2026 TEB FINAL RANKING

ID	Development	Location	Developer	USDA Rural Eligibility	Set-Aside	Annual STC	TEB Ceiling Allocation	Total Units	Ranking					
									State Resources per Heated SF	State Resources per BR	Total Project Costs (Value)	State Resources per Potential Tenant (Public Benefit)	Total	Overall
52643	Shoally Creek Trace	Spartanburg	Nate Broman-Fulks	Y	NC	1,491,698.00	13,299,396.90	184	2	2	5	2	11	**1**
52623	Moore Duncan Apartments	Spartanburg	Brian Moloney	Y	NC	1,785,000.00	16,222,500.00	200	5	3	4	3	15	**2**
52607	Hawthorn Springs Apartment Homes	Lexington	Jared Houser	Y	NC	1,000,000.00	18,914,880.00	192	4	5	1	5	15	**2**
52611	Union at Laurel Bay	Beaufort	Parker Zee	Y	NC	1,380,000.00	12,006,503.00	150	6	6	3	6	21	**4**
52644	Fox Ridge Trace	Aiken	Nate Broman-Fulks	N	NC	777,376.00	13,189,831.41	192	3	4	10	4	21	**4**
52617	Palmetto Place	Anderson	Alex Frazier	Y	NC	1,083,000.00	10,250,000.00	126	7	7	6	7	27	**6**
52618	The Grove at Ballentine	Richland	T. Kevin Connelly	Y	NC	2,125,000.00	15,350,000.00	200	8	8	7	8	31	**7**
52613	Union at Lakeside Park	Greenville	Parker Zee	N	NC	855,000.00	13,658,776.00	180	11	9	8	9	37	**8**
52629	Sanctuary Pointe	Aiken	Jenn H. Wilkinson	N	NC	1,112,900.00	11,490,000.00	168	10	11	11	11	43	**9**
52640	Willowcreek at Wateree	Richland	Renee Sandell	N	NC	1,155,000.00	16,000,000.00	112	12	12	13	12	49	**10**
52614	Edgewood School Apartments	Greenwood	Alexander Walker	Y	NC	300,000.00	0.00	75	13	13	12	13	51	**11**
52603	Belton Woods Apartments	Anderson	Ethan Forecki	N	Acq. / Rehab	0.00	13,250,000.00	200	2	2	6	2	12	**1**
52621	Highland Square	Greenville	Brian Samson	N	Acq. / Rehab	0.00	13,810,000.00	152	4	4	4	4	16	**2**
52631	Lancaster Manor Apartments	Lancaster	Gerald A. Krueger	Y	Acq. / Rehab	525,000.00	3,465,000.00	66	5	6	7	6	24	**3**
52632	Pageland Place Apartments	Chesterfield	Gerald A. Krueger	Y	Acq. / Rehab	0.00	2,740,000.00	50						
52622	Fairwind Apartments	Charleston	Robert Fine	N	Acq. / Rehab	0.00	19,285,000.00	168	8	7	5	7	27	**4**
52608	Palms on Ashley River	Dorchester	Brian Moloney	N	Acq. / Rehab	898,000.00	17,745,000.00	192	6	8	8	8	30	**5**
52609	Park North Apartments	Lexington	Ethan Forecki	N	Acq. / Rehab	450,000.00	7,000,000.00	84	9	9	9	9	36	**6**
52630	Sandalwood Terrace	Beaufort	T. Kevin Connelly	N	PHA	0.00	9,800,000.00	118	1	1	1	1	4	**1**
52627	Marsh Pointe	Beaufort	T. Kevin Connelly	Y	PHA	460,950.00	6,300,000.00	72						
52620	Greenwood Portfolio Preservation	Greenwood	John Larounis	N	PHA	765,134.44	18,448,380.33	223	3	3	3	3	12	**2**
52635	Candleberry at Colonial Park	Richland	Thompson Kurrie III	N	PHA	1,750,000.00	12,000,000.00	134	4	4	4	4	16	**3**

Ranking is subject to change based on further underwriting.

17,914,058.44 $ 264,225,267.64 3,238

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52619	The Apex	Spartanburg	Alex Frazier	Y	NC	902,500.00	7,750,000.00	98	9	10	9	10	38	**County Limit**
52605	Vesta at South Pacific	York	Andy Spraker	Y	NC	1,300,000.00	14,815,000.00	200	1	1	2	1	5	**DQ**
52625	Orangeburg Manor	Orangeburg	Brian Samson	Y	Acq. / Rehab	0.00	5,910,000.00	101	1	1	2	1	5	**DQ**
52637	Seneca Gardens	Oconee	David Baruch	Y	Acq. / Rehab	0.00	8,029,332.72	76	3	3	1	3	10	**DQ**
52645	Anderson Village	Anderson	David Baruch	N	Acq. / Rehab	0.00	10,298,281.00	97	7	5	3	5	20	**DQ**
52646	Mauldin Gardens	Greenville	David Baruch	N	Acq. / Rehab	0.00	6,844,667.40	64						
52647	Phoenix Gardens	Greenwood	David Baruch	N	Acq. / Rehab	0.00	9,806,937.90	100						
52639	Dizzy Gillespie Apartments	Chesterfield	Renee Sandell	Y	PHA	1,100,000.00	10,700,000.00	124	2	2	2	2	8	**DQ**