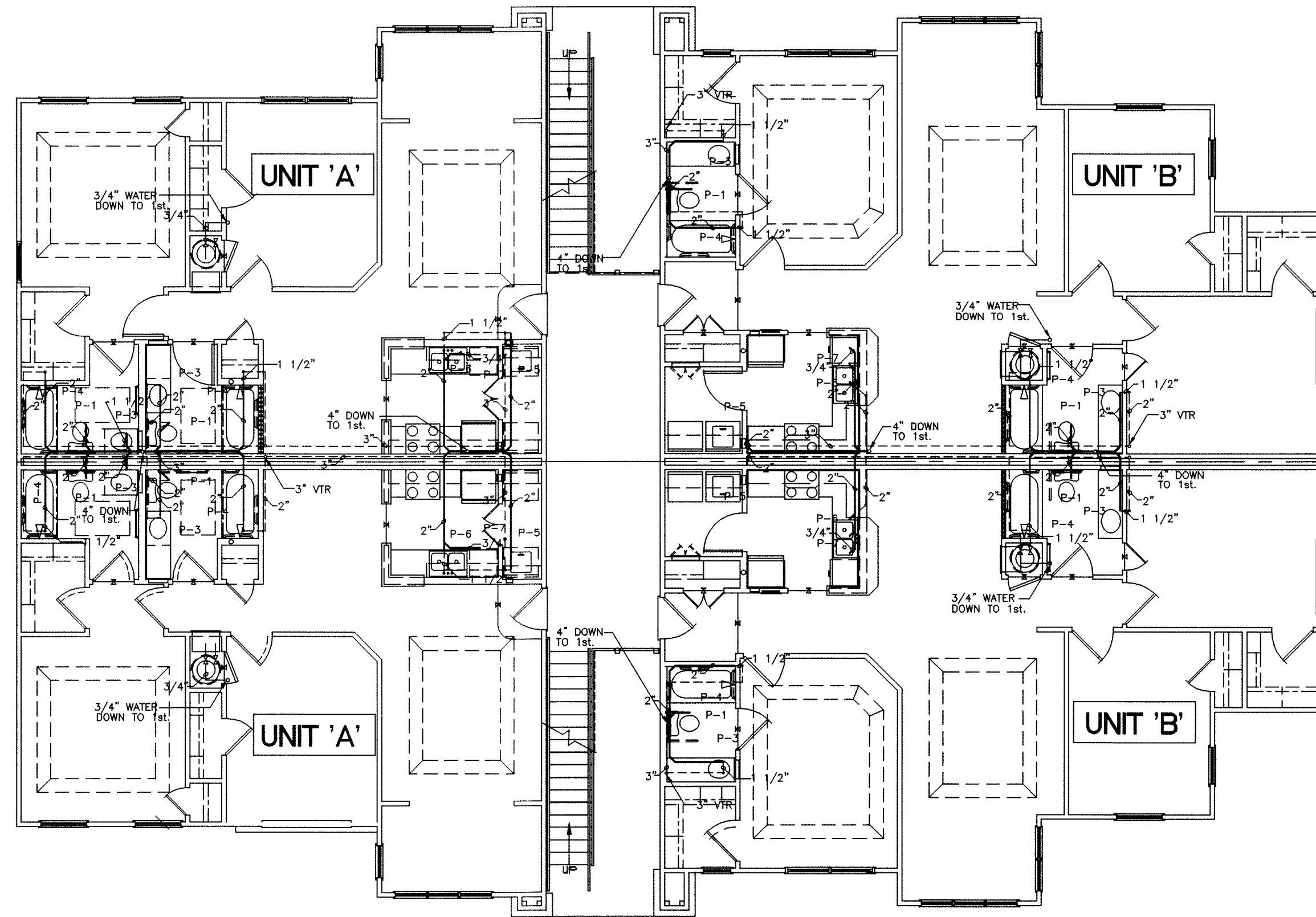
PROJECT 2004-016  
DATE 11/01/04  
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P1.6

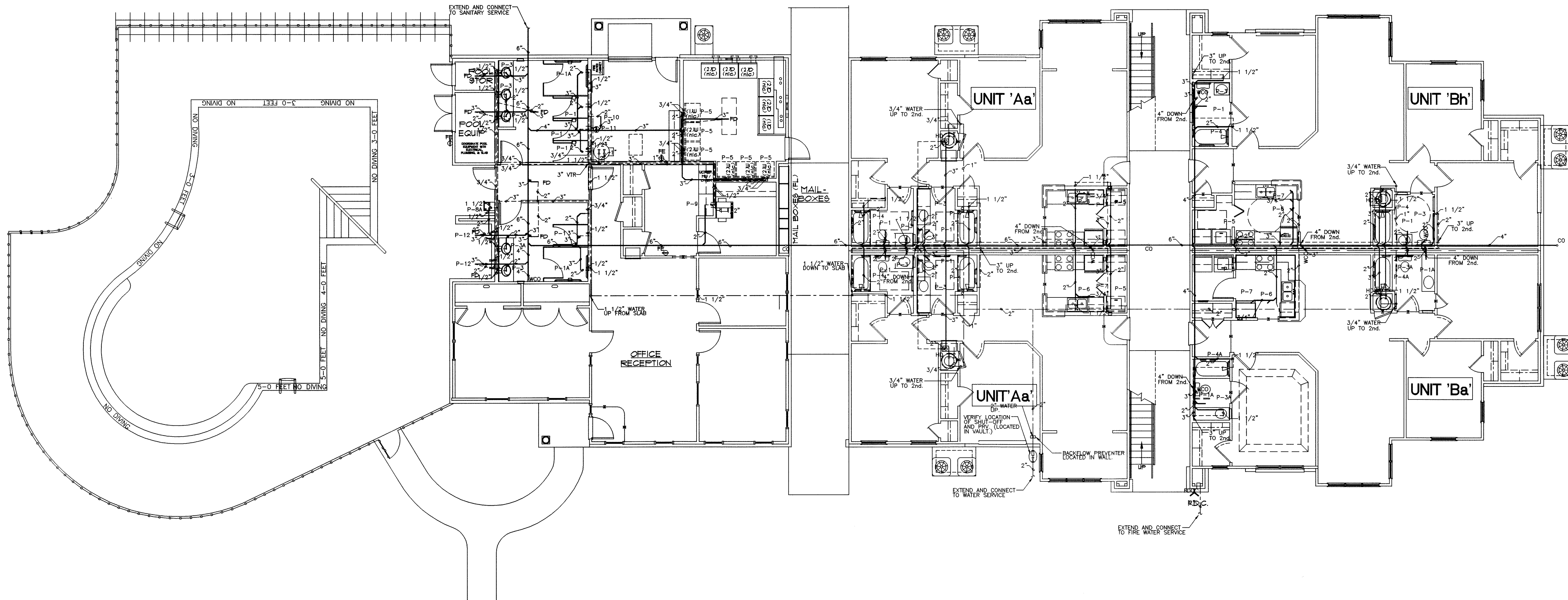
BUILDING #8 PLUMBING PLANS

PLUMBING FIXTURE SCHEDULE					
MARK	HOT WATER	COLD WATER	VENT	WASTE	REMARKS
P-1	-	1/2"	2"	3"	WATER CLOSET
P-2	-	3/4"	1 1/2"	2"	URINAL
P-3	1/2"	1/2"	1 1/2"	2"	LAVATORY
P-4	1/2"	1/2"	1 1/2"	2"	SHOWER/BATH
P-5	3/4"	3/4"	2"	2"	WASHER
P-6	1/2"	1/2"	1 1/2"	2"	KITCHEN SINK
P-7	1/2"	-	1 1/2"	2"	DISHWASHER
P-8	-	1/2"	1 1/2"	2"	DRINKING FOUNTAIN
P-9	1/2"	1/2"	1 1/2"	2"	SGL. BOWL SINK
P-10	3/4"	3/4"	2"	3"	MOP SINK
P-11	-	1/2"	1 1/2"	2"	EYE-WASH
P-12	1/2"	1/2"	1 1/2"	2"	SHOWER

NOTE: ALL FIXTURES MARKED 'A' ARE HANDICAPPED.



2 BUILDING #9 - SECOND FLOOR PLAN  
1/8" = 1'-0"



1 CLUBHOUSE & BUILDING #9 - FIRST FLOOR PLAN  
1/8" = 1'-0"

0 4' 8' 16'  
SCALE: 1/8" = 1'-0"

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

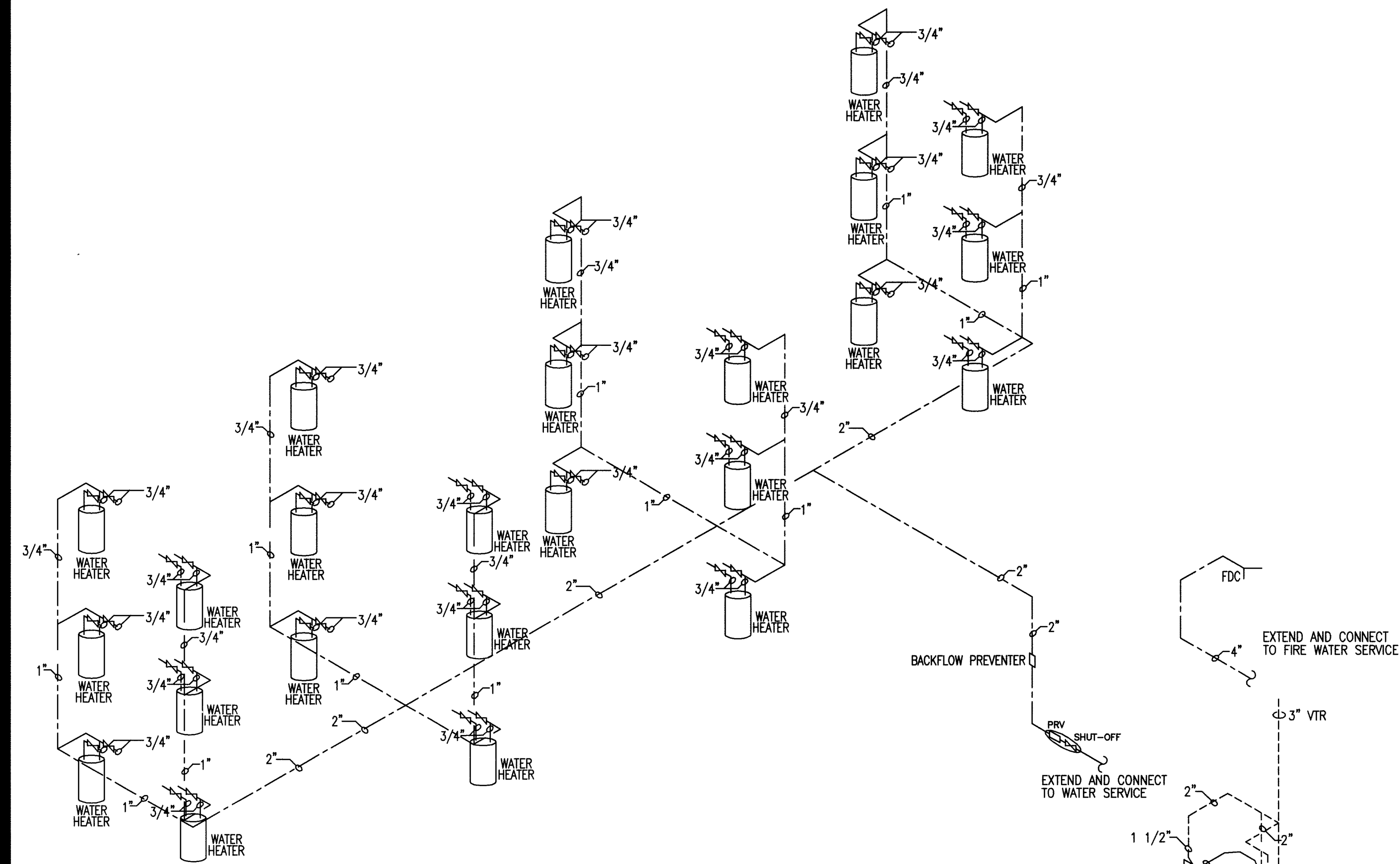
PLANTERS RETREAT  
SUMMERVILLE, SOUTH CAROLINA

BUILDING #9 & CLUBHOUSE PLUMBING PLANS

**MARRA**  
P1.7

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PROJECT  
2004-016  
DATE  
11/07/04  
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JC/BAR





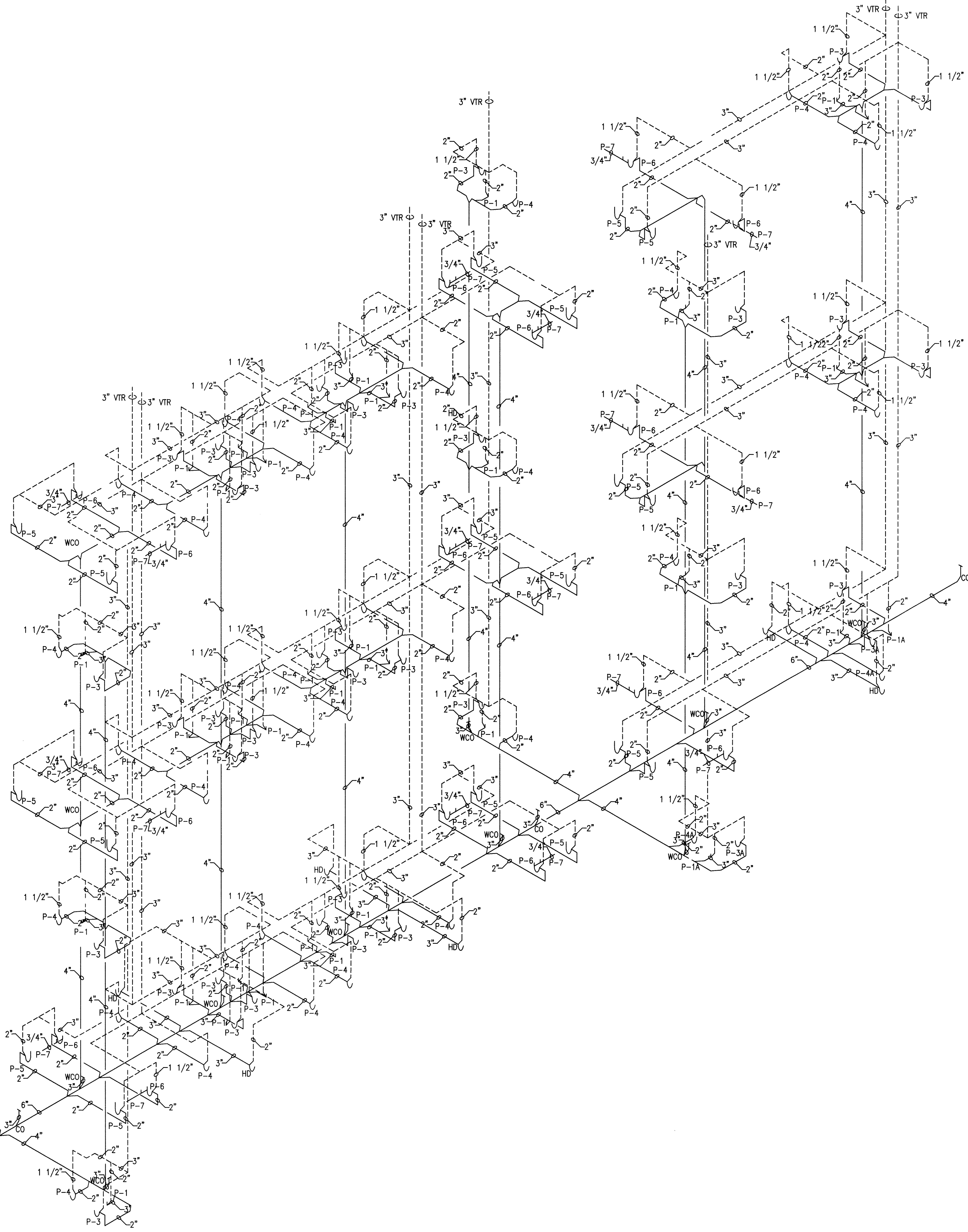
2 BUILDINGS #1 & 5 - WATER RISER  
N.T.S.

MARK	HOT WATER	COLD WATER	VENT	WASTE	REMARKS
P-1	-	1/2"	2"	3"	WATER CLOSET
P-2	-	3/4"	1 1/2"	2"	URINAL
P-3	1/2"	1/2"	1 1/2"	2"	LAVATORY
P-4	1/2"	1/2"	1 1/2"	2"	SHOWER/BATH
P-5	3/4"	3/4"	2"	2"	WASHER
P-6	1/2"	1/2"	1 1/2"	2"	KITCHEN SINK
P-7	1/2"	-	1 1/2"	2"	DISHWASHER
P-8	-	1/2"	1 1/2"	2"	DRINKING FOUNTAIN
P-9	1/2"	1/2"	1 1/2"	2"	SGL. BOWL SINK
P-10	3/4"	3/4"	2"	3"	MOP SINK
P-11	-	1/2"	1 1/2"	2"	EYE-WASH
P-12	1/2"	1/2"	1 1/2"	2"	SHOWER

NOTE: ALL FIXTURES MARKED 'A' ARE HANDICAPPED.

EXTEND AND CONNECT  
TO SANITARY SERVICE

1 BUILDINGS #1 & 5 - SANITARY RISER  
N.T.S.

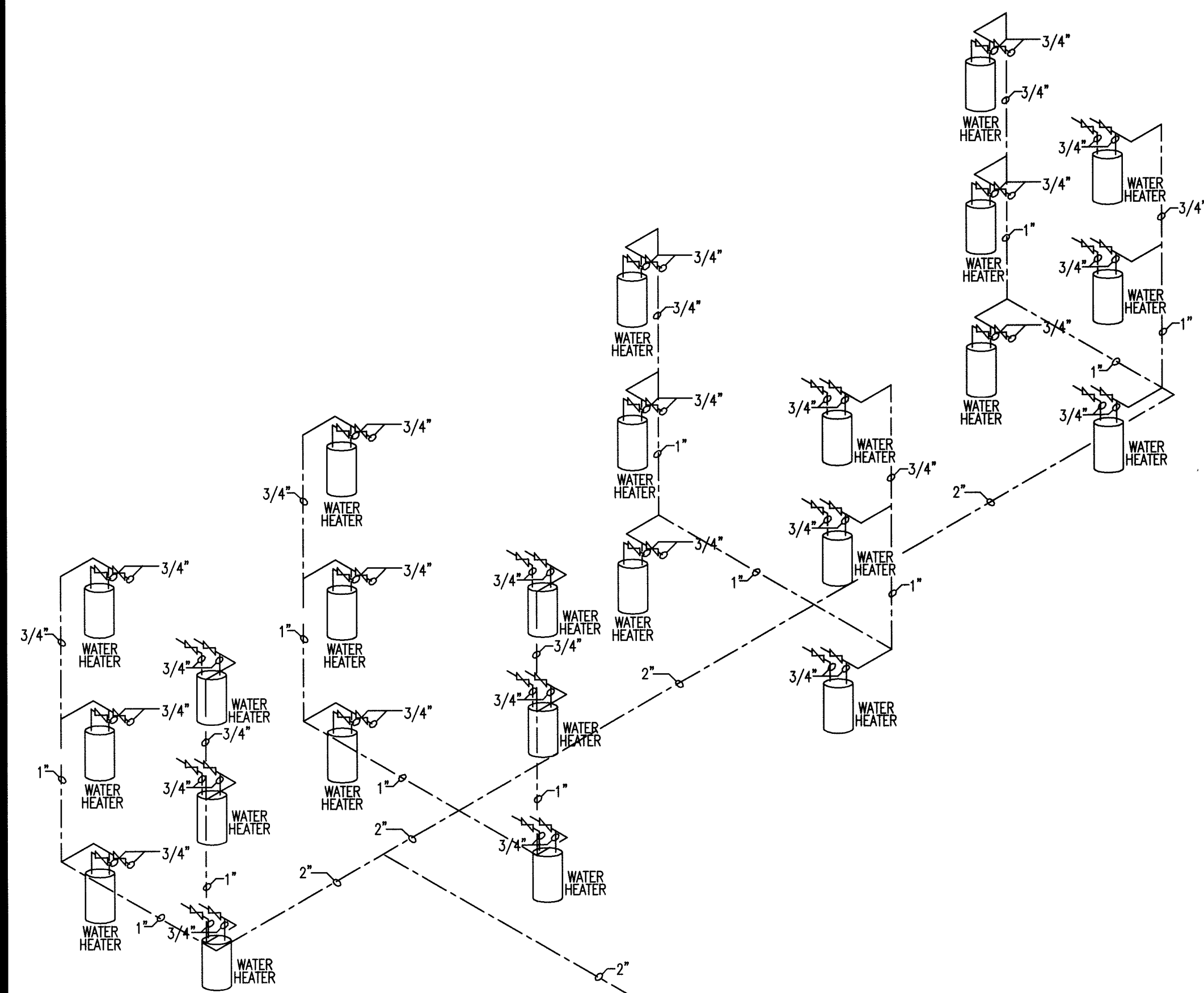


0 4' 8' 16'  
SCALE: 1/8" = 1'-0"

REVISIONS  
03/11/05  
PROJECT 2003-063  
DATE 09/15/04  
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215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800  
PLANTERS RETREAT  
NORTH CHARLESTON, SOUTH CAROLINA  
BUILDINGS #1 & 5 PLUMBING RISERS

**MARTIN RILEY**  
P2.1

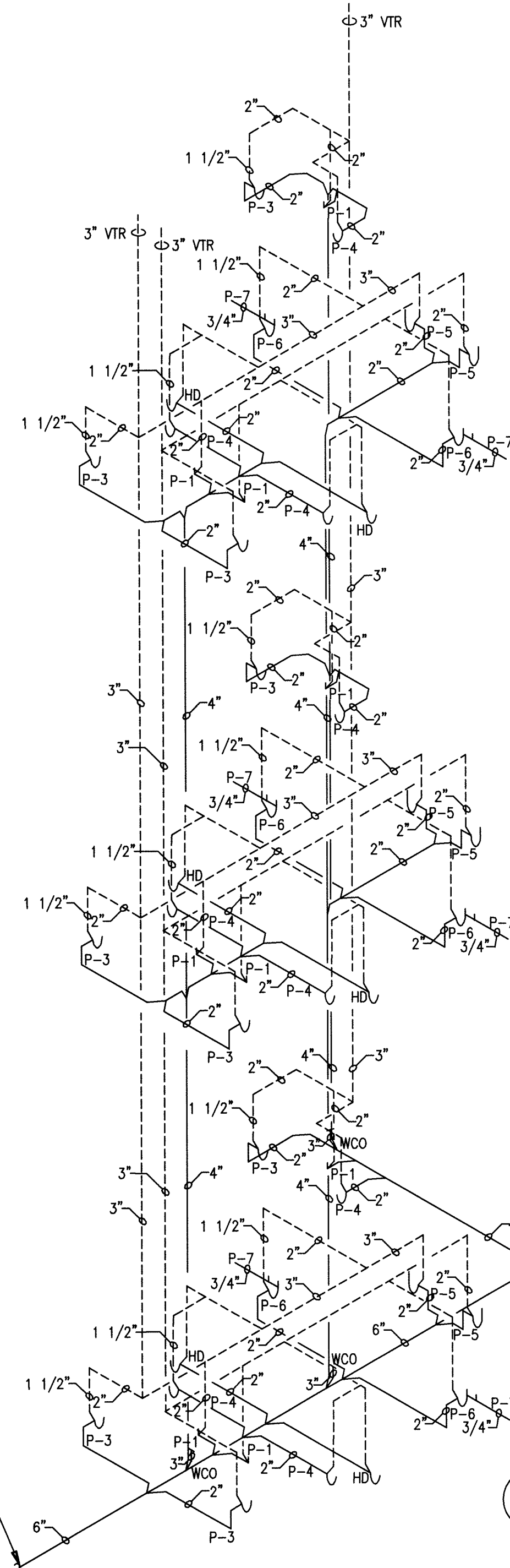


BACKFLOW PREVENTER  
PRV SHUT-OFF

EXTEND AND CONNECT  
TO WATER SERVICE

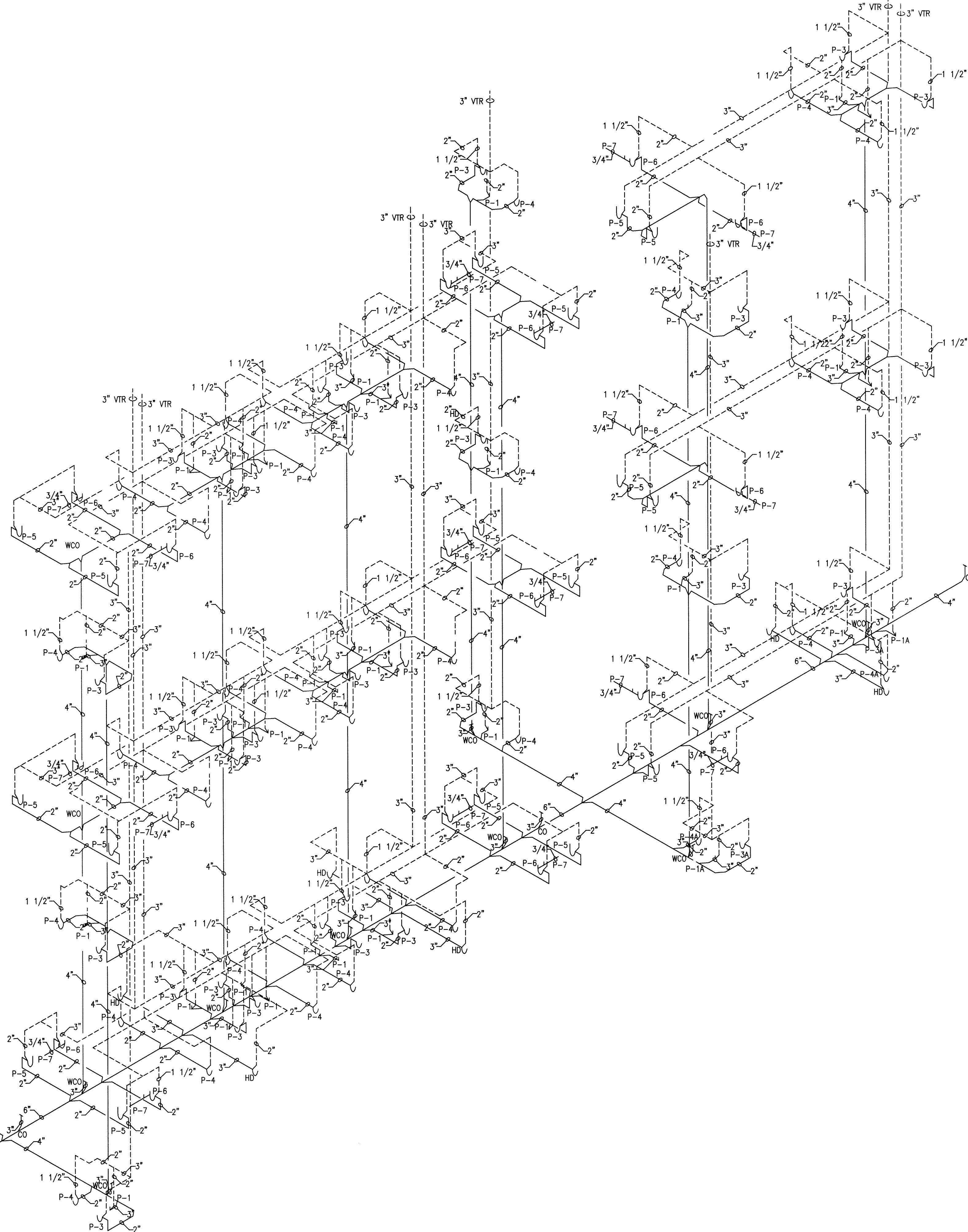
EXTEND AND CONNECT  
TO FIRE WATER SERVICE

**2 BUILDING #3 - WATER RISER**  
N.T.S.



EXTEND AND CONNECT  
TO SANITARY SERVICE

**1 BUILDING #3 - SANITARY RISER**  
N.T.S.



SCALE: 1/8" = 1'-0"

RELEASED FOR CONSTRUCTION

**MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.**

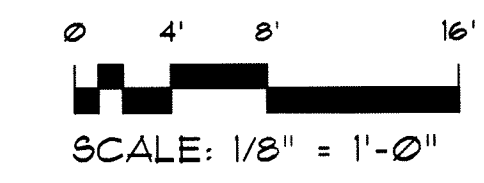
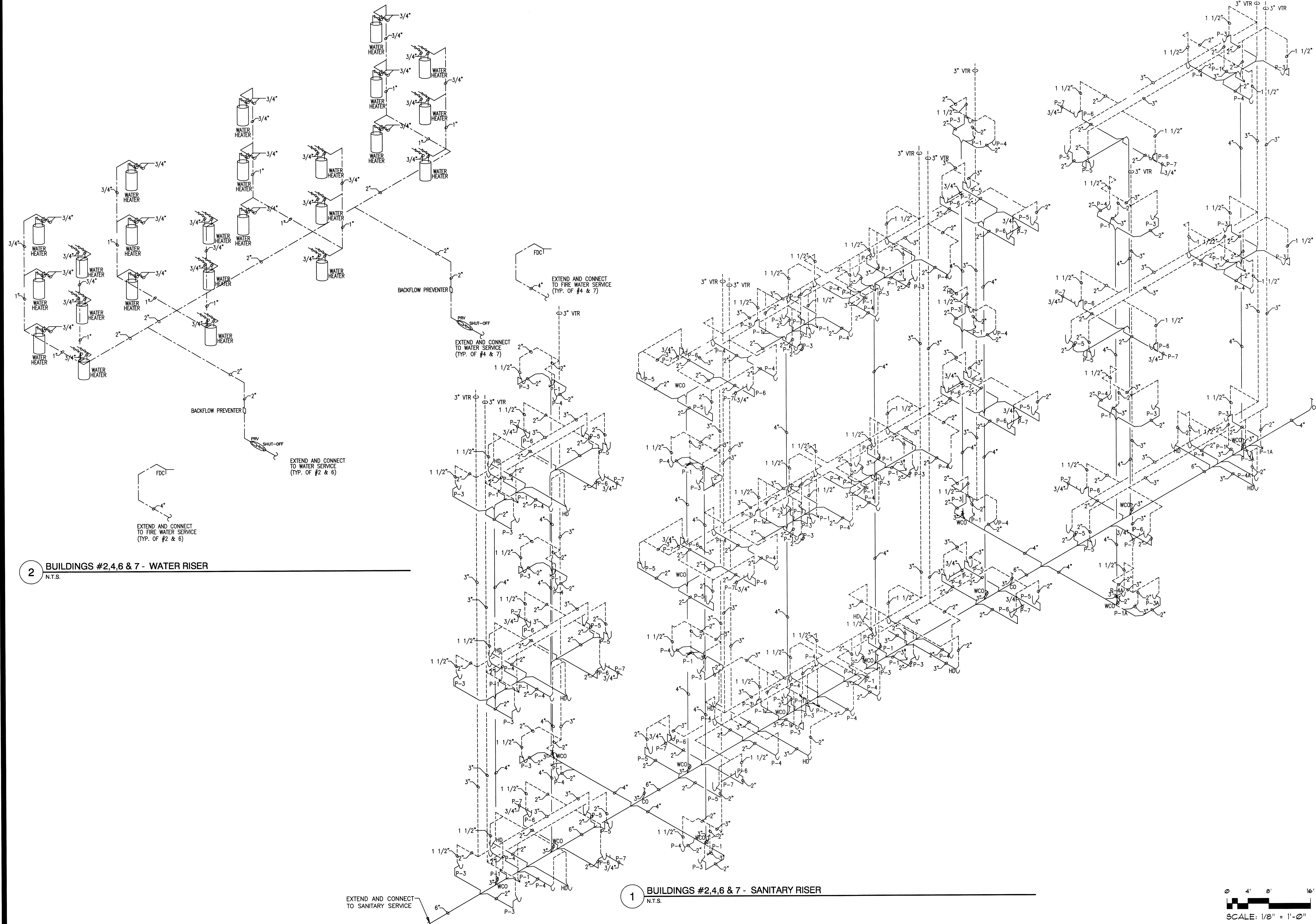
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

PLANTERS RETREAT  
NORTH CHARLESTON, SOUTH CAROLINA

BUILDING #3 PLUMBING RISERS

03/21/05  
 2003-0063  
 09/15/04  
 MLR





REVISIONS	05/21/05
PROJECT	2003-063
DATE	05/15/04
DRAWN BY	MLR

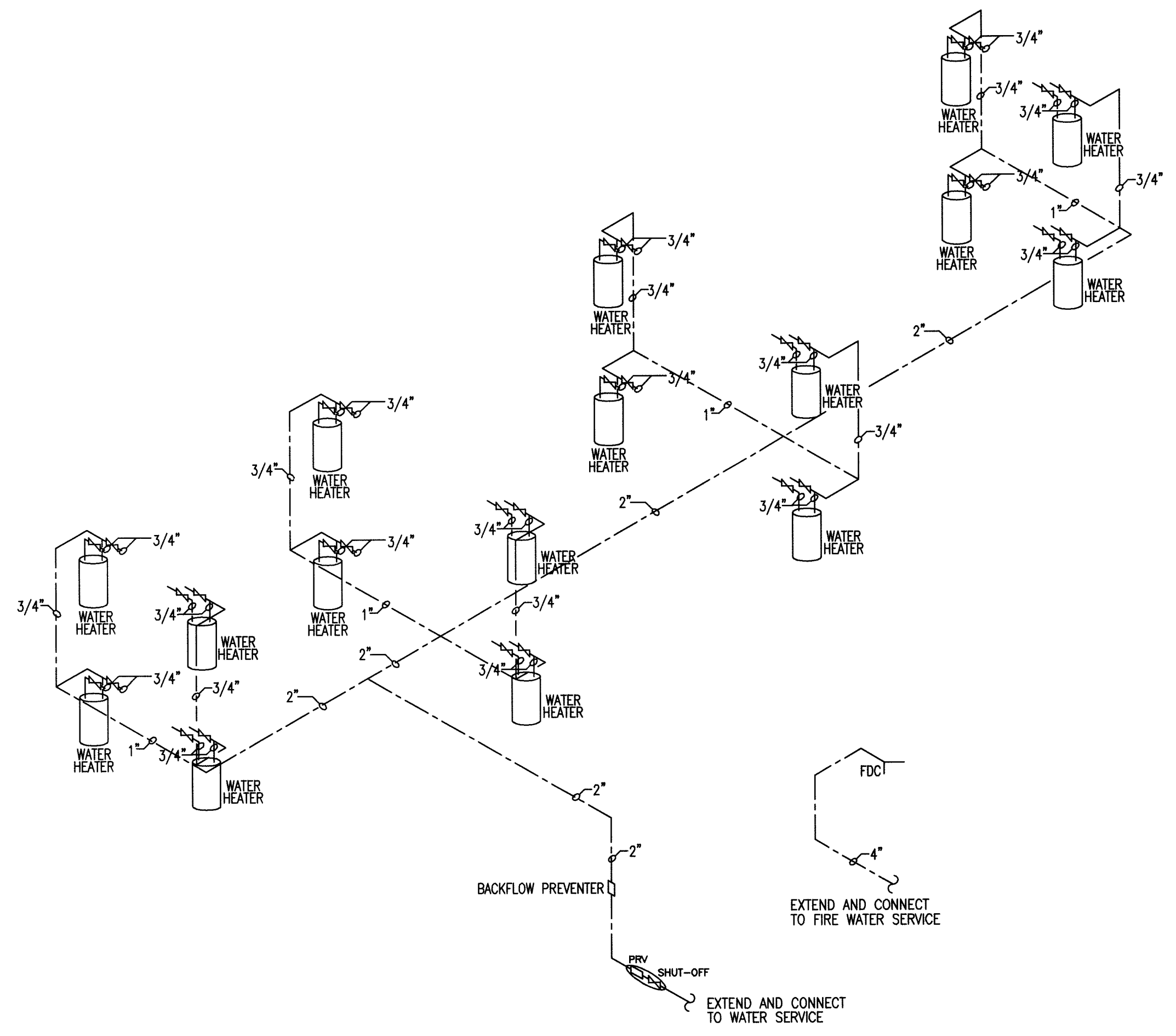
**MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.**  
 215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

**PLANTERS RETREAT**  
 NORTH CHARLESTON, SOUTH CAROLINA

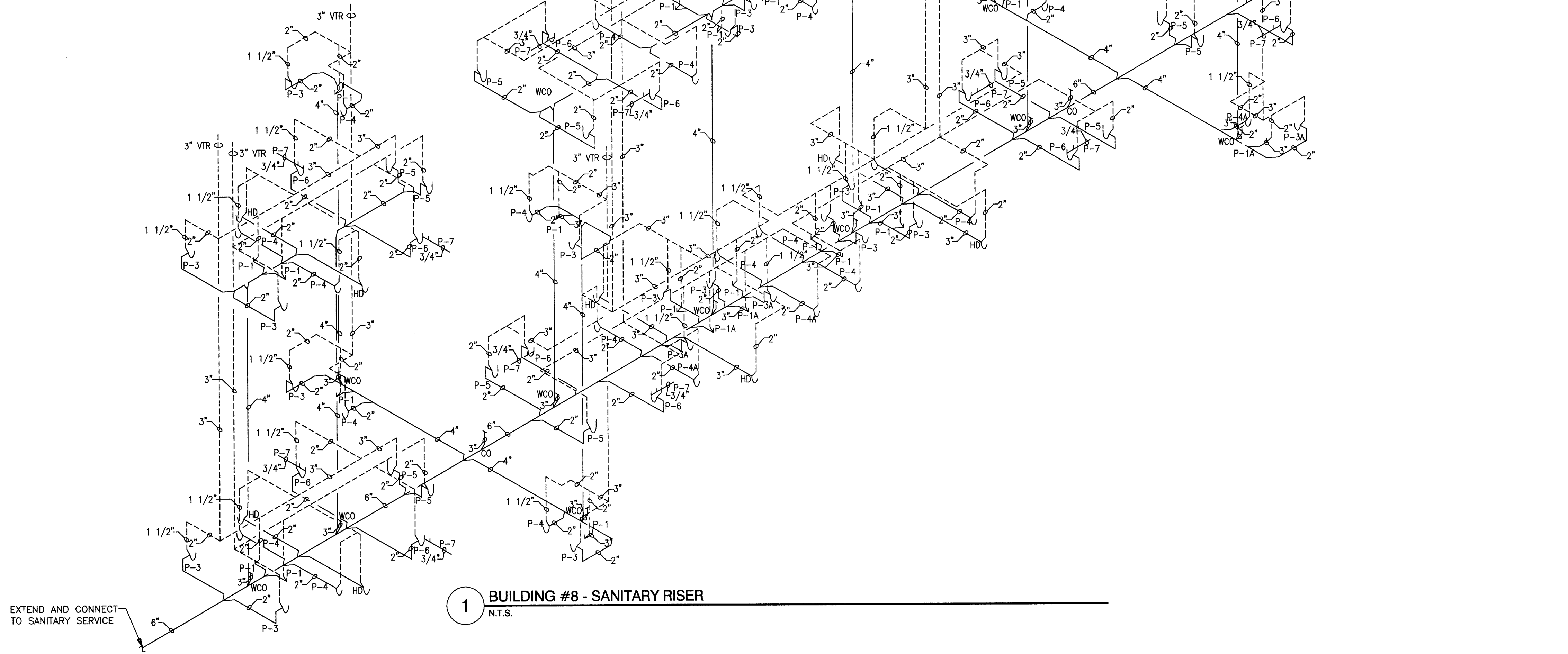
BUILDINGS #2,4,6 & 7 PLUMBING RISERS

**MARNA**

**P2.3**



2 BUILDING #8 - WATER RISER  
N.T.S.



1 BUILDING #8 - SANITARY RISER  
N.T.S.

0 4' 8' 16'  
SCALE: 1/8" = 1'-0"

REVISIONS	03/21/05
PROJECT	2003-063
DATE	03/15/04
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MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

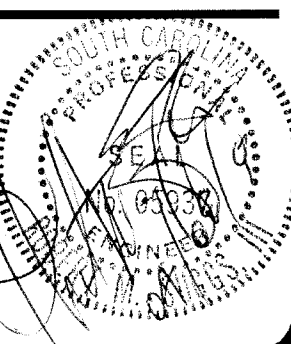
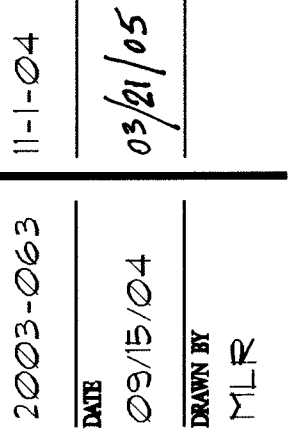
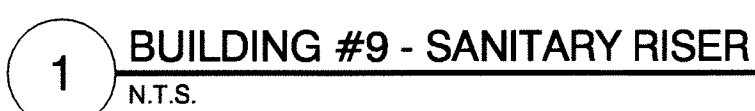
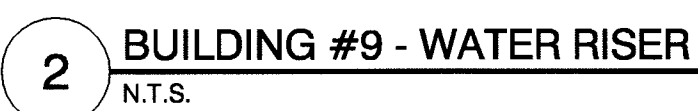
PLANTERS RETREAT  
NORTH CHARLESTON, SOUTH CAROLINA

BUILDING #8 PLUMBING RISERS

**MARNA**

P2.4





**MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.**  
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

BUILDING &amp; PLUMBING RISERS

LEONARD KLINE  
NORTH CHARLESTON, SOUTH CAROLINA

# ART

## P2.5

RELEASED FOR CONSTRUCTION

**ADDENDUM G**  
**Purchase and Sale Agreement (N/Av)**