

## **V. FIELD SURVEY OF CONVENTIONAL APARTMENTS**

The following section is a field survey of conventional apartments conducted in the Cordele, Georgia Primary Market Area (PMA). These projects were identified through a variety of sources including area apartment guides, yellow page listings, government agencies, and the chamber of commerce. The intent of this field survey is to evaluate the overall strength of the existing rental market and identify those properties that would be considered most comparable to the subject site.

The field survey consists of the following:

- A list of properties surveyed including name, address, telephone number, and contact.
- An inventory of appliances, unit and project amenities.
- Date of construction and latest renovation (if applicable), and quality rating for each development.
- Unit mix, rents, and vacancies, as well as any rent concessions offered in the market.
- A list of all utilities included in the rent and those paid by the tenant, as well as the type of each utility (i.e. gas or electric).
- Detailed features of each unit type including unit size (square footage), number of baths offered, and design type (i.e. garden or townhouse).
- Aggregation of collected data to provide a comprehensive profile of the area apartment market.
- Maps indicating the location of all properties and the subject site, the location of low-income housing in the Site PMA, and the location of comparable properties in the Site PMA are at the end of this section.

The information for each project was obtained through various sources including interviews with on-site management, and a review of published literature such as brochures. We consider these sources to be reliable. Whenever possible, multiple sources were used to corroborate information of individual properties.

**DISTRIBUTION OF  
UNITS AND VACANCIES  
CORDELE, GEORGIA  
JUNE 2004**

<b>MARKET-RATE UNITS</b>					
<b>BEDROOMS</b>	<b>BATHS</b>	<b>UNITS</b>	<b>DISTRIBUTION</b>	<b>VACANT</b>	<b>%VACANT</b>
0	1	4	1.0%	0	0.0%
1	1	67	17.2%	1	1.5%
2	1	99	25.4%	3	3.0%
2	1.5	20	5.1%	1	5.0%
2	2	90	23.1%	4	4.4%
3	1	10	2.6%	0	0.0%
3	1.5	16	4.1%	1	6.3%
3	2	76	19.5%	10	13.2%
4	1	5	1.3%	0	0.0%
4	2	2	0.5%	0	0.0%
<b>TOTAL</b>		<b>389</b>	<b>100.0%</b>	<b>20</b>	<b>5.1%</b>
90 UNITS UNDER CONSTRUCTION					
<b>SUBSIDIZED UNITS</b>					
<b>BEDROOMS</b>	<b>BATHS</b>	<b>UNITS</b>	<b>DISTRIBUTION</b>	<b>VACANT</b>	<b>%VACANT</b>
1	1	420	43.9%	0	0.0%
2	1	201	21.0%	1	0.5%
2	2	105	11.0%	0	0.0%
3	1	85	8.9%	0	0.0%
3	2	105	11.0%	0	0.0%
4	1	19	2.0%	0	0.0%
4	2	22	2.3%	0	0.0%
<b>TOTAL</b>		<b>957</b>	<b>100.0%</b>	<b>1</b>	<b>0.1%</b>
30 SUBSIDIZED UNITS UNDER CONSTRUCTION					
<b>GRAND TOTAL</b>		<b>1,346</b>	<b>-</b>	<b>21</b>	<b>-</b>

**DISTRIBUTION OF MARKET-RATE AND TAX CREDIT PROJECTS  
BY UNITS AND YEAR BUILT  
CORDELE, GEORGIA  
JUNE 2004**

YEAR RANGE	PROJECTS	UNITS	VACANT*	% VACANT	TOTAL UNITS	DISTRIBUTION
Before 1950	1	40	0	0.0%	40	10.3%
1950 to 1959	0	0	0	0.0%	40	0.0%
1960 to 1969	1	48	4	8.3%	88	12.3%
1970 to 1974	0	0	0	0.0%	88	0.0%
1975 to 1979	0	0	0	0.0%	88	0.0%
1980 to 1984	6	175	9	5.1%	263	45.0%
1985 to 1989	1	50	1	2.0%	313	12.9%
1990 to 1994	1	36	2	5.6%	349	9.3%
1995	0	0	0	0.0%	349	0.0%
1996	0	0	0	0.0%	349	0.0%
1997	0	0	0	0.0%	349	0.0%
1998	1	30	1	3.3%	379	7.7%
1999	0	0	0	0.0%	379	0.0%
2000	0	0	0	0.0%	379	0.0%
2001	0	0	0	0.0%	379	0.0%
2002	0	0	0	0.0%	379	0.0%
2003	0	0	0	0.0%	379	0.0%
2004*	2	10	3	30.0%	389	2.6%
<b>TOTAL</b>	<b>13</b>	<b>389</b>	<b>20</b>	<b>5.1%</b>	<b>389</b>	<b>100.0 %</b>

\* BASED ON SURVEY DATE OF JUNE 2004

**RENT ANALYSIS  
BY BEDROOM TYPE  
CORDELE, GEORGIA  
JUNE 2004**

STUDIO UNITS				
GROSS RENT	UNITS	DISTRIBUTION	VACANT	%
\$400 - \$424	4	100.0%	0	0.0%
<b>TOTAL</b>	<b>4</b>	<b>100.0%</b>	<b>0</b>	<b>0.0%</b>
<b>MEDIAN GROSS RENT \$421</b>				

ONE-BEDROOM UNITS				
GROSS RENT	UNITS	DISTRIBUTION	VACANT	%
\$525 - \$549	10	14.9%	1	10.0%
\$500 - \$524	0	0.0%	0	0.0%
\$475 - \$499	0	0.0%	0	0.0%
\$450 - \$474	36	53.7%	0	0.0%
\$425 - \$449	0	0.0%	0	0.0%
\$400 - \$424	0	0.0%	0	0.0%
\$375 - \$399	0	0.0%	0	0.0%
\$350 - \$374	2	3.0%	0	0.0%
\$325 - \$349	5	7.5%	0	0.0%
\$300 - \$324	7	10.4%	0	0.0%
\$275 - \$299	0	0.0%	0	0.0%
\$250 - \$274	0	0.0%	0	0.0%
\$225 - \$249	0	0.0%	0	0.0%
\$200 - \$224	7	10.4%	0	0.0%
<b>TOTAL</b>	<b>67</b>	<b>100.0%</b>	<b>1</b>	<b>1.5%</b>
<b>MEDIAN GROSS RENT \$453</b>				

**RENT ANALYSIS  
BY BEDROOM TYPE  
CORDELE, GEORGIA  
JUNE 2004**

<b>TWO-BEDROOM UNITS</b>				
<b>GROSS RENT</b>	<b>UNITS</b>	<b>DISTRIBUTION</b>	<b>VACANT</b>	<b>%</b>
\$650 - \$674	33	15.8%	1	3.0%
\$625 - \$649	50	23.9%	2	4.0%
\$600 - \$624	0	0.0%	0	0.0%
\$575 - \$599	20	9.6%	2	10.0%
\$550 - \$574	0	0.0%	0	0.0%
\$525 - \$549	0	0.0%	0	0.0%
\$500 - \$524	0	0.0%	0	0.0%
\$475 - \$499	0	0.0%	0	0.0%
\$450 - \$474	28	13.4%	2	7.1%
\$425 - \$449	32	15.3%	0	0.0%
\$400 - \$424	10	4.8%	1	10.0%
\$375 - \$399	23	11.0%	0	0.0%
\$350 - \$374	0	0.0%	0	0.0%
\$325 - \$349	13	6.2%	0	0.0%
<b>TOTAL</b>	<b>209</b>	<b>100.0%</b>	<b>8</b>	<b>3.8%</b>
<b>MEDIAN GROSS RENT \$457</b>				

**RENT ANALYSIS  
BY BEDROOM TYPE  
CORDELE, GEORGIA  
JUNE 2004**

<b>THREE-BEDROOM UNITS</b>				
<b>GROSS RENT</b>	<b>UNITS</b>	<b>DISTRIBUTION</b>	<b>VACANT</b>	<b>%</b>
\$825 - \$849	10	9.8%	3	30.0%
\$800 - \$824	0	0.0%	0	0.0%
\$775 - \$799	0	0.0%	0	0.0%
\$750 - \$774	8	7.8%	2	25.0%
\$725 - \$749	8	7.8%	1	12.5%
\$700 - \$724	16	15.7%	1	6.3%
\$675 - \$699	0	0.0%	0	0.0%
\$650 - \$674	0	0.0%	0	0.0%
\$625 - \$649	0	0.0%	0	0.0%
\$600 - \$624	0	0.0%	0	0.0%
\$575 - \$599	18	17.6%	2	11.1%
\$550 - \$574	0	0.0%	0	0.0%
\$525 - \$549	8	7.8%	1	12.5%
\$500 - \$524	8	7.8%	0	0.0%
\$475 - \$499	10	9.8%	0	0.0%
\$450 - \$474	8	7.8%	1	12.5%
\$425 - \$449	8	7.8%	0	0.0%
<b>TOTAL</b>	<b>102</b>	<b>100.0%</b>	<b>11</b>	<b>10.8%</b>
<b>MEDIAN GROSS RENT \$577</b>				
<b>FOUR+ BEDROOM UNITS</b>				
<b>GROSS RENT</b>	<b>UNITS</b>	<b>DISTRIBUTION</b>	<b>VACANT</b>	<b>%</b>
\$600 - \$624	1	14.3%	0	0.0%
\$575 - \$599	0	0.0%	0	0.0%
\$550 - \$574	6	85.7%	0	0.0%
<b>TOTAL</b>	<b>7</b>	<b>100.0%</b>	<b>0</b>	<b>0.0%</b>
<b>MEDIAN GROSS RENT \$574</b>				
<b>GRAND TOTAL</b>	<b>389</b>	<b>100.0%</b>	<b>20</b>	<b>5.1%</b>

**PROJECT LISTING  
CORDELE, GEORGIA  
JUNE 2004**

NAME / LOCATION	BUILDING INFORMATION	CONTACT / QUALITY RATING	COMMENTS/ RENT INCENTIVES
1 WOODVALE I 1301 EAST EIGHTH AVENUE CORDELE, GA 31015 (229) 273-8802	<b>YearBuilt</b> 1988 <b>YearRenovated</b> <b>Floors</b> 1 <b>Total Units</b> 40 <b>Occupancy Rate</b> 100.0%	<b>Contact</b> ILA  <b>Quality Rating</b> B- <b>Waiting List</b> 25-30 HOUSEHOLDS	GOVERNMENT-SUBSIDIZED, HUD SECTION 8 AND RD 515; 38 UNITS RENTAL ASSISTANCE; SENIOR (62+) OR DISABLED 100%
2 WOODVALE II 1301 EAST EIGHTH AVENUE CORDELE, GA 31015 (229) 273-8802	<b>YearBuilt</b> 1991 <b>YearRenovated</b> <b>Floors</b> 1 <b>Total Units</b> 46 <b>Occupancy Rate</b> 100.0%	<b>Contact</b> ILA  <b>Quality Rating</b> B <b>Waiting List</b> 25-30 HOUSEHOLDS	GOVERNMENT-SUBSIDIZED, HUD SECTION 8 AND RD 515; 43 UNITS RENTAL ASSISTANCE; SENIORS (62+) AND DISABLED 100%
3 WOODVALE III 1301 EAST EIGHTH AVENUE CORDELE, GA 31015 (229) 273-8802	<b>YearBuilt</b> 1994 <b>YearRenovated</b> <b>Floors</b> 1 <b>Total Units</b> 46 <b>Occupancy Rate</b> 100.0%	<b>Contact</b> ILA  <b>Quality Rating</b> B <b>Waiting List</b> 25-30 HOUSEHOLDS	GOVERNMENT-SUBSIDIZED, HUD SECTION 8 AND RD 515; ALL RENTAL ASSISTANCE; SENIORS (62+) AND DISABLED 100%
4 WHISPERWOOD APARTMENTS 1506 EAST 16TH AVENUE CORDELE, GA 31015 (229) 273-3548	<b>YearBuilt</b> 1985 <b>YearRenovated</b> <b>Floors</b> 1 <b>Total Units</b> 50 <b>Occupancy Rate</b> 98.0%	<b>Contact</b> JESSIE  <b>Quality Rating</b> B	STUDIOS DO NOT HAVE WASHER/ DRYER HOOK UPS OR PATIOS
5 HERITAGE OAKS 809 BROAD STREET CORDELE, GA 31015 (229) 273-3386	<b>YearBuilt</b> 1980 <b>YearRenovated</b> <b>Floors</b> 1,2 <b>Total Units</b> 50 <b>Occupancy Rate</b> 100.0%	<b>Contact</b> LINDA  <b>Quality Rating</b> B+ <b>Waiting List</b> 11 HOUSEHOLDS	GOVERNMENT-SUBSIDIZED, RD 515; ACCEPTS SECTION 8 VOUCHERS
6 WOODSTONE 1410 SOUTH PECAN STREET CORDELE, GA 31015 (229) 273-8842	<b>YearBuilt</b> 1982 <b>YearRenovated</b> <b>Floors</b> 2 <b>Total Units</b> 36 <b>Occupancy Rate</b> 91.7%	<b>Contact</b> MARK  <b>Quality Rating</b> B-	
7 EMERALD APARTMENTS 1506 SOUTH PECAN STREET CORDELE, GA 31015 (229) 273-8842	<b>YearBuilt</b> 1968 <b>YearRenovated</b> <b>Floors</b> 2 <b>Total Units</b> 48 <b>Occupancy Rate</b> 91.7%	<b>Contact</b> MARK  <b>Quality Rating</b> B	

**PROJECT LISTING  
CORDELE, GEORGIA  
JUNE 2004**

NAME / LOCATION	BUILDING INFORMATION	CONTACT / QUALITY RATING	COMMENTS/ RENT INCENTIVES
8 SUWANEE HOUSE 101 SOUTH SEVENTH STREET CORDELE, GA 31015 (229) 273-5550	<b>YearBuilt</b> 1905 <b>YearRenovated</b> 1996 <b>Floors</b> 2 <b>Total Units</b> 40 <b>Occupancy Rate</b> 100.0%	<b>Contact</b> MITCHELL  <b>Quality Rating</b> B+	TAX CREDIT @ 40% AND 50% AMHI
9 CAMBRIDGE 1112 18TH AVENUE CORDELE, GA 31015 (229) 273-9430	<b>YearBuilt</b> 1980 <b>YearRenovated</b> <b>Floors</b> 1 <b>Total Units</b> 16 <b>Occupancy Rate</b> 93.8%	<b>Contact</b> SHERRIE  <b>Quality Rating</b> B-	
10 HOLSEY COBB VILLAGE 1210 SOUTH 10TH STREET CORDELE, GA 31015 (229) 273-7837	<b>YearBuilt</b> 1973 <b>YearRenovated</b> <b>Floors</b> 2 <b>Total Units</b> 36 <b>Occupancy Rate</b> 100.0%	<b>Contact</b> GWEN  <b>Quality Rating</b> B- <b>Waiting List</b> 18 HOUSEHOLDS	GOVERNMENT-SUBSIDIZED, HUD SECTION 8
11 HILLTOP 211 WEST 24TH AVENUE CORDELE, GA 31015 (229) 273-1351	<b>YearBuilt</b> 1978 <b>YearRenovated</b> <b>Floors</b> 2 <b>Total Units</b> 64 <b>Occupancy Rate</b> 100.0%	<b>Contact</b> RONTAIVUS  <b>Quality Rating</b> C+	GOVERNMENT-SUBSIDIZED, RD 515; 29 RENTAL ASSISTANCE UNITS; ACCEPTS SECTION 8 VOUCHERS; WAIT LIST
12 ST. JAMES 215 24TH AVENUE CORDELE, GA 31015 (229) 273-9430	<b>YearBuilt</b> 1984 <b>YearRenovated</b> <b>Floors</b> 2 <b>Total Units</b> 36 <b>Occupancy Rate</b> 97.2%	<b>Contact</b> SHERRIE BILL <b>Quality Rating</b> B	
13 MORNINGSIDE HOMES 401 SOUTH 10TH STREET CORDELE, GA 31015 (229) 273-3989	<b>YearBuilt</b> 1950 <b>YearRenovated</b> <b>Floors</b> 1,2 <b>Total Units</b> 475 <b>Occupancy Rate</b> 100.0%	<b>Contact</b> LINDA  <b>Quality Rating</b> C	GOVERNMENT-SUBSIDIZED, PUBLIC HOUSING; WAITING LIST; SENIOR 20%
14 PECAN GROVE 801 BLACKSHEAR ROAD CORDELE, GA 31015 (229) 273-0756	<b>YearBuilt</b> 1982 <b>YearRenovated</b> 2004 <b>Floors</b> 2 <b>Total Units</b> 23 <b>Occupancy Rate</b> 100.0%	<b>Contact</b> TAMMY  <b>Quality Rating</b> B <b>Waiting List</b> 25 HOUSEHOLDS	GOVERNMENT-SUBSIDIZED, RD 515; 4 RENTAL ASSISTANCE UNITS; TAX CREDIT @ 50% AND 60% AMHI; UNDERGOING TRANSITION TO TAX CREDIT; 17 UNITS UNDER

**PROJECT LISTING  
CORDELE, GEORGIA  
JUNE 2004**

NAME / LOCATION	BUILDING INFORMATION	CONTACT / QUALITY RATING	COMMENTS/ RENT INCENTIVES
15 WILLOW APARTMENTS 1210 BLACKSHEAR ROAD CORDELE, GA 31015 (229) 273-6496	<b>YearBuilt</b> 1992 <b>YearRenovated</b> <b>Floors</b> 1,2 <b>Total Units</b> 31 <b>Occupancy Rate</b> 100.0%	<b>Contact</b> MARGARET  <b>Quality Rating</b> B <b>Waiting List</b> 5 HOUSEHOLDS	GOVERNMENT-SUBSIDIZED, RD 515; 14 RENTAL ASSISTANCE UNITS; TAX CREDIT @ 60% AMHI; ACCEPTS SECTION 8 VOUCHERS
16 MADISON PLACE 13TH AVENUE/ GREER STREET CORDELE, GA 31015 (229) 273-9430	<b>YearBuilt</b> 1984 <b>YearRenovated</b> <b>Floors</b> 1,2 <b>Total Units</b> 39 <b>Occupancy Rate</b> 89.7%	<b>Contact</b> CHERIE BILL <b>Quality Rating</b> B	
17 PINE PLACE 1101 19TH AVENUE EAST CORDELE, GA 31015 (229) 273-4132	<b>YearBuilt</b> 1982 <b>YearRenovated</b> <b>Floors</b> 1 <b>Total Units</b> 8 <b>Occupancy Rate</b> 100.0%	<b>Contact</b> NATIONAL REALTY  <b>Quality Rating</b> B+	
18 PECAN TERRACE 1520 EAST 20TH AVENUE CORDELE, GA 31015 (229) 273-2141	<b>YearBuilt</b> 2004 <b>YearRenovated</b> <b>Floors</b> 1 <b>Total Units</b> 10 <b>Occupancy Rate</b> 70.0%	<b>Contact</b>  <b>Quality Rating</b> A	14 UNITS UNDER CONSTRUCTION
19 PATEVILLE ESTATES PATEVILLE ROAD CORDELE, GA 31015 (770) 642-5503	<b>YearBuilt</b> 2004 <b>YearRenovated</b> <b>Floors</b> 1,2 <b>Total Units</b> 0 <b>Occupancy Rate</b> U/C	<b>Contact</b> ROBERT  <b>Quality Rating</b>	TAX CREDIT @ 50% AMHI; 76 UNITS UNDER CONSTRUCTION, DUE TO OPEN SEPTEMBER 2004; GAZEBOS
20 TIMBER RIDGE APARTMENTS 548 SOUTH SEVENTH STREET VIENNA, GA 31092 (229) 268-8885	<b>YearBuilt</b> 1993 <b>YearRenovated</b> <b>Floors</b> 2 <b>Total Units</b> 32 <b>Occupancy Rate</b> 96.9%	<b>Contact</b> PEGGY  <b>Quality Rating</b> B-	GOVERNMENT-SUBSIDIZED, RD 515; NO RENTAL ASSISTANCE UNITS; MOST TENANTS PAY BASIC RENT
21 FAIRFIELD APARTMENTS 424 SOUTH SEVENTH STREET VIENNA, GA 31092 (229) 268-7181	<b>YearBuilt</b> 1986 <b>YearRenovated</b> <b>Floors</b> 1 <b>Total Units</b> 47 <b>Occupancy Rate</b> 100.0%	<b>Contact</b> CONNIE  <b>Quality Rating</b> B <b>Waiting List</b> 3 HOUSEHOLDS	GOVERNMENT-SUBSIDIZED, RD 515; FULL RENTAL ASSISTANCE; TAX CREDIT @ 50% AMHI; SENIOR (62+) 100%

**PROJECT LISTING  
CORDELE, GEORGIA  
JUNE 2004**

<b>NAME / LOCATION</b>	<b>BUILDING INFORMATION</b>	<b>CONTACT / QUALITY RATING</b>	<b>COMMENTS/ RENT INCENTIVES</b>
22 WOODWARD APARTMENTS 409 EAST WOODWARD STREET VIENNA, GA 31092 (229) 268-1772	<b>YearBuilt</b> 1994 <b>YearRenovated</b> <b>Floors</b> 1,2 <b>Total Units</b> 36 <b>Occupancy Rate</b> 94.4%	<b>Contact</b> CONNIE  <b>Quality Rating</b> B	TAX CREDIT @ 50% AND 60% AMHI; ACCEPTS SECTION 8 VOUCHERS
23 LAKESHORE CROSSING 503 HOLIDAY STREET VIENNA, GA 31092 (229) 268-9538	<b>YearBuilt</b> 1980 <b>YearRenovated</b> <b>Floors</b> 1 <b>Total Units</b> 40 <b>Occupancy Rate</b> 100.0%	<b>Contact</b> GREGG RUBY <b>Quality Rating</b> C	
24 PUBLIC HOUSING 700 FITZPATRICK VIENNA, GA 31092 (229) 268-4458	<b>YearBuilt</b> 1968 <b>YearRenovated</b> 2004 <b>Floors</b> 1 <b>Total Units</b> 67 <b>Occupancy Rate</b> 100.0%	<b>Contact</b> CONNIE  <b>Quality Rating</b> B-	GOVERNMENT-SUBSIDIZED, PUBLIC HOUSING; WAITING LIST; 13 UNITS UNDER CONSTRUCTION
25 ST. CHARLES PLACE 202 ST. CHARLES PLACE VIENNA, GA 31092 (229) 268-8592	<b>YearBuilt</b> 1998 <b>YearRenovated</b> <b>Floors</b> 1 <b>Total Units</b> 30 <b>Occupancy Rate</b> 96.7%	<b>Contact</b> JO ANN  <b>Quality Rating</b> B	TAX CREDIT @ 50% AND 60%; ACCEPTS SECTION 8 VOUCHERS

**UNIT AMENITIES  
CORDELE, GEORGIA  
JUNE 2004**

MAP CODE	CENTRAL AC	WINDOW AC	FLOOR COVERING	WASHER AND DRYER	W/D HOOKUP	PATIO/DECK/BALCONY	CEILING FAN	FIREPLACE	BASEMENT	INTERCOM	SECURITY	WINDOW TREATMENTS	E-CALL BUTTONS	OTHER
1	X		C		X	X						B		
2	X		C		X	X						B		
3	X		C		X	X						B		
4	X		C		S	S						B		
5	X		C		X	X						B		
6	X		C			X						B		
7	X		C		X							B		
8	X		C		X		X					B		
9	X		C		X							B		
10	X		C		X							B		
11	X		C		X	X						B		
12	X		C		X	X						B		
13	S		V		X	X						S		
14	X		C		X	X						B		
15	X		C		X	X						B		
16	X		C		X							B		
17	X		C									B		
18	X		C			X						B		
19	X		C		X	X	X					B		
20	X		C		X	X						B		
21	X		C		X	X						B		
22	X		C		X	X						B		
23			C		X	X								

**X - All Units**  
**S - Some Units**  
**O - Optional**

**C - Carpet**  
**H - Hardwood**  
**V - Vinyl**

**B - Blinds**  
**C - Curtains**  
**D - Drapes**



**PROJECT AMENITIES  
CORDELE, GEORGIA  
JUNE 2004**

MAP CODE	POOL	ON-SITE MNGT	LAUNDRY	CLUB HOUSE	MEETING ROOM	FITNESS CENTER	JACUZZI / SAUNA	PLAYGROUND	TENNIS COURT	SPORTS COURT	STORAGE	LAKE	ELEVATOR	SECURITY GATE	BUSINESS CENTER	CAR WASH AREA	PICNIC AREA	CONCIERGE SERVICE	SOCIAL SERVICES	OTHER	
1		X	X	X								X									
2		X	X	X																	
3		X	X	X																	
4		X	X																		
5		X	X					X													
6	X		X																		
7	X		X					X													
8		X	X																		
9			X														X				
10		X															X				
11		X																			
12																	X				
13		X		X				X									X				
14		X	X																		
15		X						X									X				
16																					
17																					
18																					
19	X	X	X		X			X													COMPUTER LAB
20		X									X										
21		X	X		X						X										
22		X	X					X			X										
23		X																			

**O - Optional**

**PROJECT AMENITIES  
CORDELE, GEORGIA  
JUNE 2004**

	<b>OTHER</b>		
	<b>SOCIAL SERVICES</b>		
	<b>CONCIERGE SERVICE</b>		
	<b>PICNIC AREA</b>		X
	<b>CAR WASH AREA</b>		
	<b>BUSINESS CENTER</b>		
	<b>SECURITY GATE</b>		
	<b>ELEVATOR</b>		
	<b>LAKE</b>		
	<b>STORAGE</b>		X
	<b>SPORTS COURT</b>		
	<b>TENNIS COURT</b>		
	<b>PLAYGROUND</b>		X
	<b>JACUZZI / SAUNA</b>		
	<b>FITNESS CENTER</b>		
	<b>MEETING ROOM</b>		X
	<b>CLUB HOUSE</b>		
	<b>LAUNDRY</b>		
	<b>ON-SITE MNGT</b>		X
	<b>POOL</b>		
	<b>MAP CODE</b>		
24			
25			

**O - Optional**

**PARKING OPTIONS AND OPTIONAL CHARGES  
CORDELE, GEORGIA  
JUNE 2004**

MAP CODE	PARKING OPTIONS					OPTIONAL CHARGES					
	ATTACHED GARAGE	DETACHED GARAGE	OFF STREET PARKING	SURFACE PARKING	CARPORT	PARKING GARAGE	GARAGE	FURNISHED UNITS	VAULTED CEILINGS	VIEW/LOCATION	OTHER
1				X							
2				X							
3				X							
4				X							
5				X							
6				X							
7				X							
8				X							
9				X							
10				X							
11				X							
12				X							
13				X							
14				X							
15				X							
16				X							
17					X						
18				X							
19				X							
20				X							
21				X							
22				X							
23			X								

S - Some Units  
O - Optional



**PARKING OPTIONS AND OPTIONAL CHARGES  
CORDELE, GEORGIA  
JUNE 2004**

MAP CODE	PARKING OPTIONS					OPTIONAL CHARGES					
	ATTACHED GARAGE	DETACHED GARAGE	OFF STREET PARKING	SURFACE PARKING	CARPOR	PARKING GARAGE	GARAGE	FURNISHED UNITS	VAULTED CEILINGS	VIEW/LOCATION	OTHER
24				X							
25				X							

S - Some Units
O - Optional

**UTILITIES AND APPLIANCES  
CORDELE, GEORGIA  
JUNE 2004**

MAP CODE	UTILITIES												APPLIANCES							
	GENERAL ELECTRIC	TYPE OF HEAT	PAYOR HEAT	TYPE OF HOT WATER	PAYOR HOT WATER	TYPE OF COOKING	PAYOR COOKING	WATER	SEWER	TRASH PICK UP	PAYOR CABLE	INTERNET	TELEPHONE	RANGE	REFRIGERATOR	ICEMAKER	DISHWASHER	DISPOSAL	MICROWAVE	OTHER
1	T	E	T	E	T	E	T	L	L	L	T	T	T	X	X					
2	T	E	T	E	T	E	T	L	L	L	T	T	T	X	X					
3	T	E	T	E	T	E	T	L	L	L	T	T	T	X	X					
4	T	E	T	E	T	E	T	T	T	T	T	T	T	X	X		X			
5	T	E	T	E	T	E	T	L	L	L	T	T	T	X	X					
6	T	E	T	E	T	E	T	T	T	T	T	T	T	X	X		X	X		
7	T	G	L	G	L	G	L	L	L	L	T	T	T	X	X		X	X		
8	T	E	T	E	T	E	T	L	L	L	T	T	T	X	X					
9	T	E	T	E	T	E	T	T	T	T	T	T	T	X	X		X	X		
10	T	G	T	E	T	E	T	L	L	L	T	T	T	X	X					
11	T	E	T	E	T	E	T	L	L	L	T	T	T	X	X					
12	T	E	T	E	T	E	T	T	T	T	T	T	T	X	X		X	X		
13	T	E	T	E	T	E	T	T	T	T	T	T	T	X	X					
14	T	E	T	E	T	E	T	L	L	L	T	T	T	X	X					
15	T	E	T	E	T	E	T	L	L	L	T	T	T	X	X					
16	T	E	T	E	T	E	T	T	T	L	T	T	T	X	X		X	X		
17	T	E	T	E	T	E	T	T	T	T	T	T	T	X	X		X	X		
18	T	E	T	E	T	E	T	T	T	T	T	T	T	X	X		X	X		
19	T	E	T	E	T	E	T	L	L	L	T	T	T	X	X		X	X		
20	T	E	T	E	T	E	T	L	L	L	T	T	T	X	X					
21	T	E	T	E	T	E	T	L	L	L	T	T	T	X	X					
22	T	E	T	G	T	G	T	L	L	L	T	T	T	X	X					
23	T	E	T	E	T	E	T	T	T	T	T	T	T	X	X					

<b>T</b> - Tenant	<b>E</b> - Electric
<b>L</b> - Landlord	<b>G</b> - Gas
	<b>O</b> - Other

<b>S</b> - Some Units
<b>O</b> - Optional



**UTILITIES AND APPLIANCES  
CORDELE, GEORGIA  
JUNE 2004**

MAP CODE	UTILITIES											APPLIANCES									
	GENERAL ELECTRIC	TYPE OF HEAT	PAYOR HEAT	TYPE OF HOT WATER	PAYOR HOT WATER	TYPE OF COOKING	PAYOR COOKING	WATER	SEWER	TRASH PICK UP	PAYOR CABLE	INTERNET	TELEPHONE	RANGE	REFRIGERATOR	ICEMAKER	DISHWASHER	DISPOSAL	MICROWAVE	OTHER	
24	T	E	T	G	T	E	T	T	T	T	T	T	T	X	X						
25	T	G	T	G	T	G	T	T	T	T	T	T	T	X	X						

T - Tenant	E - Electric
L - Landlord	G - Gas
	O - Other

S - Some Units
O - Optional

**DISTRIBUTION OF UTILITIES  
BY PROJECTS AND UNITS  
CORDELE, GEORGIA  
JUNE 2004**

<u>UTILITY (WHO PAYS)</u>	<u>NUMBER OF PROJECTS</u>	<u>NUMBER OF UNITS</u>	<u>DISTRIBUTION OF UNITS</u>
<b>HEAT</b>			
LANDLORD			
GAS	1	48	3.6%
TENANT			
ELECTRIC	22	1,232	91.5%
GAS	2	66	4.9%
			100.0 %
<b>COOKING FUEL</b>			
LANDLORD			
GAS	1	48	3.6%
TENANT			
ELECTRIC	22	1,232	91.5%
GAS	2	66	4.9%
			100.0 %
<b>HOT WATER</b>			
LANDLORD			
GAS	1	48	3.6%
TENANT			
ELECTRIC	21	1,165	86.6%
GAS	3	133	9.9%
			100.0 %
<b>ELECTRIC</b>			
TENANT	25	1,346	100.0%
			100.0 %
<b>WATER</b>			
LANDLORD	14	539	40.0%
TENANT	11	807	60.0%
			100.0 %
<b>SEWER</b>			
LANDLORD	14	539	40.0%
TENANT	11	807	60.0%
			100.0 %
<b>TRASH PICK UP</b>			
LANDLORD	15	578	42.9%
TENANT	10	768	57.1%
			100.0 %

**DISTRIBUTION OF APPLIANCES  
AND UNIT AMENITIES  
CORDELE, GEORGIA  
JUNE 2004**

APPLIANCES			
APPLIANCE	PROJECTS	PERCENT	UNITS*
RANGE	25	100.0%	389
REFRIGERATOR	25	100.0%	389
ICEMAKER	0	0.0%	
DISHWASHER	8	32.0%	193
DISPOSAL	9	36.0%	243
MICROWAVE	0	0.0%	

UNIT AMENITIES			
AMENITY	PROJECTS	PERCENT	UNITS*
AC - CENTRAL	24	96.0%	349
AC - WINDOW	0	0.0%	
FLOOR COVERING	25	100.0%	389
WASHER/DRYER	0	0.0%	
WASHER/DRYER HOOK-UP	22	88.0%	335
PATIO/DECK/BALCONY	19	76.0%	238
CEILING FAN	2	8.0%	40
FIREPLACE	0	0.0%	
BASEMENT	0	0.0%	
INTERCOM SYSTEM	0	0.0%	
SECURITY SYSTEM	0	0.0%	
WINDOW TREATMENTS	24	96.0%	349
FURNISHED UNITS	0	0.0%	
E-CALL BUTTON	0	0.0%	

\* - DOES NOT INCLUDE UNITS WHERE APPLIANCES / AMENITIES ARE OPTIONAL; ONLY INCLUDES MARKET-RATE OR NON-GOVERNMENT SUBSIDIZED TAX CREDIT

**COLLECTED RENT DETAIL  
CORDELE, GEORGIA  
JUNE 2004**

MAP CODE	GARDEN UNITS					TOWNHOUSE UNITS			
	STUDIO	1 BR	2 BR	3 BR	4+ BR	1 BR	2 BR	3 BR	4+ BR
4	\$354	\$364	\$514 to \$529						
6							\$475	\$575	
7		\$335	\$435	\$550					
8		\$165 to \$260	\$260 to \$320						
9		\$450	\$550	\$625					
12							\$525		
16		\$450	\$550	\$625				\$650	
17			\$525 to \$550						
18				\$697					
19									
22			\$300 to \$325	\$350 to \$375			\$300 to \$325		
23		\$260	\$318	\$344	\$408				
25			\$315 to \$325	\$365 to \$405	\$385 to \$435				

**SQUARE FOOT DETAIL  
CORDELE, GEORGIA  
JUNE 2004**

MAP CODE	GARDEN STYLE UNITS (SQ.FT)					TOWNHOUSE UNITS (SQ.FT.)			
	STUDIO	1 BR	2 BR	3 BR	4+ BR	1 BR	2 BR	3 BR	4+ BR
1		665	826						
2		665	826						
3		665	826						
4	288	576	864						
5		700					900		
6							1200	1496	
7		500	770	990					
8		650	800						
9		650	900	1000					
10		550	1000	1100					
11		700	900						
12							1000		
13		650	800					950	1100
14		600	800						
15		700	900				1000	1100	
16		700	900	950				1000	
17			900						
18				1200					
19									
20		650	900						
21		800	850						
22			880	949			862		
23		500	750	1000	1050				
24		550	800	900	1050				
25			827	953 to 1028	1213				

**PRICE PER SQUARE FOOT  
CORDELE, GEORGIA  
JUNE 2004**

<b>STUDIO UNITS</b>					
<b>MAP</b>	<b>PROJECT NAME</b>	<b>BATHS</b>	<b>UNIT SIZE</b>	<b>GROSS RENT</b>	<b>\$/SQ. FT.</b>
4	WHISPERWOOD APARTMENTS	1	288	\$421	\$1.46

<b>ONE-BEDROOM UNITS</b>					
<b>MAP</b>	<b>PROJECT NAME</b>	<b>BATHS</b>	<b>UNIT SIZE</b>	<b>GROSS RENT</b>	<b>\$/SQ. FT.</b>
4	WHISPERWOOD APARTMENTS	1	576	\$453	\$0.79
7	EMERALD APARTMENTS	1	500	\$352	\$0.70
8	SUWANEE HOUSE	1	650	\$222 to \$317	\$0.34 to \$0.49
9	CAMBRIDGE	1	650	\$539	\$0.83
16	MADISON PLACE	1	700	\$527	\$0.75
23	LAKESHORE CROSSING	1	500	\$349	\$0.70

<b>TWO-BEDROOM UNITS</b>					
<b>MAP</b>	<b>PROJECT NAME</b>	<b>BATHS</b>	<b>UNIT SIZE</b>	<b>GROSS RENT</b>	<b>\$/SQ. FT.</b>
4	WHISPERWOOD APARTMENTS	1 to 2	864	\$626 to \$641	\$0.72 to \$0.74
6	WOODSTONE	2	1200	\$587	\$0.49
7	EMERALD APARTMENTS	1	770	\$457	\$0.59
8	SUWANEE HOUSE	1	800	\$334 to \$394	\$0.42 to \$0.49
9	CAMBRIDGE	2	900	\$662	\$0.74
12	ST. JAMES	2	1000	\$637	\$0.64
16	MADISON PLACE	2	900	\$650	\$0.72
17	PINE PLACE	1	900	\$637 to \$662	\$0.71 to \$0.74
19	PATEVILLE ESTATES	2	1068	\$414	\$0.39
22	WOODWARD APARTMENTS	1.5	862 to 880	\$376 to \$401	\$0.44 to \$0.46
23	LAKESHORE CROSSING	1	750	\$430	\$0.57
25	ST. CHARLES PLACE	1	827	\$432 to \$442	\$0.52 to \$0.53

<b>THREE-BEDROOM UNITS</b>					
<b>MAP</b>	<b>PROJECT NAME</b>	<b>BATHS</b>	<b>UNIT SIZE</b>	<b>GROSS RENT</b>	<b>\$/SQ. FT.</b>
6	WOODSTONE	2	1496	\$708	\$0.47
7	EMERALD APARTMENTS	2	990	\$577	\$0.58
9	CAMBRIDGE	2	1000	\$758	\$0.76
16	MADISON PLACE	2	950 to 1000	\$746 to \$771	\$0.77 to \$0.79
18	PECAN TERRACE	2	1200	\$830	\$0.69
19	PATEVILLE ESTATES	2	1325 to 1333	\$539	\$0.40 to \$0.41



**PRICE PER SQUARE FOOT  
CORDELE, GEORGIA  
JUNE 2004**

<b>THREE-BEDROOM UNITS</b>					
<b>MAP</b>	<b>PROJECT NAME</b>	<b>BATHS</b>	<b>UNIT SIZE</b>	<b>GROSS RENT</b>	<b>\$/SQ. FT.</b>
22	WOODWARD APARTMENTS	1.5	949	\$443 to \$468	\$0.47 to \$0.49
23	LAKESHORE CROSSING	1	1000	\$477	\$0.48
25	ST. CHARLES PLACE	2	953 to 1028	\$504 to \$544	\$0.53 to \$0.53

<b>FOUR+ BEDROOM UNITS</b>					
<b>MAP</b>	<b>PROJECT NAME</b>	<b>BATHS</b>	<b>UNIT SIZE</b>	<b>GROSS RENT</b>	<b>\$/SQ. FT.</b>
19	PATEVILLE ESTATES	3	1374 to 1469	\$603	\$0.41 to \$0.44
23	LAKESHORE CROSSING	1	1050	\$574	\$0.55
25	ST. CHARLES PLACE	2	1213	\$556 to \$606	\$0.46 to \$0.50