

Appraisal of Real Property

Proposed Eureka Mill LIHTC

Multifamily Property
598 Saluda Street
Chester, Chester County, South Carolina 29706

Prepared For:

J. M. Cope

Date of the Report:

May 14, 2025

Report Format:

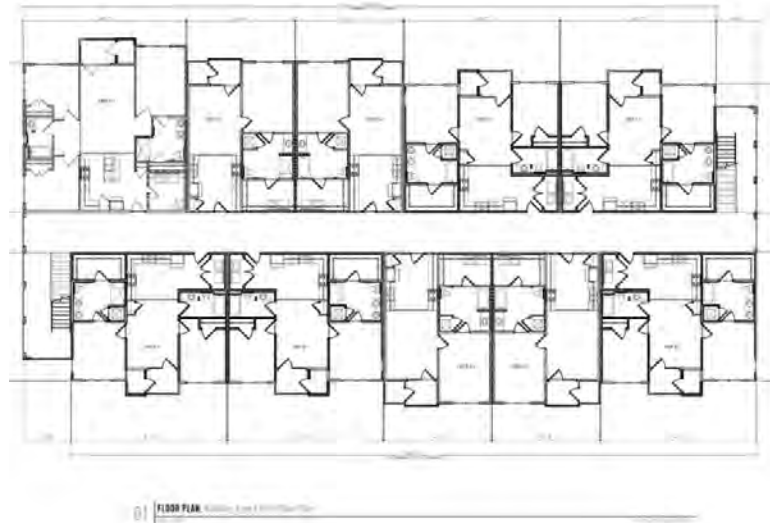
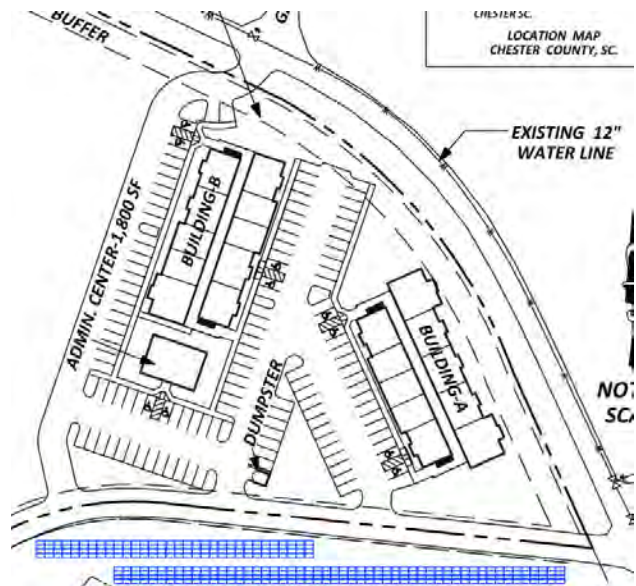
Appraisal Report

IRR - Charleston

File Number: 174-2025-0240

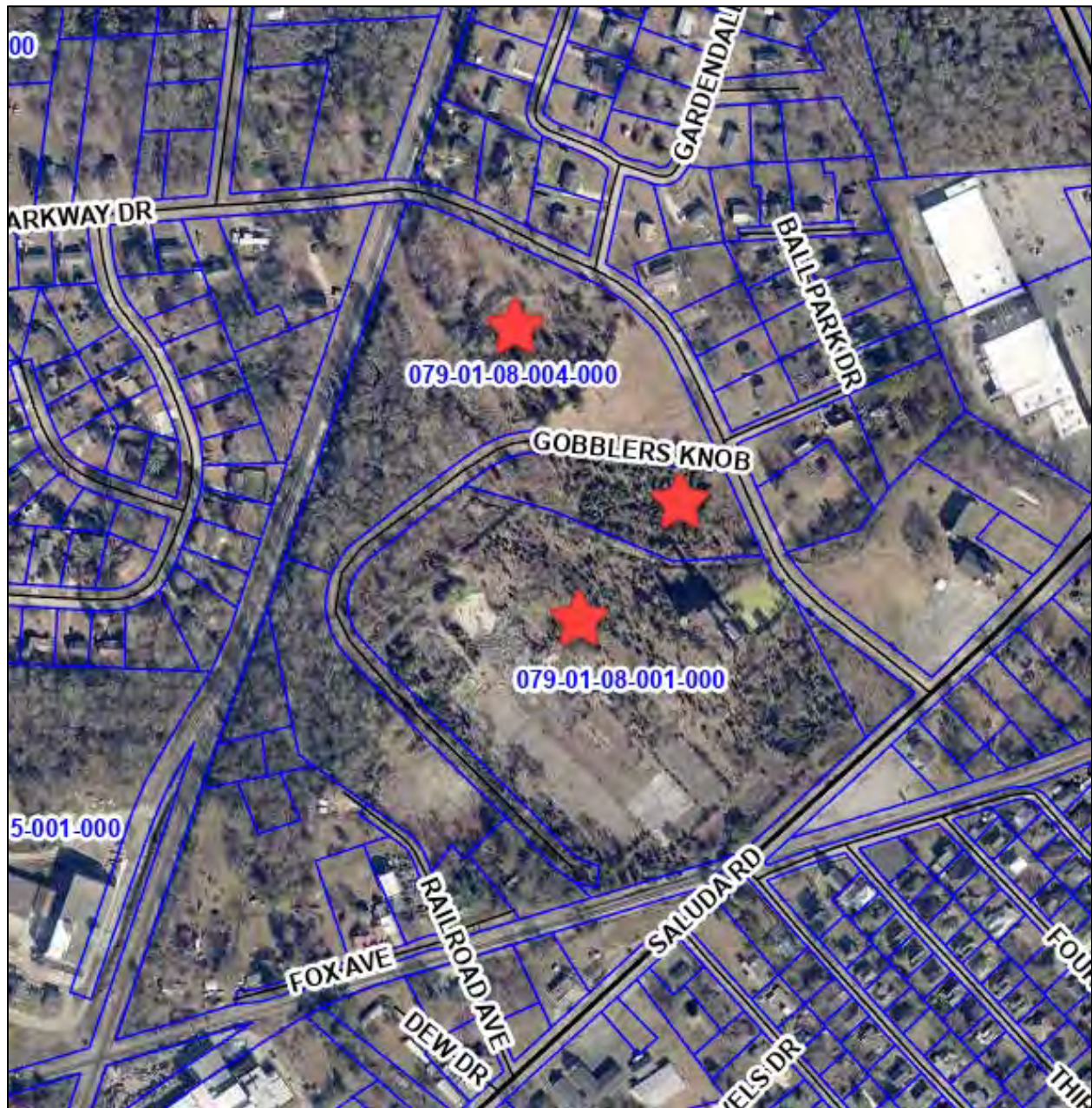


Subject Photographs



Proposed Eureka Mill LIHTC
598 Saluda Street
Chester, South Carolina

Aerial Photograph





May 14, 2025

Mr. Andrew Cope
CEO
J. M. Cope
199 South Cherry Road
Rock Hill, SC 29732

SUBJECT: Market Value Appraisal
 Proposed Eureka Mill LIHTC
 598 Saluda Street
 Chester, Chester County, South Carolina 29706
 IRR - Charleston File No. 174-2025-0240

Dear Mr. Cope:

Integra Realty Resources – Charleston is pleased to submit the accompanying appraisal of the referenced property. The purpose of the appraisal is to develop the following opinions of value:

- The prospective market value as stabilized of the leased fee interest in the subject property as of the effective date of the appraisal, July 1, 2027
- The prospective market value as completed of the leased fee interest in the subject property as of the effective date of the appraisal, January 1, 2027
- The market value as is of the fee simple interest in the subject property as of the effective date of the appraisal, April 29, 2025
- The hypothetical market value as stabilized of the leased fee interest in the subject property as of the effective date of the appraisal, July 1, 2027
- The hypothetical market value as completed of the leased fee interest in the subject property as of the effective date of the appraisal, January 1, 2027

The client for the assignment is J. M. Cope. The intended users of this report are J. M. Cope and South Carolina State Housing Finance and Development Authority. The intended use of

the report is for tax credit application purposes. No other party or parties may use or rely on the information, opinions, and conclusions contained in this report.

The subject is a proposed multifamily property that will contain 60 affordable housing dwelling units and be administered under the Low-Income Housing Tax Credit program. The improvements will be constructed from 2026 to 2027, and a six-month lease-up period is projected. The gross site area is 30.205 acres or 1,315,721 square feet; of which 8.273 acres is attributable to the proposed improvements and the remaining 21.932 acres is excess land which is valued separately. The excess land has limited utility due to a portion being located in an AE floodplain and because it is subject to a Voluntary Clean-Up Contract with the State of South Carolina.

The appraisal conforms to the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute, applicable state appraisal regulations, and the appraisal guidelines of J. M. Cope and South Carolina State Housing Finance and Development Authority.

Standards Rule 2-2 (Content of a Real Property Appraisal Report) contained in the Uniform Standards of Professional Appraisal Practice (USPAP) requires each written real property appraisal report to be prepared as either an Appraisal Report or a Restricted Appraisal Report. This report is prepared as an Appraisal Report as defined by USPAP under Standards Rule 2-2(a), and incorporates practical explanation of the data, reasoning, and analysis that were used to develop the opinion of value.

Based on the valuation analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, the concluded opinions of value are as follows:

Value Conclusions			
Value Type & Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Prospective Market Value As Stabilized	Leased Fee	July 1, 2027	\$4,970,000
Prospective Market Value As Completed	Leased Fee	January 1, 2027	\$4,710,000
Market Value As Is	Fee Simple	April 29, 2025	\$360,000
Hypothetical Market Value As Stabilized	Leased Fee	July 1, 2027	\$9,520,000
Hypothetical Market Value As Completed	Leased Fee	January 1, 2027	\$9,260,000

The value conclusions include \$80,000 in personal property comprised of in-unit appliances.

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. There is approximately 21.932-acres of land that is zoned for industrial purposes but is restricted in use by a Voluntary Clean-Up Contract (VCC) with the State of South Carolina. The uses are restricted to development of a solar farm as permitted under existing industrial zoning by Chester County. For purposes of this appraisal, we make adjustments based on zoning restrictions and assume ownership will continue demolishing the remaining site improvements on the land in accordance with the terms of the VCC. A copy of the contract is included in the addenda.
2. Our demolition estimate is based on GIS measurements of the concrete pad and remaining structures. For purposes of this appraisal, we assume the GIS measurements are accurate.
3. Our real estate tax projection is based on our market value estimate. The projection assumes the ATI exemption is applied for and approved within the required time frame of January 30th of the year immediately following the sale, and that the sale will occur after the assessor has determined the taxable value upon completion.

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. At the request of the client, we estimate the hypothetical market value of the subject as if leased at market rent.

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

The opinions of value expressed in this report are based on estimates and forecasts which are prospective in nature and subject to considerable risk and uncertainty. Events may occur which could cause the performance of the property to differ materially from the estimates contained herein, such as changes in the economy, interest rates, capitalization rates, financial strength of tenants, and behavior of investors, lenders, and consumers. Additionally, the concluded opinions and forecasts are based partly on data obtained from interviews and third-party sources, which are not always completely reliable. Although the findings are considered reasonable based on available evidence, IRR is not responsible for the effects of future, unforeseen occurrences.

Mr. Andrew Cope
J. M. Cope
May 14, 2025
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If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

Integra Realty Resources - Charleston



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Quality Assurance

IRR Quality Assurance Program

At IRR, delivering a quality report is a top priority. Integra has an internal Quality Assurance Program in which managers review material and pass an exam in order to attain IRR Certified Reviewer status. By policy, every Integra valuation assignment is assessed by an IRR Certified Reviewer who holds the MAI designation, or is, at a minimum, a named Director with at least ten years of valuation experience.

This quality assurance assessment consists of reading the report and providing feedback on its quality and consistency. All feedback from the IRR Certified Reviewer is then addressed internally prior to delivery. The intent of this internal assessment process is to maintain report quality.

Designated IRR Certified Reviewer

An internal quality assurance assessment was conducted by an IRR Certified Reviewer prior to delivery of this appraisal report. This assessment should not be construed as an appraisal review as defined by USPAP.

Executive Summary

Property Name	Proposed Eureka Mill LIHTC		
Address	598 Saluda Street Chester, Chester County, South Carolina 29706		
Property Type	Multifamily		
Owner of Record	Paulette Birkner		
Tax ID	079-01-08-004-000, 079-01-08-001-000 and 079-01-08-005-000		
Land Area	30.205 acres; 1,315,721 SF		
Number of Units	60		
Gross Building Area	53,700 SF		
Rentable Floor Area	51,900 SF		
Percent Leased	0%		
Year Built; Year Renovated	2026-2027; N/A		
Zoning Designation	RG-1 Multifamily Use & ID-2 Light Industrial Use		
Highest and Best Use - As if Vacant	Multifamily use		
Highest and Best Use - As Improved	Continued multifamily use		
Exposure Time; Marketing Period	9-12 months; 9-12 months		
Date of the Report	May 14, 2025		
Value Conclusions			
Value Type & Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Prospective Market Value As Stabilized	Leased Fee	July 1, 2027	\$4,970,000
Prospective Market Value As Completed	Leased Fee	January 1, 2027	\$4,710,000
Market Value As Is	Fee Simple	April 29, 2025	\$360,000
Hypothetical Market Value As Stabilized	Leased Fee	July 1, 2027	\$9,520,000
Hypothetical Market Value As Completed	Leased Fee	January 1, 2027	\$9,260,000
The values reported above are subject to the definitions, assumptions, and limiting conditions set forth in the accompanying report of which this summary is a part. No party other than J. M. Cope and South Carolina State Housing Finance and Development Authority may use or rely on the information, opinions, and conclusions contained in the report. It is assumed that the users of the report have read the entire report, including all of the definitions, assumptions, and limiting conditions contained therein.			

The value conclusions include \$80,000 in personal property comprised of in-unit appliances.

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. There is approximately 21.932-acres of land that is zoned for industrial purposes but is restricted in use by a Voluntary Clean-Up Contract (VCC) with the State of South Carolina. The uses are restricted to development of a solar farm as permitted under existing industrial zoning by Chester County. For purposes of this appraisal, we make adjustments based on zoning restrictions and assume ownership will continue demolishing the remaining site improvements on the land in accordance with the terms of the VCC. A copy of the contract is included in the addenda.
2. Our demolition estimate is based on GIS measurements of the concrete pad and remaining structures. For purposes of this appraisal, we assume the GIS measurements are accurate.
3. Our real estate tax projection is based on our market value estimate. The projection assumes the ATI exemption is applied for and approved within the required time frame of January 30th of the year immediately following the sale, and that the sale will occur after the assessor has determined the taxable value upon completion.

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. At the request of the client, we estimate the hypothetical market value of the subject as if leased at market rent.

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

Strengths, Weaknesses, Opportunities, Threats (SWOT Analysis)

The analyses presented in this report consider the internal strengths and weaknesses of the subject property, as well as opportunities and external threats. The overall valuation influences are summarized in the following table.

Valuation Influences

Strengths

- None noted.

Weaknesses

- The industrial parcels are under a Voluntary Clean-Up Contract with the State of South Carolina and industrial development is restricted to solar farm use; thus, the site has limited utility.
- The industrial parcels have concrete, paving, and some small industrial improvements that have not been demolished. To arrive at the market value indication of the industrial parcels, we utilize Chester County aerial GIS measurements to estimate the total demolition area and utilize Marshall Valuation Service to estimate demolition costs.
- A portion of the excess industrial land is located in a floodplain as designated by FEMA.

Opportunities

- Develop the multifamily tract to its maximally productive use.

Threats

- The latest Federal Reserve report shows slightly increasing inflation, which will likely result in no federal funds rate cuts in the first half to three quarters of 2025. A potential emerging threat to the U.S. economy is a weakening jobs market. While unemployment is still historically low, the unemployment rate increased slightly over the course of 2024. The January 2025 jobs report was less than expected, but the overall unemployment rate remained relatively stable. Jobless benefits have also risen over the past year indicating lost jobs are not being replaced as quickly. Finally, there has been a decrease in full-time jobs while part-time jobs have increased which shows a softening of the labor market. The risk of a recession jumps significantly when hiring ceases and unemployment rises.
-

Identification of the Appraisal Problem

Subject Description

The subject is a proposed multifamily property that will contain 60 affordable housing dwelling units and be administered under the Low-Income Housing Tax Credit program. The improvements will be constructed from 2026 to 2027, and a six-month lease-up period is projected. The gross site area is 30.205 acres or 1,315,721 square feet; of which 8.273 acres is attributable to the proposed improvements and the remaining 21.932 acres is excess land which is valued separately. The excess land has limited utility due to a portion being located in an AE floodplain and because it is subject to a Voluntary Clean-Up Contract with the State of South Carolina. A legal description of the property is provided in the addenda.

Land Area Summary

Tax ID	Address	SF	Acres
079-01-08-004-000	Multifamily Parcel	360,384	8.273
079-01-08-001-000	Industrial Parcel (Excess)	111,048	2.549
079-01-08-005-000	Industrial Parcel (Excess)	844,289	19.382
Total		1,315,721	30.205

Source: Survey prepared by J.C. Crumpler, dated June 7, 2024

Property Identification

Property Name	Proposed Eureka Mill LIHTC
Address	598 Saluda Street Chester, South Carolina 29706
Tax ID	079-01-08-004-000, 079-01-08-001-000 and 079-01-08-005-000
Owner of Record	Paulette Birkner

Sale History

The most recent closed sale of the subject is summarized as follows:

Sale Date	June 28, 2013
Seller	Larry Ramsey
Buyer	Paulette Birkner
Sale Price	\$1
Recording Instrument Number	Deed Book 1082, Page 14 Chester County ROD

No known sales or transfers of ownership have taken place within a three-year period prior to the effective appraisal date.

Pending Transactions

The property is under contract of sale as of the effective appraisal date. The contract is summarized as follows:

Contract Date	November 27, 2023
Seller	Paulette Birkner and Fred Wilkins
Buyer	Deepen Development, LLC
Sale Price	\$325,000
Comments	The anticipated closing date is June 23, 2025

We spoke to the purchaser, Mr. Andrew M. Cope, CEO of J. M. Cope Construction about the pending transaction. His firm is acquiring the property to rezone (completed on May 5, 2025 – a copy of the letter is included in the addenda) a 8.273-acre portion of the site to multifamily use for development of affordable living community. The sale price was determined over months of private negotiations between each party as this is a private sale. Mr. Cope believes (and our appraisal concurs) that the primary value in the 30.205 acre property is in the multifamily parcel. This is because the remaining 21.932 acres of land was formerly improved with a textile mill and the land is contaminated and under a Voluntary Clean-Up Contract (VCC) with the state. The VCC restricts the use of the land to solar farming, which is permitted under current light industrial zoning. Mr. Cope estimates the 21.932 acres of industrial land is worth one dollar and the negotiations for the contract were based on the value of 8.273 acres of multifamily land. Mr. Cope initially offered \$200,000 due to the back taxes and environmental issues associated with the site, and after several counteroffers, the purchaser would not agree to go below \$325,000. As such, both parties agreed to the contract price of \$325,000. Our land value conclusion is slightly above, but generally consistent with the contract price.

Appraisal Purpose

The purpose of the appraisal is to develop the following opinion(s) of value:

- The prospective market value as stabilized of the leased fee interest in the subject property as of the effective date of the appraisal, July 1, 2027
- The prospective market value as completed of the leased fee interest in the subject property as of the effective date of the appraisal, January 1, 2027
- The market value as is of the fee simple interest in the subject property as of the effective date of the appraisal, April 29, 2025
- The hypothetical market value as stabilized of the leased fee interest in the subject property as of the effective date of the appraisal, July 1, 2027
- The hypothetical market value as completed of the leased fee interest in the subject property as of the effective date of the appraisal, January 1, 2027

The date of the report is May 14, 2025. The appraisal is valid only as of the stated effective date or dates.

Value Type Definitions

The definitions of the value types applicable to this assignment are summarized below.

Market Value

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 a 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 own best interests;
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 the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.¹

Market Rent

The most probable rent that a property should bring in a competitive and open market under all conditions requisite to a fair lease transaction, the lessee and lessor each acting prudently and knowledgeably, and assuming the rent is not affected by undue stimulus. Implicit in this definition is the execution of a lease as of a specified date under conditions whereby:

- Lessee and lessor are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their best interests;
- Payment is made in terms of cash or in terms of financial arrangements comparable thereto; and
- The rent reflects specified terms and conditions typically found in that market, such as permitted uses, use restrictions, expense obligations, duration, concessions, rental adjustments and revaluations, renewal and purchase options, frequency of payments (annual, monthly, etc.), and tenant improvements (TIs).²

Appraisal Premise Definitions

The definitions of the appraisal premises applicable to this assignment are specified as follows.

¹ Code of Federal Regulations, Title 12, Chapter I, Part 34.42[h]; also Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77472

² Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022)

Prospective Market Value As Stabilized

The market value of a property as of a future date when all construction is expected to be complete and the property has been leased to its stabilized level of long-term occupancy. At this point, capital expenses for tenant improvements, leasing commissions, marketing costs, and other carrying costs are assumed to have been absorbed.³

Prospective Market Value As Completed

The market value of a property as of a future date when all construction is expected to be completed. It is based on market conditions forecasted to exist as of the completion date. This value premise assumes the project is complete and ready to lease to individual tenants.⁴

As Is Market Value

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date.⁵

Property Rights Definitions

The property rights appraised which are applicable to this assignment are defined as follows.

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.⁶

Lease

A contract in which rights to use and occupy land, space, or structures are transferred by the owner to another for a specified period of time in return for a specified rent.⁷

Leased Fee Interest

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary rights when the lease expires.⁸

Client and Intended User(s)

The client is J. M. Cope. The intended users are J. M. Cope and South Carolina State Housing Finance and Development Authority. No other party or parties may use or rely on the information, opinions, and conclusions contained in this report.

³ Compiled and summarized from several industry sources

⁴ Compiled and summarized from several industry sources

⁵ Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022)

⁶ Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022)

⁷ Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022)

⁸ Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022)

Intended Use

The intended use of the appraisal is for tax credit application purposes. The appraisal is not intended for any other use.

Applicable Requirements

This appraisal report conforms to the following requirements and regulations:

- Uniform Standards of Professional Appraisal Practice (USPAP);
- Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute;
- Applicable state appraisal regulations.

Report Format

Standards Rule 2-2 (Content of a Real Property Appraisal Report) contained in the Uniform Standards of Professional Appraisal Practice (USPAP) requires each written real property appraisal report to be prepared as either an Appraisal Report or a Restricted Appraisal Report. This report is prepared as an Appraisal Report as defined by USPAP under Standards Rule 2-2(a), and incorporates practical explanation of the data, reasoning, and analysis used to develop the opinion of value.

Prior Services

USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. We have previously appraised the property that is the subject of this report for the current client. We have provided no other 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 the agreement to perform this assignment.

Appraiser Competency

No steps were necessary to meet the competency provisions established under USPAP. The assignment participants have appraised several properties similar to the subject in physical, locational, and economic characteristics, and are familiar with market conditions and trends; therefore, appraiser competency provisions are satisfied for this assignment. Appraiser qualifications and state credentials are included in the addenda of this report.

Scope of Work

Introduction

The appraisal development and reporting processes require gathering and analyzing information about the assignment elements necessary to properly identify the appraisal problem. The scope of work decision includes the research and analyses necessary to develop credible assignment results, given the intended use of the appraisal. Sufficient information includes disclosure of research and analyses performed and might also include disclosure of research and analyses not performed.

To determine the appropriate scope of work for the assignment, the intended use of the appraisal, the needs of the user, the complexity of the property, and other pertinent factors were considered. The concluded scope of work is described below.

Research and Analysis

The type and extent of the research and analysis conducted are detailed in individual sections of the report. The steps taken to verify comparable data are disclosed in the addenda of this report. Although effort has been made to confirm the arms-length nature of each sale with a party to the transaction, it is sometimes necessary to rely on secondary verification from sources deemed reliable.

Subject Property Data Sources

The legal and physical features of the subject property, including size of the site and improvements, flood plain data, property zoning, existing easements and encumbrances, access and exposure, and condition of the improvements (as applicable) were confirmed and analyzed.

The financial data of the subject, including tax and assessment records was analyzed. This information, as well as trends established by confirmed market indicators, is used to forecast future performance of the subject property.

Contacts

In addition to public records and other sources cited in this appraisal, information pertaining to the subject was obtained from the following parties:

Property Contacts				
Contact Name	Title/Role	Company	Phone	Email
Andrew M. Cope	CEO	J. M. Cope Construction	864.351.2227	acope@jmcope.com
Debora Scogins	Assistant	J. M. Cope Construction	864.351.2227	dscogins@jmcope.com

Inspection

Details regarding the property inspection conducted as part of this appraisal assignment are summarized as follows:

Property Inspection		
Party	Inspection Type	Inspection Date
Daniel Brennan	None	N/A
Cleveland A. Wright, Jr., MAI	None	N/A
Emily C. Paprota	On-site	April 29, 2025

Valuation Methodology

Three approaches to value are typically considered when developing a market value opinion for real property. These are the cost approach, the sales comparison approach, and the income capitalization approach. Use of the approaches in this assignment is summarized as follows:

Approaches to Value		
Approach	Applicability to Subject	Use in Assignment
Cost Approach	Applicable	Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach	Applicable	Utilized

The income capitalization approach is the most reliable valuation method for the subject due to the following:

- The probable buyer of the subject would base a purchase price decision primarily on the income generating potential of the property and an anticipated rate of return.
- Sufficient market data regarding income, expenses, and rates of return is available for analysis.

The cost approach is an applicable valuation method because:

- The subject represents new (or proposed) or nearly new construction, which reduces the subjectivity of estimated accrued depreciation.
- There is sufficient data to develop reliable estimates of land value, replacement cost of the improvements, and accrued depreciation.
- The cost approach is most reliable for special use projects such as the subject.

The sales comparison approach is an applicable valuation method considering the following:

- There is an active market for similar properties, and sufficient sales data is available for analysis.
- This approach directly considers the prices of alternative properties having similar utility.

Economic Analysis

Charlotte MSA Area Analysis

The subject is located in the Charlotte-Concord-Gastonia, NC-SC Metropolitan Statistical Area, hereinafter called the Charlotte MSA, as defined by the U.S. Office of Management and Budget. The Charlotte MSA is 5,598 square miles in size, and is the 22nd most populous metropolitan area in the nation.

Population

The Charlotte MSA has an estimated 2025 population of 2,882,670, which represents an average annual 1.6% increase over the 2020 census of 2,660,329. The Charlotte MSA added an average of 44,468 residents per year over the 2020-2025 period, and its annual growth rate exceeded the State of South Carolina rate of 1.5%.

Looking forward, the Charlotte MSA's population is projected to increase at a 1.3% annual rate from 2025-2030, equivalent to the addition of an average of 37,783 residents per year. The Charlotte MSA's growth rate is expected to exceed that of South Carolina, which is projected to be 1.2%.

Population Trends					
	Population			Compound Ann. % Chng	
	2020 Census	2025 Estimate	2030 Projection	2020 - 2025	2025 - 2030
Charlotte-Concord et al, NC-SC	2,660,329	2,882,670	3,071,587	1.6%	1.3%
South Carolina	5,118,425	5,513,800	5,843,720	1.5%	1.2%
USA	331,449,281	337,643,652	345,735,705	0.4%	0.5%

Source: Claritas

Employment

Total employment in the Charlotte MSA was estimated at 1,396,200 jobs at year-end 2024. Between year-end 2014 and 2024, employment rose by 285,800 jobs, equivalent to a 25.7% increase over the entire period. There were gains in employment in nine out of the past ten years. The Charlotte MSA's rate of employment growth over the last decade surpassed that of South Carolina, which experienced an increase in employment of 20.1% or 401,200 jobs over this period.

Employment Trends						
Year	Total Employment (Year End)				Unemployment Rate (Ann. Avg.)	
	%		%			
	Charlotte MSA	Change	South Carolina	Change	Charlotte MSA	South Carolina
2014	1,110,400		1,992,300		6.0%	6.3%
2015	1,155,100	4.0%	2,048,700	2.8%	5.4%	5.9%
2016	1,185,700	2.6%	2,088,200	1.9%	4.8%	4.9%
2017	1,213,000	2.3%	2,127,200	1.9%	4.3%	4.2%
2018	1,244,100	2.6%	2,181,600	2.6%	3.8%	3.4%
2019	1,276,300	2.6%	2,215,100	1.5%	3.6%	2.8%
2020	1,256,100	-1.6%	2,139,300	-3.4%	7.2%	6.0%
2021	1,305,400	3.9%	2,212,100	3.4%	4.7%	3.9%
2022	1,346,900	3.2%	2,285,400	3.3%	3.5%	3.2%
2023	1,380,400	2.5%	2,345,400	2.6%	3.3%	3.0%
2024	1,396,200	1.1%	2,393,500	2.1%	3.6%	4.1%
Overall Change 2014-2024	285,800	25.7%	401,200	20.1%		
Avg Unemp. Rate 2014-2024					4.5%	4.3%
Unemployment Rate - February 2025					3.8%	4.5%

Source: U.S. Bureau of Labor Statistics and Moody's Analytics. Employment figures are from the Current Employment Survey (CES). Unemployment rates are from the Current Population Survey (CPS). The figures are not seasonally adjusted.

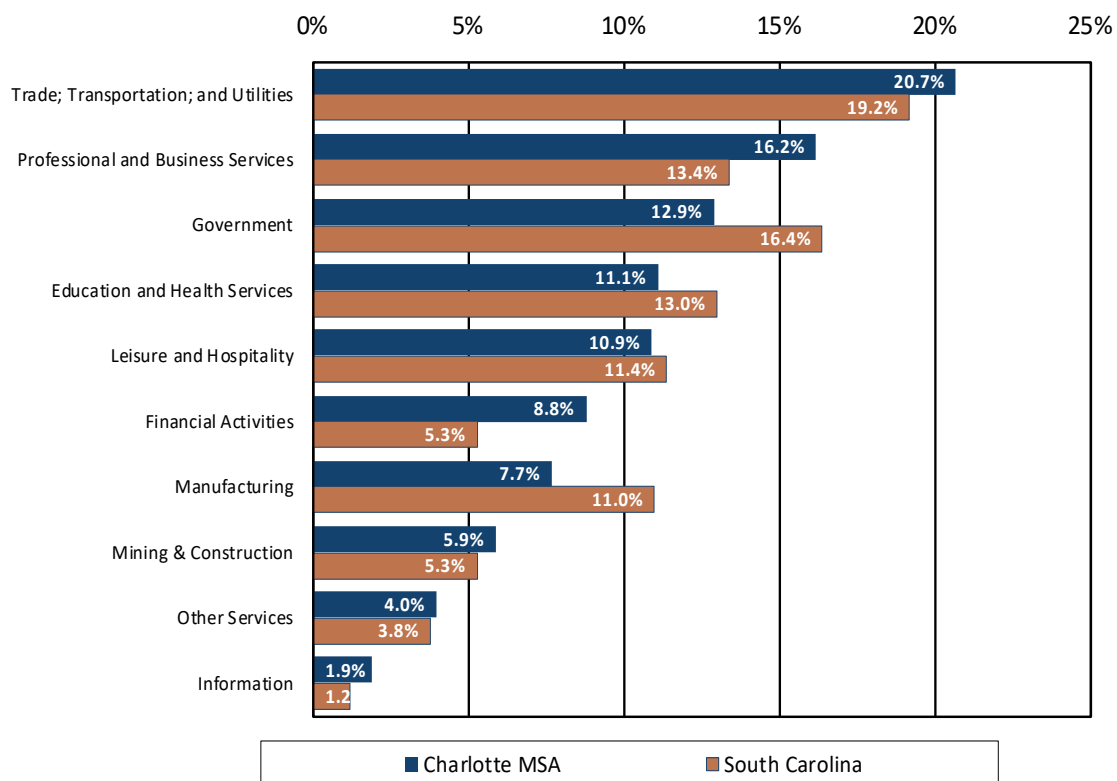
A comparison of unemployment rates is another way of gauging an area's economic health. Over the past decade, the Charlotte MSA unemployment rate has been generally higher than that of South Carolina, with an average unemployment rate of 4.5% in comparison to a 4.3% rate for South Carolina. A higher unemployment rate is a negative indicator.

Recent data shows that the Charlotte MSA unemployment rate is 3.8% in comparison to a 4.5% rate for South Carolina, a positive sign for the Charlotte MSA economy but one that must be tempered by the fact that the Charlotte MSA has underperformed South Carolina in the rate of job growth over the past two years.

Employment Sectors

The composition of the Charlotte MSA job market is depicted in the following chart, along with that of South Carolina. Total employment for both areas is broken down by major employment sector, and the sectors are ranked from largest to smallest based on the percentage of Charlotte MSA jobs in each category.

Employment Sectors - 2024



Source: U.S. Bureau of Labor Statistics and Moody's Analytics

The Charlotte MSA has greater concentrations than South Carolina in the following employment sectors:

1. Trade; Transportation; and Utilities, representing 20.7% of the Charlotte MSA payroll employment compared to 19.2% for South Carolina as a whole. This sector includes jobs in retail trade, wholesale trade, trucking, warehousing, and electric, gas, and water utilities.
2. Professional and Business Services, representing 16.2% of the Charlotte MSA payroll employment compared to 13.4% for South Carolina as a whole. This sector includes legal, accounting, and engineering firms, as well as management of holding companies.
3. Financial Activities, representing 8.8% of the Charlotte MSA payroll employment compared to 5.3% for South Carolina as a whole. Banking, insurance, and investment firms are included in this sector, as are real estate owners, managers, and brokers.
4. Mining & Construction, representing 5.9% of the Charlotte MSA payroll employment compared to 5.3% for South Carolina as a whole. This sector includes construction of buildings, roads, and utility systems, as well as mining, quarrying, and oil and gas extraction.

The Charlotte MSA is underrepresented in the following sectors:

1. Government, representing 12.9% of the Charlotte MSA payroll employment compared to 16.4% for South Carolina as a whole. This sector includes employment in local, state, and federal government agencies.
2. Education and Health Services, representing 11.1% of the Charlotte MSA payroll employment compared to 13.0% for South Carolina as a whole. This sector includes employment in public and private schools, colleges, hospitals, and social service agencies.
3. Leisure and Hospitality, representing 10.9% of the Charlotte MSA payroll employment compared to 11.4% for South Carolina as a whole. This sector includes employment in hotels, restaurants, recreation facilities, and arts and cultural institutions.
4. Manufacturing, representing 7.7% of the Charlotte MSA payroll employment compared to 11.0% for South Carolina as a whole. This sector includes all establishments engaged in the manufacturing of durable and nondurable goods.

Major Employers

Major employers in the Charlotte MSA are shown in the following table.

Major Employers - Charlotte-Concord et al, NC-SC Metro		
	Name	Number of Employees
1	Compicom Systems Inc	1,000 to 4,999
2	Continental Tire North America	1,000 to 4,999
3	Piedmont Medical Center Human Resources	1,000 to 4,999
4	Piedmont Medical Center	1,000 to 4,999
5	Winthrop University	1,000 to 4,999
6	Stanley Black & Decker Distribution	500 to 999
7	Red Ventures	500 to 999
8	Amerisourcebergen Consulting	500 to 999
9	Honeywell Scanning & Mobility	500 to 999
10	MUSC Health Lancaster Medical Center	500 to 999

Source: jobs.scworks.org

Gross Domestic Product

The Charlotte MSA is the 21st largest metropolitan area economy in the nation based on Gross Domestic Product (GDP).

Economic growth, as measured by annual changes in GDP, has been considerably higher in the Charlotte MSA than South Carolina overall during the past decade. The Charlotte MSA has grown at a 3.5% average annual rate while the State of South Carolina has grown at a 2.7% rate. The Charlotte MSA continues to perform better than South Carolina. GDP for the Charlotte MSA rose by 4.7% in 2023 while South Carolina's GDP rose by 3.1%.

The Charlotte MSA has a per capita GDP of \$73,187, which is 50% greater than South Carolina's GDP of \$48,684. This means that Charlotte MSA industries and employers are adding relatively more value to the economy than their counterparts in South Carolina.

Gross Domestic Product				
	(\$,000s)		(\$,000s)	
Year	Charlotte MSA	% Change	South Carolina	% Change
2013	146,136,349	–	200,147,300	–
2014	151,007,757	3.3%	206,077,900	3.0%
2015	157,396,338	4.2%	213,212,400	3.5%
2016	162,168,834	3.0%	220,559,300	3.4%
2017	168,119,917	3.7%	224,937,600	2.0%
2018	171,575,711	2.1%	231,663,300	3.0%
2019	177,471,126	3.4%	239,021,300	3.2%
2020	179,136,966	0.9%	233,650,100	-2.2%
2021	190,543,299	6.4%	245,752,100	5.2%
2022	197,347,279	3.6%	254,504,500	3.6%
2023	206,547,241	4.7%	262,298,500	3.1%
Compound % Chg (2013-2023)		3.5%		2.7%
GDP Per Capita 2023	\$73,187		\$48,684	

Source: U.S. Bureau of Economic Analysis (BEA) and Moody's Analytics; data released December 2024.

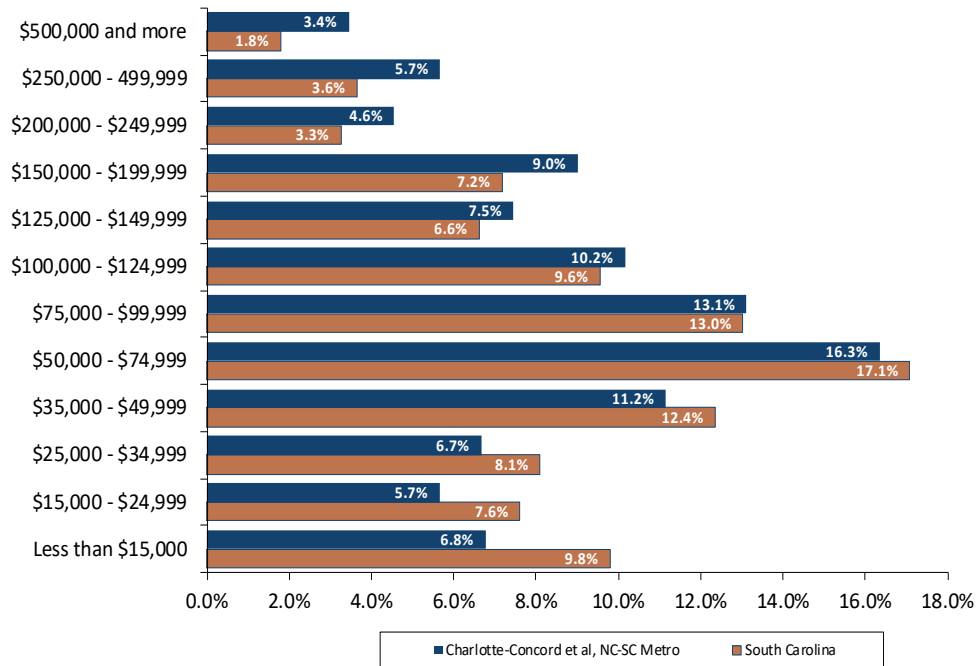
The release of state and local GDP data has a longer lag time than national data. The data represents inflation-adjusted "real" GDP stated in 2017 dollars.

Household Income

The Charlotte MSA is more affluent than South Carolina. Median household income for the Charlotte MSA is \$80,972, which is 20.7% greater than the corresponding figure for South Carolina.

Median Household Income - 2025	
	Median
Charlotte-Concord et al, NC-SC Metro	\$80,972
South Carolina	\$67,099
Comparison of Charlotte-Concord et al, NC-SC Metro to South Carolina	+ 20.7%
Source: Claritas	

The following chart shows the distribution of households across twelve income levels. The Charlotte MSA has a greater concentration of households in the higher income levels than South Carolina. Specifically, 23% of Charlotte MSA households are at the \$150,000 or greater levels in household income as compared to 16% of South Carolina households. A lesser concentration of households is apparent in the lower income levels, as 30% of Charlotte MSA households are below the \$50,000 level in household income versus 38% of South Carolina households.

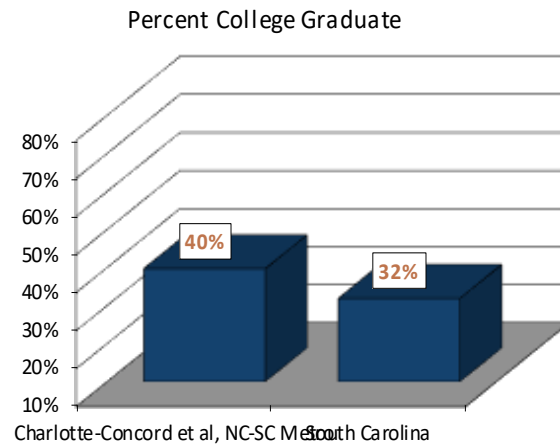
Household Income Distribution - 2025

Source: Claritas

Education Levels

Residents of the Charlotte MSA have a higher level of educational attainment than those of South Carolina. An estimated 40% of Charlotte MSA residents are college graduates with four-year degrees, versus 32% of South Carolina residents.

Education Levels - 2025

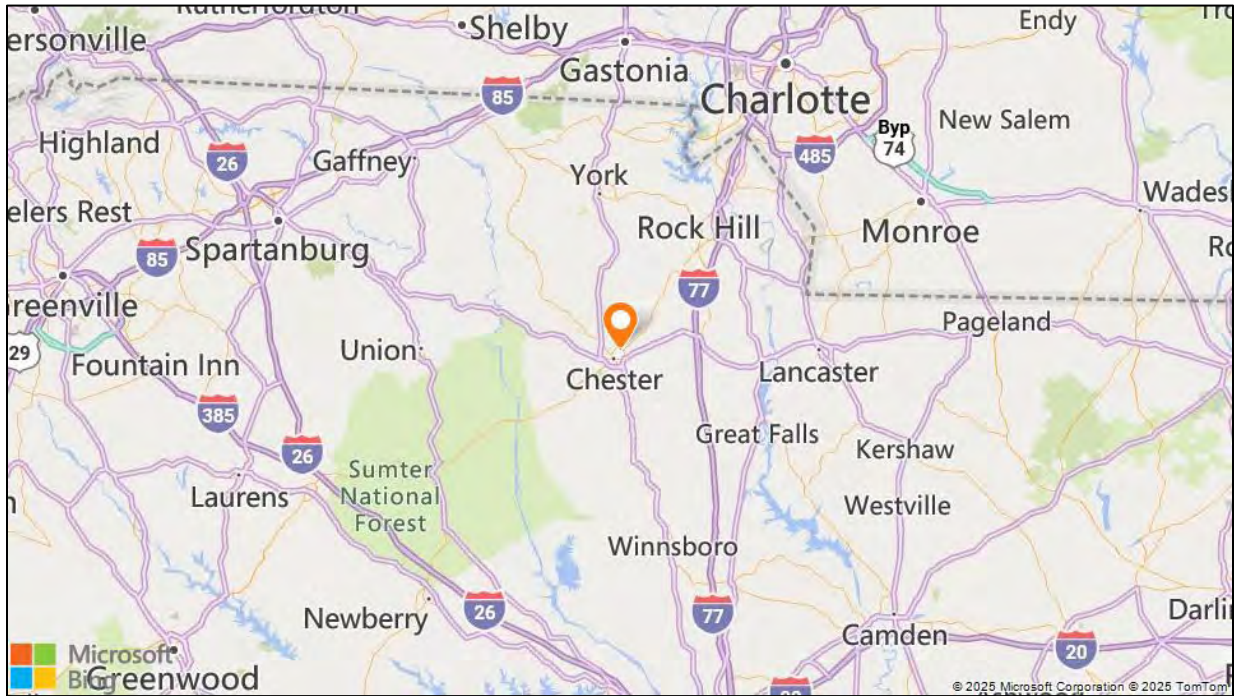


Source: Claritas

Conclusion

The Charlotte MSA economy will benefit from a growing population base and higher income and education levels. The Charlotte MSA experienced growth in the number of jobs over the past decade, and it is reasonable to assume that employment growth will occur in the future. Moreover, the Charlotte MSA exhibits both a higher rate of GDP growth and a higher level of GDP per capita than South Carolina overall. It is anticipated that the Charlotte MSA economy will improve and employment will grow, strengthening the demand for real estate.

Area Map



Surrounding Area Analysis

The subject is located in Chester, Chester County, South Carolina. This area is a tertiary part of the Charlotte MSA and is included in the Chester County submarket. Area boundaries and delineation are indicated in the following table. A map identifying the location of the property follows this section.

Boundaries & Delineation	
Boundaries	
Market Area	Charlotte MSA
Submarket	Chester County
Area Type	Suburban
Delineation	
North	Dawson Drive
South	US-321/Cochran Boulevard
East	US-321/Cochran Boulevard
West	US-321/Lowrys Highway

Access and Linkages

Primary access and linkages to the subject area, including highways, roadways, public transit, traffic counts, and airports, are summarized in the following table.

Access & Linkages	
Vehicular Access	
Major Highways	Interstate 77
Primary Corridors	US Highway 321 and SC-9
Vehicular Access Rating	Average
Public Transit	
Providers	None
Nearest Stop/Station	N/A
Transit Access Rating	Below Average
Airport(s)	
Name	Charlotte-Douglas International Airport (CLT)
Distance	49.7 miles
Driving Time	60 minutes
Primary Transportation Mode	Automobile

Demand Generators

The typical generators of demand affecting the subject property and its market are discussed and analyzed below.

Employment and Employment Centers

The subject area is impacted by the healthcare and manufacturing industries. Major employers include those previously listed. These are located within twenty miles of the property and represent significant concentrations in the aforementioned industries.

Life Cycle

Real estate is affected by cycles involving development trends within a market area as well as market and economic forces. Trends in demand for development in a particular market are described by the Market Area Life Cycle, while market and economic trends are described by the Real Estate Cycle.

A Market Area Life Cycle typically evolves through four stages:⁹

- Growth – a period during which the market area gains public favor and acceptance
- Stability – a period of equilibrium without marked gains or losses
- Decline – a period of diminishing demand
- Revitalization – a period of renewal, redevelopment, modernization, and increasing demand

The subject's market area is in the stability stage of the Market Area Life Cycle.

Population and Income Trends

A profile of the surrounding area, including population, households, and income data, is presented in the following table.

⁹ Appraisal Institute, *The Appraisal of Real Estate*, 15th ed. (Chicago: Appraisal Institute, 2020)

Surrounding Area Demographics					
				Charlotte-Concord et al, NC-	
2025 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius	SC Metro	South Carolina
Population 2020	3,243	11,524	14,264	2,660,329	5,118,425
Population 2025	3,197	11,403	14,166	2,882,670	5,513,800
Population 2030	3,193	11,393	14,188	3,071,587	5,843,720
Compound % Change 2020-2025	-0.3%	-0.2%	-0.1%	1.6%	1.5%
Compound % Change 2025-2030	0.0%	0.0%	0.0%	1.3%	1.2%
Households 2020	1,345	4,594	5,682	1,034,018	2,048,912
Households 2025	1,334	4,567	5,673	1,126,213	2,226,844
Households 2030	1,337	4,578	5,702	1,203,847	2,373,170
Compound % Change 2020-2025	-0.2%	-0.1%	0.0%	1.7%	1.7%
Compound % Change 2025-2030	0.0%	0.0%	0.1%	1.3%	1.3%
Median Household Income 2025	\$45,803	\$48,360	\$50,899	\$80,972	\$67,099
Average Household Size	2.4	2.5	2.5	2.5	2.4
College Graduate %	14%	12%	13%	40%	32%
Owner Occupied %	63%	63%	67%	65%	70%
Renter Occupied %	37%	37%	33%	35%	30%
Median Owner Occupied Housing Value	\$160,297	\$159,174	\$166,030	\$396,876	\$293,926
Median Year Structure Built	1968	1969	1972	1996	1992
Average Travel Time to Work in Minutes	29	31	31	29	28
Source: Claritas					

As shown above, the current population within a 3-mile radius of the subject is 11,403, and the average household size is 2.5. Population in the area has declined since the 2020 census, but the trend is projected to be flat over the next five years. This differs from the population of the Charlotte MSA, which is projected to grow, as discussed previously.

Median household income is \$48,360, which is lower than the household income for the Charlotte MSA. Residents within a 3-mile radius have a considerably lower level of educational attainment than those of the Charlotte MSA, while median owner-occupied home values are considerably lower.

These demographic factors combined with the employment base discussed previously provide the basis of demand for multifamily housing in this area.

Services and Amenities

The subject is served by the Chester County School District. The nearest public services, including police and fire departments, as well as public schools are summarized in the following table.

Public Services		
Service	Name/Station	Market Area
Police Department	Chester Sheriff	Inside
Fire Department	Chester Fire	Inside
Elementary School	Chester Park Elementary	Inside
Middle/Junior High School	Chester Middle	Inside
High School	Chester Senior High	Inside

Land Use

Predominant land uses in the immediate vicinity of the subject include a mix of residential and commercial uses. Land use characteristics of the area are summarized below.

Surrounding Area Land Uses	
Character of Area	Suburban
Predominant Age of Improvements (Years)	Over 25 years
Predominant Quality and Condition	Average
Approximate Percent Developed	70%
Land Use Allocation	
Single-Family	40%
Multifamily	5%
Retail	10%
Office	5%
Industrial	10%
Vacant Land	30%
Infrastructure and Planning	Average
Immediate Surroundings	
North	Single-family residences
South	Church; single-family residences; barber shop
East	Single-family residences; church
West	Norfolk-Southern Railroad

Development Activity and Trends

During the last five years, development has been minimal use and the pace of development has generally been intermittent over this time.

Outlook and Conclusions

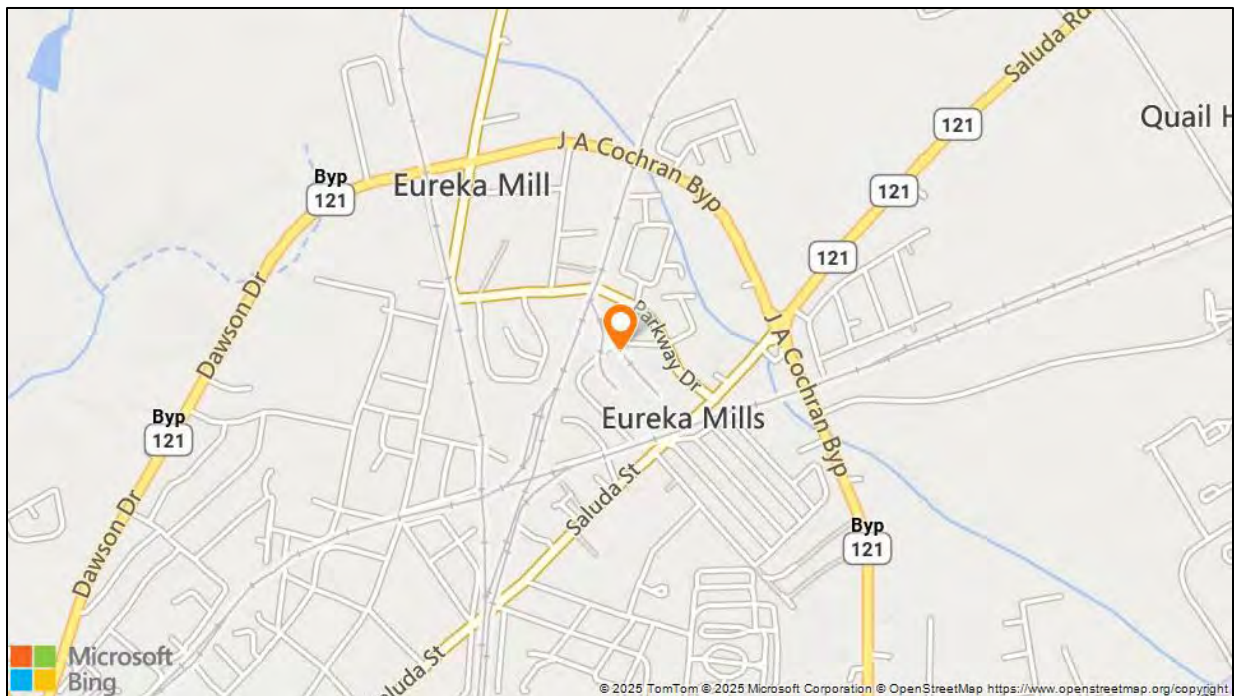
The area is in the stability stage of its life cycle. Given the history of the area and the growth trends, it is anticipated that property values will remain stable or increase slightly in the near future.

In comparison to other areas in the region, the area is rated as follows:

Surrounding Area Ratings

Highway Access	Average
Demand Generators	Average
Convenience to Support Services	Average
Convenience to Medical Services	Average
Convenience to Public Transit	Below Average
Employment Stability	Average
Neighborhood Amenities	Average
Police and Fire Protection	Average
Barriers to Competitive Entry	Below Average
Price/Value Trends	Below Average
Property Compatibility	Average

Surrounding Area Map



Multifamily Market Analysis

Chester County Area Overview

The subject is located in the Charlotte metro area and Chester County submarket area as defined by CoStar. Trended supply and demand indicators, including inventory levels, absorption, vacancy, and rental rates for all classes of multifamily space are presented in the ensuing table. We note the overwhelming majority of multifamily properties in Chester County are subsidized properties.

INVENTORY UNITS	UNDER CONSTRUCTION UNITS	12 MO ABSORPTION UNITS	VACANCY RATE	MARKET RENT/UNIT	MARKET SALE PRICE/UNIT	MARKET CAP RATE
724 +0%	0 -	(2) -144.4%	5.2% +0.1%	\$663 -0.6%	\$57.2K +1.5%	7.6% +0.2%
Prior Period 724	Prior Period 0	Prior Period 4	Prior Period 5.1%	Prior Period \$667	Prior Period \$56.3K	Prior Period 7.4%

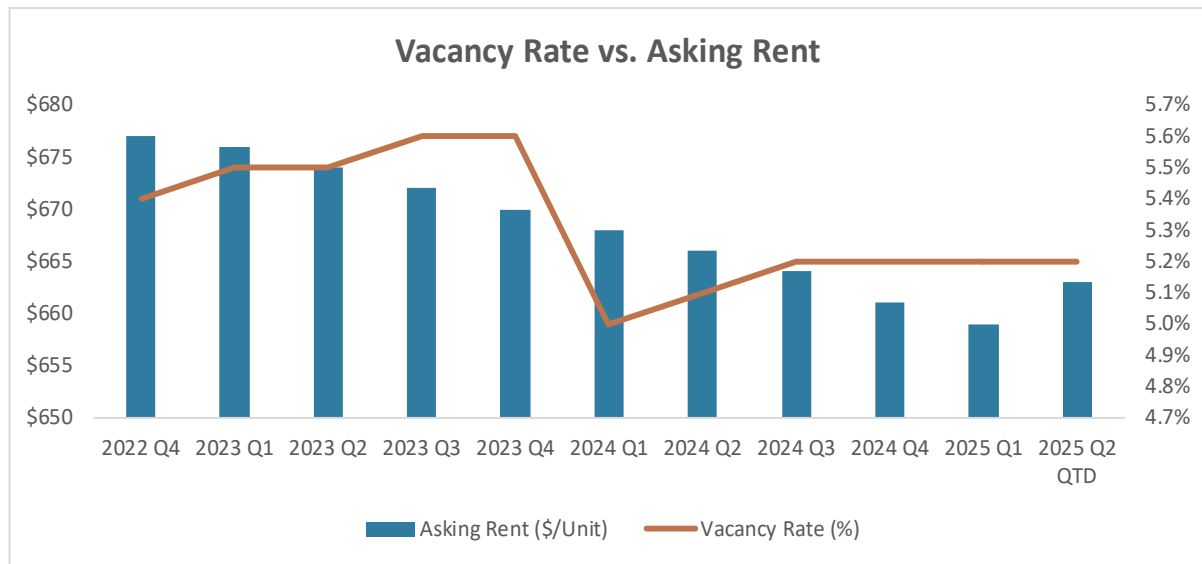
Chester County Performance Trends

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Asking Rent
	# Bldgs	Units	Units	%		# Bldgs	Units	# Bldgs	Units	
2022 Q4	30	724	39	5.4%	-2	0	0	0	0	\$677
2023 Q1	30	724	40	5.5%	-1	0	0	0	0	\$676
2023 Q2	30	724	40	5.5%	0	0	0	0	0	\$674
2023 Q3	30	724	40	5.6%	0	0	0	0	0	\$672
2023 Q4	30	724	40	5.6%	0	0	0	0	0	\$670
2024 Q1	30	724	36	5.0%	4	0	0	0	0	\$668
2024 Q2	30	724	37	5.1%	-1	0	0	0	0	\$666
2024 Q3	30	724	38	5.2%	-1	0	0	0	0	\$664
2024 Q4	30	724	38	5.2%	0	0	0	0	0	\$661
2025 Q1	30	724	38	5.2%	0	0	0	0	0	\$659
2025 Q2 QTD	30	724	38	5.2%	0	0	0	0	0	\$663

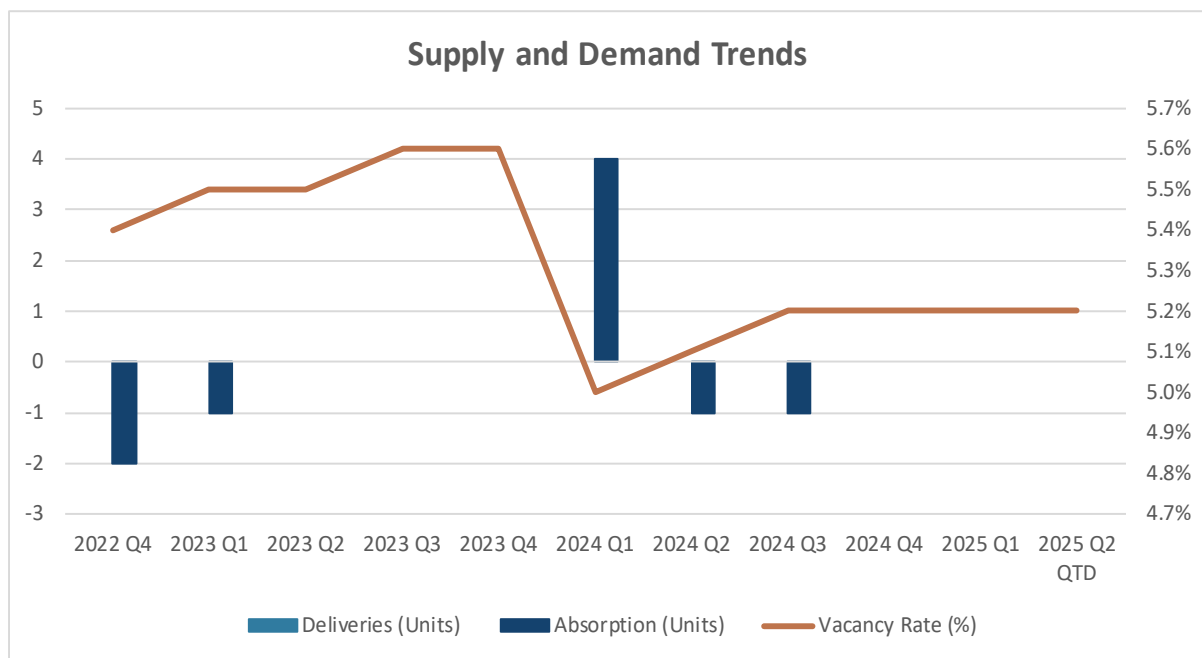
Source: CoStar, Inc.; compiled by Integra Realty Resources, Inc.

Note: Information is pulled from CoStar's Property Analytics database which is a continuously updated to reflect current market conditions. These updates may result in inconsistencies when compared to CoStar's Market & Submarket reports.

- The current vacancy rate in the submarket area is 5.2%; the vacancy rate has decreased by 40 bps from 2023 Q4.
- The current average market rent reports at \$663/unit in the submarket, as rents have decreased by 1.0% from 2023 Q4.



Source: CoStar, Inc.; compiled by Integra Realty Resources, Inc.



Source: CoStar, Inc.; compiled by Integra Realty Resources, Inc.

- The current building inventory is 30 buildings and the inventory size is 724 units.
- There have been no deliveries in the submarket area between 2023 Q4 and 2025 Q2 QTD.
- Between 2023 Q4 and 2025 Q2 QTD, absorption figures in the metro area reached a peak of 4 units in 2024 Q1.
- There has been no new construction in the submarket between 2023 Q4 and 2025 Q2 QTD.

The subject's proposed unit mix by number of bedrooms and AMI are as follows:

Rent (Select) <small>Per AMI below line</small>	Nbr of Bdrms	No. of Baths	Unit Count	Unit Area	Gross Rent Limit	d Gross Rent	Allowance <small>(UR Subsidy 10A, as applicable if UR Select Rental)</small>	Operating Subsidy *** <small>(See note below)</small>	Monthly Net Rent Per Unit	Monthly Net Rent Total
N/A-CS							0		0	0
N/A-CS							0		0	0
Unrestricted							0		0	0
Unrestricted							0		0	0
Unrestricted							0		0	0
Unrestricted							0		0	0
Unrestricted							0		0	0
60	1	1.0	17	750	927	917	142		775	13,175
60	2	2.0	23	850	1,111	1,101	190		911	20,953
60	3	2.0	8	1,100	1,284	1,274	254		1,020	8,160
									0	0
									0	0
20	1	1.0	2	750	309	299	142		157	314
20	2	2.0	2	850	370	360	190		170	340
20	3	2.0	2	1,100	426	416	254		164	326
									0	0
									0	0
40	1	1.0	2	750	618	608	142		466	932
40	2	2.0	2	850	741	731	190		541	1,082
40	3	2.0	2	1,100	856	846	254		592	1,184

Multifamily Market Outlook and Conclusions

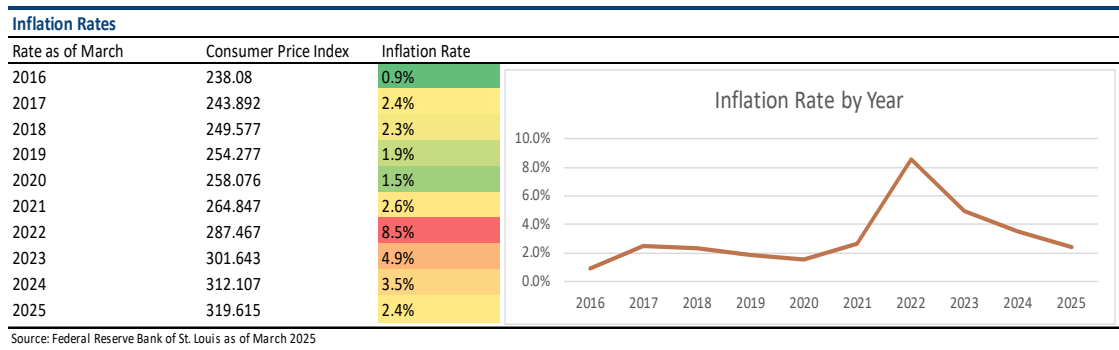
Based on the key metro and submarket area trends, construction outlook, and the performance of competing properties, IRR expects the mix of property fundamentals and economic conditions in the Charlotte MSA to have a positive impact on the subject property's performance in the near-term.

Economic Conditions and Concerns

Commercial real estate markets and the general economy have faced multiple challenges since the COVID-19 pandemic. Inflation rose to levels not seen in 40 years, which prompted the Fed to rapidly increase interest rates between March 2022 and July 2023. The escalating costs of materials and labor, and high borrowing costs have compromised the feasibility of new construction across all property types. Although inflation and rate hikes have subsided, borrowers with pre-2022 mortgages may still find themselves struggling to refinance. In 2025, federal workforce reductions and changing tariff schedules pose risks of potential recession and/or another round of inflation.

National and international geopolitical issues, and market volatility combined with high inflation and interest rate hikes have pushed the U.S. economy into uncertain territory. It's important to look at each of these macroeconomic factors:

- Potential recession:** The U.S. continues to face the possibility of sliding into a recession, even as Fed rate increases have stopped and started to reverse. Hope that the Fed achieves its goal of reducing inflation while limiting the scale of any economic downturn continues to be tempered by concern that geopolitical issues and domestic policy changes are going to cause a recession. Many economists now see an elevated risk of sliding into a recession in response to the changing tariff policy and federal staffing reductions.
- Record-high inflation:** As of June 2022, the U.S. inflation rate was 9.1%. This was the highest seen since the 1980s, and has had a pronounced effect on both construction costs and rental rates. Since mid-2024, the inflation rate has hovered around 3.0%, but remained above the Fed's target rate and still prompts uncertainty and speculation as to the Fed's future actions. New tariff announcements in April 2025 could increase inflation further in import-sensitive sectors. The table and graph below indicates inflation rates by year, showing the significant spike in 2021-22 during the coronavirus reopening/supply chain crisis as well as continuing elevated inflation through the current date.



- **Elevated interest rates:** In March 2022, the Federal Open Market Committee began an aggressive series of rate increases that has pushed the effective Federal Funds rate from 0.20% to 5.33%; the last occurring in July 2023. These increases had a negative impact on most commercial and residential real estate markets in 2023 that continued into 2024. Since September 2024, there have been three rate cuts, although borrowing rates remain well above those pre-2022 and borrowers with pre-2022 mortgages can face challenges in refinancing.

The changes in the Federal Funds rate are shown in the following table. Additional rate cuts had been considered likely, but with the tariff situation in flux and concerns about potential stagflation during tariff adjustments, further easing is now more uncertain.

FOMC Meeting Date	Basis Point Rate Change	Federal Funds Rate
18-Dec-24	-25	4.25% to 4.50%
7-Nov-24	-25	4.50% to 4.75%
18-Sep-24	-50	4.75% to 5.00%
26-Jul-23	25	5.25% to 5.50%
3-May-23	25	5.00% to 5.25%
2-Mar-23	25	4.75% to 5.00%
1-Feb-23	25	4.50% to 4.75%
14-Dec-22	50	4.25% to 4.50%
2-Nov-22	75	3.75% to 4.00%
21-Sep-22	75	3.00% to 3.25%
27-Jul-22	75	2.25% to 2.50%
16-Jun-22	75	1.50% to 1.75%
5-May-22	50	0.75% to 1.00%
17-Mar-22	25	0.25% to 0.50%

- **Tariffs:** Recently announced tariffs on most U.S. trading partners are likely to result in increased costs in the U.S. and worldwide. Tariffs on building materials for new and proposed construction projects, as well as existing properties with maintenance and renovation needs, will increase costs and compromise feasibility. These tariffs are also likely to result in cost increases and supply disruptions for retail tenants, as well as an increased risk of tenant default. Overall, the cost of operating and maintaining a building is dramatically higher than it was pre-COVID, and changing tariff schedules have the potential to further increase inflation while reducing economic demand, thus fueling recession fears.
- **Geopolitical issues:** The war in Ukraine and sanctions on Russia have had major global economic implications. While European countries have felt the greatest effects, the U.S. is still experiencing the conflict's impact. Most notably, the sanctions and resulting supply chain issues have driven up food, shelter and energy prices. Geopolitical uncertainty has been heightened by the war in the Mideast, as well as by tariff increases between the U.S. and its trading partners.

Conclusion

The national and global economic picture in the mid-2020s is defined by historically significant events and uncertainties, which have fueled volatile swings in the stock market and have bolstered fears of a recession. Changing tariffs, stubbornly high inflation, and geopolitical conflicts in Europe and the Middle East are potential downside risks to be monitored in the coming months.

Property Analysis

Land Description and Analysis

Land Description	
Land Area	30.205 acres; 1,315,721 SF
Land Area (Usable)	30.205 acres; 1,315,721 SF
Source of Land Area	Survey prepared by J.C. Crumpler, dated June 7, 2024
Primary Street Frontage	Saluda - 1,135 feet
Secondary Street Frontage	Parkway - 1,093 feet
Shape	Irregular
Corner	Yes
Topography	Gently Sloping
Drainage	No problems reported or observed
Environmental Hazards	None reported or observed
Ground Stability	No problems reported or observed
Flood Area Panel Number	45023C0204C
Date	September 16, 2011
Zone	X
Description	Outside of 500-year floodplain
Insurance Required?	No
Utilities	
Service	Provider
Water	Chester County Water & Sewer
Sewer	Chester County Sewer & Sewer
Electricity	Duke Energy
Natural Gas	Chester County Natural Gas Authority
Local Phone	Various providers

Zoning Summary	Multifamily Parcel - 8.273 Acres	Industrial Parcels - 21.932 Acres
Zoning Jurisdiction	Chester County	Chester County
Zoning Designation	RG-1	ID-2
Description	Multifamily Residential	Limited Industrial
Legally Conforming?	Appears to be legally conforming	Appears to be legally conforming
Zoning Change Likely?	Not - just rezoned on May 5, 2025	Not likely
Permitted Uses	A variety of multifamily residential developments, institutional uses, and government uses	A variety of medium industrial and commercial uses which do not create nuisances
Category	Zoning Requirement	Existing Conditions
Minimum Lot Area	12,000 square feet for the first unit and 3,000 square feet for the second unit, and 2,500 square feet for each dwelling thereafter	No minimum requirement
Minimum Street Frontage (Feet)	No minimum requirement	100'
Minimum Lot Width (Feet)	70'	No minimum requirement
Minimum Lot Depth (Feet)	No minimum requirement	30'
Minimum Setbacks (Feet)	25' Front; 15' Side; 20' Rear	30' Front; 10' Side; 15' Rear
Maximum Building Height	35'	50'
Maximum Site Coverage	No maximum specification	No maximum specification
Maximum Density	No maximum specification	N/A
Maximum Floor Area Ratio	No maximum specification	No maximum specification
Parking Requirement	2 parking spaces per dwelling	Depends on the use
Other	Landscaping and signage	Landscaping and signage
Source: Chester County Land Development Ordinance		

We are not experts in the interpretation of zoning ordinances. An appropriately qualified land use attorney should be engaged if a determination of compliance with zoning is required.

Excess/Surplus Land

The existing improvements do not physically encumber the entire land area. Land not needed for the main improvements is categorized as excess or surplus.

Based on the physical improvements and the survey, it appears that the subject improvements do not require all of the land. This is further supported by the historical use of the overall property. The additional land must be categorized as excess or surplus land. These are defined as follows:

Excess Land: Land that is not needed to serve or support the existing improvement. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land may have the potential to be sold separately and is valued separately.

Surplus Land: Land that is not currently needed to support the existing improvement but cannot be separated from the property and sold off. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel.

Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022)

The subject is currently platted as three individual parcels. In accordance with the definitions presented above, and considering the characteristics of competitive properties, the additional land is best categorized as excess land. It is not surplus land, as it is subdivided and can be sold separately. The remaining land area after deducting for the main site is 21.932 acres or 955,337 square feet, which comprises the excess land. The excess land is zoned light industrial.

Rent Control Regulations

The subject is to be affected by regulation restricting the amount of rent the owner can charge to tenants under the Low-Income Housing Tax Credit program.

Easements, Encroachments and Restrictions

A current title report was not provided for review. There are no apparent easements, encroachments, or restrictions that would adversely affect value. This valuation assumes no adverse impacts from easements, encroachments, or restrictions, and further assumes that the subject has clear and marketable title.

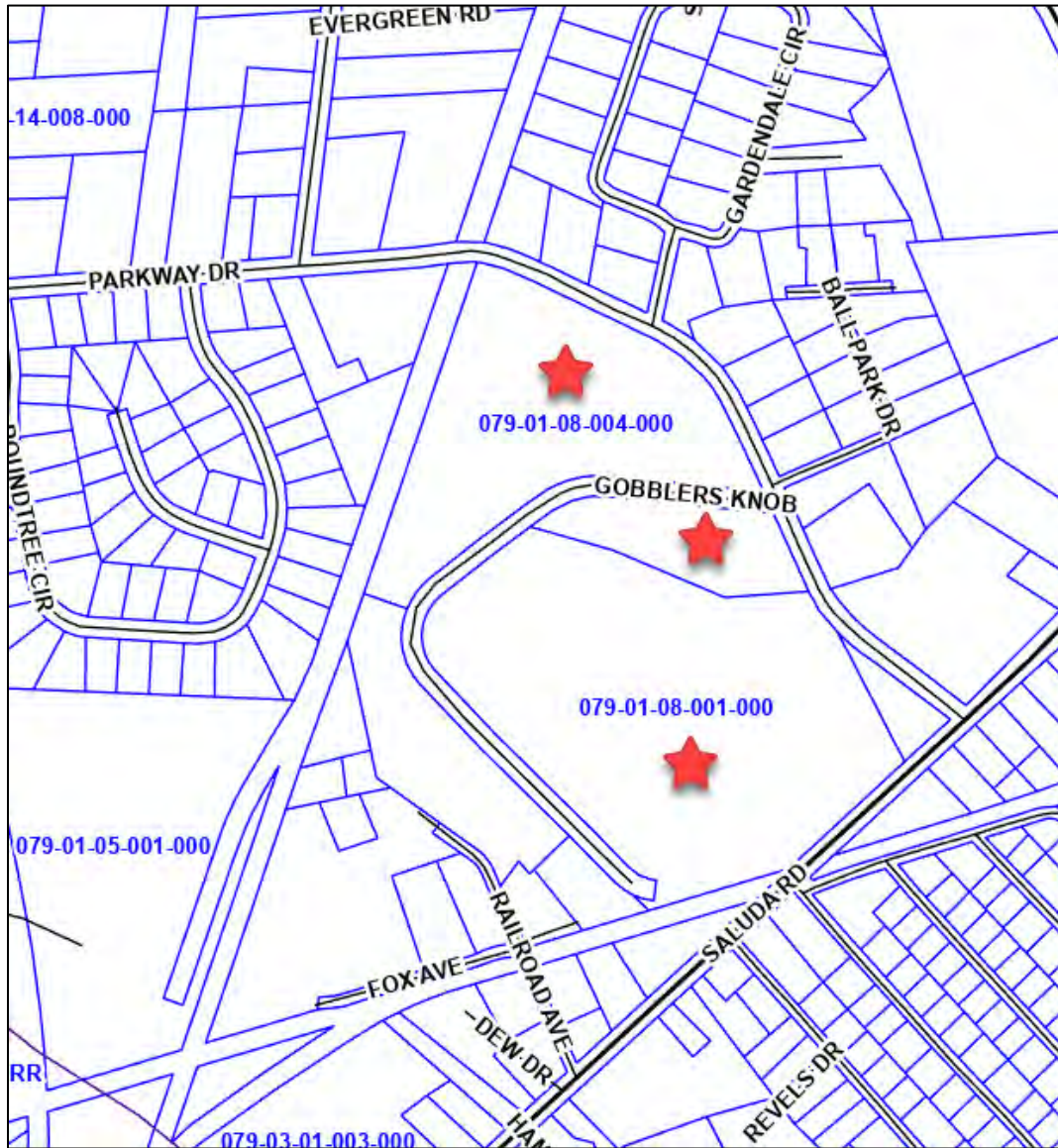
Conclusion of Site Analysis

Overall, the physical characteristics and the availability of utilities result in a functional site, suitable for a variety of uses including those permitted by zoning. Uses permitted by zoning include a variety of multifamily residential developments, institutional uses, and government uses. No other restrictions on development are apparent.

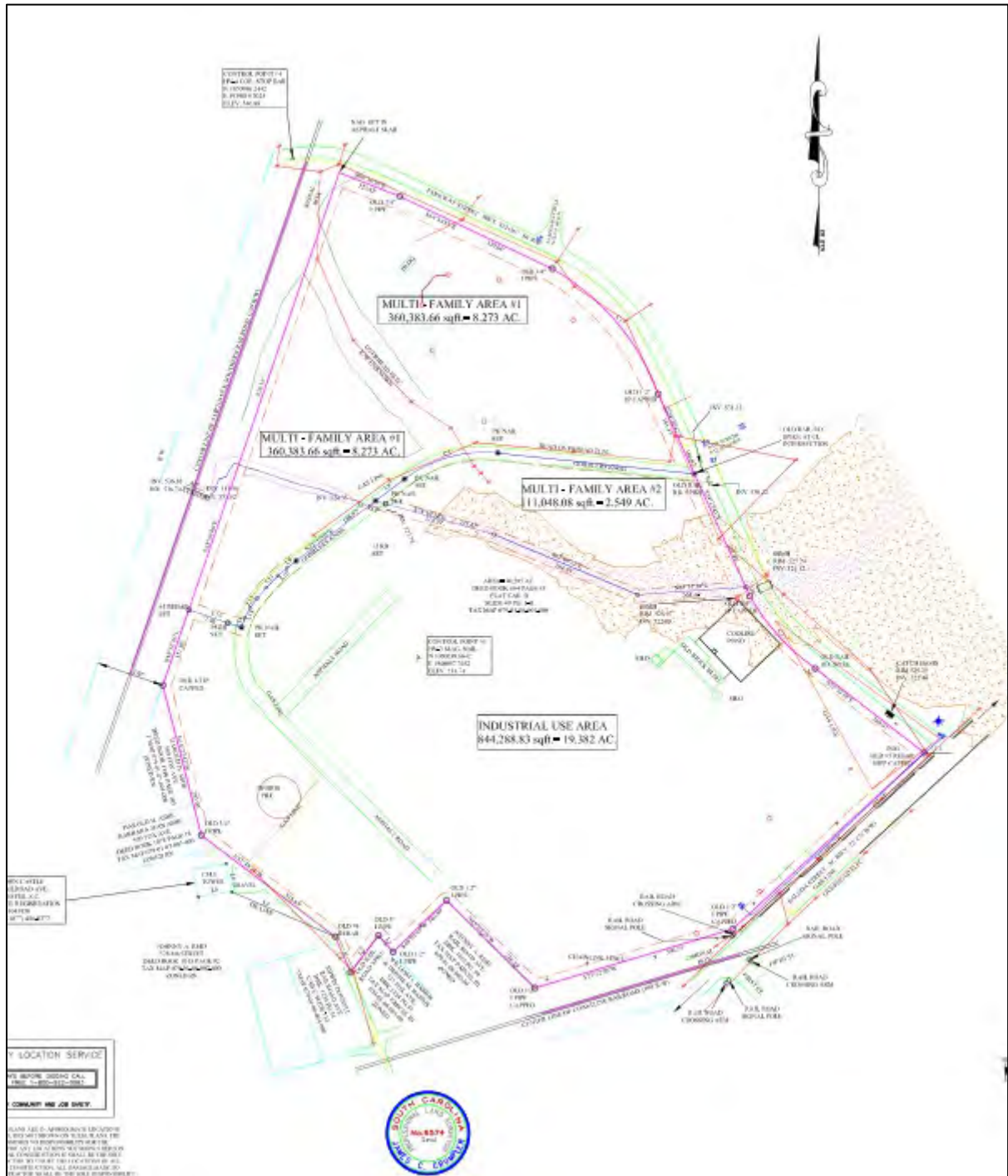
Aerial Photograph



Tax Map

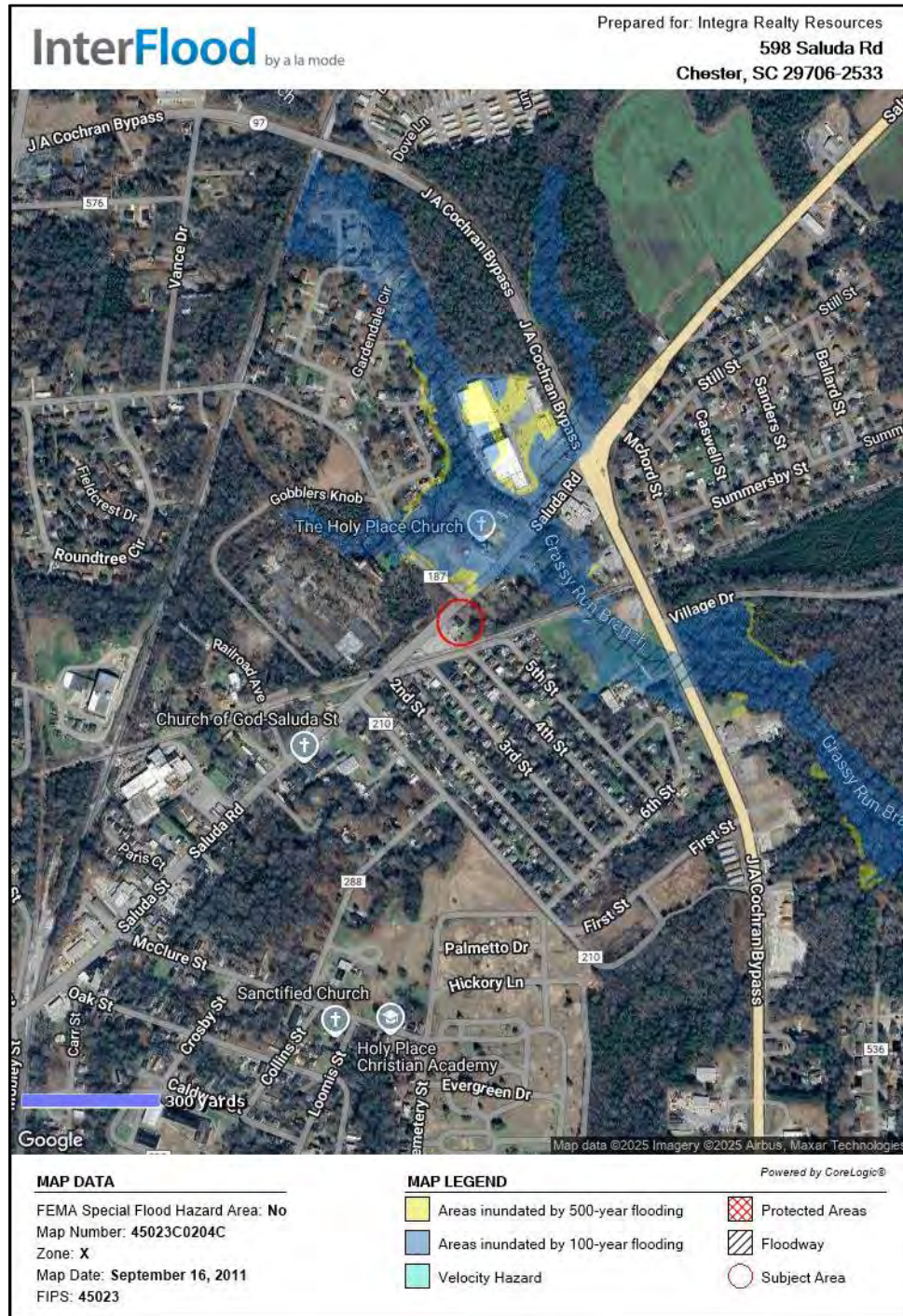


Survey



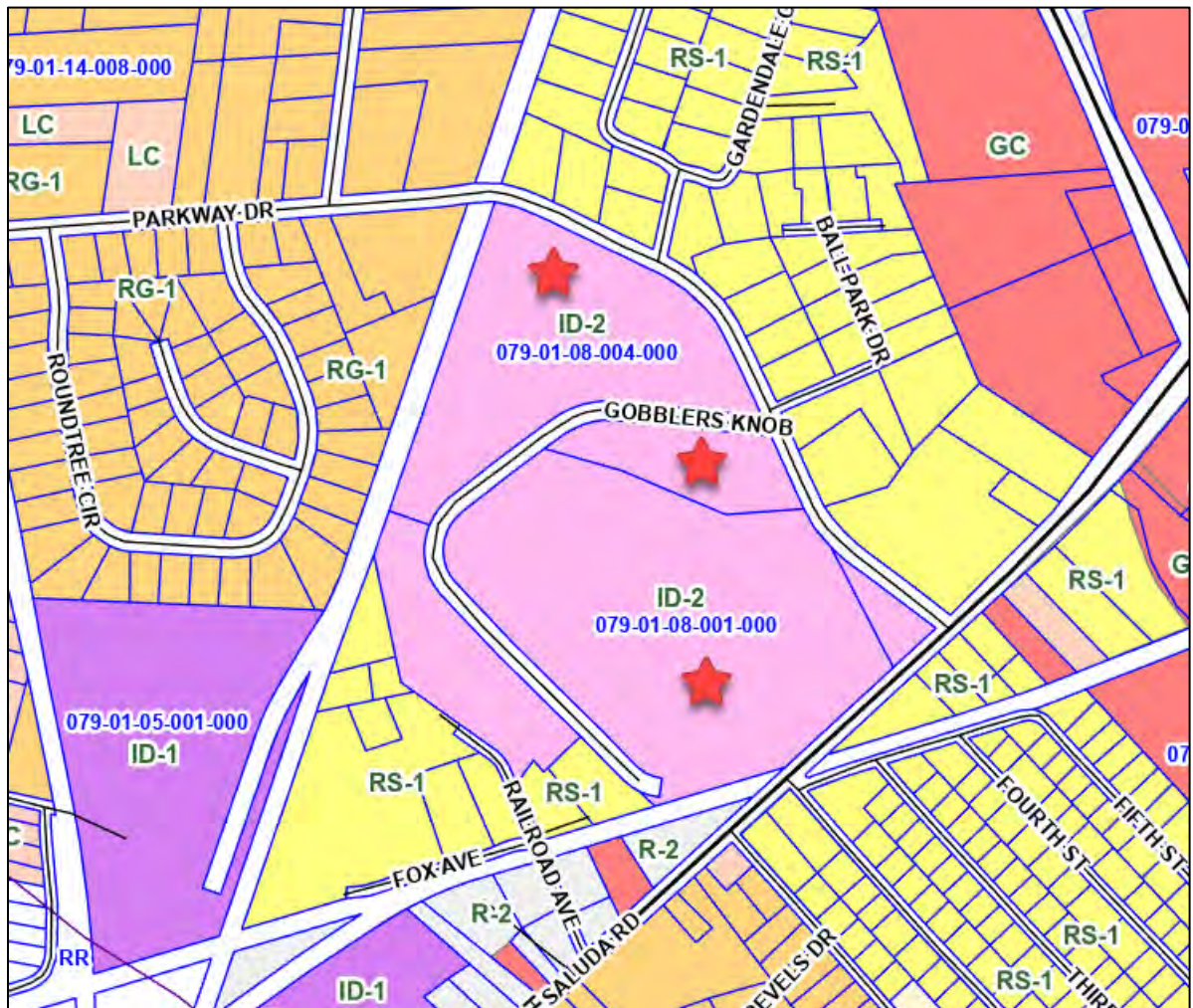
We note that the northern 8.273-acre parcel of land is the only multifamily-zoned parcel. The other two parcels are zoned light industrial.

Flood Hazard Map



A portion of the industrial land at/around Gobblers Knob is located in an AE zone within the 100 -year floodplain. The multifamily parcel does not appear to be located in any zone other than X

Zoning Map



We note the northern parcel was rezoned to multifamily use on May 5, 2025, as confirmed by the Chester County Planning and Development Coordinator, Jeremy Ward, on May 6, 2025.

Improvements Description and Analysis

Overview

The subject is a proposed multifamily property that will contain 60 affordable housing dwelling units and be administered under the Low-Income Housing Tax Credit program. The improvements will be constructed from 2026 to 2027, and a six-month lease-up period is projected. The gross site area is 30.205 acres or 1,315,721 square feet; of which 8.273 acres is attributable to the proposed improvements and the remaining 21.932 acres is excess land which is valued separately. The excess land has limited utility due to a portion being located in an AE floodplain and because it is subject to a Voluntary Clean-Up Contract with the State of South Carolina. The following description is based on discussions with ownership and a review of building plans.

Improvements Description

Name of Property	Proposed Eureka Mill LIHTC
General Property Type	Multifamily
Property Sub Type	Government Subsidized
Specific Use	LIHTC - No HAP
Competitive Property Class	A
Occupancy Type	Multi-Tenant
Percent Leased	0%
Number of Buildings	3
Stories	3
Construction Class	D
Construction Type	Wood frame
Construction Quality	Average
Condition	New
Number of Units	60
Units per Acre (Density)	2.0
Gross Building Area (SF)	53,700
Rentable Floor Area (SF)	51,900
Land Area (SF)	1,315,721
Floor Area Ratio (RFA/Land SF)	0.04
Floor Area Ratio (GBA/Land SF)	0.04
Building Area Source	Building plans
Year Built	2026-2027
Year Renovated	N/A
Actual Age (Yrs.)	0
Estimated Effective Age (Yrs.)	0
Estimated Economic Life (Yrs.)	45
Remaining Economic Life (Yrs.)	45
Number of Parking Spaces	121
Source of Parking Count	We assume 120 parking spaces as it is required by zoning
Parking Type	Surface
Parking Spaces/Unit	2.0

Construction Details	
Foundation	Concrete slab on grade
Structural Frame	Wood frame
Exterior Walls	Vinyl siding
Roof	Composite shingles
Heating	Yes
Air Conditioning	Yes
Elevators	0
Sprinklers	None

Unit Mix

The subject's unit mix, building areas, and occupancy rate are detailed in the following table.

Unit Mix and Occupancy							
Floor Plan	Units	% of Total	Avg. Unit Size	Total SF	Occupied Units	Vacant Units	% Occupied
1BR/1BA Units							
1BR/1BA	21	35.0%	750	15,750	0	21	0%
Total/Average	21	35.0%	750	15,750	0	21	0%
2BR/2BA Units							
2BR/2BA	27	45.0%	850	22,950	0	27	0%
Total/Average	27	45.0%	850	22,950	0	27	0%
3BR/2BA Units							
3BR/2BA	12	20.0%	1,100	13,200	0	12	0%
Total/Average	12	20.0%	1,100	13,200	0	12	0%
Total Units	60	100.0%	865	51,900	0	60	0%
*Includes employee and model units, as applicable.							

Unit Features and Project Amenities

Standard unit features and project amenities for this market are shown in the table below, followed by a notation of whether the features and amenities are present at the subject.

Unit Features and Project Amenities		
	At Subject	Comments
Unit Features		
Patio/Balcony/Deck		
Central AC	x	
Window/Sleeve AC		
Carpeting		
Wood Floors		
Vinyl Plank Floors (LVT/LVP)	x	
Window Blinds/Shades	x	
8' Ceiling Height	x	
9'+ Ceiling Heights		
Washer/Dryer Hookup	x	
Washer/Dryer In Unit		
Dishwasher	x	
Disposal	x	
Range	x	
Range - Electric		
Range - Gas		
Refrigerator	x	
Microwave	x	
Stainless Steel Appliances		
Granite/Quartz Counters		
Laminate Counters		
Kitchen Island/Eating Counter		
Attached Garage		
Grab Bars/Pull Cords		
Project Amenities		
Gated Entrance		
Security/Door Staff		
Common Laundry		
Recreational Amenities		
Clubhouse Building		
Fitness Center		
Playground		
Roofdeck/Sundeck		
Swimming Pool		
BBQ Grill/Picnic Area		
Covered Parking		
Garage/In Building		
Garage/Detached		
Electric Car Charging Station		
Bike Storage Room		
Dog Run/Spa		
Extra Storage Area		
Resident Lounge		
Co-Working Space		
Package System/Lockers/Rm		
LEED Certified		
Social Services Coordination		
Non-Shelter Services		

Improvements Analysis – As Complete

The subject property is improved with a 60 unit Low-Income Housing Tax Credit multifamily development.

Quality and Condition

The improvements are of average quality construction and are in new condition.

Functional Utility

The improvements appear to be adequately suited to their current use. Based on the property inspection and consideration of the foregoing, there do not appear to be any significant items of functional obsolescence.

Deferred Maintenance

No deferred maintenance is included because the improvements are proposed.

Planned Capital Expenditures

Expenditures for various capital items considered to be necessary are identified in the following table. To estimate the amounts of these expenditures, reliance is placed on the budget provided. Projected capital expenditures are as follows.

Developer's Construction Budget		
Property Type	Multifamily	
Property Name	Eureka Mills	
City	Chester	
State	SC	
Size	60	
Year Built	2027	
Land Costs	\$325,000	
	Cost	Per Unit Cost
Hard Costs		
Building construction	\$9,052,632	\$150,877.20
Builder profit (6%)	\$633,158	\$10,552.63
Builder overhead (2%)	\$211,053	\$3,517.55
General requirements (6%)	\$633,158	\$10,552.63
Developer's profit	\$1,450,000	\$24,166.67
Total Hard Costs	\$11,980,001	\$199,666.68
Site Costs		
Site construction	\$1,500,000	\$25,000.00
Total Site Costs	\$1,500,000	\$25,000.00
Soft Costs		
Appraisal	\$8,000	\$133.33
Market study	\$8,000	\$133.33
Environmental reports	\$50,000	\$833.33
Soil borings	\$15,000	\$250.00
Boundary/topographic survey	\$10,500	\$175.00
Insurance	\$100,000	\$1,666.67
Due diligence	\$75,000	\$1,250.00
Professional services	\$618,500	\$10,308.33
Permits and fees	\$204,135	\$3,402.25
Lease-up	\$93,462	\$1,557.70
Total Soft Costs	\$1,182,597	\$19,709.95
FF&E		
In-unit appliances	\$50,000	\$833.33
Total FF&E	\$50,000	\$833.33
Total Construction Costs	\$14,712,598	\$245,209.97
Costs may include a development fee, but not developer's profit.		

A copy of the developer's budget is provided in the addenda. We exclude financing costs, loan origination costs, LIHTC application costs and other non-development-related costs that are considered atypical for development of a multifamily property.

ADA Compliance

Based on the property inspection and information provided, there are no apparent ADA issues. However, ADA matters are beyond the scope of expertise of the assignment participants, and further study by an appropriately qualified professional would be recommended to assess ADA compliance.

Hazardous Substances

A Phase I Environmental Assessment Report was prepared for the subject by S&ME, Inc., dated March 12, 2025. Based on the report, it is the opinion of the author's that no further assessment of the multifamily site is warranted.

S&ME contracted Environmental Data Resources (EDR) to prepare a Radius Map Report compiling federal, state, and tribal environmental database information for the subject property. The subject property was formerly associated with the Springs Industrial textile mill located on the southern adjoining property. The former parent parcel was included in several database listings. However, historical review indicated that the subject property was used as a recreation area only and no manufacturing activities were conducted on the subject property. The review of the EDR Radius Map Report and other public records identified off-site facilities with listings related to hazardous materials or petroleum products in the vicinity of the Property but are not considered an environmental concern in connection with the subject property.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-21 of the former Springs Industries Eureka Mill Multifamily Area #1 parcel located south of Parkway Street and north of Gobblers Knob in Chester, Chester County, South Carolina. Any exception to, or deletions from, this practice are described in Section 10.0 of this report. This assessment has revealed no evidence of *recognized environmental conditions or vapor encroachment conditions* in connection with the subject property.

Based on the information obtained and the findings of this assessment, it is the opinion of the Environmental Professional that further assessment is not warranted.

Personal Property

Personal property items included in the appraisal are in-unit appliances, valued at \$80,000 as will be discussed in the *Cost Approach* section.

Conclusion of Improvements Analysis

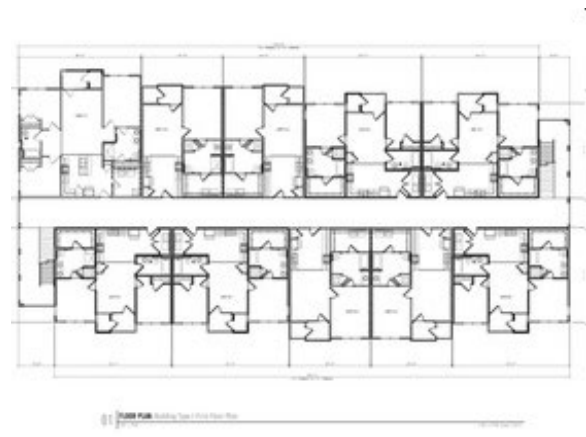
In comparison to competitive properties in the market, the subject improvements are rated as follows:

Improvements Ratings	
Design and Appearance	Average
Age/Condition	Above Average
Room Sizes and Layouts	Average
Bathrooms	Average
Kitchens	Average
Landscaping	Average
Unit Features	Average
Project Amenities	Below Average

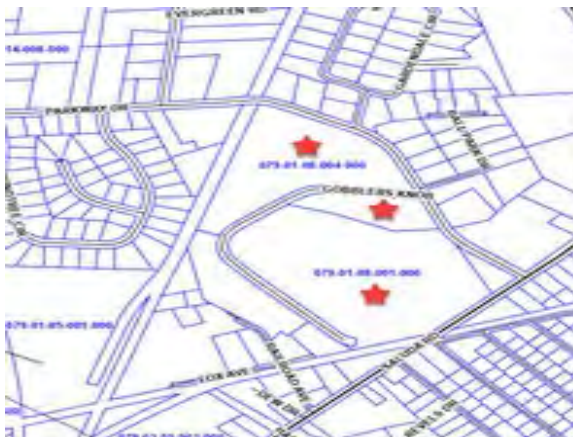
Overall, the quality, condition, and functional utility of the improvements will be average for their age and location.



Proposed Site Plan



Proposed Floor Plan



Tax Map - All Parcels



Aerial Map - All Parcels



Multifamily Site



Multifamily Site



Excess Land



Excess Land



Excess Land



Excess Land



Excess Land



Excess Land



Excess Land



Excess Land



Gobblers Knob Facing East



Gobblers Know Facing West



Saluda Street Facing Northeast



Saluda Street Facing Southwest

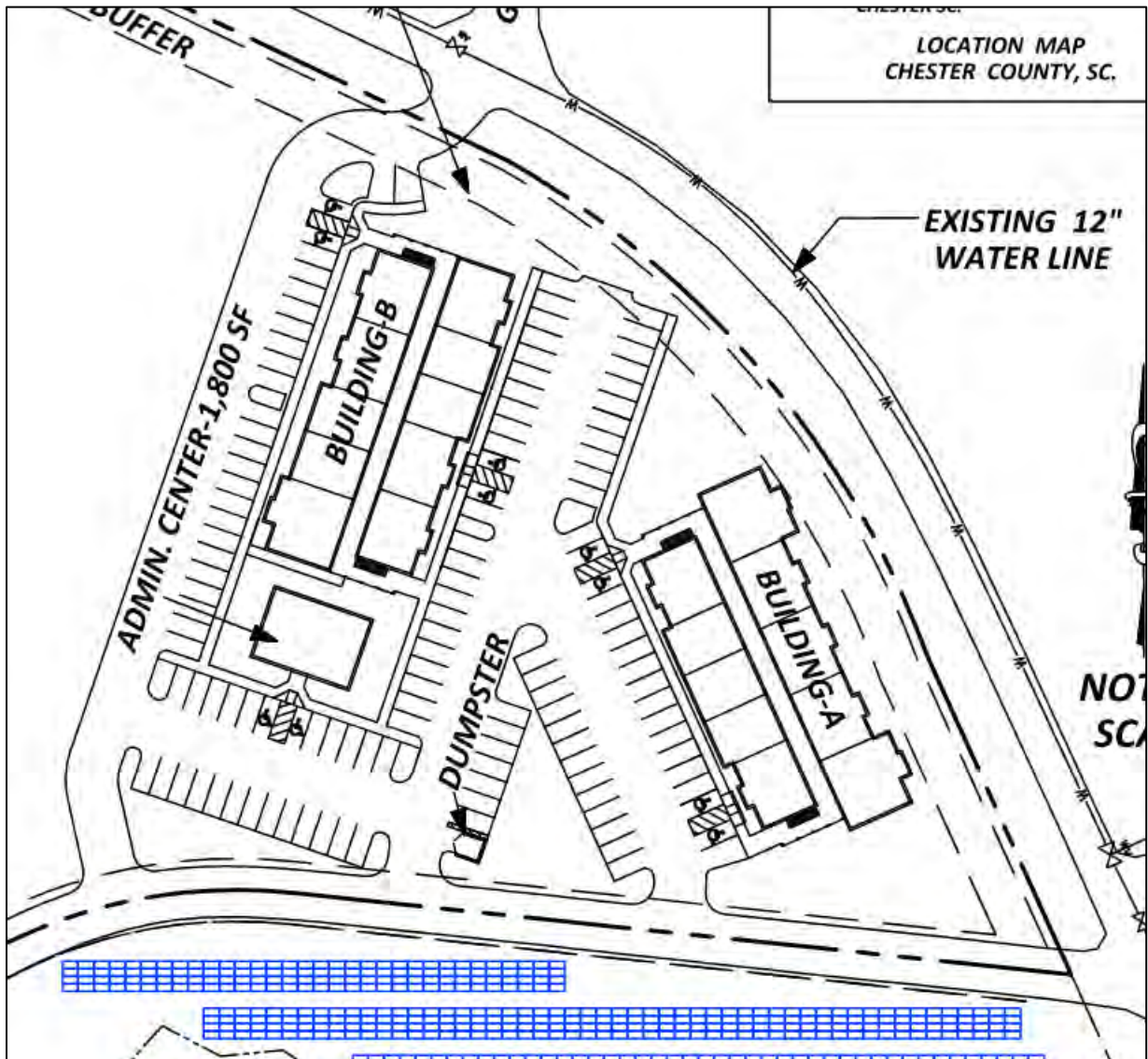


Parkway Drive Facing North

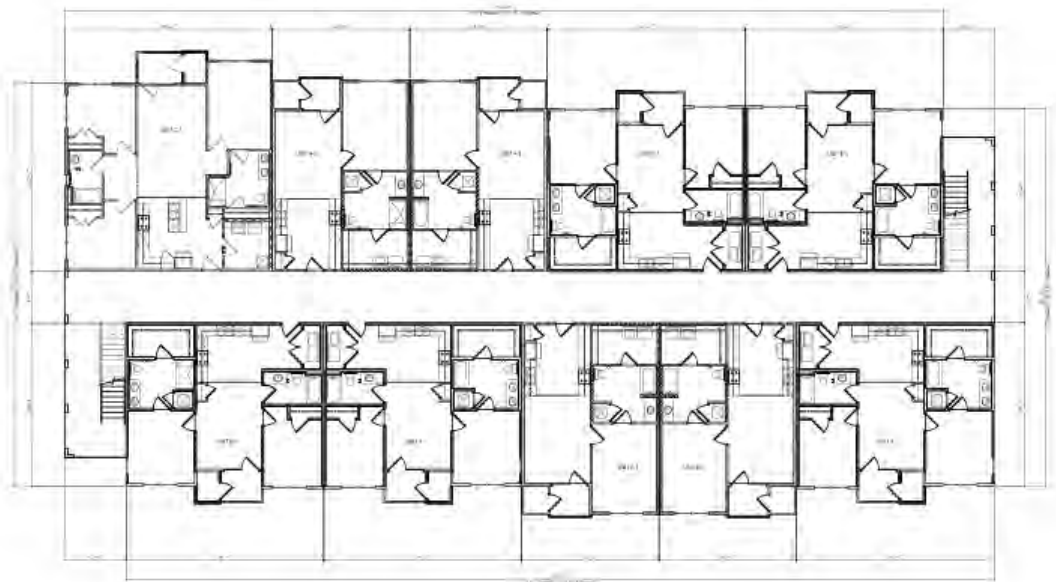


Parkway Drive Facing South

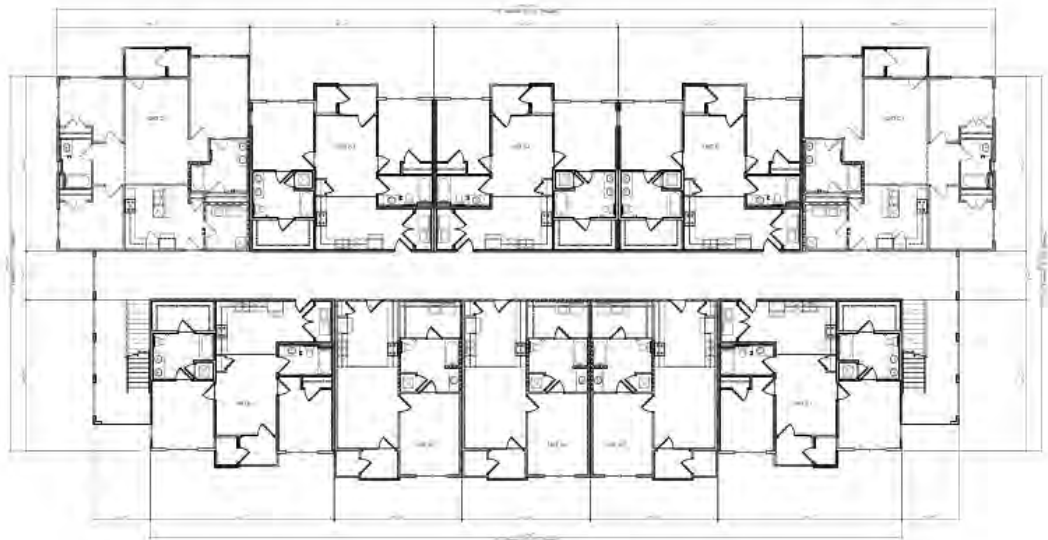
Site Plan



Floor Plan



FLOOR PLAN: Building Type A (Typical) 150'-0" x 150'-0"



FLOOR PLAN: Building Type B (Typical) 150'-0" x 150'-0"



Real Estate Taxes

The real estate tax assessment of the subject is administered by the county. The South Carolina Real Property Valuation Reform Act of 2006 provides that any increase in the fair market value of real property attributable to the periodic countywide reassessment program is limited to fifteen percent of the prior year's fair market value. However, this limit does not apply to the fair market value of real property when an assessable transfer of interest (ATI) occurred in the year that the transfer value is first subject to tax. This means that all property sold during the year that is determined to be an ATI will be reassessed for the following year. Owners of such properties will receive a "Notice of Classification, Appraisal & Assessment of Real Estate" showing the ATI value for the year following the event with the reason for change being "ATI-Qualified Point of Sale".

In June of 2011, The SC Senate and House passed Point of Sale legislation that positively impacted the commercial real estate market in South Carolina. The approved Point of Sale legislation is applicable to all non-primary residential properties which are assessed at a six percent (6%) rate and include commercial properties, investment properties and second homes but excludes manufacturing properties assessed at 10.5% and owner-occupied residential that are assessed at 4%. Under the new law, properties will receive a 25% exemption from the sales value for taxation purposes.

An example of the change would be a commercial property is on the tax records and assessed at \$1,000,000 but the "Fair Market Value" according to the tax assessor's records is \$1,200,000. The property sells after December 31, 2010, for \$2,000,000. The sale value of \$2,000,000 is discounted by 25% to be \$1,500,000 which is established as the new Assessed Value. However, if the property sold for \$1,500,000, the 25% exemption would place the Assessed Value at \$1,125,000 which is below the Assessor's Fair Market Value of \$1,200,000 and therefore the Assessed Value would remain at \$1,200,000. The Assessor's "Fair Market Value" will be lowered if the property sells for less than the Assessor's Fair Market Value of record, provided it was an arm's length sale and the purchaser applies for a reduction.

In all cases the property owner MUST apply for the new ATI exemption by January 30th for it to apply. If not applied for within the time frame noted, the purchaser loses the exemption.

Taxes in South Carolina are based on:

Taxable Value x Assessment Ratio = Assessment

Assessment x Millage Rate = Gross Taxes

Taxable Value times LOST Factor (if any) = LOST Credit

Gross Taxes Minus Lost Credit (if any) = Net Taxes

The LOST factor is applied to the taxable value of a property. The LOST factor, available in some jurisdictions, is based on fiscal year retail sales and can change from year to year. In this analysis, we assume the LOST factor will remain the same as the prior year.

Real estate taxes and assessments for the most recent tax year, as well as our projection based on our stabilized LIHTC market value and hypothetical stabilized market value estimate “if sold”, are shown in the following table. We include an annual 3.0% millage rate increase for the upcoming tax years, which is an estimate because the millage rates have not yet been published by the county. The estimate assumes the exemption is applied for and approved within the required time frame.

Taxes and Assessments - 2024								
Assessed Value					Taxes and Assessments			
					Ad Valorem			
Tax ID	Land	Improvements	Total	Assessment	Tax Rate	Taxes	LOST Credits	Total
079-01-08-001-000	\$75,100	\$0	\$75,100	\$6,960	0.510800	\$3,555	-\$183	\$3,372
Taxes and Assessments - Stabilized Market Value - LIHTC Rents								
Assessed Value					Taxes and Assessments			
					Ad Valorem			
Tax ID	Estimated Market Value	Value w/ 25% Exemption	Taxable Value	Assessment	Tax Rate	Taxes	LOST Credits	Total
Subject	\$4,960,000	\$3,720,000	\$3,720,000	\$223,200	0.526124	\$117,431	-\$9,061	\$108,370
Taxes and Assessments - Hypothetical Stabilized Market Value - Market Rents								
Assessed Value					Taxes and Assessments			
					Ad Valorem			
Tax ID	Hypothetical Market Value	Value w/ 25% Exemption	Taxable Value	Assessment	Tax Rate	Taxes	LOST Credits	Total
Subject	\$9,520,000	\$7,140,000	\$7,140,000	\$428,400	0.526124	\$225,392	-\$17,392	\$208,000

We note the subject was subdivided in 2024 and as such there is only tax history for one parcel. We include the assessor's market value of each parcel in the table that follows and note that the 2025 tax bill will be made public in September 2025.

Assessor's Market Value				
Tax ID	Land	Improvements	Total	Assessment
079-01-08-004-000	\$82,700	\$0	\$82,700	\$4,960
079-01-08-001-000	\$75,100	\$0	\$75,100	\$4,510
079-01-08-005-000	\$254,000	\$0	\$254,000	\$15,240
Total	\$411,800	\$0	\$411,800	\$24,710

Tax Bill - Unpaid004246-24-3
BIRKNER PAULETTEPay online at
www.chestercountysctax.com

Tax Year	2024	Tax Map Number	079-01-08-001-000
PROPERTY DESCRIPTION OLD EUREKA MILL 079-01-08-001-000			
APPRAISED VALUE (TAXABLE)			116,000
PROPERTY TAX AMOUNT (COUNTY)			3555.17
PROPERTY TAX AMOUNT (CITY)			0
LESS STATE HOMESTEAD			-0
EXEMPTION (COUNTY)			-182.93
EXEMPTION (CITY)			-0
SCHOOL CR			-0
PENALTY			505.84
INTEREST			0.00
COSTS			25.00
PAY THIS AMOUNT =====>		\$3,903.08	
		PAY THIS AMOUNT	
CHANGE MY ADDRESS TO:			

PENALTY			
Jan 16 THRU Feb 3 ----->			0.00
Feb 4 THRU Mar 16 ----->			0.00
AFTER Mar 16, TAXES ARE DELINQUENT			

The 2024 taxes are unpaid and have accrued penalties.

Highest and Best Use

The highest and best use of a property is the reasonably probable use resulting in the highest value, and represents the use of an asset that maximizes its productivity.

Process

Before a property can be valued, an opinion of highest and best use must be developed for the subject site, both as though vacant, and as improved or proposed. By definition, the highest and best use must be:

- Physically possible.
- Legally permissible under the zoning regulations and other restrictions that apply to the site.
- Financially feasible.
- Maximally productive, i.e., capable of producing the highest value from among the permissible, possible, and financially feasible uses.

As Though Vacant

First, the property is evaluated as though vacant, with no improvements.

Physically Possible

The physical characteristics of the site do not appear to impose any unusual restrictions on development. Overall, the physical characteristics of the site and the availability of utilities result in functional utility suitable for a variety of uses.

Legally Permissible

The site is zoned RG-1, Multifamily Residential. Permitted uses include a variety of multifamily residential developments, institutional uses, and government uses. There are no apparent legal restrictions, such as easements or deed restrictions, effectively limiting the use of the property. Given prevailing land use patterns in the area, only multifamily use is given further consideration in determining highest and best use of the site, as though vacant.

Financially Feasible

Based on the accompanying analysis of the market and acknowledging there is a tenant waiting list for affordable housing in Chester County, there is currently adequate demand for multifamily use in the subject's area. It appears a newly developed multifamily use on the site would have a value commensurate with its cost assuming the award of Low-Income Housing Tax Credits. Therefore, multifamily use is considered to be financially feasible. There is stable-to-limited demand for conventional multifamily development as there is a 5.2% vacancy rate in Chester County.

Maximally Productive

There does not appear to be any reasonably probable use of the site that would generate a higher residual land value than multifamily use. Accordingly, multifamily use, developed to the normal market density level permitted by zoning, is the maximally productive use of the property.

Conclusion

Development of the site for multifamily use is the only use which meets the four tests of highest and best use. Therefore, it is concluded to be the highest and best use of the property as though vacant.

As Proposed

The subject site is to be developed with a 60 unit Low-Income Housing Tax Credit multifamily property, which is consistent with the highest and best use of the site as though vacant. The proposed improvements will produce a positive cash flow that is expected to continue.

The proposed use of the subject property as a 60 unit Low-Income Housing Tax Credit multifamily property appears to meet the four criteria for highest and best use. Based on the analysis above, a continuation of the current use is concluded to be financially feasible. There does not appear to be any alternative use that could reasonably be expected to provide a higher present value than the current use, and the value of the existing improved property exceeds the value of the site, as though vacant. For these reasons, continued multifamily use is concluded to be maximally productive and the highest and best use of the property as improved.

Most Probable Buyer

Taking into account the size and characteristics of the property and its occupancy, the likely buyer is a regional investor in tax credit properties. A secondary buyer is a public housing authority at the time the tax credits expire.

The highest and best use of the industrial parcels is to hold for future solar development. As discussed previously, the industrial parcels have limited utility due to the VCC agreement in place with the state. A solar farm does not appear to be feasible as of the date of value due to the high countywide industrial submarket vacancy rate of 13.0%.

INVENTORY SF	UNDER CONSTRUCTION SF	12 MO NET ABSORPTION SF	VACANCY RATE	MARKET ASKING RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE
9.4M +0%	0 -	(835K) -1,540.6%	13.0% +8.9%	\$5.51 +7.7%	\$51 +4.9%	7.7% +0.1%
Prior Period 9.4M	Prior Period 0	Prior Period (50.9K)	Prior Period 4.1%	Prior Period \$5.12	Prior Period \$48	Prior Period 7.6%

As such, we believe the highest and best use of the subject's industrial parcels is to hold for future solar development at a time in which it is feasible.

Valuation

Valuation Methodology

Appraisers usually consider three approaches to estimating the market value of real property. These are the cost approach, sales comparison approach and the income capitalization approach.

The **cost approach** assumes that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility. This approach is particularly applicable when the improvements being appraised are relatively new and represent the highest and best use of the land or when the property has unique or specialized improvements for which there is little or no sales data from comparable properties.

The **sales comparison approach** assumes that an informed purchaser would pay no more for a property than the cost of acquiring another existing property with the same utility. This approach is especially appropriate when an active market provides sufficient reliable data. The sales comparison approach is less reliable in an inactive market or when estimating the value of properties for which no directly comparable sales data is available. The sales comparison approach is often relied upon for owner-user properties and vacant land.

The **income capitalization approach** reflects the market's perception of a relationship between a property's potential income and its market value. This approach converts the anticipated net income from ownership of a property into a value indication through capitalization. The primary methods are direct capitalization and discounted cash flow analysis, with one or both methods applied, as appropriate. This approach is widely used in appraising income-producing properties.

Reconciliation of the various indications into a conclusion of value is based on an evaluation of the quantity and quality of available data in each approach and the applicability of each approach to the property type.

The methodology employed in this assignment is summarized as follows:

Approaches to Value		
Approach	Applicability to Subject	Use in Assignment
Cost Approach	Applicable	Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach	Applicable	Utilized

Land Valuation

To develop an opinion of the subject's land value, as though vacant and available to be developed to its highest and best use, the sales comparison approach is used. This approach develops an indication of value by researching, verifying, and analyzing sales of similar properties.

As discussed previously, the property is divided for valuation purposes as follows:

Land Parcels			
Name	SF	Unit of	
		Acres	Comparison
Multifamily Land	360,384	8.273	Total Acres
Excess Industrial Land	955,337	21.932	Total Acres
Total	1,315,721	30.205	

Multifamily Land (8.273 Acres; 360,384 SF)

To apply the sales comparison approach to the Multifamily Land, the research focused on transactions within the following parameters:

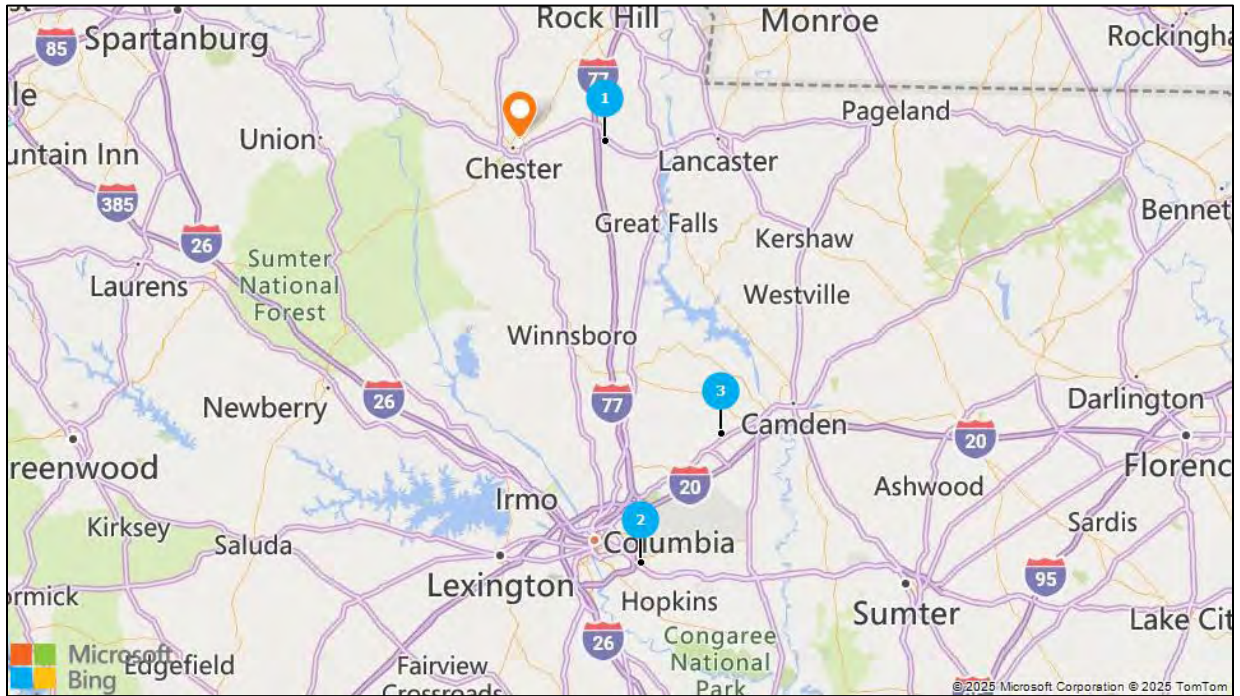
- Location: Chester County and nearby counties. Due to the limited number of multifamily sales (and improved developments) in Chester County, we expanded our search to the adjoining counties and nearby counties.
- Size: Less than 22 acres of land.
- Use: Multifamily or multi-residential land use. We excluded single-family residential land sales in Chester County because those properties are not zoned to permit multifamily or multi-residential development.
- Transaction Date: Within the past two years.

For this analysis, price per acre is used as the appropriate unit of comparison because the subject does not have a density requirement and the sale price is not based on density, additionally, market participants in tertiary markets typically compare sale prices and property values on this basis. The most relevant sales are summarized in the following table:

Summary of Comparable Land Sales - Multifamily Land

No.	Name/Address	Sale Date; Status	Sale Price	SF; Acres	Units; Density (Units/Ac.)	Zoning	\$/SF Land
1	21.01 Acres of Development Land Park Ave. Richburg Chester County SC Comments: Sale of a development tract in Richburg. Property has access via Lancaster Highway. Property was marketed as a development tract. It is unknown what the buyer intends to do with the site. The property was sold by Liz Odum, Liz Odum Realty. Property was purchased by an investor who has re-listed the property after the date.	Apr-24 Closed	\$750,000	915,213 21.01		PUD	\$0.82
2	Future Town Home Subdivision 1458 Trinity Dr. Columbia Richland County SC Comments: The property is comprised of three contiguous vacant land parcels and is under contract for \$60,000 per acre. The buyer intends to construct 124 townhome lots.	Feb-24 Closed	\$814,200	591,109 13.57	124 9.1	RM-1	\$1.38
3	Watts Hill Subdivision Lots 593 Watts Hill Rd. Elgin Kershaw County SC Comments: Sale of 11 platted lots.	Jan-24 Closed	\$707,500	687,377 15.78	11 0.7	R-15	\$1.03
	Subject Proposed Eureka Mill LIHTC Chester, SC			360,384 8.27	0 0.0	RG-1	

Comparable Land Sales Map – Multifamily Land





Sale 1
21.01 Acres of Development Land



Sale 2
Future Town Home Subdivision



Sale 3
Watts Hill Subdivision Lots

Analysis and Adjustment of Sales

Adjustments are based on a rating of each comparable sale in relation to the subject. The adjustment process is typically applied through either quantitative or qualitative analysis, or a combination of both analyses. Quantitative adjustments are often developed as dollar or percentage amounts, and are most credible when there is sufficient data to perform a paired sales analysis.

While percentage adjustments are presented in the adjustment grid, they are based on qualitative judgment rather than empirical research, as there is not sufficient data to develop a sound quantitative estimate. Although the adjustments appear to be mathematically precise, they are merely intended to illustrate an opinion of typical market activity and perception. With the exception of market conditions, the adjustments are based on a scale, with a minor adjustment in the range of 1-5% and a substantial adjustment considered to be 20% or greater.

The rating of each comparable sale in relation to the subject is the basis for the adjustments. If the comparable is superior to the subject, its sale price is adjusted downward to reflect the subject's relative attributes; if the comparable is inferior, its price is adjusted upward.

Transactional adjustments are applied for property rights conveyed, financing, conditions of sale, expenditures made immediately after purchase, and market conditions. In addition, property adjustments include – but are not limited to – location, access/exposure, size, quality, effective age, economic and legal characteristics, and non-realty components of value. Adjustments are considered for the following factors, in the sequence shown below.

Transactional Adjustments

Real Property Rights Conveyed

The opinion of value in this report is based on a fee simple estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat, as well as non-detrimental easements, community facility districts, and conditions, covenants and restrictions (CC&Rs). All the comparables represent fee simple estate transactions. Therefore, adjustments for property rights are not necessary.

Financing Terms

In analyzing the comparables, it is necessary to adjust for financing terms that differ from market terms. Typically, if the buyer retained third-party financing (other than the seller) for the purpose of purchasing the property, a cash price is presumed and no adjustment is required. However, in instances where the seller provides financing as a debt instrument, a premium may have been paid by the buyer for below-market financing terms, or a discount may have been demanded by the buyer if the financing terms were above market. The premium or discounted price must then be adjusted to a cash equivalent basis. The comparable sales represented cash-to-seller transactions and, therefore, do not require adjustment.

Conditions of Sale

Adverse conditions of sale can account for a significant discrepancy from the sale price actually paid, compared to that of the market. This discrepancy in price is generally attributed to the motivations of

the buyer and the seller. Certain conditions of sale are considered non-market and may include the following:

- a seller acting under duress (e.g., eminent domain, foreclosure);
- buyer motivation (e.g., premium paid for assemblage, certain 1031 exchanges);
- a lack of exposure to the open market;
- an unusual tax consideration;
- a sale at legal auction.

None of the comparable sales had atypical or unusual conditions of sale. Thus, adjustments are not necessary.

Expenditures Made Immediately After Purchase

This category considers expenditures incurred immediately after the purchase of a property. There were no issues of deferred maintenance reported for any of the properties. No adjustments are required for expenditures after sale.

Market Conditions

A market conditions adjustment is applied when market conditions at the time of sale differ from market conditions as of the effective date of value. Adjustments can be positive when prices are rising, or negative when markets are challenged by factors such as a deterioration of the economy or adverse changes in supply and/or demand in the market area. Consideration must also be given to when the property was placed under contract, versus when the sale actually closed.

In evaluating market conditions, changes between the comparable sale date and the effective date of this appraisal may warrant adjustment; however, if market conditions have not changed, then no adjustment is required.

The sales took place from January 2024 to April 2024. Market conditions have generally been strengthening. The adjustment grid accounts for this trend with upward adjustments over this period through the effective date of value.

Market Conditions Adjustment				
Comp #	1	2	3	
Sale Date	4/11/2024	2/28/2024	1/17/2024	
Date	Annual Growth Rate			
4/29/2025	1%	1.05%	1.17%	1.28%
Total		1.05%	1.17%	1.28%
Rounded		1%	1%	1%

Property Adjustments

Location

Factors considered in evaluating location include, but are not limited to, demographics, growth rates, surrounding uses and property values.

Sales 2 and 3 are adjusted downward for superior location. Sale 1 is adjusted upward for inferior location.

Access/Exposure

Convenience to transportation facilities, ease of site access, and overall visibility of a property can have a direct impact on property value. High visibility, however, may not translate into higher value if it is not accompanied by good access. In general, high visibility and convenient access, including proximity to major linkages, are considered positive amenities when compared to properties with inferior attributes.

All of the comparables are similar to the subject. No adjustments are necessary.

Size

Due to economies of scale, the market exhibits an inverse relationship between land area and price per square foot, such that larger sites generally sell for a lower price per square foot than smaller lots, all else being equal. To account for this relationship, applicable adjustments are applied for differences in land area. The comparables that are larger than the subject are adjusted upward, and vice versa.

Sales 2 and 3 are similar to the subject and require no adjustment. Sale 1 is larger than the subject and requires an upward adjustment.

Shape and Topography

This category accounts for the shape of the site influencing its overall utility and/or development potential, as well as the grade of the land.

Sale 1 is similar to the subject and requires no adjustment. Sales 2 and 3 are superior to the subject. Downward adjustments are applied.

Zoning

This element of comparison accounts for government regulations that can affect the types and intensities of uses allowable on a site. Moreover, this category includes considerations such as allowable density or floor area ratio, structure height, setbacks, parking requirements, landscaping, and other development standards. The subject has a zoning designation of RG-1 - Multifamily Residential.

All of the comparables are similar to the subject. No adjustments are necessary.

Utilities

Sites with public utilities available are considered more desirable relative to properties requiring utility extensions, or those that need a private well and/or septic system. Properties without public utilities available typically require higher development costs, all else being equal.

Sales 1 and 2 are similar to the subject and require no adjustment. Sale 3 is inferior to the subject. An upward adjustment is applied.

Adjustments Summary

The sales are compared to the subject and adjusted to account for material differences that affect value. The following table summarizes the adjustments applied to each sale.

Land Sales Adjustment Grid - Multifamily Land				
	Subject	Comparable 1	Comparable 2	Comparable 3
Name	Proposed Eureka Mill LIHTC	21.01 Acres of Development Land	Future Town Home Subdivision	Watts Hill Subdivision Lots
Address	598 Saluda Street	Park Ave.	1458 Trinity Dr.	593 Watts Hill Rd.
City	Chester	Richburg	Columbia	Elgin
County	Chester	Chester	Richland	Kershaw
State	South Carolina	SC	SC	SC
Sale Date		Apr-24	Feb-24	Jan-24
Sale Status		Closed	Closed	Closed
Sale Price		\$750,000	\$814,200	\$707,500
Square Feet	360,384	915,213	591,109	687,377
Acres	8.273	21.010	13.570	15.780
Shape	Irregular	Irregular	Rectangular	Irregular
Topography	Gently Sloping	Gently Sloping	Level	Level
Zoning Description	Multifamily Residential	Planned Unit Development	Residential Mixed District	Residential
Water	Yes	Yes	Yes	Yes
Sewer	Yes	Yes	Yes	No
Price per Acre		\$35,697	\$60,000	\$44,835
Transactional Adjustments				
Property Rights		Fee Simple	Fee Simple	Fee Simple
% Adjustment		—	—	—
Financing Terms		Cash to seller	Cash to seller	Cash to seller
% Adjustment		—	—	—
Conditions of Sale		Arm's-length	Arm's-length	Arm's-length
% Adjustment		—	—	—
Market Conditions	4/29/2025	Apr-24	Feb-24	Jan-24
Annual % Adjustment	1%	1%	1%	1%
Cumulative Adjusted Price		\$36,054	\$60,600	\$45,284
Property Adjustments				
Location		10%	-20%	-10%
Access/Exposure		—	—	—
Size		5%	—	—
Shape and Topography		—	-10%	-5%
Zoning		—	—	—
Utilities		—	—	5%
Net Property Adjustments (\$)		\$5,408	-\$18,180	-\$4,528
Net Property Adjustments (%)		15%	-30%	-10%
Final Adjusted Price		\$41,462	\$42,420	\$40,755
Range of Adjusted Prices		\$40,755 - \$42,420		
Average		\$41,546		
Indicated Value		\$42,000		

Land Value Conclusion – Multifamily Land

Prior to adjustments, the sales reflect a range of \$35,697 - \$60,000 per acre. After adjustment, the range is narrowed to \$41,562 - \$43,260 per acre, with an average of \$42,368 per acre. To arrive at an indication of value, primary weight is given to Sales 1 and 2 because they are the most recent transactions.

Based on the preceding analysis, the land value conclusion for the subject is presented as follows:

Land Value Conclusion	
Indicated Value per Acre	\$42,000
Subject Acres	8.273
Indicated Value	\$347,478
Rounded	\$350,000

Excess Industrial Land (21.932 Acres; 955,337 SF)

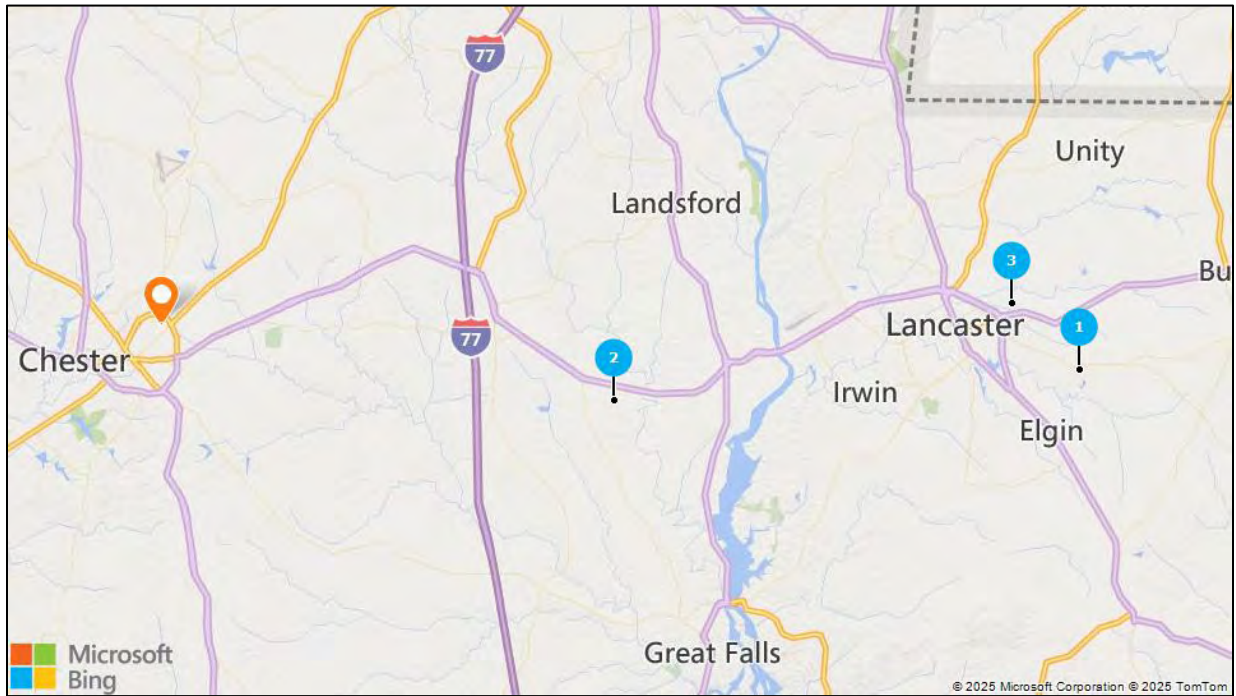
To apply the sales comparison approach to the Excess Industrial Land, the research focused on transactions within the following parameters:

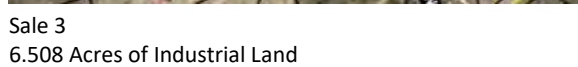
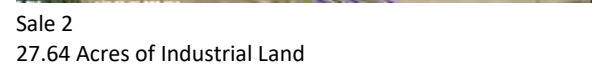
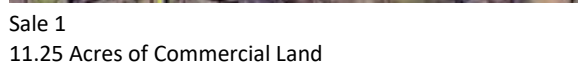
- Location: Chester County and adjoining counties. Due to the limited number of industrial sales in Chester County, we expanded our search to the adjoining counties.
- Size: Less than 40 acres of land.
- Use: Industrial use or zoned to permit light industrial use.
- Transaction Date: Within three years of the effective date of value.

For this analysis, price per acre is used as the appropriate unit of comparison. The most relevant sales are summarized in the following table.

Summary of Comparable Land Sales - Excess Industrial Land						
No.	Name/Address	Sale Date; Status	Sale Price	SF; Acres	Zoning	\$/Acre
1	11.25 Acres of Commercial Land Flat Creek Rd. Lancaster Lancaster County SC	Jan-25 Closed	\$200,000	490,050 11.25	GB	\$17,778
<i>Comments: Sale of a commercial tract in Lancaster. Property is under contract. The selling party is being represented by Karrie Crocker, Ardor Commercial Advisors. The purchasing party plans to eventually develop for commercial use, but no plans are concrete as of the purchase date.</i>						
2	27.64 Acres of Industrial Land 4928 Morrison Rd. Richburg Chester County SC	Aug-24 Closed	\$275,000	1,203,998 27.64	ID-1	\$9,949
<i>Comments: Industrial tract of land in Richburg. Property is zoned ID-1, Limited Industrial District. Property borders a creek on its northern border and a rail on its southern border.</i>						
3	6.508 Acres of Industrial Land Camp Creek Rd. Lancaster Lancaster County SC	Nov-22 Closed	\$111,010	283,488 6.51	LI	\$17,057
<i>Comments: Sale of an industrial tract in Lancaster. Property was purchased by an adjoining industrial user who combined this parcel with another after the sale transaction. Verified sale with a related family member, Denise Scott. The seller currently has the remaining land listed behind this property and the broker for that transaction did not list this property, but stated there is no water or sewer available to the site.</i>						
Subject				955,337	RG-1	
Proposed Eureka Mill LIHTC				21.93		
Chester, SC						

Comparable Land Sales Map – Excess Industrial Land





Analysis and Adjustment of Sales

Adjustments are considered for the following factors in the sequence shown below.

Transactional Adjustments

Real Property Rights Conveyed

All the comparables represent fee simple estate transactions. Therefore, adjustments for property rights are not necessary.

Financing Terms

The comparable sales represented cash-to-seller transactions and, therefore, do not require adjustment.

Conditions of Sale

None of the comparable sales had atypical or unusual conditions of sale. Thus, adjustments are not necessary.

Expenditures Made Immediately After Purchase

There were no issues of deferred maintenance reported for any of the properties. No adjustments are required for expenditures after sale.

Market Conditions

The sales took place from January 2024 to April 2024. Market conditions have generally been strengthening. The adjustment grid accounts for this trend with upward adjustments over this period through the effective date of value.

Market Conditions Adjustment				
Comp #	1	2	3	
Sale Date	1/16/2025	8/22/2024	11/21/2022	
Date	Annual Growth Rate			
4/29/2025	1%	0.28%	0.68%	2.44%
Total		0.28%	0.68%	2.44%
Rounded		0%	1%	2%

Property Adjustments

Location

Factors considered in evaluating location include, but are not limited to, demographics, growth rates, surrounding uses and property values.

Sale 3 is similar to the subject. No adjustment is necessary. Sale 1 is adjusted downward for superior location. Sale 2 is adjusted upward for inferior location.

Access/Exposure

Convenience to transportation facilities, ease of site access, and overall visibility of a property can have a direct impact on property value. High visibility, however, may not translate into higher value if it is not accompanied by good access. In general, high visibility and convenient access, including proximity to major linkages, are considered positive amenities when compared to properties with inferior attributes.

Sale 3 is similar to the subject and requires no adjustment. Sales 1 and 2 are inferior to the subject. Upward adjustments are applied.

Size

Due to economies of scale, the market exhibits an inverse relationship between land area and price per square foot, such that larger sites generally sell for a lower price per square foot than smaller lots, all else being equal. To account for this relationship, applicable adjustments are applied for differences in land area. The comparables that are larger than the subject are adjusted upward, and vice versa.

Sales 1 and 3 are smaller than the subject, and downward adjustments are applied. Sale 2 is larger than the subject and requires an upward adjustment.

Shape and Topography

This category accounts for the shape of the site influencing its overall utility and/or development potential, as well as the grade of the land.

Sales 2 and 3 are similar to the subject and require no adjustment. Sale 1 is superior to the subject. A downward adjustment is applied.

Zoning

This element of comparison accounts for government regulations that can affect the types and intensities of uses allowable on a site. Moreover, this category includes considerations such as allowable density or floor area ratio, structure height, setbacks, parking requirements, landscaping, and other development standards. The subject has a zoning designation of R-2- Light Industrial. The subject industrial parcels are restricted under a Voluntary Clean-Up Contract with the State of South Carolina and are currently restricted to development of a solar farm which is permitted by zoning. Downward adjustments are made to each comparable due to the less restrictive industrial development uses permitted.

All of the comparables are superior to the subject. Downward adjustments are applied.

Utilities

Sites with public utilities available are considered more desirable relative to properties requiring utility extensions, or those that need a private well and/or septic system. Properties without public utilities available typically require higher development costs, all else being equal.

All of the comparables are inferior to the subject. Upward adjustments are applied.

Floodplain

A floodplain occurs in an area that is susceptible to inundation of a 100-year flood.

All of the comparables are superior to the subject. Downward adjustments are applied.

Adjustments Summary

The sales are compared to the subject and adjusted to account for material differences that affect value. The following table summarizes the adjustments applied to each sale.

Land Sales Adjustment Grid - Excess Industrial Land

	Subject	Comparable 1	Comparable 2	Comparable 3
Name	Proposed Eureka Mill LIHTC	11.25 Acres of Commercial Land	27.64 Acres of Industrial Land	6.508 Acres of Industrial Land
Address	598 Saluda Street	Flat Creek Rd.	4928 Morrison Rd.	Camp Creek Rd.
City	Chester	Lancaster	Richburg	Lancaster
County	Chester	Lancaster	Chester	Lancaster
State	South Carolina	SC	SC	SC
Sale Date		Jan-25	Aug-24	Nov-22
Sale Status		Closed	Closed	Closed
Sale Price		\$200,000	\$275,000	\$111,010
Square Feet	955,337	490,050	1,203,998	283,488
Acres	21.932	11.250	27.640	6.508
Shape	Irregular	Irregular	Irregular	Rectangular
Topography	Gently Sloping	Gently Sloping	Gently Sloping	Rolling
Zoning Description	Industrial	General Business	Restricted Industrial District	Light Industrial
Water	Yes	No	Yes	Yes
Sewer	Yes	No	No	No
Flood Plain	Yes	No	No	No
Price per Acre		\$17,778	\$9,949	\$17,057
Transactional Adjustments				
Property Rights		Fee Simple	Fee Simple	Fee Simple
% Adjustment		—	—	—
Financing Terms		Cash to seller	Cash to seller	Cash to seller
% Adjustment		—	—	—
Conditions of Sale		Arm's-length	Arm's-length	Arm's-length
% Adjustment		—	—	—
Market Conditions	4/29/2025	Jan-25	Aug-24	Nov-22
Annual % Adjustment	1%	—	1%	2%
Cumulative Adjusted Price		\$17,778	\$10,049	\$17,399
Property Adjustments				
Location		-5%	10%	—
Access/Exposure		5%	10%	—
Size		-5%	5%	-5%
Shape and Topography		-5%	—	—
Zoning		-30%	-30%	-30%
Utilities		10%	5%	5%
Floodplain		-5%	-5%	-5%
Net Property Adjustments (\$)		-\$6,222	-\$502	-\$6,090
Net Property Adjustments (%)		-35%	-5%	-35%
Final Adjusted Price		\$11,556	\$9,546	\$11,309
Range of Adjusted Prices		\$9,546 - \$11,556		
Average		\$10,804		
Indicated Value		\$10,000		

Land Value Conclusion – Excess Industrial Land

Prior to adjustments, the sales reflect a range of \$9,949 - \$17,778 per acre. After adjustment, the range is narrowed to \$9,735 - \$11,787 per acre, with an average of \$11,055 per acre. To arrive at an indication of value, primary weight is given to Sale 2 because of its location in Chester.

Based on the preceding analysis, the land value conclusion is as follows:

Land Value Conclusion	
Excess Industrial Land	
Indicated Value per Acre	\$10,000
Subject Acres	<u>21.932</u>
Indicated Value	\$219,315
Adjustments	
Demolition Estimate	<u>-\$210,000</u>
Total Adjustments	-\$210,000
Indicated Value	\$9,315
Rounded	\$10,000

There are site and building improvements located on the industrial parcels. As such, utilize Marshall Valuation Service to estimate the costs of demolition. We utilize Chester County GIS aerial measurements to estimate the total area. For purposes of this appraisal, we assume the aerial measurements are consistent with that of the actual measurements. Our GIS measurements are shown as follows.

Site Improvements Measurements



Building Improvements Measurements



Utilizing Marshall Valuation Service, we estimate the demolition costs as follows.

Demolition Estimate							
Entity	Size (SF)	Cost PSF Low	Cost PSF Avg	Cost PSF High	Estimated Cost/SF	Total	Rounded
Paving/Decking	211,695	\$0.69	\$0.88	\$1.06	\$0.88	\$185,233	\$190,000
Industrial Improvements	5,421	\$2.00	\$4.46	\$6.91	\$4.46	\$24,151	\$20,000
Total							\$210,000

Source: MVS Section 66, Page 10

We deduct this estimate from our value via the sales comparison approach, to arrive at our market value indication of the subject industrial site.

Summary of Land Values

The overall land value is concluded at \$360,000, comprising the building site, valued at , and the excess land parcels, valued at a total of .

Summary of Land Values				
Parcel	Total Acres	Indicated Value per Acre	Indicated Value	Rounded
Multifamily Land	8.273	\$42,000	\$347,478	\$350,000
Excess Industrial Land	21.932	\$10,000	\$9,315	\$10,000
Total	30.205	\$18,765	\$356,793	\$360,000

Cost Approach

The steps taken to apply the cost approach are:

- Develop an opinion of the value of the land as though vacant and available to be developed to its highest and best use, as of the effective date of the appraisal;
- Estimate the replacement cost new of the existing improvements under current market conditions;
- Estimate depreciation from all causes and deduct this estimate from replacement cost new to arrive at depreciated replacement cost of the improvements; and
- Add land value to the depreciated replacement cost of the improvements to arrive at a market value indication for the property overall.

Replacement Cost

Replacement cost is the estimated cost to construct, at current prices as of a specified date, a substitute for a building or other improvement, using modern materials and current standards, design, and layout. Estimates of replacement cost for the purpose of developing a market value opinion include three components: direct costs, indirect costs (also known as soft costs) and entrepreneurial incentive.

Direct Costs

Direct costs are expenditures for labor, materials, equipment and contractor's overhead and profit. Marshall Valuation Service (MVS) is used as the basis of the direct cost estimate. In addition to direct costs, MVS includes certain indirect costs such as architectural and engineering fees, and interest on building loan funds during construction.

Indirect Costs

MVS does not include all the indirect costs that are appropriate in a replacement cost estimate. Therefore, an allowance is added for the following indirect costs that are not contained within MVS: taxes and carrying costs on land during construction; legal and accounting fees; and marketing and finance costs prior to stabilization. It is estimated that a 12% allowance for additional indirect costs is appropriate.

Entrepreneurial Incentive

Entrepreneurial incentive is the financial reward that a developer would expect to receive in addition to recovering all direct and indirect costs. This is the expected compensation that would be necessary to motivate a developer to undertake the project. Entrepreneurial incentive for similar properties typically ranges from 15% to 30%. An estimate of 20% is applied to the total replacement costs used in this analysis.

Replacement Cost New

The following tables show the replacement cost estimates for the subject building improvements and site improvements.

Building Improvements - Unit Costs					
Building 1 Name:		Proposed Eureka Mill LIHTC			
MVS Building Type:	Multiple Residences	Unit	SF	Current Multiplier	1.020
Const Class:	D	Unit Cost	\$104.00	Local Multiplier	0.920
Quality:	Average	Sprinklers:		Story Ht Multiplier	1.090
Quality Rating:	Average	HVAC Adjust		Perimeter Multiplier	1.045
Section/Page	12/16	Other:			
Economic Life	45	Subtotal:	\$104.00	Final Unit Cost	\$111.16
Building 2 Name:		Management Office			
MVS Building Type:	Office Buildings	Unit	SF	Current Multiplier	1.020
Const Class:	D	Unit Cost	\$149.00	Local Multiplier	0.920
Quality:	Average	Sprinklers:		Story Ht Multiplier	1.000
Quality Rating:	Average	HVAC Adjust		Perimeter Multiplier	0.998
Section/Page	15/17	Other:			
Economic Life	45	Subtotal:	\$149.00	Final Unit Cost	\$139.54

Source: Marshall Valuation Service

We have considered the following site cost comparables as well as information from MVS and any subject cost information if available in determining the site costs for the subject.

Site Improvement Comps						
Property Type	Name	City	State	Size/Unit	Year Built	Site Costs/Unit
Multifamily	Townhomes	Charlotte	NC	20	2023	\$30,379
Multifamily	Evolve at Huntersville	Charlotte	NC	312	2022	\$22,772
Multifamily	Exchange at Indian Land	Indian Land	SC	400	2025	\$10,468
Multifamily	Mooreville Towns	Mooreville	NC	29	2022	\$27,586
Multifamily	Mason Apartments	Charlotte	NC	302	2024	\$6,980
Multifamily	4th and Green	Winston-Salem	NC	100	2024	\$13,727
Multifamily	Skyy Summer Townhomes	Concord	NC	13	2023	\$35,660
Multifamily	Rockwood Apartments	Arden	NC	272	2024	\$19,577
Multifamily	Sentry Pointe Apartments - Phase 1	Winston-Salem	NC	84	2024	\$24,649
Multifamily	Arris NoDa	Charlotte	NC	276	2024	\$29,565
Multifamily	201 Foster Avenue Apartments	Charlotte	NC	113	2023	\$13,142
Multifamily	Proposed Townhomes	Matthews	NC	73	2024	\$47,500
Multifamily	College Dormitory	Belmont	NC	320	2023	\$7,813
Multifamily	Parkwood Townhomes (Proposed)	Charlotte	NC	9	2024	N/A
Multifamily	Proposed Hilliard Flats (Micro Housing)	Asheville	NC	80	2024	\$625
Multifamily	Pride One Asheville	Asheville	NC	88	2024	\$46,000
Multifamily	The Henry	Charlotte	NC	325	2023 and 2024	N/A
Multifamily	Proposed Evolve Waterford	Belville	NC	192	2024	\$25,453
Multifamily	Avery Place Townhomes Phase II	Charlotte	NC	36	2025	\$56,926
Multifamily	Oak Lake Townhomes Phase II	Charlotte	NC	82	2026	\$62,476
Multifamily	Chandler Reserve - Phase III	Florence	SC	96	2023	\$28,910
Multifamily	Weddington Apartments and Townes (Phase 1)	Lexington	NC	240	2025	\$25,317
Multifamily	Redwood Kannapolis - Phase 2	Kannapolis	NC	60	2025	\$40,432
Multifamily	Proposed Hickory Village	Hickory	NC	31	2025	\$4,194
Multifamily	The Haven at Wake (Student Oriented)	Winston-Salem	NC	43	2024	\$48,837
Multifamily	Towerview Ballantyne Apartments	Charlotte	NC	212	2023	\$858
Multifamily	Dorsett Townhomes	Oakboro	NC	12	2023	\$65,000
Multifamily	Courtyard Senior Townhomes (Proposed)	Pineville	NC	23	2025	\$42,641
Multifamily	Altera Mint Hill Apartments (Proposed)	Charlotte	NC	252	2025	\$1,206
Multifamily	Adler Montford Apartments	Charlotte	NC	249	2025	\$46,602
Multifamily	Evolve at Lake Norman	Mooreville	NC	288	2025-2026	\$27,610
Multifamily	Trailside at Pinners Cove BTR Apartments	Asheville	NC	133	2025	\$15,564
Multifamily	AHC Charles Townhomes	Charlotte	NC	38	2025	\$15,543
Multifamily	Radial at MoRa Point	Charlotte	NC	58	2025	\$37,760
Multifamily	Cascadia Townhomes	Charlotte	NC	89	2025	\$87,404
Multifamily	Pointe Grand Winder	Winder	GA	288	2025	\$30,244
Multifamily	Arris Greenville	Greenville	SC	252	2023	\$23,887
Multifamily	Proposed Evolve at Northlake	Charlotte	NC	336	2026	\$28,720
Multifamily	The Reserve at James Farm (SITE ONLY)	Statesville	NC	120	2025	\$43,833
Multifamily	Redwood Statesville Apartments	Statesville	NC	158	2026-2028	\$58,961
Multifamily	Accent Southrail Townhomes	Charlotte	NC	53	2024	\$25,044
Multifamily	Redwood Kannapolis - Phase 1	Kannapolis	NC	99	2022	\$66,275
Multifamily	Townes at Holly Grove (BTR)	Concord	NC	127	2025-2027	\$54,760
Subject	Eureka Mills	Chester	SC	60	2027	\$25,000
Comparable Range:						\$625 - \$87,404
Average (Mean):						\$31,729

The above site comparable costs range between \$625 - \$87,404 per unit with an average cost of \$31,729 per unit. The subject's site costs are within the range of the comparables.

We have concluded to a site cost for the subject as shown below considering the above cost comparables, MVS, and the provided site costs for the subject.

Site Improvements - Unit Costs					
Site Improvement 1 Name:		Parking			
Quality:	Average	Unit Cost	\$2,600.00	Current Multiplier	1.020
Section:	66	Other:		Local Multiplier	1.000
Page:	3	Other:			
Unit:	Spaces	Subtotal:	\$2,600.00	Final Unit Cost	\$2,652.00
Site Improvement 2 Name:		Site work			
Quality:	Average	Unit Cost	\$15.00	Current Multiplier	1.030
Section:	66	Other:		Local Multiplier	1.000
Page:	1	Other:			
Unit:	GLA	Subtotal:	\$15.00	Final Unit Cost	\$15.45
Source: Marshall Valuation Service					

The estimated replacement cost new is in the following table.

Replacement Cost Estimate							
Building Improvements							
<i>Bldg Name</i>	<i>MVS Building Type</i>	<i>MVS Class</i>	<i>Quality</i>	<i>Quantity</i>	<i>Unit</i>	<i>Unit Cost</i>	<i>Cost New</i>
Proposed Eureka Mill LIHTC	Multiple Residences	D	Average	51,900	SF	\$111.16	\$5,769,204
Management Office	Office Buildings	D	Average	1,800	SF	\$139.54	\$251,172
Subtotal - Building Costs							\$6,020,376
Plus: Indirect Cost						12%	\$722,445
Subtotal							\$6,742,821
Plus: Entrepreneurial Incentive						20%	\$1,348,564
Total Building Costs							\$8,091,385
Site Improvements							
<i>Item</i>			<i>Quality</i>	<i>Quantity</i>	<i>Unit</i>	<i>Unit Cost</i>	<i>Cost New</i>
Parking			Average	121	Spaces	\$2,652.00	\$320,892
Site work			Average	53,700	GLA	\$15.45	\$829,665
Subtotal - Site Improvement Costs							\$1,150,557
Plus: Indirect Cost						12%	\$138,067
Subtotal							\$1,288,624
Plus: Entrepreneurial Incentive						20%	\$257,725
Total Site Improvement Costs							\$1,546,349
Furniture, Fixtures & Equipment							
<i>Item</i>			<i>Quality</i>	<i>Quantity</i>	<i>Unit</i>	<i>Unit Cost</i>	<i>Cost New</i>
In-Unit Appliances			Low	60	Units	\$1,380.00	\$82,800
Subtotal - Replacement Cost New							\$82,800
Plus: Indirect Cost						0%	\$0
Subtotal							\$82,800
Plus: Entrepreneurial Incentive						0%	\$0
Total FF&E Costs							\$82,800
Overall Property							
Building Improvements							\$6,020,376
Site Improvements							\$1,150,557
Furniture, Fixtures & Equipment							\$82,800
Subtotal - Replacement Cost New							\$7,253,733
Plus: Indirect Cost						12%	\$860,512
Subtotal							\$8,114,245
Plus: Entrepreneurial Incentive						20%	\$1,606,289
Total Replacement Cost New							\$9,720,534
Source: Marshall Valuation Service except for Indirect Costs and Entrepreneurial Incentive, which are appraiser's estimates.							

Our cost estimate is supported by the following comparables

Developed Cost Comparables									
Property Type	Name	City	State	Size/Unit	Year Built	Hard Costs/Unit	Site Costs/Unit	Soft Costs/Unit	Total Costs/Unit
Multifamily	Evolve at Huntersville	Charlotte	NC	312	2022	\$84,728	\$22,772	\$20,117	\$132,617
Multifamily	Exchange at Indian Land	Indian Land	SC	400	2025	\$175,865	\$10,468	\$38,205	\$224,538
Multifamily	Mooreville Towns	Mooreville	NC	29	2022	\$154,440	\$27,586	\$8,621	\$190,647
Multifamily	Mason Apartments	Charlotte	NC	302	2024	\$131,431	\$6,980	\$13,831	\$152,242
Multifamily	4th and Green	Winston-Salem	NC	100	2024	\$246,186	\$13,727	\$40,999	\$300,912
Multifamily	Skyy Summer Townhomes	Concord	NC	13	2023	\$176,069	\$35,660	\$34,762	\$246,490
Multifamily	Rockwood Apartments	Arden	NC	272	2024	\$170,956	\$19,577	\$32,552	\$223,085
Multifamily	Arris NoDa	Charlotte	NC	276	2024	\$84,058	\$29,565	\$29,420	\$146,486
Multifamily	201 Foster Avenue Apartments	Charlotte	NC	113	2023	\$197,788	\$13,142	\$37,930	\$253,324
Multifamily	Proposed Townhomes	Matthews	NC	73	2024	\$220,357	\$47,500	\$33,418	\$301,275
Multifamily	College Dormitory	Belmont	NC	320	2023	\$82,026	\$7,813	\$21,397	\$111,236
Multifamily	Parkwood Townhomes (Proposed)	Charlotte	NC	9	2024	\$248,305	N/A	N/A	\$248,305
Multifamily	Pride One Asheville	Asheville	NC	88	2024	\$169,422	\$46,000	\$44,069	\$259,491
Multifamily	The Henry	Charlotte	NC	325	2023 and 2024	\$141,568	N/A	\$51,191	\$194,207
Multifamily	Proposed Evolve Waterford	Belville	NC	192	2024	\$120,127	\$25,453	\$50,252	\$195,833
Multifamily	Avery Place Townhomes Phase II	Charlotte	NC	36	2025	\$209,657	\$56,926	\$38,274	\$304,858
Multifamily	Oak Lake Townhomes Phase II	Charlotte	NC	82	2026	\$201,166	\$62,476	\$31,098	\$294,740
Multifamily	Chandler Reserve - Phase III	Florence	SC	96	2023	\$132,344	\$28,910	N/A	\$161,253
Multifamily	Weddington Apartments and Townes (Phase 1)	Lexington	NC	240	2025	\$115,615	\$25,317	\$11,358	\$152,290
Multifamily	Redwood Kannapolis - Phase 2	Kannapolis	NC	60	2025	\$147,522	\$40,432	\$55,717	\$243,671
Multifamily	Proposed Hickory Village	Hickory	NC	31	2025	\$183,704	\$4,194	\$26,707	\$214,605
Multifamily	The Haven at Wake (Student Oriented)	Winston-Salem	NC	43	2024	\$178,918	\$48,837	\$39,196	\$273,929
Multifamily	Dorsett Townhomes	Oakboro	NC	12	2023	\$120,018	\$65,000	N/A	\$185,018
Multifamily	Adler Montford Apartments	Charlotte	NC	249	2025	\$205,104	\$46,602	\$71,305	\$327,425
Multifamily	Evolve at Lake Norman	Mooreville	NC	288	2025-2026	\$118,286	\$27,610	\$37,051	\$187,830
Multifamily	Trailside at Pinners Cove BTR Apartments	Asheville	NC	133	2025	\$306,869	\$15,564	\$60,427	\$385,062
Multifamily	AHC Charles Townhomes	Charlotte	NC	38	2025	\$352,827	\$15,543	\$49,509	\$417,879
Multifamily	Radial at MoRa Point	Charlotte	NC	58	2025	\$222,895	\$37,760	\$50,465	\$313,793
Multifamily	Cascadia Townhomes	Charlotte	NC	89	2025	\$236,051	\$87,404	\$48,239	\$374,840
Multifamily	ARCADIA 1850	Duluth	GA	230	2026	\$225,799	Presum Inc. Hard	\$91,478	\$317,278
Multifamily	Pointe Grand Winder	Winder	GA	288	2025	\$47,976	\$30,244	\$69,023	\$147,243
Multifamily	Arris Greenville	Greenville	SC	252	2023	\$151,935	\$23,887	\$29,659	\$205,481
Multifamily	Proposed Evolve at Northlake	Charlotte	NC	336	2026	\$137,022	\$28,720	\$47,988	\$213,730
Multifamily	The Reserve at James Farm (SITE ONLY)	Statesville	NC	120	2025	TBD	\$43,833	\$11,875	\$55,708
Multifamily	Redwood Statesville Apartments	Statesville	NC	158	2026-2028	\$139,303	\$58,961	\$63,483	\$261,747
Multifamily	Accent Southrail Townhomes	Charlotte	NC	53	2024	\$251,316	\$25,044	\$67,797	\$345,416
Multifamily	Redwood Kannapolis - Phase 1	Kannapolis	NC	99	2022	\$125,022	\$66,275	\$53,291	\$244,588
Multifamily	Townes at Holly Grove (BTR)	Concord	NC	127	2025-2027	\$163,697	\$54,760	\$32,254	\$250,711
Subject	Eureka Mills	Chester	SC	60	2027	\$199,667	\$25,000	\$19,710	\$245,210
Comparable Range:						\$47,976 - \$352,827	\$4,194 - \$87,404	\$8,621 - \$91,478	\$55,708 - \$417,879
Average (Mean):						\$172,334	\$34,301	\$41,227	\$238,415

The MVS replacement cost new equates to \$8,114,245 or \$135,237 per unit **exclusive** of entrepreneurial incentive which is in line with the comparables that range from \$55,708 - \$417,879 per unit and average \$238,415 per unit. The developer's cost estimate prior to entrepreneurial incentive is \$245,209.97 per unit.

Depreciation

Depreciation is the difference between the replacement cost new of the improvements and their contribution to overall property value on the effective date of the appraisal. There are three major causes of depreciation:

1. **Physical deterioration:** The loss in value due to the wear and tear that begins when a building is completed and placed into service. Physical deterioration can be curable (referred to as deferred maintenance) or incurable.
2. **Functional obsolescence:** The loss in value due to changes in market tastes and standards. Like physical deterioration, functional obsolescence can be curable or incurable.
3. **External obsolescence:** The loss in value due to negative external influences. These influences can be temporary or permanent, and are generally incurable by the owner, landlord, or tenant.

There are three principal methods of estimating depreciation: the market extraction method, the economic age-life method, and the breakdown method. The economic age-life method is used in this analysis.

Economic Age-Life Method

In the economic age-life method, depreciation is estimated by dividing the effective age of the improvements by the total economic life. This method results in a lump sum estimate for all depreciation, including the loss in value from all physical, functional, and external obsolescence.

Modified Economic Age-Life Method

In some cases, it is appropriate to withhold certain forms of depreciation and address these items separately. This is referred to as the modified economic age-life method.

Deferred Maintenance: No items of deferred maintenance are included because the improvements are new.

Functional Obsolescence: A deduction for functional obsolescence is intentionally withheld from the preceding effective age/total economic life ratio.

Based on this, depreciation for functional obsolescence is estimated at 0.0% of replacement cost new.

External Obsolescence: A deduction for external obsolescence is intentionally withheld from the preceding effective age/total economic life ratio in the LIHTC market value scenario. In the *Direct Capitalization* section, we will discuss projected income, expenses, and capitalization rates for both value scenarios. Our external obsolescence estimate is based on the hypothetical market rent net operating income and deducting the net operating income of the LIHTC market scenario, and capitalizing that figure by the market scenario going-in capitalization rate. Our calculation is shown as follows.

External Obsolescence Calculation	
Market Rent NOI	\$499,949
LIHTC Rent NOI	\$260,471
Total	\$239,478
Divided by Market Cap Rate	5.25%
External Obsolescence	\$4,561,487
Rounded	\$4,560,000

Based on this, depreciation for external obsolescence is estimated at \$4,560,000 of replacement cost new.

Value Indication

By combining the land value conclusion with the depreciated replacement cost of the improvements, a value by the cost approach is indicated, as shown in the following table. value indication reflects the property at stabilized occupancy. To estimate market value at completion, adjustments are applied to the stabilized value as shown below.

Value Indication by Cost Approach	
<u>Stabilized</u>	
Depreciated Building Cost	\$8,091,385
Depreciated Site Improvement Cost	\$1,546,349
Land Value	
Multifamily Land	\$350,000
Total	\$350,000
Indicated Value of Real Property	\$9,987,734
Depreciated Cost of FF&E	\$82,800
Indicated Tangible Asset Value	\$10,070,534
Rounded	\$10,070,000
<u>At Completion</u>	
Stabilized Value Indication	\$10,070,534
Adjustments	
Lease-Up Costs	-\$260,000
Total Adjustments	-\$260,000
Indicated Value	\$9,810,534
Rounded	\$9,810,000

To arrive at the market value scenario (LIHTC rents), we deduct the previously discussed external obsolescence as follows.

Cost Approach LIHTC Rent

Market Rent Value	\$10,070,000
External Obsolescence	-\$4,560,000
LIHTC Value Indication	\$5,510,000
Less Lease-Up Costs	-\$260,000
LIHTC Value At Completion	\$5,250,000

Sales Comparison Approach

The sales comparison approach develops an indication of value by comparing the subject to sales of similar properties. The steps taken to apply the sales comparison approach are:

- Identify relevant property sales;
- Research, assemble, and verify pertinent data for the most relevant sales;
- Analyze the sales for material differences in comparison to the subject;
- Reconcile the analysis of the sales into a value indication for the subject.

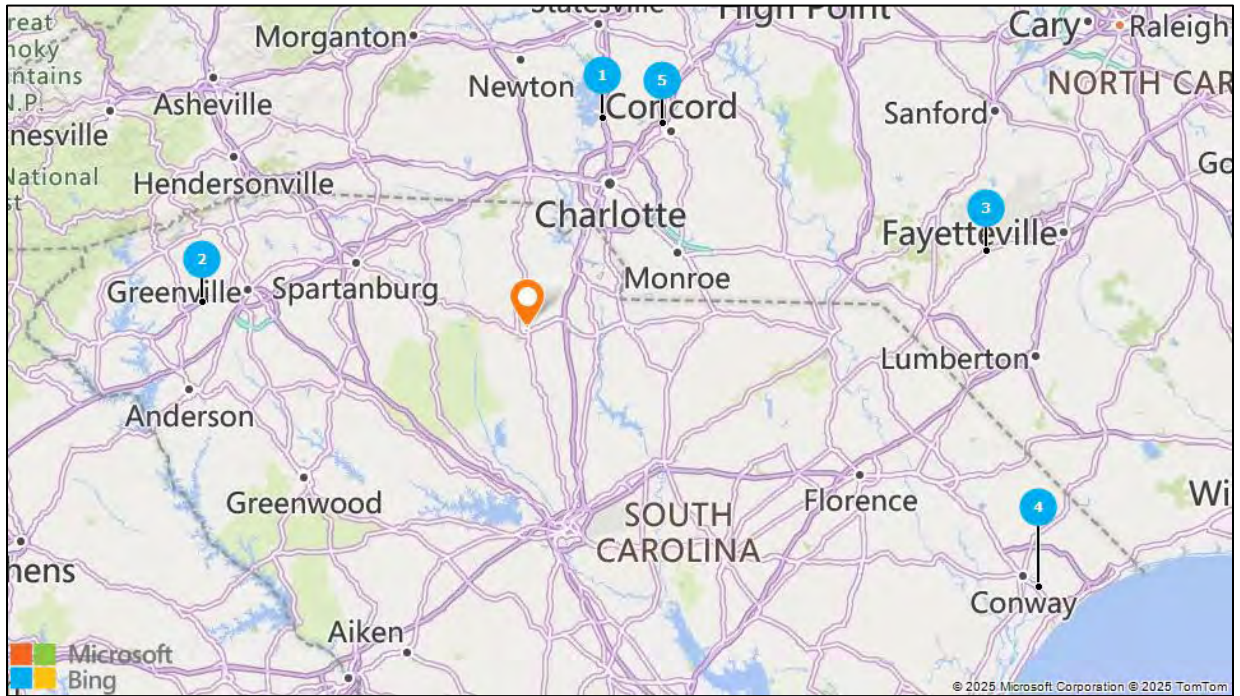
To apply the sales comparison approach, the research focused on transactions within the following parameters:

- Location: South Carolina and North Carolina.
- Size: Greater than 20 units.
- Age/Quality: Constructed since 2010.
- Transaction Date: Since 2023.

For this analysis, price per unit is used as the appropriate unit of comparison because market participants typically compare sale prices and property values on this basis. The sales considered most relevant are summarized in the following table.

Summary of Comparable Improved Sales								
No.	Name/Address	Sale Date; Status	Yr. Bld.; # Stories; % Occ.	# Units; Rentable SF; Avg Unit SF	Sale Price	\$/Unit; \$/SF	NOI/Unit; NOI/SF; Exp. Ratio	Cap Rate
1	Multifamily 9054 McDowell Creek Ct. Cornelius Mecklenburg County NC <i>Comments: 24-unit apartment complex built in 2018. Property was not publicly listed according to broker. Seller had a listing agreement in place with another broker, but decided to work with different broker due to familiarity. Broker felt property sold 5 to 10 percent below market, received other offers over the purchase price while under contract. Broker stated that the lower capitalization rate associated with the sale was due to a low debt ratio.</i>	Sep-24 Closed	2018 3 Stabilized	24 35,412 1,476	\$4,800,000	\$200,000 \$135.55	\$8,800 — —	4.40%
2	Walnut Ridge Apartments 202 Walnut Hill Drive Easley Pickens County SC <i>Comments: Sale of a 24-unit apartment complex featuring 2BR/2BA units. According to broker, two units were vacant at the time of sale. Capitalization rate based on T-12 operating statement.</i>	Jun-24 Closed	2023 — 92%	24 23,760 990	\$3,760,000	\$156,667 \$158.25	\$12,314 — —	7.86%
3	20-Unit Townhome 130 Sherman Ct. Raeford Hoke County NC	Feb-24 Closed	2012 2 100%	20 29,200 1,460	\$3,200,000	\$160,000 \$109.59	\$9,920 \$6.79 —	6.20%
4	The Grand at Carolina 300 Bellamy Ave. Conway Horry County SC	Oct-23 Closed	2018 3 Stabilized	150 281,479 1,877	\$28,400,000	\$189,333 \$100.90	— — —	—
5	Emery Village Apartments 170 Emery Ave. NW. Concord Cabarrus County NC <i>Comments: 132 apartment units across 4, 3 story buildings. The property was 40% vacant at time of sale. 5.75% cap rate.</i>	Sep-23 Closed	2020 3 60%	132 104,904 795	\$26,950,000	\$204,167 \$256.90	\$11,740 \$14.77 —	5.75%
Subject			2026-2027	60			\$4,341	
Proposed Eureka Mill			3	51,900			\$5.02	
Chester, SC			0%	865			58%	

Comparable Improved Sales Map





Sale 1
Multifamily



Sale 2
Walnut Ridge Apartments



Sale 3
20-Unit Townhome Community



Sale 4
The Grand at Carolina Forest



Sale 5
Emery Village Apartments

Proposed Eureka Mill LIHTC



Analysis and Adjustment of Sales

Adjustments are based on a rating of each comparable sale in relation to the subject. The adjustment process is typically applied through either quantitative or qualitative analysis, or a combination of both analyses. Quantitative adjustments are often developed as dollar or percentage amounts, and are most credible when there is sufficient data to perform a paired sales analysis.

While percentage adjustments are presented in the adjustment grid, they are based on qualitative judgment rather than empirical research, as there is not sufficient data to develop a sound quantitative estimate. Although the adjustments appear to be mathematically precise, they are merely intended to illustrate an opinion of typical market activity and perception. With the exception of market conditions, the adjustments are based on a scale, with a minor adjustment in the range of 1-5% and a substantial adjustment considered to be 20% or greater.

The rating of each comparable sale in relation to the subject is the basis for the adjustments. If the comparable is superior to the subject, its sale price is adjusted downward to reflect the subject's relative attributes; if the comparable is inferior, its price is adjusted upward.

Transactional adjustments are applied for property rights conveyed, financing, conditions of sale, expenditures made immediately after purchase, and market conditions. In addition, property adjustments include – but are not limited to – location, access/exposure, size, quality, effective age, economic and legal characteristics, and non-realty components of value. Adjustments are considered for the following factors, in the sequence shown below.

Transactional Adjustments

Real Property Rights Conveyed

Property rights considerations encompass a wide range of factors including, for example, deed type, deed restrictions, and whether the property is encumbered by leases.

All of the comparables represent leased fee transactions, and adjustments for property rights are not necessary.

Financing

In analyzing the comparables, it is necessary to adjust for financing terms that differ from market terms. Typically, if the buyer retained third-party financing (other than the seller) for the purpose of purchasing the property, a cash price is presumed and no adjustment is required. However, in instances where the seller provides financing as a debt instrument, a premium may have been paid by the buyer for below-market financing terms, or a discount may have been demanded by the buyer if the financing terms were above market. The premium or discounted price must then be adjusted to a cash equivalent basis. The comparable sales represented cash-to-seller transactions and, therefore, do not require adjustment.

Conditions of Sale

Adverse conditions of sale can account for a significant discrepancy from the sale price actually paid, compared to that of the market. This discrepancy in price is generally attributed to the motivations of the buyer and the seller. Certain conditions of sale are considered non-market and may include the following:

- a seller acting under duress (e.g., eminent domain, foreclosure);
- buyer motivation (e.g., premium paid for assemblage, certain 1031 exchanges);
- a lack of exposure to the open market;
- an unusual tax consideration;
- a sale at legal auction.

None of the comparable sales had atypical or unusual conditions of sale. Thus, adjustments are not necessary.

Expenditures Made Immediately After Purchase

This category considers expenditures incurred immediately after the purchase of a property. There were no issues of deferred maintenance reported for any of the properties. No adjustments are required for expenditures after sale.

Market Conditions

A market conditions adjustment is applied when market conditions at the time of sale differ from market conditions as of the effective date of value. Adjustments can be positive when prices are rising, or negative when markets are challenged by factors such as a deterioration of the economy or adverse changes in supply and/or demand in the market area. Consideration must also be given to when the property was placed under contract, versus when the sale actually closed.

In evaluating market conditions, changes between the comparable sale date and the effective date of this appraisal may warrant adjustment; however, if market conditions have not changed, then no adjustment is required.

The sales took place from September 2023 to September 2024. Market conditions have generally been stable in Chester County. The adjustment grid accounts for this trend with no adjustments applied over this period through the effective date of value.

Property Adjustments**Location**

Factors considered in evaluating location include, but are not limited to, demographics, growth rates, surrounding uses and property values.

Sale 3 is similar to the subject. No adjustment is necessary. Sales 1, 2, 4 and 5 are adjusted downward for superior location.

Unit Count

Due to economies of scale, the market exhibits an inverse relationship between unit count and price per unit such that complexes with higher unit counts sell for a lower price per unit than smaller projects, all else being equal. To account for this relationship, applicable adjustments are applied for differences in unit count.

Sales 1, 2 and 3 have fewer units than the subject and require downward adjustments. Sales 4 and 5 have more units than the subject and require upward adjustments.

Quality of Construction

This category accounts for construction quality, amenities, market appeal and functional utility.

Sales 1 and 3 are similar to the subject and require no adjustment. Sales 4 and 5 are superior to the subject. Downward adjustments are applied. Sale 2 is inferior to the subject. An upward adjustment is applied.

Effective Age/Condition

While year built can give insight into the utility of a property, the more important consideration is the level of condition and modernization of the property. The subject was constructed in 2026-2027, has an effective age of – years, and is in new condition. Comparables exhibiting newer effective ages are adjusted downward to reflect the discrepancy in remaining economic life, and vice versa.

Sale 2 is similar to the subject and requires no adjustment. Sales 1, 3, 4 and 5 are older than the subject. Upward adjustments are applied.

Project and Unit Amenities

This category accounts for features internal to the residential units, such as patios or appliances, in addition to the amenities available to the entire complex (e.g. pool, covered parking, clubhouse, etc.).

Sales 2 and 3 are similar to the subject and require no adjustment. Sales 1, 4 and 5 have more amenities and are superior. Downward adjustments are applied.

Average Unit Size

In determining the adjustment to be employed for average unit size, the best indicators are from properties that offer multiple selections of units with the same bed/bath count, but different size. Since these units are located within the same property, the difference in rent would be mostly attributable to unit size. Adjustments are applied by accounting for differences in unit size between the comparables and the subject, and the increment of additional rent/value that would be achieved for a larger versus smaller unit.

Sales 2 and 5 are similar to the subject and require no adjustment. Sales 1, 3 and 4 have larger units and are superior. Downward adjustments are applied.

Economic Characteristics

Items considered in this category consist of non-stabilized occupancy, above/below market rents, tenant mix, and other economic factors. Excluded are differences in rent levels that are already considered in previous adjustments, such as for location or quality. Note: these adjustments are made as refinements. Care is made to avoid double-counting adjustments previously applied.

Sales 1, 2, 3 and 4 are similar to the subject and require no adjustment. Sale 5 is adjusted upward.

Adjustments Summary

The following table summarizes the adjustments discussed above and applied to each sale.

Improved Sales Adjustment Grid						
	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5
Property Name	Proposed Eureka Mill LIHTC	Multifamily	Walnut Ridge Apartments	20-Unit Townhome Community	The Grand at Carolina Forest	Emery Village Apartments
Address	598 Saluda Street	9054 McDowell Creek Ct.	202 Walnut Hill Drive	130 Sherman Ct.	300 Bellamy Ave.	170 Emery Ave. NW.
City	Chester	Cornelius	Easley	Raeford	Conway	Concord
County	Chester	Mecklenburg	Pickens	Hoke	Horry	Cabarrus
State	South Carolina	NC	SC	NC	SC	NC
Sale Date		Sep-24	Jun-24	Feb-24	Oct-23	Sep-23
Sale Status		Closed	Closed	Closed	Closed	Closed
Sale Price		\$4,800,000	\$3,760,000	\$3,200,000	\$28,400,000	\$26,950,000
Gross Building Area	53,700	35,412	25,708	29,200	281,479	115,000
Rentable Floor Area	51,900	35,412	23,760	29,200	281,479	104,904
Number of Units	60	24	24	20	150	132
Year Built	2026-2027	2018	2023	2012	2018	2020
Avg SF Per Unit	865	1,476	990	1,460	1,877	795
Occupancy	Stabilized	Stabilized	92%	100%	Stabilized	60%
Cap Rate	5.25%	4.40%	7.86%	6.20%	—	5.75%
NOI per Unit	\$4,341	\$8,800	\$12,314	\$9,920	—	\$11,740
Price per Unit		\$200,000	\$156,667	\$160,000	\$189,333	\$204,167
Transactional Adjustments						
Property Rights		Leased Fee	Leased Fee	Leased Fee	Leased Fee	Leased Fee
% Adjustment		—	—	—	—	—
Financing Terms		Cash to seller	Cash to seller	Cash to seller	Cash to seller	Cash to seller
% Adjustment		—	—	—	—	—
Conditions of Sale		Arm's-length	Arm's-length	Arm's-length	Arm's-length	Arm's-length
% Adjustment		—	—	—	—	—
Market Conditions	7/1/2027	Sep-24	Jun-24	Feb-24	Oct-23	Sep-23
Annual % Adjustment	0%	—	—	—	—	—
Cumulative Adjusted Price		\$200,000	\$156,667	\$160,000	\$189,333	\$204,167
Property Adjustments						
Location		-10%	-5%	—	-10%	-20%
Unit Count		-5%	-5%	-5%	10%	5%
Quality of Construction		—	10%	—	-5%	-5%
Effective Age/Condition		5%	—	10%	5%	5%
Project and Unit Amenities		-10%	—	—	-10%	-10%
Average Unit Size		-5%	—	-5%	-10%	—
Economic Characteristics		—	—	—	—	5%
Net Property Adjustments (\$)		-\$50,000	\$0	\$0	-\$37,867	-\$40,833
Net Property Adjustments (%)		-25%	0%	0%	-20%	-20%
Final Adjusted Price		\$150,000	\$156,667	\$160,000	\$151,467	\$163,333
Range of Adjusted Prices		\$150,000 - \$163,333				
Average		\$156,293				
Indicated Value		\$158,000				

Value Indication

Prior to adjustment, the sales reflect a range of \$156,667 - \$204,167 per unit. After adjustment, the range is narrowed to \$150,000 - \$163,333 per unit, with an average of \$156,293 per unit. To arrive at an indication of value, primary weight is given to Comparables 2 and 3 because they required the lowest net adjustments. Secondary support is provided by the remaining Comparables.

Based on the preceding analysis, the value indication by the sales comparison approach is as follows:

Value Indication by Sales Comparison	
<u>Stabilized</u>	
Indicated Value per Unit	\$158,000
Subject Units	60
Indicated Value	<u>\$9,480,000</u>
<u>At Completion</u>	
Stabilized Value Indication	\$9,480,000
Adjustments	
Lease-Up Costs	<u>-\$260,000</u>
Total Adjustments	<u>-\$260,000</u>
Indicated Value	\$9,220,000
Rounded	<u>\$9,220,000</u>

We deduct estimated lease-up costs from our hypothetical stabilized value indication to arrive at the hypothetical market value at completion. The value conclusions include \$80,000 in personal property comprised of in-unit appliances.

Income Capitalization Approach

The income capitalization approach converts anticipated economic benefits of owning real property into a value estimate through capitalization. The steps taken to apply the income capitalization approach are:

- Analyze the revenue potential of the property.
- Consider appropriate allowances for vacancy, collection loss, and operating expenses.
- Calculate net operating income by deducting vacancy, collection loss, and operating expenses from potential income.
- Apply the most appropriate capitalization method, either direct capitalization or discounted cash flow analysis, or both, to convert anticipated net income to an indication of value.

The two most common capitalization methods are direct capitalization and discounted cash flow analysis. In direct capitalization, a single year's expected income is divided by an appropriate capitalization rate to arrive at a value indication. In discounted cash flow analysis, anticipated future net income streams and a future resale value are discounted to a present value at an appropriate yield rate.

In this analysis, we use only direct capitalization because investors in this property type typically rely more on this method.

Occupancy and Rental Rates

The unit mix, occupancy status, and rental rates at the subject are shown in the following tables.

Unit Mix and Occupancy							
Floor Plan	Units	% of Total	Avg. Unit Size	Total SF	Occupied Units	Vacant Units	% Occupied
1BR/1BA Units							
1BR/1BA	21	35.0%	750	15,750	0	21	0%
Total/Average	21	35.0%	750	15,750	0	21	0%
2BR/2BA Units							
2BR/2BA	27	45.0%	850	22,950	0	27	0%
Total/Average	27	45.0%	850	22,950	0	27	0%
3BR/2BA Units							
3BR/2BA	12	20.0%	1,100	13,200	0	12	0%
Total/Average	12	20.0%	1,100	13,200	0	12	0%
Total Units	60	100.0%	865	51,900	0	60	0%
*Includes employee and model units, as applicable.							

As of the effective valuation date, the subject is 0% leased and occupied. The property is not at stabilized occupancy, which is considered in our analysis.

Subject Rental Rates							
Unit Type	Average Unit Size	Total Units	Asking Rent ¹		Contract Rent ²		
			Average	Avg. \$/SF	Average	Avg. \$/SF	
1BR/1BA	750	21	\$829	\$1.10	—	—	
2BR/2BA	850	27	\$1,019	\$1.20	—	—	
TOTAL/AVG.	865	60	\$960	\$1.11	#DIV/0!	#DIV/0!	

1. Includes employee & model units, if any.

2. Figures are for tenant-occupied units only. Excludes any employee or model units.

Utilities Expenses

Tenant-Paid Utilities	Owner-Paid-Utilities
In-Unit Electric	Trash
Water	Common Area Electric
Sewer	Common Area Water
Cable	
Broadband	

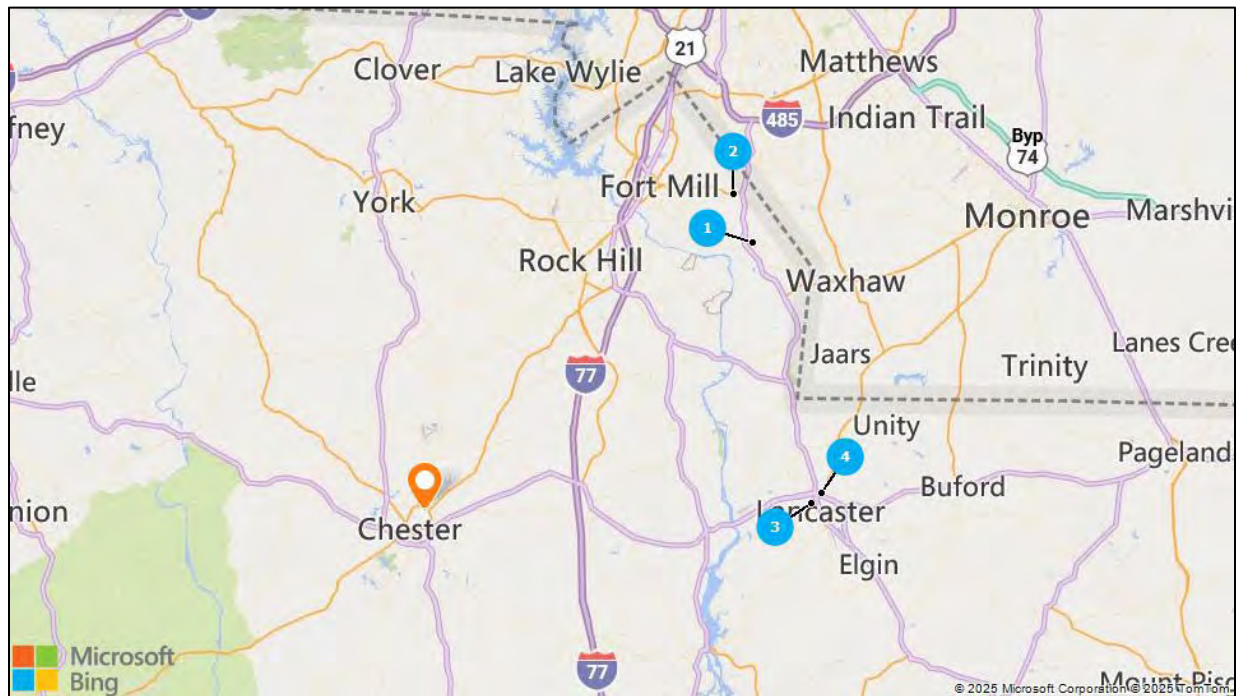
Market Rent Analysis

In addition to contract rent, our analysis considers the market rent of each basic unit type within the subject. To estimate market rent, we analyze comparable rentals most relevant to the subject in terms of location, property type, building age, and quality. The comparables are summarized in the following table.

Summary of Comparable Rentals							
No.	Property Name; Address	Survey Date	Yr Built; Stories	Unit Mix	# Units; % Occ.	Avg. Unit Rent/ Month	Avg. Rent/ SF
1	Indigo at Cross Creek 2001 Cramer Cir. Indian Land	5/12/2025	2017 3		300 92%		
				1BR/1BA	70	793	\$1,420
				2BR/2BA	179	1,215	\$1,832
				3BR/2BA	54	1,299	\$2,095
	Unit Features:		Central AC, Carpeting, Ceiling Fans, Dishwasher, Disposal, Patio/Balcony/Deck, Walk-in Closets, Washer/Dryer In Unit, Window Blinds/Shades, 9'+ Ceiling Heights, Carpeting, Central AC, Dishwasher, Disposal, Granite/Quartz Counters, Kitchen Island/Eating Counter, Microwave, Patio/Balcony/Deck, Range, Range - Electric, Refrigerator, Stainless Steel Appliances, Vinyl Plank Floors (LVT/LVP), Washer/Dryer In Unit, Window Blinds/Shades				
	Project Amenities:		Clubhouse Building, Covered Parking, Fitness Center, Swimming Pool, BBQ Grill/Picnic Area, Clubhouse Building, Co-Working Space, Dog Run/Spa, Fitness Center, Recreational Amenities, Resident Lounge, Roofdeck/Sundeck, Swimming Pool				
	Comments:		Vacancy by unit type was not provided.				
2	Enclave at Bailes Ridge 1004 Bailes Ridge Ave. Indian Land	5/12/2025	2015 3		246 96%		
				1BR/1BA	76	861	\$1,448
				2BR/2BA	149	1,207	\$1,716
				3BR/2BA	21	1,405	\$1,938
	Unit Features:		Central AC, Carpeting, Ceiling Fans, Dishwasher, Disposal, Patio/Balcony/Deck, Walk-in Closets, Washer/Dryer In Unit, Window Blinds/Shades				
	Project Amenities:		Clubhouse Building, Covered Parking, Fitness Center, Extra Storage Area, Swimming Pool				
	Comments:		Vacant by unit type was not provided.				
3	Oakhaven Apartments 456 Colonial Ave. Lancaster	5/12/2025	1971 2		68 100%		
				1BR/1BA	3	700	\$681
				1BR/1BA	3	1,080	—
				2BR/1.5BA	8	1,000	\$715
				2BR/2BA	8	1,000	—
				2BR/2BA	16	1,260	—
				3BR/2BA	16	1,350	\$871
				3BR/3BA	14	1,780	—
	Unit Features:		Range, Central AC, Fireplace, Washer/Dryer Hookup, Carpeting, Walk-in Closets, Refrigerator, Window Blinds/Shades				
	Project Amenities:		Clubhouse Building, Fitness Center, Common Laundry, Recreational Amenities, Sauna, Swimming Pool				
4	Dalton Ridge Apartments 581 Dalton Ridge Dr. Lancaster	5/12/2025	1996 2		87 100%		
				1BA/1BA	—	900	\$800
				2BR/1.5BA	—	1,000	\$875
				2BR/1BA	—	1,025	\$850
				2BR/1BA	—	1,100	\$850
				3BR/1.5BA	—	1,200	\$950
	Unit Features:		Carpeting, Ceiling Fans, Dishwasher, Patio/Balcony/Deck, Range, Washer/Dryer Hookup, Refrigerator, Window Blinds/Shades				
	Project Amenities:		Recreational Amenities, Fitness Center, Playground				

We note that we identified two conventional multifamily properties in Chester that were constructed in the 1970's and 1980's, were in fair condition, and only contained one unit type – these properties were not comparable to the subject. For these reasons, we searched in neighboring Lancaster County for properties to survey and include a mix of new construction and established properties.

Comparable Rentals Map





Rent Survey 1
Indigo at Cross Creek



Rent Survey 2
Enclave at Bailes Ridge



Rent Survey 3
Oakhaven Apartments



Rent Survey 4
Dalton Ridge Apartments

Rental Analysis Factors

Our analysis of the comparable rentals considers the following elements of comparison.

Rental Analysis Factors	
Tenant Paid Utilities	Utilities costs for which tenants are responsible.
Unit Size	Floor area in square feet.
Location	Market or submarket area influences on rent; surrounding land use influences.
Age/Condition	Effective age; physical condition.
Quality	Construction quality, market appeal, functional utility.
Unit Features	Features included in individual residential units.
Project Amenities	Amenities available to the entire property.

Unit Size

Adjustments for size differences are based on the assumption that rent will vary at less than a one-to-one ratio to unit size differences. In this case, a value ratio of 25% is applied.

Analysis of Comparable Rental Properties

Adjustments for location, age/condition, and quality are discussed in the following paragraphs.

Rent 1 is Indigo at Cross Creek, a 300 unit property located at 2001 Cramer Cir., Indian Land, Lancaster County, SC. Downward adjustments are included for superior location, unit features, and project amenities. An upward adjustment is included for inferior age/condition.

Rent 2 is Enclave at Bailes Ridge, a 246 unit property located at 1004 Bailes Ridge Ave., Indian Land, Lancaster County, SC. Downward adjustments are included for superior location, quality, unit features, and project amenities. An upward adjustment is included for inferior age/condition.

Rent 3 is Oakhaven Apartments, a 68 unit property located at 456 Colonial Ave., Lancaster, Lancaster County, SC. Upward adjustments are included for inferior age/condition, quality, and unit features. A downward adjustment is included for superior project amenities.

Rent 4 is Dalton Ridge Apartments, a 87 unit property located at 581 Dalton Ridge Dr., Lancaster, Lancaster County, SC. Upward adjustments are included for inferior age/condition, quality, and unit features. A downward adjustment is included for superior project amenities.

Comparable Rental Adjustment Grids

The following tables summarize the adjustments made to the comparable rentals. Separate tables are provided for different unit types.

Rental Adjustment Grid - 1BR/1BA					
	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4
Property Name	Proposed Eureka Mill LIHTC	Indigo at Cross Creek	Enclave at Bailes Ridge	Oakhaven Apartments	Dalton Ridge Apartments
Address	598 Saluda Street	2001 Cramer Cir.	1004 Bailes Ridge Ave.	456 Colonial Ave.	581 Dalton Ridge Dr.
City	Chester	Indian Land	Indian Land	Lancaster	Lancaster
County	Chester	Lancaster	Lancaster	Lancaster	Lancaster
State	South Carolina	SC	SC	SC	SC
Survey Date		May-25	May-25	May-25	May-25
Unit Type	1BR/1BA	1BR/1BA	1BR/1BA	1BR/1BA	1BA/1BA
Average Unit SF	750	793	861	700	900
Average Rent/Mo	\$829	\$1,420	\$1,448	\$681	\$800
Rent/SF	\$1.10	\$1.79	\$1.68	\$0.97	\$0.89
Year Built	2026-2027	2017	2015	1971	1996
Year Renovated	N/A	N/A	N/A	N/A	2001
Average Rent/Month		\$1,420	\$1,448	\$681	\$800
Utilities Adjustment		—	—	—	—
\$ Adjustment		—	—	—	—
Size Adjustment					
% Adjustment	25%				
\$ Adjustment		-\$19	-\$47	\$12	-\$33
Cumulative Adjusted Rent		\$1,401	\$1,401	\$693	\$767
Location		-\$150	-\$150	—	—
Age/Condition		\$50	\$50	\$225	\$150
Quality		—	-\$25	\$25	\$25
Unit Features		-\$50	-\$50	\$50	\$50
Project Amenities		-\$150	-\$100	-\$75	-\$25
Net \$ Adjustment		-\$300	-\$275	\$225	\$200
Net % Adjustment		-21%	-20%	32%	26%
Final Adjusted Price		\$1,101	\$1,126	\$918	\$967
Overall Adjustment		-22%	-22%	35%	21%

Summary Indicators	Range	Average	Average/SF
Comparables - Adjusted	\$918 - \$1,126	\$1,028	—
Subject Asking Rent	\$829 - \$829	\$829	\$1.11
Concluded Market Rent	\$1,100 (\$1.47/SF)		

Rental Adjustment Grid - 2BR/2BA					
	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4
Property Name	Proposed Eureka Mill LIHTC	Indigo at Cross Creek	Enclave at Bailes Ridge	Oakhaven Apartments	Dalton Ridge Apartments
Address	598 Saluda Street	2001 Cramer Cir.	1004 Bailes Ridge Ave.	456 Colonial Ave.	581 Dalton Ridge Dr.
City	Chester	Indian Land	Indian Land	Lancaster	Lancaster
County	Chester	Lancaster	Lancaster	Lancaster	Lancaster
State	South Carolina	SC	SC	SC	SC
Survey Date		May-25	May-25	May-25	May-25
Unit Type	2BR/2BA	2BR/2BA	2BR/2BA	2BR/1.5BA	2BR/1.5BA
Average Unit SF	850	1,215	1,207	1,000	1,000
Average Rent/Mo	\$1,019	\$1,832	\$1,716	\$715	\$875
Rent/SF	\$1.20	\$1.51	\$1.42	\$0.72	\$0.88
Year Built	2026-2027	2017	2015	1971	1996
Year Renovated	N/A	N/A	N/A	N/A	2001
Average Rent/Month		\$1,832	\$1,716	\$715	\$875
Utilities Adjustment					
\$ Adjustment		—	—	—	—
Size Adjustment					
% Adjustment	25%				
\$ Adjustment		-\$138	-\$127	-\$27	-\$33
Cumulative Adjusted Rent		\$1,694	\$1,589	\$688	\$842
Location		-\$150	-\$150	—	—
Age/Condition		\$50	\$50	\$225	\$150
Quality		—	-\$25	\$25	\$25
Unit Features		-\$50	-\$50	\$50	\$50
Project Amenities		-\$150	-\$100	-\$75	-\$25
No. Bathrooms		—	—	\$25	\$25
Net \$ Adjustment		-\$300	-\$275	\$250	\$225
Net % Adjustment		-18%	-17%	36%	27%
Final Adjusted Price		\$1,394	\$1,314	\$938	\$1,067
Overall Adjustment		-24%	-23%	31%	22%

Summary Indicators	Range	Average	Average/SF
Comparables - Adjusted	\$938 - \$1,394	\$1,178	—
Subject Asking Rent	\$1,019 - \$1,019	\$1,019	\$1.20
Concluded Market Rent	\$1,300 (\$1.53/SF)		

Rental Adjustment Grid - 3BR/2BA					
	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4
Property Name	Proposed Eureka Mill LIHTC	Indigo at Cross Creek	Enclave at Bailes Ridge	Oakhaven Apartments	Dalton Ridge Apartments
Address	598 Saluda Street	2001 Cramer Cir.	1004 Bailes Ridge Ave.	456 Colonial Ave.	581 Dalton Ridge Dr.
City	Chester	Indian Land	Indian Land	Lancaster	Lancaster
County	Chester	Lancaster	Lancaster	Lancaster	Lancaster
State	South Carolina	SC	SC	SC	SC
Survey Date		May-25	May-25	May-25	May-25
Unit Type	3BR/2BA	3BR/2BA	3BR/2BA	3BR/2BA	3BR/1.5BA
Average Unit SF	1,100	1,299	1,405	1,350	1,200
Average Rent/Mo	\$1,060	\$2,095	\$1,938	\$871	\$950
Rent/SF	\$0.96	\$1.61	\$1.38	\$0.65	\$0.79
Year Built	2026-2027	2017	2015	1971	1996
Year Renovated	N/A	N/A	N/A	N/A	2001
Average Rent/Month		\$2,095	\$1,938	\$871	\$950
Utilities Adjustment					
\$ Adjustment		—	—	—	—
Size Adjustment					
% Adjustment	25%				
\$ Adjustment		-\$80	-\$105	-\$40	-\$20
Cumulative Adjusted Rent		\$2,015	\$1,833	\$831	\$930
Location		-\$150	-\$150	—	—
Age/Condition		\$50	\$50	\$225	\$150
Quality		—	-\$25	\$25	\$25
Unit Features		-\$50	-\$50	\$50	\$50
Project Amenities		-\$150	-\$100	-\$75	-\$25
No. Bathrooms		—	—	—	\$25
Net \$ Adjustment		-\$300	-\$275	\$225	\$225
Net % Adjustment		-15%	-15%	27%	24%
Final Adjusted Price		\$1,715	\$1,558	\$1,056	\$1,155
Overall Adjustment		-18%	-20%	21%	22%

Summary Indicators	Range	Average	Average/SF
Comparables - Adjusted	\$1,056 - \$1,715	\$1,371	—
Subject Asking Rent	\$1,060 - \$1,060	\$1,060	\$0.96
Concluded Market Rent	\$1,600 (\$1.45/SF)		

Market Rent Conclusions

Based on the preceding analysis of comparable rentals and trends evident in the market, market rent is estimated for each unit type as shown in the following table.

Market Rent Conclusions					
Unit Type	Total Units	Avg. Unit Size	Average Asking Rent	Market Rent/ Month	Market Rent/SF
1BR/1BA	21	750	\$829	\$1,100	\$1.47
2BR/2BA	27	850	\$1,019	\$1,300	\$1.53
3BR/2BA	12	1,100	\$1,060	\$1,600	\$1.45
Total/Avg.	60	865	\$960	\$1,290	\$1.49

Stabilized Income and Expenses

Potential Gross Rent

The following table summarizes the potential gross rent of the subject based on contract rent from leased units plus market rent applied to vacant units. The total of these amounts is compared to the potential rent that would be generated if the entire property were leased at market rates.

In our stabilized restricted income projection for the subject, rental income is based on the proposed contract rents and in our hypothetical stabilized income projection, rental income is based on market rent. Income is projected for the 12-month period following the effective date of the appraisal.

Expense Reimbursements

As leases do not provide for any tenant reimbursements of expenses, no expense recovery income is estimated.

Other Income

This category includes revenues from application fees, late fees, and miscellaneous tenant expenses/fees.

Vacancy & Collection Loss Allowance

Stabilized vacancy and collection loss is estimated at 5.0%. This estimate considers the submarket vacancy rate of 5.3% and vacancy rates at competing properties.

Concessions

No deduction is made in our restricted rent scenario because there is a tenant waiting list for this property type and concessions are unnecessary. We apply a concession of 1.0% in our hypothetical market rent scenario in order to secure tenants.

Expenses

Operating expenses are estimated based on the subject proforma and expense data from comparable properties, as summarized in the following tables.

Operating Projections			
	Budget 2028	IRR LIHTC Projection	IRR Market Projection
Income			
Rental Income	\$691,536	\$691,536	\$928,800
Vacancy & Collection Loss @ 5.0%		-34,577	-46,440
Concessions @ 0.0%		0	-9,288
Other Income	0	6,000	15,000
Effective Gross Income	\$691,536	\$662,959	\$888,072
Expenses			
Real Estate Taxes	\$72,000	\$108,370	\$208,000
Insurance	27,120	30,000	30,000
Utilities	55,260	42,000	42,000
Repairs/Maintenance	39,960	39,000	39,000
Painting & Decorating	8,940	5,100	5,100
Payroll/Benefits	102,120	102,000	0
Advertising & Marketing	11,340	1,500	3,000
General/Administrative	30,660	30,000	7,500
Management	26,448	26,518	35,523
Replacement Reserves	0	18,000	18,000
Total Expenses	\$373,848	\$402,488	\$388,123
Net Operating Income	\$317,688	\$260,471	\$499,949
Operating Expense Ratio**	54.1%	58.0%	41.7%
Income per Unit			
Rental Income	\$11,526	\$11,526	\$15,480
Vacancy & Collection Loss @ 5.0%		-\$576	-\$774
Concessions @ 0.0%		0	-155
Effective Gross Income per Unit	\$11,526	\$11,049	\$14,801
Expenses per Unit			
Real Estate Taxes	\$1,200	\$1,806	\$3,467
Insurance	452	500	500
Utilities	921	700	700
Repairs/Maintenance	666	650	650
Painting & Decorating	149	85	85
Payroll/Benefits	1,702	1,700	0
Advertising & Marketing	189	25	50
General/Administrative	511	500	125
Management	441	442	592
Replacement Reserves	0	300	300
Total Expenses per Unit	\$6,231	\$6,708	\$6,469
NOI per Unit	\$5,295	\$4,341	\$8,332
Number of Units	60	60	60
*IRR projected income is the total potential income attributable to the property before deduction of vacancy and collection loss. Historical income is the actual income that has been collected by the property owner.			
**Replacement reserves, if any, are excluded from total expenses for purposes of determining the Operating Expense Ratio.			

Expense Analysis per Unit								
	Comp Data*					Subject		
	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5	Projected Expenses		
Year Built	2025	2024	2021	2022	2024	2026-2027		
Number of Units	92	72	98	50	120	60		
Operating Data Type	Pro-forma	Pro-forma	Pro-forma	Pro-forma	Pro-forma	Budget	IRR LIHTC	IRR Market
	Owner	Owner	Owner	Owner	Owner			
Year	2024	2024	2024	2023	2023	2028	Projection	Projection
Real Estate Taxes	\$0	\$1,111	\$0	\$783	\$808	\$1,200	\$1,806	\$3,467
Insurance	\$1,750	\$696	\$398	\$302	\$550	\$452	\$500	\$500
Utilities	\$550	\$441	\$1,447	\$580	\$600	\$921	\$700	\$700
Repairs/Maintenance	\$800	\$564	\$2,194	\$932	\$400	\$666	\$650	\$650
Painting & Decorating	\$0	\$62	\$158	\$20	\$100	\$149	\$85	\$85
Payroll/Benefits	\$1,500	\$2,250	\$1,961	\$1,297	\$1,800	\$1,702	\$1,700	\$0
Advertising & Marketing	\$25	\$0	\$1	\$5	\$200	\$189	\$25	\$50
General/Administrative	\$450	\$392	\$503	\$467	\$700	\$511	\$500	\$125
Management	\$477	\$613	\$0	\$480	\$466	\$441	\$442	\$592
Replacement Reserves	\$300	\$300	\$0	\$30	\$300	\$0	\$300	\$300
Total	\$5,853	\$6,427	\$6,662	\$4,896	\$5,924	\$6,231	\$6,708	\$6,469
Operating Expense Ratio	46.5%	55.0%	54.3%	68.8%	48.3%	54.1%	58.0%	41.7%

The primary differences between the two scenarios is related to the higher operating costs for LIHTC properties (and subsidized properties generally), particularly payroll/benefits and general/administrative. In order to secure the tax credits and governmental approval, staffing needs and administrative requirements for LIHTC properties are above that of conventional properties. These factors are the primary drivers between the differences in expense projections we make in this report. Conversely, advertising and marketing costs are higher for conventional properties than LIHTC properties because they need to secure new tenants on a more regular basis and compete with a larger pool of inventory than subsidized properties.

Capitalization Rate Selection

A capitalization rate is used to convert net income into an indication of value. Selection of an appropriate capitalization rate considers the future income pattern of the property and investment risk associated with ownership. We consider the following data in selecting a capitalization rate for the subject.

LIHTC Capitalization Rate Comparables									
No.	Property Name	City	State	Year Built	Sale Date	% Occup.	No. Units	Price/Unit	Cap Rate
1	Village at Meadowview	Fairhope	AL	1981/2008	2/22/2025	100%	40	\$48,750	4.50%
2	Mary Hardesty House	Berryville	VA	1997	12/1/2024	100%	60	\$94,167	6.75%
3	Cottonwood Senior Apartments	Mobile	AL	2008	10/31/2024	100%	120	\$73,333	5.18%
4	Pinnacle Lakes/Aspen Lakes	Miami	FL	1971	9/9/2024	95%	236	\$134,956	4.95%
5	Julian Hill Apartments	Eagle Lake	FL	1982	9/2/2024	98%	73	\$140,410	5.56%
6	Southwood Townhomes	Memphis	TN	1983	8/8/2024	100%	48	\$39,583	5.50%
7	Woodsdale Oaks	Lauderdale Lakes	FL	1992/2007	6/3/2024	97%	171	\$116,279	6.50%
8	Courtyard Common LIHTC	Fuquay-Varina	NV	1950/2004	6/1/2024	100%	17	\$29,412	5.12%
9	Dunwoody Place	Huntsville	AL	2009	3/21/2024	100%	112	\$142,857	6.25%
10	Village Square Apartments	Gastonia	NC	1979	1/31/2024	96%	150	\$121,667	5.31%
Indicated Cap Rate Range									4.50% - 6.75%
Average (Mean) Cap Rate:									5.56%

The LIHTC capitalization rates range from 4.50% - 6.75% and average at 5.56%. Based on the new condition of the improvements as completed, we expect a going in capitalization rate to be below that of the average.

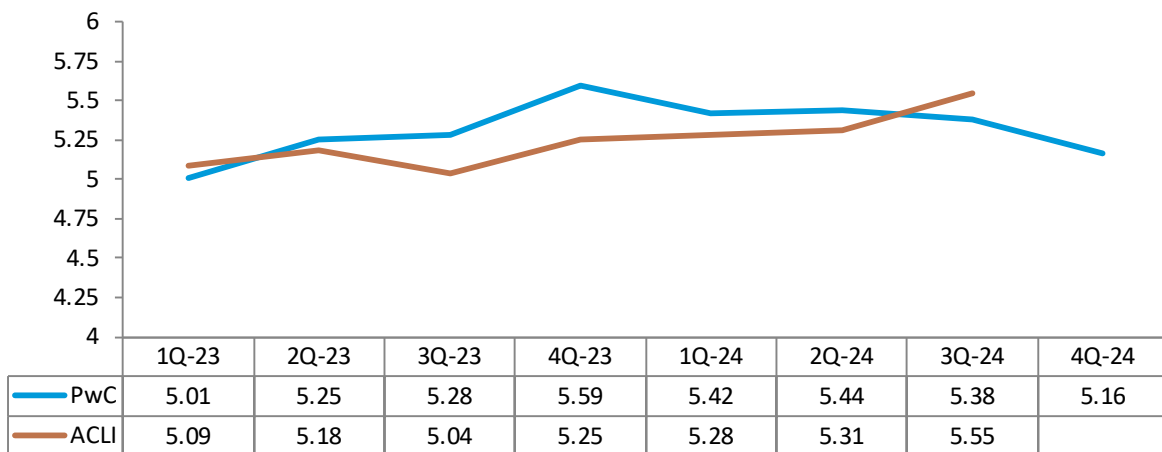
Capitalization Rate Comparables									
No.	Property Name	City	State	Year Built	Sale Date	% Occup.	No. Units	Price/Unit	Cap Rate
1	Catherine Place	Burlington	NC	2023	9/10/2024	100%	20	\$227,500	4.10%
2	Multifamily	Cornelius	NC	2018	9/3/2024	—	24	\$200,000	4.40%
3	Growden Estate Townhomes	Ladson	SC	2006	8/26/2024	90%	31	\$233,871	5.00%
4	Alden Townhomes	N. Charleston	SC	1984-1987	8/6/2024	94%	150	\$185,667	5.10%
5	Apartments	North Charleston	SC	1970,	7/26/2024	95%	54	\$139,815	5.00%
6	Walnut Ridge Apartments	Easley	SC	2023	6/28/2024	92%	24	\$156,667	7.86%
7	Overlook at Indian Trails	Kingsport	TN	2017	4/8/2024	94%	168	\$167,262	5.39%
8	Lofts at Empire Yard	Macon	GA	2020	3/26/2024	100%	28	\$194,643	6.50%
9	Myrtle Landing Townhomes	Wilmington	NC	2017	12/5/2023	91%	144	\$299,326	5.78%
10	Emery Village Apartments	Concord	NC	2020	9/5/2023	60%	132	\$204,167	5.75%
Indicated Cap Rate Range:									4.10% - 7.86%
Average (Mean) Cap Rate:									5.49%

The conventional capitalization rates range from 4.10% - 7.86% and average at 5.49%. Based on the new condition of the improvements as completed, we expect a going in capitalization rate to be below that of the average.

Capitalization Rate Surveys – Multifamily Properties

	IRR-ViewPoint Year End 2024 National Urban Multifamily	IRR-ViewPoint Year End 2024 National Suburban Multifamily	PwC 4Q-24 National Apartment	ACLI 3Q-24 National Apartment
Range	4.50% - 6.75%	4.25% - 7.00%	4.00% – 6.25%	NA
Average	5.61%	5.68%	5.16%	5.55%

Source: IRR-Viewpoint 2024; PwC Real Estate Investor Survey; American Council of Life Insurers Investment Bulletin.

Multifamily Capitalization Rate Trends

PwC- PwC Real Estate Investor Survey - National Apartment Market

ACLI - American Council of Life Insurers Investment Bulletin - Apartment Properties

The national data supplied by PwC shows capitalization rates ranging from 4.00% – 6.25% and averages at 5.16%. We note the proposed improvements will not be institutional grade and going-in capitalization rate is likely to be above that of the national average.

Based on an analysis of the preceding data, a going-in capitalization rate for the subject is indicated within a range of for the LIHTC scenario of 4.50% - 6.75% and a range of 4.10% - 7.86% for the hypothetical market rent scenario. To reach a capitalization rate conclusion, we consider each of the following investment risk factors to gauge its impact on the rate. The direction of each arrow in the following table indicates our judgment of an upward, downward, or neutral influence of each factor.

Capitalization Rate Risk Factors			
Factor	Issues	Impact on Rate	Comments
Income Characteristics	Stability of occupancy, above/below market rents, rent control	↓	There is a tenant waiting list for affordable housing in Chester and Chester County. Restricted rents provide a great level of guaranteed rental income and lower vacancy.
Competitive Market Position	Construction quality, market appeal, age/condition, functional utility	↓	The improvements will be in new condition.
Location	Market area demographics and life cycle trends; proximity issues; access and support services	↔	Chester is a small-town location. Chester is the county seat of Chester County.
Market	Vacancy rates and trends; rental rate trends; supply and demand	↔	Stable submarket vacancy rate of 5.2%.
Highest and Best Use	Upside potential from redevelopment, adaptation, and/or expansion	↔	Continued use as proposed is the highest and best use.
Overall Impact		↓	

Accordingly, we conclude a capitalization rate as follows:

Capitalization Rate Conclusion	
Method	Capitalization Rate Indication
Analysis of Comparable Sales	4.10% - 7.86%
National Investor Surveys	4.00% - 6.25%
Primary Weight	Comparable Sales
Conclusion	
IRR LIHTC Projection	5.25%
IRR Market Projection	5.25%

Direct Capitalization Analysis

Net operating income is divided by the capitalization rate to indicate the stabilized value of the subject. Because the property is not currently at stabilized occupancy, we apply appropriate

adjustments to arrive at market value at completion. Valuation of the subject by direct capitalization is shown in the table that follows.

Direct Capitalization Analysis						
		IRR LIHTC Projection		IRR Market Projection		
		Annual	\$/Unit		Annual	\$/Unit
INCOME						
Rental Income		\$691,536	\$11,526		\$928,800	\$15,480
Potential Gross Income		\$691,536	\$11,526		\$928,800	\$15,480
Vacancy & Collection Loss	5.00%	-\$34,577	-\$576	5.00%	-\$46,440	-\$774
Other Income		\$6,000	\$100		\$15,000	\$250
Effective Gross Income		\$662,959	\$11,049		\$888,072	\$14,801
EXPENSES						
Real Estate Taxes		\$108,370	\$1,806		\$208,000	\$3,467
Insurance		\$30,000	\$500		\$30,000	\$500
Utilities		\$42,000	\$700		\$42,000	\$700
Repairs/Maintenance		\$39,000	\$650		\$39,000	\$650
Painting & Decorating		\$5,100	\$85		\$5,100	\$85
Payroll/Benefits		\$102,000	\$1,700		\$0	\$0
Advertising & Marketing		\$1,500	\$25		\$3,000	\$50
General/Administrative		\$30,000	\$500		\$7,500	\$125
Management	4.00%	\$26,518	\$442	4.00%	\$35,523	\$592
Replacement Reserves		\$18,000	\$300		\$18,000	\$300
Total Expenses		\$402,488	\$6,708		\$388,123	\$6,469
NET OPERATING INCOME		\$260,471	\$4,341		\$499,949	\$8,332
Capitalization Rate		5.25%			5.25%	
Stabilized Value Indication		\$4,961,355	\$82,689		\$9,522,842	\$158,714
Rounded		\$4,960,000	\$82,667		\$9,520,000	\$158,667
At Completion						
Stabilized Value Indication		\$4,961,355	\$82,689		\$9,522,842	\$158,714
Lease-Up Costs		-\$260,000	-\$4,333		-\$260,000	-\$4,333
Indicated Value At Completion		\$4,701,355	\$78,356		\$9,262,842	\$154,381
Rounded		\$4,700,000	\$78,333		\$9,260,000	\$154,333

The value conclusions include \$80,000 in personal property comprised of in-unit appliances.

Lease-Up Costs

The following table summarizes our estimate of lease-up costs for the subject's vacant units. We apply 20% profit to account for the risk associated with lease-up and project a six-month lease-up period to bring the subject to stabilized occupancy.

Lease-Up Costs

Unit Type	Vacant Units	Market Rent	Potential Foregone Rent/Mo.	Total Months to Absorb	Avg. Vacancy During Lease- up ¹	Foregone Rent
1BR/1BA	21	\$1,100	\$23,100			
2BR/2BA	27	\$1,300	\$35,100			
3BR/2BA	12	\$1,600	\$19,200			
Total/Average	60	\$1,290.00	\$77,400			
Less Vacant Units at Stabilization	3					
Units to be Absorbed	57	\$1,290.00	\$73,530	6	50%	\$220,590
Profit for Lease-up Risk	20%					\$44,118
Total Including Profit						\$264,708
Rounded						\$260,000

1. Pertains to units to be absorbed only. An average vacancy of 50% assumes that units are leased evenly over the absorption period.

Based on the preceding table, our lease-up estimate is \$260,000.

Reconciliation and Conclusion of Value

The values indicated by the preceding analyses are as follows:

Summary of Value Indications					
	Prospective Market Value As Stabilized	Prospective Market Value As Completed	Market Value As Is	Hypothetical Market Value As Stabilized	Hypothetical Market Value As Completed
Cost Approach	\$5,510,000	\$5,250,000	\$350,000	\$10,070,000	\$9,810,000
Sales Comparison Approach	Not Used	Not Used	Not Used	\$9,480,000	\$9,220,000
Income Capitalization Approach	\$4,960,000	\$4,700,000	Not Used	\$9,520,000	\$9,260,000
Reconciled	\$4,960,000	\$4,700,000	\$350,000	\$9,520,000	\$9,260,000

The value conclusions include \$80,000 in personal property comprised of in-unit appliances.

Value of Additional Land Parcel

Excess Industrial Land - 21.932 acres	\$10,000
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The income capitalization approach is given the greatest weight because it is the most reliable valuation method for the subject. The sales comparison approach and cost approach are given less weight because they do not directly consider the income characteristics of the property. Accordingly, our value opinion follows.

Value Conclusions

Value Type & Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Prospective Market Value As Stabilized	Leased Fee	July 1, 2027	\$4,970,000
Prospective Market Value As Completed	Leased Fee	January 1, 2027	\$4,710,000
Market Value As Is	Fee Simple	April 29, 2025	\$360,000
Hypothetical Market Value As Stabilized	Leased Fee	July 1, 2027	\$9,520,000
Hypothetical Market Value As Completed	Leased Fee	January 1, 2027	\$9,260,000

The value conclusions include \$80,000 in personal property comprised of in-unit appliances.

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. There is approximately 21.932-acres of land that is zoned for industrial purposes but is restricted in use by a Voluntary Clean-Up Contract (VCC) with the State of South Carolina. The uses are restricted to development of a solar farm as permitted under existing industrial zoning by Chester County. For purposes of this appraisal, we make adjustments based on zoning restrictions and assume ownership will continue demolishing the remaining site improvements on the land in accordance with the terms of the VCC. A copy of the contract is included in the addenda.
2. Our demolition estimate is based on GIS measurements of the concrete pad and remaining structures. For purposes of this appraisal, we assume the GIS measurements are accurate.
3. Our real estate tax projection is based on our market value estimate. The projection assumes the ATI exemption is applied for and approved within the required time frame of January 30th of the year immediately following the sale, and that the sale will occur after the assessor has determined the taxable value upon completion.

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. At the request of the client, we estimate the hypothetical market value of the subject as if leased at market rent.

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

The opinions of value expressed in this report are based on estimates and forecasts that are prospective in nature and subject to considerable risk and uncertainty. Events may occur that could cause the performance of the property to differ materially from the stated estimates, such as changes in the economy, interest rates, capitalization rates, financial strength of tenants, and behavior of investors, lenders, and consumers. Additionally, these opinions and forecasts are based partly on data obtained from interviews and third-party sources, which are not always completely reliable. Although the findings are considered reasonable based on available evidence, the assignment participants are not responsible for the effects of future occurrences that cannot reasonably be foreseen at this time.

Exposure Time

Exposure time is the length of time the subject property would have been exposed for sale in the market had it sold on the effective valuation date at the concluded market value. Based on the concluded market values stated previously, the probable exposure time is 9-12 months.

Marketing Period

Marketing time is an estimate of the amount of time it might take to sell a property at the concluded market value immediately following the effective date of value. The subject’s marketing period is estimated at 9-12 months.

Multifamily Average Marketing Time (Months)			
	IRR-ViewPoint	IRR-ViewPoint	
	Year End 2024 National Urban Multifamily	Year End 2024 National Suburban Multifamily	PwC 4Q-24 National Apartment
Range	3.00 - 12.00	3.00 - 12.00	3 – 15
Average	6.52	6.4	7.5
Source: IRR-Viewpoint 2024; PwC Real Estate Investor Survey			



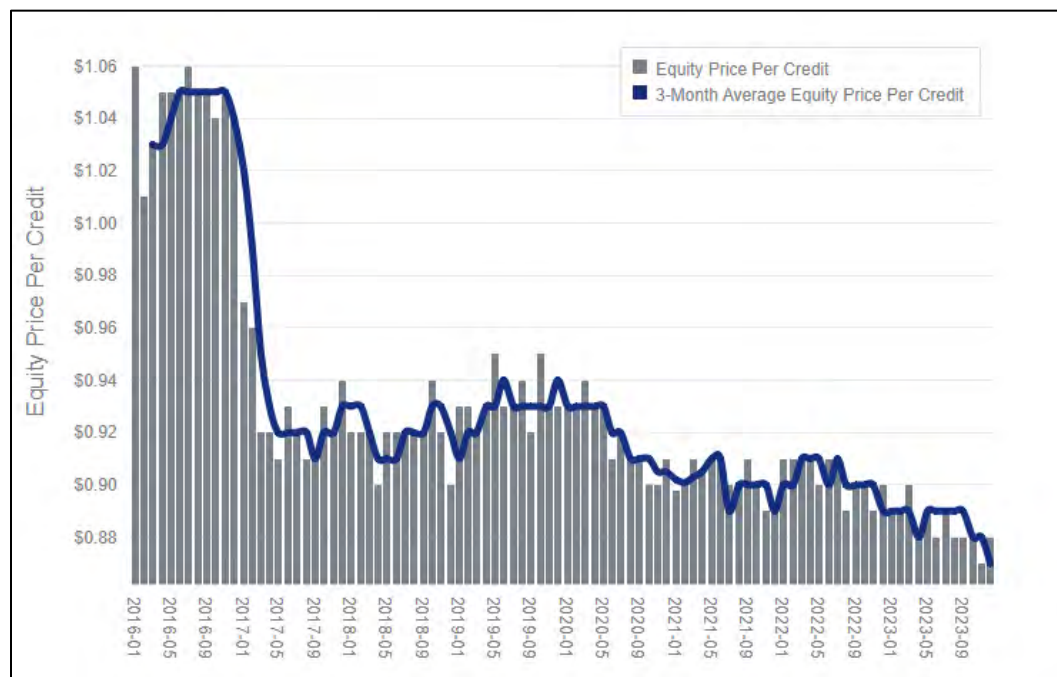
Valuation of Low-Income Housing Tax Credits

The following calculation is based on the proposed tax credits for which the client is applying. We note that the tax credits have not been awarded as of the date of this report.

Low-income housing and other tax credits are intangible, not real property, and are valued accordingly.

The owners of the subject property have received a carryforward allocation of Low-Income Tax Credits from South Carolina Housing in the amount of \$1,113,038 per year for ten years. Documentation from SC Housing is provided in the addenda.

Per Novogradac, tax credits trended downward to \$0.88 per \$1.00 in March 2024 and have maintained a rolling three-month average of \$0.87 per \$1.00 over the past two years. Pricing has declined over the past 24 months as indicated in the chart below from Novogradac.



Source: <https://www.novoco.com/resource-centers/affordable-housing-tax-credits/lihtc-equity-pricing-trends>

Given the recent trends in LIHTC pricing, the intangible value of the allocated LIHTC tax credits is estimated as follows.

Valuation of Tax Credit Equity					
9% Expenditure Allocation		Total Tax Credit Allocation	Market Price Per \$1.00 Credit	Intangible Value of Tax Credits	
No. Years					Rounded
10		\$11,130,380	\$0.88	\$9,794,734	\$9,795,000

Certification

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. 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.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have previously appraised the property that is the subject of this report for the current client. We have provided no other 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 the agreement to perform this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. 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.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice as well as applicable state appraisal regulations.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. Daniel Brennan has not made a personal inspection of the property that is the subject of this report. Cleveland A. Wright, Jr., MAI has not personally inspected the subject. Emily C. Paprota has personally inspected the subject.
12. No one provided significant real property appraisal assistance to the persons signing this certification.
13. We have experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.

14. As of the date of this report, Cleveland A. Wright, Jr., MAI has completed the continuing education program for Designated Members of the Appraisal Institute.
15. As of the date of this report, Daniel Brennan and Emily C. Paprota have completed the continuing education program for Practicing Affiliates of the Appraisal Institute.



Daniel Brennan
South Carolina State Certified General Real
Estate Appraiser #CG7645



Cleveland A. Wright, Jr., MAI
South Carolina State Certified General Real
Estate Appraiser #CG5913



Emily C. Paprota
South Carolina State Certified General Real
Estate Appraiser #CG7228

Assumptions and Limiting Conditions

This appraisal and any other work product related to this engagement are limited by the following standard assumptions, except as otherwise noted in the report:

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This appraisal and any other work product related to this engagement are subject to the following limiting conditions, except as otherwise noted in the report:

1. An appraisal is inherently subjective and represents our opinion as to the value of the property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
6. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal

- covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.
7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.
 8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability; and civil, mechanical, electrical, structural and other engineering and environmental matters. Such considerations may also include determinations of compliance with zoning and other federal, state, and local laws, regulations and codes.
 9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.
 10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the persons signing the report.
 11. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
 12. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
 13. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.
 14. Unless otherwise stated in the report, no consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.
 15. The current purchasing power of the dollar is the basis for the values stated in the appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.
 16. The values found herein are subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.
 17. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic

- conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.
18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.
 19. The appraisal report is prepared for the exclusive benefit of you, your subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.
 20. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property. IRR - Charleston, Integra Realty Resources, Inc., and their respective officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties"), shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.
 21. The persons signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. However, we are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.
 22. We are not a building or environmental inspector. The Integra Parties do not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.
 23. The appraisal report and value conclusions for an appraisal assume the satisfactory completion of construction, repairs or alterations in a workmanlike manner.
 24. **IRR - Charleston is an independently owned and operated company. The parties hereto agree that Integra shall not be liable for any claim arising out of or relating to any appraisal report or any information or opinions contained therein as such appraisal report is the sole and exclusive responsibility of IRR - Charleston. In addition, it is expressly agreed that in any**

- action which may be brought against the Integra Parties arising out of, relating to, or in any way pertaining to the engagement letter, the appraisal reports or any related work product, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with intentional misconduct. It is further expressly agreed that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the assignment (unless the appraisal was fraudulent or prepared with intentional misconduct). It is expressly agreed that the fees charged herein are in reliance upon the foregoing limitations of liability.**
25. IRR - Charleston is an independently owned and operated company, which has prepared the appraisal for the specific intended use stated elsewhere in the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report or any other work product related to the engagement (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).
26. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. The Integra Parties are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.
27. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.

28. The appraisal is also subject to the following:

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. There is approximately 21.932-acres of land that is zoned for industrial purposes but is restricted in use by a Voluntary Clean-Up Contract (VCC) with the State of South Carolina. The uses are restricted to development of a solar farm as permitted under existing industrial zoning by Chester County. For purposes of this appraisal, we make adjustments based on zoning restrictions and assume ownership will continue demolishing the remaining site improvements on the land in accordance with the terms of the VCC. A copy of the contract is included in the addenda.
2. Our demolition estimate is based on GIS measurements of the concrete pad and remaining structures. For purposes of this appraisal, we assume the GIS measurements are accurate.
3. Our real estate tax projection is based on our market value estimate. The projection assumes the ATI exemption is applied for and approved within the required time frame of January 30th of the year immediately following the sale, and that the sale will occur after the assessor has determined the taxable value upon completion.

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. At the request of the client, we estimate the hypothetical market value of the subject as if leased at market rent.

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

Addendum A

Appraiser Qualifications

Daniel Brennan

Experience

Senior Analyst with Integra Realty Resources – Columbia. Began working with Integra in December 2017 after completing coursework at The Appraisal Institute.

Professional Activities & Affiliations

Practicing Affiliate: Appraisal Institute, January 2018

Licenses

South Carolina, State Certified General Real Estate Appraiser, CG7645, Expires June 2026

Education

B.A. Degree, Political Science, University of South Carolina, Columbia, SC (2010)

Appraisal courses completed are as follows:

- Basic Appraisal Principles
- Basic Appraisal Procedures
- Uniform Standards of Professional Appraisal Practice
- Supervisor/Trainee Course
- Real Estate Finance, Statistics & Valuation Modeling
- USPAP Update Course
- General Appraiser Sales Comparison Approach
- General Appraiser Site Valuation & Cost Approach
- General Appraiser Income Approach Part 1
- General Appraiser Income Approach Part 2
- Business Practices and Ethics
- General Appraiser Market Analysis and Highest & Best Use
- General Appraiser Report Writing and Case Studies
- Commercial Appraisal Review
- Expert Witness for Commercial Appraisers
- Getting It Right: Scope of Work
- Case Studies in Appraising Green Commercial Buildings
- Advanced Income Capitalization
- Advanced Concepts & Case Studies

**Integra Realty
Resources - Columbia**

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South Carolina Department of Labor, Licensing and Regulation
Real Estate Appraisers Board



CERTIFIES THAT:
DANIEL BRENNAN
IS AUTHORIZED TO PRACTICE
Certified General Appraiser

LICENSE NO.
AB .7645 CG

EXPIRATION DATE: 06/30/2026

To verify current license status, go to <http://verify.llronline.com/LicLookup/LookupMain.aspx>

Cleveland "Bud" A. Wright, Jr., MAI

Experience

Senior Managing Director of Integra Realty Resources - Charleston. Actively engaged in real estate since 2006 in the fields of real estate valuation and consulting as well as ownership of investment real estate. Mr. Wright has a broad range of experience in valuation and analysis of all types of real estate including apartments; hotels/motels; offices; medical offices; adaptive reuse projects; manufacturing facilities; warehouses; bulk distribution facilities; mini-warehouses; shopping centers; residential subdivisions; planned unit developments; vacant land; churches; restaurants; marinas and special purpose properties. Other services include consultation, market studies, feasibility studies, condemnation, and tax appeals.

Professional Activities & Affiliations

Member: Appraisal Institute, February 2012

Member: Charleston Trident Association of Realtors

Licenses

South Carolina, State Certified General Real Estate Appraiser, CG5913, Expires June 2026

Georgia, State Certified Real Estate Appraiser, 355676, Expires August 2025

North Carolina, State Certified Real Estate Appraiser, A7896, Expires June 2025

Education

B.A. - Managerial Economics, Hampden-Sydney College, Hampden-Sydney, VA 2000

Appraisal courses completed are as follows:

L1: Fundamentals and Principles of Real Estate Appraisals

L2: Valuation Methods for Real Estate Appraisals

L3: USPAP Standard Course

CR: Applied Residential Case Study

C1: Basic Income Property Appraising

C2: Advanced Income Property Appraising

C3: Applied Income Property Valuation

420: Business Practices and Ethics

520: Market Analysis and Highest and Best Use

540: Report Writing and Valuation Analysis

510: Advanced Income Capitalization

530: Advanced Sales Comparison & Cost Approaches

550: Advanced Application

General Demonstration Report Writing

7 Hour National USPAP Equivalent Course

Eminent Domain and Condemnation

Appraisal of Medical Office Buildings

Appraising Automobile Dealerships

Forecasting Revenue

Analyzing Operating Expenses

Appraising Convenience Stores

Feasibility, Market Value, Investment Timing: Option Value

**Integra Realty
Resources - Charleston**

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irr.com



State of South Carolina
Department of Labor, Licensing and Regulation
Real Estate Appraisers Board

CLEVELAND A WRIGHT JR


Is hereby entitled in practice as a:

Certified General Appraiser

License Number: **5913**

Expiration Date: 06/30/2026

POCKET CARD


Laura L. Smith
Board Executive

Emily C. Paprota

Experience

Analyst with Integra Realty Resources-Charlotte. Began appraisal career in April, 2010, working for Integra Realty Resources- Charlotte after employment as a Registered Client Associate at Merrill Lynch.

Licenses

North Carolina, Certified General Real Estate Appraiser, A7848, Expires June 2025
South Carolina, Certified General Appraiser, GG7228, Expires June 2026

Education

B.S. Degree, Business Finance, NC State, Raleigh, NC (2006)

Appraisal courses completed are as follows:

General Appraiser Site Valuation and Cost Approach
Basic Appraisal Principles (R 1)
Basic Appraisal Procedures (R 2)
Residential Market, Analysis and Highest and Best Use (R 3)
USPAP
Real Estate Finance, Statistics, and Valuation Modeling
General Appraiser Market Analysis and Highest & Best Use
General Appraiser Sales Comparison Approach
General Appraiser Income Approach/Part 1
General Appraiser Income Approach/Part 2
General Appraiser Report Writing and Case Studies
Advanced Income Capitalization

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State of South Carolina
Department of Labor, Licensing and Regulation
Real Estate Appraisers Board

EMILY C PAPROTA

Is hereby entitled in practice as a:
Certified General Appraiser

License Number: 7228

Expiration Date: 06/30/2026
OFFICE COPY



Board Executive

emilypaprota@irr.com - 704.206.8279



About IRR

Integra Realty Resources, Inc. (IRR) provides world-class commercial real estate valuation, counseling, and advisory services. Routinely ranked among leading property valuation and consulting firms, we are now the largest independent firm in our industry in the United States, with local offices coast to coast and in the Caribbean.

IRR offices are led by MAI-designated Senior Managing Directors, industry leaders who have over 25 years, on average, of commercial real estate experience in their local markets. This experience, coupled with our understanding of how national trends affect the local markets, empowers our clients with the unique knowledge, access, and historical perspective they need to make the most informed decisions.

Many of the nation's top financial institutions, developers, corporations, law firms, and government agencies rely on our professional real estate opinions to best understand the value, use, and feasibility of real estate in their market.

Local Expertise...Nationally!

irr.com



Addendum B

IRR Quality Assurance Survey

IRR Quality Assurance Survey

We welcome your feedback!

At IRR, providing a quality work product and delivering on time is what we strive to accomplish. Our local offices are determined to meet your expectations. Please reach out to your local office contact so they can resolve any issues.

Integra Quality Control Team

Integra does have a Quality Control Team that responds to escalated concerns related to a specific assignment as well as general concerns that are unrelated to any specific assignment. We also enjoy hearing from you when we exceed expectations! You can communicate with this team by clicking on the link below. If you would like a follow up call, please provide your contact information and a member of this Quality Control Team will call contact you.

Link to the IRR Quality Assurance Survey: quality.irr.com

Addendum C

Financials and Property Information

5/5/25, 2:15 PM

DocuVieware MVC/Razor

Instrument
201300077756

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STATE OF SOUTH CAROLINA,
COUNTY OF CHESTER

QUIT-CLAIM
TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, I, **Larry Ramsey** (hereinafter
whether singular or plural the "Grantor")

in the State aforesaid, for and in consideration of the sum of One and

No/100 Dollars (\$1.00) to the Grantor paid by
(hereinafter whether singular or plural the Grantee) have

remised, and forever quit-claimed, and by these presents do remise, release and

forever quit-claim unto the said **Paulette Birkner**

heirs and assigns, forever, all my right, title and interest, in the following
described property, to-wit:

See Attached Exhibit A

201300077756 EXEMPT
SUE K. CARPENTER
CLERK OF COURT
CHESTER COUNTY SC
06-28-2013 02:34:54 PM.
REC FEE: 10.00

Grantee's Address: **#1 Innsbruck Lane, Belleville, IL 62221**

CHESTER COUNTY TAX ASSESSOR
DATE 7-1-13
TAX MAP NO 79-1-8-1

I hereby certify that the within Deed
has been this 1 day of
July, A.D. 2013
recorded in Book J of Deeds.
Donald G. Wade
AUDITOR, CHESTER COUNTY



5/5/25, 2:15 PM

DocuVieware MVC/Razor

Instrument
201300077756

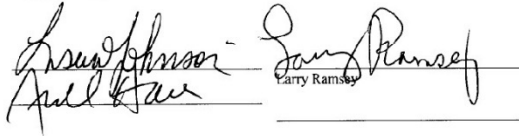
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TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto PAULETTE BIRKNER, HER heirs and/or assigns

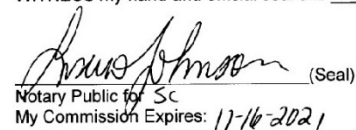
WITNESS the Hand and Seal of the Grantor this 28th day of June 2013

Signed, Sealed and Delivered
in the Presence of


Paul Birkner Harry Ramsey

STATE OF SC)
COUNTY OF CHESTER)

I, the undersigned notary public, do hereby certify that the above named Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. 28th
WITNESS my hand and official seal this 28th day of June 2013

 (Seal)
Notary Public for SC
My Commission Expires: 11-16-2021

5/5/25, 2:15 PM

DocuVieware MVC/Razor

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Exhibit "A"

All that certain piece, parcel or tract of land lying, being and situate on the western side of Saluda Street, Chester, Chester County, South Carolina and being more particularly shown and described on Plat of Property of Springs Industries, Inc. "Eureka Plant" drawn by J.C. Crumpler, dated September 29, 1995, as follows: BEGINNING at an iron pin set at the intersection of the southern edge of Parkway Street (56' r/w) and the western edge of the right-of-way of Saluda Street (S.C. Highway 72) (75' r/w) and running thence with the right-of-way of Saluda Street S. 43-35-00 W. 493.83 feet to an iron pin set; thence running along Coastline Railroad S. 69-57-23 W. 390.68 feet to an old iron pin; thence running with the line or property (now or formerly of James H. Mobley, Jr., (DB 477 Pg 628) N. 48-31-51 W. 235.25 feet to an old iron pin and turning and running S. 42-33-43 W. 141.08 feet to an old iron pin; thence, running N. 45-18-25 W. 41.41 feet to a fence corner; thence running S. 33-47-00 W. 87.00 feet to an iron pin set; thence running with line of property (now or formerly) of W.S. Neely III (DB 532 Pg 639) N. 26-46-21 W. 72.97 feet to an old iron pin, and N. 56-13-02 W. 318.81 feet to an old iron pin; thence running with the line of said property and property (now or formerly) of Janie H. Foster (DB 376 PG 12) N. 17-49-23 W. 293.40 feet to an old iron pin on the eastern edge of the right-of-way of Southern Railroad (130' r/w); thence running with the edge of said right-of-way N 15-32-26 E. 1028.22 feet to a point of the southern edge of the right-of-way for Parkway Street; thence running with said right-of-way the following six (6) courses and distances: (1) in a circular curve to the right to an iron pin set, the chord between said points being S. 71-58-26 E. 123.42 feet; (2) S. 67-58-45 E. 320.06 feet to an iron pin set; (3) in a circular curve to the right to an iron pin set, the chord between said points being S. 43-36-57 E. 310.96 feet; (4) S. 27-46-19 E. 420.89 feet to an iron pin set; (5) in a circular curve to the left to an iron pin set, the chord between said points being S. 45-33-11 E. 184.62 feet; and (6) S. 55-39-47- E. 261.04 feet to the point of beginning; containing 30.107 acres, according to said plat.

This being the same property conveyed to Spartan Fiber, Inc. by deed of Springs Industries Inc. recorded on February 25, 2005 in Deed Book 884, Page 31, Register of Deeds Office for Chester County, S.C.

TMS: 079-01-08-001-000

See deed to Larry Ramsey recorded in Book 1011, Page 66 on May 14, 2010.

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (this "**Agreement**") is executed and delivered as of the latest date of Buyer's or Seller's execution set forth on the signature page hereto (the "**Effective Date**"), by and between **PAULETTE BIRKNER**, a South Carolina resident, and **FRED WILKINS**, a South Carolina resident (collectively, "**Seller**"), and **DEEPEN DEVELOPMENT, L.L.C.**, a South Carolina limited liability company (together with its permitted successors and assigns, "**Buyer**") (Seller and Buyer may be referred to in this Agreement individually as a "**Party**" and collectively as the "**Parties**").

FOR AND IN CONSIDERATION OF the mutual agreements and undertakings herein set forth and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Seller agrees to sell and convey to Buyer, and Buyer agrees to purchase from Seller, the Property described in Section 1 herein on the terms and conditions hereinafter set forth:

1. **Property.** Seller agrees to sell, and Buyer agrees to buy, subject to the terms and provisions of this Agreement, that certain parcel of land containing 28.81 acres, more or less, bearing Chester County tax parcel number 079-01-08-001-000 (the "**Land**"), together with all improvements thereon and all easements and appurtenances benefiting the same and applicable thereto (collectively, the "**Property**"), all lying and being along or near 598 Saluda Road, in the City of Chester, Chester County, South Carolina. The Land is the same real property as was conveyed to Seller by deed recorded in the Chester County, South Carolina, Register of Deeds Office in Book 1082, at Page 14, (the "**Vesting Deed**"), which deed is incorporated herein by this reference for a more complete and accurate description of the Land.

2. Purchase Price; Closing Costs

(a) **Purchase Price.** The purchase price for the Property (the "**Purchase Price**") shall be a fixed price of THREE HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS (\$325,000.00). Buyer shall pay the Purchase Price to Seller in cash, by wire transfer or by other immediately available funds at Closing, subject to the pro-rations and adjustments set forth herein.

(b) **Closing Costs; Taxes.** Seller shall pay the cost of preparation of the Deed (defined in Section 5 below), the documentary stamp taxes to be affixed to (or required in order to record) the Deed, and the fees of Seller's attorney. Seller shall further pay at Closing any rollback or similar taxes which would be assessable upon any change in use of the Property. Buyer shall pay all other closing costs, including, without limitation, the costs of having title to the Property examined and obtaining title insurance, the costs of Buyer's Inspections (defined in Section 6 below), the costs of the Survey, and the fees of Buyer's attorney. Ad valorem real property taxes, public assessments and private assessments for the year in which Closing occurs, if any, shall be prorated as of the date of Closing. Ad valorem taxes and assessments for years prior to the year in which the Closing occurs shall be paid and discharged by Seller at or prior to Closing. The ad valorem real property taxes shall be based on the prior year's property taxes if the tax bill for the year of Closing is then unavailable, but otherwise based upon the tax bill for the year of Closing. Should the ad valorem tax bill for the Property for the year of Closing be unavailable as of the Closing Date, the Parties agree to re-prorate the ad valorem taxes for the year of Closing once the bill is available, which obligation shall survive the Closing.

3. **Tax Sale Deposit.** Within 20 days of the Effective Date, Buyer shall pay to the Chester County Treasurer the sum of NINE THOUSAND NINETY ONE AND 23/100 DOLLARS (\$9,091.23) ("**Tax Sale Deposit**") to redeem the Property prior to the expiration of the applicable statutory tax sale redemption period. The Tax Sale Deposit shall not be reimbursable to Buyer except as set forth in this Agreement. The Tax Sale Deposit shall be credited to the Purchase Price at Closing.

4. **Closing.** The closing ("**Closing**") of the purchase and sale of the Property shall occur no later than 5:00 p.m. EST on the date that is 240 days after the expiration of the Inspection Period (the "**Closing Date**") at the office of Buyer's Attorney or at another location acceptable to Buyer and Seller within the Charlotte, North Carolina metropolitan area. The Closing may take place by way of an escrow style closing, in which neither party is required to attend the Closing.

5. **Delivery of Deed; Closing Documents; Leases.** At Closing, Seller shall deliver a special warranty deed in a Buyer approved form ("**Deed**") to Buyer, conveying marketable and insurable fee simple title to the Property to Buyer free and clear of all liens, but subject to the Permitted Exceptions. The legal description in the Deed shall be that taken from the Vesting Deed, and, should Buyer obtain the Survey, then, in addition to the Deed, Seller shall execute and deliver to Buyer at Closing, in recordable form, a quit-claim (non-warranty) deed describing the Property in accordance with the Survey.

At Closing, Seller shall also execute and/or deliver the following closing documents to Buyer: (a) a FIRPTA certificate; and (b) standard title insurance affidavits and other documents required by Buyer's title insurance company (collectively, the "**Closing Documents**"). All Closing Documents must be reasonably satisfactory to the Parties and their respective attorneys.

6. **Inspection Period; Financing Period.**

(a) **Inspection Period.** Buyer shall have an inspection period beginning on the Effective Date and continuing until 5:00 p.m. E.S.T. on the date that is 90 days therefrom (the "**Inspection Period**") within which to determine, in Buyer's sole discretion, the suitability of the Property for Buyer's intended use. During the Inspection Period, and until Closing, Buyer shall have the right to enter the Property to perform, at its sole cost and expense, such inspections and tests (collectively, the "**Inspections**") as Buyer deems necessary. Seller agrees that the Inspections may include Phase I, Phase II, and other environmental tests and examinations. Furthermore, during the Inspection Period, Buyer shall also have the right to have title to the Property examined. Seller shall have no obligation to cure any title defects, except as provided elsewhere herein with respect to Required Clearance Items. In the event that Buyer terminates this Agreement prior to the end of the Inspection Period for any reason or no reason at all by notice to Seller the parties shall have no further obligations to each other except for obligations which, by their express terms, survive the termination of this Agreement.

(b) **Seller Documents.** To the extent in Seller's possession or reasonably available to Seller at no cost to Seller and provided Seller has the right to do so, Seller shall deliver to Buyer within 5 business days of the Effective Date, for its review, copies of any and all surveys, engineering drawings, inspection reports, condition reports, environmental analyses and reports, evidence of utilities availability, tax records, and other documents and records of any nature pertaining to the Property (collectively, the "**Due Diligence Information**"). All Due Diligence Information shall be provided by Seller to Buyer on an AS-IS basis, without any representation or warranty by Seller as to the accuracy thereof. If Buyer terminates this Agreement, Buyer shall immediately return all Due Diligence Information to Seller.

(c) **Indemnification.** Buyer shall indemnify and hold harmless Seller from and against any and all claims, actions, lawsuits, damages, costs and expenses (including, without limitation, reasonable attorneys' fees), asserted against or incurred by Seller as a result of or in any way related to Buyer's Inspections or any entry upon the Property by Buyer or Buyer's agents, contractors, employees and any other person acting on Buyer's behalf. The foregoing indemnity obligation shall not extend, however, to any claims, actions, lawsuits, damages, costs, or expenses asserted against or incurred by Seller and resulting from the mere discovery by Buyer of any pre-existing condition upon the Property, or resulting

from any act or omission of Seller or its agents. This indemnification obligation shall survive Closing or the termination of this Agreement.

(d) **Survey.** During the Inspection Period, Buyer may cause a licensed South Carolina surveyor to prepare a survey of the Property in accordance with ALTA/NSPS standards (the "**Survey**"). The Survey shall be prepared in accordance with the Plat.

(e) **Title Examination.** Buyer may, within the Inspection Period, examine title to the Property and obtain a title commitment for the Property (the "**Title Commitment**"). Prior to the expiration of the Inspection Period (as defined below), Buyer may object to the matters disclosed therein (collectively, the "**Title Objections**"). If the Title Commitment is thereafter updated so as for any new exception to coverage to appear therein (including, without limitation, as to any survey items), Buyer may object to any such new matter revealed in such revision or new document by the expiration of the Inspection Period, or, if such revision or new document is received thereafter, then within five (5) days from receipt (also being "**Title Objections**"). For avoidance of doubt, Buyer's Title Objections may not include any Required Clearance Items, as Seller is obligated by the terms of this Agreement to cure or discharge the same. Seller shall have five (5) business days after receipt of Buyer's Title Objections to give Buyer notice that (a) Seller will remove any Title Objections from title, or (b) Seller elects not to cause such exceptions to be removed. Seller's failure to provide notice to Buyer within such five (5) business day period as to any Title Objection shall be deemed an election by Seller not to remove the Title Objection; for clarification, and avoidance of doubt, Seller shall have no obligation to cure or attempt to cure any Title Objection except as expressly set forth herein. If Seller so notifies or is deemed to have notified Buyer that Seller shall not remove any or all of the Title Objections, Buyer may either (i) proceed with the purchase and take the Property subject to such exceptions with no reduction of the Purchase Price, or (ii) to terminate this Agreement by notice to Seller within five (5) days following Seller's election, or deemed election, not to cure, in which case neither party shall have any further rights or obligations hereunder save for those which, by their express terms, survive the termination hereof. If Seller delivers notice to Buyer that it will remove any or all of the Title Objections, Seller shall be obligated to cure such Title Objections at or prior to Closing. In the event that Buyer fails to terminate this Agreement pursuant to the foregoing, Buyer shall be deemed as having elected to proceed with the purchase and take the Property subject to such exceptions with no reduction of the Purchase Price (and, in such event, the same shall be and become Permitted Exceptions hereunder).

Should Buyer not terminate this Agreement on account of any title or survey matter not otherwise constituting a Permitted Exception as defined below, then all matters of record (other than Required Clearance Items, as hereinafter defined), and all matters which would be disclosed by a current and accurate ALTA/NSPS survey of the Property, shall be deemed as having been accepted by Buyer, and shall be and constitute Permitted Exceptions. Notwithstanding anything to the contrary contained within this Agreement, however, Seller shall cure, at or prior to Closing, all title exceptions created by Seller on or after the date of this Agreement without the prior written consent of Buyer and Monetary Liens (collectively, the "**Required Clearance Items**"). "**Monetary Liens**" means any deeds of trust, mortgages, mechanic's liens or materialman's liens, and other monetary liens encumbering the Property. Buyer need not object to any such matters, and such matters shall not be or become Permitted Exceptions. The "**Permitted Exceptions**" shall be defined as: (i) ad valorem real property taxes, which are a lien but are not yet due and payable, for the year of the Closing, (ii) matters created by Buyer, and (iii) such matters as are accepted or deemed as having been accepted by Buyer in accordance with this Agreement.

(f) **Environmental Contingency Period.** Seller hereby discloses, and Buyer acknowledges, the existence of potential environmental hazards related to the former industrial use of the Property. Seller agrees that it is advisable for Buyer to negotiate and enter into a voluntary cleanup contract ("**VCC**") with the South Carolina Department of Health and Environmental Control ("**DHEC**") at or prior to Closing in

order to mitigate Buyer's remediation liability associated with the existing environmental condition of the Property. Notwithstanding anything within this Agreement to the contrary, Seller hereby authorizes Buyer to conduct a Phase II environmental site assessment and such other and further environmental examinations and analyses of the Property as may be necessary in order to enable Buyer to negotiate a VCC with DHEC (the "Further Testing"). Buyer shall provide Seller with a copy of the Further Testing upon request. In the event that Buyer does not proceed to Closing hereunder, Buyer shall cause the Property to be returned to materially the same condition it was in prior to the Further Testing (but Buyer shall not be obligated to remove any monitoring wells or similar apparatus installed as a part of the Further Testing). Buyer shall have a period of 220 days, commencing upon the expiration of the Inspection Period (such period of time being the "Environmental Contingency Period"), to negotiate a VCC with DHEC satisfactory to Buyer, failing which Buyer may terminate this Agreement by notice to Seller prior to the expiration of the Environmental Contingency Period and the Parties shall have no further rights, interests, or obligations hereunder, save for those which, by their express terms, survive the termination of this Agreement.

(g) Approvals. From and after the Effective Date, Buyer may apply for and attempt to obtain such governmental approvals, licenses, and permits as Buyer deems necessary for its intended use and development of the Property, and may apply for and seek a rezoning of the Property to accommodate Buyer's intended use thereof (the "Intended Use"). At no material cost to Seller, Seller shall cooperate with Buyer in applying for and attempting to obtain all such approvals (including any such rezoning), including, without limitation, by joining in any applications therefor.

7. Representations by Seller. Seller covenants, represents and warrants the following to Buyer:

(a) Seller has received no notice of any pending or threatened condemnation or similar proceeding or assessment affecting the Property, or any part thereof, nor to its actual knowledge, is any such proceeding or assessment contemplated by any governmental authority.

(b) To Seller's actual knowledge, there is no action, suit or proceeding pending or, threatened against Seller or the Property which, if adversely determined, would have an adverse effect on the Property or which challenges or impairs the ability of Seller to execute or deliver, or perform its obligations under, this Agreement and the documents executed by it pursuant to this Agreement or to consummate the transactions contemplated herein.

(c) This Agreement, when executed by Seller, shall constitute the legally binding obligation of Seller, enforceable against Seller in accordance with its terms.

(d) The Property is not subject to any leases, and is only occupied by Seller.

(e) Seller has never received written notice from any governmental authority that the Property is not in compliance with any state or federal environmental laws or that any governmental entity intends to investigate Seller or the Property on account of any alleged violation by Seller or the Property of any state or federal environmental laws.

(f) Seller possesses and owns the Property and Seller's possession and ownership of title to the Property has never been challenged; Seller holds good, marketable, and insurable fee simple title to the Property, subject to Permitted Exceptions, and the Property is not, to the best of Seller's knowledge, subject to any unrecorded leases, restrictions, easements, or other rights whatsoever.

(g) Seller shall not, following the Effective Date, further encumber the Property or change its state of title, or otherwise physically modify, or consent to any physical modification of, the Property without the written consent of the Buyer.

(f) The Due Diligence Information to be delivered to Buyer hereunder shall constitute complete and full copies of the same as maintained by Seller in its file, without omitting any part thereof.

8. **AS-IS Sale.** Buyer acknowledges and agrees that: (a) Buyer is experienced in the acquisition, ownership and operation of properties similar to the Property; (b) prior to the Closing date, Buyer will have inspected the Property to its satisfaction and is qualified to make such inspection; (c) Buyer has (or Buyer's representatives have), or prior to the Closing date will have, thoroughly inspected and examined the Property to the extent deemed necessary by Buyer in order to enable Buyer to evaluate the condition of the Property and all other aspects of the Property (including, but not limited to, the environmental condition of the Property) (subject to the express representations and warranties of Seller as set forth herein); (d) in consummating the purchase of the Property, Buyer is not relying on any representations or statements (oral or written) which may have been made or may be made by Seller or Seller's related parties, except for those representations of Seller set forth herein, and is, otherwise, relying solely upon Buyer's or its representatives' own inspections of the Property; and (e) any condition of the Property which Buyer discovers or desires to correct or improve prior to or after the Closing date shall be at Buyer's sole expense.

9. **Condemnation; Casualty.** If any portion of the Property is taken or threatened to be taken by condemnation, eminent domain or other governmental acquisition proceedings (collectively, a "**Taking**") prior to Closing, then Buyer may, within 15 days of the date Buyer obtained knowledge of the Taking, terminate this Agreement, in which event Seller and Buyer shall have no further rights or obligations hereunder, except as otherwise provided herein. If Buyer elects not to terminate this Agreement within such 15 day period, the Parties agree to reduce the Purchase Price by an amount equivalent to the condemnation proceeds or other award received by Seller or payable to Seller on account of such Taking. Should such proceeds not have been received by Seller as of the Closing, then Seller shall assign to Buyer at Closing its rights with respect thereto. The Closing shall be extended, if necessary, to allow Buyer the full benefit of the foregoing 15 day period. Likewise, if any portion of the Property is subjected to fire or other casualty hereafter and prior to Closing (a "**Casualty**"), then Buyer may, within 15 days of the date Buyer obtained knowledge of the Casualty, terminate this Agreement, in which event Seller and Buyer shall have no further rights or obligations hereunder, except as otherwise provided herein. If Buyer elects not to terminate this Agreement within such 15 day period, the Purchase Price shall be unabated, but, (a) if Seller has already received the proceeds of any casualty claim associated with such Casualty, the same shall be credited to Buyer's payment of the Purchase Price at Closing, together with the amount of the applicable insurance deductible(s), or (b) if Seller has not received the proceeds of any casualty claim associated with such Casualty, then Seller's rights and interests in such claim, and to receive the proceeds thereof, shall be assigned to Buyer at Closing in a manner satisfactory to the applicable insurer(s), and the amount of the applicable deductible(s) shall be credited to Buyer's payment of the Purchase Price at Closing. The Closing shall be extended, if necessary, to allow Buyer the full benefit of the foregoing 15 day period. Should a Casualty occur hereafter, then (a) Seller shall promptly make proof of loss with its insurer and diligently pursue such claim, and (b) Seller shall not release, waive, compromise, or settle such claim without Buyer's prior written consent, not to be unreasonably withheld, conditioned, or delayed.

10. **Brokerage.** Seller has engaged N/A to represent it in this transaction ("**Seller's Broker**"). Seller shall pay the commission due to Seller's Broker at Closing pursuant to a separate agreement. Otherwise, Buyer and Seller each represent and warrant to the other that they have not had any direct or indirect dealings with any real estate brokers, salesman or agents in connection with the Property and this transaction, Buyer will pay and will defend and hold Seller harmless from and against

any and all finder's and/or broker's commissions due or claimed to be due on account of this transaction and arising out of contracts made by or the acts of Buyer, and Seller will pay and will defend and hold the Buyer harmless from and against any and all finder's and/or broker's commissions due or claimed to be due on account of this transaction and arising out of contracts made by or the acts of Seller. The indemnities in this Section 10 shall survive the Closing.

11. Notices. All notices, requests, demands or other communications given hereunder shall be delivered either (a) by hand, (b) by certified United States Mail, return receipt requested, (c) by electronic mail, or (d) by commercial overnight delivery service, in any event with postage, fees and delivery charges prepaid. Such notice shall be deemed to have been delivered on the earliest of the following: (i) as to hand delivery, the day that delivery is attempted by any means and refused or returned; (ii) as to certified U.S. mail, the day postmarked; (iii) as to electronic mail, on the date transmitted as indicated by the sender's electronic mail delivery system, and (iv) as to commercial overnight carrier, the day deposited with the carrier as reflected upon its records. All notices shall be mailed or delivered to the Parties at their respective addresses set forth as follows:

IF TO BUYER:

DEEPEN DEVELOPMENT, LLC
Attn: Andrew Cope
199 S Cherry Road
Rock Hill, SC 29732
Phone: (803) 242-5692
E-mail: Acope@jmcope.com

With copy to:

MORTON & GETTYS, LLC
Attn: Joshua B. Vann, Esq./Melissa G. Cassell, Esq.
Fountain Park Place
331 East Main Street, Suite 300
Post Office Box 707 (29731)
Rock Hill, SC 29730
Phone: (803) 366-3341
E-mail: joshua.vann@mortongettys.com
melissa.cassell@mortongettys.com

IF TO SELLER:

Paulette Birkner
224 Laura St. Bx 2
Chester, SC 29506
Phone: (803) 662-406-7877
E-mail: _____

With copy to:

Fred Wilkins
7571 Kindlegood Dr
Chester, SC 29506
Phone: (803) 618-514-9872
E-Mail: gatewayusedcars@yahoo.com

Each Party may change the address to which notice is to be delivered to it by notifying the other Party of the new address in the manner provided herein for giving notice, and each such change or address shall be effective 5 days after such notice of change is given. Notices may be given to or on behalf of the Parties by their respective attorneys.

13. Miscellaneous.

(a) Assignment. The terms, conditions, and covenants of this Agreement shall be binding upon and shall inure to the benefit of the parties and their respective successors and assigns; provided, however, no conveyance, assignment, or transfer of any interest whatsoever of, in, or to the Property or of this Agreement shall be made by Seller during the term of this Agreement, and Buyer's right to assign this Agreement shall be as qualified hereafter. Buyer shall not have the right to assign this Agreement without Seller's prior written consent, which consent shall not be unreasonably withheld, delayed or given; provided that, however, Buyer may assign this Agreement to another entity without Seller's consent as long as (a) such assignee is, directly or indirectly, affiliated with Buyer, and (b) Buyer provides Seller with a copy of the assignment at least three (3) business days in advance of the Closing Date. Buyer shall in no event be released from any of its obligations or liabilities hereunder as a result of any assignment; and upon any such assignment, Buyer shall remain jointly and severally liable with its assignee for all of Buyer's obligations of Buyer under this Agreement and the documents to be delivered hereunder as a part of Closing.

(b) Time is of the Essence; Business Days. Time is of the essence to all of the terms of this Agreement. Any date for performance or expiration of a relevant period hereunder, that falls on a Saturday, Sunday or day upon which national banks are closed within York County, South Carolina, will be extended to the next business day thereafter. When used herein, "business day" means any day that is not a Saturday, Sunday, or day upon which national banks are closed within York County, South Carolina.

(c) Modification. No modification of this Agreement or of any covenant, condition, or limitation herein contained shall be valid unless in writing and duly executed by the Parties.

(d) Governing Law. This Agreement shall be governed, construed and enforced in accordance with the laws of the State of South Carolina. The Parties consent to the jurisdiction of the courts of Chester County, South Carolina for resolution of any dispute under this Agreement.

(e) Severability. If any section or provision of this Agreement shall be finally adjudicated by a court of competent jurisdiction to be invalid or waived through non-enforcement, this Agreement shall be otherwise unaffected by such determination and all of the provisions of this Agreement shall otherwise remain in full force and effect as though such section or provision or any part thereof so adjudicated to be invalid or waived through non-enforcement had not been adjudicated at all. In the event of any such invalidity, Seller and Buyer shall promptly negotiate in good faith valid new provisions to restore this Agreement to its original intent and effect.

(f) Merger. This Agreement expresses the entire agreement between the Parties. All other agreements, oral or written, are merged herein.

(g) Interpretation. Paragraphs, titles, headings and captions contained in this Agreement are inserted only for convenience and for reference and in no way define, limit, extend or describe the scope of this Agreement or the intent of any provisions hereof. Buyer and Seller have the intent, capacity and authority to execute and enter into this Agreement, have carefully reviewed this Agreement, have had an opportunity to review and discuss the terms with counsel, and agree to each and every term willfully and voluntarily. Wherever appropriate, all words herein in the male gender shall be deemed to include the female or neuter gender, all singular words shall include the plural, and all plural words shall include the singular. Buyer and Seller agree that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply in the interpretation of any provision hereof.

(h) **Binding Effect: Counterparts.** This Agreement shall be binding upon, and inure to the benefit of, Seller and Buyer, and their respective permitted successors and assigns, as may be applicable.

(i) **Tax-Deferred Exchange.** In the event Buyer or Seller desires to effect a tax-deferred exchange in connection with the conveyance of the Property, Buyer and Seller agree to cooperate in effecting such exchange; provided, however, that the exchanging party shall be responsible for all additional costs associated with such exchange, and provided further, that a non-exchanging party shall not assume any additional liability with respect to such tax-deferred exchange. Seller and Buyer shall execute such additional documents, at no cost to the non-exchanging party, as shall be required to give effect to this provision.

(j) **Execution.** This Agreement may be executed as one instrument or in separate counterparts, the aggregate of which shall constitute a complete and fully executed version hereof; this Agreement may be executed by facsimile or like method of electronically reproduced signature (e.g. delivery of a .pdf), which signature hereon shall have the same force and effect as an original signature.


[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Seller and Buyer have caused this instrument to be duly executed under seal as of the Effective Date.

BUYER:

DEEPEN DEVELOPMENT, LLC, a South Carolina limited liability company, with its permitted assigns

BY: _____



Andrew H. Cego, Authorized Signatory

Date: _____

11/27/23

SELLER:

PAULETTE BIRKNER, a South Carolina Resident

BY: _____



Paulette H. Birkner

Date: _____

11/27/23

TRED WILKINS, a South Carolina Resident

BY: _____



Tred Wilkins Jr.

Date: _____

11-27-23

Georgia Department of Community Affairs		2019 Funding Application		Housing Finance and Development Division		
PART FOUR - USES OF FUNDS - 2019-0 , , County						
I. DEVELOPMENT BUDGET		April 2019 Final				
		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
PRE-DEVELOPMENT COSTS						
Property Appraisal		8,000	8,000			
Market Study		8,000	8,000			
Environmental Report(s)		50,000	50,000			
Soil Borings		15,000	15,000			
Boundary and Topographical Survey		10,500	10,500			
Zoning/Site Plan Fees		-				
Other:		-				
Other:	<< Enter description here, provide detail & justification in tab Part IV-b >>	-				
Other:	<< Enter description here, provide detail & justification in tab Part IV-b >>	-				
	Subtotal	91,500	91,500			
ACQUISITION						
Land	Per acre:	350,000				350,000
Site Demolition		-				
Acquisition Legal Fees (if existing structures)		-				
Existing Structures		-				
	Subtotal	350,000				350,000
LAND IMPROVEMENTS						
Site Construction (On-site)	Per acre:	1,500,000				1,500,000
Site Construction (Off-site)		-				
	Subtotal	1,500,000				1,500,000
STRUCTURES						
Residential Structures - New Construction		9,052,632	9,052,632			
Residential Structures - Rehab		-				
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr		-				
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab		-				
	Subtotal	9,052,632	9,052,632			
CONTRACTOR SERVICES						
	DCA Limit	14.000%				
Builder Profit:	6.000% 633,158	6.000%	633,158	633,158		
Builder Overhead	2.000% 211,053	2.000%	211,053	211,053		
General Requirements*	6.000% 633,158	6.000%	633,158	633,158		
	Subtotal	1,477,368	1,477,368			
OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)						
Other:	<< Enter description here, provide detail & justification in tab Part IV-b >>	-				
Total Construction Hard Costs						
12,030,000.00						
Average TCHC:		200,500.00 per Res' unit	200,500.00 per unit	217.15 per total sq ft		
		231.79 per Res' unit SF	231.79 per unit sq ft			
CONSTRUCTION CONTINGENCY						
Construction Contingency	\$ Limit 601,500.00	Actual % 5.00%	601,500	601,500		

Georgia Department of Community Affairs		2019 Funding Application		Housing Finance and Development Division			
I. DEVELOPMENT BUDGET (cont'd)		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis	
CONSTRUCTION PERIOD FINANCING							
Bridge Loan Fee		-					
Bridge Loan Interest		-					
Construction Loan Fee		143,000	143,000				
Construction Loan Interest		845,000	557,700			287,300	
Construction Legal Fees		125,000	125,000				
Construction Period Inspection Fees		39,600	39,600				
Construction Period Real Estate Tax		25,000				25,000	
Construction Insurance		100,000	100,000				
Title and Recording Fees		60,000	60,000				
Payment and Performance bonds		-	-				
Other:		-					
Other: << Enter description here, provide detail & justification in tab Part IV-b >>		-					
Subtotal		1,337,600	1,025,300	-	-	312,300	
PROFESSIONAL SERVICES							
Architectural Fee - Design		224,000	384,960				
Architectural Fee - Supervision		56,000	96,240				
Green Building Consultant Fee Max: 20,000	CHECK!!!	25,000	25,000				
Green Building Program Certification Fee (LEED or Earthcraft)		13,500	13,500				
Accessibility Inspections and Plan Review		10,000	10,000				
Construction Materials Testing		50,000	50,000				
Engineering		100,000	100,000				
Real Estate Attorney		100,000	100,000				
Accounting		25,000	25,000				
As-Built Survey		15,000	15,000				
Other:		-					
Subtotal		618,500	819,700	-	-	-	
LOCAL GOVERNMENT FEES							
Building Permits	Avg per unit 3,402	54,135	54,135				
Impact Fees		150,000	150,000				
Water Tap Fees	waived? No	-					
Sewer Tap Fees	waived? No	-					
Subtotal		204,135	204,135	-	-	-	
PERMANENT FINANCING FEES							
Permanent Loan Fees		15,409				15,409	
Permanent Loan Legal Fees		50,000				75,000	
Title and Recording Fees		-				-	
Bond Issuance Premium		-				-	
Cost of Issuance / Underwriter's Discount		-				-	
Other:		-				-	
Subtotal		65,409				90,409	

Georgia Department of Community Affairs		2019 Funding Application		Housing Finance and Development Division	
I. DEVELOPMENT BUDGET (cont'd)					
	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
DCA-RELATED COSTS					
DCA HOME Loan Consent Pre-Application Fee (\$1000 FP/JV, \$500 NP)	1,500				1,500
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)	4,500				4,500
DCA Waiver & Pre-approval Fees (AS&DO/OptAm/OE-\$1500 ea, QD-\$1000)	-				-
LIHTC Allocation Processing Fee	89,043	104,000			104,000
LIHTC Compliance Monitoring Fee	48,000	104,000			104,000
Front End Analysis Fee	3,000	-			-
Construction Inspection Fee (Tax Credit only - no HOME)	3,000	-			-
Other: Market Study	600				600
Other: << Enter description here, provide detail & justification in tab Part IV-b >>	6,600				6,600
Subtotal	221,200				221,200
EQUITY COSTS					
Partnership Organization Fees	-				-
Tax Credit Legal Opinion	-				-
Syndicator Legal Fees	-				-
Other: Syndicator Due Diligence	75,000				75,000
Subtotal	75,000				75,000
DEVELOPER'S FEE					
Developer's Overhead	0.000%	-			-
Developer's Fee earned during Construction Period \$					
Consultant's Fee	0.000%	-			-
Guarantor Fees	0.000%	-			-
Developer's Profit	100.000%	1,450,000	1,450,000		
Subtotal	1,450,000	1,450,000			
START-UP AND RESERVES					
Marketing	50,000				50,000
Rent-Up Reserves	93,462	93,462			93,462
Operating Deficit Reserve:	237,704	237,704			237,704
Replacement Reserve	-				-
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 833	50,000			
Other: << Enter description here, provide detail & justification in tab Part IV-b >>	-				-
Subtotal	431,166	50,000			381,166
OTHER COSTS					
Relocation	-				-
Other: << Enter description here, provide detail & justification in tab Part IV-b >>	-				-
Subtotal	-	-			-
TOTAL DEVELOPMENT COST (TDC)	17,476,011	14,772,135			2,930,076
Average TDC Per:	Unit:	291,266.84	Square Foot:	315.45	
II. TAX CREDIT CALCULATION - BASIS METHOD					
Subtractions From Eligible Basis					
Amount of federal grant(s) used to finance qualifying development costs					
Amount of nonqualified nonrecourse financing					
Costs of Nonqualifying units of higher quality					
Nonqualifying excess portion of higher quality units					
Historic Tax Credits (Residential Portion Only)					
Other: << Enter detailed description here; use Comments section if needed >>					
Total Subtractions From Basis:	0				0
Eligible Basis Calculation					
Total Basis	14,772,135	0	0		
Less Total Subtractions From Basis (see above)	0				
Total Eligible Basis	14,772,135	0	0		
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost)	Type: DDA/QCT	130.00%	130.00%		
Adjusted Eligible Basis	19,203,776	0	0		
Multiply Adjusted Eligible Basis by Applicable Fraction	100.00%	100.00%	100.00%		
Qualified Basis	19,203,776	0	0		
Multiply Qualified Basis by Applicable Credit Percentage	9.00%	9.00%	9.00%		
Maximum Tax Credit Amount	1,728,340	0	0		
Total Basis Method Tax Credit Calculation		1,728,339			
III. TAX CREDIT CALCULATION - GAP METHOD					
Equity Gap Calculation					
Project Cost Limit (PCL) - Explain in Comments if Applicant's PCL calculation > QAP PCL	TDC exceeds QAP PCL	10,814,739			
Total Development Cost (TDC, PCL, or TDC less Foundation Funding; explain in Comments if TDC > PCL)		17,476,011			
Subtract Non-LIHTC (excluding deferred fee) Source of Funds		3,563,028			
Equity Gap		13,912,983			
Divide Equity Gap by 10		/ 10			
Annual Equity Required		1,391,298			
Enter Final Federal and State Equity Factors (not including GP contribution)		1.2500			
Total Gap Method Tax Credit Calculation		1,113,038			
			Federal	State	
			0.8000	0.4500	

Georgia Department of Community Affairs	2019 Funding Application	Housing Finance and Development Division
TAX CREDIT PROJECT MAXIMUM - Lower of Basis Method, Gap Method or DCA Limit:	1,113,038	
TAX CREDIT REQUEST - Cannot exceed Tax Credit Project Maximum, but may be lower:	1,113,038	
IV. TAX CREDIT ALLOCATION - Lower of Tax Credit Request and Tax Credit Project Maximum	1,113,038	

40% of Units at 60% of AMI

80% AMI
70% AMI
60% AMI
50% AMI
40% AMI
30% AMI
20% AMI
Total


Georgia Department of Community Affairs		2019 Funding Application		Housing Finance and Development Division		
PART SIX - PROJECTED REVENUES & EXPENSES - 2019-0 , , County						
II. UNIT SUMMARY (Continued)		40% of Units at 60% of AMI				
PHA Operating Subsidy-Assisted (included in LI above)		80% AMI				
		70% AMI				
		60% AMI				
		50% AMI				
		40% AMI				
		30% AMI				
		20% AMI				
		Total				
Type of Construction Activity	New Construction	Low inc.	21	27	12	60
		Unrestricted				
		Total + CS	21	27	12	60
	Acq/Rehab	Low inc.				
		Unrestricted				
		Total + CS				
	Substantial Rehab Only	Low inc.				
		Unrestricted				
		Total + CS				
	Adaptive Reuse					
Historic Adaptive Reuse						
Historic						
Building Type: (for Utility Allowance, Monitoring Fees and other purposes)	Multifamily	1-Story	21	27	12	60
		Historic				
		2-Story				
		Historic				
		2-Story W/typ				
		Historic				
		3+-Story	21	27	12	60
		Historic				
	SF Detached	Historic				
	Townhome	Historic				
Duplex	Historic					
Manufactured home	Historic					

Georgia Department of Community Affairs			2019 Funding Application			Housing Finance and Development Division		
PART SIX - PROJECTED REVENUES & EXPENSES - 2019-0 , , County								
II. UNIT SUMMARY (Continued)			40% of Units at 60% of AMI					
Building Type: (for Cost Limit purposes only - see Application Instructions for further detail)	Detached / SemiDetached	Historic						Average Unit Sq Ft by AMI% Level
	Row House	Historic						
	Walkup	Historic						
	Elevator	Historic	21	27	12		60	
		Historic						
Unit Square Footage: Low Income		80% AMI						856
		70% AMI						
		60% AMI	12,750	19,550	8,800		41,100	
		50% AMI						
		40% AMI	1,500	1,700	2,200		5,400	
		30% AMI						
		20% AMI	1,500	1,700	2,200		5,400	
	LI Total SF	15,750	22,950	13,200		51,900	900	
Unrestricted								
Total Residential		15,750	22,950	13,200		51,900		
Common Space								
Total		15,750	22,950	13,200		51,900		
Average Unit Square Footage by Unit Configuration (Nbr of Bedrooms)			750	850	1,100			

Georgia Department of Community Affairs		2019 Funding Application		Housing Finance and Development Division								
PART SIX - PROJECTED REVENUES & EXPENSES - 2019-0 , , County												
III. ANCILLARY AND OTHER INCOME (annual amounts)												
Ancillary Income		11,152										
Other Income (OI) by Year:		Laundry, vending, app fees, etc. Actual pct of PGI: 2.00%										
Included in Mgt Fee:		1	2	3	4	5	6	7	8	9	10	
Operating Subsidy												
Other:												
Total OI in Mgt Fee		-	-	-	-	-	-	-	-	-	-	
NOT Included in Mgt Fee:												
Property Tax Abatement												
Other:												
Total OI NOT in Mgt Fee		-	-	-	-	-	-	-	-	-	-	
Included in Mgt Fee:		11	12	13	14	15	16	17	18	19	20	
Operating Subsidy												
Other:												
Total OI in Mgt Fee		-	-	-	-	-	-	-	-	-	-	
NOT Included in Mgt Fee:												
Property Tax Abatement												
Other:												
Total OI NOT in Mgt Fee		-	-	-	-	-	-	-	-	-	-	
Included in Mgt Fee:		21	22	23	24	25	26	27	28	29	30	
Operating Subsidy												
Other:												
Total OI in Mgt Fee		-	-	-	-	-	-	-	-	-	-	
NOT Included in Mgt Fee:												
Property Tax Abatement												
Other:												
Total OI NOT in Mgt Fee		-	-	-	-	-	-	-	-	-	-	
Included in Mgt Fee:		31	32	33	34	35						
Operating Subsidy												
Other:												
Total OI in Mgt Fee		-	-	-	-	-						
NOT Included in Mgt Fee:												
Property Tax Abatement												
Other:												
Total OI NOT in Mgt Fee		-	-	-	-	-						

Georgia Department of Community Affairs		2019 Funding Application		Housing Finance and Development Division	
PART SIX - PROJECTED REVENUES & EXPENSES - 2019-0 , , County					
IV. ANNUAL OPERATING EXPENSE BUDGET					
On-Site Staff Costs					
Management Salaries & Benefits	39,480	On-Site Security			
Maintenance Salaries & Benefits	41,880	Contracted Guard			
Support Services Salaries & Benefits		Electronic Alarm System			
Payroll Taxes/Benefits/401k	20,760	Subtotal		0	
Subtotal	102,120				
Taxes and Insurance					
		Real Estate Taxes (Gross)*		72,000	
		Insurance**		27,120	
		Subtotal		99,120	
On-Site Office Costs					
Office Supplies & Postage	5,000	Professional Services			
Telephone	5,000	Legal		2,880	
Travel	3,680	Accounting		9,300	
Leased Furniture / Equipment		Advertising		11,340	
Activities Supplies / Overhead Cost		Compliance Monitoring Fee		4,800	
Other (describe here)		Subtotal		28,320	
Subtotal	13,680				
Management Fee: 26,448					
473.98 Average per unit per year					
39.50 Average per unit per month					
(Mgt Fee - see Pro Forma, Sect 1, Operating Assumptions)					
TOTAL OPERATING EXPENSES 373,848					
Average per unit 6,230.80					
Total OE Required #N/A					
Maintenance Expenses					
Contracted Repairs	6,000	Utilities Avg \$/month/unit			
General Repairs	8,000	Electricity 28		20,000	
Grounds Maintenance	8,440	Natural Gas 0			
Extermination	6,000	Water&Swr 31		22,000	
Maintenance Supplies	11,520	Trash Collection		13,260	
Elevator Maintenance		Other (describe here)			
Redecorating	6,000	Subtotal		55,260	
Turnover Expense	2,940				
Subtotal	48,900				
Replacement Reserve (RR) 18,000					
Proposed average RR/unit amount: 300					
Minimum Replacement Reserve Calculation					
Unit Type	Units x RR Min	Total by Type			
Multifamily					
Rehab	0 units x \$350 =	0			
New Const	60 units x \$250 =	15,000			
SF or Duplex	0 units x \$420 =	0			
Historic Rbh	0 units x \$420 =	0			
Totals	60	15,000			
TOTAL ANNUAL EXPENSES 391,848					
V. GROUND LEASE PAYMENT					
Annual Payment		Nbr of Yrs		Total Payments 0	
Does lease have a Graduated Lease Payment / Step-Up provision?	<<Select>>	Is periodic?	<<Select>>	Yrs in period	If constant increase, amount:

DocuSign Envelope ID: 902583BD-800D-4F8F-B557-D3C8EDFE098C

	Non Responsible Party Application for Voluntary Cleanup Contract			
I. Applicant Information				
1. Applicant is a: <input checked="" type="checkbox"/> Single Entity <input type="checkbox"/> Co-Entity (Each Co-Entity must complete items 1-8)				
2. Applicant Type: <input type="checkbox"/> Private Individual / Sole Proprietorship <input checked="" type="checkbox"/> For-profit Business (Corp., Partnership, etc.) <input type="checkbox"/> Tax-Exempt Trust/ Corporation/ Organization <input type="checkbox"/> Government / Other Public Funded Entity				
3. Applicant's Legal Name <u>Eureka Mill Partners</u>				
4. Contract Signatures for this Applicant				
a. Authorized Signatory				
<u>Andrew M. Cope*</u> Name	<u>CEO</u> Title			
<u>199 South Cherry Road</u> Address	<u>864-351-2227</u> Phone1			
<u>Rock Hill</u> City	<u>SC</u> State			
	<u>29732</u> Zip			
b. Other Signatories <input checked="" type="checkbox"/> None				
Name	Title	Phone	Email	Signature Required On Contract?
		() -		<input type="checkbox"/>
		() -		<input type="checkbox"/>
		() -		<input type="checkbox"/>
5. Physical Location of Applicant's Headquarters				
<u>199 South Cherry Road</u>				
<u>Rock Hill</u> City		<u>SC</u> State		<u>29732</u> Zip
6. Mailing address: <input checked="" type="checkbox"/> Same as Authorized Signatory Go to question 7				
Contact person (if different from Authorized Signatory) _____ Title _____				
<u>Street Number or PO Box</u>		<u>Phone1</u>		<u>Phone 2</u>
<u>City</u>		<u>State</u>		<u>Zip</u>
7. Company Structure Information <input type="checkbox"/> Not-applicable (Local Government, Sole Proprietorship, Private Individual) - Go to Question #8				
a. Company is Incorporated/ Organized/ Registered in <u>South Carolina</u> (state)				
b. List all principals, officers, directors, controlling shareholders, or other owners with >5% ownership interest.				
Attach additional pages if needed.				
<u>Andrew Cope</u> Name		<u>Wes Drummond</u> Name		
<u>Houston Miller</u> Name		 Name		
c. Is the applicant a subsidiary, parent or affiliate of any other business organization not otherwise identified on this form? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
d. If yes, identify all affiliations: _____				
8. Non-Responsible Party Certification				
By signature below, it is affirmed that no person or entity identified anywhere above:				
1. Is a current owner of the property				
2. Is a Responsible Party for the site				
3. Is a parent, successor, or subsidiary of any Responsible Party or owner of the property				
4. Has had any involvement with the property in the past other than activities performed in anticipation of participation in the Voluntary Cleanup Program				
<u>Andrew Cope</u> Authorized Signatory				<u>Wes Drummond</u> Co Signatories

DHEC2956 (04/2015)

SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL

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II. Property Information

9. Location

a. Physical Address 598 Old Saluda Road

b. County Chester Zip Code 29706

c. ☒ Property is outside any municipal boundaries ☐ Property is inside the municipal limits of _____
(town/city)

10. List any Companies or Site names by which the Property is known

Former Springs Eureka Mill (Portion)

11. Total Size of Property Covered by this Contract 21.8 Acres

12. How many parcels comprise the Property? 2

13. Current Zoning (general description)

ID-1- Restricted Industrial District. This district accommodates the most intensive industrial land uses.

14. a. Does the property have any above- or below-ground storage tanks? ☐ Yes ☒ No

b. If Yes, provide information on the number and capacity of the tanks, their contents, and whether they will be retained, or closed and/or removed.

DHEC 2956 (04/2015)

Docusign Envelope ID: 802583BD-800D-4F8F-B557-D3C8EDFE098C

15. Parcel Information <i>Complete the information below for each Parcel (attach additional sheets if needed)</i>	
<p>a. Tax Map Parcel# <u>079-01-08-001-000</u></p> <p>b. Acreage <u>19.38</u></p> <p>c. Current Owner <u>Paulette Birkner</u></p> <p>d. Owner Mailing Address <u>224 Laura Dr, Apt 2</u> <u>Mascoutah, IL 62258</u></p> <p>e. Contact Person for Access <u>Andrew M. Cope</u></p> <p>f. Access Person's Phone # <u>864-351-2227</u></p> <p>g. Is Parcel Currently Vacant? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>h. Buildings on the parcel? (check all that apply)</p> <p><input type="checkbox"/> None</p> <p><input checked="" type="checkbox"/> Demolished/Ruins</p> <p><input type="checkbox"/> Intact, To be demolished</p> <p><input type="checkbox"/> Intact, To be re-used</p> <p>i. Business/facility operations</p> <p><input type="checkbox"/> Never Operated on the parcel</p> <p><input type="checkbox"/> Not operating since _____ (approx date)</p> <p><input type="checkbox"/> In operation: nature of the business _____</p>	<p>a. Tax Map Parcel# _____</p> <p>b. Acreage _____</p> <p>c. Current Owner _____</p> <p>d. Owner Mailing Address _____</p> <p>e. Contact Person for Access _____</p> <p>f. Access Person's Phone # _____</p> <p>g. Is Parcel Currently Vacant? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>h. Buildings on the parcel? (check all that apply)</p> <p><input type="checkbox"/> None</p> <p><input type="checkbox"/> Demolished/Ruins</p> <p><input type="checkbox"/> Intact, To be demolished</p> <p><input type="checkbox"/> Intact, To be re-used</p> <p>i. Business/facility operations</p> <p><input type="checkbox"/> Never Operated on the parcel</p> <p><input type="checkbox"/> Not operating since _____ (approx date)</p> <p><input type="checkbox"/> In operation: nature of the business _____</p>
<p>a. Tax Map Parcel# <u>079-01-08-005-000</u></p> <p>b. Acreage <u>2.549</u></p> <p>c. Current Owner <u>Paulette Birkner</u></p> <p>d. Owner Mailing Address <u>224 Laura Dr, Apt 2</u> <u>Mascoutah, IL 62258</u></p> <p>e. Contact Person for Access <u>Andrew M. Cope</u></p> <p>f. Access Person's Phone # <u>864-351-2227</u></p> <p>g. Is Parcel Currently Vacant? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>h. Buildings on the parcel? (check all that apply)</p> <p><input checked="" type="checkbox"/> None</p> <p><input type="checkbox"/> Demolished/Ruins</p> <p><input type="checkbox"/> Intact, To be demolished</p> <p><input type="checkbox"/> Intact, To be re-used</p> <p>i. Business/facility operations</p> <p><input type="checkbox"/> Never Operated on the parcel</p> <p><input type="checkbox"/> Not operating since _____ (approx date)</p> <p><input type="checkbox"/> In operation: nature of the business _____</p>	<p>a. Tax Map Parcel# _____</p> <p>b. Acreage _____</p> <p>c. Current Owner _____</p> <p>d. Owner Mailing Address _____</p> <p>e. Contact Person for Access _____</p> <p>f. Access Person's Phone # _____</p> <p>g. Is Parcel Currently Vacant? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>h. Buildings on the parcel? (check all that apply)</p> <p><input type="checkbox"/> None</p> <p><input type="checkbox"/> Demolished/Ruins</p> <p><input type="checkbox"/> Intact, To be demolished</p> <p><input type="checkbox"/> Intact, To be re-used</p> <p>i. Business/facility operations</p> <p><input type="checkbox"/> Never Operated on the parcel</p> <p><input type="checkbox"/> Not operating since _____ (approx date)</p> <p><input type="checkbox"/> In operation: nature of the business _____</p>
<p>a. Tax Map Parcel# _____</p> <p>b. Acreage _____</p> <p>c. Current Owner _____</p> <p>d. Owner Mailing Address _____</p> <p>e. Contact Person for Access _____</p> <p>f. Access Person's Phone # _____</p> <p>g. Is Parcel Currently Vacant? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>h. Buildings on the parcel? (check all that apply)</p> <p><input type="checkbox"/> None</p> <p><input type="checkbox"/> Demolished/Ruins</p> <p><input type="checkbox"/> Intact, To be demolished</p> <p><input type="checkbox"/> Intact, To be re-used</p> <p>i. Business/facility operations</p> <p><input type="checkbox"/> Never Operated on the parcel</p> <p><input type="checkbox"/> Not operating since _____ (approx date)</p> <p><input type="checkbox"/> In operation: nature of the business _____</p>	<p>a. Tax Map Parcel# _____</p> <p>b. Acreage _____</p> <p>c. Current Owner _____</p> <p>d. Owner Mailing Address _____</p> <p>e. Contact Person for Access _____</p> <p>f. Access Person's Phone # _____</p> <p>g. Is Parcel Currently Vacant? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>h. Buildings on the parcel? (check all that apply)</p> <p><input type="checkbox"/> None</p> <p><input type="checkbox"/> Demolished/Ruins</p> <p><input type="checkbox"/> Intact, To be demolished</p> <p><input type="checkbox"/> Intact, To be re-used</p> <p>i. Business/facility operations</p> <p><input type="checkbox"/> Never Operated on the parcel</p> <p><input type="checkbox"/> Not operating since _____ (approx date)</p> <p><input type="checkbox"/> In operation: nature of the business _____</p>

DHEC 2856 (04/2015)

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III. Property Redevelopment

16. Describe the intended re-use of the property:
(attach additional sheets if necessary)

19.382 acre parcel will be redeveloped as a solar generation facility, with space set aside for public baseball field. 2.549 acre parcel will be redeveloped as either parking for adjacent development or as solar generation facility.

17. a. Will the future use include any chemical processes, petroleum or chemical storage and handling, on-site waste disposal, or generate any hazardous substances? ☐ Yes ☒ No
b. If Yes, identify the substances and discuss steps that will be taken to prevent their release to the environment.

18. Will redevelopment lead to the creation of permanent jobs on the property? ☒ Yes Anticipated Number Unknown
☐ No

19. Projected Increase to the Tax Base as a result of this redevelopment: \$ Unknown

20. a. Will there be Intangible benefits from this redevelopment such as:

☐ LEED, Earth Craft, EnergyStar, or similar certification of Sustainable Development

☒ Creation / Preservation of Green Space on the Property

☒ Deconstruction/ Recycling of demolition or building debris

☒ Other Generation of clean electricity from photovoltaic panels to be located on site, public recreation area.

- b. Please Describe:

Piles of construction debris left on site by former owner will be source separated. Brick/block will be crushed and used onsite as aggregate associated with solar EGU.

21. Anticipated date of closing or acquiring title to the property 6 / 1 / 2025

22. Redevelopment Certification

By signature below, the applicant(s) affirm that their proposed use and activities will not knowingly aggravate or contribute to existing contamination or pose significant human health or environmental risks on the property.



Signature(s)

IV. Project Management And Financial Viability (Co-Entities, refer to instruction sheet)

23. Environmental Consulting Firm

☐ None as of this application date

Stantec

thomas.causey@stantec.com

Company

521 East Morehead St. Suite 425

Charlotte

NC

28202

Address

City

State

Zip

Thomas Causey

2830

980-699-8831

Project Contact1

S.C PE/PG Reg. #

Phone1

Phone 2

email

Project Contact 2

S.C PE/PG Reg. #

Phone1

Phone 2

email

DHEC 2956 (04/2015)

DocuSign Envelope ID: 902583BD-800D-4F8F-B557-D3C8EDFE098C

24. Legal Counsel (Optional)				
The Shissias Law Firm, LLC				
alex@shissiaslawfirm.com				
Firm				
Alexander Shissias	803-540-3090	803-240-2719		
Attorney	Phone 1	Phone 2		
1727 Hampton St	Columbia	SC	29201	
Street Number or PO Box	City	State	Zip	email
25. Applicant's Billing Address <input checked="" type="checkbox"/> Same as Contact person in #6 above Go to question #26				
Financial Contact		Title		
Company		Phone		
Address				
City		State	Zip	
26. Financial Viability				
By signature(s) below, the applicant agrees to:				
1. Pay the Department's costs upon receipt of invoices for implementing the Voluntary Cleanup Program for this Property, and				
2. Provide financial statements, if requested, to document financial viability to conduct the response actions on the Property.				
<input type="checkbox"/> Waiver Requested (Check Box If applicable)				
The applicant is a Local Government or qualifies as a 501(c) Non-Profit Organization, and requests waiver of some Departmental costs of implementing this contract.				
Signatures				
V. Application Completion (The following are required along with this form. Check applicable boxes)				
27. The Legal Description of the Property is attached as a: <input type="checkbox"/> Plat Map <input type="checkbox"/> Metes and Bounds Text <input checked="" type="checkbox"/> Both				
28. The Phase I Environmental Site Assessment Report is attached as a:				
<input checked="" type="checkbox"/> New report completed in the past six months by <u>S&ME</u> (Name of Environmental Firm)				
<input type="checkbox"/> Older report updated in the past six months by _____ (Name of Environmental Firm)				
29. Environmental sampling data and other reports: (check one)				
<input type="checkbox"/> The Applicant is not aware of any environmental testing on the property				
<input checked="" type="checkbox"/> The Applicant believes the Department already has all environmental data in its files on: <u>Springs Eureka</u> (Site Name)				
<input checked="" type="checkbox"/> The Following reports are attached:				
Report Date	Report Name	Environmental Firm		
Various dates	Proposed VCC 04-5588-VCC, DHEC Site ID 02592,			
2004 URS phase II, 2003 URS phase I, Springs records of remediation.				
Enforcement file, 11-23-SW against former owner Larry Ramsey. All reports included with 2024 S&ME phase I				
30. Mailing addresses of Former Owners, Operators and other Potentially Responsible Parties:(check one)				
<input checked="" type="checkbox"/> Enclosed with this Application as an Attachment				
<input type="checkbox"/> Will be submitted along with (or before) the signed contract				
31. The applicants attest by signature below that this application is accurate to their best knowledge. Furthermore, the applicants request DHEC evaluate the Property for inclusion in the Brownfields Voluntary Cleanup Program and draft a Non-Responsible Party Contract for the Property.				
Signature(s)				
This Section for Department Use Only				
Assigned File Name				
Eligible for NRP Contract	<input type="checkbox"/> Y	<input type="checkbox"/> N		
Assigned File Number				
Assigned Contract Number				

DHEC 2656 (04/2015)



Chester County, South Carolina

Department of Planning, Building & Zoning
1476 J.A. Cochran Bypass
Chester, SC 29706

May 7, 2025

Rezoning Approved
Application # CCMA25-15

Applicant

Andrew Cope
PO Box 40471
Rock Hill, SC 29732

Re: Rezoning Request

ID-2 (Limited Industrial District) to RG-1 (Multi-family Residential District)

Dear Andrew Cope,

Please be advised that on May 5, 2025, the third and final reading on the Planning Commission's recommendation to **approve** Andrew Cope's request Tax Map # 079-01-08-004-000 located on Parkway Drive, Chester, SC 29706 to be rezoned from Limited Industrial District (ID-2) to Multi-family Residential District (RG-1) was upheld by Chester County Council.

It is the applicant's responsibility to maintain and provide documentation of any zoning change. Please keep and provide this letter for all future zoning issues concerning this tract of land.

Should you have questions regarding this matter please feel free to contact me at 803-581-0942.

Respectfully yours,
Chester County Planning & Zoning Department

A handwritten signature in black ink, appearing to read "Jeremy Ward".

Jeremy Ward
Chester County Planning and Development Director

Phone: 803-581-0942

jward@chestercountysc.gov

Fax: 855-830-0978

Addendum D

Comparable Data

Land Sales - Multifamily Land

Location & Property Identification

Property Name:	21.01 Acres of Development Land
Sub-Property Type:	Commercial, Other
Address:	Park Ave.
City/State/Zip:	Richburg, SC 29729
County:	Chester
Market Orientation:	Small Town - Non Metro
IRR Event ID:	3318143



Sale Information

Sale Price:	\$750,000
Effective Sale Price:	\$750,000
Sale Date:	04/11/2024
Sale Status:	Closed
\$/Acre(Gross):	\$35,697
\$/Land SF(Gross):	\$0.82
\$/Acre(Usable):	\$35,697
\$/Land SF(Usable):	\$0.82
Grantor/Seller:	Michael Robert Gladden Sr.
Grantee/Buyer:	Dawson Property Investments, LLC
Assets Sold:	Real estate only
Property Rights:	Fee Simple
Financing:	Cash to seller
Conditions of Sale:	Arm's-length
Document Type:	Deed
Recording No.:	Bk 1458 Pg 88
Verified By:	Jack E. Hendrix
Verification Date:	01/20/2025
Confirmation Source:	Liz Odum
Verification Type:	Confirmed-Seller Broker

Land-SF(Usable/Gross):	915,213/915,213
Usable/Gross Ratio:	1.00
Shape:	Irregular
Topography:	Gently Sloping
Vegetation:	Heavily treed
Corner Lot:	No
Frontage Feet:	1100
Frontage Type:	2 way, 2 lanes each way
Traffic Flow:	High
AccessibilityRating:	Average
Visibility Rating:	Average
Zoning Code:	PUD
Flood Plain:	No
Utilities:	Electricity, Water Public, Sewer, Gas, Telephone, Rail
Source of Land Info.:	Public Records

Comments

Sale of a development tract in Richburg. Property has access via Lancaster Highway. Property was marketed as a development tract. It is unknown what the buyer intends to do with the site. The property was sold by Liz Odum, Liz Odum Realty. Property was purchased by an investor who has re-listed the property after the date.

Richburg Town Limits with Commercial and Development zoning. The property is gently sloping and all utilities available

Improvement and Site Data

Legal/Tax/Parcel ID:	204-01-01-028-000 & 125-00-00-063-000
Acres(Usable/Gross):	21.01/21.01



Location & Property Identification

Property Name:	Future Town Home Subdivision
Sub-Property Type:	Residential, Townhome Development Land
Address:	1458 Trinity Dr.
City/State/Zip:	Columbia, SC 29209
County:	Richland
Submarket:	Southeast Columbia
Market Orientation:	Suburban
IRR Event ID:	3193361



Sale Information

Sale Price:	\$814,200
Effective Sale Price:	\$814,200
Sale Date:	02/28/2024
Contract Date:	01/09/2023
Sale Status:	Closed
\$/Unit:	\$6,566 /Approved Lot
\$/Acre(Gross):	\$60,000
\$/Land SF(Gross):	\$1.38
\$/Acre(Usable):	\$60,000
\$/Land SF(Usable):	\$1.38
\$/Unit (Potential):	\$6,566 /Approved Lot
Grantor/Seller:	Walker P. Ragin Jr ETAL, A. Forbes and Toma T. Patterson
Grantee/Buyer:	Trinity Drive Development LLC
Assemblage:	Yes
Assets Sold:	Real estate only
Property Rights:	Fee Simple
Financing:	Cash to seller
Conditions of Sale:	Arm's-length
Document Type:	Deed
Recording No.:	2903/1466 and 2903/2017
Subsidized/Restricted:	No
Verified By:	Austin W. Bouknight

Verification Date:	01/17/2024
Confirmation Source:	Hurricane Builders
Verification Type:	Confirmed-Buyer

Improvement and Site Data

MSA:	Columbia, SC
Legal/Tax/Parcel ID:	R16413-01-01, R16413-01-02 and R16413-01-03
Acres(Usable/Gross):	13.57/13.57
Land-SF(Usable/Gross):	591,109/591,109
Usable/Gross Ratio:	1.00
No. of Units (Potential):	124
No. of Units/Unit Type:	124/Approved Lots
Shape:	Rectangular
Topography:	Level
Corner Lot:	No
Frontage Feet:	815
Frontage Desc.:	Trinity Dr.
Density-Unit/Gross Acre:	9.14
Density-Unit/Usable Acre:	9.14
Zoning Code:	RM-1
Zoning Desc.:	Residential Mixed District
Flood Plain:	No
Flood Zone Designation:	X
Comm. Panel No.:	45079C0337L



Improvement and Site Data (Cont'd)

Date:	12/21/2017
Utilities:	Electricity, Water Public, Sewer
Source of Land Info.:	Public Records

Comments

The property is comprised of three contiguous vacant land parcels and is under contract for \$60,000 per acre. The buyer intends to construct 124 townhome lots.



Location & Property Identification

Property Name:	Watts Hill Subdivision Lots
Sub-Property Type:	Residential, Single Family Development Land
Address:	593 Watts Hill Rd.
City/State/Zip:	Elgin, SC 29045
County:	Kershaw
Market Orientation:	Suburban
IRR Event ID:	3250825



Sale Information

Sale Price:	\$707,500
Effective Sale Price:	\$707,500
Sale Date:	01/17/2024
Recording Date:	01/22/2024
Sale Status:	Closed
\$/Unit:	\$64,318 /Unit
\$/Acre(Gross):	\$44,835
\$/Land SF(Gross):	\$1.03
\$/Acre(Usable):	\$44,835
\$/Land SF(Usable):	\$1.03
\$/Unit (Potential):	\$64,318 /Approved Lot
Grantor/Seller:	Tier Homes LLC
Grantee/Buyer:	Great Southern Homes Inc.
Assets Sold:	Real estate only
Property Rights:	Fee Simple
Financing:	Cash to seller
Conditions of Sale:	Arm's-length
Terms of Sale Comments:	Arms length
Document Type:	Warranty Deed
Recording No.:	Book 5076, Page 289
Verified By:	Elizabeth B. Keys
Verification Date:	07/02/2024
Confirmation Source:	Dawson Yandle-Tier Homes
Verification Type:	Confirmed-Seller

Legal/Tax/Parcel ID:	321-00-00-136
Acres(Usable/Gross):	15.78/15.78
Land-SF(Usable/Gross):	687,377/687,377
Usable/Gross Ratio:	1.00
No. of Units (Potential):	11
Shape:	Irregular
Topography:	Level
Vegetation:	Heavily treed
Corner Lot:	No
Frontage Feet:	111
Frontage Type:	2 way, 1 lane each way
Traffic Control at Entry:	None
Density-Unit/Gross Acre:	0.70
Density-Unit/Usable Acre:	0.70
Zoning Code:	R-15
Zoning Desc.:	Residential
Utilities:	Electricity, Water Public
Source of Land Info.:	Public Records

Comments

Sale of 11 platted lots.
Property located in a primarily residential area in Elgin. Elgin is located northwest of Columbia towards the Lugoff/Camden area.

Improvement and Site Data



Land Sales - Excess Industrial Land

Location & Property Identification

Property Name:	11.25 Acres of Commercial Land
Sub-Property Type:	Commercial, Industrial
Address:	Flat Creek Rd.
City/State/Zip:	Lancaster, SC 29720
County:	Lancaster
Market Orientation:	Suburban
IRR Event ID:	3316781



Sale Information

Sale Price:	\$200,000
Effective Sale Price:	\$200,000
Sale Date:	01/16/2025
Sale Status:	Closed
\$/Acre(Gross):	\$17,778
\$/Land SF(Gross):	\$0.41
\$/Acre(Usable):	\$17,778
\$/Land SF(Usable):	\$0.41
Grantor/Seller:	Wheeler Thomas
Grantee/Buyer:	Patten Jermey Michael
Assemblage:	No
Portfolio Sale:	No
Assets Sold:	Real estate only
Property Rights:	Fee Simple
Financing:	Cash to seller
Conditions of Sale:	Arm's-length
Document Type:	Deed
Recording No.:	1876/264
Verified By:	Jack E. Hendrix
Verification Date:	01/16/2025
Confirmation Source:	Karrie Crocker
Verification Type:	Confirmed-Seller Broker

Land-SF(Usable/Gross):	490,050/490,050
Usable/Gross Ratio:	1.00
Shape:	Irregular
Topography:	Gently Sloping
Vegetation:	Heavily treed
Corner Lot:	No
Frontage Type:	2 way, 1 lane each way
Traffic Flow:	Moderate
AccessibilityRating:	Average
Visibility Rating:	Average
Zoning Code:	GB
Zoning Desc.:	General Business
Utilities:	Electricity, Gas, Telephone
Source of Land Info.:	Public Records

Comments

Sale of a commercial tract in Lancaster. Property is under contract. The selling party is being represented by Karrie Crocker, Ardor Commercial Advisors. The purchasing party plans to eventually develop for commercial use, but no plans are concrete as of the purchase date.

Improvement and Site Data

Legal/Tax/Parcel ID:	0080-00-094.03
Acres(Usable/Gross):	11.25/11.25



Location & Property Identification

Property Name:	27.64 Acres of Industrial Land
Sub-Property Type:	Commercial, Industrial
Address:	4928 Morrison Rd.
City/State/Zip:	Richburg, SC 29729
County:	Chester
Market Orientation:	Rural
IRR Event ID:	3222047



Sale Information

Sale Price:	\$275,000
Effective Sale Price:	\$275,000
Sale Date:	08/22/2024
Listing Price:	\$331,680
Sale Status:	Closed
\$/Acre(Gross):	\$9,949
\$/Land SF(Gross):	\$0.23
\$/Acre(Usable):	\$9,949
\$/Land SF(Usable):	\$0.23
Grantor/Seller:	RRK Logistics Inc
Grantee/Buyer:	CHESTER RRK LLC
Assets Sold:	Real estate only
Property Rights:	Fee Simple
Financing:	Cash to seller
Conditions of Sale:	Arm's-length
Document Type:	Deed
Recording No.:	1475/71
Verification Type:	Secondary Verification

Vegetation:	Heavily treed
Corner Lot:	No
Frontage Type:	2 way, 1 lane each way
Traffic Flow:	Moderate
AccessibilityRating:	Average
Visibility Rating:	Average
Zoning Code:	ID-1
Zoning Desc.:	Restricted Industrial District
Flood Plain:	No
Utilities:	Electricity, Water Public, Rail
Source of Land Info.:	Public Records

Comments

Industrial tract of land in Richburg. Property is zoned ID-1, Limited Industrial District. Property borders a creek on its northern border and a rail on its southern border.

Improvement and Site Data

Legal/Tax/Parcel ID:	146-00-00-044-000
Acres(Usable/Gross):	27.64/27.64
Land-SF(Usable/Gross):	1,203,998/1,203,998
Usable/Gross Ratio:	1.00
Shape:	Irregular
Topography:	Gently Sloping



Location & Property Identification

Property Name:	6.508 Acres of Industrial Land
Sub-Property Type:	Commercial, Industrial
Address:	Camp Creek Rd.
City/State/Zip:	Lancaster, SC 29720
County:	Lancaster
Market Orientation:	Small Town - Non Metro
IRR Event ID:	3222036



Sale Information

Sale Price:	\$111,010
Effective Sale Price:	\$111,010
Sale Date:	11/21/2022
Sale Status:	Closed
\$/Acre(Gross):	\$17,057
\$/Land SF(Gross):	\$0.39
\$/Acre(Usable):	\$17,057
\$/Land SF(Usable):	\$0.39
Grantor/Seller:	Gregory Hawken Kramer et al
Grantee/Buyer:	Silgan Containers Manufacturing Corporation
Assets Sold:	Real estate only
Property Rights:	Fee Simple
Financing:	Cash to seller
Conditions of Sale:	Arm's-length
Document Type:	Deed
Recording No.:	Bk 1612 Page 175
Verified By:	Jack E. Hendrix
Verification Date:	04/12/2024
Confirmation Source:	Denise Scott
Verification Type:	Confirmed-Seller

Land-SF(Usable/Gross):	283,488/283,488
Usable/Gross Ratio:	1.00
Shape:	Rectangular
Topography:	Rolling
Vegetation:	Heavily treed
Corner Lot:	No
Frontage Type:	2 way, 1 lane each way
Traffic Flow:	Moderate
AccessibilityRating:	Average
Visibility Rating:	Average
Zoning Code:	LI
Zoning Desc.:	Light Industrial
Environmental Issues:	No
Flood Plain:	No
Utilities:	Water Public, Telephone
Source of Land Info.:	Public Records

Comments

Sale of an industrial tract in Lancaster. Property was purchased by an adjoining industrial user who combined this parcel with another after the sale transaction. Verified sale with a related family member, Denise Scott. The seller currently has the remaining land listed behind this property and the broker for that transaction did not list this property, but stated there is no water or sewer available to the site.

Improvement and Site Data

Legal/Tax/Parcel ID:	0068-00-041.03
Acres(Usable/Gross):	6.51/6.51

Improved Sales

Location & Property Identification

Property Name:	Multifamily
Sub-Property Type:	Conventional, Garden/Low Rise
Address:	9054 McDowell Creek Ct.
City/State/Zip:	Cornelius, NC 28031
County:	Mecklenburg
Submarket:	Lake Norman - Mecklenburg
Market Orientation:	Suburban
IRR Event ID:	3282202



Sale Information

Sale Price:	\$4,800,000
Effective Sale Price:	\$4,800,000
Sale Date:	09/03/2024
Sale Status:	Closed
\$/SF GBA:	\$135.55
\$/SF NRA:	\$135.55
\$/Unit:	\$200,000 /Apt. Unit
Grantor/Seller:	McDowell Creek Court, LLC
Grantee/Buyer:	McDowell CC, LLC
Property Rights:	Leased Fee
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Conditions of Sale:	Arm's-length
Document Type:	Deed
Recording No.:	Book: 39049 Page: 302
Subsidized/Restricted:	No
Verified By:	John W. Agnew
Verification Date:	02/26/2025
Confirmation Source:	Capstone Companies
Verification Type:	Confirmed-Seller Broker

Legal/Tax/Parcel ID:	00507199
GBA-SF:	35,412
NRA-SF:	35,412
Acres(Usable/Gross):	1.20/1.20
Land-SF(Usable/Gross):	52,272/52,272
Usable/Gross Ratio:	1.00
No. of Units (Potential):	24
Year Built:	2018
Construction Quality:	Average
Improvements Cond.:	Average
Exterior Walls:	Vinyl siding
Construction Desc.:	Vinyl/Brick
No. of Buildings/Stories:	1/3
No. of Units/Unit Type:	24/Apt. Units
Multi-Tenant/Condo.:	Yes/No
Air-Conditioning Type:	Central
Roof,Heating,AC Comm.:	Shingle roof. Forced air heating.
Shape:	Irregular
Topography:	Gently Sloping
Corner Lot:	No
Frontage Feet:	256
Frontage Desc.:	McDowell Creek Ct
Density-Unit/Gross Acre:	20.00
Density-Unit/Usable Acre:	20.00
Bldg. to Land Ratio FAR:	0.68
Land to Building Ratio:	1.48
Zoning Code:	NMX
Zoning Desc.:	Neighborhood Mixed Use

Operating Data and Key Indicators

Cap Rate - Reported:	4.40%
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Improvement and Site Data

Improvement and Site Data (Cont'd)

Flood Plain:	No
Flood Zone Designation:	X
Utilities:	Electricity, Water Public, Sewer
Utilities Desc.:	All available
Bldg. Phy. Info. Source:	Public Records
Source of Land Info.:	Public Records

Unit Mix

No. of Bed- rooms	No. of Bath- rooms	No. of Units	Approx. Units SF	Total Units SF	% of Total
2.00	2.00		1,063		0.0%
3.00	2.00		1,205		0.0%

Project & Unit Amenities

Swimming Pool	Washer/Dryer In Unit
Clubhouse Building	Central AC
Garage/Detached	Granite/Quartz Counters
	Stainless Steel Appliances
	Carpeting
	Patio/Balcony/Deck
	Wood Floors

Comments

24-unit apartment complex built in 2018. Property was not publicly listed according to broker. Seller had a listing agreement in place with another broker, but decided to work with different broker due to familiarity. Broker felt property sold 5 to 10 percent below market, received other offers over the purchase price while under contract. Broker stated that the lower capitalization rate associated with the sale was due to a low debt ratio.

Location & Property Identification

Property Name:	Walnut Ridge Apartments
Sub-Property Type:	Conventional, Garden/Low Rise
Address:	202 Walnut Hill Drive
City/State/Zip:	Easley, SC 29642
County:	Pickens
Submarket:	Anderson County
Market Orientation:	Suburban
IRR Event ID:	3332370



Sale Information

Sale Price:	\$3,760,000
Effective Sale Price:	\$3,760,000
Sale Date:	06/28/2024
Sale Status:	Closed
\$/SF GBA:	\$146.26
\$/SF NRA:	\$158.25
\$/Unit:	\$156,667 /Apt. Unit
Grantor/Seller:	JTS Development LLC
Grantee/Buyer:	White Horse Plaza, LLC
Assets Sold:	Real estate only
Property Rights:	Leased Fee
Financing:	Cash to seller
Conditions of Sale:	Arm's-length
Document Type:	Deed
Recording No.:	2690-341
Subsidized/Restricted:	No
Verified By:	John W. Agnew
Verification Date:	02/27/2025
Confirmation Source:	The Wakefield Group, LLC
Verification Type:	Confirmed-Buyer Broker

Occupancy Type Before Sale:	Multi-Tenant
Occupancy Type After Sale:	Multi-Tenant
Occupancy at Time of Sale:	92.00%

Improvement and Site Data

GBA-SF:	25,708
NRA-SF:	23,760
Acres(Usable/Gross):	1.42/1.42
Land-SF(Usable/Gross):	61,855/61,855
Usable/Gross Ratio:	1.00
Year Built:	2023
Property Class:	A-
No. of Units/Unit Type:	24/Apt. Units
Density-Unit/Gross Acre:	16.90
Density-Unit/Usable Acre:	16.90
Bldg. to Land Ratio FAR:	0.42
Land to Building Ratio:	2.41
Source of Land Info.:	Public Records

Unit Mix

No. of Bed-rooms	No. of Bath-rooms	No. of Units	Approx. Units SF	Total Units SF	% of Total
2.00	2.00	24	990	23,760	100.0%
		24		23,760	

Operating Data and Key Indicators

Cap Rate - Reported:	7.86%
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Project & Unit Amenities



Project & Unit Amenities (Cont'd)

- 9'+ Ceiling Heights
- Central AC
- Dishwasher
- Disposal
- Granite/Quartz Counters
- Microwave
- Patio/Balcony/Deck
- Range - Electric
- Refrigerator
- Stainless Steel Appliances
- Vinyl Plank Floors (LVT/LVP)
- Washer/Dryer Hookup
- Window Blinds/Shades

Comments

Sale of a 24-unit apartment complex featuring 2BR/2BA units. According to broker, two units were vacant at the time of sale. Capitalization rate based on T-12 operating statement.

24-unit apartment complex constructed in 2023. Features 2BR/2BA apartments.



Location & Property Identification

Property Name:	20-Unit Townhome Community
Sub-Property Type:	Conventional, Garden/Low Rise
Address:	130 Sherman Ct.
City/State/Zip:	Raeford, NC 28376
County:	Hoke
Market Orientation:	Rural
IRR Event ID:	3357420



Sale Information

Sale Price:	\$3,200,000
Effective Sale Price:	\$3,200,000
Sale Date:	02/27/2024
Sale Status:	Closed
\$/SF GBA:	\$109.59
\$/SF NRA:	\$109.59
\$/Unit:	\$160,000 /Apt. Unit
Grantor/Seller:	Cumberland Park LLC
Grantee/Buyer:	EW&J Property Management LLC
Assets Sold:	Real estate only
Property Rights:	Leased Fee
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Conditions of Sale:	Arm's-length
Document Type:	Deed
Recording No.:	1522/730
Subsidized/Restricted:	No
Verification Type:	Secondary Verification

Operating Data and Key Indicators

Net Operating Income:	\$ 198,400
Cap Rate - Derived:	6.20%

Occupancy

Occupancy at Time of Sale: 100.00%

Improvement and Site Data

Legal/Tax/Parcel ID:	Various
GBA-SF:	29,200
NRA-SF:	29,200
Acres(Usable/Gross):	1.87/1.87
Land-SF(Usable/Gross):	81,457/81,457
Usable/Gross Ratio:	1.00
Year Built:	2012
Property Class:	B
M&S Class:	D
Construction Quality:	Average
Improvements Cond.:	Average
Exterior Walls:	Vinyl siding
Construction Desc.:	Wood frame
No. of Buildings/Stories:	10/2
No. of Units/Unit Type:	20/Apt. Units
Multi-Tenant/Condo.:	Yes/No
Air-Conditioning Type:	Central
Shape:	Irregular
Topography:	Level
Corner Lot:	Yes
Density-Unit/Gross Acre:	10.70
Density-Unit/Usable Acre:	10.70
Bldg. to Land Ratio FAR:	0.36
Land to Building Ratio:	2.79

Improvement and Site Data (Cont'd)

Flood Plain:	No
Utilities:	Electricity, Water Public, Sewer
Bldg. Phy. Info. Source:	Public Records
Source of Land Info.:	Public Records



Location & Property Identification

Property Name:	The Grand at Carolina Forest
Sub-Property Type:	Conventional, Garden/Low Rise
Address:	300 Bellamy Ave.
City/State/Zip:	Conway, SC 29526
County:	Horry
Market Orientation:	Suburban
IRR Event ID:	3264252



Sale Information

Sale Price:	\$28,400,000
Effective Sale Price:	\$28,400,000
Sale Date:	10/23/2023
Sale Status:	Closed
\$/SF GBA:	\$100.90
\$/SF NRA:	\$100.90
\$/Unit:	\$189,333 /Apt. Unit
Grantor/Seller:	Coastal Carolina Student Housing Partners, LLC...et.al
Grantee/Buyer:	Num 300 Bellamy Property, LLC
Assets Sold:	Real estate only
Property Rights:	Leased Fee
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Conditions of Sale:	Arm's-length
Document Type:	Deed
Recording No.:	2023000116487
Subsidized/Restricted:	No
Verification Type:	Secondary Verification

NRA-SF:	281,479
Acres(Usable/Gross):	15.61/15.61
Land-SF(Usable/Gross):	679,972/679,972
Usable/Gross Ratio:	1.00
No. of Units (Potential):	150
Year Built:	2018
Construction Quality:	Average
Improvements Cond.:	Average
Construction Desc.:	Masonry and Vinyl
No. of Buildings/Stories:	22/3
No. of Units/Unit Type:	150/Apt. Units
Shape:	Irregular
Topography:	Level
Corner Lot:	No
Frontage Feet:	33
Frontage Desc.:	Lone Star Street
Density-Unit/Gross Acre:	9.61
Density-Unit/Usable Acre:	9.61
Bldg. to Land Ratio FAR:	0.41
Land to Building Ratio:	2.42
Zoning Code:	None
Flood Plain:	No
Comm. Panel No.:	45051C0565K
Date:	12/16/2021

Improvement and Site Data

MSA:	Myrtle Beach-Conway-North Myrtle Beach, SC-NC
Legal/Tax/Parcel ID:	38300000381
GBA-SF:	281,479

Utilities:	Electricity, Water Public, Sewer
Bldg. Phy. Info. Source:	Public Records
Source of Land Info.:	Public Records

Unit Mix

No. of Bed- rooms	No. of Bath- rooms	No. of Units	Approx. Units SF	Total Units SF	% of Total
2.00	2.00		1,000		
3.00	3.50		1,661		
4.00	4.50		1,661		

Project & Unit Amenities

BBQ Grill/Picnic Area	Central AC
Clubhouse Building	Dishwasher
Fitness Center	Disposal
Playground	Granite/Quartz Counters
Swimming Pool	Microwave
Dog Run/Spa	Patio/Balcony/Deck
Day Care	Refrigerator
Business Center	Vinyl Plank Floors (LVT/LVP)
Gated Entrance	Washer/Dryer In Unit
	Window Blinds/Shades
	Ceiling Fans
	Walk-in Closets
	Stainless Steel Appliances



Location & Property Identification

Property Name:	Emery Village Apartments
Sub-Property Type:	Conventional, Garden/Low Rise
Address:	170 Emery Ave. NW.
City/State/Zip:	Concord, NC 28027
County:	Cabarrus
Submarket:	Cabarrus
Market Orientation:	Suburban
Property Location:	Located at the corner of Emery Ave and Central Dr NW
IRR Event ID:	3057241



Sale Information

Sale Price:	\$26,950,000
Effective Sale Price:	\$26,950,000
Sale Date:	09/05/2023
Sale Status:	Closed
\$/SF GBA:	\$234.35
\$/SF NRA:	\$256.90
\$/Unit:	\$204,167 /Apt. Unit
Grantor/Seller:	EC Emery LLC, EC Emery 2 LLC, Emery TIC LLC, Emery TIC 4 LLC,
Grantee/Buyer:	LH Emery, LLC
Property Rights:	Leased Fee
Financing:	Cash to seller
Conditions of Sale:	Arm's-length
Document Type:	Deed
Recording No.:	Deed Book 16636 Page 290
Subsidized/Restricted:	No
Verified By:	Bryan "BK" F. Kennedy
Verification Date:	10/05/2023
Confirmation Source:	Alex McDermott, Cushman & Wakefield
Verification Type:	Confirmed-Seller Broker

Net Operating Income:	\$ 1,549,625
Cap Rate - Derived:	5.75%
Cap Rate - Reported:	5.75%

Occupancy

Occupancy Type Before Sale:	Multi-Tenant
Occupancy Type After Sale:	Multi-Tenant
Occupancy at Time of Sale:	60.00%

Improvement and Site Data

MSA:	Charlotte-Concord-Gastonia, NC-SC
Legal/Tax/Parcel ID:	56118939950000
GBA-SF:	115,000
NRA-SF:	104,904
Acres(Usable/Gross):	8.61/8.61
Land-SF(Usable/Gross):	375,139/375,139
Usable/Gross Ratio:	1.00
No. of Units (Potential):	132
Year Built:	2020
Exterior Walls:	Cement Fiber Siding
No. of Buildings/Stories:	4/3
No. of Units/Unit Type:	132/Apt. Units
Multi-Tenant/Condo.:	Yes/No
Total Parking Spaces:	201
Park. Ratio 1000 SF GLA:	1.92

Operating Data and Key Indicators

Improvement and Site Data (Cont'd)

Park. Ratio 1000 SF GBA:	1.75
Parking Ratio(/Unit):	1.52
Air-Conditioning Type:	Central
Roof,Heating,AC Comm.:	Roof; wood shingles Electric, heat pump
Shape:	Irregular
Topography:	Level
Vegetation:	Minimal
Corner Lot:	Yes
Frontage Feet:	1197
Frontage Desc.:	258' Central Dr NW, 939' Emery Ave NW
Density-Unit/Gross Acre:	15.33
Density-Unit/Usable Acre:	15.33
Bldg. to Land Ratio FAR:	0.31
Land to Building Ratio:	3.26
Zoning Code:	RC/Cabarrus County
Zoning Desc.:	Residential Compact
Flood Plain:	No
Utilities:	Electricity, Water Public, Sewer, Telephone
Utilities Desc.:	All available
Bldg. Phy. Info. Source:	Public Records
Source of Land Info.:	Public Records

BBQ Grill/Picnic Area
Business Center
Clubhouse Building
Fitness Center
Swimming Pool
On site manager
Resident Lounge
Roofdeck/Sundeck

Patio/Balcony/Deck
Dishwasher
Disposal
Microwave
Range
Refrigerator
Walk in closets
Washer/Dryer Hookup
Washer/Dryer In Unit
Central AC
Granite/Quartz Counters
Stainless Steel Appliances
Wood Floors
Stainless Steel Appliances
Vinyl Plank Floors (LVT/LVP)
Washer/Dryer In Unit

Comments

132 apartment units across 4, 3 story buildings.
The property was 40% vacant at time of sale.
5.75% cap rate.

Unit Mix

No. of Bed- rooms	No. of Bath- rooms	No. of Units	Approx. Units SF	Total Units SF	% of Total
1.00	1.00	36	658	23,688	22.6%
2.00	2.00	96	846	81,216	77.4%
		132		104,904	

Project & Unit Amenities

Rent Surveys

Location & Property Identification

Property Name:	Indigo at Cross Creek
Sub-Property Type:	Conventional, Garden/Low Rise
Address:	2001 Cramer Cir.
City/State/Zip:	Indian Land, SC 29707
County:	Lancaster
Submarket:	York/Lancaster
Market Orientation:	Suburban
IRR Event ID:	3360435



Property Data

Survey Date:	05/12/2025
No. of Units/Unit Type:	300/Apt. Units
Multi-Tenant/Condo.:	Yes/No
Property Class:	A
Vacancy @ Survey:	7.60%
Yr. Built/Yr. Renov.:	2017/
Land Size (Ac.):	19.00

Project & Unit Amenities

Project Amenities:	Clubhouse Building, Covered Parking, Fitness Center, Swimming Pool, BBQ Grill/Picnic Area, Clubhouse Building, Co-Working Space, Dog Run/Spa, Fitness Center, Recreational Amenities, Resident Lounge, Roofdeck/Sundeck, Swimming Pool
Unit Amenities:	Central AC, Carpeting, Ceiling Fans, Dishwasher, Disposal, Patio/Balcony/Deck, Walk-in Closets, Washer/Dryer In Unit, Window Blinds/Shades, 9'+ Ceiling Heights, Carpeting, Central AC, Dishwasher, Disposal, Granite/Quartz Counters, Kitchen Island/Eating Counter, Microwave, Patio/Balcony/Deck, Range, Range - Electric, Refrigerator, Stainless Steel Appliances, Vinyl Plank Floors (LVT/LVP), Washer/Dryer In Unit, Window Blinds/Shades

Unit Mix

Unit Information	Rms/BR/Bth	No. of Units	Vacant Units	SF Per Unit	Base Rent	\$/SF Effective	Unit Comments
1BR/1BA	5/1/1.0	70	INA	793	\$1420	\$1.79	
2BR/2BA	7/2/2.0	179	INA	1,215	\$1832	\$1.51	
3BR/2BA	8/3/2.0	54	INA	1,299	\$2095	\$1.61	

Comments

Vacancy by unit type was not provided.



Location & Property Identification

Property Name: Enclave at Bailes Ridge
 Sub-Property Type: Conventional, Garden/Low Rise
 Address: 1004 Bailes Ridge Ave.
 City/State/Zip: Indian Land, SC 29707
 County: Lancaster
 Submarket: York/Lancaster
 Market Orientation: Suburban
 IRR Event ID: 3360434



Property Data

Survey Date: 05/12/2025
 No. of Buildings/Stories: 16/3
 Multi-Tenant/Condo.: Yes/No
 Property Class: A
 Vacancy @ Survey: 4.10%
 Yr. Built/Yr. Renov.: 2015/
 Land Size (Ac.): 20.65

Project & Unit Amenities

Project Amenities: Clubhouse Building, Covered Parking, Fitness Center, Extra Storage Area, Swimming Pool
 Unit Amenities: Central AC, Carpeting, Ceiling Fans, Dishwasher, Disposal, Patio/Balcony/Deck, Walk-in Closets, Washer/Dryer In Unit, Window Blinds/Shades

Unit Mix

Unit Information	Rms/BR/Bth	No. of Units	Vacant Units	SF Per Unit	Base Rent	\$/SF Effective	Unit Comments
1BR/1BA	5/1/1.0	76	INA	861	\$1448	\$1.68	
2BR/2BA	7/2/2.0	149	INA	1,207	\$1716	\$1.42	
3BR/2BA	8/3/2.0	21	INA	1,405	\$1938	\$1.38	

Comments

Vacant by unit type was not provided.

Location & Property Identification

Property Name: Oakhaven Apartments
 Sub-Property Type: Conventional, Garden/Low Rise
 Address: 456 Colonial Ave.
 City/State/Zip: Lancaster, SC 29720
 County: Lancaster
 Submarket: York/Lancaster
 Market Orientation: Suburban
 IRR Event ID: 3360433



Property Data

Survey Date: 05/12/2025
 No. of Buildings/Stories: 10/2
 No. of Units/Unit Type: 68/Apt. Units
 Multi-Tenant/Condo.: Yes/No
 Vacancy @ Survey: 0.00%
 Yr. Built/Yr. Renov.: 1971/
 Construction Type: Brick/wood siding
 Land Size (Ac.): 16.85

Project & Unit Amenities

Project Amenities: Clubhouse Building, Fitness Center, Common Laundry, Recreational Amenities, Sauna, Swimming Pool
 Unit Amenities: Range, Central AC, Fireplace, Washer/Dryer Hookup, Carpeting, Walk-in Closets, Refrigerator, Window Blinds/Shades

Unit Mix

Unit Information	Rms/BR/Bth	No. of Units	Vacant Units	SF Per Unit	Base Rent	\$/SF Effective	Unit Comments
1BR/1BA	/1/1.0	3	0	700	\$681	\$0.97	
1BR/1BA	/1/1.0	3	INA	1,080			
2BR/1.5BA	/2/1.5	8	INA	1,000	\$715	\$0.72	
2BR/2BA	/2/2.0	8	INA	1,000			
2BR/2BA	/2/2.0	16	INA	1,260			
3BR/2BA	/3/2.0	16	INA	1,350	\$871	\$0.65	
3BR/3BA	/3/3.0	14	INA	1,780			

Comments

50% senior.

Location & Property Identification

Property Name: Dalton Ridge Apartments
 Sub-Property Type: Conventional, Garden/Low Rise
 Address: 581 Dalton Ridge Dr.
 City/State/Zip: Lancaster, SC 29720
 County: Lancaster
 Submarket: York/Lancaster
 Market Orientation: Suburban
 IRR Event ID: 3360432



Property Data

Survey Date: 05/12/2025
 No. of Buildings/Stories: 14/2
 No. of Units/Unit Type: 87/Apt. Units
 Multi-Tenant/Condo.: Yes/No
 Vacancy @ Survey: 0.00%
 Yr. Built/Yr. Renov.: 1996/
 Construction Type: wood siding/brick
 Land Size (Ac.): 9.69

Project & Unit Amenities

Project Amenities: Recreational Amenities, Fitness Center, Playground
 Unit Amenities: Carpeting, Ceiling Fans, Dishwasher, Patio/Balcony/Deck, Range, Washer/Dryer Hookup, Refrigerator, Window Blinds/Shades

Unit Mix

Unit Information	Rms/BR/Bth	No. of Units	Vacant Units	SF Per Unit	Base Rent	\$/SF Effective	Unit Comments
1BAR/1BA	/1/1.0		0	900	\$800	\$0.89	
2BR/1.5BA TH	/2/1.5		0	1,000	\$875	\$0.88	
2BR/1BA	/2/1.0		0	1,025	\$850	\$0.83	
2BR/1BA	/2/1.0		0	1,100	\$850	\$0.77	
3BR/1.5BA	/3/1.5		0	1,200	\$950	\$0.79	

Comments

Included in the above sf is a mini warehouse of 2,175 sf and a meeting hall of 3,724 sf.

Addendum E

Engagement Letter

Docusign Envelope ID: DE562F83-FF04-4A96-9CF9-8319581BD988

Integra Realty Resources
Atlanta | Charlotte | Raleigh | Richmond
Birmingham | Columbia | Greensboro | Charleston

11-C Isabella Street
Charleston, SC 29403

T 843.718.2125
F 843.718.2058
174-production@irr.com
www.irr.com



April 29, 2025

Mr. Andrew Cope
CEO
J. M. Cope ~~Construction~~
199 South Cherry Road
Rock Hill, SC 29732
864.351.2227
ACope@jmcpe.com

SUBJECT: Proposal and Authorization for Valuation and Consulting Services
Eureka Mill Project
598 Saluda Street, Chester, South Carolina 29706 (the "Subject Property")

Dear Mr. Andrew Cope:

Upon your acceptance of this letter agreement, Integra Realty Resources – Charleston ("IRR – Charleston"), will prepare an appraisal of the Subject Property.

Terms of Engagement

Parties to the Agreement:	Integra Realty Resources – Charleston and J. M. Cope Construction
Intended User(s):	The appraisal will be prepared for J. M. Cope Construction and is intended only for the use specified below. We are not responsible for unauthorized use of the report.
Intended Use:	To estimate the real property of the property to satisfy the SC Housing Authority requirements for the 2025 9% Low-Income Housing Tax Credit (LIHTC) final application.
Subject of the Assignment:	Eureka Mill Project - 598 Saluda Street, Chester, South Carolina 29706.



Docusign Envelope ID: DE562F83-FF04-4A96-9CF9-8319581BD988

Mr. Andrew Cope
April 29, 2025
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Type of Opinion:	Real Property
Property Rights:	Fee Simple
Assignment Conditions:	The assignment may include extraordinary assumptions or hypothetical conditions only if necessary to produce credible appraisal results.
USPAP Compliance:	The appraisal will be prepared in conformance with and subject to, the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and the <i>Uniform Standards of Professional Appraisal Practice</i> (USPAP) developed by the Appraisal Standards Board of the Appraisal Foundation.
Prior Services:	The Ethics Rule of USPAP requires us to disclose to you any prior services we have performed regarding the Subject Property within a three-year period immediately preceding the acceptance of this assignment, either as an appraiser or in any other capacity. We represent that we have not performed any services that require disclosure under this rule.
Reporting Option:	Appraisal Report - Standard Format
Report Copies:	Electronic format only (PDF)
Assignment Start Date:	Upon return of complete and signed engagement letter. It is not sufficient to only return the signature page.
Report Delivery:	May 15, 2025. The delivery date is contingent upon the absence of events outside our control, timely access for inspection of the Subject Property, as well as our receipt of all requested information necessary to complete the assignment.
Fee:	\$3,000
Retainer:	A retainer of 50.0% is required to be paid prior to commencement with the balance due at completion. OR is required to be paid prior to commencement with the balance due at completion, but prior to report delivery
Additional Conditions of Engagement:	All work will be performed under the direct supervision of the undersigned, together with other staff members. The appraisal and this letter agreement will be subject to our

DocuSign Envelope ID: DE562F83-FF04-4A96-9CF9-8319581BD988

Mr. Andrew Cope
April 29, 2025
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standard assumptions and limiting conditions a copy of which is attached as Attachment I.

Please be advised that we are not experts in the areas of building inspection (including mold), environmental hazards, ADA compliance or wetlands. Therefore, unless we have been provided with appropriate third-party expert reports, the appraisals will assume that there are no environmental, wetlands, or ADA compliance problems. The agreed upon fees for our services assume the absence of such issues inasmuch as additional research and analysis may be required. If an expert is required, you are responsible for their selection, payment, and actions.

If we receive a subpoena or are called to testify in any litigation, arbitration, or administrative hearing of any nature whatsoever or because of this engagement or the related report, to which we are not a party, you agree to pay our then current hourly rates for such preparation and presentation of testimony. You agree that: (i) the data collected by us in this assignment will remain our property; and (ii) with respect to any data provided by you, IRR – Charleston and its partner companies may utilize, sell and include such data (either in the aggregate or individually), in the Integra database and for use in derivative products. You agree that all data already in the public domain may be utilized on an unrestricted basis. Finally, you agree that we may use commercially available as well as proprietary software programs to perform your assignment (web based and others).

IRR – Charleston is an independently owned and operated company. The parties hereto agree that Integra Realty Resources, Inc. ("Integra") shall not be liable for any claim arising out of or relating to any appraisal report or any information or opinions contained therein as such appraisal report is the sole and exclusive responsibility of IRR – Charleston. In addition, it is expressly agreed that in any action which may be brought against IRR – Charleston and/or any of its officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties"), arising out of, relating to, or in any way pertaining to this engagement letter, the appraisal reports or any related work product, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with intentional misconduct. It is further expressly agreed that

Docusign Envelope ID: DE562F83-FF04-4A96-9CF9-8319581BD988

Mr. Andrew Cope
April 29, 2025
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the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the assignment (unless the appraisal was fraudulent or prepared with intentional misconduct). It is expressly agreed that the fees charged herein are in reliance upon the foregoing limitations of liability.

If you agree with the terms set forth in this letter and wish us to proceed with the engagement, please sign below and return one copy to us. Thank you for this opportunity to be of service and we look forward to working with you.

Sincerely,

INTEGRA REALTY RESOURCES – CHARLESTON



Cleveland A. Wright, Jr., MAI
Senior Managing Director

Attachments

4/30/2025 | 12:45 PM PDT

AGREED & ACCEPTED THIS _____ DAY OF _____, 2025.

BY: J. M. COPE ~~CONSTRUCTION~~

DocuSigned by:

8BC24D9EE71A4E8
AUTHORIZED SIGNATURE

Andrew Cope

NAME (PRINT)

Docusign Envelope ID: DE562F83-FF04-4A96-9CF9-8319581BD988

ATTACHMENT I

STANDARD ASSUMPTIONS & LIMITING CONDITIONS

The appraisal report and any work product related to the engagement will be limited by the following standard assumptions:

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The Subject Property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the Subject Property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the Subject Property more or less valuable. Furthermore, there is no asbestos in the Subject Property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The Subject Property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

The appraisal report and any work product related to the engagement will be subject to the following limiting conditions, except as otherwise noted in the report:

1. An appraisal is inherently subjective and represents our opinion as to the value of the Subject Property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the Subject Property without compensation relative to such additional employment.
6. We have made no survey of the Subject Property and assume no responsibility in connection with such matters. Any sketch or survey of the Subject Property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal covers the Subject Property as described in this report, and the areas and dimensions set forth are assumed to be correct.
7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the Subject Property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.
8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic

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considerations, such as soils and seismic stability, and civil, mechanical, electrical, structural and other engineering and environmental matters. Such considerations may also include determinations of compliance with zoning and other federal, state, and local laws, regulations and codes.

9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the Subject Property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.
10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the persons signing the report.
11. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
12. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
13. If the Subject Property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the Subject Property at the time these leases expire or otherwise terminate.
14. Unless otherwise stated in the report, no consideration has been given to personal property located on the Subject Property or to the cost of moving or relocating such personal property; only the real property has been considered.
15. The current purchasing power of the dollar is the basis for the value stated in the appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.
16. The values found herein are subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.
17. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.
18. The *Americans with Disabilities Act (ADA)* became effective January 26, 1992. We have not made a specific survey or analysis of the Subject Property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the Subject Property with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.
19. The appraisal report is prepared for the exclusive benefit of you, your subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.

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20. No studies have been provided to us indicating the presence or absence of hazardous materials on the Subject Property or in the improvements, and our valuation is predicated upon the assumption that the Subject Property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances, and mold. No representations or warranties are made regarding the environmental condition of the Subject Property. IRR – Charleston and/or any of its officers, owners, managers, directors, agents, subcontractors or employees (the “Integra Parties”) shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the Subject Property.
21. The persons signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the Subject Property is in an identified Special Flood Hazard Area. However, we are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the Subject Property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.
22. We are not a building or environmental inspector. The Integra Parties do not guarantee that the Subject Property is free of defects or environmental problems. Mold may be present in the Subject Property and a professional inspection is recommended.
23. The appraisal report and value conclusions for an appraisal assumes the satisfactory completion of construction, repairs, or alterations in a workmanlike manner.
- 24. IRR – Charleston is an independently owned and operated company. The parties hereto agree that Integra Realty Resources, Inc. (“Integra”) shall not be liable for any claim arising out of or relating to any appraisal report or any information or opinions contained therein as such appraisal report is the sole and exclusive responsibility of IRR – Charleston. In addition, it is expressly agreed that in any action which may be brought against the Integra Parties arising out of, relating to, or in any way pertaining to the engagement letter, the appraisal reports or any related work product, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with intentional misconduct. It is further expressly agreed that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the assignment (unless the appraisal was fraudulent or prepared with intentional misconduct). It is expressly agreed that the fees charged herein are in reliance upon the foregoing limitations of liability.**
25. IRR – Charleston is an independently owned and operated company, which has prepared the appraisal for the specific intended use stated elsewhere in the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client’s use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report or any other work product related to the engagement (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).
26. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. The Integra Parties are not responsible for these and other future occurrences that could not have

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reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of the Subject Property.

27. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.

As will be determined during the assignment, additional extraordinary or hypothetical conditions may be required to complete the assignment. The appraisal shall also be subject to those assumptions.