



**A MARKET CONDITIONS AND PROJECT
EVALUATION SUMMARY OF**

**ANTIOCH SUMMIT SENIOR APARTMENTS
4711 Bishop Ming Boulevard
Stone Mountain, Dekalb, Georgia**

DCA Project Number-06-040

Effective Date: June 23, 2006

Report Date: July 14, 2006

Prepared For

**Ms. Christie Cade
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329**

Prepared By

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**NOVOGRADAC
& COMPANY** LLP
CERTIFIED PUBLIC ACCOUNTANTS

July 14, 2006

Ms. Christie Cade
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329

Re: Market Study for Antioch Summit Senior Apartments in Stone Mountain, Georgia

Dear Ms. Cade:

At your request, Novogradac & Company, LLP performed a study of the Housing for Older Persons (HFOP) multifamily rental market in the Stone Mountain, Dekalb, Georgia area relative to the above-referenced Low-Income Housing Tax Credit (LIHTC) and market rate project, the (Subject).

The purpose of this market study is to assess the viability of the Antioch Summit Senior Apartments, a proposed HFOP (aged 55 and older) multifamily housing development consisting of 85 units. Sixty-eight of the Subject units will be restricted to senior households earning 30, 50, and 60 percent of the Area Median Income (AMI), or less. The remaining 17 units will be unrestricted to senior households. The following report provides support for the findings of the study and outlines the sources of information and the methodologies used to arrive at these conclusions. The scope of this report meets the requirements of the Georgia Department of Community Affairs (DCA), including the following:

- Inspecting the site of the proposed Subject and the general location.
- Analyzing appropriateness of the proposed unit mix, rent levels, available amenities and site.
- Estimating market rent, absorption and stabilized occupancy level for the market area.
- Investigating the health and conditions of the multifamily market.
- Calculating income bands, given the proposed Subject rents.
- Estimating the number of income eligible households.
- Reviewing relevant public records and contacting appropriate public agencies.
- Analyzing the economic and social conditions in the market area in relation to the proposed project.
- Establishing the Subject Primary and Secondary Market Area(s) if applicable.
- Surveying competing projects, Low-Income Housing Tax Credit (LIHTC) and market rate.

This report contains, to the fullest extent possible and practical, explanations of the data, reasoning, and analyses that were used to develop the opinions contained herein. The report also includes a thorough analysis of the scope of the study, regional and local demographic and economic studies, and market analyses including conclusions. The depth of discussion contained in the report is specific to the needs of the client.

The National Council of Affordable Housing Market Analysts (NCAHMA) is a professional organization chartered to promote the development of high quality market analysis for the affordable housing industry. Novogradac is a charter member of this organization. NCAHMA has compiled model content standards for market studies. This report generally conforms to those standards. Any slight modifications or departures from those standards are considered incidental and result from client specific needs.

Please do not hesitate to contact us if there are any questions regarding the report or if Novogradac & Company, LLP can be of further assistance. It has been our pleasure to assist you with this project.

Respectfully submitted,



H. Blair Kincer, MAI
Partner
Novogradac & Company LLP



Michalena M. Skiadas
Manager
Novogradac & Company LLP

ASSUMPTIONS AND LIMITING CONDITIONS

1. In the event that the client provided a legal description, building plans, title policy and/or survey, etc., the consultant has relied extensively upon such data in the formulation of all analyses.
2. The legal description as supplied by the client is assumed to be correct and the consultant assumes no responsibility for legal matters, and renders no opinion of property title, which is assumed to be good and merchantable.
3. All information contained in the report, which others furnished, was assumed to be true, correct, and reliable. A reasonable effort was made to verify such information, but the author assumes no responsibility for its accuracy.
4. The report was made assuming responsible ownership and capable management of the property. The analyses and projections are based on the basic assumption that the apartment complex will be managed and staffed by competent personnel and that the property will be professionally advertised and aggressively promoted
5. The sketches, photographs, and other exhibits in this report are solely for the purpose of assisting the reader in visualizing the property. The author made no property survey, and assumes no liability in connection with such matters. It was also assumed there is no property encroachment or trespass unless noted in the report.
6. The author of this report assumes no responsibility for hidden or unapparent conditions of the property, subsoil or structures, or the correction of any defects now existing or that may develop in the future. Equipment components were assumed in good working condition unless otherwise stated in this report.
7. It is assumed that there are no hidden or unapparent conditions for the property, subsoil, or structures, which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering, which may be required to discover such factors. The investigation made it reasonable to assume, for report purposes, that no insulation or other product banned by the Consumer Product Safety Commission has been introduced into the Subject premises. Visual inspection by the consultant did not indicate the presence of any hazardous waste. It is suggested the client obtain a professional environmental hazard survey to further define the condition of the Subject soil if they deem necessary.
8. A consulting analysis market study for a property is made as of a certain day. Due to the principles of change and anticipation the value estimate is only valid as of the date of valuation. The real estate market is non-static and change and market anticipation is analyzed as of a specific date in time and is only valid as of the specified date.
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10. Disclosure of the contents of this report is governed by the Bylaws and Regulations of the professional appraisal organization with which the appraiser is affiliated: specifically, the Appraisal Institute.
11. The author of this report is not required to give testimony or attendance in legal or other proceedings relative to this report or to the Subject property unless satisfactory additional arrangements are made prior to the need for such services.
12. The opinions contained in this report are those of the author and no responsibility is accepted by the author for the results of actions taken by others based on information contained herein.
13. All applicable zoning and use regulations and restrictions are assumed to have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report.
14. It is assumed that all required licenses, permits, covenants or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which conclusions contained in this report is based.
15. On all proposed developments, Subject to satisfactory completion, repairs, or alterations, the consulting report is contingent upon completion of the improvements in a workmanlike manner and in a reasonable period of time with good quality materials.
16. All general codes, ordinances, regulations or statutes affecting the property have been and will be enforced and the property is not Subject to flood plain or utility restrictions or moratoriums except as reported to the consultant and contained in this report.
17. The party for whom this report is prepared has reported to the consultant there are no original existing condition or development plans that would Subject this property to the regulations of the Securities and Exchange Commission or similar agencies on the state or local level.
18. Unless stated otherwise, no percolation tests have been performed on this property. In making the appraisal, it has been assumed the property is capable of passing such tests so as to be developable to its highest and best use, as detailed in this report.

19. No in-depth inspection was made of existing plumbing (including well and septic), electrical, or heating systems. The consultant does not warrant the condition or adequacy of such systems.
20. No in-depth inspection of existing insulation was made. It is specifically assumed no Urea Formaldehyde Foam Insulation (UFFI), or any other product banned or discouraged by the Consumer Product Safety Commission has been introduced into the appraised property. The appraiser reserves the right to review and/or modify this appraisal if said insulation exists on the Subject property.
21. Acceptance of and/or use of this report constitute acceptance of all assumptions and the above conditions. Estimates presented in this report are not valid for syndication purposes.

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A. EXECUTIVE SUMMARY AND CONCLUSIONS

EXECUTIVE SUMMARY AND CONCLUSIONS

Subject Property Overview:

Antioch Summit Senior Apartments (Subject) is a proposed Housing for Older Persons (HFOP- aged 55 and older) multifamily apartment community. The Subject will consist of 85 units restricted to senior tenants aged 55 and older. Of the total units, 68 will be restricted to households earning 30, 50, and 60 percent of AMI or less. The remaining 17 units will be market rate. The Subject will consist of one, three-story elevator serviced building. The Subject will be located at 4711 Bishop Ming Boulevard in Stone Mountain, Dekalb, Georgia.

The Subject is the second phase of Antioch Manor Estates which consists of a total of 120 studio, one-, and two-bedroom units restricted at 30, 50, and 60 percent AMI. This property is currently 97 percent occupied with a waiting list of over 260 households. The Subject is expected to be similar to this property. Below is a picture of Antioch Manor Estates.



Projected Place-In-Service Date:

The projected placed-in-service date is March 2008.

Development Location:

The Subject site is located at 4711 Bishop Ming Boulevard, Stone Mountain, Dekalb, Georgia.

Occupancy Type:

This project will be a HFOP development for tenants aged 55 and older.

Target Income Group:

Of the total units, 11 units will be restricted to households earning 30 percent of AMI, 32 units will be restricted to households earning 50 percent of AMI, 25 units will be restricted to households earning 60 percent of AMI, and 17 units will be unrestricted market rate units. The following table illustrates the minimum and maximum allowable

Antioch Summit Senior Apartments, Stone Mountain, GA; Market Study

income levels. We have set the maximum allowable income for the market units at 80 percent of AMI. This was based on discussions with local property managers at competing properties.

Income Target	Minimum Income	Maximum Income
30% AMI	\$11,100	\$17,100
50% AMI	\$18,450	\$28,500
60% AMI	\$22,050	\$34,200
Market Rate	\$23,850	\$45,600

Special Population Target:

Fourteen of the units will be reserved for special needs, six units will be equipped for the mobility impaired, and two units will be equipped for sight/hearing impaired. These units will be soft set aside.

Unit Mix:

PROPOSED RENTS

Unit Type	Number of Units	Asking Rent	Utility Allowance (1)	Gross Rent	LIHTC Maximum Allowable Gross Rent	HUD Fair Market Rents
<i>30% AMI</i>						
Studio	5	\$370	\$0	\$370	\$373	\$633
1BR/1BA	2	\$398	\$0	\$398	\$400	\$686
2BR/1BA	3	\$460	\$0	\$460	\$480	\$763
2BR/2BA	1	\$480	\$0	\$480	\$480	\$929
<i>50% AMI</i>						
Studio	8	\$615	\$0	\$615	\$622	\$633
1BR/1BA	10	\$665	\$0	\$665	\$667	\$686
2BR/1BA	12	\$790	\$0	\$790	\$801	\$763
2BR/2BA	2	\$800	\$0	\$800	\$801	\$929
<i>60% AMI</i>						
Studio	4	\$735	\$0	\$735	\$747	\$633
1BR/1BA	6	\$800	\$0	\$800	\$801	\$686
2BR/1BA	12	\$945	\$0	\$945	\$961	\$763
2BR/2BA	3	\$960	\$0	\$960	\$961	\$929
<i>Unrestricted Market Units</i>						
Studio	1	\$795	\$0	\$795	N/Ap	\$633
1BR/1BA	4	\$995	\$0	\$995	N/Ap	\$686
2BR/1BA	6	\$1,375	\$0	\$1,375	N/Ap	\$763
2BR/2BA	6	\$1,425	\$0	\$1,425	N/Ap	\$929
Total	85					

Notes (1) Source of Utility Allowance Developer, all utilities are included in the rent.

Inspection Date: June 23, 2006.

Market Conclusions:

Both the Atlanta MSA and the PMA have experienced healthy growth in population, households, and median household income. The senior population growth within the PMA is projected to significantly outpace the overall population growth rate for the next five years. Similar to senior population growth, the rate of growth in the number of senior households within the PMA is projected to be strong. The senior population and household growth in the PMA is consistent with that of the MSA. Both the PMA and the MSA significantly outpace the nation with regards to senior population and household growth.

The Atlanta-Sandy Springs MSA has a stable economy with increasing total employment. Total employment in the MSA increased over the better part of the past 14 years. During the national recession in 2001 to 2003, the Atlanta MSA actually experienced only minor setbacks with a small decrease of 0.8 percent in total employment in 2002. This decrease was well below the national average of 1.3 percent. In 2003, total employment was again on the rise and has continued to strengthen every year since. In 2005, approximately 63,000 new jobs were created in the Atlanta Metro area and there are an estimated 66,000 new jobs that will be added to the local economy in 2006. The largest sector of employment in the MSA is the services sector, followed by the retail trade sector. The local economy appears stable, and the relatively low-paying jobs offered in the services and retail trade sectors are expected to generate demand for affordable housing in the PMA.

Capture Rates:

The following table summarizes the Subject's capture rates at all income levels.

Antioch Summit Senior Apartments, Stone Mountain, GA; Market Study

Unit Size	Income Limits	Units Proposed	Total Demand	Additions to Supply	Net Demand	Capture Rate
Studio	30% AMI	5	6	2	4	120%
Studio	50% AMI	8	11	1	10	84%
Studio	60% AMI	4	10	1	9	43%
Studio	Market	1	35	2	33	3%
1BR	30% AMI	2	27	16	11	18%
1BR	50% AMI	10	47	63	-16	-62%
1BR	60% AMI	6	45	19	26	23%
1BR	Market	4	157	22	135	3%
2BR	30% AMI	4	62	18	44	9%
2BR	50% AMI	14	106	73	33	42%
2BR	60% AMI	15	103	18	85	18%
2BR	Market	12	357	29	328	4%

As illustrated in the table above, the Subject’s capture rates for the studio units at 30 and 50 percent AMI and the one-bedroom units at 50 percent AMI are above DCA’s feasibility threshold. While these capture rates are high, we do believe there is adequate demand based on the following:

1. Phase I has a total of 541 income qualified households on the waiting list.
2. Magnolia Circle (senior LIHTC) is 98 percent occupied and maintains a waiting list of six months to one year.
3. The property manager at Phase I indicated that the lower income level units were the first to lease and that most, if not all, LIHTC units at Phase I were leased within six months, which equates to an absorption rate of 16 units per month.
4. The weighted vacancy for the senior LIHTC properties in the PMA is less than one percent (0.98 percent).
5. Senior population and households are expected to have significant growth in the PMA at 5.62 percent and 5.29 percent, respectively. This indicates strong demand for the Subject’s market area.

Therefore, while some of the by unit capture rates are high, we believe there is ample demand for the Subject.

Projected Absorption Period:

We have analyzed the senior LIHTC properties, Antioch Manor (Phase I of the Subject) and Magnolia Circle, which completed construction in 2005 and 2003, respectively. Antioch Manor reported an overall absorption rate of 11 to 12 units per month. The manager indicated that all LIHTC units were absorbed within

six months of opening (or 16 units per month), while the market rate units took approximately one year to reach full occupancy. This property has been open for one year and currently maintains a waiting list of 541 households. The Subject is expected to pull demand from this waiting list. Magnolia Circle offers 84 total units comprised of one and two-bedroom units. The majority of the units are restricted to tenants earning less than 50 percent of the AMI or less than 60 percent of the AMI. However, the property does offer several market rate units. We reviewed the initial leasing pace experienced by Magnolia Circle which reported an absorption pace of 14 units per month. The property currently has a waiting list of six months to one year. Therefore, the Subject should expect absorption rates similar to the senior properties, or 12 to 14 units per month, or six to seven months. With the presence of lengthy waiting lists and the marketing advantage of Phase I, the Subject could expect a faster absorption rate.

Comparable Properties: Vacancy rates in the market range from 0.0 to 7.0 percent, averaging 4.0 percent. The two senior LIHTC properties reported an average vacancy rate of one percent. The highest vacancy rate is at Clairmont Crest, which is a market rate senior property. Management indicated that this is high due to several Hurricane Katrina evacuees relocating back to Louisiana and Mississippi. There were approximately 26 units set aside for evacuees at this property. Management expects the vacancy rate to decrease over the next few months. Typical vacancy at this property was reported to be five percent. Williamsburg Senior Apartments reported the second highest vacancy rate at 4.8 percent. The majority of the vacancy units are within the two- and three-bedroom units. This is reported to be a typical vacancy rate for this property. The two senior LIHTC properties reported lengthy waiting lists of 541 households and six months to one year. Most of the households on the waiting lists are for the lower AMI levels. This represents latent demand and thus the Subject should attract these tenants on the waiting list. The historical vacancy rates from second quarter 2005 are lower than the current vacancy rates. This is mostly due to the 15 vacancies at Clairmont Crest, which is the result of several hurricane Katrina evacuees relocated back to Mississippi and Louisiana. Overall, we expect the Subject to maintain a minimum vacancy rate of five percent or less.

Unit Mix/Rents/Size: The Subject will offer a comparable unit mix when compared to similar senior properties. The Subject's unit size is also considered to be competitive in the market area.

Amenity Conclusions: The Subject's proposed amenity package is competitive.

Proximity to Local Services:

The following table details the Subject’s distance from key locational amenities. A *Locational Amenities Map*, corresponding to the following table is provided in the addenda to this report.

Local Distances from Services			
Map #	Name	Type of Service	Distance (in miles)
1	Lou Walker Senior Center	Senior Center	2.8 miles
2	Hairston Crossing Public Library	Library	0.8 miles
3	Northlake Medical Center	Hospital	5.0 miles
4	Pine Lake Police Department	Police Department	1.1 miles
5	Kroger	Grocer and Pharmacy	0.9 miles
6	MARTA-Route 11	Bus Stop	0.8 miles
7	MARTA-Indian Creek Station	Rail Transit System	3.1 miles
8	New Publix /Walgreen’s	Services	0.5 miles

Market Strengths:

Strengths of the Subject will include common area amenities, in-unit washer/dryer, and varying income levels. There is no primary weakness. The location is slightly inferior; however the location has not negatively effected Phase I of the Subject. There is ample demand for the Subject based on our calculations. Both senior LIHTC properties reported near full or full occupancy and both maintain waiting lists. This indicates demand for the Subject property.

Market Study Conclusion:

Based upon our market research, demographic calculations and analysis, we believe there is ample demand for the Subject property as conceived. Strengths of the Subject will include common area amenities, lower AMI levels, and in-unit washer/dryer. Both senior LIHTC properties reported near full or full occupancy and both maintain waiting lists. This indicates demand for the Subject property.

The following tables are required by DCA and summarize our overall market conclusions.

DCA CONCLUSION TABLE

Unit Size	Income Limits	Units				Capture Rate	Absorption	Median	
		Proposed	Total Demand	to Supply	Net Demand			Market Rent	Proposed Rent
Studio	30% AMI	5	6	2	4	120%	6-7 months	\$708	\$370
Studio	50% AMI	8	11	1	10	84%	6-7 months	\$708	\$615
Studio	60% AMI	4	10	1	9	43%	6-7 months	\$708	\$735
Studio	Market	1	35	2	33	3%	1 year	\$708	\$795
1BR	30% AMI	2	27	16	11	18%	6-7 months	\$837	\$398
1BR	50% AMI	10	47	63	-16	-62%	6-7 months	\$837	\$665
1BR	60% AMI	6	45	19	26	23%	6-7 months	\$837	\$800
1BR	Market	4	157	22	135	3%	1 year	\$837	\$995
2BR	30% AMI	4	62	18	44	9%	6-7 months	\$1,063	\$460-480
2BR	50% AMI	14	106	73	33	42%	6-7 months	\$1,063	\$790-800
2BR	60% AMI	15	103	18	85	18%	6-7 months	\$1,063	\$945-960
2BR	Market	12	357	29	328	4%	1 year	\$1,063	\$1,375-1,425

*While several of the capture rates are above the DCA threshold, it should be noted that Phase I of the Subject has 541 income qualified households on their waiting list.

OVERALL DEMAND

Proposed Project Capture Rate 30% AMI Units	18%
Proposed Project Capture Rate 50% AMI Units	119%
Proposed Project Capture Rate 60% AMI Units	21%
Proposed Project Capture Rate Market Units	3%
Overall Proposed Capture Rate	18%
Proposed Project Stabilization Period	6-7 months for LIHTC, 1 Year for Market

As illustrated in the table above, the Subject’s capture rates for the studio units at 30 and 50 percent AMI and the one-bedroom units at 50 percent AMI are above DCA’s feasibility threshold. While these capture rates are high, we do believe there is adequate demand based on the following:

1. Phase I has a total of 541 income qualified households on the waiting list.
2. Magnolia Circle (senior LIHTC) is 98 percent occupied and maintains a waiting list of six months to one year.
3. The property manager at Phase I indicated that the lower income level units were the first to lease and that most, if not all, LIHTC units at Phase I were leased within six months, which equates to an absorption rate of 16 units per month.
4. The weighted vacancy for the senior LIHTC properties in the PMA is less than one percent (0.98 percent).
5. Senior population and households are expected to have significant growth in the PMA at 5.62 percent and 5.29 percent, respectively. This indicates strong demand for the Subject’s market area.

Therefore, while some of the by unit capture rates are high, we believe there is ample demand for the Subject.

B. PROJECT DESCRIPTION

Antioch Summit Senior Apartments, Stone Mountain, GA; Market Study

PROJECT DESCRIPTION

Our description of the improvements is based on information provided by the developer. Antioch Summit Senior Apartments (Subject) is a proposed senior development. The Subject property will consist of 85 total units of which 17 will be market rate. The remaining 68 units will be restricted to senior tenants earning 30, 50, and 60 percent of AMI, or less. The Subject will include 18 studio units, 22, one-bedroom units, and 45, two-bedroom units. We assume that the following information is accurate.

Project Address and

Development Location:

The Subject is located at 4711 Bishop Ming Boulevard, Stone Mountain, Georgia. This is located in the southern area of Stone Mountain off of South Hairston Road.

Construction Type:

New Construction.

Occupancy Type:

Housing for Older Persons (HFOP) aged 55 and older.

Special Population Target:

Fourteen of the units will be reserved for special needs, six units will be equipped for the mobility impaired, and two units will be equipped for sight/hearing impaired. These units will be soft set aside.

PROPOSED RENTS

Unit Type	Number of Units	Asking Rent	Utility Allowance (1)	Gross Rent	LIHTC Maximum Allowable Gross Rent	HUD Fair Market Rents
<i>30% AMI</i>						
Studio	5	\$370	\$0	\$370	\$373	\$633
1BR/1BA	2	\$398	\$0	\$398	\$400	\$686
2BR/1BA	3	\$460	\$0	\$460	\$480	\$763
2BR/2BA	1	\$480	\$0	\$480	\$480	\$929
<i>50% AMI</i>						
Studio	8	\$615	\$0	\$615	\$622	\$633
1BR/1BA	10	\$665	\$0	\$665	\$667	\$686
2BR/1BA	12	\$790	\$0	\$790	\$801	\$763
2BR/2BA	2	\$800	\$0	\$800	\$801	\$929
<i>60% AMI</i>						
Studio	4	\$735	\$0	\$735	\$747	\$633
1BR/1BA	6	\$800	\$0	\$800	\$801	\$686
2BR/1BA	12	\$945	\$0	\$945	\$961	\$763
2BR/2BA	3	\$960	\$0	\$960	\$961	\$929
<i>Unrestricted Market Units</i>						
Studio	1	\$795	\$0	\$795	N/Ap	\$633
1BR/1BA	4	\$995	\$0	\$995	N/Ap	\$686
2BR/1BA	6	\$1,375	\$0	\$1,375	N/Ap	\$763
2BR/2BA	6	\$1,425	\$0	\$1,425	N/Ap	\$929
Total	85					

Notes (1) Source of Utility Allowance Developer, all utilities are included in the rent.

Structure Type:

The Subject will consist of one, three-story elevator serviced structure. It will have brick and vinyl exterior. It is expected to be similar to Phase I, Antioch Manor, which is picture below.



Unit Amenities:

The Subject will include refrigerator, oven/range, dishwasher, disposal, microwave, ceiling fan, patio/balcony, washer/dryer in-unit, and central air.

Community Amenities:

The Subject will offer a community room with kitchen, several sitting areas, library, computer room, billiards room, picnic area, exercise room, gazebo, walking path, call system, elevators, van service, and on-site management office. There will also be a beauty salon on-site. The Subject and Phase I (Antioch Manor) also has a partnership with Lifespan Ministries, Inc. (a local non-profit) which provides additional special services to the residents. This includes weekly housekeeping and linen service (for an additional fee), health and wellness programs, activities such as strawberry picking, movies, etc. There is also an active resident association, exercise classes, and scheduled transportation taking residents to their appointments, shopping, and more. Additional amenities include a juice bar, snack room, gazebo, walking trails, audio/visual center, TV rooms on every floor, meditation room, arts & crafts room, library, and theatre-style movie room.

Unit Size:

The following table illustrates the unit size at the Subject.

UNIT MIX AND SQUARE FOOTAGE

Unit Type	Number of Units	Unit Size (SF)	Gross Area
Studio	18	524	9,432
1BR/1BA	22	687	15,114
2BR/1BA	33	905	29,865
<u>2BR/2BA</u>	<u>12</u>	<u>958</u>	<u>11,496</u>
Total	85		65,907

Parking: There are will be ample on-site surface parking available for the tenants. The Subject will also offer van service to take residents shopping, to doctors appointments, and other areas needed.

Existing or Proposed Project Based Rental Assistance: None.

Placed in Service Date: The projected placed in service date is 2008.

Conclusion: The Subject appears to have an adequate unit mix for the targeted population group. We believe that the recommended unit amenities and the proposed community amenities are adequate and will attract residents to the property.

C. SITE EVALUATION

The location of an elderly property can have a substantial negative or positive impact upon the performance, safety and appeal of the project. The site description discusses the physical features of the site, as well as the layout, access issues, and traffic flow.

Date of Site Visit: June 23, 2006.

Frontage: The Subject site has frontage along South Hairston Road.

Topography: The Subject site is currently vacant land and appears to be gently sloping.

Visibility/Views: The Subject site is located at the intersection of Bishop Ming Boulevard and South Hairston Road. The Subject will have views of Phase I, Antioch Manor, vacant land, and single family homes. The Subject will have good visibility from South Hairston Road.

North: Immediately north of the Subject is vacant wooded land. Further north includes single-family dwellings that appear to be in average to good condition and were most likely built within the past 20 to 30 years.

South: Immediately south of the Subject is Phase I, Antioch Manor. There is currently a landscaped area with a gazebo that will separate the two phases. Further south is vacant wooded land.

East: Hidden Hills County Club Community is located to the east of the Subject's entrance. The single family homes within this gated community range in condition from average to excellent.

West: Immediately west of the Subject is vacant land. This will be the future site of Phase III, Antioch Villas. Phase III is currently proposed and is planned for 44 units with garages. At this stage of the development, Phase III will have units for sale.



View of South Hairston Road



SF Home at Hidden Hills Country Club Community



Entrance to Subject site and Phase I



View of Phase I, Antioch Manor from Subject site



View of Phase I, Antioch Manor from Subject site

Access and Traffic Flow:

The Subject site is located on the west side of South Hairston Road. Access and traffic flow are considered to be good.

Layout and Curb Appeal: The proposed Subject will have a functional layout and an above-average curb appeal as it will be new construction.

Zoning of Surrounding Area: According to the Dekalb Planning and Zoning Commission, the Subject site is zoned as RCH (residential or commercial). The land is zoned for cluster housing, single family dwellings, single family attached dwellings, single family attached subdivisions, and multifamily. The Subject is a conforming use.

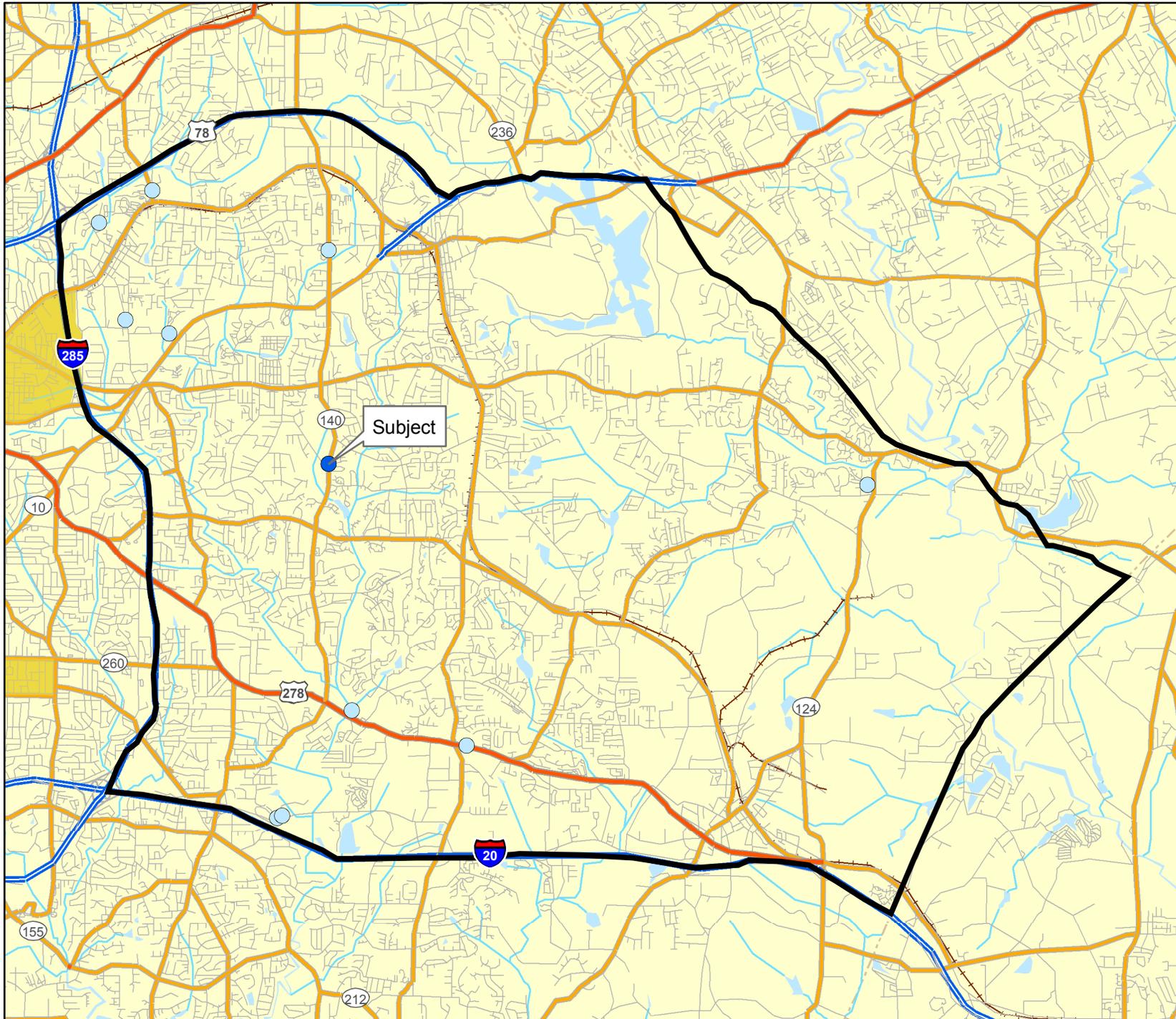
Road/Infrastructure Proposed Improvements: We witnessed no road/infrastructure improvements in the immediate vicinity of the Subject. According to the planning department, there are no road/infrastructure improvements at this time in the immediate vicinity of the Subject.

Proximity to Local Services: The following table details the Subject’s distance from key locational amenities. A *Locational Amenities Map*, corresponding to the following table is provided in the addenda to this report.

Local Distances from Services			
Map #	Name	Type of Service	Distance (in miles)
1	Lou Walker Senior Center	Senior Center	2.8 miles
2	Hairston Crossing Public Library	Library	0.8 miles
3	Northlake Medical Center	Hospital	5.0 miles
4	Pine Lake Police Department	Police Department	1.1 miles
5	Kroger	Grocer and Pharmacy	0.9 miles
6	MARTA-Route 11	Bus Stop	0.8 miles
7	MARTA-Indian Creek Station	Rail Transit System	3.1 miles
8	New Publix /Walgreen’s	Services	0.5 miles

Subsidized Property Map: The following list identifies all subsidized properties in the PMA that are existing, proposed, and under construction. A corresponding map is located on the following page.

Affordable Properties and QCTs in the Stone Mountain, GA PMA



Affordable Properties

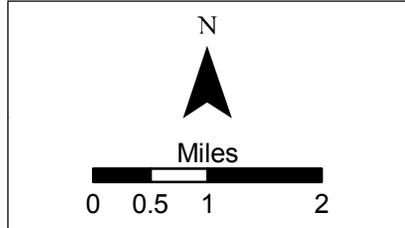
Rent Structure

- Section 8/Section 202
- Rural Development
- LIHTC
- Proposed LIHTC

■ Qualified Census Tracts

▭ PMA

Data Sources: U.S. Housing and Urban Development (HUD) Low Income Housing Tax Credit Database 1987-2006; Local Housing Finance Agency; HUD Qualified Census Tracts 2006



Antioch Summit Senior Apartments, Stone Mountain, GA; Market Study

Address	City	County	State	Type	Map Color	Included/Excluded	Reason for Exclusion	Distance From Subject
1300 Friendly Heights Blvd.	Decatur	Dekalb	GA	Family LIHTC		Excluded	Family LIHTC	6.0 miles
100 Leslie Oaks Drive	Lithonia	Dekalb	GA	Family LIHTC		Excluded	Family LIHTC	9.1 miles
1075 North Hairston Road	Stone Mountain	Dekalb	GA	Family LIHTC		Excluded	Family LIHTC	3.4 miles
4522 Snapfinger Woods Drive	Atlanta	DeKalb	GA	Family LIHTC		Excluded	Family LIHTC	4.9 miles
3954 Memorial College Avenue	Clarkston	DeKalb	GA	Family LIHTC		Excluded	Family LIHTC	3.9 miles
1281 Brockett Rd.	Clarkston	DeKalb	GA	Family LIHTC		Excluded	Family LIHTC	5.2 miles
751 North Indian Creek Drive	Clarkston	DeKalb	GA	Family LIHTC		Excluded	Family LIHTC	3.9 miles
3629 Montreal Creek Circle	Clarkston	DeKalb	GA	Family LIHTC		Excluded	Family LIHTC	5.4 miles
100 Hidden Chase	Stone Mountain	DeKalb	GA	Family LIHTC		Excluded	Family LIHTC	3.5 miles
4711 S Hairston Rd	Stone Mountain	DeKalb	GA	HFOP LIHTC		Included	Senior LIHTC	0.0 miles
6206 Covington Hwy	Stone Mountain	DeKalb	GA	Senior LIHTC		Excluded	UC	3.5 miles
4711 S Hairston Rd	Stone Mountain	DeKalb	GA	HFOP LIHTC		Subject	Subject	-

Detrimental Influences:

There are no significant detrimental influences that we witnessed during our site inspection.

Environmental Concerns:

None visible upon site inspection.

Conclusion:

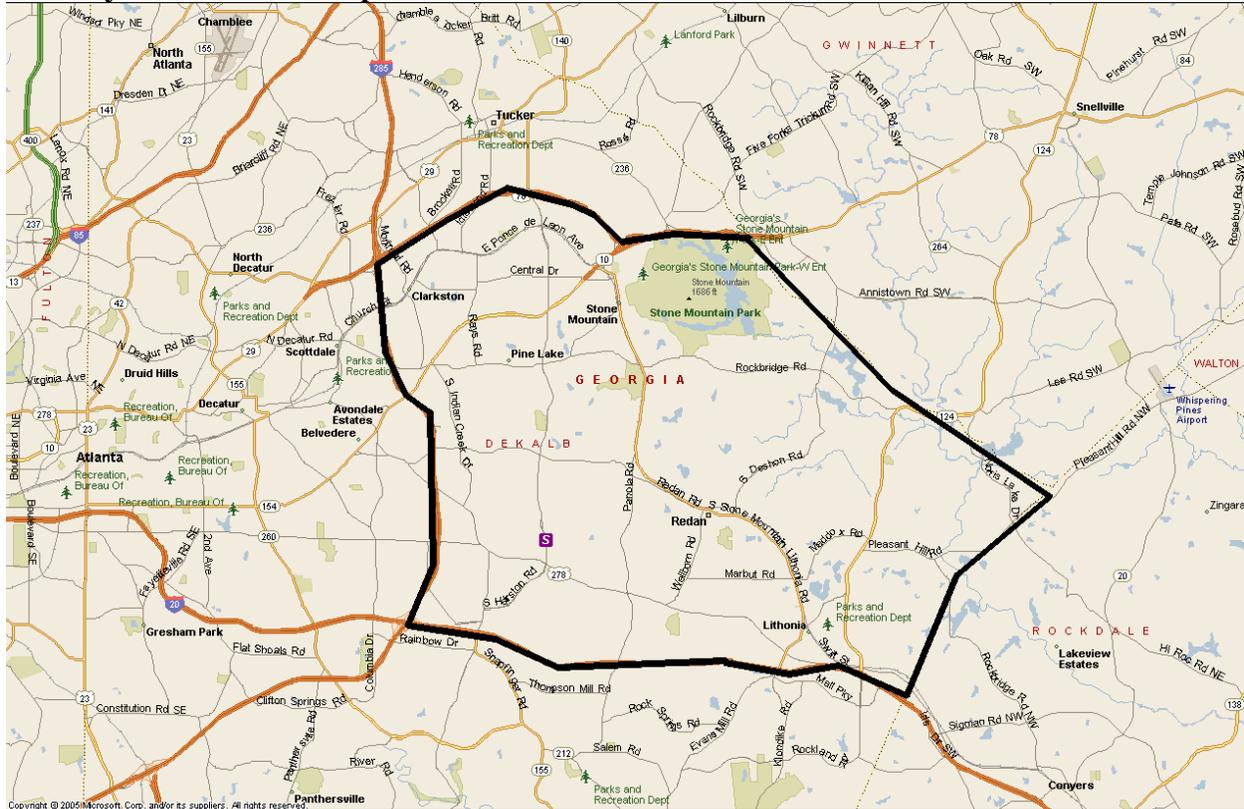
The Subject is located in a residential neighborhood in the southwestern portion of Stone Mountain. Residents of the neighborhood are within close proximity to major arteries and local services. The Subject site offers good visibility and will offer above average curb appeal. Overall, the community presents a good location for an affordable, senior multifamily development.

D. MARKET AREA

PRIMARY MARKET AREA

For the purpose of this study, it is necessary to define the market area, or the area from which potential tenants for the project are likely to be drawn. In some areas, residents are very much “neighborhood oriented” and are generally very reluctant to move from the area where they have grown up. In other areas, residents are much more mobile and will relocate to a completely new area, especially if there is an attraction such as affordable housing at below market rents.

Primary Market Area Map



The following sections will provide an analysis of the demographic characteristics within the market area. Data such as population, households and growth patterns will be studied, to determine if the Primary Market Area (PMA) and the secondary market area, the Atlanta-Sandy Springs-Marietta, Georgia MSA, are areas of growth or contraction.

The PMA is defined as Route 78/410 and the Dekalb County Line to the north, the Dekalb County Line to the east, Interstate 20 to the south and Interstate 285 to the west. This area was defined based on interviews with a member of the Stone Mountain Community Development, the local housing authority, the local senior center, and the senior property managers at Antioch Manor and Magnolia Circle.

The manager at Antioch Manor indicated that 50 percent of their tenants are from Dekalb County. The remaining 50 percent are from other areas of Georgia or are from out of state. She also indicated that most tenants sold their homes prior to moving into the property. There were also several tenants who were previously living with children. The property manager at

Magnolia Circle indicated that most of their tenants are from all over the Atlanta metro area, with some from out of state.

Neighborhood Analysis

The neighborhood analysis provides a bridge between the area analysis and the study of the Subject. The goal of the neighborhood analysis is to determine how the operation of social, economic, governmental and environmental factors influences the marketability of real estate. In the neighborhood analysis, we focus on how these factors interact in the immediate vicinity of the Subject.

Location and Boundaries

The Subject site is located at the intersection of Bishop Ming Boulevard and South Hairston Road. The Subject will have views of Phase I, Antioch Manor, vacant land, and single family homes. The Subject will have good visibility from South Hairston Road.

North: Immediately north of the Subject is vacant wooded land. Further north includes single-family dwellings that appear to be in average to good condition and were most likely built within the past 20 to 30 years.

South: Immediately south of the Subject is Phase I, Antioch Manor. There is currently a landscaped area with a gazebo that will separate the two phases. Further south is vacant wooded land.

East: Hidden Hills County Club Community is located to the east of the Subject's entrance. The single family homes within this gated community range in condition from average to excellent.

West: Immediately west of the Subject is vacant land. This will be the future site of Phase III, Antioch Villas. Phase III is currently proposed and is planned for 44 units with garages. At this stage of the development, Phase III will have units for sale.

The majority of the retail services are located approximately 0.5 miles south of the Subject at the intersection of South Hairston Road and Covington Highway. There is a gas station, a new Publix shopping center, Pep Boys auto shop, a Family Dollar, and several other retail services.

E. COMMUNITY DEMOGRAPHIC DATA

COMMUNITY DEMOGRAPHIC DATA

The following sections will provide an analysis of the demographic characteristics within the market area. Data such as population, households and growth patterns will be studied to determine if the Primary Market Area (PMA) and the Secondary Market Area (SMA) are areas of growth or contraction. The Atlanta-Sandy Springs-Marietta, GA MSA is considered to be the secondary market area. The discussions will also describe typical household size and will provide a picture of the health of the community and the economy. Historic and estimated data will be presented for years 1990, 2000, 2005 and 2010. Data has also been projected for 2008, the year in which the Subject is expected to begin operation.

According to GA DCA’s 2006 market study guidelines section E2, Household Trends, demographic data for HFOP should be presented for ages 55 and older.

General Population

The table below illustrates general population trends in the SMA, PMA, and nation from 1990 through 2010.

POPULATION

Year	Atlanta-Sandy Springs-Marietta, GA MSA		PMA		USA	
	<i>Number</i>	<i>Annual Change</i>	<i>Number</i>	<i>Annual Change</i>	<i>Number</i>	<i>Annual Change</i>
1990	3,069,425	-	142,313	-	248,709,873	-
2000	4,247,981	3.84%	191,463	3.45%	281,421,906	1.32%
2005	4,980,447	3.28%	211,680	2.01%	298,727,898	1.17%
Projected Mkt Entry:						
March 2008	5,504,255	3.32%	224,119	1.86%	310,573,098	1.25%
2010	5,807,512	3.32%	231,321	1.86%	317,430,845	1.25%

Source: ESRI Business Analyst 9.1; Novogradac & Company LLP - June 2006

As the table illustrates, the PMA, the MSA and the nation are areas which have experienced growth in population, and this trend is expected to continue through 2010. The population growth in the PMA and MSA outpaced the growth in population in the nation. Growth in both the MSA and the nation is expected to occur at an increased pace through 2010; however, growth in the PMA is expected to occur at a slower pace than was experienced from 2000 to 2005.

Senior Population

The table below illustrates senior population trends in the SMA and PMA from 2000 through 2010.

SENIOR POPULATION, 55+

Year	Atlanta-Sandy Springs-Marietta, GA MSA		PMA	
	<i>Number</i>	<i>Annual Change</i>	<i>Number</i>	<i>Annual Change</i>
2000	642,888	-	18,944	-
2005	851,751	6.19%	25,411	6.50%
Projected Mkt Entry:				
March 2008	1,000,339	5.51%	29,932	5.62%
2010	1,086,364	5.51%	32,549	5.62%

Source: ESRI Business Analyst 9.1; Novogradac & Company LLP - June 2006

As the table illustrates, senior population trends in the PMA and MSA indicate that the senior population in these areas is growing much faster than the population as a whole. This suggests an aging population that may choose apartment living to reduce home ownership burdens. Not only are the PMA and MSA currently experiencing significant senior growth, but both areas are expected to continue strong growth through 2010, albeit at a slower pace. As the Subject will be a newly constructed senior property, this large increase in the senior population will add to the existing demand for senior housing in the PMA and MSA.

Elderly and Non-Elderly in PMA

The table below illustrates total, non-elderly, and elderly population trends in the SMA and PMA from 1990 through 2010.

Year	PMA			Secondary Area (SMA, MSA, City, Village, etc)		
	Total Population	Non-Elderly	Elderly (55+)	Total Population	Non-Elderly	Elderly (55+)
1990	142,311	126,806	15,505	3,069,425	2,604,219	465,206
2000	191,462	172,518	18,944	4,247,981	3,605,093	642,888
2005	211,678	186,267	25,411	4,980,447	4,128,696	851,751
Projected Mkt Entry:						
2010	224,119	194,187	28,702	5,504,255	4,503,916	1,000,339
2010	231,321	198,772	32,549	5,807,513	4,721,149	1,086,364

Source: ESRI Business Analyst 9.1; Novogradac & Company LLP - June 2006

As the table illustrates, all three areas of analysis, total, non-elderly, and elderly populations in the PMA and MSA have steadily increased from 1990 to 2005 and are expected to continue to grow through 2010.

Population by Age Group

The following table illustrates the population of the SMA and PMA by age cohort.

2005 POPULATION BY AGE

Age Cohort	Atlanta-Sandy Springs-Marietta, GA MSA		PMA	
	<i>Number</i>	<i>Percentage</i>	<i>Number</i>	<i>Percentage</i>
0-4	373,692	7.50%	17,757	8.39%
5-9	359,020	7.21%	16,677	7.88%
10-14	372,260	7.47%	17,802	8.41%
15-19	339,476	6.82%	16,114	7.61%
20-24	339,779	6.82%	16,501	7.80%
25-29	369,190	7.41%	17,490	8.26%
30-34	409,170	8.22%	17,888	8.45%
35-39	418,718	8.41%	18,423	8.70%
40-44	444,989	8.93%	19,217	9.08%
45-49	383,042	7.69%	15,936	7.53%
50-54	319,360	6.41%	12,462	5.89%
55-59	268,976	5.40%	9,214	4.35%
60-64	184,250	3.70%	5,559	2.63%
65-69	128,448	2.58%	3,731	1.76%
70-74	95,597	1.92%	2,534	1.20%
75-79	75,392	1.51%	1,990	0.94%
80-84	53,603	1.08%	1,296	0.61%
85+	45,485	0.91%	1,087	0.51%
Total	4,980,447	100.0%	211,678	100.0%

Source: ESRI Business Analyst 9.1; Novogradac & Company LLP - June 2006

As illustrated in the chart above, the percentage of the population falling between the ages of 0 to 34 is 51 and 57 percent, respectively, in the MSA and PMA. These demographics suggest a population comprised of young families with children.

In addition, approximately 17 percent of the population in the MSA is 55 or older. However, only 12 percent of the population in the PMA is over the age of 55. While lower than the national averages as a proportion, the total persons in this age group within the MSA is significant. In addition, approximately 25 percent in the MSA and the PMA fall within the 35 to 50 age groups. This is significant because these age groups often decide where their parents will be housed. The fact that seniors often relocate to be near their children, the large proportion of population falling between the 35-50 age brackets, and the significant number of persons in the MSA and PMA who are 55 and older, are all positive indicators for the subject property.

General Household Trends

The following table is a summary of the total households in the SMA, PMA, and nation from 1990 to 2010.

Antioch Summit Senior Apartments, Stone Mountain, GA; Market Study

HOUSEHOLDS

Year	Atlanta-Sandy Springs-Marietta, GA MSA		PMA		USA	
	Number	Annual Change	Number	Annual Change	Number	Annual Change
1990	1,140,843	-	52,653	-	91,947,410	-
2000	1,554,154	3.62%	66,250	2.58%	105,480,101	1.47%
2005	1,824,531	3.31%	73,063	1.96%	112,448,901	1.26%
Projected Mkt Entry:						
March 2008	2,014,215	3.28%	77,228	1.80%	117,090,049	1.30%
2010	2,124,032	3.28%	79,640	1.80%	119,777,029	1.30%

Source: ESRI Business Analyst 9.1; Novogradac & Company LLP - June 2006

The rate of growth in the number of households within the PMA is considered positive and outpaced the nation in all years of analysis. The PMA is projected to grow at a slower rate than the MSA for all years. Although the projections estimate that the growth in households will slow somewhat from 2005 through 2010, the growth is still substantial. Again, we believe this projected growth is a positive indication of potential demand for the Subject.

Senior Household Trends

The following table is a summary of the senior households in the SMA and PMA from 2000 to 2010.

HOUSEHOLDS WITH SENIOR HOUSEHOLDER, 55+

Year	Atlanta-Sandy Springs-Marietta, GA MSA		PMA	
	Number	Annual Change	Number	Annual Change
2000	385,958	-	11,115	-
2005	505,926	5.92%	14,234	5.34%
Projected Mkt Entry:				
March 2008	590,672	5.29%	16,617	5.29%
2010	639,736	5.29%	17,997	5.29%

Source: ESRI Business Analyst 9.1; Novogradac & Company LLP - June 2006

Similar to the population growth for seniors, the percent of households with a senior head of household is expected to increase at a higher rate than the growth in overall households in both the PMA and the MSA. Senior household formation in the PMA increased from 2000 to 2005 and is expected to grow at slightly slower pace from 2005 through 2010. Household formation in the MSA also saw an increase from 2000 to 2005 and is expected to continue at a slightly decreased pace.

Median Household Income Levels

The following table illustrates Median Household Income for the general population as well as for the senior population ages 62 and older in the SMA and PMA from 2000 through 2010.

MEDIAN HOUSEHOLD INCOME

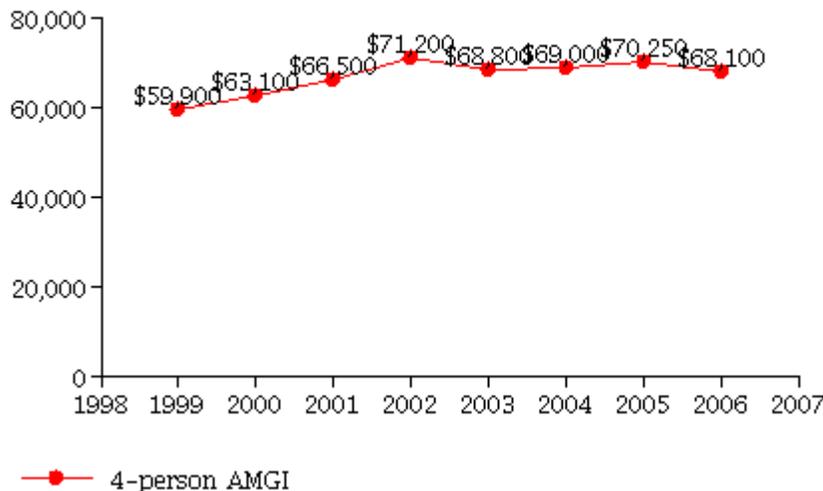
Year	Atlanta-Sandy Springs-Marietta, GA MSA		PMA	
	Number	Annual Change	Number	Annual Change
<i>All Ages</i>				
2000	\$51,657	-	\$47,375	-
2005	\$62,156	3.87%	\$55,593	3.30%
Projected Mkt Entry:				
March 2008	\$70,508	4.24%	\$61,757	3.50%
2010	\$75,344	4.24%	\$65,325	3.50%
<i>Age 55+</i>				
2000	-	-	-	-
2005	\$42,325	-	\$43,212	-
Projected Mkt Entry:				
March 2008	\$50,256	5.92%	\$52,317	6.65%
2010	\$54,848	5.92%	\$57,589	6.65%

Source: ESRI Business Analyst 9.1; Novogradac & Company LLP - June 2006

Both the PMA and MSA’s median incomes for all ages were above the national average of \$42,164 at the beginning of the 21st century. The national median household income in 2005 was approximately \$49,747. Of all three areas of analysis, the MSA has the highest median household income, while the nation actually has the lowest. Not only will the median incomes of the MSA and PMA continue to rise through the year 2010, but they will actually do so at a faster pace.

The senior median household income in both the MSA and PMA is below the median incomes of the general population in these same areas. In the MSA, this differential is expected to widen slightly over the foreseeable future. However, forecasted numbers for the PMA show that the income gap between the general population and seniors will actually close slightly over the next four years. For Section 42 LIHTC rent determination purposes, the AMI is used. The following chart illustrates the AMI level for a four-person household in Dekalb County, Georgia.

AMGI



Antioch Summit Senior Apartments, Stone Mountain, GA; Market Study

Source: Novogradac & Company, LLP, 06/2006.

As illustrated in the table above, AMI steadily increased from 1999 to 2002 before declining 3.4 percent in 2003. Over the next two years, the AMI saw slight increases before declining again in 2006. The most significant increase of \$4,700, or 7.0 percent, occurred from 2001 to 2002. Both decreases, which occurred in 2003 and 2006, were over three percent. The decline in 2003 is reflective of an adjustment by HUD based on information from the 2000 Census, which was used in calculating the AMI for the first time in 2003. Although there have been two periods of decline in the past seven years, overall, the AMI has seen a significant amount of growth which indicates a healthy economy. The Subject's LIHTC units are not at the maximum allowable, therefore the decrease in AMI will not affect rent increases at the Subject.

Senior Household Income

The table below illustrates senior household income in the SMA, PMA, and nation.

HOUSEHOLD INCOME OF SENIORS 55+ IN 2005

Income Cohort	Atlanta-Sandy Springs-Marietta, GA MSA		PMA		USA
	Number	Percentage	Number	Percentage	Percentage
<\$15,000	71,407	14.11%	1,490	10.47%	17.73%
\$15,000-\$24,999	51,195	10.12%	1,388	9.75%	13.68%
\$25,000-\$34,999	47,658	9.42%	1,201	8.44%	11.70%
\$35,000-\$49,999	66,651	13.17%	2,372	16.66%	14.46%
\$50,000-\$74,999	89,657	17.72%	3,319	23.32%	15.92%
\$75,000-\$99,999	56,249	11.12%	1,850	13.00%	9.48%
100,000-\$149,999	69,662	13.77%	1,612	11.32%	9.87%
150,000-\$199,999	23,132	4.57%	535	3.76%	3.14%
200,000-\$249,999	11,988	2.37%	236	1.66%	1.59%
250,000-\$499,999	15,412	3.05%	196	1.38%	2.34%
\$500,000+	4,974	0.98%	35	0.25%	0.58%
Total	505,926	100%	14,234	100%	100%

Source: ESRI Business Analyst 9.1; Novogradac & Company LLP - June 2006

Both the MSA and the PMA feature significant portions of the senior population with household incomes lower than the Area Median Income (AMI). Approximately 47 percent of the MSA senior household population and 45 percent of the PMA senior household population earn less than \$50,000 per annum. Both areas feature a large portion of seniors earning between \$35,000 to \$149,999, which represents 56 percent in the MSA and 64 percent in the PMA. This is indicative of demand for more moderate income levels and market rate units, which the Subject will offer. As the Demand Analysis, performed later in this report, will indicate, there is ample income-eligible demand in the PMA for the Subject.

Senior Tenure

The following table is a summary of the senior renter patterns of the housing stock in the PMA and MSA from 2000 to 2010.

RENTER HOUSEHOLDS

	Atlanta-Sandy Springs- Marietta, GA MSA		PMA	
		Age 55+		
2000	72,700	18.84%	2,073	19.28%
2005	95,297	18.84%	2,744	19.28%
2010	120,502	18.84%	3,470	19.28%

Source: ESRI Business Analyst 9.1; Novogradac & Company LLP - June 2006

As the table above indicates, there are more senior renter households in the PMA and MSA when compared to the national average, which is 13 percent. This trend is expected to remain unchanged through 2010. While the owner-occupied market dominates the housing market, it still does not promote affordable housing choices for low and moderate-income seniors. Further, many seniors can no longer maintain their homes. The property managers at the senior LIHTC properties in the PMA indicated that many of their tenants sold homes prior to moving into the rental properties. This is a positive indicator for the Subject.

Senior Renter Households by Number of Persons in the Household

The following table illustrates household size for senior households in March 2008. It should be noted that the renter data for senior households age 55 and older is not available by number of persons in the household. Therefore, this number has been interpolated.

SENIOR HOUSEHOLD SIZE DISTRIBUTION PMA BY TENURE

Household Size	Number Total Households	Percent Renters	Number of		Number of Owners Renters by HH Size
			Renters by HH Size	Percent Owners	
1 person	3,568	19.28%	688	80.72%	2,880
2 persons	13,049	19.28%	2,516	80.72%	10,533
Total	16,617	-	3,204	-	13,413

Source: ESRI Business Analyst 9.1; Novogradac & Company LLP - June 2006

To determine the number of renter households by number of persons per household, the total number of households is adjusted by the percentage of renter households. As previously stated, approximately 19.28 percent of all senior households are renter households. The majority of senior households at the point of market entry in March 2008 will be two person households.

Employment Trends and Economic Overview

Even though the economy in 2001 experienced the effects of a national recession, the Atlanta-Sandy Springs MSA remains an economically strong region. In fact, Atlanta is often considered the regional hub of the southeastern United States. Atlanta is the headquarters for several major corporations, including Home Depot, Coca-Cola and BellSouth. Additionally, Hartsfield-Jackson International Airport, located in Atlanta, is the regional hub of Delta Airlines and Airtran Airways. With the addition of a new Pepsi Plant in the Stone Mountain area hundreds of new jobs will be created. However, the recent announcement of the closing of the Ford Manufacturing Plant in Hapeville, Georgia in 2006 means that thousands of people in the region will be left looking for work. Additionally, General Motors has announced that it too will close its Doraville Assembly Plant in 2008. The combined job loss from these two plants is estimated to be around 6,000 to 8,000 workers.

In early March 2006, AT&T, a San Antonio, Texas based telecommunications company, announced that it would purchase the Atlanta based BellSouth. While it could take as long as one year for the deal to be finalized, the prospect has many BellSouth employees concerned as BellSouth predicts that over 10,000 jobs could be cut. Furthermore, the Atlanta headquarters will be lost along with the high level positions that will be relocated to the San Antonio office. AT&T anticipates that an average of 1,200 jobs per month will be lost to attrition beginning in 2007. While these are only preliminary estimates, the merger will surely affect the Atlanta economy. Georgia Governor Sonny Perdue has already announced plans to travel to the San Antonio headquarters with the goal of convincing AT&T to relocate its headquarters to, and/or, preserve the BellSouth headquarters in Atlanta. This would be a major triumph for the Atlanta economy, as BellSouth is one of the major employers of the region.

Despite these setbacks, overall, the Atlanta-Sandy Springs MSA has experienced steady job growth and unemployment rates have consistently been below the national average throughout the decade. All these factors are considered to be positive indicators for the economic viability of the Atlanta MSA. In fact, the Atlanta Economic Development Council is currently working on implementing a plan that would create 60,000 new jobs in the City of Atlanta and 24,000 new jobs in Metro Atlanta by 2009. These new jobs will represent an annual increase of three percent and four percent, respectively.

Employment by Industry

The following table illustrates the distribution of employment sectors by industry within the PMA in 2005.

2005 EMPLOYMENT BY INDUSTRY

Industry	PMA		USA	
	Number	Percent Employed	Number Employed	Percent Employed
Agric/Forestry/Fishing/Hunting	140	0.14%	1,770,012	1.29%
Mining	17	0.02%	548,372	0.40%
Construction	4,214	4.26%	10,199,100	7.46%
Manufacturing	6,883	6.95%	14,940,649	10.92%
Wholesale Trade	3,399	3.43%	5,017,515	3.67%
Retail Trade	11,248	11.36%	15,793,668	11.55%
Transportation/Warehousing	6,075	6.14%	5,457,097	3.99%
Utilities	860	0.87%	1,096,605	0.80%
Information	5,009	5.06%	3,225,421	2.36%
Finance/Insurance	6,773	6.84%	7,136,190	5.22%
Real Estate/Rental/Leasing	2,751	2.78%	2,863,401	2.09%
Prof/Scientific/Tech Services	5,494	5.55%	8,169,310	5.97%
Mgmt of Companies/Enterprises	190	0.19%	97,671	0.07%
Admin/Support/Waste Mgmt Svcs	5,090	5.14%	5,091,233	3.72%
Educational Services	9,186	9.28%	12,876,439	9.41%
Health Care/Social Assistance	11,915	12.04%	17,370,614	12.70%
Arts/Entertainment/Recreation	1,105	1.12%	2,537,441	1.85%
Accommodation/Food Services	5,864	5.92%	8,842,030	6.46%
Other Services (excl Publ Adm)	5,496	5.55%	6,860,948	5.02%
Public Administration	7,273	7.35%	6,899,822	5.04%
Total Employment	98,982	100.00%	136,793,538	100.00%

The previous table reflects the workforce for the PMA. As illustrated, the largest sector is the services sector, accounting for 43.5 percent of employment in the PMA. The largest service sector in the PMA is the healthcare/social assistance sector. This is due to the presence of several large hospitals/medical centers located within the Stone Mountain area, including the Northlake Medical Center, Emory Hospital, Children’s Healthcare-Atlanta, and the HealthSouth Surgery Center. The next largest sector is the retail trade sector, which includes several of the major employers in the MSA. Publix and Kroger Supermarkets, Wal-Mart, and Home Depot all have a major presence in the MSA’s workforce. The nation has a greater percentage of persons employed in the construction and manufacturing industries than does the PMA. Conversely, the PMA has a higher percentage of persons employed in the transportation/warehousing industry, which can be explained by the major employers of the area. Businesses such as Home Depot and Wal-Mart have large transportation and warehousing departments and utilize employees in this sector as well. Additionally, the presence of Delta Airlines, also a major employer, accounts for the larger than average number of employees in the transportation industry. The relatively low-paying jobs offered in the retail trade sector as well as several of the services sectors, specifically the food/accommodation sector, are expected to generate demand for affordable housing in the PMA. The percentage of the services sector in the PMA is about equal to that of the nation as a whole. The services sector employs approximately 42 percent of the national workforce. The workforce in the MSA is expected to continue growing, with service jobs, especially business services and healthcare, seeing the most growth

The largest employment sectors in the MSA, services and retail trade, are also the lowest paying leaving workers in need of affordable housing. According to the 2003 State of the Nation’s housing Survey by the Harvard Joint Center for Housing Studies, “Working does not eliminate severe housing affordability problems.” Nearly 80 percent of service station attendants cannot afford housing with a single income. Households with one wage earner employed as a childcare worker, home health aid, cashier, library assistant, maid, housekeeper, or janitor are paying more

than 30 percent of their income towards housing. Nearly half of the nation’s 2.1 million waiters, waitresses, and cooks who rent are spending more than 30 percent of their income on housing costs. Other moderate-paying occupations whose workers have trouble finding affordable housing include receptionists, carpenters, and electricians.

Major Employers

The following table details the largest employers in the Lithonia, Georgia MSA.

MAJOR EMPLOYERS

Atlanta-Sandy Springs-Marietta, GA MSA

Employer	Industry	Number Employed
Gwinnett County Public Schools	Education Services	27,197
Emory University	Education Services	21,797
Delta Air Lines Inc	Air Transportation	19,235
Publix Supermarkets	Retail Trade	16,855
Kroger Company	Retail Trade	15,500
BellSouth Corp.	Telecommunications	15,500
Wal-Mart Stores, Inc.	Retail Trade	14,700
DeKalb County Public Schools	Education Services	14,500
United States Postal Service	Government	14,000
The Home Depot	Retail Trade	13,184
Cobb County Public Schools	Education Services	13,000
Fulton County Public Schools	Education Services	10,892
United Parcel Service of America	Professional Services	10,500
Atlanta Municipal Government	City Government	7,934
Sun Trust Banks, Inc.	Finance	7,768
Lockheed Martin Aeronautics	Prof/Scien/Tech Svcs	7,531

Source: Metro Atlanta Chamber of Commerce, Top Employers 2005.

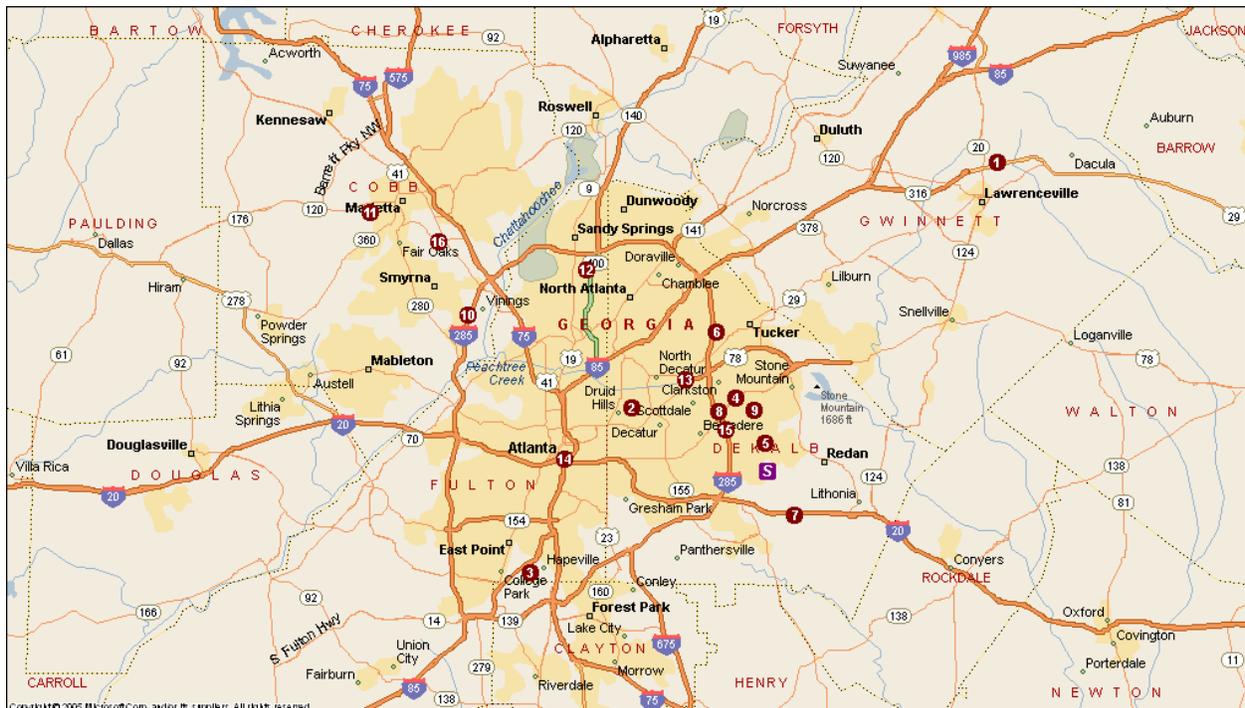
The largest employers in the Atlanta-Sandy Springs MSA are in the fields of educational services and retail trade. Many of the largest employers in the area are those that provide employment for a broad range of occupations. Therefore, it appears that the economy of the MSA is well diversified, which is illustrated by its various types of large employers.

The largest employer in the MSA is Gwinnett County Public Schools, which is part of the educational services industry. This industry alone accounts for 38 percent of the employment in the MSA. This industry can employ a wide range of employees, from college professors to janitorial staffs. Therefore, this sector includes many lower-paying positions, and therefore helps to generate a need for more affordable housing options. Retail trade is also strongly represented amongst the area’s top employers, employing 26 percent of the MSA’s workforce. The third largest employer in the region is the government with ten percent of the workforce. The three largest employers represent vastly different industries including educational services, retail trade, and the government. This is indicative of a broad employment base with some diversity, which bodes well for the area’s economy.

MAP of Major Employment Centers to Subject

Antioch Summit Senior Apartments, Stone Mountain, GA; Market Study

Map Number	Employer	Address	City	State	Zip	Employees
1	Gwinnett County Public Schools (multiple locations)	723 High Hope Rd	Lawrenceville	GA	30043	27,197
2	Emory University	201 Dowman Dr NE	Atlanta	GA	30322	21,797
3	Delta Airlines	1030 Delta Blvd	Atlanta	GA	30320	19,235
4	Publix Supermarkets (multiple locations)	5158 Memorial Dr	Stone Mountain	GA	30083	16,855
5	Kroger Company (multiple locations)	1232 S Hairston Rd	Stone Mountain	GA	30088	15,500
6	BellSouth Corp.	2247 NorthLake Pkwy	Tucker	GA	30084	15,500
7	Wal-Mart Stores (multiple locations)	5401 Fairington Rd	Lithonia	GA	30035	14,700
8	DeKalb County Public Schools (multiple locations)	3770 N Decatur Rd	Decatur	GA	30032	14,500
9	United States Postal Service (multiple locations)	4567 Rockbridge Rd	Pine Lake	GA	30072	14,000
10	The Home Depot (multiple locations)	2455 Paces Ferry Rd	Atlanta	GA	30339	13,184
11	Cobb County Public Schools	325 Manning Rd	Marietta	GA	30064	13,000
12	Fulton County Public Schools	520 Greenland Rd	Atlanta	Ga	30342	10,892
13	United Parcel Service of America	3904 N Druid Hills Rd	Stone Mountain	GA	30033	10,500
14	Atlanta Municipal Government	55 Trinity Ave	Atlanta	GA	30303	7,934
15	Sun Trust Banks (multiple locations)	3850 Rockbridge Rd	Stone Mountain	GA	30083	7,768
16	Lockhead Martin Aeronautics	86 S Cobb Dr	Marietta	GA	30063	7,531



Total Employment

The following tables detail employment and unemployment in the Atlanta MSA over the past 15 years.

EMPLOYMENT & UNEMPLOYMENT TRENDS

Atlanta-Sandy Springs-Marietta, GA MSA

Year	MSA		MSA		USA
	Total Employment	% Change	Unemployment Rate	% Change	Unemployment Rate
1990	1,633,519	-	4.7%	-	5.7%
1991	1,634,594	0.1%	4.8%	0.1%	6.9%
1992	1,666,509	2.0%	6.2%	1.4%	7.6%
1993	1,734,405	4.1%	5.4%	-0.8%	7.0%
1994	1,824,771	5.2%	4.6%	-0.8%	6.2%
1995	1,896,164	3.9%	4.3%	-0.3%	5.7%
1996	1,981,031	4.5%	3.8%	-0.5%	5.5%
1997	2,054,573	3.7%	3.7%	-0.1%	5.0%
1998	2,145,565	4.4%	3.3%	-0.4%	4.6%
1999	2,215,775	3.3%	3.0%	-0.3%	4.3%
2000	2,304,534	4.0%	3.1%	0.1%	4.0%
2001	2,330,399	1.1%	3.6%	0.5%	4.8%
2002	2,321,010	-0.4%	4.9%	1.3%	5.8%
2003	2,326,276	0.2%	4.8%	-0.1%	6.0%
2004	2,369,436	1.9%	4.8%	0.0%	5.6%
2005	2,438,216	2.9%	5.2%	0.4%	5.2%
2006 YTD*	2,497,888	3.8%	4.6%	-0.6%	5.0%

Source: U.S. Bureau of Labor Statistics and Real Estate Center at Texas A&M University.

National unemployment rates were at a decade high in 1992, when unemployment reached 7.6 percent. The nation was in a recession during the early 1990's, which is the reason for the high rate of unemployment in 1992. From 1992 to 2000 each year saw lower unemployment rates for the nation as a whole. In 2000 unemployment rates for the nation were at their lowest since 1990, at a rate of 4.0 percent. The years of 2001, 2002, and 2003 had rises in national unemployment rates, as rates climbed to 4.8, 5.8, and six percent, as the result of the nation going into a recession. Total employment in the U.S. has been steadily increasing since 1991. However, in 2002 employment decreased slightly by 0.2 percent, but has since rebounded and experienced positive growth in total employment in 2004 and 2005. This is indicative of the beginning of a national economic recovery. Overall, national employment has increased by 13.6 percent since 1990.

Total employment in the Atlanta-Sandy Springs MSA has been strong, as is reflected by steady increases in total employment numbers from 1991 through 2001. The area saw its first decline in total employment in 2002, which was a period of national recession. The two slowest years of growth for the decade were in 2003 and 2004, which was also partially a result of the overall national recession. Furthermore, since the national recession of 2001, total employment has continued to increase, returning to a pre-recession rate of growth in 2005. In addition, 2005 reported the highest total employment in the MSA, which shows signs of a recovering economy.

Unemployment rates in the MSA have been decreasing from 1992 though 2000. The unemployment rate for the Atlanta MSA increased to 3.6 percent in 2001 and 4.9 percent in 2002. This is a slightly larger increase in unemployment than experienced nationally during the same time period. As of 2003, the unemployment rate has begun to decline as the local economy

shows signs of recovery. There was a slight increase in the unemployment rate in 2005. Despite overall job growth in 2005, since July 2004, business closures and layoffs have affected over 28,000 individuals many of whom work in the services, science/technology, and manufacturing industries. Specifically, Delta Airlines, one of the area's largest employers, has consistently announced layoffs throughout the past three years.

Job growth through February 2006 has been strong. However, the Georgia Department of Labor's list of Bureau Closures/Layoffs, which was updated in late June 2006, reports several major layoffs that were announced between February and April and will likely slow the significant job growth which was reported through February. Among these announcements was a 600 employee layoff by Delta Airlines. In addition, the recent announcement by Ford of its intent to close the manufacturing plant in Hapeville, Georgia, just north of Atlanta airport is likely to have a significant effect on the economy of Metro Atlanta as a whole. Overall, the Atlanta-Sandy Springs MSA has experienced steady job growth, and unemployment rates have consistently been below the national average throughout the decade. All these factors are considered to be positive indicators for the economic viability of the Atlanta-Sandy Springs MSA.

Conclusion

Both the Atlanta MSA and the PMA have experienced healthy growth in population, households, and median household income. The senior population growth within the PMA is projected to significantly outpace the overall population growth rate for the next five years. Similar to senior population growth, the rate of growth in the number of senior households within the PMA is projected to be strong. The senior population and household growth in the PMA is consistent with that to the MSA. Both the PMA and the MSA significantly outpace the nation with regards to senior population and household growth.

The Atlanta-Sandy Springs MSA has a stable economy with increasing total employment. Total employment in the MSA increased over the better part of the past 14 years. During the national recession in 2001 to 2003, the Atlanta MSA actually experienced only minor setbacks with a small decrease of 0.8 percent in total employment in 2002. This decrease was well below the national average of 1.3 percent. In 2003, total employment was again on the rise and has continued to strengthen every year since. In 2005, approximately 63,000 new jobs were created in the Atlanta Metro area and there are an estimated 66,000 new jobs that will be added to the local economy in 2006. The largest sector of employment in the MSA is the services sector, followed by the retail trade sector. The local economy appears stable, and the relatively low-paying jobs offered in the services and retail trade sectors are expected to generate demand for affordable housing in the PMA.

PROJECT-SPECIFIC DEMAND ANALYSIS

The following demand analysis evaluates the potential amount of qualified households, which the Subject would have a fair chance at capturing. The structure of the analysis is based on the guidelines provided by DCA.

According to DCA guidelines, when calculating demand for HFOP projects age 62 and older must be used to reflect a more accurate demand figure, while the demographic analysis is based on ages 55 and older. Therefore, we have based the demand analysis for the Subject at ages 62 and older. The following table illustrates the number of households and tenure for ages 62 and older.

HOUSEHOLDS WITH SENIOR HOUSEHOLDER, 62+

Year	Atlanta-Sandy Springs-Marietta, GA MSA		PMA	
	<i>Number</i>	<i>Annual Change</i>	<i>Number</i>	<i>Annual Change</i>
2000	257,323	-	6,914	-
2005	310,863	3.96%	7,702	2.17%
Projected Mkt Entry:				
March 2008	357,004	4.69%	8,866	4.77%
2010	383,717	4.69%	9,540	4.77%

Source: ESRI Business Analyst 9.1; Novogradac & Company LLP - June 2006

RENTER HOUSEHOLDS AGE 62+

	Atlanta-Sandy Springs-Marietta, GA MSA		PMA	
	<i>Number</i>	<i>Age 62+</i>	<i>Number</i>	<i>Age 62+</i>
2000	49,926	25.17%	1,203	24.97%
2005	78,255	25.17%	1,923	24.97%
2010	96,594	25.17%	2,382	24.97%

Source: ESRI Business Analyst 9.1; Novogradac & Company LLP - June 2006

INCOME RESTRICTIONS

LIHTC rents are based upon a percentage of the Area Median Gross Income (“AMI”), adjusted for household size and utilities. The Georgia Department of Community Affairs (“DCA”) will estimate the relevant income levels, with annual updates. The rents are calculated assuming that the maximum net rent a senior household will pay is 40 percent of its household income at the appropriate AMI level.

According to DCA, household size is assumed to be 1.5 persons per bedroom for LIHTC rent calculation purposes. For example, the maximum rent for a four-person household in a two-bedroom unit is based on an assumed household size of three persons (1.5 per bedroom). However, very few senior households have more than two persons. Therefore, we have used a maximum household size of two persons in our analysis.

To assess the likely number of tenants in the market area eligible to live in the Subject, we use Census information as provided by ESRI Information Systems, to estimate the number of potential tenants who would qualify to occupy the Subject as a LIHTC project.

The maximum income levels are based upon information obtained from the Rent and Income Limits Guidelines Table as accessed from the DCA website.

AFFORDABILITY

As discussed above, the maximum income is set by DCA while the minimum is based upon the minimum income needed to support affordability. This is based upon a standard of 35 percent. Lower and moderate-income families typically spend greater than 30 percent of their income on housing. These expenditure amounts can range higher than 50 percent depending upon market area. However, the 30 to 40 percent range is generally considered a reasonable range of affordability. DCA guidelines utilize 35 percent for families and 40 percent for seniors. We will use these guidelines to set the minimum income levels for the demand analysis.

DEMAND

The demand for the Subject will be derived from two sources: existing households and new households. These calculations are illustrated on the attached table.

1. DEMAND FROM NEW HOUSEHOLDS

The number of new households entering the market is the first level of demand calculated. We have utilized 2008, the anticipated date of market entry, as the base year for the analysis. Therefore, 2005 household population estimates are inflated to 2008 by interpolation of the difference between 2005 estimates and 2010 projections. This change in households is considered the gross potential demand for the Subject property. This number is adjusted for income eligibility and renter tenure. In the following tables this calculation is identified as Step 1. This is calculated as an annual demand number. In other words, this calculates the anticipated new households in 2008.

2. DEMAND FROM EXISTING HOUSEHOLDS

Demand for existing households is estimated by summing three sources of potential tenants. The first source (**2a.**) is tenants who are rent overburdened. These are households who are paying over 35 percent of their income in housing costs.

The second source (**2b.**) is households living in substandard housing. We will utilize this data to determine the number of current residents that are income eligible, renter tenure, overburdened and/or living in substandard housing and likely to consider the Subject. The third source (**2c.**) is those seniors likely to move from their own homes into rental housing. This source is only appropriate when evaluating senior properties and is determined by interviews with property managers in the PMA. Since the Subject is age-restricted, an adjustment is made. According to DCA, this adjustment can not be over 20 percent. According to our interview with the property manager at Antioch Summit, a senior mixed-income community, the majority of tenants converted from home ownership, which is over 20 percent. For the purpose of this analysis, we have used between 18 to 20 percent.

The data provided for 2b and 2c is based upon the 2000 census. For 2a, we relied on estimates provided in the Comprehensive Housing Affordability Strategy (CHAS) reported on the HUD

webpage which relies on 2000 census data. This data provides information on the number of households within the county that are within certain income brackets and what percentage of those households are rent overburdened for Dekalb County. The rent overburdened is divided into two classifications: those paying over 30 percent of their income in rent and those paying over 50 percent of their income in rent. Since we are using 40 percent as the rent overburdened threshold, we interpolate between these two classifications. According to this information, the greatest number of elderly renter households (4,518) have incomes that are less than 50 percent of the median family income (MFI), followed by elderly renter households with incomes less than 30 percent of the median income (2,889 households). This is a positive indication of the need for affordable housing targeted to the PBRA assisted units. Within these income brackets approximately 58.7 percent of all households are paying more than 30 percent of their income in rent and 44.1 percent are paying over 50 percent of their income in rent. Since the Subject will most likely target the middle of the income range, we believe that the demand from rent overburdened households will be significant. Therefore, we have estimated a rent overburdened percentage of 50 percent.

According to DCA's guidelines under Section FD, "To accommodate for the secondary market area, the Demand from Existing Qualified Households within the PMA area will be multiplied by 115 percent to account for demand from the secondary market area." This has been accounted for in our demand estimates. The guidelines also state that demand can be taken from seniors relocating from other areas outside the PMA or secondary market area, children subsidizing rents for their parents, and seniors moving from their children's homes whom they had been living with. The property manager at Phase I indicated that 50 percent of the tenants were from out of state or moved from their children's home. Therefore, we have adjusted the demand numbers to take this into account. This adjustment can not be over 20 percent of the total demand.

Additionally, DCA's guidelines state that HFOP rental demand will be calculated at 10 percent of the elderly qualified rental household demand (aged 62 and older) plus the gross demand elderly households.

In general, we will utilize this data to determine the number of current residents that are income eligible, renter tenure, overburdened and/or living in substandard housing and likely to consider the Subject.

ADDITIONS TO SUPPLY

Additions to supply will lower the number of potential qualified households. Pursuant to our understanding of DCA guidelines, we deduct additions to supply allocated since 1999 to present and those that will be constructed in 2006 that are considered directly competitive. There are three senior properties in the PMA that have been constructed or are under construction since 1999, Alice Williams Towers, Antioch Manor, and Heritage at Covington. First, Alice Williams Towers offers 99 one-bedroom units. All of these units have a PBRA subsidy, and therefore will not compete with the Subject's proposed LIHTC or market units. Second, Antioch Manor (Phase I) offers studio, one-, and two-bedroom units at 30, 50, and 60 percent AMI, and market rate units. Third, The Heritage at Covington is currently under construction and will offer one- and two-bedroom units at 30, 50, and 60 percent AMI as well as market rate units. The following tables illustrate the unit breakdown for the properties detailed above.

Antioch Summit Senior Apartments, Stone Mountain, GA; Market Study

Antioch Manor

Beds	Units	Size (SF)	Rent	Restriction	Waiting List	Vacant	Vacancy Rate
0	2	450	\$360	@30%	yes	0	0.00%
0	1	450	\$595	@50%	yes	0	0.00%
0	1	450	\$665	@60%	yes	0	0.00%
0	2	450	\$775	Market	yes	0	0.00%
1	5	600	\$395	@30%	yes	0	0.00%
1	20	600	\$665	@50%	yes	0	0.00%
1	15	600	\$715	@60%	yes	0	0.00%
1	8	600	\$975	Market	yes	0	0.00%
2	6	800	\$475	@30%	yes	0	0.00%
2	26	800	\$790	@50%	yes	0	0.00%
2	13	800	\$855	@60%	yes	0	0.00%
2	3	800	\$1,345	Market	yes	0	0.00%
2	1	850	\$480	@30%	yes	0	0.00%
2	3	850	\$800	@50%	yes	0	0.00%
2	3	850	\$865	@60%	yes	0	0.00%
2	11	850	\$1,395	Market	yes	0	0.00%

Heritage at Covington

Beds	Units	Size (SF)	Rent	Restriction	Waiting List	Vacant	Vacancy Rate
1	11	750	\$319	@30%	N/A	N/A	N/A
1	43	750	\$550	@50%	N/A	N/A	N/A
1	4	750	\$650	@60%	N/A	N/A	N/A
1	14	750	\$650	Market	N/A	N/A	N/A
2	11	1,080	\$380	@30%	N/A	N/A	N/A
2	44	1,080	\$695	@50%	N/A	N/A	N/A
2	2	1,080	\$725	@60%	N/A	N/A	N/A
2	15	1,080	\$725	Market	N/A	N/A	N/A

We have only removed units at these properties with similar AMI levels to the Subject. The following table illustrates the total number of units removed.

Additions To Supply 2000 to 2006 (Cumulative)	Market	30%	50%	60%	Overall
One Bedroom	22	16	63	19	120
Two Bedroom	29	18	73	18	138
Studio	2	2	1	1	6

Capture Rates

The above calculations and derived capture rates are illustrated in the following tables. We have set the maximum allowable income for the market units at 80 percent of AMI. This was based on discussions with local property managers at competing properties.

Antioch Summit Senior Apartments, Stone Mountain, GA; Market Study

Household Income Distribution 2000 to Projected Market Entry March 2008							
Antioch Summit							
PMA							
	2000		2005		Prj Mrkt Entry March 2008		Percent Growth
	#	%	#	%	#	%	
<\$15,000	1,264	18.28%	1,104	14.34%	1,066	12.02%	-18.6%
\$15,000-\$24,999	1,089	15.75%	972	12.62%	922	10.39%	-18.2%
\$25,000-\$34,999	875	12.65%	750	9.73%	696	7.85%	-25.6%
\$35,000-\$49,999	1,251	18.10%	1,269	16.47%	1,284	14.48%	2.5%
\$50,000-\$74,999	1,285	18.59%	1,544	20.05%	1,723	19.43%	25.4%
\$75,000-\$99,999	646	9.35%	838	10.88%	1,107	12.48%	41.6%
\$100,000-\$149,999	328	4.75%	744	9.66%	1,068	12.04%	69.3%
\$150,000-\$199,999	99	1.44%	254	3.30%	564	6.36%	82.4%
\$200,000+	76	1.09%	228	2.96%	437	4.93%	82.7%
Total	6,914	100.00%	7,702	100.00%	8,866	100.00%	22.0%

Household Income Distribution Projected Market Entry March 2008			
Antioch Summit			
	PMA		
	Prj Mrkt Entry March 2008		Change 2000 to Prj Mrkt Entry March 2008
	#	%	
<\$15,000	1,066	12.02%	-198
\$15,000-\$24,999	922	10.39%	-168
\$25,000-\$34,999	696	7.85%	-179
\$35,000-\$49,999	1,284	14.48%	33
\$50,000-\$74,999	1,723	19.43%	438
\$75,000-\$99,999	1,107	12.48%	460
\$100,000-\$149,999	1,068	12.04%	740
\$150,000-\$199,999	564	6.36%	464
\$200,000+	437	4.93%	362
Total	8,866	100.00%	1,952

Tenure Prj Mrkt Entry March 2008	
Renter	24.97%
Owner	75.03%
Total	100.00%

Household Size for Prj Mrkt Entry March 2008		
Size	Number	Percentage
1	1,904	21.47%
2	6,962	78.53%
Total	8,866	100.00%

Household Size for 2000		
Size	Number	Percentage
1	1,484	21.47%
2	5,430	78.53%
Total	6,914	100.00%

Antioch Summit Senior Apartments, Stone Mountain, GA; Market Study

Calculation of Potential Household Demand by Income Cohort by % of AMI

Percent of AMI Level			30%		
Minimum Income Limit			\$11,100		
Maximum Income Limit			\$17,100 2 Person		
Income Category	New Households - Total Change in Households PMA 2000 to Prj Mrkt Entry March 2008		Income Brackets	Percent within Cohort	Households within Bracket
	Count	%			
<\$15,000	-198	-10.16%	3,900	26%	-52
\$15,000-\$24,999	-168	-8.59%	2,100	21%	-35
\$25,000-\$34,999	-179	-9.15%			
\$35,000-\$49,999	33	1.67%			
\$50,000-\$74,999	438	22.43%			
\$75,000-\$99,999	460	23.58%			
\$100,000-\$149,999	740	37.90%			
\$150,000-\$199,999	464	23.79%			
\$200,000+	362	18.53%			
	1,952	100.00%			-87
Percent of households within limits versus total number of households					-4.45%

Calculation of New Household Demand by Income Cohort by % of AMI

Percent of AMI Level			30%		
Minimum Income Limit			\$11,100		
Maximum Income Limit			\$17,100 2 Person		
Income Category	Total Households PMA Prj Mrkt Entry March 2008		Income Brackets	Percent within Cohort	Households within Bracket
	Count	%			
<\$15,000	1,066	12.02%	3,900	26%	277
\$15,000-\$24,999	922	10.39%	2,100	21%	194
\$25,000-\$34,999	696	7.85%			
\$35,000-\$49,999	1,284	14.48%			
\$50,000-\$74,999	1,723	19.43%			
\$75,000-\$99,999	1,107	12.48%			
\$100,000-\$149,999	1,068	12.04%			
\$150,000-\$199,999	564	6.36%			
\$200,000+	437	4.93%			
	8,866	100.00%			471
Percent of households within limits versus total number of households					5.31%

Does the Project Benefit from Rent Subsidy? (Y/N)

Type of Housing (Family vs Senior)

Location of Subject (Rural versus Urban)

Percent of Income for Housing

2000 Median Income

Prj Mrkt Entry March 2008 Median Income

Change from 2000 to Prj Mrkt Entry March 2008

Total Percent Change

Average Annual Change

Inflation Rate

Maximum Allowable Income

Maximum Allowable Income Inflation Adjusted

Maximum Number of Occupants

Rent Income Categories

Initial Gross Rent for Smallest Unit

Initial Gross Rent for Smallest Unit Inflation Adjusted

No		
Senior		
Urban		
40%		
\$37,392		
\$49,513		
\$12,121		
32.4%		
5.4%		
5.4%	Two year adjustment	1,0000
\$17,100		
\$17,100		
2 Person		
30%		
\$370		
\$370.00		

Persons in Household	0BR	1BR	2BR	3BR	4BR	Excluded			Total
1	20%	70%	10%	X	X	0%			100%
2	0%	20%	80%	X	X	0%			100%
3	X	0%	60%	40%	X	0%			100%
4	X	X	0%	80%	20%	0%			100%
5	X	X	X	70%	30%	0%			100%
6	X	X	X	0%	100%	0%			100%
7+	X	X	X	X	100%	0%			100%

Antioch Summit Senior Apartments, Stone Mountain, GA; Market Study

STEP 1 Please refer to text for complete explanation.

Demand from New Households 2000 to Proj Mrkt Entry March 2008

Income Target Population	30%
New Households PMA	1,952
Percent Income Qualified	-4.4%
Income Qualified Households	-87
Percent Renter	25.0%
New Renter Income Qualified Households	-22

STEP 2a. Please refer to text for complete explanation.

Demand from Existing Households 2000

Demand form Rent Overburdened Households

Income Target Population	30%
Total Existing Demand	8,866
Income Qualified	5.3%
Percent Renter	25.0%
Income Qualified Renter Households	118
Percent Rent Overburdened Proj Mrkt Entry March 2008	50%
Rent Overburdened Households	59

STEP 2b. Please refer to text for complete explanation.

Demand from Living in Substandard Housing

Income Qualified Renter Households	118
Percent Living in Substandard Housing	1.1%
Households Living in Substandard Housing	1

STEP 2c. Please refer to text for complete explanation.

Senior Households Converting from Homeownership

Income Target Population	30%
Total Senior Homeowners	353
Rural Versus Urban	4.8%
Senior Demand Converting from Homeownership	17

Total Demand

Total Demand from Existing Households	77	
Adjustment Factor for SMA	115%	89
Misc. Adjustment for HFOP (see text)	21%	20
Adjusted Demand form Existing Households	109	
Total New Demand	-22	
Total Demand (New Plus Existing Households)	87	

Demand from Seniors Who Convert from Homeownership	17
Percent of Total Demand From Homeownership Conversion	19.5%
Is this Demand Over 20 percent of Total Demand?	No

Demand Adjustment for HFOP

Gross demand for Elderly	87	
10% of gross demand for Elderly	10%	8.7
Total Demand for HFOP	96	

Antioch Summit Senior Apartments, Stone Mountain, GA; Market Study

By Bedroom Demand

One Person	21.47%	21
Two Persons	78.53%	75
Three Persons	0.00%	0
Four Persons	0.00%	0
Five Persons	0.00%	0
Six Persons	0.00%	0
Seven Plus Persons	0.00%	0
Total	100.00%	96

To place Person Demand into Bedroom Type Units

Of one person households in one-bedroom units	60%	12
Of two person households in one-bedroom units	20%	15
Of one person households in two-bedroom units	10%	2
Of two person households in two-bedroom units	80%	60
Of one person households in studio units	30%	6
Total Demand		96
Check		OK

Total Demand by Bedroom

	30%
One Bedroom	27
Two Bedroom	62
Studio	6
Total Demand	96

Additions To Supply 2000 to Prj Mrkt Entry March 2008

	30%
One Bedroom	16
Two Bedroom	18
Studio	2
Total	36

Net Demand

	30%
One Bedroom	11
Two Bedroom	44
Studio	4
Total	60

Developer's Unit Mix

	30%
One Bedroom	2
Two Bedroom	4
Studio	5
Total	11

Capture Rate Analysis

	30%
One Bedroom	100%
Two Bedroom	9%
Studio	120%
Total	18%

Antioch Summit Senior Apartments, Stone Mountain, GA; Market Study

Calculation of Potential Household Demand by Income Cohort by % of AMI

Percent of AMI Level		50%			
Minimum Income Limit		\$18,450			
Maximum Income Limit		\$28,500 2 Person			
Income Category	New Households - Total Change in Households PMA 2000 to Prj Mrkt Entry March 2008		Households within		Bracket
			Income Brackets	Percent within Cohort	
<\$15,000	-198	-10.16%			
\$15,000-\$24,999	-168	-8.59%	6,549	65%	-110
\$25,000-\$34,999	-179	-9.15%	3,500	35%	-62
\$35,000-\$49,999	33	1.67%			
\$50,000-\$74,999	438	22.43%			
\$75,000-\$99,999	460	23.58%			
\$100,000-\$149,999	740	37.90%			
\$150,000-\$199,999	464	23.79%			
\$200,000+	362	18.53%			
	1,952	100.00%			-172
Percent of households within limits versus total number of households					-8.83%

Calculation of New Household Demand by Income Cohort by % of AMI

Percent of AMI Level		50%			
Minimum Income Limit		\$18,450			
Maximum Income Limit		\$28,500 2 Person			
Income Category	Total Households PMA Prj Mrkt Entry March 2008		Households within		Bracket
			Income Brackets	Percent within Cohort	
<\$15,000	1,066	12.02%			
\$15,000-\$24,999	922	10.39%	6,549	65%	604
\$25,000-\$34,999	696	7.85%	3,500	35%	244
\$35,000-\$49,999	1,284	14.48%			
\$50,000-\$74,999	1,723	19.43%			
\$75,000-\$99,999	1,107	12.48%			
\$100,000-\$149,999	1,068	12.04%			
\$150,000-\$199,999	564	6.36%			
\$200,000+	437	4.93%		0%	0
	8,866	100.00%			847
Percent of households within limits versus total number of households					9.56%

Does the Project Benefit from Rent Subsidy? (Y/N)

Type of Housing (Family vs Senior)

Location of Subject (Rural versus Urban)

Percent of Income for Housing

2000 Median Income

Prj Mrkt Entry March 2008 Median Income

Change from 2000 to Prj Mrkt Entry March 2008

Total Percent Change

Average Annual Change

Inflation Rate

Maximum Allowable Income

Maximum Allowable Income Inflation Adjusted

Maximum Number of Occupants

Rent Income Categories

Initial Gross Rent for Smallest Unit

Initial Gross Rent for Smallest Unit Inflation Adjusted

No
Senior
Urban
40%
\$37,392
\$49,513
\$12,121
32.4%
5.4%
5.4%
Two year adjustment
1.0000
\$28,500
\$28,500
2 Person
50%
\$615
\$615.00

Persons in Household	0BR	1BR	2BR	3BR	4BR	Excluded	Total
1	20%	70%	10%	X	X	0%	100%
2	0%	20%	80%	X	X	0%	100%
3	X	0%	60%	40%	X	0%	100%
4	X	X	0%	80%	20%	0%	100%
5	X	X	X	70%	30%	0%	100%
6	X	X	X	0%	100%	0%	100%
7+	X	X	X	X	100%	0%	100%

Antioch Summit Senior Apartments, Stone Mountain, GA; Market Study

STEP 1 Please refer to text for complete explanation.

Demand from New Households 2000 to Proj Mrkt Entry March 2008

Income Target Population	50%
New Households PMA	1,952
Percent Income Qualified	-8.8%
Income Qualified Households	-172
Percent Renter	25.0%
New Renter Income Qualified Households	-43

STEP 2a. Please refer to text for complete explanation.

Demand from Existing Households 2000

Demand form Rent Overburdened Households

Income Target Population	50%
Total Existing Demand	8,866
Income Qualified	9.6%
Percent Renter	25.0%
Income Qualified Renter Households	212
Percent Rent Overburdened Proj Mrkt Entry March 2008	50%
Rent Overburdened Households	106

STEP 2b. Please refer to text for complete explanation.

Demand from Living in Substandard Housing

Income Qualified Renter Households	212
Percent Living in Substandard Housing	1.1%
Households Living in Substandard Housing	2

STEP 2c. Please refer to text for complete explanation.

Senior Households Converting from Homeownership

Income Target Population	50%
Total Senior Homeowners	636
Rural Versus Urban	4.7%
Senior Demand Converting from Homeownership	30

Total Demand

Total Demand from Existing Households		138
Adjustment Factor for SMA	115%	159
Misc. Adjustment for HFOP (see text)	20%	33
Adjusted Demand form Existing Households		192
Total New Demand		-43
Total Demand (New Plus Existing Households)		149

Demand from Seniors Who Convert from Homeownership		30
Percent of Total Demand From Homeownership Conversion		20.1%
Is this Demand Over 20 percent of Total Demand?		Yes

Demand Adjustment for HFOP

Gross demand for Elderly		149
10% of gross demand for Elderly	10%	14.9
Total Demand for HFOP		164

Antioch Summit Senior Apartments, Stone Mountain, GA; Market Study

By Bedroom Demand

One Person	21.47%	35
Two Persons	78.53%	129
Three Persons	0.00%	0
Four Persons	0.00%	0
Five Persons	0.00%	0
Six Persons	0.00%	0
Seven Plus Persons	0.00%	0
Total	100.00%	164

To place Person Demand into Bedroom Type Units

Of one person households in one-bedroom units	60%	21
Of two person households in one-bedroom units	20%	26
Of one person households in two-bedroom units	10%	4
Of two person households in two-bedroom units	80%	103
Of one person households in studio units	30%	11
Total Demand		164
Check		OK

Total Demand by Bedroom

	50%
One Bedroom	47
Two Bedroom	106
Studio	11
Total Demand	164

Additions To Supply 2000 to Prj Mrkt Entry March 2008

	50%
One Bedroom	63
Two Bedroom	73
Studio	1
Total	137

Net Demand

	50%
One Bedroom	-16
Two Bedroom	33
Studio	10
Total	27

Net Demand

	50%
One Bedroom	-16
Two Bedroom	33
Studio	10
Total	27

Capture Rate Analysis

	50%
One Bedroom	-62%
Two Bedroom	42%
Studio	84%
Total	119%

Antioch Summit Senior Apartments, Stone Mountain, GA; Market Study

Calculation of Potential Household Demand by Income Cohort by % of AMI

Percent of AMI Level		60%			
Minimum Income Limit		\$22,050			
Maximum Income Limit		\$34,200 2 Person			
Income Category	New Households - Total Change in Households PMA 2000 to Prj Mrkt Entry March 2008		Households within		Bracket
	Income Brackets	Percent within Cohort			
<\$15,000	-198	-10.16%			
\$15,000-\$24,999	-168	-8.59%	2,949	29%	-49
\$25,000-\$34,999	-179	-9.15%	9,200	92%	-164
\$35,000-\$49,999	33	1.67%			
\$50,000-\$74,999	438	22.43%			
\$75,000-\$99,999	460	23.58%			
\$100,000-\$149,999	740	37.90%			
\$150,000-\$199,999	464	23.79%			
\$200,000+	362	18.53%			
	1,952	100.00%			-214
Percent of households within limits versus total number of households					-10.95%

Calculation of New Household Demand by Income Cohort by % of AMI

Percent of AMI Level		60%			
Minimum Income Limit		\$22,050			
Maximum Income Limit		\$34,200 2 Person			
Income Category	Total Households PMA Prj Mrkt Entry March 2008		Households within		Bracket
	Income Brackets	Percent within Cohort			
<\$15,000	1,066	12.02%			
\$15,000-\$24,999	922	10.39%	2,949	29%	272
\$25,000-\$34,999	696	7.85%	9,200	92%	641
\$35,000-\$49,999	1,284	14.48%			
\$50,000-\$74,999	1,723	19.43%			
\$75,000-\$99,999	1,107	12.48%			
\$100,000-\$149,999	1,068	12.04%			
\$150,000-\$199,999	564	6.36%			
\$200,000+	437	4.93%		0%	0
	8,866	100.00%			912
Percent of households within limits versus total number of households					10.29%

Does the Project Benefit from Rent Subsidy? (Y/N)

Type of Housing (Family vs Senior)

Location of Subject (Rural versus Urban)

Percent of Income for Housing

2000 Median Income

Prj Mrkt Entry March 2008 Median Income

Change from 2000 to Prj Mrkt Entry March 2008

Total Percent Change

Average Annual Change

Inflation Rate

Maximum Allowable Income

Maximum Allowable Income Inflation Adjusted

Maximum Number of Occupants

Rent Income Categories

Initial Gross Rent for Smallest Unit

Initial Gross Rent for Smallest Unit Inflation Adjusted

No
Senior
Urban
40%
\$37,392
\$49,513
\$12,121
32.4%
5.4%
5.4%
Two year adjustment
1.0000
\$34,200
\$34,200
2 Person
60%
\$735
\$735.00

Persons in Household	0BR	1BR	2BR	3BR	4BR	Excluded	Total
1	20%	70%	10%	X	X	0%	100%
2	0%	20%	80%	X	X	0%	100%
3	X	0%	60%	40%	X	0%	100%
4	X	X	0%	80%	20%	0%	100%
5	X	X	X	70%	30%	0%	100%
6	X	X	X	0%	100%	0%	100%
7+	X	X	X	X	100%	0%	100%

Antioch Summit Senior Apartments, Stone Mountain, GA; Market Study

STEP 1 Please refer to text for complete explanation.

Demand from New Households 2000 to Proj Mrkt Entry March 2008

Income Target Population	60%
New Households PMA	1,952
Percent Income Qualified	-11.0%
Income Qualified Households	-214
Percent Renter	25.0%
New Renter Income Qualified Households	-53

STEP 2a. Please refer to text for complete explanation.

Demand from Existing Households 2000

Demand form Rent Overburdened Households

Income Target Population	60%
Total Existing Demand	8,866
Income Qualified	10.3%
Percent Renter	25.0%
Income Qualified Renter Households	228
Percent Rent Overburdened Proj Mrkt Entry March 2008	50%
Rent Overburdened Households	114

STEP 2b. Please refer to text for complete explanation.

Demand from Living in Substandard Housing

Income Qualified Renter Households	228
Percent Living in Substandard Housing	1.1%
Households Living in Substandard Housing	3

STEP 2c. Please refer to text for complete explanation.

Senior Households Converting from Homeownership

Income Target Population	60%
Total Senior Homeowners	685
Rural Versus Urban	4.0%
Senior Demand Converting from Homeownership	27

Total Demand

Total Demand from Existing Households	144	
Adjustment Factor for SMA	115%	165
Misc. Adjustment for HFOP (see text)	20%	32
Adjusted Demand form Existing Households	197	
Total New Demand	-53	
Total Demand (New Plus Existing Households)	144	

Demand from Seniors Who Convert from Homeownership	27
Percent of Total Demand From Homeownership Conversion	19.0%
Is this Demand Over 20 percent of Total Demand?	No

Demand Adjustment for HFOP

Gross demand for Elderly	144	
10% of gross demand for Elderly	10%	14.4
Total Demand for HFOP	158	

Antioch Summit Senior Apartments, Stone Mountain, GA; Market Study

By Bedroom Demand

One Person	21.47%	34
Two Persons	78.53%	124
Three Persons	0.00%	0
Four Persons	0.00%	0
Five Persons	0.00%	0
Six Persons	0.00%	0
Seven Plus Persons	0.00%	0
Total	100.00%	158

To place Person Demand into Bedroom Type Units

Of one person households in one-bedroom units	60%	20
Of two person households in one-bedroom units	20%	25
Of one person households in two-bedroom units	10%	3
Of two person households in two-bedroom units	80%	100
Of one person households in studio units	30%	10
Total Demand		158
Check		OK

Total Demand by Bedroom

Total Demand by Bedroom	60%
One Bedroom	45
Two Bedroom	103
Studio	10
Total Demand	158

Additions To Supply 2000 to Prj Mrkt Entry March 2008

Additions To Supply 2000 to Prj Mrkt Entry March 2008	60%
One Bedroom	19
Two Bedroom	18
Studio	1
Total	38

Net Demand

Net Demand	60%
One Bedroom	26
Two Bedroom	85
Studio	9
Total	120

Net Demand

Net Demand	60%
One Bedroom	26
Two Bedroom	85
Studio	9
Total	120

Developer's Unit Mix

Developer's Unit Mix	60%
One Bedroom	6
Two Bedroom	15
Studio	4
Total	25

Capture Rate Analysis

Capture Rate Analysis	60%
One Bedroom	23%
Two Bedroom	18%
Studio	43%
Total	21%

Antioch Summit Senior Apartments, Stone Mountain, GA; Market Study

Calculation of Potential Household Demand by Income Cohort by % of AMI

Percent of AMI Level		Market			
Minimum Income Limit		\$23,850			
Maximum Income Limit		\$45,600 2 Person			
Income Category	New Households - Total Change in Households PMA 2000 to Prj Mrkt Entry March 2008		Households within		Bracket
			Income Brackets	Percent within Cohort	
<\$15,000	-198	-10.16%			
\$15,000-\$24,999	-168	-8.59%	1,149	11%	-19
\$25,000-\$34,999	-179	-9.15%	9,999	100%	-179
\$35,000-\$49,999	33	1.67%	10,600	106%	35
\$50,000-\$74,999	438	22.43%			
\$75,000-\$99,999	460	23.58%			
\$100,000-\$149,999	740	37.90%			
\$150,000-\$199,999	464	23.79%			
\$200,000+	362	18.53%			
	1,952	100.00%			-163
Percent of households within limits versus total number of households					-8.36%

Calculation of New Household Demand by Income Cohort by % of AMI

Percent of AMI Level		Market			
Minimum Income Limit		\$23,850			
Maximum Income Limit		\$45,600 2 Person			
Income Category	Total Households PMA Prj Mrkt Entry March 2008		Households within		Bracket
			Income Brackets	Percent within Cohort	
<\$15,000	1,066	12.02%			
\$15,000-\$24,999	922	10.39%	1,149	11%	106
\$25,000-\$34,999	696	7.85%	9,999	100%	696
\$35,000-\$49,999	1,284	14.48%	10,600	106%	1,361
\$50,000-\$74,999	1,723	19.43%			
\$75,000-\$99,999	1,107	12.48%			
\$100,000-\$149,999	1,068	12.04%			
\$150,000-\$199,999	564	6.36%			
\$200,000+	437	4.93%		0%	0
	8,866	100.00%			2,163
Percent of households within limits versus total number of households					24.40%

Does the Project Benefit from Rent Subsidy? (Y/N)

Type of Housing (Family vs Senior)

Location of Subject (Rural versus Urban)

Percent of Income for Housing

2000 Median Income

Prj Mrkt Entry March 2008 Median Income

Change from 2000 to Prj Mrkt Entry March 2008

Total Percent Change

Average Annual Change

Inflation Rate

Maximum Allowable Income

Maximum Allowable Income Inflation Adjusted

Maximum Number of Occupants

Rent Income Categories

Initial Gross Rent for Smallest Unit

Initial Gross Rent for Smallest Unit Inflation Adjusted

No			
Senior			
Urban			
40%			
\$37,392			
\$49,513			
\$12,121			
32.4%			
5.4%			
5.4%	Two year adjustment		1.0000
\$45,600			
\$45,600			
2 Person			
40%			
\$795			
\$795.00			

Persons in Household	0BR	1BR	2BR	3BR	4BR	Excluded	Total
1	20%	70%	10%	X	X	0%	100%
2	0%	20%	80%	X	X	0%	100%
3	X	0%	60%	40%	X	0%	100%
4	X	X	0%	80%	20%	0%	100%
5	X	X	X	70%	30%	0%	100%
6	X	X	X	0%	100%	0%	100%
7+	X	X	X	X	100%	0%	100%

Antioch Summit Senior Apartments, Stone Mountain, GA; Market Study

STEP 1 Please refer to text for complete explanation.

Demand from New Households 2000 to Proj Mrkt Entry March 2008

Income Target Population	Market
New Households PMA	1,952
Percent Income Qualified	-8.4%
Income Qualified Households	-163
Percent Renter	25.0%
New Renter Income Qualified Households	-41

STEP 2a. Please refer to text for complete explanation.

Demand from Existing Households 2000

Demand form Rent Overburdened Households

Income Target Population	Market
Total Existing Demand	8,866
Income Qualified	24.4%
Percent Renter	25.0%
Income Qualified Renter Households	540
Percent Rent Overburdened Proj Mrkt Entry March 2008	50%
Rent Overburdened Households	270

STEP 2b. Please refer to text for complete explanation.

Demand from Living in Substandard Housing

Income Qualified Renter Households	540
Percent Living in Substandard Housing	1.1%
Households Living in Substandard Housing	6

STEP 2c. Please refer to text for complete explanation.

Senior Households Converting from Homeownership

Income Target Population	Market
Total Senior Homeowners	1623
Rural Versus Urban	6.0%
Senior Demand Converting from Homeownership	97

Total Demand

Total Demand from Existing Households	373	
Adjustment Factor for SMA	115%	429
Misc. Adjustment for HFOP (see text)	20%	110
Adjusted Demand form Existing Households	539	
Total New Demand	-41	
Total Demand (New Plus Existing Households)	499	

Demand from Seniors Who Convert from Homeownership	97
Percent of Total Demand From Homeownership Conversion	19.5%
Is this Demand Over 20 percent of Total Demand?	No

Demand Adjustment for HFOP

Gross demand for Elderly	499	
10% of gross demand for Elderly	10%	49.9
Total Demand for HFOP	549	

Antioch Summit Senior Apartments, Stone Mountain, GA; Market Study

By Bedroom Demand

One Person	21.47%	118
Two Persons	78.53%	431
Three Persons	0.00%	0
Four Persons	0.00%	0
Five Persons	0.00%	0
Six Persons	0.00%	0
Seven Plus Persons	0.00%	0
Total	100.00%	549

To place Person Demand into Bedroom Type Units

Of one person households in one-bedroom units	60%	71
Of two person households in one-bedroom units	20%	86
Of one person households in two-bedroom units	10%	12
Of two person households in two-bedroom units	80%	345
Of one person households in studio units	30%	35
Total Demand		549
Check		OK

Total Demand by Bedroom

	Market
One Bedroom	157
Two Bedroom	357
Studio	35
Total Demand	549

Additions To Supply 2000 to Prj Mrkt Entry March 2008

	Market
One Bedroom	22
Two Bedroom	29
Studio	2
Total	53

Net Demand

	Market
One Bedroom	135
Two Bedroom	328
Studio	33
Total	496

Developer's Unit Mix

	Market
One Bedroom	4
Two Bedroom	12
Studio	1
Total	17

Capture Rate Analysis

	Market
One Bedroom	3%
Two Bedroom	4%
Studio	3%
Total	3%

Antioch Summit Senior Apartments, Stone Mountain, GA; Market Study

Calculation of Potential Household Demand by Income Cohort by % of AMI

Percent of AMI Level			Overall		
Minimum Income Limit			\$11,100		
Maximum Income Limit			\$45,600 2 Person		
Income Category	New Households - Total Change in Households PMA 2000 to Prj Mrkt Entry March 2006	Percentage	Income Brackets	Percent within Cohort	Households within Bracket
<\$15,000	-198	-10.16%	3,900	26%	-52
\$15,000-\$24,999	-168	-8.59%	9,999	100%	-168
\$25,000-\$34,999	-179	-9.15%	9,999	100%	-179
\$35,000-\$49,999	33	1.67%	10,600	106%	35
\$50,000-\$74,999	438	22.43%			
\$75,000-\$99,999	460	23.58%			
\$100,000-\$149,999	740	37.90%			
\$150,000-\$199,999	464	23.79%			
\$200,000+	362	18.53%			
	1,952	100.00%			-363
Percent of households within limits versus total number of households					-18.61%

Calculation of New Household Demand by Income Cohort by % of AMI

Percent of AMI Level			Overall		
Minimum Income Limit			\$11,100		
Maximum Income Limit			\$45,600 2 Person		
Income Category	Total Households PMA Prj Mrkt Entry March 2006		Income Brackets	Percent within Cohort	Households within Bracket
<\$15,000	1,066	12.02%	3,900	26%	277
\$15,000-\$24,999	922	10.39%	9,999	100%	922
\$25,000-\$34,999	696	7.85%	9,999	100%	696
\$35,000-\$49,999	1,284	14.48%	10,600	106%	1,361
\$50,000-\$74,999	1,723	19.43%			
\$75,000-\$99,999	1,107	12.48%			
\$100,000-\$149,999	1,068	12.04%			
\$150,000-\$199,999	564	6.36%			
\$200,000+	437	4.93%		0%	0
	8,866	100.00%			3,256
Percent of households within limits versus total number of households					36.72%

Does the Project Benefit from Rent Subsidy? (Y/N)

Type of Housing (Family vs Senior)

Location of Subject (Rural versus Urban)

Percent of Income for Housing

2000 Median Income

Prj Mrkt Entry March 2006 Median Income

Change from 2000 to Prj Mrkt Entry March 2006

Total Percent Change

Average Annual Change

Inflation Rate

Maximum Allowable Income

Maximum Allowable Income Inflation Adjusted

Maximum Number of Occupants

Rent Income Categories

Initial Gross Rent for Smallest Unit

Initial Gross Rent for Smallest Unit Inflation Adjusted

No			
Senior			
Urban			
40%			
\$37,392			
\$49,513			
\$12,121			
32.4%			
5.4%			
5.4%	Two year adjustment		1.0000
\$45,600			
\$45,600			
2 Person			
Overall			
\$370			
\$370.00			

Persons in Household	0BR	1BR	2BR	3BR	4BR	Excluded	Total
1	20%	70%	10%	X	X	0%	100%
2	0%	20%	80%	X	X	0%	100%
3	X	0%	60%	40%	X	0%	100%
4	X	X	0%	80%	20%	0%	100%
5	X	X	X	70%	30%	0%	100%
6	X	X	X	0%	100%	0%	100%
7+	X	X	X	X	100%	0%	100%

Antioch Summit Senior Apartments, Stone Mountain, GA; Market Study

STEP 1 Please refer to text for complete explanation.

Demand from New Households 2000 to Prj Mrkt Entry March 2006

	Overall
Income Target Population	1,952
New Households PMA	-18.6%
Percent Income Qualified	-363
Income Qualified Households	25.0%
Percent Renter	-91
New Renter Income Qualified Households	

STEP 2a. Please refer to text for complete explanation.

Demand from Existing Households 2000

Demand form Rent Overburdened Households

	Overall
Income Target Population	8,866
Total Existing Demand	36.7%
Income Qualified	25.0%
Percent Renter	813
Income Qualified Renter Households	50%
Percent Rent Overburdened Prj Mrkt Entry March 2006	407
Rent Overburdened Households	

STEP 2b. Please refer to text for complete explanation.

Demand from Living in Substandard Housing

Income Qualified Renter Households	813
Percent Living in Substandard Housing	1.1%
Households Living in Substandard Housing	9

STEP 2c. Please refer to text for complete explanation.

Senior Households Converting from Homeownership

	Overall
Income Target Population	2443
Total Senior Homeowners	5.6%
Rural Versus Urban	137
Senior Demand Converting from Homeownership	

Total Demand

Total Demand from Existing Households	552
Adjustment Factor	115% 635
Misc. Adjustment for HFOP (see text)	20% 150
Adjusted Demand form Existing Households	785
Total New Demand	-91
Total Demand (New Plus Existing Households)	694

Demand from Seniors Who Convert from Homeownership	137
Percent of Total Demand From Homeownership Conversion	19.7%
Is this Demand Over 20 percent of Total Demand?	No

Demand Adjustment for HFOP

Gross demand for Elderly	694
10% of gross demand for Elderly	10% 69.4
Total Demand for HFOP	763

Antioch Summit Senior Apartments, Stone Mountain, GA; Market Study

By Bedroom Demand

One Person	21.47%	149
Two Persons	78.53%	545
Three Persons	0.00%	0
Four Persons	0.00%	0
Five Persons	0.00%	0
Six Persons	0.00%	0
Seven Plus Persons	0.00%	0
Total	100.00%	694

To place Person Demand into Bedroom Type Units

Of one person households in one-bedroom units	60%	89
Of two person households in one-bedroom units	20%	109
Of one person households in two-bedroom units	10%	15
Of two person households in two-bedroom units	80%	436
Of one person households in studio units	30%	45
Total Demand		694
Check		OK

Total Demand by Bedroom

	Overall
One Bedroom	198
Two Bedroom	496
Studio	45
Total Demand	739

Additions To Supply 2000 to Prj Mrkt Entry March 2006

	Overall
One Bedroom	120
Two Bedroom	138
Studio	6
Total	264

Net Demand

	Overall
One Bedroom	78
Two Bedroom	358
Studio	39
Total	475

Net Demand

	Overall
One Bedroom	78
Two Bedroom	358
Studio	39
Total	475

Developer's Unit Mix

	Overall
One Bedroom	22
Two Bedroom	45
Studio	18
Total	85

Capture Rate Analysis

	Overall
One Bedroom	28%
Two Bedroom	13%
Studio	47%
Total	18%

Conclusions

We have conducted such an analysis to determine a base of demand for the Subject as a tax credit property. Several factors affect the indicated capture rates and are discussed following.

- The number of households in the PMA is expected to increase 4.8 percent between 2005 and 2008.
- The Subject’s target income group is \$11,100 to \$45,600 for the project as a whole including the LIHTC units and market rate units. This spreads across four income cohorts. The following table illustrates the number of households that will contract or increase within these cohorts.

Income Category	New Households - Total Change in Households PMA 2000 to Prj Mkt Entry March 2006	Percentage
<\$15,000	-198	-10.16%
\$15,000-\$24,999	-168	-8.59%
\$25,000-\$34,999	-179	-9.15%
\$35,000-\$49,999	33	1.67%
\$50,000-\$74,999	438	22.43%
\$75,000-\$99,999	460	23.58%
\$100,000-\$149,999	740	37.90%
\$150,000-\$199,999	464	23.79%
\$200,000+	362	18.53%
	1,952	100.00%

As the table above illustrates, the market area is expected to have larger increases within the higher income brackets. The market area will increase by 1,952 household from 2000 to March 2008.

Antioch Summit Senior Apartments, Stone Mountain, GA; Market Study

The following table summarizes the Subject's capture rates at all income levels.

DCA CONCLUSION TABLE									
Unit Size	Income Limits	Units		Additions		Capture Rate	Absorption	Median Market Rent	Proposed Rent
		Proposed	Total Demand	to Supply	Net Demand				
Studio	30% AMI	5	6	2	4	120%	6-7 months	\$708	\$370
Studio	50% AMI	8	11	1	10	84%	6-7 months	\$708	\$615
Studio	60% AMI	4	10	1	9	43%	6-7 months	\$708	\$735
Studio	Market	1	35	2	33	3%	1 year	\$708	\$795
1BR	30% AMI	2	27	16	11	18%	6-7 months	\$837	\$398
1BR	50% AMI	10	47	63	-16	-62%	6-7 months	\$837	\$665
1BR	60% AMI	6	45	19	26	23%	6-7 months	\$837	\$800
1BR	Market	4	157	22	135	3%	1 year	\$837	\$995
2BR	30% AMI	4	62	18	44	9%	6-7 months	\$1,063	\$460-480
2BR	50% AMI	14	106	73	33	42%	6-7 months	\$1,063	\$790-800
2BR	60% AMI	15	103	18	85	18%	6-7 months	\$1,063	\$945-960
2BR	Market	12	357	29	328	4%	1 year	\$1,063	\$1,375-1,425

*While several of the capture rates are above the DCA threshold, it should be noted that Phase I of the Subject has 541 income qualified households on their waiting list.

OVERALL DEMAND

Proposed Project Capture Rate 30% AMI Units	18%
Proposed Project Capture Rate 50% AMI Units	119%
Proposed Project Capture Rate 60% AMI Units	21%
Proposed Project Capture Rate Market Units	3%
Overall Proposed Capture Rate	18%
Proposed Project Stabilization Period	6-7 months for LIHTC, 1 Year for Market

As illustrated in the table above, the Subject's capture rates for the studio units at 30 and 50 percent AMI and the one-bedroom units at 50 percent AMI are above DCA's feasibility threshold. While these capture rates are high, we do believe there is adequate demand based on the following:

1. Phase I has a total of 541 income qualified households on the waiting list.
2. Magnolia Circle (senior LIHTC) is 98 percent occupied and maintains a waiting list of six months to one year.
3. The property manager at Phase I indicated that the lower income level units were the first to lease and that most, if not all, LIHTC units at Phase I were leased within six months, which equates to an absorption rate of 16 units per month.
4. The weighted vacancy for the senior LIHTC properties in the PMA is 0.98 percent.
5. Senior population and households are expected to have significant growth in the PMA at 5.62 percent and 5.29 percent, respectively. This indicates strong demand for the Subject's market area.

Therefore, while some of the by unit capture rates are high, we believe there is ample demand for the Subject.

G. SUPPLY ANALYSIS

Characteristics of Existing Projects, Projects Under Construction and Projects in Planning
 Each year the Georgia Housing Finance Authority, in conjunction with the Georgia Department of Community Affairs, accepts bids for LIHTC tax credit projects. We obtained a listing of such projects in Dekalb County. The following table details the list of projects that have received tax credit allocations in Dekalb County that are located within the PMA.

Year Allocated	Name	Type
2000	Villa of Friendly Heights	LIHTC – Family
	Signature Station Apartments (Alexander at Stonecrest)	
2001		LIHTC – Family
2001	Magnolia Circle	LIHTC - Senior
2001	Mountain Crest	LIHTC – Family
2002	Chapel Run	LIHTC – Family
2003	Antioch Manor Estates	LIHTC – Senior
2003	Mountain Grove	LIHTC – Family
2003	Lakeshore Apartments	LIHTC - Family
2003	The Lakes at Indian Creek	LIHTC - Family
2004	Wyncrest Apartments	LIHTC - Family
2004	Hidden Pointe	LIHTC - Family
2005	The Heritage at Covington (UC)	LIHTC - Senior

As shown in the table above, there are numerous LIHTC projects that exist within the area. However, there are currently only two senior LIHTC properties, Magnolia Circle and Antioch Manor. We utilized the senior LIHTC properties that were most comparable to the Subject. The Subject will be comparable to the senior LIHTC stock in the PMA.

There is one senior LIHTC property currently under construction in the PMA, The Heritage at Covington. The following table details the unit breakdown, size, and proposed rents at this property.

Heritage at Covington

Beds	Units	Size (SF)	Rent	Restriction	Waiting List	Vacant	Vacancy Rate
1	11	750	\$319	@30%	N/A	N/A	N/A
1	43	750	\$550	@50%	N/A	N/A	N/A
1	4	750	\$650	@60%	N/A	N/A	N/A
1	14	750	\$650	Market	N/A	N/A	N/A
2	11	1,080	\$380	@30%	N/A	N/A	N/A
2	44	1,080	\$695	@50%	N/A	N/A	N/A
2	2	1,080	\$725	@60%	N/A	N/A	N/A
2	15	1,080	\$725	Market	N/A	N/A	N/A

The proposed rents at this property are similar to the proposed Subject’s rents. This property will be located approximately 4.5 miles northeast of the Subject. We attempted to contact the developer of this property to obtain pre-leasing information, however we were not able to speak with anyone at the time of this report. This property will be restricted to seniors aged 55 and older. It will consist of five, two-story wood-framed garden apartment buildings on concrete slab. The exterior walls are composed of a combination of brick facade and hardiplank siding.

The building will be serviced by multiple elevators. All units will feature fully equipped kitchens with an electric range with overhead vent hood, dishwasher, refrigerator with icemaker, and garbage disposal. Other in-unit amenities will include carpeting in the bedrooms, living room, dining room, and hallways, vinyl flooring in the kitchen and bath areas, mini blinds, walk-in closets, and central heat and air conditioning. In addition, all of the units will offer washer/dryer connections. Community amenities will include a library/technology center with high-speed internet access, game room, barber shop, and fitness center. The site will feature a walking path with sitting areas, courtyard with community gardens, gazebos, and a pool.

Dekalb County Housing Authority

In order to obtain detailed information on Section 8 housing in the area, we spoke with Sterling Bethea of the Dekalb Housing Authority. Mr. Bethea stated that the Dekalb Housing Authority issues 3,414 tenant based vouchers each year. However, the department participates in a portability program which allows tenants to receive vouchers from other housing authorities across the country and then use the vouchers in Dekalb County. Approximately 2,152 vouchers are accepted through the portability program each year. There are 3,500 people on the waiting list for Section 8 vouchers, which is currently closed. The high demand for Section 8 vouchers in the area has forced the list to remain closed since November 2000, and Mr. Bethea does not foresee the waiting list reopening anytime in the near future. There is however an open project based program for those who are 55 years of age or older or are disabled. However, Mr. Bethea could not give further details on the particular program. Mr. Bethea stated that demand for Section 8 assistance is always high in the area, and the most commonly needed voucher type is for three-bedroom units. Mr. Bethea expressed a strong need for more affordable housing in the area. Based on the people that come through his office, he does not believe that the current supply is meeting the ever increasing demand. Specifically, Mr. Bethea expressed a need for affordable housing that is concentrated between 30 percent and 50 percent of the area median income, or AMI.

Bedroom Type	Payment Standard
One-bedroom	\$735
Two-bedroom	\$818
Three-bedroom	\$1,014
Four-bedroom	\$1,136

The Subject’s proposed rents are below the voucher payment standard, with the exception of the 60 percent AMI units and the market rate units. Since the demographic analysis indicated a large percentage of moderate to upper income senior households, we believe that there is adequate demand for these units at the Subject. Further, support from Phase I, Antioch Manor, illustrates ample demand for all unit types.

Planning Discussion

We attempted to contact the Planning Department of Dekalb County but were unable to obtain and interview with anyone who could provide us with planning and zoning information for the area. However, we were able to obtain the following information from the Economic Development Profile of the county’s website. Dekalb County contains nearly one fifth of the total number of businesses that are located in the Metro Atlanta area. The county has a diverse industry base with more than half of the Atlanta area FORTUNE 500 companies having

operations in Dekalb County. Additionally, more than 150 companies have relocated or expanded their operations in Dekalb County from 1995 to 2000. Just in the last year, GE Financial Assurance opened its financial learning center and Morrison Hershfield Corp. opened its national headquarters in Dekalb. Paper Converting of America opened its 140,000-square-foot manufacturing plant, and five advanced communications firms opened large operations centers, including Interliant, PSINet and TechRX. The county is also home to more than 150 international facilities, more that 15 percent of the metro Atlanta total.

Building Permit Activity

The following table depicts building activity from 2000 through April 2006 in Dekalb County, Georgia.

BUILDING PERMITS: Dekalb County 2000 to April 2006

Year	Single-family and Duplex	Three and Four-Family	Five or More Family	Total Units
2000	4,266	0	1,879	6,145
2001	4,723	10	2,842	7,575
2002	4,134	4	3,099	7,237
2003	3,931	0	1,175	5,106
2004	3,761	0	2,958	6,719
2005	3,347	10	2,979	6,336
2006*	1,116	0	32	1,148
Total**	24,162	24	14,932	39,118
Average**	4,027	4	2,489	6,520

*Only includes through April 2006 ** Does not include 2006 permits

As illustrated, the majority of permits issued have been for single family development, accounting for approximately 62 percent of total permits issued. Multi-family development accounts for approximately 38 percent of permits issued. The largest number of permits issued for multi-family construction was in 2002. Permits for multifamily development decreased significantly in 2003 but increased again in 2004 and 2005. As of April 2006, there have been 32 permits issued for multi-family development. However, the 2005 data is currently not annual data, but rather monthly, and therefore may be slightly inaccurate. Three and four-family developments account for less than one percent of the remaining permits issued in Dekalb County over the past six years.

Lou Walker Senior Multi-Purpose Center:

The Lou Walker Senior Multi-Purpose Center is a new senior center located at 2538 Panola Road in Lithonia, Georgia. The center opened in November of 2005, and the center’s classes and programs started in January of this year. The building is 39,000 square feet and contains a therapeutic pool, aerobics and fitness rooms for exercise classes, a martial arts room, and a recreational therapy room. The facility’s main dining hall has a capacity of 236 and will also be used for educational seminars and public forums. Additional amenities of the center include a customer service office where computer terminals are available with free internet, an ATM, a beauty salon and barber shop, a gift shop, and additional office space. The center will offer several programs such as cooking classes, water fitness, crochet, Tai Chi, meditation and yoga, and foreign language classes.

DESCRIPTION OF PROPERTY TYPES SURVEYED/DETERMINATION OF NUMBER OF TAX CREDIT UNITS

Survey of Comparable Projects

Comparable properties are examined on the basis of physical characteristics, i.e. building type, age/quality, level of common amenities, absorption, as well as similarity in rent. We attempted to compare the Subject to complexes from the competing market to provide a broader picture of the health and available supply in the market. We visited and surveyed numerous properties that were excluded from the market survey because they were not considered useful in the analysis of the Subject property. Our competitive survey includes five “true” comparable properties containing 1,131 units. A detailed matrix describing the individual competitive properties as well as the proposed Subject is provided in the addenda. A map illustrating the location of the Subject in relation to comparable properties is also provided in the addenda. The properties are further profiled in the following write-ups. The property descriptions include information on vacancy, turnover, absorption, age, competition, and the general health of the rental market, when available.

The availability of senior LIHTC and market data is considered adequate. There are only two senior LIHTC properties that do not operate with additional subsidy in the PMA. There are no market rate independent living senior properties in the PMA. However, there are two senior market rate properties just outside the northwestern border of the PMA. Since the majority of tenants at the senior properties are from the Atlanta metro area, we have included these two properties. There are several market rate properties within three miles of the Subject site. We have included one of the newest properties that reported some senior tenancy. The majority of the family market rate properties were built in the 1970’s or 1980’s and are all walk-up buildings. These properties will not be similar to the Subject and therefore were excluded. Further, according to DCA guidelines, family properties should not be used as comparable properties for senior or HFOP developments. The family properties near the Subject reported less than five percent senior tenancy and most would not give vacancy information. There are several large (over 300 units) family market rate properties within three to five miles of the Subject. According to some of the property managers, there is little demand for family properties. Therefore, we have only included one family market rate property in our analysis. Additionally, both senior LIHTC properties also offer market rate units. These units are more comparable to the proposed Subject.

Summary Matrix

Comp #	Project	Distance	Type / Built	Market / Subsidy	Units	#	%	Restriction	Rent (Adj.)	Size (SF)	Units Vacant	Vacancy Rate					
Subject	Antioch Summit 4711 Bishop Ming Blvd Stone Mountain, GA 30088 DeKalb County	n/a	Lowrise (age-restricted) (3 stories) 2008	LIHTC/Market/ Senior	Studio / 1BA	5	5.90%	@30%	\$370	524	5	100.00%					
					Studio / 1BA	8	9.40%	@50%	\$615	524	8	100.00%					
					Studio / 1BA	4	4.70%	@50%	\$735	524	4	100.00%					
					Studio / 1BA	1	1.20%	Market	\$795	524	1	100.00%					
					1BR / 1BA	2	2.40%	@30%	\$398	687	2	100.00%					
					1BR / 1BA	10	11.80%	@50%	\$665	687	10	100.00%					
					1BR / 1BA	6	7.10%	@60%	\$800	687	6	100.00%					
					1BR / 1BA	4	4.70%	Market	\$995	687	4	100.00%					
					2BR / 1BA	3	3.50%	@30%	\$460	905	3	100.00%					
					2BR / 1BA	12	14.10%	@50%	\$790	905	12	100.00%					
					2BR / 1BA	12	14.10%	@60%	\$945	905	12	100.00%					
					2BR / 1BA	6	7.10%	Market	\$1,375	905	6	100.00%					
					2BR / 2BA	1	1.20%	@30%	\$480	958	1	100.00%					
					2BR / 2BA	2	2.40%	@50%	\$800	958	2	100.00%					
					2BR / 2BA	3	3.50%	@60%	\$960	958	3	100.00%					
					2BR / 2BA	6	7.10%	Market	\$1,425	958	6	100.00%					
										85	100%					85	100.00%
1	Antioch Manor Estates 4711 Bishop Ming Blvd. Stone Mountain, GA 30088 DeKalb County	0 mile	Garden (age-restricted) (3 stories) 2005	LIHTC/Market/ Senior	Studio / 1BA	2	1.70%	@30%	\$360	450	0	0.00%					
					Studio / 1BA	1	0.80%	@50%	\$595	450	0	0.00%					
					Studio / 1BA	1	0.80%	@60%	\$665	450	0	0.00%					
					Studio / 1BA	2	1.70%	Market	\$775	450	0	0.00%					
					1BR / 1BA	5	4.20%	@30%	\$395	600	0	0.00%					
					1BR / 1BA	20	16.70%	@50%	\$665	600	0	0.00%					
					1BR / 1BA	15	12.50%	@60%	\$715	600	0	0.00%					
					1BR / 1BA	8	6.70%	Market	\$975	600	0	0.00%					
					2BR / 1BA	6	5.00%	@30%	\$475	800	0	0.00%					
					2BR / 1BA	26	21.70%	@50%	\$790	800	0	0.00%					
					2BR / 1BA	13	10.80%	@60%	\$855	800	0	0.00%					
					2BR / 1BA	3	2.50%	Market	\$1,345	800	0	0.00%					
					2BR / 2BA	1	0.80%	@30%	\$480	850	0	0.00%					
					2BR / 2BA	3	2.50%	@50%	\$800	850	0	0.00%					
					2BR / 2BA	3	2.50%	@60%	\$865	850	0	0.00%					
					2BR / 2BA	11	9.20%	Market	\$1,395	850	0	0.00%					
										120	100%					0	0.00%
2	Magnolia Circle 100 Dash Lewis Dr Decatur, GA 30034 DeKalb County	6.4 miles	Garden (age-restricted) 2003	LIHTC/Market/ Senior	1BR / 1BA	14	16.70%	@50%	\$664	690	0	0.00%					
					1BR / 1BA	12	14.30%	@60%	\$779	760	0	0.00%					
					1BR / 1BA	6	7.10%	Market	\$819	690	0	0.00%					
					2BR / 2BA	21	25.00%	@50%	\$807	1,000	2	9.50%					
					2BR / 2BA	20	23.80%	@60%	\$827	1,030	0	0.00%					
					2BR / 2BA	11	13.10%	Market	\$942	1,000	0	0.00%					
										84	100%					2	2.40%
					3	Clairmont Crest 1861 Clairmont Road Decatur, GA 30033 DeKalb County	12.3 miles	Midrise (age-restricted) (5 stories) 1985	Market	Studio / 1BA	40	18.80%	Market	\$711	500	N/A	N/A
										1BR / 1BA	133	62.40%	Market	\$819	700	N/A	N/A
										2BR / 2BA	40	18.80%	Market	\$982	1,100	N/A	N/A
										213	100%				15	7.00%	
4	Wildwood At Stone Mountain 6097 Memorial Drive Stone Mountain, GA 30083 DeKalb County	12.5 miles	Garden 2001	Market	1BR / 1BA	83	27.90%	Market	\$749	816	4	4.80%					
					2BR / 1BA	83	27.90%	Market	\$827	972	3	3.60%					
					2BR / 2BA	99	33.20%	Market	\$887	1,060	1	1.00%					
					3BR / 2BA	33	11.10%	Market	\$1,005	1,274	0	0.00%					
										298	100%				8	2.70%	
5	Williamsburg Senior Apartments 1060 N. Jamestown Road Decatur, GA 30033 DeKalb County	5 miles	Various (age-restricted) 1970s/2005	Market	Studio / 1BA (Midrise)	N/A	N/A	Market	\$639	397	N/A	N/A					
					1BR / 1BA (Garden)	N/A	N/A	Market	\$825	736	N/A	N/A					
					1BR / 1BA (Garden)	N/A	N/A	Market	\$919	889	N/A	N/A					
					1BR / 1BA (Garden)	N/A	N/A	Market	\$974	1,120	N/A	N/A					
					2BR / 1.5BA (Garden)	N/A	N/A	Market	\$1,100	1,020	N/A	N/A					
					2BR / 1.5BA (Townhouse)	N/A	N/A	Market	\$985	977	N/A	N/A					
					2BR / 1.5BA (Townhouse)	N/A	N/A	Market	\$1,070	1,147	N/A	N/A					
					2BR / 2BA (Garden)	N/A	N/A	Market	\$1,110	1,141	N/A	N/A					
					2BR / 2BA (Midrise)	N/A	N/A	Market	\$1,176	1,135	N/A	N/A					
					2BR / 2BA (Midrise)	N/A	N/A	Market	\$1,241	1,236	N/A	N/A					
					2BR / 2BA (Midrise)	N/A	N/A	Market	\$1,276	1,376	N/A	N/A					
					3BR / 2BA (Garden)	N/A	N/A	Market	\$1,208	1,244	N/A	N/A					
					3BR / 2BA (Garden)	N/A	N/A	Market	\$1,268	1,502	N/A	N/A					
					3BR / 2BA (Garden)	N/A	N/A	Market	\$1,288	1,654	N/A	N/A					
					3BR / 2BA (Garden)	N/A	N/A	Market	\$1,309	1,662	N/A	N/A					
					3BR / 2BA (Garden)	N/A	N/A	Market	\$1,329	1,792	N/A	N/A					
3BR / 2BA (Midrise)	N/A	N/A	Market	\$1,354	1,512	N/A	N/A										
					416	100%					20	4.80%					

Unit Matrix Report

Studio / 1BA	Antioch Summit	Antioch Manor Estates	Clairmont Crest	Williamsburg Senior Apartments
Comp #	Subject	1	3	5
Distance from Subject	n/a	0 mile	12.3 miles	5 miles
Unit Types				
@30%				
Bath/Bedroom	Studio / 1BA	Studio / 1BA	--	--
Base Rent/Month	\$370	\$360	--	--
Unit GLA (SF)	524	450	--	--
Adjusted Utility Base Rent	\$370	\$360	--	--
@50%				
Bath/Bedroom	Studio / 1BA	Studio / 1BA	--	--
Base Rent/Month	\$615 - \$735	\$595	--	--
Unit GLA (SF)	524	450	--	--
Adjusted Utility Base Rent	\$615 - \$735	\$595	--	--
Market				
Bath/Bedroom	Studio / 1BA	Studio / 1BA	Studio / 1BA	Studio / 1BA
Base Rent/Month	\$795	\$775	\$640	\$545
Unit GLA (SF)	524	450	500	397
Adjusted Utility Base Rent	\$795	\$775	\$711	\$639
Property Information				
Property Type	Lowrise (age-restricted) (3 stories)	Garden (age-restricted) (3 stories)	Midrise (age-restricted) (5 stories)	Various (age-restricted)
Year Built	2008	2005	1985	1970s/2005
Market (Conv.)/Subsidy Type	LIHTC/Market	LIHTC/Market	Market	Market
Unit Information				
Total Units	18	6	40	N/A
Vacant	18	0	N/A	N/A
Vacancy Rate	100.00%	0.00%	N/A	N/A
Utilities				
A/C	central landlord	central landlord	wall tenant	central tenant
Cooking	electric landlord	electric landlord	electric tenant	electric tenant
Water Heat	electric landlord	electric landlord	electric tenant	electric tenant
Heat	electric landlord	electric landlord	electric tenant	electric tenant
Other Electric	landlord	landlord	tenant	tenant
Water	landlord	landlord	landlord	tenant
Sewer	landlord	landlord	landlord	tenant
Trash Collection	landlord	landlord	landlord	landlord
In-Unit Amenities				
Balcony/Patio	yes	yes	no	yes
Blinds	yes	yes	yes	no
Carpeting	yes	yes	yes	no
Central A/C	yes	yes	no	yes
Coat Closet	yes	yes	yes	no
Dishwasher	yes	yes	yes	yes
Exterior Storage	yes	no	no	no
Ceiling Fan	yes	yes	no	yes
Fireplace	no	no	no	yes
Garbage Disposal	yes	yes	yes	yes
Microwave	yes	yes	no	no
Oven	yes	yes	yes	yes
Pull Cords	yes	yes	no	no
Refrigerator	yes	yes	yes	yes
Trash Compactor	no	no	yes	no
Vaulted Ceilings	no	no	no	no
Walk-In Closet	yes	yes	yes	yes
Washer/Dryer	yes	no	no	no
Washer/Dryer hookup	no	yes	yes	yes
Business Center				
Business Center	yes	no	no	no
Clubhouse	yes	no	no	yes
Computer Lab	yes	yes	no	no
Concierge	no	yes	no	no
Courtyard	yes	yes	no	no
Elevators	yes	yes	yes	no
Garage	no	yes	yes	no
Central Laundry	no	yes	no	yes
Non-shelter Services	yes	yes	no	no
Off-Street Parking	yes	yes	yes	yes
On-Site Management	yes	yes	yes	yes
Picnic Area	yes	yes	no	no
Playground	no	no	no	no
Recreation Areas	yes	no	no	no
Service Coordination	yes	yes	no	no
Swimming Pool	no	no	yes	yes
Garage Fee	--	--	\$25.00	--
Services				
Shuttle Service	yes	yes	yes	no
Security				
In-Unit Alarm	no	yes	no	no
Intercom (Buzzer)	no	no	no	no
Intercom (Phone)	no	no	no	no
Intercom (Video)	no	no	no	no
Limited Access	no	yes	yes	no
Patrol	no	no	no	no
Perimeter Fencing	yes	no	no	no
Video Surveillance	yes	yes	no	no
Premium Amenities				
Housekeeping	yes	yes	no	no
Other Amenities				
Other	Library, gazebo, theatre room, meditation room	Gazebo, library, private dining room, see comments	n/a	Nurse on premises, one mall, two supermarkets

Unit Matrix Report

	Antioch Summit	Antioch Manor Estates	Magnolia Circle	Clairmont Crest	Wildwood At Stone Mountain	Williamsburg Senior Apartments
1BR / 1BA						
Comp #	Subject	1	2	3	4	5
Distance from Subject	n/a	0 mile	6.4 miles	12.3 miles	12.5 miles	5 miles
Unit Types						
@30%						
Bath/Bedroom	1BR / 1BA	1BR / 1BA	--	--	--	--
Base Rent/Month	\$398	\$395	--	--	--	--
Unit GLA (SF)	687	600	--	--	--	--
Adjusted Utility Base Rent	\$398	\$395	--	--	--	--
@50%						
Bath/Bedroom	1BR / 1BA	1BR / 1BA	1BR / 1BA	--	--	--
Base Rent/Month	\$665	\$665	\$665	--	--	--
Unit GLA (SF)	687	600	690	--	--	--
Adjusted Utility Base Rent	\$665	\$665	\$664	--	--	--
@60%						
Bath/Bedroom	1BR / 1BA	1BR / 1BA	1BR / 1BA	--	--	--
Base Rent/Month	\$800	\$715	\$680	--	--	--
Unit GLA (SF)	687	600	760	--	--	--
Adjusted Utility Base Rent	\$800	\$715	\$779	--	--	--
Market						
Bath/Bedroom	1BR / 1BA	1BR / 1BA	1BR / 1BA	1BR / 1BA	1BR / 1BA	1BR / 1BA
Base Rent/Month	\$395	\$975	\$720	\$720	\$780	\$692
Unit GLA (SF)	LIHTC/Market	LIHTC/Market	LIHTC/Market	700	816	736 - 1,120
Adjusted Utility Base Rent	\$395	\$975	\$819	\$819	\$749	\$825
Property Information						
Property Type	Lowrise (age-restricted) (3 stories)	Garden (age-restricted) (3 stories)	Garden (age-restricted)	Midrise (age-restricted) (5 stories)	Garden	Various (age-restricted)
Year Built	2008	2005	2003	1985	2001	1970s/2005
Market (Conv./)Subsidy Type	@30%, @50%, @60%, Market	@30%, @50%, @60%, Market	LIHTC/Market/Senior	Market	Market	Market
Unit Information						
Total Units	22	48	32	133	83	N/A
Vacant	22	0	0	N/A	4	N/A
Vacancy Rate	100.00%	0.00%	0.00%	N/A	4.80%	N/A
Utilities						
A/C	central landlord	central landlord	central tenant	wall tenant	central tenant	central tenant
Cooking	electric landlord	electric landlord	electric tenant	electric tenant	electric tenant	electric tenant
Water Heat	electric landlord	electric landlord	electric tenant	electric tenant	electric tenant	electric tenant
Heat	electric landlord	electric landlord	electric tenant	electric tenant	electric tenant	electric tenant
Other Electric	yes	landlord	tenant	tenant	tenant	tenant
Water	landlord	landlord	landlord	landlord	landlord	tenant
Sewer	landlord	landlord	landlord	landlord	landlord	tenant
Trash Collection	landlord	landlord	landlord	landlord	landlord	landlord
In-Unit Amenities						
Balcony/Patio	yes	yes	yes	no	yes	yes
Blinds	yes	yes	yes	yes	yes	yes
Carpeting	yes	yes	yes	yes	yes	yes
Central A/C	yes	yes	yes	yes	yes	yes
Dishwasher	yes	yes	yes	yes	yes	yes
Exterior Storage	yes	yes	no	no	no	no
Ceiling Fan	yes	yes	no	no	yes	no
Fireplace	no	no	no	no	no	yes
Garbage Disposal	yes	yes	yes	yes	yes	yes
Hand Rails	yes	yes	yes	no	no	no
Microwave	yes	yes	no	no	no	no
Oven	yes	yes	yes	yes	yes	yes
Pull Cords	yes	yes	yes	no	no	no
Refrigerator	yes	yes	yes	yes	yes	yes
Vaulted Ceilings	no	no	no	no	yes	no
Walk-In Closet	yes	yes	yes	yes	yes	yes
Washer/Dryer	yes	no	no	no	no	no
Washer/Dryer hookup	no	yes	yes	yes	yes	yes
Property Amenities						
Clubhouse	yes	yes	yes	no	yes	yes
Computer Lab	yes	yes	yes	no	no	no
Courtyard	yes	yes	no	no	no	no
Elevators	yes	yes	no	yes	no	no
Exercise Facility	yes	yes	no	no	yes	yes
Garage	no	no	no	yes	no	no
Central Laundry	no	yes	yes	no	no	yes
Meeting/Community Rooms	yes	yes	no	no	no	yes
Non-shelter Services	yes	yes	no	no	no	no
Off-Street Parking	yes	yes	yes	yes	no	yes
On-Site Management	yes	yes	yes	yes	yes	yes
Picnic Area	yes	yes	no	no	no	no
Playground	no	no	no	no	yes	no
Service Coordination	yes	yes	no	no	no	no
Swimming Pool	no	no	no	yes	yes	yes
Garage Fee	--	--	--	\$25.00	--	--
Services						
Computer Tutoring	yes	yes	no	no	no	no
Shuttle Service	yes	yes	no	yes	no	no
Security						
In-Unit Alarm	yes	yes	no	no	yes	no
Intercom (Buzzer)	no	no	no	no	yes	no
Intercom (Phone)	no	no	no	no	yes	no
Intercom (Video)	no	no	no	no	yes	no
Patrol	no	no	yes	no	no	no
Video Surveillance	yes	yes	no	no	no	no
Premium Amenities						
Hairdresser / Barber	yes	yes	no	yes	no	no
Housekeeping	yes	yes	no	no	no	no
Medical Professional	yes	yes	no	yes	no	no
Other Amenities						
Other	Library, gazebo, theatre room, meditation room	Gazebo, library, private dining room, see comments	Social Director, Arts & Crafts Room	n/a	n/a	Nurse on premises, one mall, two supermarkets

Unit Matrix Report

	Antioch Summit	Antioch Manor Estates	Magnolia Circle	Clairmont Crest	Wildwood At Stone Mountain	Williamsburg Senior Apartments
2BR / 2BA						
Comp #	Subject	1	2	3	4	5
Distance from Subject	n/a	0 mile	6.4 miles	12.3 miles	12.5 miles	5 miles
Unit Types						
@30%						
Bath/Bedroom	2BR / 2BA	2BR / 2BA	--	--	--	--
Base Rent/Month	\$480	\$480	--	--	--	--
Unit GLA (SF)	958	850	--	--	--	--
Adjusted Utility Base Rent	\$480	\$480	--	--	--	--
@50%						
Bath/Bedroom	2BR / 2BA	2BR / 2BA	2BR / 2BA	--	--	--
Base Rent/Month	\$800	\$800	\$680	--	--	--
Unit GLA (SF)	958	850	1,000	--	--	--
Adjusted Utility Base Rent	\$800	\$800	\$807	--	--	--
@60%						
Bath/Bedroom	2BR / 2BA	2BR / 2BA	2BR / 2BA	--	--	--
Base Rent/Month	\$960	\$865	\$700	--	--	--
Unit GLA (SF)	958	850	1,030	--	--	--
Adjusted Utility Base Rent	\$960	\$865	\$827	--	--	--
Market						
Bath/Bedroom	2BR / 2BA	2BR / 2BA	2BR / 2BA	2BR / 2BA	2BR / 2BA	2BR / 2BA
Base Rent/Month	\$1,425	\$1,395	\$815	\$855	\$890	\$950
Unit GLA (SF)	LIHTC/Market	LIHTC/Market	LIHTC/Market	1,100	1,060	1,135 - 1,376
Adjusted Utility Base Rent	\$1,425	\$1,395	\$942	\$982	\$887	\$1,110
Property Information						
Property Type	Lowrise (age-restricted) (3 stories)	Garden (age-restricted) (3 stories)	Garden (age-restricted)	Midrise (age-restricted) (5 stories)	Garden	Various (age-restricted)
Year Built	2008	2005	2003	1985	2001	1970s/2005
Market (Conv./)Subsidy Type	@30%, @50%, @60%, Market	@30%, @50%, @60%, Market	LIHTC/Market/Senior	Market	Market	Market
Unit Information						
Total Units	12	18	52	40	99	N/A
Vacant	12	0	2	N/A	1	N/A
Vacancy Rate	100.00%	0.00%	3.80%	N/A	1.00%	N/A
Utilities						
A/C	central landlord	central landlord	central tenant	wall tenant	central tenant	central tenant
Cooking	electric landlord	electric landlord	electric tenant	electric tenant	electric tenant	electric tenant
Water Heat	electric landlord	electric landlord	electric tenant	electric tenant	electric tenant	electric tenant
Heat	electric landlord	electric landlord	electric tenant	electric tenant	electric tenant	electric tenant
Other Electric	yes	landlord	tenant	tenant	tenant	tenant
Water	landlord	landlord	landlord	landlord	landlord	tenant
Sewer	landlord	landlord	landlord	landlord	landlord	tenant
Trash Collection	landlord	landlord	landlord	landlord	landlord	landlord
In-Unit Amenities						
Balcony/Patio	yes	yes	yes	no	yes	yes
Blinds	yes	yes	yes	yes	yes	yes
Carpeting	yes	yes	yes	yes	yes	yes
Central A/C	yes	yes	yes	yes	yes	yes
Dishwasher	yes	yes	yes	yes	yes	yes
Exterior Storage	yes	yes	no	no	no	no
Ceiling Fan	yes	yes	no	no	yes	no
Fireplace	no	no	no	no	no	yes
Garbage Disposal	yes	yes	yes	yes	yes	yes
Hand Rails	yes	yes	yes	no	no	no
Microwave	yes	yes	no	no	no	no
Oven	yes	yes	yes	yes	yes	yes
Pull Cords	yes	yes	yes	no	no	no
Refrigerator	yes	yes	yes	yes	yes	yes
Vaulted Ceilings	no	no	no	no	yes	no
Walk-In Closet	yes	yes	yes	yes	yes	yes
Washer/Dryer	yes	no	no	no	no	no
Washer/Dryer hookup	no	yes	yes	yes	yes	yes
Property Amenities						
Clubhouse	yes	yes	yes	no	yes	yes
Computer Lab	yes	yes	yes	no	no	no
Courtyard	yes	yes	no	no	no	no
Elevators	yes	yes	no	yes	no	no
Exercise Facility	yes	yes	no	no	yes	yes
Garage	no	no	no	yes	no	no
Central Laundry	no	yes	yes	no	no	yes
Meeting/Community Rooms	yes	yes	no	no	no	yes
Non-shelter Services	yes	yes	no	no	no	no
Off-Street Parking	yes	yes	yes	yes	no	yes
On-Site Management	yes	yes	yes	yes	yes	yes
Picnic Area	yes	yes	no	no	no	no
Playground	no	no	no	no	yes	no
Service Coordination	yes	yes	no	no	no	no
Swimming Pool	no	no	no	yes	yes	yes
Garage Fee	--	--	--	\$25.00	--	--
Services						
Computer Tutoring	yes	yes	no	no	no	no
Shuttle Service	yes	yes	no	yes	no	no
Security						
In-Unit Alarm	yes	yes	no	no	yes	no
Intercom (Buzzer)	no	no	no	no	yes	no
Intercom (Phone)	no	no	no	no	yes	no
Intercom (Video)	no	no	no	no	yes	no
Patrol	no	no	yes	no	no	no
Video Surveillance	yes	yes	no	no	no	no
Premium Amenities						
Hairdresser / Barber	yes	yes	no	yes	no	no
Housekeeping	yes	yes	no	no	no	no
Medical Professional	yes	yes	no	yes	no	no
Other Amenities						
Other	Library, gazebo, theatre room, meditation room	Gazebo, library, private dining room, see comments	Social Director, Arts & Crafts Room	n/a	n/a	Nurse on premises, one mall, two supermarkets

Property Profile Report

Antioch Manor Estates

Comp # 1
Effective Rent Date 5/31/2006
Created by Charis Cochran (June 22, 2005 08:11 PDT)
Last updated by Nicole Weekley (July 13, 2006 09:10 PDT)

Location 4711 Bishop Ming Blvd.
 Stone Mountain, GA 30088
 Dekalb County (verified)

Distance 0 mile

Units 120
Vacant Units 0
Vacancy Rate 0.00%

Type Garden (age-restricted)
 (3 stories)

Year Built/Renovated 2005
Marketing Began 10/1/2004
Leasing Began 8/1/2005
Last Unit Leased 6/1/2006

Major Competitors No senior properties in immediate area

Tenant Characteristics Dekalb co. residents 55 and older, several sold homes or moved from living with children

Contact Name Ruth
Phone 770-322-8839



Market

Program	@30%, @50%, @60%, Market	Leasing Pace	n/a
Annual Turnover Rate	N/A	Change in Rent (Past Year)	None
Units/Month Absorbed	12	Concession	None
Section 8 Tenants	30%		

Utilities

A/C	included -- central	Other Electric	included
Cooking	included -- electric	Water	included
Water Heat	included -- electric	Sewer	included
Heat	included -- electric	Trash Collection	included

Property Profile Report (page 2)

Antioch Manor Estates

Comp #

1

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate
0	1	Garden (3 stories)	2	450	\$360	\$0	@30%	yes	0	0.00%
0	1	Garden (3 stories)	1	450	\$595	\$0	@50%	yes	0	0.00%
0	1	Garden (3 stories)	1	450	\$665	\$0	@60%	yes	0	0.00%
0	1	Garden (3 stories)	2	450	\$775	\$0	Market	yes	0	0.00%
1	1	Garden (3 stories)	5	600	\$395	\$0	@30%	yes	0	0.00%
1	1	Garden (3 stories)	20	600	\$665	\$0	@50%	yes	0	0.00%
1	1	Garden (3 stories)	15	600	\$715	\$0	@60%	yes	0	0.00%
1	1	Garden (3 stories)	8	600	\$975	\$0	Market	yes	0	0.00%
2	1	Garden (3 stories)	6	800	\$475	\$0	@30%	yes	0	0.00%
2	1	Garden (3 stories)	26	800	\$790	\$0	@50%	yes	0	0.00%
2	1	Garden (3 stories)	13	800	\$855	\$0	@60%	yes	0	0.00%
2	1	Garden (3 stories)	3	800	\$1,345	\$0	Market	yes	0	0.00%
2	2	Garden (3 stories)	1	850	\$480	\$0	@30%	yes	0	0.00%
2	2	Garden (3 stories)	3	850	\$800	\$0	@50%	yes	0	0.00%
2	2	Garden (3 stories)	3	850	\$865	\$0	@60%	yes	0	0.00%
2	2	Garden (3 stories)	11	850	\$1,395	\$0	Market	yes	0	0.00%

Unit Mix: @30%

	Studio / 1BA	1BR / 1BA	2BR / 1BA	2BR / 2BA					
Face Rent	\$360	\$395	\$475	\$480					
Concession	\$0	\$0	\$0	\$0					
Concessed Face Rent	\$360	\$395	\$475	\$480					
Utility Adjustment	\$0	\$0	\$0	\$0					
Adjusted Rent	\$360	\$395	\$475	\$480					

Unit Mix: @50%

	Studio / 1BA	1BR / 1BA	2BR / 1BA	2BR / 2BA					
Face Rent	\$595	\$665	\$790	\$800					
Concession	\$0	\$0	\$0	\$0					
Concessed Face Rent	\$595	\$665	\$790	\$800					
Utility Adjustment	\$0	\$0	\$0	\$0					
Adjusted Rent	\$595	\$665	\$790	\$800					

Unit Mix: @60%

	Studio / 1BA	1BR / 1BA	2BR / 1BA	2BR / 2BA					
Face Rent	\$665	\$715	\$855	\$865					
Concession	\$0	\$0	\$0	\$0					

Concessed Face Rent	\$665	\$715	\$855	\$865					
Utility Adjustment	\$0	\$0	\$0	\$0					
Adjusted Rent	\$665	\$715	\$855	\$865					

Unit Mix: Market

	Studio / 1BA	1BR / 1BA	2BR / 1BA	2BR / 2BA					
Face Rent	\$775	\$975	\$1,345	\$1,395					
Concession	\$0	\$0	\$0	\$0					
Concessed Face Rent	\$775	\$975	\$1,345	\$1,395					
Utility Adjustment	\$0	\$0	\$0	\$0					
Adjusted Rent	\$775	\$975	\$1,345	\$1,395					

Property Profile Report (page 3)

Antioch Manor Estates

Comp # 1

Amenities

In-Unit	Balcony/Patio Blinds Carpeting Central A/C Coat Closet Dishwasher Ceiling Fan Garbage Disposal Hand Rails Microwave Oven Pull Cords Refrigerator Walk-In Closet Washer/Dryer hookup	Security	In-Unit Alarm Limited Access Video Surveillance
Property	Computer Lab Concierge Courtyard Elevators Exercise Facility Central Laundry Meeting/Community Rooms Non-shelter Services Off-Street Parking On-Site Management Picnic Area Service Coordination	Premium	Hairdresser / Barber Housekeeping Medical Professional
Services	Computer Tutoring Shuttle Service	Other	Gazebo, library, private dining room, see comments

Comments

As of 6/23/2006: Antioch Manor is a senior LIHTC/Market rate property offering studio, one-, and two-bedroom units at 30 percent, 50 percent, and 60 percent AMI as well as market rate units and units with PBRA. This property opened in August 2005 and leased their last market rate unit in June 2006. Management indicated that the LIHTC units were the first to lease and were leased within six months of opening. The property manager stated that several tenants sold their homes or were previously living with children prior to moving to Antioch Manor. The current waiting list has a total of 541 households. For the LIHTC units, there are 263 households on the waiting list for one-bedroom units, 226 households for two-bedroom units, and 10 households for the studio units. The remaining households on the waiting list do not have a preference for bedroom type. Most tenants are single households and very few tenants are still working. Management also noted that 50 percent of tenants are from Deklab County. The remaining 50 percent are from other areas of Georgia or are from out of state.

This property has a partnership with Lifespan Ministries, Inc. (a local non-profit) which provides additional special services to the residents. This includes weekly housekeeping and linen service (for an additional fee), health and wellness programs, activities such as strawberry picking, movies, etc. There is also an active resident association, exercise classes, and scheduled transportation taking residents to their appointments, shopping, and more. Additional amenities include a juice bar, snack room, gazebo, walking trails, audio/visual center, TV rooms on every floor, meditation room, arts & crafts room, library, and theatre-style movie room.

Property Profile Report

Magnolia Circle

Comp # 2
Effective Rent Date 6/14/2006
Created by Debbie Bone (July 08, 2004 02:12 PDT)
Last updated by Michalena Skiadas (July 09, 2006 13:11 PDT)

Location 100 Dash Lewis Dr
 Decatur, GA 30034
 Dekalb County
 (verified)

Distance 6.4 miles

Units 84
Vacant Units 2
Vacancy Rate 2.40%

Type Garden (age-restricted)

Year Built/Renovated 2003

Marketing Began n/a

Leasing Began 7/1/2003

Last Unit Leased n/a



Major Competitors n/a
Tenant Characteristics Tenants must be 62 years of age or older to live at the property.

Contact Name Brenda
Phone 404-243-1553

Market

Program	LIHTC/Market/Senior	Leasing Pace	2 weeks
Annual Turnover Rate	2%	Change in Rent (Past Year)	None
Units/Month Absorbed	n/a	Concession	None
Section 8 Tenants	16%		

Utilities

A/C	not included -- central	Other Electric	not included
Cooking	not included -- electric	Water	included
Water Heat	not included -- electric	Sewer	included
Heat	not included -- electric	Trash Collection	included

Property Profile Report (page 2)

Magnolia Circle

Comp # 2

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate
1	1	Garden	14	690	\$565	\$0	@50%	6months - 1yr	0	0.00%
1	1	Garden	12	760	\$680	\$0	@60%	6 months - 1yr	0	0.00%
1	1	Garden	6	690	\$720	\$0	Market	6months - 1yr	0	0.00%
2	2	Garden	21	1,000	\$680	\$0	@50%	No	2	9.50%
2	2	Garden	20	1,030	\$700	\$0	@60%	6 months - 1yr	0	0.00%
2	2	Garden	11	1,000	\$815	\$0	Market	6 months - 1yr	0	0.00%

Unit Mix: @50%

	1BR / 1BA	2BR / 2BA							
Face Rent	\$565	\$680							
Concession	\$0	\$0							
Concessed Face Rent	\$565	\$680							
Utility Adjustment	\$99	\$127							
Adjusted Rent	\$664	\$807							

Unit Mix: @60%

	1BR / 1BA	2BR / 2BA							
Face Rent	\$680	\$700							
Concession	\$0	\$0							
Concessed Face Rent	\$680	\$700							
Utility Adjustment	\$99	\$127							
Adjusted Rent	\$779	\$827							

Unit Mix: Market

	1BR / 1BA	2BR / 2BA							
Face Rent	\$720	\$815							
Concession	\$0	\$0							
Concessed Face Rent	\$720	\$815							
Utility Adjustment	\$99	\$127							
Adjusted Rent	\$819	\$942							

Property Profile Report (page 3)

Magnolia Circle

Comp # 2

Amenities

In-Unit	Balcony/Patio Blinds Carpeting Central A/C Coat Closet Dishwasher Garbage Disposal Hand Rails Oven Pull Cords Refrigerator Washer/Dryer hookup	Security	Patrol Perimeter Fencing
Property	Clubhouse Computer Lab Central Laundry Off-Street Parking On-Site Management	Premium	none
Services	none	Other	Social Director, Arts & Crafts Room

Comments

Current Interview (06/14/06): Magnolia Circle is a senior property with both market rate and tax credit units. The property currently has two units available. Both vacant units are two-bedroom, 50 percent AMI units. All other units have a waiting list of six months to one year. Annual turnover is low, at an estimated two percent. No local changes were noted by management. Because the property is usually at 100 percent occupancy, no Hurricane Katrina evacuees were accepted. Most tenants are from the Atlanta metro area, with some from out of state. The management stated that approximately 70 percent of their tenants are from Dekalb County, three percent are from out of state and the remaining tenants are from other areas within Georgia. The property manager also noted that approximately 50 percent of their tenants sold homes prior to moving into the community and that most of the other residents were living with family members prior to moving in.

Property Profile Report

Clairmont Crest

Comp # 3
Effective Rent Date 5/4/2006
Created by Charis Cochran (June 20, 2005 07:53 PDT)
Last updated by Michalena Skiadas (July 09, 2006 06:57 PDT)

Location 1861 Clairmont Road
 Decatur, GA 30033
 Dekalb County
 (verified)

Distance 12.3 miles

Units 213
Vacant Units 15
Vacancy Rate 7.00%

Type Midrise (age-restricted)
 (5 stories)

Year Built/Renovated 1985
Marketing Began n/a
Leasing Began n/a
Last Unit Leased n/a

Major Competitors Clairmont Place, Williamsburg

Tenant Characteristics Elderly, generally singles from the county, average age being 70.

Contact Name Shannon Watson
Phone 404-325-9077



Market

Program	Market	Leasing Pace	1 week
Annual Turnover Rate	N/A	Change in Rent (Past Year)	2%
Units/Month Absorbed	n/a	Concession	none
Section 8 Tenants	N/A		

Utilities

A/C	not included -- wall	Other Electric	not included
Cooking	not included -- electric	Water	included
Water Heat	not included -- electric	Sewer	included
Heat	not included -- electric	Trash Collection	included

Property Profile Report (page 2)

Clairmont Crest

Comp # 3

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate
0	1	Midrise (5 stories)	40	500	\$640	\$0	Market	no	N/A	N/A
1	1	Midrise (5 stories)	133	700	\$720	\$0	Market	no	N/A	N/A
2	2	Midrise (5 stories)	40	1,100	\$855	\$0	Market	yes	N/A	N/A

Unit Mix: Market

	Studio / 1BA	1BR / 1BA	2BR / 2BA						
Face Rent	\$640	\$720	\$855						
Concession	\$0	\$0	\$0						
Concessed Face Rent	\$640	\$720	\$855						
Utility Adjustment	\$71	\$99	\$127						
Adjusted Rent	\$711	\$819	\$982						

Property Profile Report (page 3)

Clairmont Crest

Comp # 3

Amenities

In-Unit	Blinds Carpeting Coat Closet Dishwasher Garbage Disposal Oven Refrigerator Trash Compactor Walk-In Closet Washer/Dryer hookup	Security	Limited Access
Property	Elevators Garage (fee: \$25.00) Off-Street Parking On-Site Management Swimming Pool	Premium	Hairdresser / Barber Medical Professional
Services	Shuttle Service	Other	none

Comments

June 2006- The property manager stated that vacancy has increased slightly as a group from New Orleans has moved out. Rents have increased \$15, or two percent, on all units since December 2005. Most tenants are either from the Atlanta metro area or from out of state. There are several from out of state relocating to be closer to children that live in the Atlanta area.

Property Profile Report

Wildwood At Stone Mountain

Comp # 4
Effective Rent Date 6/16/2006
Created by Astrid Garcia (January 12, 2005 12:57 PST)
Last updated by Nicole Weekley (June 19, 2006 10:28 PDT)

Location 6097 Memorial Drive
 Stone Mountain, GA
 30083
 Dekalb County

Distance 12.5 miles

Units 298
Vacant Units 8
Vacancy Rate 2.70%

Type Garden
Year Built/Renovated 2001
Marketing Began n/a
Leasing Began n/a
Last Unit Leased n/a



Major Competitors The Point and The Weatherly

Tenant Characteristics Most are local; majority between the ages of 26-38

Contact Name Amanda
Phone 770-465-0462

Market

Program	Market	Leasing Pace	Mostly pre-lease
Annual Turnover Rate	40%	Change in Rent (Past Year)	1BR:+2.6%; 2BR 1BA: +1.2%; 2BA 2BA +1.1%; 3BR: +1%
Units/Month Absorbed	n/a	Concession	Discounted rents on all units- see comments
Section 8 Tenants	N/A		

Utilities

A/C	not included -- central	Other Electric	not included
Cooking	not included -- electric	Water	included
Water Heat	not included -- electric	Sewer	included
Heat	not included -- electric	Trash Collection	included

Property Profile Report (page 2)

Wildwood At Stone Mountain

Comp # 4

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate
1	1	Garden	83	816	\$780	\$130	Market	No	4	4.80%
2	1	Garden	83	972	\$820	\$120	Market	No	3	3.60%
2	2	Garden	99	1,060	\$890	\$130	Market	No	1	1.00%
3	2	Garden	33	1,274	\$1,010	\$160	Market	No	0	0.00%

Unit Mix: Market

	1BR / 1BA	2BR / 1BA	2BR / 2BA	3BR / 2BA					
Face Rent	\$780	\$820	\$890	\$1,010					
Concession	\$130	\$120	\$130	\$160					
Concessed Face Rent	\$650	\$700	\$760	\$850					
Utility Adjustment	\$99	\$127	\$127	\$155					
Adjusted Rent	\$749	\$827	\$887	\$1,005					

Property Profile Report (page 3)

Wildwood At Stone Mountain

Comp # 4

Amenities

In-Unit	Security
Balcony/Patio	In-Unit Alarm
Blinds	Intercom (Buzzer)
Carpeting	Intercom (Phone)
Central A/C	Intercom (Video)
Coat Closet	Limited Access
Dishwasher	
Ceiling Fan	
Garbage Disposal	
Oven	
Refrigerator	
Vaulted Ceilings	
Walk-In Closet	
Washer/Dryer hookup	

Property	Premium
Clubhouse	none
Exercise Facility	
On-Site Management	
Playground	
Swimming Pool	

Services	Other
none	none

Comments

Current Interview(06/16/06): Rent on all units has increased between one and 2.6 percent since the last interview. Management is currently offering reduced rents on all units. One-bedroom units can be rented for \$650, two-bedroom, one-bath units can be rented for \$700, two-bedroom, two bath units can be rented for \$760, and three-bedroom units can be rented for \$850. The current special will run for one month. There are nine vacancies, all of which are one- and two-bedroom units. The property does not accept Section 8 vouchers. Management stated that most tenants are from the local area and tend to fall between the ages of 26 and 38. The property initially had six Hurricane Katrina evacuees, but only three are still residing at the property.

Property Profile Report

Williamsburg Senior Apartments

Comp # 5
Effective Rent Date 6/15/2006
Created by Ebonique Robinson (January 03, 2005 09:39 PST)
Last updated by Nicole Weekley (June 19, 2006 08:29 PDT)

Location 1060 N. Jamestown Road
 Decatur, GA 30033
 Dekalb County
 (verified)

Distance 5 miles

Units 416
Vacant Units 20
Vacancy Rate 4.80%

Type Various (age-restricted)

Year Built/Renovated 1970s/2005

Marketing Began n/a

Leasing Began n/a

Last Unit Leased 3/12/2005



Major Competitors Clairmont Crest
Tenant Characteristics 80% seniors 20% non-seniors from all over the county.

Contact Name Lauren
Phone 404.634.1234

Market

Program	Market	Leasing Pace	3 weeks to 1 month
Annual Turnover Rate	10%	Change in Rent (Past Year)	Fluctuate
Units/Month Absorbed	n/a	Concession	None
Section 8 Tenants	0%		

Utilities

A/C	not included -- central	Other Electric	not included
Cooking	not included -- electric	Water	not included
Water Heat	not included -- electric	Sewer	not included
Heat	not included -- electric	Trash Collection	included

Property Profile Report (page 2)

Williamsburg Senior Apartments

Comp #

5

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate
0	1	Midrise	N/A	397	\$545	\$0	Market	n/a	N/A	N/A
1	1	Garden	N/A	736	\$695	\$0	Market	n/a	N/A	N/A
1	1	Garden	N/A	889	\$795	\$6	Market	n/a	N/A	N/A
1	1	Garden	N/A	1,120	\$850	\$6	Market	n/a	N/A	N/A
2	1.5	Garden	N/A	1,020	\$940	\$6	Market	n/a	N/A	N/A
2	1.5	Townhouse	N/A	977	\$825	\$6	Market	n/a	N/A	N/A
2	1.5	Townhouse	N/A	1,147	\$910	\$6	Market	n/a	N/A	N/A
2	2	Garden	N/A	1,141	\$950	\$6	Market	n/a	N/A	N/A
2	2	Midrise	N/A	1,135	\$1,010	\$0	Market	n/a	N/A	N/A
2	2	Midrise	N/A	1,236	\$1,075	\$0	Market	n/a	N/A	N/A
2	2	Midrise	N/A	1,376	\$1,110	\$0	Market	n/a	N/A	N/A
3	2	Garden	N/A	1,244	\$1,010	\$6	Market	n/a	N/A	N/A
3	2	Garden	N/A	1,502	\$1,070	\$6	Market	n/a	N/A	N/A
3	2	Garden	N/A	1,654	\$1,090	\$6	Market	n/a	N/A	N/A
3	2	Garden	N/A	1,662	\$1,105	\$0	Market	n/a	N/A	N/A
3	2	Garden	N/A	1,792	\$1,125	\$0	Market	n/a	N/A	N/A
3	2	Midrise	N/A	1,512	\$1,150	\$0	Market	n/a	N/A	N/A

Unit Mix: Market

	Studio / 1BA	1BR / 1BA	2BR / 1.5BA	2BR / 2BA	3BR / 2BA				
Face Rent	\$545	\$695 - \$850	\$825 - \$940	\$950 - \$1,110	\$1,010 - \$1,150				
Concession	\$0	\$0 - \$6	\$6	\$0 - \$6	\$0 - \$6				
Concessed Face Rent	\$545	\$695 - \$844	\$819 - \$934	\$944 - \$1,110	\$1,004 - \$1,150				
Utility Adjustment	\$94	\$130	\$166	\$166	\$204				
Adjusted Rent	\$639	\$825 - \$974	\$985 - \$1,100	\$1,110 - \$1,276	\$1,208 - \$1,354				

Property Profile Report (page 3)

Williamsburg Senior Apartments

Comp # 5

Amenities

In-Unit	Balcony/Patio Central A/C Dishwasher Fireplace Garbage Disposal Oven Refrigerator Walk-In Closet Washer/Dryer hookup	Security	none
Property	Clubhouse Exercise Facility Central Laundry Meeting/Community Rooms Off-Street Parking On-Site Management Swimming Pool	Premium	none
Services	none	Other	Nurse on premises, one mall, two supermarkets

Comments

Current Interview (06/15/06): Rents have remained the same since the last interview. While vacancy by specific unit type was unavailable, management was able to say that there are a total of 20 vacant units. Management stated that there is one one-bedroom unit available, and approximately ten two-bedroom units and nine three-bedroom units. However, because there are 17 different floorplans, the exact type of units that are vacant could not be determined for our interview. The property is not currently maintaining waiting lists on any unit type. The property manager did not know the turnover rate so it has been left the same as previously reported. There are currently no concessions being offered. The property manager indicated that the market is currently doing well.

H. PROPERTY INTERVIEWS

PROPERTY INTERVIEWS

Property managers and realtors were interviewed for information on unit mix, size, absorption, unit features and project amenities, tenant profiles, and market trends in general. The following text is a summary of the property descriptions, which describe vacancy, turnover, absorption, age, competition, and the general health of the rental market, when available.

Location

The Subject is located in the southwestern portion of Stone Mountain in a residential neighborhood. Comparable property one, which is Phase I of the Subject, is located adjacent to the Subject. Retail services are located approximately 0.5 miles south of the Subject at the intersection of Covington Highway and South Hairston Road. Comparable property two has a slightly superior location as it is within one block of retail services. Comparable properties three and five are also located in a slightly superior area as they are located on major roads and are within close proximity to Emory University. Comparable property four is located along North Hairston Road and is also slightly superior as this section of Hairston Road is lined with commercial and retail uses. Overall, while the Subject’s location appears adequate, it is slightly inferior to the comparable properties.

Age and Condition

The Subject will be new construction. Comparable properties one, two, and four have all been built since 2001 and are considered similar to the Subject. Comparable properties three and five are considered to be inferior. These properties, which are both market rate senior properties, were built in 1970 and 1985. Williamsburg Senior Apartments, which was built in the 1970’s underwent renovations in 2005, but is still considered inferior to the Subject. The two senior LIHTC properties were built in 2003 and 2005 and will be the most similar properties with respect to age and condition.

Unit Mix

The following table illustrates the unit mix at the Subject and the comparable properties. It should be noted that comparable five, which consist of 416 units, could not report their unit mix by bedroom type. Therefore, these 416 units have not been included in the following table.

Unit Mix

Unit Type	Total Units (Subject)	Percent (Subject)	Total Units (Comps)	Percent (Comps)
Studio	18	21%	46	6%
1 BR	22	26%	296	41%
2 BR	45	53%	340	48%
3 BR	0	0%	33	5%
Total	85	100%	715	100%

As illustrated, the Subject’s market area consists primarily of one- and two-bedroom units. The Subject will offer a majority of two-bedroom units. The highest vacancy rate by unit is within the one-bedroom units, which is 2.45 percent. This is followed by the two-bedroom units at 2.00

Antioch Summit Senior Apartments, Stone Mountain, GA; Market Study

percent. This bodes well for the Subject's unit mix. The following table illustrates the weighted vacancy by unit type that could be reported.

Weighted Vacancy

Unit Type	Total Units	Vacant Units	Percent Vacant
Studio	6	0	0.00%
1 BR	163	4	2.45%
2 BR	300	6	2.00%
3 BR	33	0	0.00%
Total	502	10	1.99%

Unit Size

The table below depicts the square footage of the Subject and comparable properties in the market.

Unit Size Comparison

Unit Type	Subject	Surveyed Min	Surveyed Max	Surveyed Average	Advantage/Disadvantage
Studio	524	397	500	450	14%
1 BR	687	600	1,120	733	-7%
2 BR	905 - 958	800	1,376	990	-8%

The unit sizes at the Subject are below the average of the surveyed properties, with the exception of the studio units, which are the largest in the market. The two senior LIHTC properties, Antioch Manor and Magnolia Circle, have the smallest one-bedroom units at 600 and 690 square feet. Antioch Manor has the smallest two-bedroom units at 800 square feet. Magnolia Circle has slightly larger two-bedroom units when compared to the Subject at 1,000 square feet. The two market rate senior properties offer larger units when compared to the Subject's one- and two-bedroom units. Overall, the Subject's unit size will be competitive in the market and will be superior to similar to the senior LIHTC properties.

Total Number of Baths per Unit

All of the surveyed studio and one-bedroom units in the marketplace offer one bathroom. The two-bedroom units in the marketplace offer several floor plans including units with either one to two bathrooms. Overall, the Subject will be similar to the comparable properties.

Unit Amenities

The Subject will include blinds, exterior storage, ceiling fan carpeting, patio, refrigerator, patio/balcony, oven/range, dishwasher, disposal, washer/dryer in-unit, and central air. The Subject's in-unit amenity package is generally similar to the newer senior properties and slightly superior to superior to the market rate properties. The Subject will offer in-unit washer/dryer which none of the properties offer. This will give the Subject an advantage. A detailed description of amenities included in both the Subject and the comparable properties can be found in the matrices. The matrices have been color coded. Those properties that offer an amenity that the Subject does not offer are shaded in gray, those properties that do not offer an amenity, that the Subject does offer are shaded in green. Thus, the inferior properties can be identified by the green and the superior properties can be identified by the gray.

Common Area Amenities

The Subject will offer an extensive community amenities package. It will offer a community room with kitchen, several sitting areas, library, computer room, billiards room, picnic area, exercise room, gazebo, walking path, call system, elevators, van service, and on-site management office. There will also be a beauty salon on-site. The Subject and Phase I (Antioch Manor) also has a partnership with Lifespan Ministries, Inc. (a local non-profit) which provides additional special services to the residents. This includes weekly housekeeping and linen service (for an additional fee), health and wellness programs, activities such as strawberry picking, movies, etc. There is also an active resident association, exercise classes, and scheduled transportation taking residents to their appointments, shopping, and more. Additional amenities include a juice bar, snack room, gazebo, walking trails, audio/visual center, TV rooms on every floor, meditation room, arts & crafts room, library, and theatre-style movie room. Comparable property one offers the same amenity package. These properties are significantly superior to the surveyed properties. A detailed description of amenities included in both the Subject and the comparable properties can be found in the matrices. The matrices have been color coded. Those properties that offer an amenity that the Subject does not offer are shaded in gray, those properties that do not offer an amenity, that the Subject does offer are shaded in green. Thus, the inferior properties can be identified by the green and the superior properties can be identified by the gray.

Security Features

The Subject will offer limited access via intercom call system, video surveillance, and limited access. Security is considered important for senior properties. Both senior LIHTC properties offer similar security features. All properties offer some form of limited access, with the exception of Williamsburg Senior, a senior market rate property. The Subject therefore will be similar to superior to the comparable properties.

Utility Structure

The Subject will include all utilities in the rental rates. Comparable properties with differing utility allowances have been adjusted to the Subject's utility convention. Adjustments are made using Section 8 Utility Allowances from the Georgia Department of Community Affairs which provide utility estimates for the Atlanta MSA.

Parking

There are will be ample off street surface parking at the Subject. All comparable properties offer on-site parking. One of the market rate comparable properties offers garage parking for an additional fee of \$25 per month. Overall, parking appears adequate at the Subject.

Tenant Makeup

Our comparable survey is comprised of two senior LIHTC properties, two senior market rate properties, and one family market rate properties. The Subject will be restricted to tenants aged 55 and older. Of the comparable properties, three properties are restricted to tenants 55 and over, one property is restricted to 62 and over.

Antioch Manor Estates (Phase I of the Subject) is housing for older persons (HFOP) LIHTC property which is restricted to tenants aged 55 and older. The manager indicated that most tenants are single households and very few tenants are still working. Management also noted that

Antioch Summit Senior Apartments, Stone Mountain, GA; Market Study

50 percent of tenants are from Dekalb County. The remaining 50 percent are from other areas of Georgia or are from out of state. The average age is reported to be in their mid-60's and that most tenants sold their homes or were living with children prior to moving into this property.

Magnolia Circle is a senior LIHTC property located in Decatur and is restricted to tenants aged 62 and older. The management stated that approximately 70 percent of their tenants are from Dekalb County, three percent are from out of state and the remaining tenants are from other areas within Georgia. The property manager also noted that approximately 50 percent of their tenants sold homes prior to moving into the community and that most of the other residents were living with family members prior to moving in.

Clairmont Crest reported the average age of their tenants at 70 and that several tenants are from out of state or other areas in Georgia that have relocated to be closer to children.

Williamsburg Senior Apartments is a market rate property located in Decatur and is restricted to tenants aged 55 and older. This property reports that the majority of tenants sold homes prior to moving in and that approximately 80 percent of the tenants come from the Atlanta metro area.

Concessions

Occasional concessions such as rental discounts are consistent with ongoing marketing strategies during periods of increased tenant turnover. The following table illustrates the concessions at the comparable properties.

Property name	Rent Structure	Concession
Antioch Manor Estates	LIHTC/Market/Senior	None
Magnolia Circle	LIHTC/Market/Senior	None
Clairmont Crest	Market/Senior	None
Wildwood At Stone Mountain	Market	Discounted Rents
Williamsburg Senior Apartments	Market/Senior	None

None of the senior properties are currently offering concessions. The only property to offer a concession is the family market rate property. The managers at the senior properties indicated that they rarely offer concessions. This bodes well for the Subject.

Waiting Lists

The following table illustrates the waiting lists at the comparable properties.

Property name	Rent Structure	Waiting List
Antioch Manor Estates	LIHTC/Market/Senior	541 Households
Magnolia Circle	LIHTC/Market/Senior	6 months to 1 year
Clairmont Crest	Market/Senior	Yes for the 2BR units
Wildwood At Stone Mountain	Market	None
Williamsburg Senior Apartments	Market/Senior	Some units

As the table above illustrates, all senior properties reported a waiting list. Antioch Manor indicated that they have a total of 541 households on their waiting list. Management indicated that they keep a record book and continually update the waiting list. Since opening in 2005, the

manager indicated that they have experienced significant demand, especially for their lower AMI units. Magnolia Circle also indicated a lengthy waiting list of six months to one year. The presence of lengthy waiting lists at the two senior LIHTC properties indicated significant demand for the Subject. The Subject is expected to capture some of this latent demand. We expect the Subject to maintain a waiting list after it is stabilized.

Historical Rent Increases

One way to determine if the apartment market is healthy is to look to the historical rent increases, or lack of them. If rents are stable or increasing in the area, the market may be in a state of expansion. Conversely, if the market begins to offer concessions, the market may be declining. The table below illustrates reported changes in rents in the market.

Property name	Rent Structure	Rental Rate Change
Antioch Manor Estates	LIHTC/Market/Senior	None
Magnolia Circle	LIHTC/Market/Senior	None
Clairmont Crest	Market/Senior	2% Increase
Wildwood At Stone Mountain	Market	1BR- 2-3% Increase, 2 and 3BR- 1% Increase
Williamsburg Senior Apartments	Market/Senior	Varies

Of the comparable properties, the three market rate properties reported rent increases. This is indicative of a stable market. Antioch Manor opened in 2005 and has not yet increased their rents. Magnolia Circle indicated that they increase their rents upon turnover, but did not know the specific amount. The manager at Williamsburg Senior indicated that there are 17 different floor plans and rents increase or decrease throughout the year. Overall, the market appears to be healthy.

Affect of Subject on Other Affordable Units in Market

The Subject will be adding 85 new senior oriented units to the market. Given the low vacancy and the presence of lengthy waiting lists at the senior properties, we believe that the Subject will not have a negative effect on other affordable units in the market. Further, Phase I of the Subject, Antioch Manor has a waiting list of 541 units, which will be used to aid in lease-up at the Subject. Therefore, we do not believe the Subject will affect other affordable units in the market.

Vacancy

The following table illustrates the vacancy rates in the market.

Overall Vacancy

Property name	Rent Structure	Total Units	Vacant Units	Current Vacancy Rate	2005 2Q Vacancy
Antioch Manor Estates	LIHTC/Market/Senior	120	0	0.00%	N/Av
Magnolia Circle	LIHTC/Market/Senior	84	2	2.40%	0.00%
Clairmont Crest	Market/Senior	213	15	7.00%	0.00%
Wildwood At Stone Mountain	Market	298	8	2.70%	2.35%
Williamsburg Senior Apartments	Market/Senior	416	20	4.80%	4.00%
Total		1131	45	4.00%	1.59%

As illustrated, vacancy rates in the market range from 0.0 to 7.0 percent, averaging 4.0 percent. The two senior LIHTC properties reported an average vacancy rate of one percent. The highest vacancy rate is at Clairmont Crest, which is a market rate senior property. Management indicated that this is high due to several Hurricane Katrina evacuees relocating back to Louisiana and Mississippi. There were approximately 26 units reserved for evacuees at this property. Management expects the vacancy rate to decrease over the next few months. Typical vacancy at this property was reported to be five percent. Williamsburg Senior Apartments reported the second highest vacancy rate at 4.8 percent. The majority of the vacancy units are within the two- and three-bedroom units. This is reported to be a typical vacancy rate for this property. The two senior LIHTC properties reported lengthy waiting lists of 541 households and six months to one year. Most of the households on the waiting lists are for the lower AMI levels. This represents latent demand and thus the Subject should attract these tenants on the waiting list. The historical vacancy rates from second quarter 2005 are lower than the current vacancy rates. This is mostly due to the 15 vacancies at Clairmont Crest. Overall, we expect the Subject to maintain a minimum vacancy rate of five percent or less.

Reasonability of Rents

The table below illustrates the net and gross rents at the Subject, as well as the maximum allowable rents. DCA requires that LIHTC properties are at or below DCA’s Maximum Allowable Rent per the Rent and Income Guidelines.

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LIHTC UNITS AT 30% AMI							
Unit Type	Number of Units	Net Rent	Estimated Utility Allowance	Gross Rent	Maximum Allowable Gross Rent	HUD FMR Rents	% Rental Advantage over HUD Max Allowable FMR Rents
Studio	5	\$370	\$0	\$370	\$373	\$633	42%
1BR/1BA	2	\$398	\$0	\$398	\$400	\$686	42%
2BR/2BA	4	\$460-480	\$0	\$460-480	\$480	\$736	35-38%
LIHTC UNITS AT 50% AMI							
Unit Type	Number of Units	Net Rent	Estimated Utility Allowance	Gross Rent	Maximum Allowable Gross Rent	HUD FMR Rents	% Rental Advantage over HUD Max Allowable FMR Rents
Studio	8	\$615	\$0	\$615	\$622	\$633	3%
1BR/1BA	10	\$665	\$0	\$665	\$667	\$686	3%
2BR/2BA	14	\$790-800	\$0	\$790-800	\$901	\$736	(7-9%)
LIHTC UNITS AT 60% AMI							
Unit Type	Number of Units	Net Rent	Estimated Utility Allowance	Gross Rent	Maximum Allowable Gross Rent	HUD FMR Rents	% Rental Advantage over HUD Max Allowable FMR Rents
Studio	4	\$735	\$0	\$735	\$747	\$633	-16%
1BR/1BA	6	\$800	\$0	\$800	\$801	\$686	-17%
2BR/2BA	15	\$945-960	\$0	\$945-960	\$961	\$736	(28-30%)
LIHTC UNITS AT MARKET RATE							
Unit Type	Number of Units	Net Rent	Estimated Utility Allowance	Gross Rent	Maximum Allowable Gross Rent	HUD FMR Rents	% Rental Advantage over HUD Max Allowable FMR Rents
Studio	1	\$795	\$0	\$795	N/Ap	633	-26%
1BR/1BA	4	\$995	\$0	\$995	N/Ap	\$686	-45%
2BR/2BA	12	\$1,375-1,425	\$0	\$1,375-1,425	N/Ap	\$736	(87-94%)

All of the Subject's proposed gross rents are above the HUD FMR rents, with the exception of the units at 30 percent AMI and the studio and one-bedroom units at 50 percent AMI.

An analysis of achievable LIHTC rents is beyond the scope of the GA DCA guidelines. Therefore, we do not draw any conclusions as to the reasonableness of the Subject's proposed LIHTC rents. We inform the reader that other users of this document may underwrite the LIHTC rents to a different standard than contained in this report. The rental rates at the LIHTC properties are compared to the Subject's proposed 30 percent, 50 percent, and 60 percent AMI rents in the following tables.

LIHTC RENT COMPARISON – 30% AMI

Property Name	Studio Rent	One-bedroom Rent	Two-bedroom Rent
Antioch Summit (Subject)	\$370	\$398	\$460-480
LIHTC Maximum (Net)	\$373	\$400	\$480
Antioch Manor Estates	\$360	\$395	\$480
Magnolia Circle	N/Ap	N/Ap	N/Ap
Average (Excluding the Subject)	\$360	\$395	\$480

The Subject's rents and Antioch Manor's rents are at the maximum allowable rent levels for 30 percent of AMI, with the exception of the studio units at Antioch Manor. Management stated that they believed all rents were at the maximum allowable. The slight differences illustrate differing utility allowances (from 2005 to 2006). Overall, the Subject's rents are achievable.

LIHTC RENT COMPARISON – 50% AMI

Property Name	Studio Rent	One-bedroom Rent	Two-bedroom Rent
Antioch Summit (Subject)	\$615	\$665	\$790-800
LIHTC Maximum (Net)	\$622	\$667	\$801
Antioch Manor Estates	\$595	\$665	\$800
Magnolia Circle	N/Ap	\$664	\$807
Average (Excluding the Subject)	\$595	\$665	\$804

The Subject and both senior properties are all at or near the maximum allowable rent level for the 50 percent AMI level, with the exception of the studio units. The rents at Magnolia Circle appear higher than the maximum allowable due to the utility allowance. Overall, the Subject’s rents are achievable.

LIHTC RENT COMPARISON – 60% AMI

Property Name	Studio Rent	One-bedroom Rent	Two-bedroom Rent
Antioch Summit (Subject)	\$735	\$800	\$945-960
LIHTC Maximum (Net)	\$747	\$801	\$961
Antioch Manor Estates	\$735	\$715	\$865
Magnolia Circle	N/Ap	\$779	\$827
Average (Excluding the Subject)	\$735	\$747	\$846

The Subject’s proposed rental rates at the 60 percent AMI are above both senior LIHTC properties in the market. The Subject will be generally similar to both senior LIHTC properties with regards to amenities and location; however the Subject will feature larger units. Additionally, the Subject will offer in-unit washer/dryer, which neither senior property offers. With the low vacancy rates and the presence of waiting lists, we believe the Subject’s rents as proposed appear reasonable for the studio and one-bedroom units, however are high for the two-bedroom units.

The overall average and the maximum and minimum adjusted rents for properties surveyed are illustrated in the table below in comparison with net rents for the Subject.

SUBJECT RENT COMPARISON TO MARKET RENTS

Unit Type	Subject Rent	Surveyed Minimum	Surveyed Maximum	Surveyed Average
<i>Subject at 30% AMI</i>				
Studio	\$370	\$639	\$775	\$708
1BR	\$400	\$749	\$975	\$837
2BR	\$480	\$887	\$1,395	\$1,063
<i>Subject at 50% AMI</i>				
Studio	\$615	\$639	\$775	\$708
1BR	\$665	\$749	\$975	\$837
2BR	\$790-800	\$887	\$1,395	\$1,063
<i>Subject at 60% AMI</i>				
Studio	\$735	\$639	\$775	\$708
1BR	\$800	\$749	\$975	\$837
2BR	\$945-960	\$887	\$1,395	\$1,063
<i>Subject at Market</i>				
Studio	\$795	\$639	\$775	\$708
1BR	\$995	\$749	\$975	\$837
2BR	\$1,375-1,425	\$887	\$1,395	\$1,063

As illustrated in the above table, the Subject’s proposed rents at the 30 and 50 percent AMI levels are significantly below the average market rents at the surveyed properties while the 60 percent AMI rents and the market rents are above the average. The Subject’s market rents will be the highest in the market. The Subject will offer a superior product for seniors when compared to the market rate properties. The most similar property, Antioch Manor (Phase I) is currently achieving the highest market rents. This illustrates achievable market rents at the surveyed maximum level.

Absorption

We have analyzed the senior LIHTC properties, Antioch Manor (Phase I of the Subject) and Magnolia Circle, which completed construction in 2005 and 2003, respectively. Antioch Manor reported an overall absorption rate of 11 to 12 units per month. The manager indicated that all LIHTC units were absorbed within six months of opening, while the market rate units took approximately one year to reach full occupancy. This property has been open for one year and currently maintains a waiting list of 541 households. The Subject is expected to pull demand from this waiting list. Magnolia Circle offers 84 total units comprised of one and two-bedroom units. The majority of the units are restricted to tenants earning less than 50 percent of the AMI or less than 60 percent of the AMI. However, the property does offer several market rate units. We reviewed the initial leasing pace experienced by Magnolia Circle which reported an absorption pace of 14 units per month. The property currently has a waiting list of six months to one year. Therefore, the Subject should expect absorption rates similar to the senior properties, or 12 to 14 units per month, or six to seven months. With the presence of lengthy waiting lists, the Subject could expect a faster absorption rate.

Conclusions

Based upon our market research, demographic calculations and analysis, we believe there is ample demand for the Subject property as conceived. Strengths of the Subject will include common area amenities, lower AMI levels, and in-unit washer/dryer. Both senior LIHTC

Antioch Summit Senior Apartments, Stone Mountain, GA; Market Study

properties reported near full or full occupancy and both maintain waiting lists. This indicates demand for the Subject property.

I. CONCLUSIONS AND RECOMMENDATIONS

CONCLUSIONS

- Both the Atlanta MSA and the PMA have experienced healthy growth in population, households, and median household income. The senior population growth within the PMA is projected to significantly outpace the overall population growth rate for the next five years. Similar to senior population growth, the rate of growth in the number of senior households within the PMA is projected to be strong. The senior population and household growth in the PMA is consistent with that of the MSA. Both the PMA and the MSA significantly outpace the nation with regards to senior population and household growth.
- The Atlanta-Sandy Springs MSA has a stable economy with increasing total employment. Total employment in the MSA increased over the better part of the past 14 years. During the national recession in 2001 to 2003, the Atlanta MSA actually experienced only minor setbacks with a small decrease of 0.8 percent in total employment in 2002. This decrease was well below the national average of 1.3 percent. In 2003, total employment was again on the rise and has continued to strengthen every year since. In 2005, approximately 63,000 new jobs were created in the Atlanta Metro area and there are an estimated 66,000 new jobs that will be added to the local economy in 2006. The largest sector of employment in the MSA is the services sector, followed by the retail trade sector. The local economy appears stable, and the relatively low-paying jobs offered in the services and retail trade sectors are expected to generate demand for affordable housing in the PMA.
- The following table summarizes the Subject’s capture rates at all income levels.

Unit Size	Income Limits	Units Proposed	Total Demand	Additions to Supply	Net Demand	Capture Rate
Studio	30% AMI	5	6	2	4	120%
Studio	50% AMI	8	11	1	10	84%
Studio	60% AMI	4	10	1	9	43%
Studio	Market	1	35	2	33	3%
1BR	30% AMI	2	27	16	11	18%
1BR	50% AMI	10	47	63	-16	-62%
1BR	60% AMI	6	45	19	26	23%
1BR	Market	4	157	22	135	3%
2BR	30% AMI	4	62	18	44	9%
2BR	50% AMI	14	106	73	33	42%
2BR	60% AMI	15	103	18	85	18%
2BR	Market	12	357	29	328	4%

As illustrated in the table above, the Subject’s capture rates for the studio units at 30 and 50 percent AMI and the one-bedroom units at 50 percent AMI are above DCA’s feasibility threshold. While these capture rates are high, we do believe there is adequate demand based on the following:

1. Phase I has a total of 541 income qualified households on the waiting list.
2. Magnolia Circle (senior LIHTC) is 98 percent occupied and maintains a waiting list of six months to one year.
3. The property manager at Phase I indicated that the lower income level units were the first to lease and that most, if not all, LIHTC units at Phase I were leased within six months, which equates to an absorption rate of 16 units per month.
4. The weighted vacancy for the senior LIHTC properties in the PMA is less than one percent (0.98 percent).
5. Senior population and households are expected to have significant growth in the PMA at 5.62 percent and 5.29 percent, respectively. This indicates strong demand for the Subject's market area.

Therefore, while some of the by unit capture rates are high, we believe there is ample demand for the Subject.

- We have analyzed the senior LIHTC properties, Antioch Manor (Phase I of the Subject) and Magnolia Circle, which completed construction in 2005 and 2003, respectively. Antioch Manor reported an overall absorption rate of 11 to 12 units per month. The manager indicated that all LIHTC units were absorbed within six months of opening (16 units per month), while the market rate units took approximately one year to reach full occupancy. This property has been open for one year and currently maintains a waiting list of 541 households. The Subject is expected to pull demand from this waiting list. Magnolia Circle offers 84 total units comprised of one and two-bedroom units. The majority of the units are restricted to tenants earning less than 50 percent of the AMI or less than 60 percent of the AMI. However, the property does offer several market rate units. We reviewed the initial leasing pace experienced by Magnolia Circle which reported an absorption pace of 14 units per month. The property currently has a waiting list of six months to one year. Therefore, the Subject should expect absorption rates similar to the senior properties, or 12 to 14 units per month, or six to seven months. With the presence of lengthy waiting lists, the Subject could expect a faster absorption rate.
- Vacancy rates in the market range from 0.0 to 7.0 percent, averaging 4.0 percent. The two senior LIHTC properties reported an average vacancy rate of one percent. The highest vacancy rate is at Clairmont Crest, which is a market rate senior property. Management indicated that this is high due to several Hurricane Katrina evacuees relocating back to Louisiana and Mississippi. There were approximately 26 units reserved for evacuees at this property. Management expects the vacancy rate to decrease over the next few months. Typical vacancy at this property was reported to be five percent. Williamsburg Senior Apartments reported the second highest vacancy rate at 4.8 percent. The majority of the vacancy units are within the two- and three-bedroom units. This is reported to be a typical vacancy rate for this property. The two senior LIHTC properties reported lengthy waiting lists of 541 households and six months to one year. Most of the households on the waiting lists are for the lower AMI levels. This represents latent demand and thus the Subject should attract these tenants on the waiting list. The historical vacancy rates from second quarter 2005 are lower than the current vacancy rates. This is mostly due to the 15 vacancies at Clairmont Crest. Overall, we expect the Subject to maintain a minimum vacancy rate of five percent or less.

- Strengths of the Subject will include common area amenities, in-unit washer/dryer, and varying income levels. There is no primary weakness. The location is slightly inferior; however the location has not negatively effected Phase I of the Subject. There is ample demand for the Subject based on our calculations. Both senior LIHTC properties reported near full or full occupancy and both maintain waiting lists. This indicates demand for the Subject property.
- Based upon our market research, demographic calculations and analysis, we believe there is ample demand for the Subject property as conceived. Strengths of the Subject will include common area amenities, lower AMI levels, and in-unit washer/dryer. Both senior LIHTC properties reported near full or full occupancy and both maintain waiting lists. This indicates demand for the Subject property.

Recommendations

- We believe that the Subject will be feasible as proposed as of April 2006. The two-bedroom 60 percent AMI rental rates are high. We suggest lowering this rental rate to be more in line with Antioch Manor (Phase I).

J. SIGNED STATEMENT REQUIREMENTS

I affirm that I, or an individual employed by my company, have made a physical inspection of the market area and that information has been used in the full study of the need and demand for new rental units. To the best of my knowledge, the market can support the demand shown in the study. I understand that any misrepresentation of this statement may result in the denial of further participation in the Georgia Department of Community Affairs's rental housing programs. I also affirm that I have no interest in the project or relationship with the ownership entity and my compensation is not contingent on this project being funded.



H. Blair Kincer, MAI
Partner
Novogradac & Company LLP

7-14-2006

Date



Michalena M. Skiadas
Manager
Novogradac & Company LLP

7-14-2006

Date

K. ANALYST QUALIFICATIONS

STATEMENT OF PROFESSIONAL QUALIFICATIONS

H. BLAIR KINCER, MAI

I. Education

Duquesne University, Pittsburgh, Pennsylvania
Masters in Business Administration
Graduated Cum Laude

West Virginia University, Morgantown, West Virginia
Bachelor of Science in Business Administration
Graduated Cum Laude

II. Licensing and Professional Affiliation

Member of the Appraisal Institute (MAI)
Candidate member of the Commercial Investment Real Estate Institute pursuing
the Certified Investment Member (CCIM) designation.
Member Frostburg Housing Authority

Certified General Real Estate Appraiser - State of Maryland
Certified General Real Estate Appraiser – State of New York
Certified General Real Estate Appraiser – Commonwealth of Virginia
Certified General Real Estate Appraiser – State of Washington

III. Professional Experience

Partner, Novogradac & Company, LLP
Vice President, Capital Realty Advisors, Inc.
Vice President - Acquisitions, The Community Partners Development Group, LLC
Commercial Loan Officer / Work-Out Specialist, First Federal Savings Bank of Western
Maryland Manager, Real Estate Valuation Services, Ernst & Young LLP Senior
Associate, Joseph J. Blake and Associates, Inc. Senior Appraiser, Chevy Chase, F.S.B.
Senior Consultant, Pannell Kerr Forster

IV. Professional Training

Have presented at and attended Various IPED and Novogradac conferences regarding the
affordable housing industry. CCIREI – Course CI 101 Financial Analysis for Commercial
Real Estate Appraisal Institute – Real Estate Appraisal Principles Appraisal Institute –
Basic Valuation Procedures Appraisal Institute – Capitalization Theory and Techniques
Part A and B Appraisal Institute – Case Studies in Real Estate Valuation Appraisal
Institute – Standards and Professional Practice Appraisal Institute – Valuation Analysis
and Report Writing BAI Seminars – Loan Review, Advanced Loan Review, Commercial
Loan Work - Out National Institute of Trial Lawyers Appraisal Institute– Expert Witness
Testimony Ernst & Young, LLP– - Capital Markets and Financing

V. Real Estate Assignments

A representative sample of Due Diligence, Consulting or Valuation Engagements includes:

- Have managed and conducted numerous market and feasibility studies for affordable housing. Properties are generally Section 42 Low Income Housing Tax Credit Properties. Local housing authorities, developers, syndicators and lenders have used these studies to assist in the financial underwriting and design of LIHTC properties. Analysis typically includes; unit mix determination, demand projections, rental rate analysis, competitive property surveying and overall market analysis. An area of special concentration has been the category of Senior Independent living properties. Work has been national in scope with a concentration on the east coast.
- Have managed and conducted numerous appraisals of affordable housing (primarily LIHTC developments). Appraisal assignments typically involved determining the as is, as if complete and the as if complete and stabilized values. Additionally, encumbered (LIHTC) and unencumbered values were typically derived. The three traditional approaches to value are developed with special methodologies included to value tax credit equity, below market financing and Pilot agreements.
- In accordance with HUD Notice H 00-12, Mr. Kincer has completed numerous rent comparability Studies for various property owners and local housing authorities. The properties were typically undergoing recertification under HUD's Mark to Market Program.
- Member of the due diligence team hired by Insignia/ESG to assist in the determination of underlying asset value and marketability of a large retail portfolio of regional malls. Assignment included review of leases, lease abstracting, and cash flow modeling. Prepared due diligence package that included lease abstracts, market analysis and projected operations with explanatory comments.
- Assisted a developer on three projects located in Maryland through all stages of the development process. This assistance included market analysis, contract negotiation, third party report supervision and preparation of financing packages. Market analysis included; preliminary property screening, market analysis, comparable rent surveys, and development programming. Support for contract negotiations involved cash flow projections and valuation analyses. Third party report supervision entailed the marshaling and review of the appropriate third party reports including market studies, environmental and engineering reports and appraisals. Preparation of financing packages included the compilation of development budgets and cash flow projections. Completed financing submissions including; Tax Exempt Bond Applications, Credit Enhancement Applications, Construction Loan Applications, and alternative financing applications.
- Completed a market study for an affordable housing developer on Clifton Terrace Apartments in Washington, DC. Clifton Terrace is a former HUD financed property currently owned by the Federal Government. The market study was used in a response to a request for redevelopment proposals. Our research included neighborhood analysis, competitive supply evaluation and demand projections. Demand by family size was further analyzed using PUMS detailed census analysis. This analysis formed the basis for the proposed unit mix in the response.

STATEMENT OF PROFESSIONAL QUALIFICATIONS

MICHALENA M. SKIADAS

I. Education

Union College, Schenectady, New York
Bachelor of Arts in Cultural Anthropology
Union College Study Abroad, St. Lucy, Barbados

II. Professional Experience

Manager, Novogradac & Company LLP
Dallas / Fort Worth and Atlanta Research Manager, CoStar Group, Inc.
Senior Research Analyst / Newswire Editor, CoStar Group, Inc.

III. Professional Training and Continuing Education

Member, National Council of Affordable Housing Market Analysts (NCAHMA)
Attended HUD Community Development Block Grant (CDBG) 30th Anniversary Conference, September 13-14, 2004, Washington, DC
Successfully completed "Introduction to Commercial Real Estate Analysis" and "Financial Analysis for Commercial Real Estate Investment".

IV. Real Estate Assignments

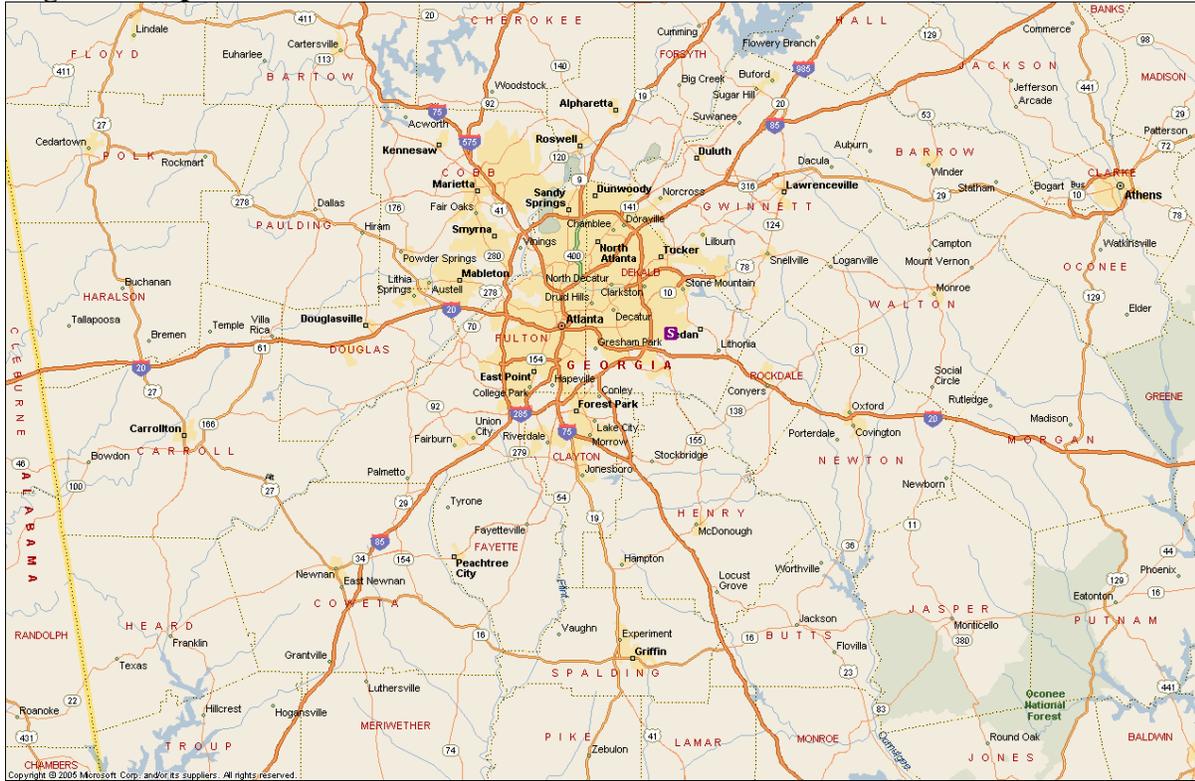
A representative sample of Due Diligence, Consulting, or Valuation Engagements includes:

- Conducted numerous market and feasibility studies for affordable housing. Properties are generally Section 42 Low Income Housing Tax Credit Properties. Local housing authorities, developers, syndicators and lenders have used these studies to assist in the financial underwriting and design of LIHTC properties. Analysis typically includes; unit mix determination, demand projections, rental rate analysis, competitive property surveying and overall market analysis.
- Assisted in preparing an approved HUD Consolidated Plan for the City of Gainesville, GA; which included a housing and homeless needs assessment, market analysis, non-housing needs analysis, and a strategic plan, which conformed to 24CFR Part 91, Consolidated Plan Regulations for the ensuing five-year period (2004-2009).
- Assisted in preparing a comprehensive senior housing study in Seattle, Washington for the Seattle Housing Authority. This study evaluated the Seattle Housing Authority's affordable senior housing project for their position within the entire city's senior housing market. The research involved analysis of the senior population by neighborhood, income, household size, racial composition, and tenure.

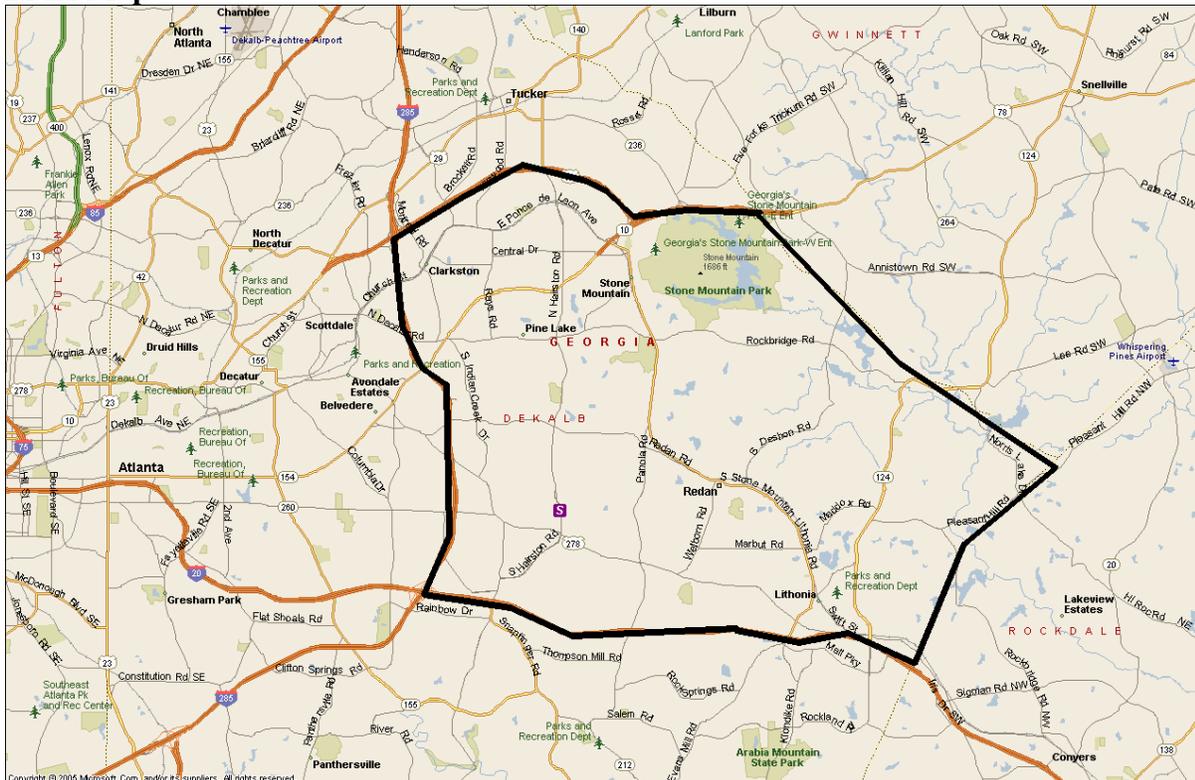
- Conducted market studies for senior projects in Virginia Beach, Virginia; Hampton Roads, Virginia; Goshen, New York; Calumet City, Illinois; Pontiac, Illinois; Galesburg, Illinois; San Antonio, Texas; Salt Lake City, Utah; Ogden, Utah; Philadelphia, Pennsylvania; Thibodaux, Louisiana; Jennings, Louisiana; Rio Rico, Arizona; Twin Falls, Idaho; Sheridan, Wyoming; Cheyenne, Wyoming; Detroit, Michigan; Springfield, Missouri; Jackson, Mississippi; Los Banos, California; Oregon, Wisconsin; Milwaukee, Wisconsin, and Racine Wisconsin.
- Assisted in appraisals of proposed new construction and existing Low-Income Housing Tax Credit properties.
- Assisted in the preparation of Rent Comparability Studies and HUD MAP Market Studies according to HUD guidelines.

MAPS

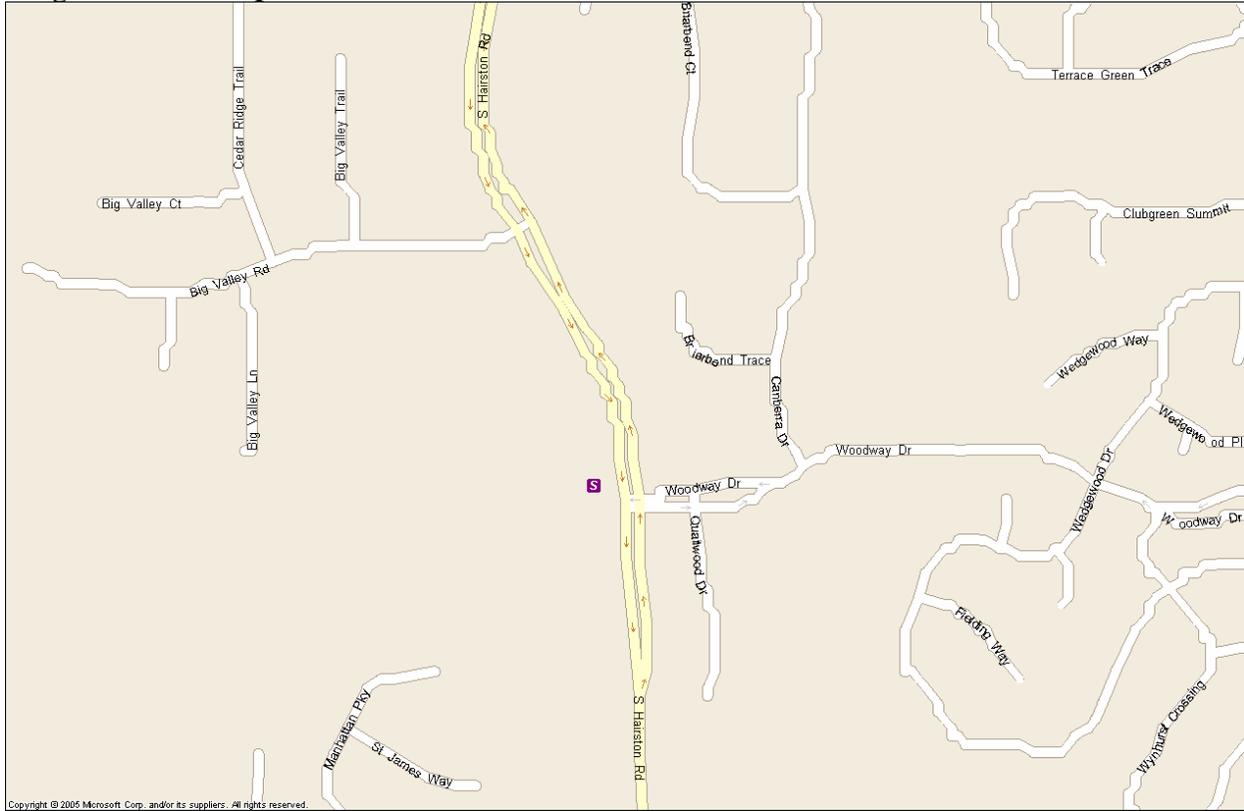
Regional Map



PMA Map

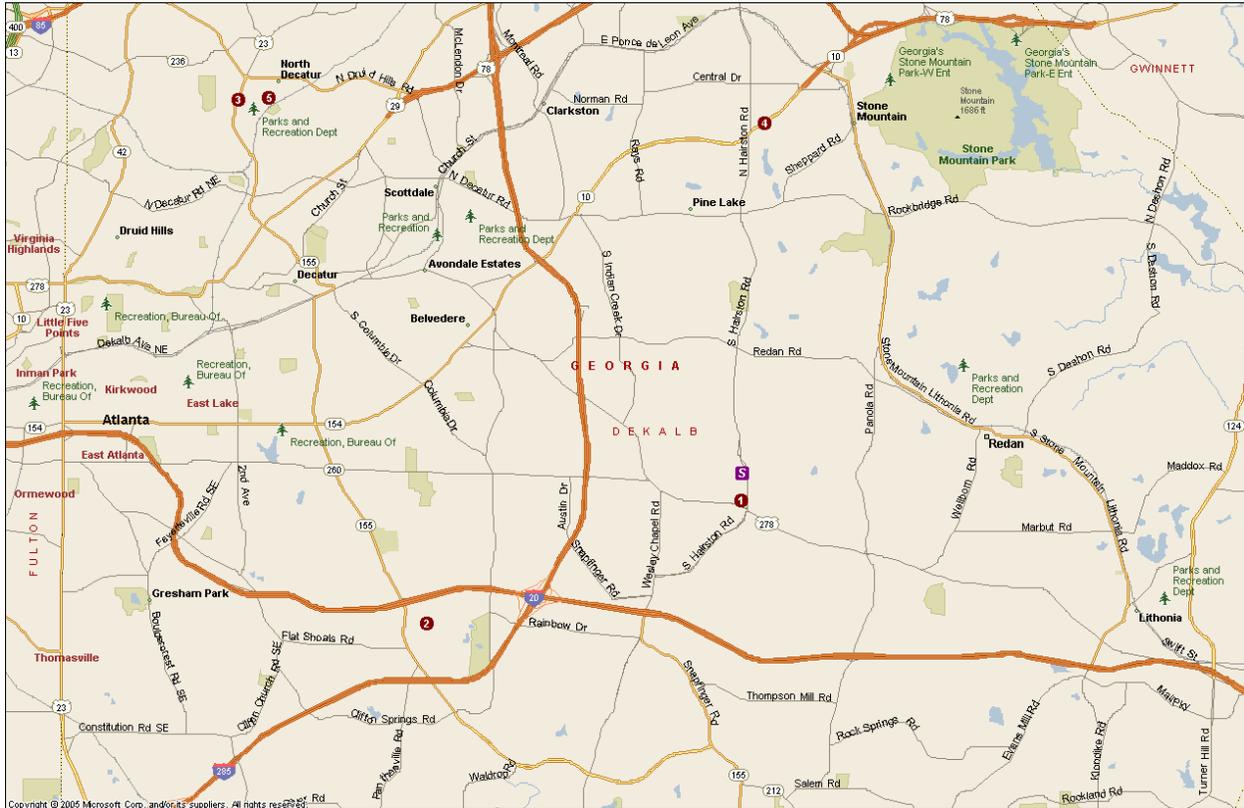


Neighborhood Map



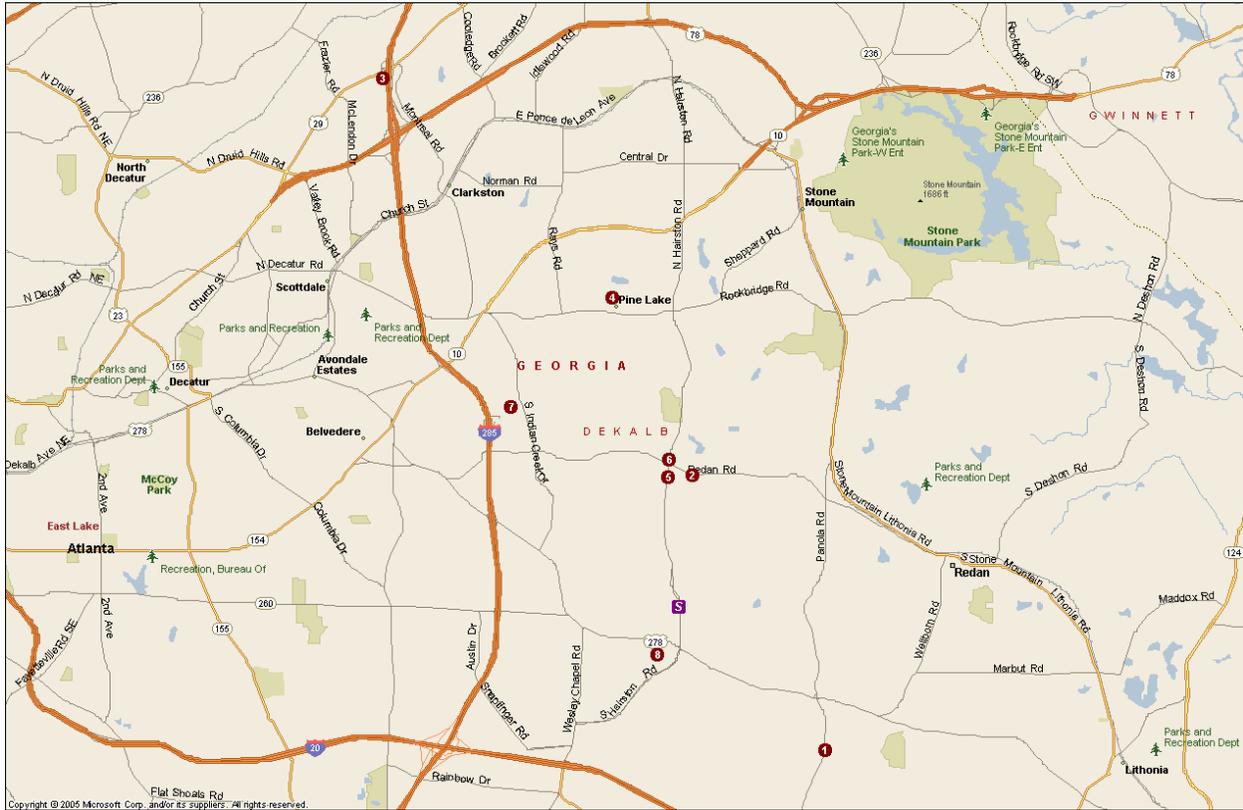
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Comparable Property Map



Comp #	Property name	Rent Structure
1	Antioch Manor Estates	LIHTC/Market/Senior
2	Magnolia Circle	LIHTC/Market/Senior
3	Clairmont Crest	Market/Senior
4	Wildwood At Stone Mountain	Market
5	Williamsburg Senior Apartments	Market/Senior

Location Amenity Map



Local Distances from Services

Map #	Name	Type of Service	Distance (in miles)
1	Lou Walker Senior Center	Senior Center	2.8 miles
2	Hairston Crossing Public Library	Library	0.8 miles
3	Northlake Medical Center	Hospital	5.0 miles
4	Pine Lake Police Department	Police Department	1.1 miles
5	Kroger	Grocer and Pharmacy	0.9 miles
6	MARTA-Route 11	Bus Stop	0.8 miles
7	MARTA-Indian Creek Station	Rail Transit System	3.1 miles
8	New Publix /Walgreen's	Services	0.5 miles



Subject Site



Subject Site



Subject Site



Subject Site



View of Phase I from Subject site



View of Phase I from Subject site



View of Hairston Rd from Subject entrance



Hairston Road North



Hidden Hills



Entrance to Subject



SF Home north of Subject site



SF Home north of Subject site



SF Home south of Subject site



Interior of Phase I



Interior of Phase I



Interior of Phase I



Interior of Phase I



Interior of Phase I



Interior of Phase I



Interior of Phase I



Interior of Phase I



Interior of Phase I

Market Analyst Certification and Checklist- Antioch Summit, Stone Mountain

I understand that by initializing (or checking) the following items, I am stating those items are included and/or addressed in the report. If an item is not checked, a full explanation is included in the report.

The report was written according to DCA's market study requirements, that the information included is accurate and that the report can be relied upon by DCA as a true assessment of the low-income housing rental market.

I also certify that I have inspected the subject property as well as all rent comparables.

Signed:  _____ Date:
_7/14/2006_____

A. Executive Summary

Market demand for subject property given the economic conditions of the area	Page	_3__
Projected Stabilized Occupancy Level and Timeframe	Page	_4-5_
Appropriateness of unit mix, rent and unit sizes	Page	_5__
Appropriateness of interior and exterior amenities including appliances	Page	_5__
Location and distance of subject property in relationship to local amenities	Page	_6__
Discussion of capture rates in relationship to subject	Page	_3-4_
Conclusion regarding the strength of the market for subject	Page	_6-7

B. Project Description

Project address, legal description and location	Page	_9__
Number of units by unit type	Page	_9__
Unit size, # of bedrooms and structure type (i.e. townhouse, garden apartment, etc)	Page	10-11
Rents and Utility Allowance	Page	_9__
Existing or proposed project based rental assistance	Page	_11_
Proposed development amenities (i.e. washer/dryer hookups, dishwasher etc.)	Page	_10_
For rehab proposals, current occupancy levels, rents, and tenant incomes (if available), as well as detailed information as to renovation of property	Page	N/Ap
Projected placed in service date	Page	_11_
Construction type: New Construction/Rehab/Adaptive Reuse, etc.	Page	_9__
Occupancy Type: Family, Elderly, Housing for Older Persons, Special Needs.	Page	_9__
Special Population Target (if applicable)	Page	_9__

C. Site Evaluation

Date of Inspection of Subject Property by Market Analyst	Page	_13__
Physical features of Subject Property and Adjacent Uses	Page	_13__
Subject Photographs (front, rear, and side elevations as well as street scenes)	Page	_14 (and addenda)
Map identifying location of subject as well as closest shopping centers, schools, medical facilities and other amenities relative to subject	Page	_94__
Developments in vicinity to subject and proximity in miles (Identify developments surrounding the subject on all sides)	Page	13-14
Map identifying existing low-income housing within the Primary Market Area and proximity in miles to subject	Page	16-17
Road or infrastructure improvements planned or under construction in the PMA	Page	_15__
Comment on access, ingress/egress and visibility of subject	Page	_14__
Any visible environmental or other concerns	Page	_17__
Overall conclusions of site and their marketability	Page	_17__

D. Market Area

Map identifying Subject's Location within PMA	Page	_19__
Map identifying Subject's Location within SMA, if applicable	Page	_N/Ap__

E. Community Demographic Data

Data on Population and Households Five Years Prior to Market Entry, and Projected Five Years Post-Market Entry.	Page	_22__
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** If using sources other than U.S. Census (I.e., Claritas or other reputable source of data), please include in Addenda – The source of all tables in the market study must be clearly identified.*

1. Population Trends

a. Total Population	Page	_22__
b. Population by Age Group	Page	_24__
c. Number of elderly and non-elderly (for elderly projects)	Page	_23__
d. If a special needs is proposed, additional information for this segment	Page	_N/Ap

2. Household Trends

Elderly by tenure, if applicable

a. Total number of households and average household size	Page	_25__
b. Households by tenure (# of owner and renter households)	Page	_27-28
c. Households by Income (Elderly, if applicable, should be allocated separately)	Page	_27__

d. Renter households by # of persons in the household	Page	_28_
-------------------------------------------------------	------	------

3. Employment Trend

a. Employment by industry— #s & % (i.e. manufacturing: 150,000 (20%))	Page	_29-31
a. Major employers, product or service, total employees, anticipated expansions,	Page	_31-32
b. contractions in work forces, as well as newly planned employers and impact on employment in the PMA		
c. Unemployment trends for the PMA and, where possible, the county total workforce for unemployment trends for the last two to four years.	Page	_32-34
d. Map of the site and location of major employment concentrations.	Page	_32_
e. Overall conclusions	Page	_34_

F. Project Specific Demand Analysis

Income Restrictions - uses applicable incomes and rents in the development's tax application.	Page	_36-37
Affordability - Delineation of Income Bands *	Page	_37_
Comparison of market rates of competing properties with proposed subject market rent	Page	_38-39
Comparison of market rates of competing properties with proposed LIHTC rents	Page	_38-39
Demand Analysis Using Projected Service Date (within 2 years)	Page	37, 40-55
a. New Households Using Growth Rates from Reputable Source	Page	37, 40-55_
b. Demand from Existing Households		
c. Elderly Households Converting to Rentership (applicable only to elderly))	Page	38, 40-55
d. Elderly Households Relocating to the Market (applicable only to elderly)	Page	38, 40-55
e. Deduction of Supply of "Comparable Units"	Page	39, 40-55
f. Capture Rates for Each Bedroom Type	Page	40-55, 57
g. Anticipated Absorption period for the property	Page	57__

** Assume 35% of gross income towards total housing expenses for family*

** Assume 40% of gross income towards total housing expenses for senior*

** Assume 35% of net income for derivation of income band for family*

** Assume 40% of net income for derivation of income band for senior*

G. Supply Analysis

Comparative chart of subject amenities and competing properties	Page	63-66
Supply & analysis of competing developments under construction & pending	Page	59-60

Comparison of competing developments (occupancy, unit mix and rents)	Page 73-81
Rent Comparable Map (showing subject and comparables)	Page 93 (addenda)
Rental Assisted Projects in PMA *	Page 16-17
Multi-Family Building Permits issued in PMA in last two years	Page 61____

* PHA properties are not considered comparable with LIHTC units

H. Interviews

Names, Title, and Telephone # of Individuals Interviewed	Page 60-61
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I. Conclusions and Recommendations

Conclusion as to Impact of Subject on PMA	Page 84-86
Recommendation as to Subject's Viability in PMA	Page 86____

J. Signed Statement

Signed Statement from Analyst	Page 88____
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K. Comparison of Competing Properties

Separate Letter addressing addition of more than one competing property	Addenda
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