

2025 TEB FINAL RANKING									Ranking					
ID	Development	Location	Developer	USDA Rural Eligibility	NC/Rehab	Annual STC	TEB Ceiling Allocation	Total Units	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	Jared Houser	Yes	NC	\$ 1,000,000	\$ 34,103,720.00	216	1	3	1	3	8	1
52509	Village at Crabtree	Conway	Alex Frazier	Yes	NC	\$ 1,100,000	\$ 15,000,000.00	117	3	5	4	5	17	2
52510	Cherokee Landing Phase II	Greenville	Alex Frazier	No	NC	\$ 335,000	\$ 13,000,000.00	108	4	6	11	6	27	3
52527	82 Canal Street Lofts	Graniteville	James Sari	Yes	NC	\$ 1,182,000	\$ 17,000,000.00	124	5	7	9	7	28	4
52519	West Yard Loft	North Charleston	Jay Bernstein	No	Rehab	\$ 145,000	\$ 5,249,893.00	60	2	2	25	2	31	5
52520	Berea Heights Villas	Greenville	Jay Bernstein	No	Rehab	\$ 458,000	\$ 6,572,400.00	72						
52524	Appian Way	North Charleston	Brian Moloney	No	Rehab	\$ 440,463	\$ 26,342,894.23	204	11	4	13	4	32	6
52502	Towne Park Apartments	Piedmont	Jared Houser	No	NC	\$ 300,000	\$ 34,050,004.00	216	9	10	5	10	34	7
52529	Church Hill Apartments	Florence	Renee Sandell	No	Rehab	\$ 350,000	\$ 23,500,000.00	166	14	8	10	8	40	8
52508	Fairview Gardens	Anderson	Tyler Percell	No	Rehab	\$ -	\$ 25,700,000.00	158	19	9	6	9	43	9
						\$ 5,310,463.08	\$ 200,518,911.23							

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52522	Wyndham Pointe	Columbia	Brian Moloney	No	Rehab	\$ 889,285	\$ 22,576,272.77	180	7	11	20	11	49	10
52525	Union at Laurel Bay	Beaufort	Parker Zee	Yes	NC	\$ 1,761,857	\$ 27,000,000.00	150	15	12	12	12	51	11
52511	Fox Ridge Trace	Aiken	Nate Broman-Fulks	No	NC	\$ 1,361,598	\$ 24,378,398.63	192	10	14	22	14	60	12
52512	Fairwind Apartments	North Charleston	Thomas Attridge	No	Rehab	\$ -	\$ 30,512,000.00	168	23	18	2	18	61	13
52505	Highland Square	Greenville	Tyler Percell	No	Rehab	\$ -	\$ 26,100,000.00	152	18	19	7	19	63	14
52521	Palms on Ashley River	Ladson	Brian Moloney	No	Rehab	\$ 975,000	\$ 29,659,421.44	192	17	15	18	15	65	15
52504	Sanctuary Landing	Columbia	Jenn H. Wilkinson	No	NC	\$ 1,653,860	\$ 25,650,000.00	200	12	17	21	17	67	16
52506	Victoria Arms Apartments	Greer	Bryan Brown	No	Rehab	\$ -	\$ 10,857,153.00	74						
52507	Northgate Manor Apartments	Greer	Bryan Brown	No	Rehab	\$ -	\$ 6,747,848.00	46	24	25	3	25	77	17
52530	Willowcreek at Wateree	Columbia	Renee Sandell	No	NC	\$ 810,000	\$ 17,700,000.00	112	22	20	17	20	79	18
52517	Vesta at South Pacific	York	Andy Spraker	Yes	NC	\$ 2,663,271	\$ 35,000,000.00	200	20	23	15	23	81	19
52503	Sanctuary Pointe	Aiken	Jenn H. Wilkinson	No	NC	\$ 1,357,927	\$ 17,750,000.00	144	16	21	24	21	82	20
52514	Stillwater Ridge	Boiling Springs	T. Kevin Connelly	No	NC	\$ 2,124,564	\$ 25,000,000.00	200	21	22	27	22	92	21
52528	Upper Mill Pelzer	Pelzer	Jon Toppen	Yes	NC	\$ 1,405,417	\$ 14,100,000.00	80	26	29	16	29	100	22
52518	Park North Apartments	Lexington	Ethan Forecki	No	Rehab	\$ 675,000	\$ 14,680,000.00	84	27	26	28	26	107	23
52516	Market Place Apartments	Rock Hill	Joe Archer	No	Rehab	\$ 750,000	\$ 12,500,000.00	68	29	27	26	27	109	24
52526	Union at Lakeside Park	Piedmont	Parker Zee	No	NC	\$ 2,387,306	\$ 28,000,000.00	156	28	28	29	28	113	25
52515	Greenwood Portfolio Preservation	Greenwood	John Larounis	No	Rehab	\$ 172,249	\$ 28,526,227.95	223	6	1	8	1	16	DQ
52531	Camelia Ridge Apartments	Hartsville	Christopher French	Yes	NC	\$ 2,266,023	\$ 26,000,000.00	180	8	13	19	13	53	DQ
52513	MHSE Clemson	Clemson	Ronit Hoffer	Yes	NC	\$ 2,268,780	\$ 23,163,918.00	168	13	16	14	16	59	DQ
52523	Eureka Mills	Chester	Fred Dodson	Yes	NC	\$ 1,943,769	\$ 14,955,585.00	90	25	24	23	24	96	WD

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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	ADJ 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	25	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										
52524	Appian 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	\$ 64,057.34	0.5544	\$ 32,028.67	11	4	13	4	32	6
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	0.6642	\$ 39,733.74	7	11	20	11	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	51	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	226,922	456	200	912	\$ 42,188,600	0.0	0.1	\$ 37,969,740	\$ 167.33	\$ 83,266.97	0.7003	\$ 41,633.49	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										
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
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	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	\$ 52,098,498	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
52531	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
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	WD