

2025 TEB RANKING

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ID	Development	Location	USDA Rural Eligibility	NC/Rehab	Annual STC	10 Year STC	Other Annual STC	Other 10 Year STC	TEB Ceiling Allocation	Total Project Costs	Residential Square Footage	Total BRs	Total Units	Est Tenants	Total State Resources	Rural Bonus	New Const. Bonus	ADI Total State Resources	State Resources per Res SF	State Resources per BR	Total Project Costs (Value)	State Resources per Potential Tenant (Public Benefit)	State Resources per Heated SF	State Resources per BR	Total Project Costs (Value)	State Resources per Potential Tenant (Public Benefit)	Total	Overall	
52501	Palomino Estates	Blythewood	Yes	NC	\$ 1,000,000	\$ 10,000,000	\$ -	\$ -	\$ 34,103,720	\$ 66,313,998	212,388	444	216	888	\$ 44,103,720	0.3	0.1	\$ 26,462,232	\$ 124.59	\$ 59,599.62	0.3990	\$ 29,799.81	1	3	1	3	8	1	
52509	Village at Crabtree	Conway	Yes	NC	\$ 1,100,000	\$ 11,000,000	\$ -	\$ -	\$ 15,000,000	\$ 31,257,299	109,164	231	117	462	\$ 26,000,000	0.3	0.1	\$ 15,600,000	\$ 142.90	\$ 67,532.47	0.4991	\$ 33,766.23	3	5	4	5	17	2	
52510	Cherokee Landing Phase II	Greenville	No	NC	\$ 335,000	\$ 3,350,000	\$ -	\$ -	\$ 13,000,000	\$ 26,754,569	101,160	216	108	432	\$ 16,350,000	0.0	0.1	\$ 14,715,000	\$ 145.46	\$ 68,125.00	0.5500	\$ 34,062.50	4	6	11	6	27	3	
52527	82 Canal Street Lofts	Graniteville	Yes	NC	\$ 902,000	\$ 9,020,000	\$ 280,000	\$ 2,800,000	\$ 17,000,000	\$ 32,197,990	117,271	246	124	492	\$ 28,820,000	0.3	0.1	\$ 17,292,000	\$ 147.45	\$ 70,292.68	0.5371	\$ 35,146.34	5	7	9	7	28	4	
52519	West Yard Loft	North Charleston	No	Rehab	\$ 145,000	\$ 1,450,000	\$ -	\$ -	\$ 5,249,893	\$ 10,572,383	63,562	134	60	268	\$ 6,699,893	0.0	0.0	\$ 6,699,893	\$ 130.86	\$ 59,113.55	0.7531	\$ 29,556.78	2	2	23	2	31	5	
52520	Berea Heights Villas	Greenville	No	Rehab	\$ 458,000	\$ 4,580,000	\$ -	\$ -	\$ 6,572,400	\$ 13,132,630	72,864	168	72	336	\$ 11,152,400	0.0	0.0	\$ 11,152,400	\$ 160.76	\$ 64,057.34	0.5544	\$ 32,028.67	11	4	13	4	32	6	
52524	Applan Way	North Charleston	No	Rehab	\$ 440,463	\$ 4,404,631	\$ -	\$ -	\$ 26,342,894	\$ 55,458,081	191,268	480	204	960	\$ 30,747,525	0.0	0.0	\$ 30,747,525	\$ 160.76	\$ 75,101.36	0.5037	\$ 37,550.68	9	10	5	10	34	7	
52502	Towne Park Apartments	Piedmont	No	NC	\$ 300,000	\$ 3,000,000	\$ -	\$ -	\$ 34,050,004	\$ 66,202,312	212,388	444	216	888	\$ 37,050,004	0.0	0.1	\$ 33,345,004	\$ 157.00	\$ 75,101.36	0.5037	\$ 37,550.68	9	10	5	10	34	7	
52529	Church Hill Apartments	Florence	No	Rehab	\$ 350,000	\$ 3,500,000	\$ -	\$ -	\$ 23,500,000	\$ 49,569,362	156,460	370	166	740	\$ 27,000,000	0.0	0.0	\$ 27,000,000	\$ 172.57	\$ 72,972.97	0.5447	\$ 36,486.49	14	8	10	8	40	8	
52508	Fairview Gardens	Anderson	No	Rehab	\$ -	\$ -	\$ -	\$ -	\$ 25,700,000	\$ 49,581,305	134,404	348	160	696	\$ 25,700,000	0.0	0.0	\$ 25,700,000	\$ 191.21	\$ 73,850.57	0.5183	\$ 36,925.29	19	9	6	9	43	9	
52522	Wyndham Pointe	Columbia	No	Rehab	\$ 889,285	\$ 8,892,853	\$ -	\$ -	\$ 22,576,273	\$ 47,377,212	203,028	396	180	792	\$ 31,469,125	0.0	0.0	\$ 31,469,125	\$ 155.00	\$ 79,467.49	0.6662	\$ 39,733.74	7	10	11	10	49	10	
52525	Union at Laurel Bay	Beaufort	Yes	NC	\$ 1,761,857	\$ 17,618,570	\$ -	\$ -	\$ 27,000,000	\$ 48,505,074	153,306	336	150	672	\$ 44,618,570	0.3	0.1	\$ 26,771,142	\$ 174.63	\$ 79,676.02	0.5519	\$ 39,838.01	15	12	12	12	53	11	
52511	Fox Ridge Trace	Aiken	No	NC	\$ 1,361,598	\$ 13,615,980	\$ -	\$ -	\$ 24,378,399	\$ 48,498,039	215,760	420	192	840	\$ 37,994,379	0.0	0.1	\$ 34,194,941	\$ 158.49	\$ 81,416.53	0.7051	\$ 40,708.26	10	14	22	14	60	12	
52512	Fairwind Apartments	North Charleston	No	Rehab	\$ -	\$ -	\$ -	\$ -	\$ 30,512,000	\$ 62,266,028	151,164	360	168	720	\$ 30,512,000	0.0	0.0	\$ 30,512,000	\$ 201.85	\$ 84,755.56	0.4900	\$ 42,377.78	23	18	2	18	61	13	
52505	Highland Square	Greenville	No	Rehab	\$ -	\$ -	\$ -	\$ -	\$ 26,100,000	\$ 50,286,418	138,760	296	152	592	\$ 26,100,000	0.0	0.0	\$ 26,100,000	\$ 188.09	\$ 88,175.68	0.5190	\$ 44,087.84	18	19	7	19	63	14	
52521	Palms on Ashley River	Ladson	No	Rehab	\$ 975,000	\$ 9,750,000	\$ -	\$ -	\$ 29,659,421	\$ 61,687,245	222,240	480	192	960	\$ 39,409,421	0.0	0.0	\$ 39,409,421	\$ 177.33	\$ 82,102.96	0.6389	\$ 41,051.48	17	15	18	15	65	15	
52504	Sanctuary Landing	Columbia	No	NC	\$ 1,653,860	\$ 16,538,600	\$ -	\$ -	\$ 25,650,000	\$ 54,218,227	226,927	456	200	912	\$ 42,188,600	0.0	0.1	\$ 37,969,740	\$ 167.33	\$ 83,266.97	0.7003	\$ 41,633.40	12	17	21	17	67	16	
52506	Victoria Arms Apartments	Greer	No	Rehab	\$ -	\$ -	\$ -	\$ -	\$ 10,857,153	\$ 22,061,769	41,958	74	74	148	\$ 10,857,153	0.0	0.0	\$ 10,857,153	\$ 222.53	\$ 104,791.67	0.4932	\$ 52,395.84	24	25	3	25	77	17	
52507	Northgate Manor Apartments	Greer	No	Rehab	\$ -	\$ -	\$ -	\$ -	\$ 6,747,848	\$ 13,637,263	37,156	94	46	188	\$ 6,747,848	0.0	0.0	\$ 6,747,848	\$ 0.0	\$ 0.0	0.0000	\$ 0.0000	0.0000	\$ 0.0000	0.0000	0.0000	0.0000	0.0000	
52530	Willowcreek at Wateree	Columbia	No	NC	\$ 810,000	\$ 8,100,000	\$ -	\$ -	\$ 17,700,000	\$ 37,070,605	116,187	258	112	516	\$ 25,800,000	0.0	0.1	\$ 23,220,000	\$ 199.85	\$ 90,000.00	0.6264	\$ 45,000.00	22	20	17	20	79	18	
52517	Vesta at South Pacific	York	Yes	NC	\$ 2,663,271	\$ 26,632,710	\$ -	\$ -	\$ 35,000,000	\$ 61,260,015	189,160	384	200	768	\$ 61,632,710	0.3	0.1	\$ 36,979,626	\$ 195.49	\$ 96,301.11	0.6037	\$ 48,150.55	20	23	15	23	81	19	
52503	Sanctuary Pointe	Aiken	No	NC	\$ 1,357,927	\$ 13,579,274	\$ -	\$ -	\$ 17,750,000	\$ 37,541,989	159,360	312	144	624	\$ 31,329,274	0.0	0.1	\$ 28,196,346	\$ 176.93	\$ 90,372.91	0.7511	\$ 45,186.45	16	21	24	21	82	20	
52523	Eureka Mills	Chester	Yes	NC	\$ 1,413,982	\$ 14,139,820	\$ 529,787	\$ 5,297,870	\$ 14,955,585	\$ 28,992,725	90,930	198	90	396	\$ 34,393,275	0.3	0.1	\$ 20,635,965	\$ 226.94	\$ 104,222.05	0.7118	\$ 52,111.02	25	24	23	24	96	21	
52528	Upper Mill Pelzer	Pelzer	Yes	NC	\$ 750,000	\$ 7,500,000	\$ 655,417	\$ 6,554,167	\$ 14,100,000	\$ 27,264,687	66,540	100	80	200	\$ 28,154,167	0.3	0.1	\$ 16,892,500	\$ 253.87	\$ 168,925.00	0.6196	\$ 84,462.50	26	29	16	29	100	22	
52518	Park North Apartments	Lexington	No	Rehab	\$ 675,000	\$ 6,750,000	\$ -	\$ -	\$ 14,680,000	\$ 24,582,369	73,902	198	84	396	\$ 21,430,000	0.0	0.0	\$ 21,430,000	\$ 289.98	\$ 108,232.32	0.8718	\$ 54,116.16	27	26	28	26	107	23	
52516	Market Place Apartments	Rock Hill	No	Rehab	\$ 750,000	\$ 7,500,000	\$ -	\$ -	\$ 12,500,000	\$ 26,121,217	59,752	164	68	328	\$ 20,000,000	0.0	0.0	\$ 20,000,000	\$ 334.72	\$ 121,951.22	0.7657	\$ 60,975.61	29	27	26	27	109	24	
52526	Union at Lakeside Park	Piedmont	No	NC	\$ 2,387,306	\$ 23,873,060	\$ -	\$ -	\$ 28,000,000	\$ 52,088,498	159,048	348	156	696	\$ 51,873,060	0.0	0.1	\$ 46,685,754	\$ 293.53	\$ 134,154.47	0.8961	\$ 67,077.23	28	28	29	28	113	25	
52515	Greenwood Portfolio Preservation	Greenwood	No	Rehab	\$ -	\$ -	\$ 172,249	\$ 1,722,486	\$ 28,526,228	\$ 56,637,667	195,805	572	232	1,144	\$ 30,248,714	0.0	0.0	\$ 30,248,714	\$ 154.48	\$ 52,882.37	0.5341	\$ 26,441.18	6	1	8	1	16	DQ	
52532	Camelia Ridge Apartments	Hartsville	Yes	NC	\$ 2,266,023	\$ 22,660,233	\$ -	\$ -	\$ 26,000,000	\$ 45,618,144	187,038	360	180	720	\$ 48,660,233	0.3	0.1	\$ 29,196,140	\$ 156.10	\$ 81,100.39	0.6400	\$ 40,550.19	8	13	19	13	53	DQ	
52513	MHSE Clemson	Clemson	Yes	NC	\$ 2,268,780	\$ 22,687,800	\$ -	\$ -	\$ 23,163,918	\$ 47,667,357	163,561	334	168	668	\$ 45,851,718	0.3	0.1	\$ 27,511,031	\$ 168.20	\$ 82,368.36	0.5771	\$ 41,184.18	13	16	14	16	59	DQ	
52514	Stillwater Ridge	Boiling Springs	No	NC	\$ 2,124,564	\$ 21,245,640	\$ -	\$ -	\$ 25,000,000	\$ 53,024,469	209,912	452	200	904	\$ 46,245,640	0.0	0.1	\$ 41,621,076	\$ 198.28	\$ 92,082.03	0.7849	\$ 46,041.01	21	22	27	22	92	DQ	