

**Market Feasibility Analysis
Castor Village Apartments
Norcross, Gwinnett County, Georgia**

**Prepared for
The Georgia Department of Community Affairs**

July 2006

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I. Executive Summary

Real Property Research Group, Inc. has been retained by The Georgia Department of Community Affairs (DCA) to conduct a market feasibility analysis of Castor Village Apartments. Castor Village Apartments will be a newly rehabilitated LIHTC rental community consisting of 92 units. All of the units will be tax credit and reserved for households with incomes at or below 30 percent, 50 percent, and 60 percent of the Area Median Income. The existing townhouse and duplex units are located along Beaver Springs Lane in Norcross, Gwinnett County, Georgia.

Field work and data collection was conducted in July 2006. The site, comparables, and market area were visited on June 16, 2006 by Tad Scepaniak, Regional Director. The Executive Summary follows and is based on DCA's market study guidelines.

- 1. Market Demand and demand trends for the proposed, existing or rehabilitated units given the existing and proposed economic conditions of the area.**
 - a. Affordability analysis and DCA demand estimates indicate adequate demand to support the proposed units at Castor Village.
 - b. Gwinnett County's at-place employment increased from 137,971 in 1990 to 304,087 in 2004, an increase of 166,116 jobs or 120 percent over 14 years. Gwinnett County added 11,937 jobs in 2004, growth of over four percent from 2003's annual average.
 - c. Unemployment in Gwinnett County has consistently been lower than Georgia or the U.S. For the first quarter of 2006, the county's unemployment rate has averaged 4.1 percent. The county's unemployment rate has been below 5 percent since 1992.
- 2. Stabilization projections for the subject property until a sustaining occupancy level of 93% can be achieved for the project. If stabilization projections for the subject differ significantly from historical data, an explanation must be given.**
 - a. We have estimated that Castor Village Apartments should be able to lease up at a minimum rate of 8 units per month. At this rate, the project would be

able achieve 95 percent occupancy within 11 months, assuming no tenant retention.

- b. We believe that Castor Village apartments should be able to maintain an occupancy level of 93 to 95 percent post renovation, especially given the low proposed rents.

3. Absorption projections for each bedroom category type and for the subject property as a whole.

- a. As noted above, we have estimated that the subject property will lease approximately 8 units per month.
- b. The proportion of monthly absorption is expected to be similar to the overall unit distribution of the proposed unit mix. Average monthly absorption by bedroom size is expected to be 7 two bedroom units and 1 three bedroom unit.

4. Comparable units in the proposed project's primary market area.

- a. Only one of the 17 surveyed communities was Tax Credit. The remainder of the market area's rental stock is market rate communities.
- b. Overall, the primary market area's rental stock appears stable. Well maintained rental communities with moderately priced units have vacancy rates of five percent or less. Among the 4,854 units surveyed, 131 were reported vacant for an overall vacancy rate of 2.7 percent.
- c. Only one community reported a vacancy rate of ten percent. The remaining sixteen surveyed rental properties reported vacancy rates of five percent or less.

5. Appropriateness of unit rent, unit mixes, and unit sizes.

- a. The average net rent among surveyed rental communities is \$775 for a two bedroom unit and \$909 for a three bedroom unit. The proposed rents at Castor Village are positioned well below these averages for all AMI levels.
- b. The estimated market rents for the proposed units at Castor Village are \$761 and 747 for two bedroom units and \$878 for a three bedroom unit. The proposed rents result in market advantages of more than 10 percent for all floorplans.

c. The proposed rents appear reasonable and appropriate.

6. Appropriateness of interior and physical amenities include appliance package.

a. The proposed amenities, including appliance package, will be comparable with similarly and higher priced rental communities in the primary market area. Interior amenities will include a dishwasher, microwave oven, washer/dryer connections, and patios and balconies.

b. Community amenities will include a playground, community room, fitness center, and a computer room.

c. The amenities planned at Castor Village are appropriate given the proposed rents levels and will be competitive within the primary market area.

7. Location and distance of subject property in relationship to local amenities.

a. Castor Village is located within close proximity to area amenities including shopping, healthcare facilities, and transportation.

b. Gwinnett Place Mall is located within three miles of the subject property.

c. Several MARTA bus stops are located along Beaver Ruin Road near the subject property.

d. The subject property is located one-quarter mile from Beaver Ruin Road and within one-half mile of Interstate 75.

8. Correlation of the subject property to the eligible tenant target population through an analysis of capture rates for each target tenant segment. Given the target population, existing market conditions and market capture rates less than 30% of all one and two bedroom units, less than 40% for all three bedroom units, less than 50% for all four bedroom units in the project and less than 30% for the LIHTC units, Market Rate and for the project as a whole.

a. The calculated capture rates for the proposed units at Castor Village all fall below these thresholds.

b. The overall tax credit capture rate is 1.6 percent. Capture rates by floorplan range from 0.1 percent to 2.5 percent among six floorplans.

9. A candid, detailed conclusion about the strength of the market for the project as proposed.

- a. The primary market area has seen significant household over the past ten years. The growth in this portion of the county is slower than in the northern portion.
- b. The proposed product and rents will be competitive in the primary market area. Castor Village will be comparable in terms of appeal and amenities to rental communities with rents well above the proposed LIHTC rents.
- c. Based on affordability and demand estimates, sufficient demand exists to support the renovated units at Castor Village.
- d. The vacancy rates in the primary market area are low. We believe that Castor Village will be able to maintain occupancy of 93 to 95 percent post renovation. The primary market area continues to experience strong household growth, has a high renter percentage, and has seen little new rental development.
- e. We believe the product is properly positioned and will be well received in the primary market area.

10. Summary Table

Unit Size	AMI Target	Units	Total Demand	Supply	Net Demand	Capture Rate	Absorption*	Avg. Market Rent	Proposed Rents
2 Bedroom	30%	9	439	0	439	2.0%	5 Months	\$507	\$270
	50%	34	1,340	0	1,340	2.5%	8 Months	\$507	\$510
	60%	43	2,578	94	2,484	1.7%	8 Months	\$723	\$335
	2BR Total	86	4,259	94	4,165	2.1%	8 Months	\$723	\$335
3 Bedroom	30%	1	728	0	728	0.1%	2 Months	\$570	\$300
	50%	2	1,418	0	1,418	0.1%	3 Months	\$570	\$575
	60%	3	2,968	60	2,908	0.1%	3 Months	\$879	\$375
	3BR Total	6	5,462	60	5,402	0.1%	3 Months	\$879	\$375

Proposed Project Capture Rate LIHTC Units	1.6%
Proposed Project Capture Rate All Units	1.6%
Proposed Project Stabilization Period	8 Months

*Absorption period will be dependent on level of tenant retention.

II. Introduction

Real Property Research Group, Inc. has been retained by The Georgia Department of Community Affairs (DCA) to conduct a market feasibility analysis of Castor Village Apartments. Castor Village Apartments will be a newly rehabilitated LIHTC rental community consisting of 92 units. The existing units are contained within a mixture of townhouse and duplex units along Beaver Springs Lane, just north of Beaver Ruin Road and Interstate 85 in western Gwinnett County. The newly renovated rental community will be general occupancy in nature with an emphasis on small to moderately sized family renter households. Castor Village is located adjacent of Bradford Gwinnett Apartments, which was recently awarded 4 percent tax credits for a proposed renovation of 194 units.

All 92 units at Castor Village Apartments will benefit from Low Income Housing Tax Credits with 30 percent, 50 percent, and 60 percent AMI units to be offered. Castor Village consists of 14 two-bedroom duplex units, 72 two-bedroom townhouse units, and 6 three-bedroom townhouse units. The two bedroom duplex units will have one bathroom, the two bedroom townhouse units will have two bathrooms, and the three bedroom units will have two and a half bathrooms. The two bedroom unit sizes will be 984 and 950 square feet for the duplex and townhouse units, respectively. The three bedroom units will have 1,254 square feet.

HUD has computed a 2006 median household income of \$68,100 for the Atlanta MSA, in which the subject site is located. Based on that median income adjusted for household size, the maximum income limit and minimum income requirement is computed for each floorplan in Table 1. The minimum income limit is calculated assuming 35% of income is spent on total housing cost (rent plus utilities). The maximum allowable income and corresponding rents are calculated assuming 1.5 persons per bedroom, rounded up to the nearest whole number per DCA's requirements.

This analysis takes into account pertinent trends in housing supply and demand in a distinct market area delineated with respect to the subject site. Conclusions are drawn on the appropriateness of the proposed rents and projected length of initial absorption.

Table 1 Project Specific Rent and Income Limits, Castor Village

Unit Type	AMI %	# Units	# Bed	Planned Net Rent	Utility Allowance	Planned Gross Rent	Maximum Gross Rent	Maximum Income	Minimum Income
LIHTC	30%	2	2	\$335	\$141	\$476	\$481	\$19,230	\$16,320
LIHTC	30%	7	2	\$335	\$141	\$476	\$481	\$19,230	\$16,320
LIHTC	30%	1	3	\$375	\$175	\$550	\$555	\$23,070	\$18,857
LIHTC	50%	5	2	\$605	\$141	\$746	\$801	\$32,050	\$25,577
LIHTC	50%	29	2	\$610	\$141	\$751	\$801	\$32,050	\$25,749
LIHTC	50%	2	3	\$745	\$175	\$920	\$926	\$38,450	\$31,543

The report is divided into six sections. Following the executive summary and this introduction, Section 3 provides a project description and an analysis of local neighborhood characteristics. Section 4 examines the socio-economic and demographic characteristics of the delineated market area. Section 5 presents a discussion of the competitive residential environment. Section 6 discusses conclusions reached from the analysis and estimates the demand for the project using growth projections and income distributions.

The conclusions reached in a market study are inherently subjective and should not be relied upon as a determinative predictor of results that will actually occur in the marketplace. There can be no assurance that the estimates made or assumptions employed in preparing this report will in fact be realized or that other methods or assumptions might not be appropriate. The conclusions expressed in this report are as of the date of this report, and an analysis conducted as of another date may require different conclusions. The actual results achieved will depend on a variety of factors including the performance of management, the impact of changes in general and local economic conditions and the absence of material changes in the regulatory or competitive environment. Reference is made to the statement of Underlying Assumptions and Limiting Conditions attached as Appendix I and incorporated in this report.

III. Location and Neighborhood Context

A. Project Description

Castor Village Apartments is located in Norcross in the western quadrant of Gwinnett County. The subject property is located on the north side of Beaver Ruin Road within one-half mile of Interstate 85, along Beaver Springs Lane. The existing residential units are bordered to the north by undeveloped land, to the east by Bradford Gwinnett Apartments, to the south by Beaver Ruin Road and Beaver Ridge Elementary, and to the west by single-family detached homes.

Ingress and egress will be via Beaver Springs Lane, connecting to Castor Drive and Beaver Ruin Road. No access problems are expected as a traffic signal at the intersection of Beaver Ruin Road and Castor Drive will facilitate access to the subject property.

Castor Village Apartments is compatible with surrounding land uses. Development along Beaver Ruin includes a combination of residential and commercial uses. A significant amount of rental development is located within one mile of the subject site. As the proposed development will be a renovation of an existing community, it will not alter the composition of the immediate area.

MARTA, metro Atlanta's public transportation authority, serves the subject site. The closest bus stops are located along Beaver Road within one quarter mile of the subject site.

Castor Village's 92 units are existing duplex and townhouse units along Beaver Springs Lane that do not operate as a common rental community. Many of the units are in poor repair and vacant. Many of the duplex and townhouse units have been vandalized and are boarded up. Other units remain in modest condition and are occupied. Overall, the units show signs of deferred maintenance and are in need of exterior building upgrades and general site cleanup. Existing occupancy and rent levels were not available given the scattered-site nature of the units.

The scope of work provided by the developer includes:

- *Roof Replacement*
- *Hardiplank siding replacing existing wood and vinyl siding*
- *Improved insulation*

- *New energy efficient HVAC units*
- *New plumbing fixtures including water heaters, toilets, and sinks.*
- *New cabinets, counters, and appliances including microwave ovens and dishwashers.*
- *New windows, doors, and hardware*
- *New flooring*
- *Ceiling fans in the bedrooms and living rooms*
- *All two bedroom units with 1.5 bedrooms will be upgraded to two full bathrooms.*

Figure 1 Site Location Photos



Existing townhouse units.



Duplex unit.



Existing townhouse buildings.



Duplex, boarded up.

Figure 2 Surrounding Land Use Photos



Bradford Gwinnett Apartments, adjacent to subject site.



Bradford Gwinnett Community Sign.

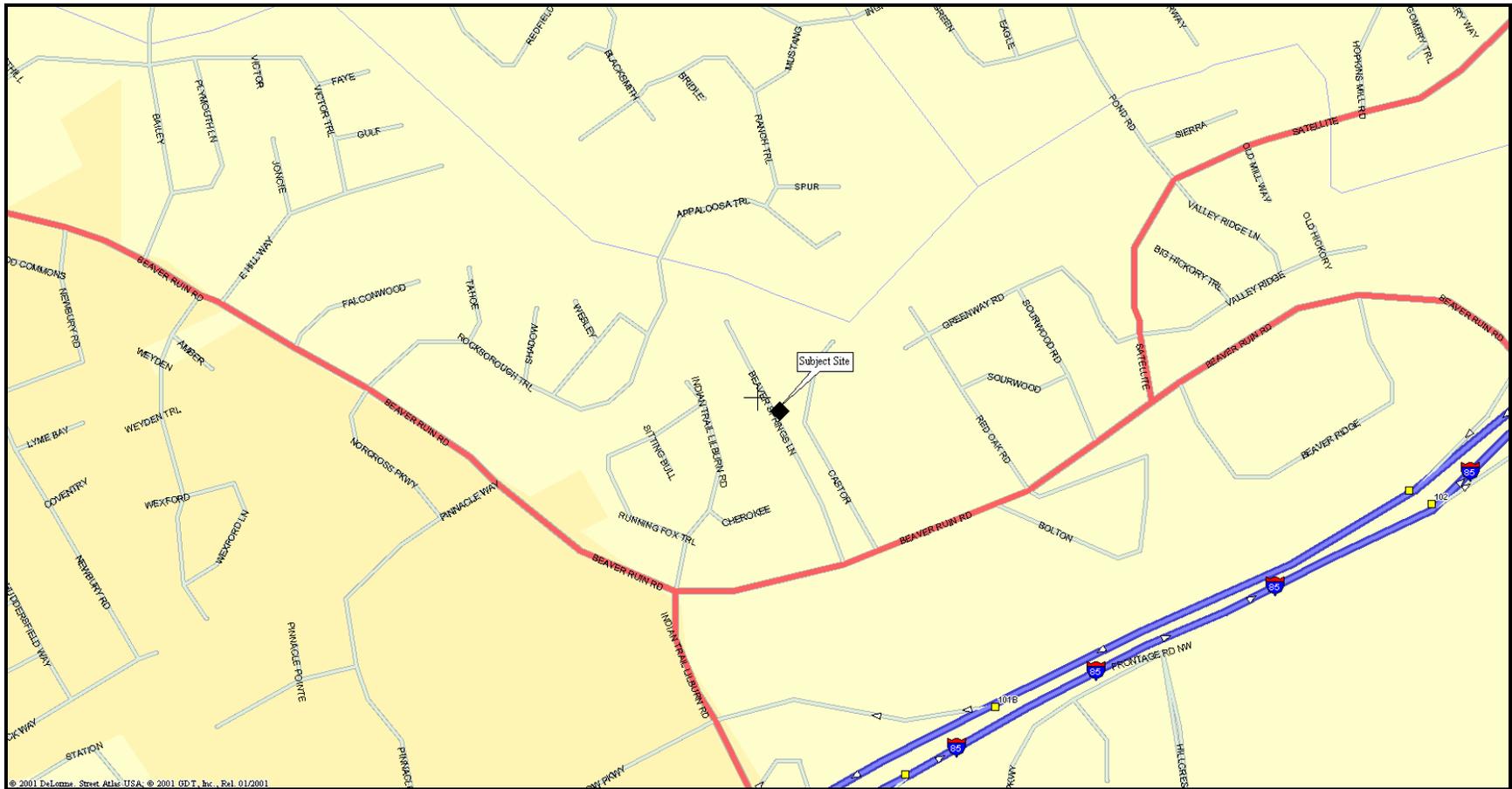


Beaver Ruin Road facing west from Castor Drive.



Beaver Ruin Road facing east from Castor Drive.

Map 1 Site Location, Castor Village



Map 2 Site Amenities, Castor Village

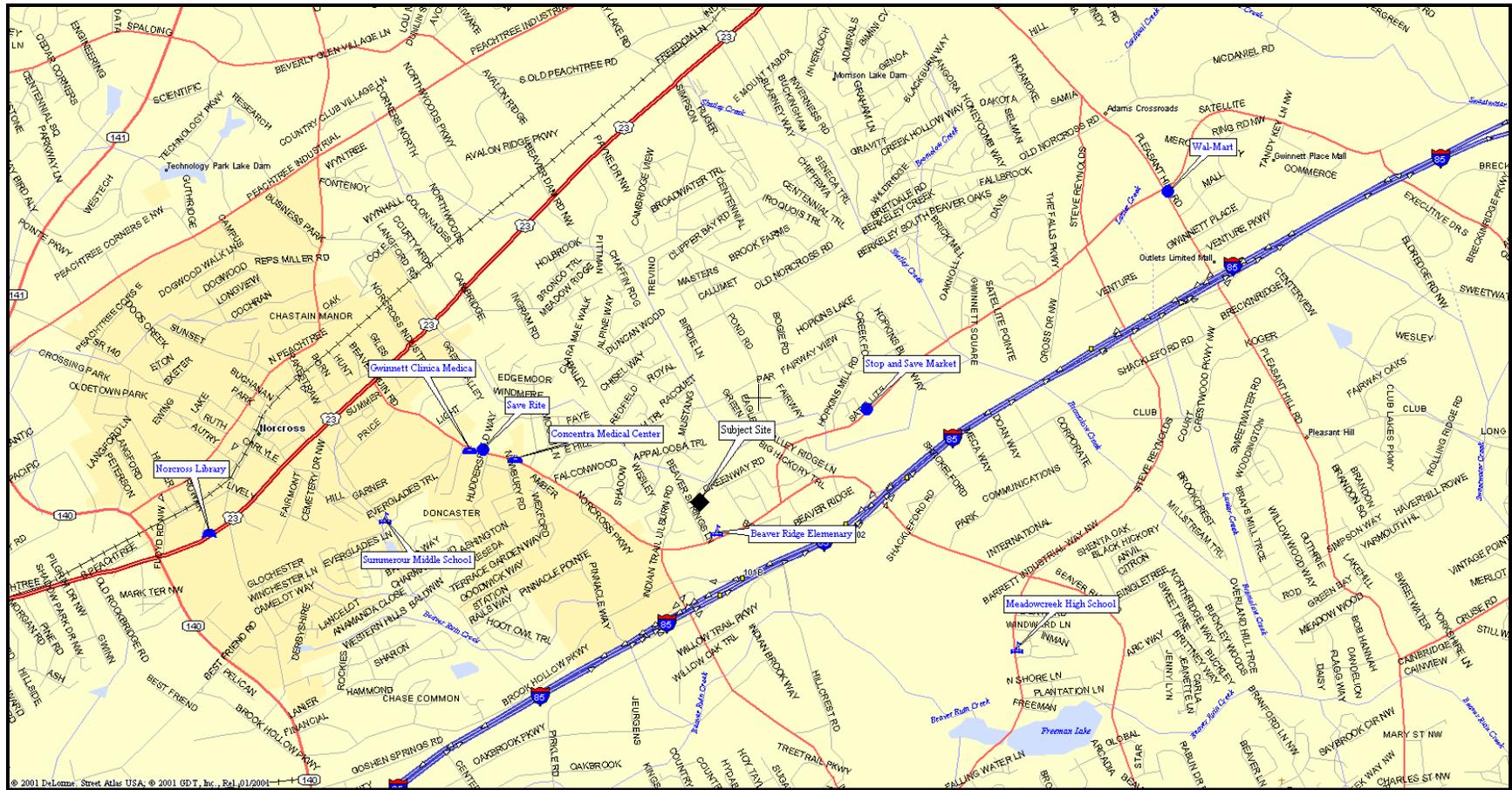


Table 2 Site Amenities, Castor Village

Establishment	Type	Address	Distance
Beaver Ridge Elementary School	Public School	1978 Beaver Ruin Rd	0.1 Mile
SaveRite	Grocery	2055 Beaver Ruin Rd	0.2 Mile
Gwinnett Clinica Medica	Medical Clinic	2090 Beaver Ruin R	0.3 Mile
Concentra Medical Center	Medical Clinic	1905 Beaver Ruin Rd	0.3 Mile
Stop and Save Market	Food Mart	4601 Satellite Blvd	0.7 Mile
Summerour Middle School	Public School	585 Mitchell Rd	1.8 Miles
Meadowcreek High School	Public School	4455 Steve Reynolds Blvd	1.8 Miles
Norcross Library	Public Library	6025 Buford Hwy	2.4 Miles
Wal-Mart	General Merchandise	2154 Pleasant Hill Rd	2.8 Miles
Gwinnett Medical Center	Hospital	3855 Pleasant Hill Rd	4.6 Miles

Castor Village is located on the north side of Beaver Ruin Road on Beaver Springs Lane just north of Interstate 85 in western Gwinnett County. The property enjoys convenient access to major traffic arteries.

The newly renovated rental community will feature 86 two bedroom units including 14 duplex units and 72 townhouse units and 6 three bedroom townhouse units. Overall, Castor Village will include 31 residential buildings. Unit sizes will be 984 square feet for the two bedroom/one bathroom duplex units, 950 for the two bedroom/two bathroom townhouse units, and 1,254 for the three bedroom units. The community will feature a newly constructed office/clubhouse building. The construction will be wood frame with hardi-plank exteriors.

Each of the newly renovated units at Castor Village will feature:

- Full kitchens including an electric range, a refrigerator with icemaker, a dishwasher, a garbage disposal, and a microwave oven.
- Wall-to-wall carpeting in the bedrooms, living room, dining room and hallways. The kitchen, entry and bathrooms will feature scuff-resistant vinyl flooring.
- Washer and dryer connections.
- A covered entry and a patio or balcony.
- An energy efficient electric central heating and air conditioning system.
- Ceiling fans in the bedrooms and living areas.
- Hard-wired smoke detectors and fire suppression systems.

Common area amenities will include a community building featuring management offices, a central laundry room, and a technology/computer center, and a

community room. Additional property amenities will include a playground and a picnic area.

The proposed rents and unit configuration is shown below in Table 3. The rents shown will include trash removal.

Table 3 Proposed Unit Configuration and Rents

Unit Type	Building Type	AMI Level	Units	# Bed	# Bath	Average Size	Net Rent	Rent/Sq Ft
LIHTC	Duplex	30%	2	2	1	984	\$335	\$0.34
LIHTC	Townhouse	30%	7	2	2	950	\$335	\$0.35
LIHTC	Townhouse	30%	1	3	2.5	1,254	\$375	\$0.30
LIHTC	Duplex	50%	5	2	1	984	\$605	\$0.61
LIHTC	Townhouse	50%	29	2	2	950	\$610	\$0.64
LIHTC	Townhouse	50%	2	3	2.5	1,254	\$745	\$0.59
LIHTC	Duplex	60%	7	2	1	984	\$615	\$0.63
LIHTC	Townhouse	60%	36	2	2	950	\$620	\$0.65
LIHTC	Townhouse	60%	3	3	2.5	1,254	\$750	\$0.60
Total/Avg.			92			975	\$592	\$0.61

B. Neighborhood Characteristics

Gwinnett County is located 12 miles northeast of downtown Atlanta and is one of the core counties of the Atlanta Metro Area. Gwinnett County encompasses 437 square miles and has an estimated population of 614,500, which is expected to exceed 1.2 million by 2025. Formerly a bedroom community of Atlanta, Gwinnett County has experienced significant household and employment growth over the past decade. The Mall of Georgia and Discover Mills, two larger shopping centers, have been the focal point of much of the recent growth.

The southern half of Gwinnett County is more densely populated than the northern half. However, Gwinnett County has sustained continual growth over the past twenty years. Interstate 85, running north-south through the length of the county, has been the focal point for much of the growth in the southern portion of the county.

The Castor Village rental community will be located in Norcross south of Duluth, north of Lilburn, and west of Lawrenceville. This portion of the county includes a mixture of residential, commercial and light industrial land uses. A wide range of discount and wholesale businesses line the access roads along Interstate 85.

The area's larger thoroughfares including Beaver Run Road, Indian Trail Road and Pleasant Hill Road are predominately developed with commercial uses. The

Gwinnett Place Mall is located within three miles of the subject site, north on Pleasant Hill Road.

The housing stock in this portion of the county includes a balance between owner-occupied single-family homes, townhomes, and multi-family rental communities. More than twenty rental communities are located within three miles of the subject site.

According to the 2002 Land Use Planned development by the Gwinnett County Planning and Development Department, the majority of the land in the primary market area is zoned for commercial, office-professional, retail and light industrial use. This is especially true in the immediate area surrounding the site. The market area's residential areas are primarily located to the south of the subject site and are zoned for medium density developments. The primary market area has a modest amount of available sites zoned for multi-family development.

C. Shopping

Commercial development in the immediate area surrounding the subject property is concentrated along Beaver Run Road, Indian Trail, and Buford Highway. Several stores are located within one mile including a grocery store, convenience stores and general retailers. The closest grocery store is within one-half mile of the subject property (Save Rite). Gwinnett Place Mall is located within three miles of the subject property.

D. Medical

The closest major medical center to the proposed site is Gwinnett Medical Center, located approximately four miles from the subject site in Lawrenceville. Gwinnett Medical Center offers a facility with state-of-the-art inpatient, outpatient, and emergency/trauma care units. It also offers the Children's Emergency Center, Gwinnett Day Surgery / The Laser Institute and a sports medicine and rehabilitation center. Services provided include 24-hour emergency medicine, outpatient services, and inpatient services including intensive care.

In addition to this major medical center, several smaller clinics and independent physicians are located within mile of the subject site.



Gwinnett Medical Center

E. Schools

The Gwinnett County School System has an enrollment of more than 145,000 students, making it the largest school system in the state. The school system consists of 62 elementary schools, 20 middle schools, and 16 high schools.

Students living at Castor Village currently attend Beaver Ridge Elementary School (0.1 mile), Summerour Middle School (1.8 miles), and Meadowcreek High School (1.8 miles).

The Atlanta Metro area is home to many institutions of higher learning including both public and private colleges and universities. The establishments include Georgia Tech, Atlanta Metropolitan College, Georgia Military College, Carter Theological Institute, Atlanta Christian College, Morehouse College, Clark-Atlanta University, Spellman College, and Phillips School of Theology.



Beaver Ridge Elementary School

IV. Socio-Economic and Demographic Content

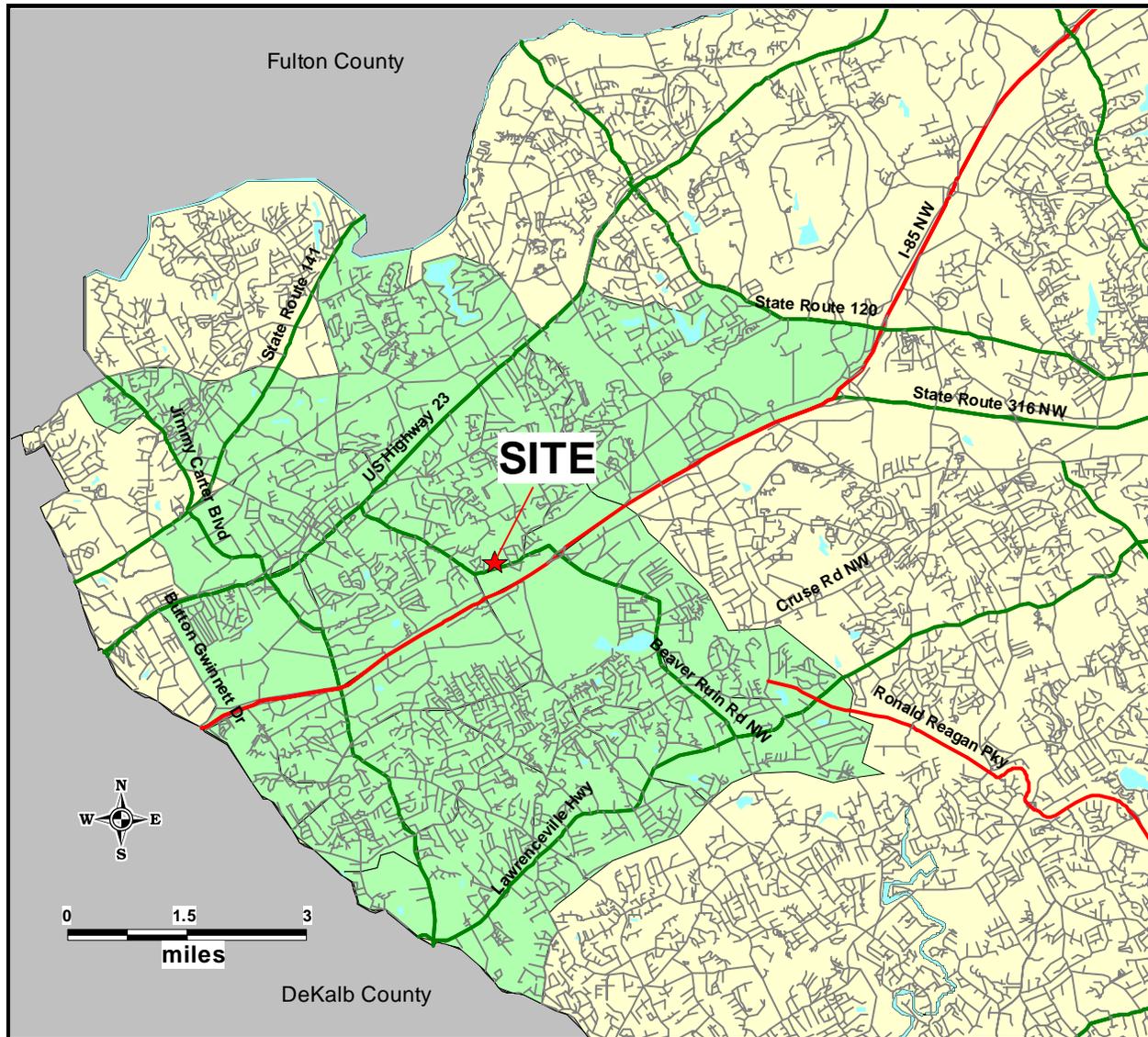
The primary market area for Castor Village Apartments is comprised of the census tracts located along Interstate 85 outside (north and east) of Interstate 285 in western Gwinnett County. This market area includes the city of Norcross and portions of Lilburn and Duluth. The approximate boundaries of the primary market area are Highway 141 to the north (3.4 miles), Highway 120 to the east (4.1 miles), Highway 29 to the south (3.8 miles), and Button Gwinnett Drive to the west (3.9 miles).

Demographic data on Gwinnett County is included for comparison purposes. Demand estimates will be shown only for the primary market area.

The primary market area includes year 2000 census tracts 0503.09, 0502.07, 0503.14, 0503.10, 0503.13, 0503.11, 0503.06, 0504.23, 0503.12, 0504.24, 0504.21, 0504.11, 0504.22, 0504.17, 0504.18, 0504.19, 0504.10, 0504.20, and 0504.03. A map of this market area is shown on page 18.

According to property managers of existing rental communities, tenants come predominantly from the western portion of Gwinnett County. A modest percentage of renters come from Fulton County, which borders Gwinnett County to the west and is easily accessible via Interstate 85. Many property managers indicated that the proposed redevelopment will be able to attract tenants from throughout the primary market area.

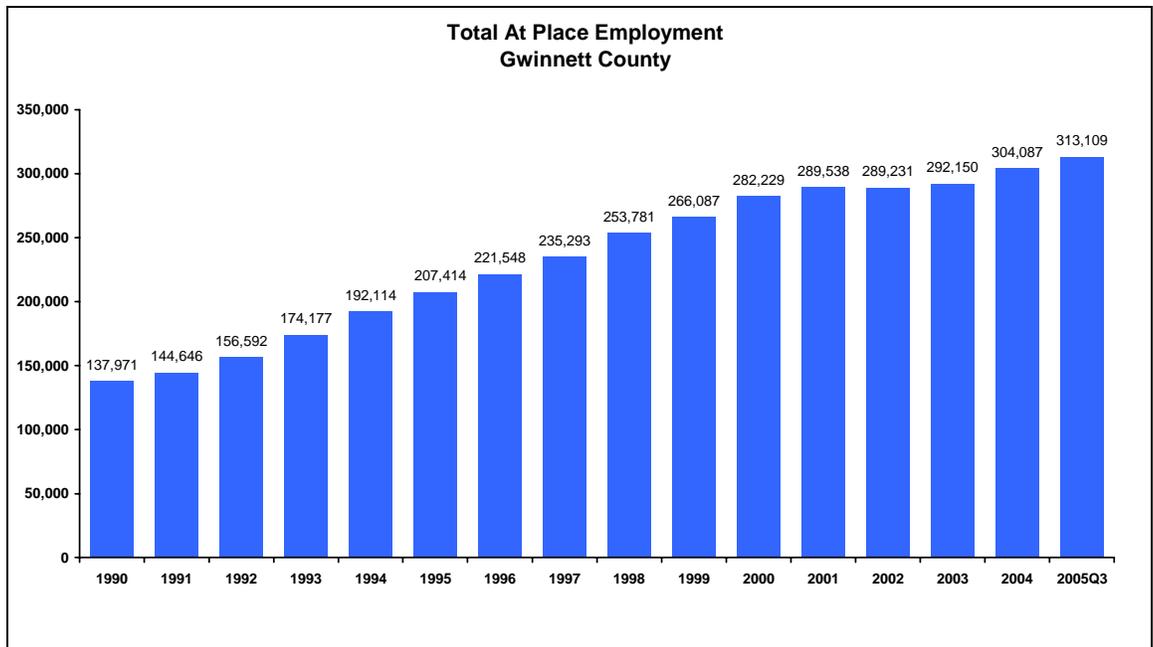
Map 3 Primary Market Area

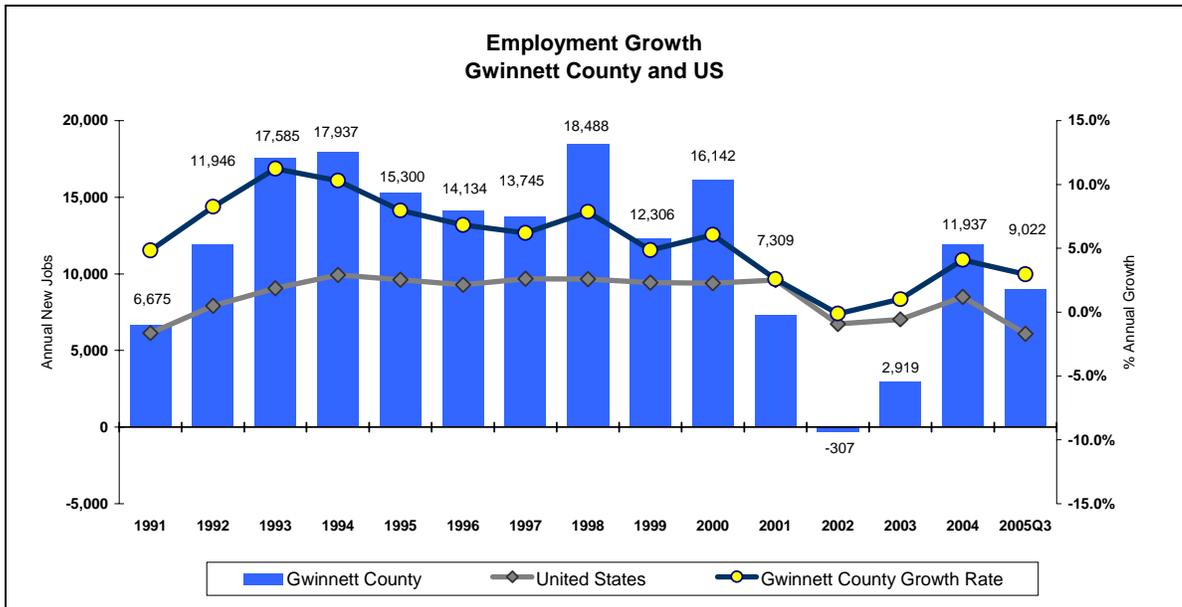


A. Economic Context

Total at-place employment increased steadily in Gwinnett County between 1990 and 2004 (Table 4). Gwinnett County's at-place employment increased from 137,971 in 1990 to 304,087 in 2004, an increase of 166,116 jobs or 120 percent over 14 years. Rapid growth between 1990 and 2001 was followed by three relatively stagnant years. Growth between 2003 and 2004 and through the first quarter of 2005 is again accelerated. Gwinnett County added 11,937 jobs in 2004, growth of over four percent from 2003's annual average. Through the first three quarters of 2005, Gwinnett County added an additional 9,011 jobs – growth of 2.9 percent from 2004. On a percentage basis, job growth in Gwinnett County has above national figures since 1990, while following similar trends (Table 5).

Table 4 At Place Employment, Gwinnett County 1990-2005Q3





Gwinnett County has a much higher percentage of its jobs in the Professional-Business and Trade-Transportation-Utilities sectors of the economy. These two sectors account for 45.1 percent of the county’s total employment compared to a nation figure of 31.9 percent. Gwinnett County also has a higher percentage of its employment in the Financial Activities, Information, and Construction sectors of the economy, but these are much smaller individual sectors and the disparity relative to the national levels is less significant. Gwinnett County has a lower percentage of its jobs in the remaining six sectors. The most significant differences in these sectors are among the Education-Healthcare and Government sectors, in which Gwinnett County’s percentage is less than two-thirds of the national figure (Table 5).

Recent job growth in Gwinnett County has been fueled by growth in 10 of 11 sectors since 2001. The 5.7 percent annual growth in the Professional-Business sector is the second largest percentage growth and most significant as this is the second largest sector of Gwinnett County’s economy. The fastest growing sector was Leisure-Hospitality with 7.5 percent annual growth. The only sector to experience net job loss was manufacturing (Table 6).

Table 5 Employment by Sector, Gwinnett County

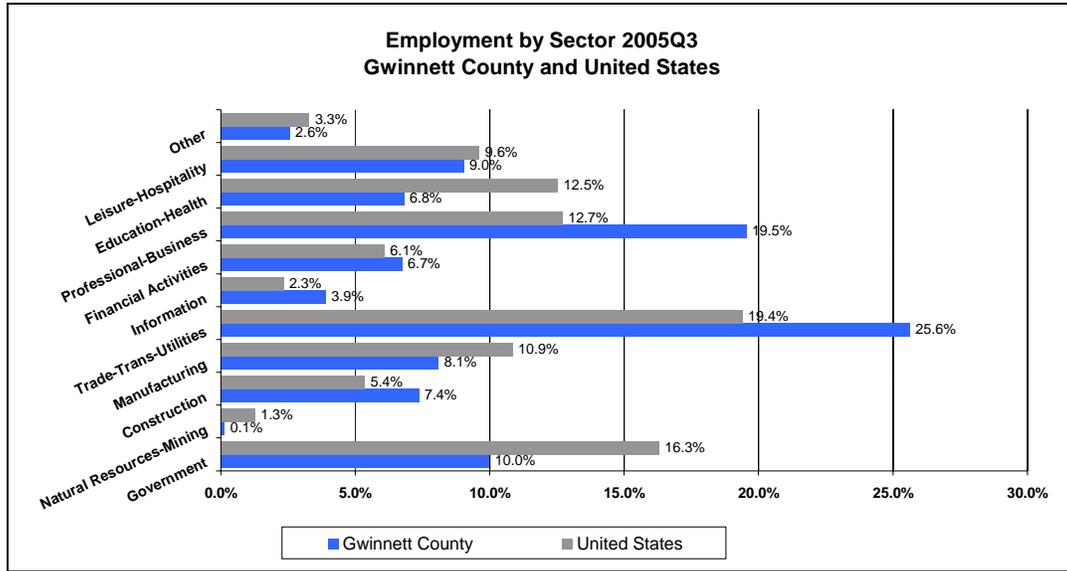
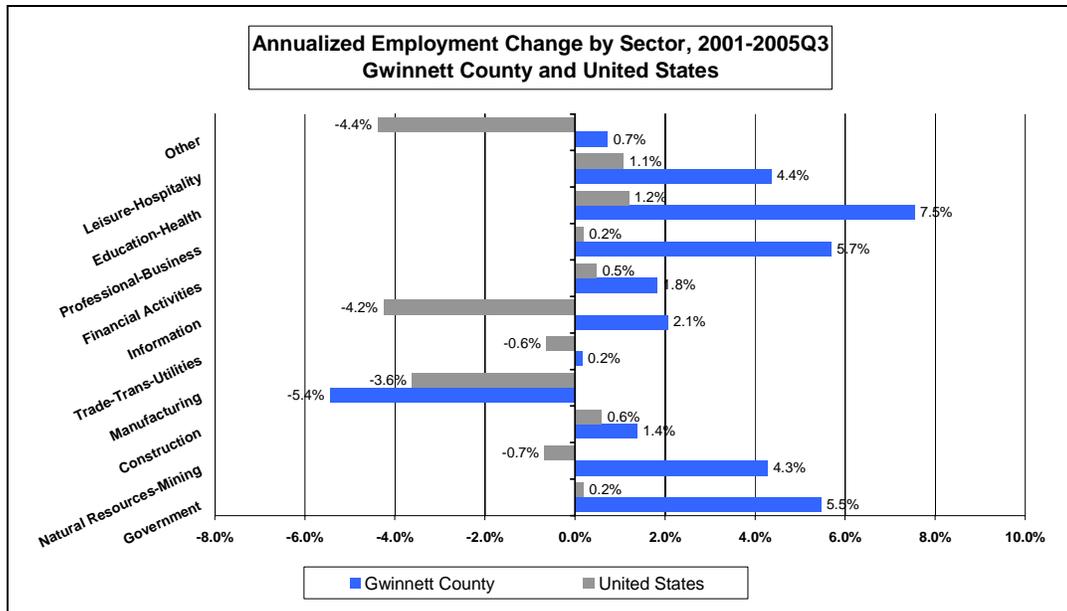


Table 6 Change in Employment by Sector, Gwinnett County, 2001-2005



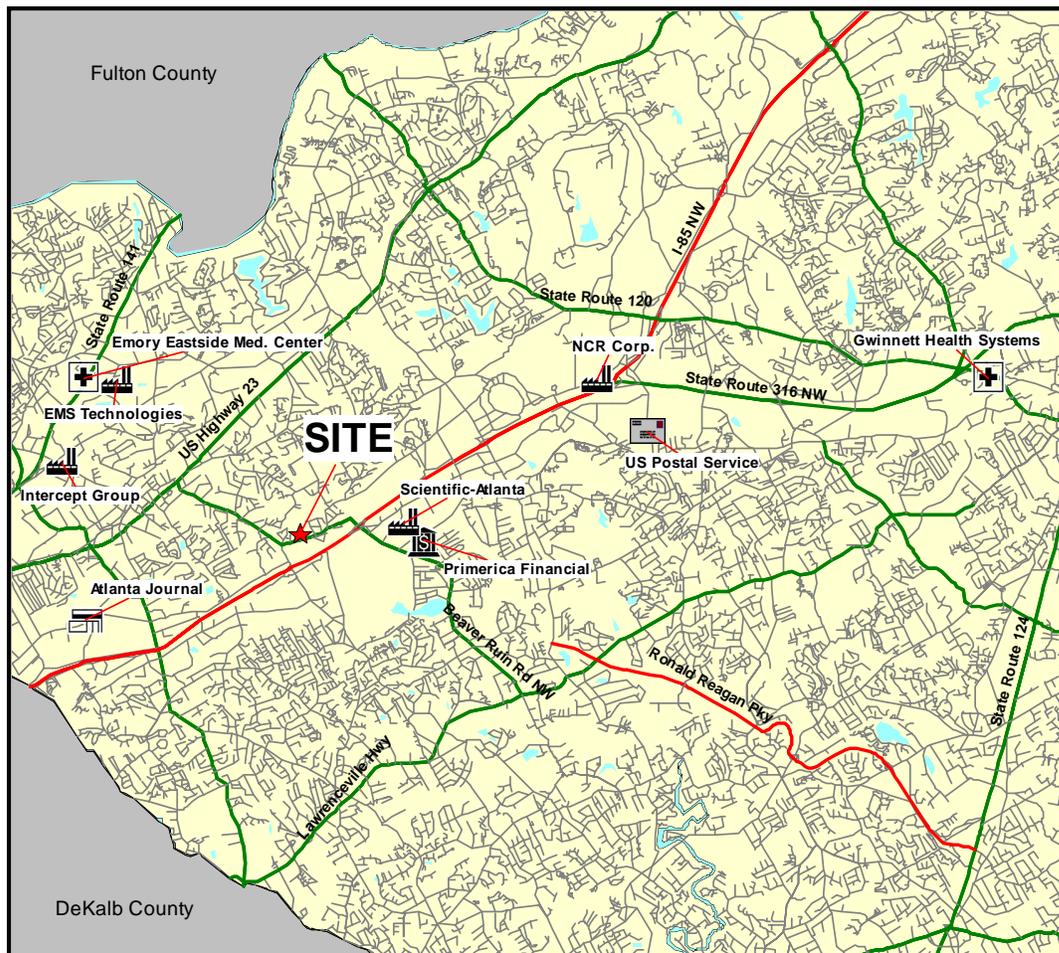
Given its proximity to Interstates 85 and 285, the subject property is convenient to most of Gwinnett County's major employers. Nearly all of the major employers are located within ten miles from the subject property. In addition to Gwinnett County's major employment centers, the proposed site is located conveniently to many of many retailers and restaurants along Beaver Run Road and Jimmy Carter Boulevard.

Table 7 Major Employers, Gwinnett County

Rank	NAME	Employment
1	Gwinnett County Public Schools	22,000
2	Gwinnett County Government	4,152
3	Gwinnett Health Systems	4,000
4	United States Postal Service	2,440
5	Primerica Financial Services	1,800
6	State of Georgia	1,760
7	Scientific-Atlanta	1,525
8	NCR Corporation	1,200
9	The Intercept Group	1,200
10	Atlanta Journal-Constitution	1,000
11	Emory-Eastside Medical Center	1,000
12	EMS Technologies	1,000

Source: Gwinnett Chamber of Commerce.

Map 4 Major Employers



The labor force in Gwinnett County has grown steadily over the past 15 years, increasing each year between 1990 and 2005 (Table 8). The annual average labor force in 2005 represents an increase of 184,456 or 86 percent since 1990. An additional increase of 6,985 was reported through the first quarter of 2006.

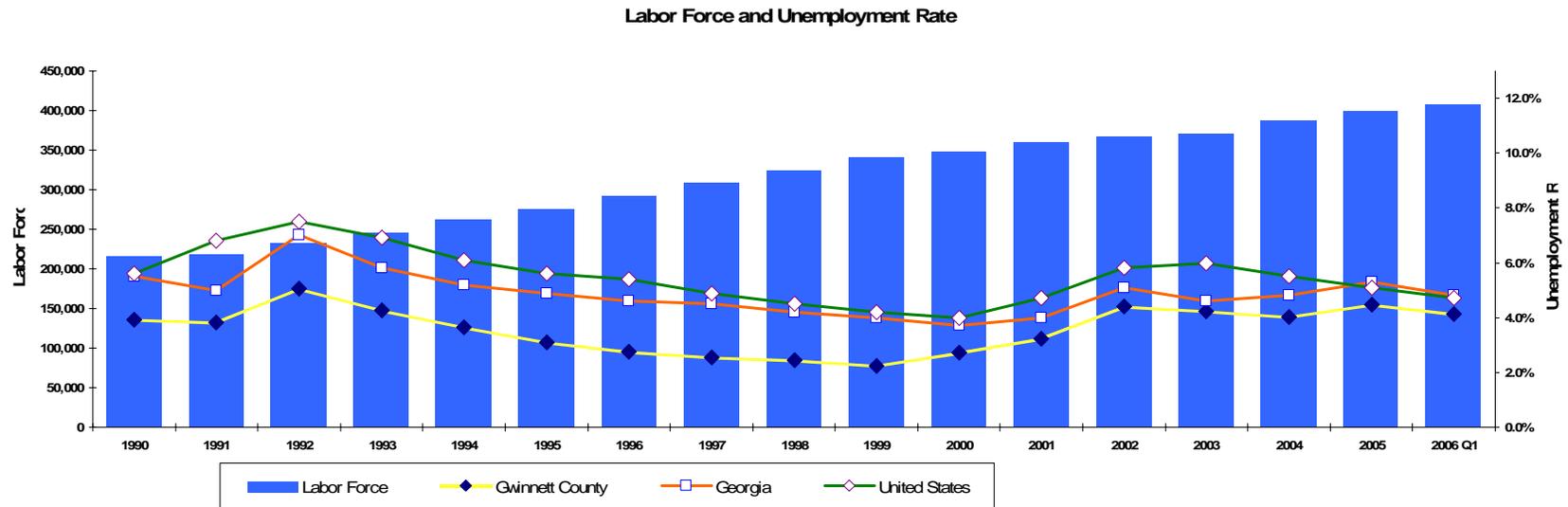
After experiencing an increase between 1991 and 1992, Gwinnett County's unemployment rate decreased for eight consecutive years, reaching 2.2 percent in 2000. After reaching this low point, the unemployment rate in Gwinnett County increased two consecutive years to 4.4 percent in 2002. Unemployment declined again in 2003 and 2004 to 4.0 percent. The unemployment rate in Gwinnett County has remained consistently below both state and national averages since 1990 (Table 8). Gwinnett County's unemployment rate has remained below five percent since 1992, indicative of a healthy economy.

The economic conditions in Gwinnett County show stability and growth. Gwinnett County was not negatively impacted by the economic slowdown of 2002. In fact, the county has experienced a net increase in employment and a decrease in unemployment rate since 2001-2002. The economic growth in Gwinnett County is expected to continue at steady rates. The current economics of the area will not prevent the proposed development from achieving the calculated capture rates. As the proposed development will be a renovation of existing units, there will be no net increase in the number of housing units in the primary market area.

Table 8 Labor Force and Unemployment Rates, Gwinnett County

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006 Q1
Labor Force	215,601	219,438	231,819	245,231	261,616	276,315	291,898	308,351	325,492	340,143	347,889	359,403	366,601	371,649	387,072	400,057	406,985
Employment	207,148	211,093	220,116	234,799	252,090	267,724	283,853	300,553	317,516	332,543	338,496	347,747	350,411	355,904	371,446	382,228	390,156
Unemployment	8,453	8,345	11,703	10,432	9,526	8,591	8,045	7,798	7,976	7,600	9,393	11,656	16,190	15,745	15,626	17,829	16,829
Unemployment Rate																	
Gwinnett County	3.9%	3.8%	5.0%	4.3%	3.6%	3.1%	2.8%	2.5%	2.5%	2.2%	2.7%	3.2%	4.4%	4.2%	4.0%	4.5%	4.1%
Georgia	5.5%	5.0%	7.0%	5.8%	5.2%	4.9%	4.6%	4.5%	4.2%	4.0%	3.7%	4.0%	5.1%	4.6%	4.8%	5.3%	4.8%
United States	5.6%	6.8%	7.5%	6.9%	6.1%	5.6%	5.4%	4.9%	4.5%	4.2%	4.0%	4.7%	5.8%	6.0%	5.5%	5.1%	4.7%

Source: U.S. Department of Labor, Bureau of Labor Statistics.



B. Growth Trends

The population and household statistics for the primary market area and Gwinnett County are based on the 1990 and 2000 Census counts. Estimates and projections were provided by Claritas, Inc., a national data vendor.

The primary market area's 2000 population represents an increase of 43,547 persons or 46 percent from the 1990 Census count. At 66.7 percent, the rate of increase of Gwinnett County's population has been higher during the same time period. From 2000 to 2005, the total population in the primary market area is estimated to have increased by 16,136 or 11.7 percent. Gwinnett County's population increased at a faster pace of 20.7 percent or 121,734 people during the same five-year time period.

Based on 1990 and 2000 Census data, the PMA grew by 10,939 households, while Gwinnett County grew by 75,346 households (Table 9). These changes equate to a 28.7 percent increase in the primary market area and a 59.3 percent increase in Gwinnett County. The annual compounded rates of household growth were 2.6 percent in the PMA and 4.8 percent in Gwinnett County.

Estimates show that the PMA's household count increased by 4,779 or 9.7 percent between 2000 and 2005 compared to an increase of 39,491 households or 19.5 percent in Gwinnett County. Annual increases were estimated at 956 households or 1.9 percent in the primary market area and 7,898 households or 3.6 percent in Gwinnett County. While the primary market area accounted for up for 30 percent of Gwinnett County's household base in 1990, it accounted for 14.5 percent of county's household growth between 1990 and 2000. The slower percentage growth in the primary market area is expected, given that it is an established area closer to downtown Atlanta. Much of the growth in Gwinnett County has been in northern and eastern quadrants of the county.

The household growth rate in the primary market area is expected to increase between 2005 and 2010. Although the county's rate of growth is expected to decrease over the next five years, it will remain above the market area's growth rate. The annual rates of household growth are projected to be 2.0 percent in the primary market area and 3.2 percent Gwinnett County.

Table 9 Trends in Population and Households, PMA and Gwinnett County

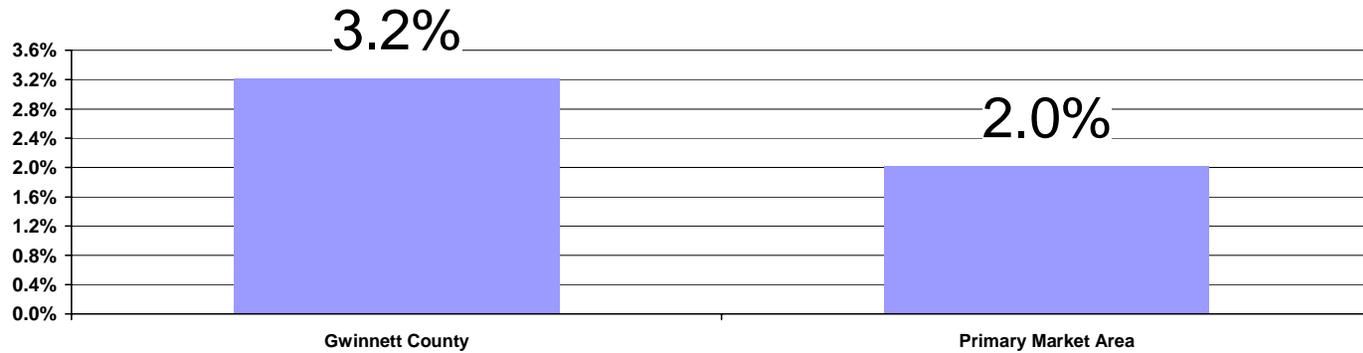
Gwinnett County					Change 1990 to 2000				Change 2000 to 2005				Change 2005 to 2010			
	1990		2000		2005		2010		Total		Annual		Total		Annual	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%		
Population	352,910	588,448	710,182	836,897	235,538	66.7%	23,554	5.2%	121,734	20.7%	24,347	3.8%	126,715	17.8%	25,343	3.3%
Group Quarters	1,670	6,385	6,483	6,579												
Households	126,971	202,317	241,808	283,276	75,346	59.3%	7,535	4.8%	39,491	19.5%	7,898	3.6%	41,468	17.1%	8,294	3.2%
Average HH Size	2.77	2.88	2.91	2.93												

Primary Market Area					Change 1990 to 2000				Change 2000 to 2005				Change 2005 to 2010			
	1990		2000		2005		2010		Total		Annual		Total		Annual	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%		
Population	94,630	138,177	154,313	172,724	43,547	46.0%	4,355	3.9%	16,136	11.7%	3,227	2.2%	18,411	11.9%	3,682	2.3%
Group Quarters	266	1,285	1,323	1,342												
Households	38,095	49,034	53,813	59,464	10,939	28.7%	1,094	2.6%	4,779	9.7%	956	1.9%	5,651	10.5%	1,130	2.0%
Average HH Size	2.48	2.79	2.84	2.88												

Note: Annual change is compounded rate.

Source: 1990 and 2000 - 1990 and 2000 Censuses of Population and Housing; Claritas, RPRG Estimates

Annual Household Growth Rate 2005-2010



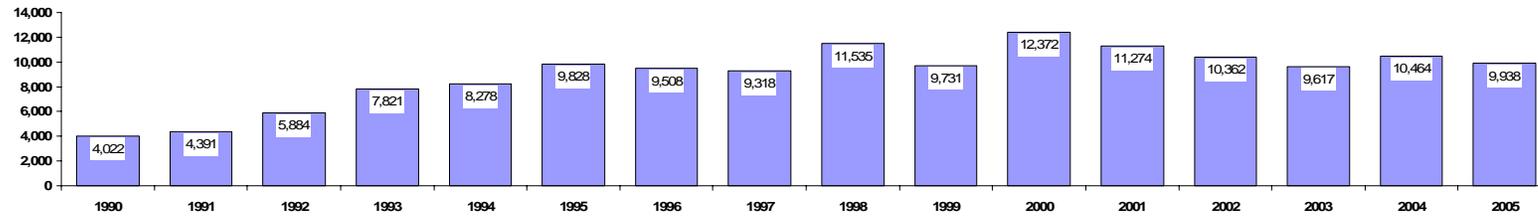
Building permit data reported in the U.S. Census Bureau's C-40 Report indicates that moderate building activity occurred during the past decade (Table 10). An average of 9,021 units was permitted per year from 1990 through 2005. Permit activity has increased significantly throughout the decade with increased activity since 1997. The 9,938 units permitted in 2004 are more than twice the amount authorized in 1990 (4,022).

Table 10 Gwinnett County Building Permits, 1990 - 2004

Gwinnett County	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	1990-2005	Annual
Single Family	3,488	4,175	5,840	7,099	6,784	7,215	7,629	7,215	8,243	8,469	8,852	9,646	9,371	9,029	9,385	9,894	122,334	7,646
Two Family	2	0	0	6	0	4	2	0	0	12	0	4	6	0	6	0	42	3
3 - 4 Family	0	0	4	4	0	0	0	4	46	0	100	40	4	0	0	0	202	13
5 or more Family	532	216	40	712	1,494	2,609	1,877	2,099	3,246	1,250	3,420	1,584	981	588	1,073	44	21,765	1,360
Total	4,022	4,391	5,884	7,821	8,278	9,828	9,508	9,318	11,535	9,731	12,372	11,274	10,362	9,617	10,464	9,938	144,343	9,021

Source: US Census Bureau, C-40 Building Permit Reports.
 *2005 total units based on estimates from previous years

**Total Housing Units Permitted
1990 - 2005**



C. Demographic Characteristics

Census data indicates that the primary market area has a heavier concentration of its population in the young adult age brackets, while Gwinnett County has a higher percentage under the age of 18 years and age 35+. Renters are generally most common among householders age 25 to 44 years of age. This age grouping accounts for 41.3 percent of the PMA's population and 37.5 percent of Gwinnett County's population (Table 11).

In terms of household types (Table 12), the primary market area has a lower percentage of married households (47.2 percent versus 61.1 percent) when compared to Gwinnett County. Consistent with the lower marriage rate, the primary market area has a lower percentage of households with children present than does Gwinnett County. In the primary market area, 35.4 percent of households have children present, compared to 42.3 percent in Gwinnett County.

Table 11 2000 Age Distribution

	Gwinnett County		Primary Market Area	
	Number	Percent	Number	Percent
Under 10 years	94,291	16.0%	21,174	15.3%
10-17 years	71,702	12.2%	13,511	9.8%
18-24 years	51,004	8.7%	16,297	11.8%
25-34 years	104,688	17.8%	31,963	23.1%
35-44 years	115,719	19.7%	25,087	18.2%
45-54 years	81,237	13.8%	15,721	11.4%
55-61 years	30,232	5.1%	6,202	4.5%
62-64 years	7,976	1.4%	1,803	1.3%
65-69 years	10,732	1.8%	2,268	1.6%
70-74 years	8,215	1.4%	1,610	1.2%
75 and older	12,652	2.2%	2,541	1.8%
TOTAL	588,448	100.0%	138,177	100.0%

Source: U.S. Census of Population and Housing, 2000.

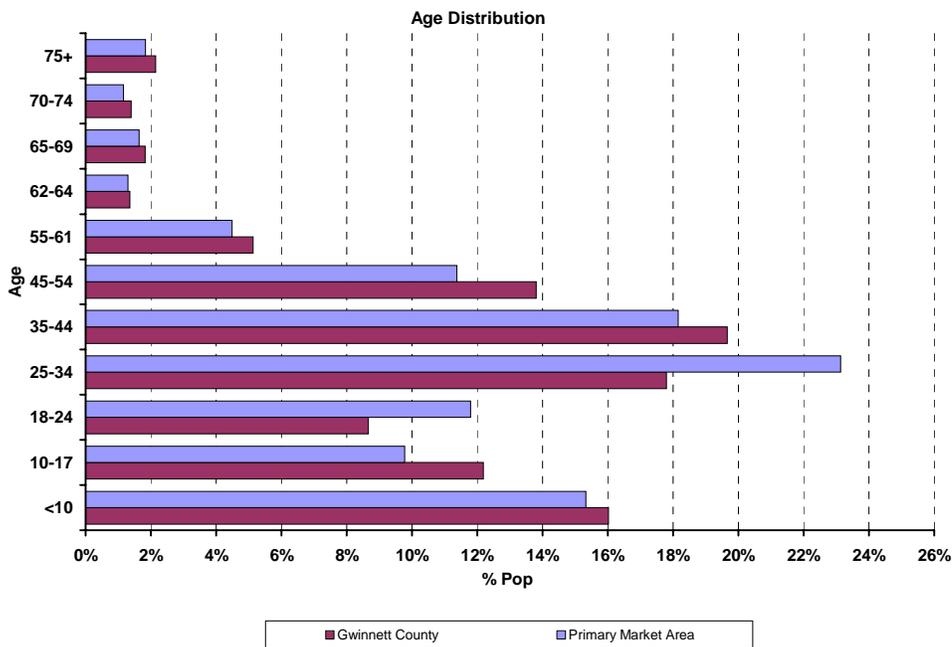
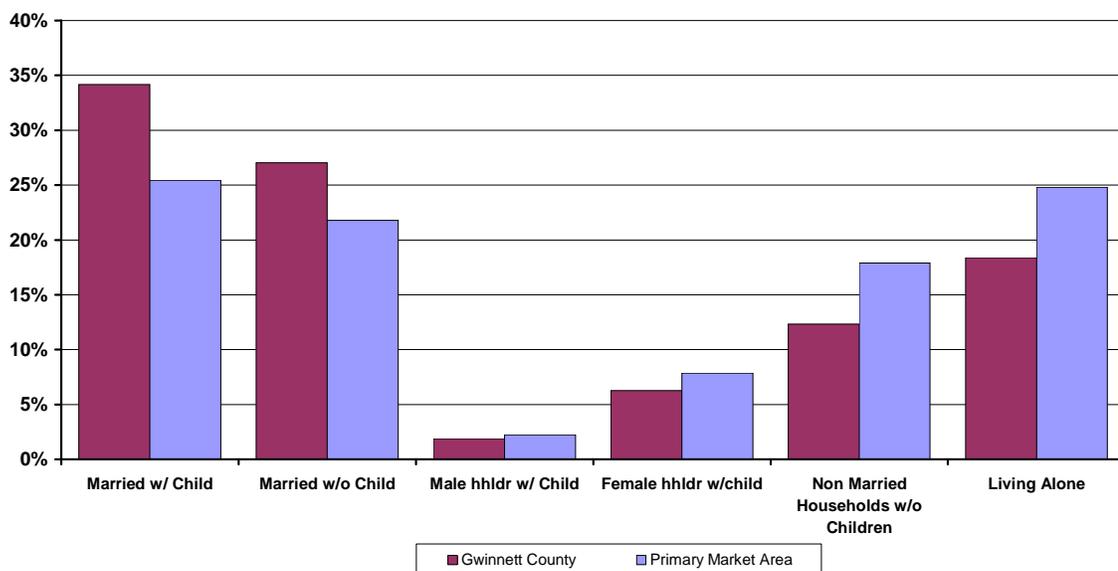


Table 12 2000 Households by Household Type

	Gwinnett County		Primary Market Area	
	#	%	#	%
Married w/ Child	69,064	34.1%	12,467	25.4%
Married w/o Child	54,665	27.0%	10,682	21.8%
Male hhldr w/ Child	3,773	1.9%	1,103	2.2%
Female hhldr w/child	12,661	6.3%	3,846	7.8%
Non Married Households w/o Children	24,924	12.3%	8,780	17.9%
Living Alone	37,230	18.4%	12,156	24.8%
Total	202,317	100.0%	49,034	100.0%

Source: 2000 Census

Households by Household Type



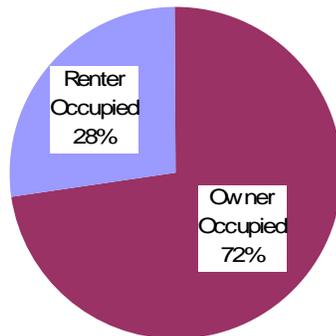
The primary market area has a much higher percentage of renter occupied households than does Gwinnett County. In 2000, 47.3 percent of the householders in the PMA were renters (Table 13). In comparison, 27.6 percent of Gwinnett County householders rented. The renter percentage in the Atlanta MSA was only 31.5 percent in 2000.

Table 13 Dwelling Units by Occupancy Status

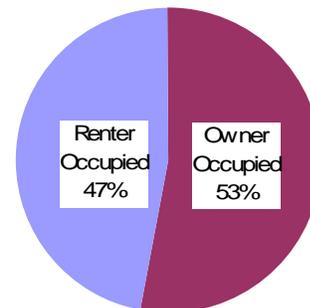
2000 Households	Gwinnett County		Primary Market Area	
	Number	Percent	Number	Percent
Owner Occupied	146,543	72.4%	25,864	52.7%
Renter Occupied	55,774	27.6%	23,170	47.3%
Total Occupied	202,317	100.0%	49,034	100.0%
Total Vacant	7,365		2,023	
TOTAL UNITS	209,682		51,057	

Source: U.S. Census of Population and Housing, 2000.

Gwinnett County



Primary Market Area



Comparing the age of householders shows that primary market area's householders are younger than in the county overall. The primary market area has a higher percentage of its owner householders under 35 years and between 55 and 84 years. Among renter householders, the primary market area has a higher percentage under the age of 35. Gwinnett County has higher percentage of its owner householders between 35 and 54 years and a higher percentage of its rental householders age 35 and older (Table 14).

Table 14 2000 Households by Tenure & Age of Householder

Owner Households	Gwinnett County		Primary Market Area	
	Number	Percent	Number	Percent
Age of HHldr				
15-24 years	1,684	1.1%	422	1.6%
25-34 years	25,701	17.5%	5,047	19.5%
35-44 years	47,168	32.2%	7,847	30.3%
45-54 years	38,408	26.2%	6,282	24.3%
55-64 years	19,075	13.0%	3,544	13.7%
65-74 years	9,379	6.4%	1,741	6.7%
75 to 84 years	4,374	3.0%	841	3.3%
85+ years	754	0.5%	140	0.5%
Total	146,543	100%	25,864	100%

Renter Households	Gwinnett County		Primary Market Area	
	Number	Percent	Number	Percent
Age of HHldr				
15-24 years	7,160	12.8%	3,161	13.6%
25-34 years	21,217	38.0%	9,397	40.6%
35-44 years	14,647	26.3%	6,026	26.0%
45-54 years	7,363	13.2%	2,855	12.3%
55-64 years	2,802	5.0%	1,014	4.4%
65-74 years	1,315	2.4%	397	1.7%
75 to 84 years	933	1.7%	248	1.1%
85+ years	337	0.6%	72	0.3%
Total	55,774	100%	23,170	100%

Source: 2000 Census

D. Income Characteristics

Based on Claritas projections, the 2005 median income for all households living in the primary market area was \$51,064, \$14,967 or 22.6 percent lower than the Gwinnett County median of \$66,031 (Table 15). The primary market area has a higher percentage of its householders less than \$60,000. Gwinnett County has a higher percentage in all income cohorts above \$60,000.

Based on Claritas income projections, the relationship between owner and renter incomes as recorded in the 2000 Census, the breakdown of tenure, and household estimates, RPRG estimates that the median income of renters in the

primary market area as of 2005 is \$41,062, less than two-thirds of the owner household median of \$63,261 (Table 16). Over 32 percent of renter households earn less than \$30,000, compared to only 14 percent of owner households.

Table 15 2005 Income Distribution, PMA and Gwinnett County.

		Gwinnett County		Primary Market Area	
		Number	Percent	Number	Percent
less than	\$20,000	18,810	7.8%	5,947	11.1%
	\$20,000 - \$24,999	8,302	3.4%	2,897	5.4%
	\$25,000 - \$29,999	9,607	4.0%	3,285	6.1%
	\$30,000 - \$34,999	10,649	4.4%	3,407	6.3%
	\$35,000 - \$39,999	11,841	4.9%	3,495	6.5%
	\$40,000 - \$44,999	12,448	5.1%	3,902	7.3%
	\$45,000 - \$49,999	12,673	5.2%	3,339	6.2%
	\$50,000 - \$59,999	23,124	9.6%	5,963	11.1%
	\$60,000 - \$74,999	32,288	13.4%	6,805	12.6%
	\$75,000 - \$99,999	40,856	16.9%	6,868	12.8%
	\$100,000 - \$124,999	26,480	11.0%	3,565	6.6%
	\$125,000 - \$149,999	14,617	6.0%	1,690	3.1%
	\$150,000 - \$199,999	11,092	4.6%	1,528	2.8%
	\$200,000 over	9,021	3.7%	1,122	2.1%
Total		241,808	100.0%	53,813	100.0%
Median Income		\$66,031		\$51,064	

Source: Claritas, Inc,

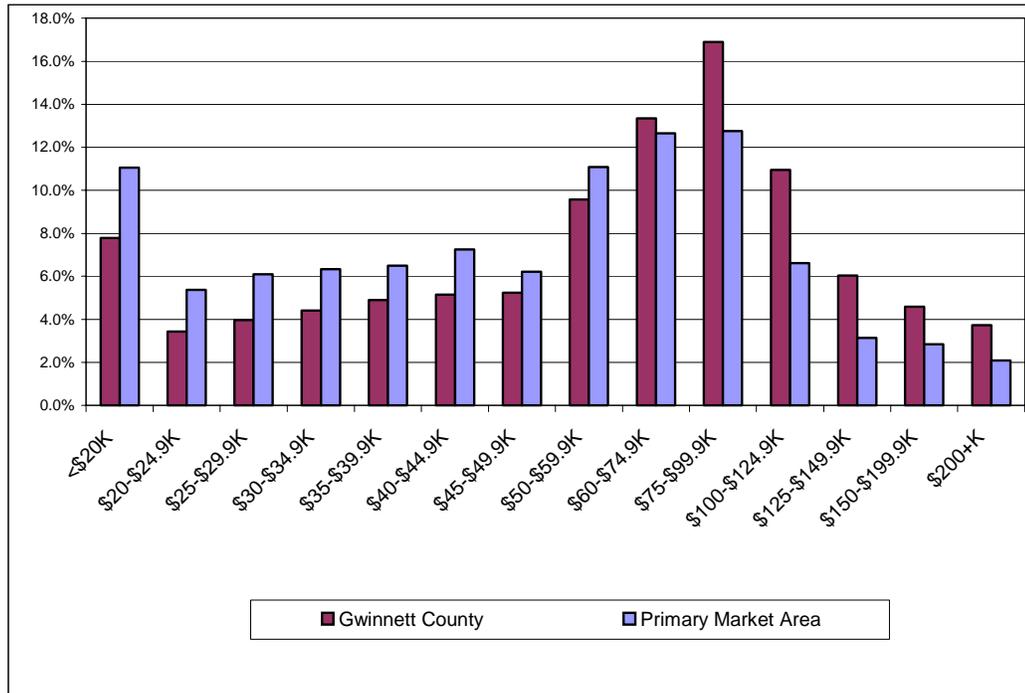
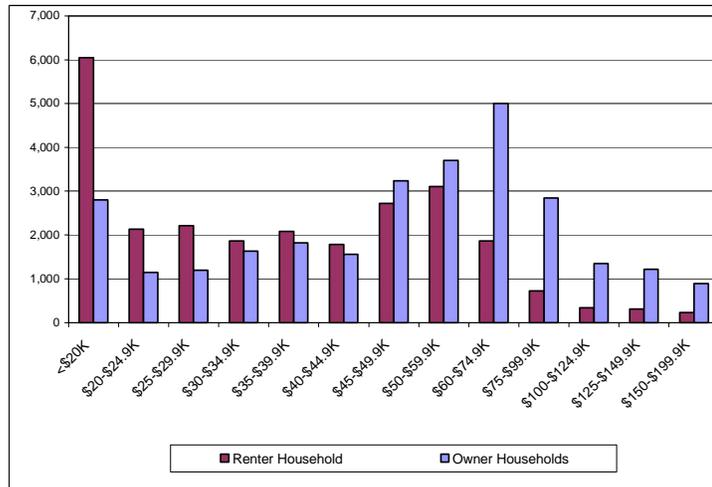


Table 16 2005 Income by Tenure, Primary Market Area

		Renter Household		Owner Households	
		<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
less than	\$25,000	6,044	23.8%	2,800	9.9%
	\$25,000	2,136	8.4%	1,149	4.0%
	\$30,000	2,215	8.7%	1,192	4.2%
	\$35,000	1,865	7.3%	1,630	5.7%
	\$40,000	2,082	8.2%	1,820	6.4%
	\$45,000	1,782	7.0%	1,557	5.5%
	\$50,000	2,722	10.7%	3,241	11.4%
	\$60,000	3,107	12.2%	3,698	13.0%
	\$75,000	1,868	7.3%	5,000	17.6%
	\$100,000	725	2.9%	2,840	10.0%
	\$125,000	344	1.4%	1,346	4.7%
	\$150,000	311	1.2%	1,217	4.3%
	\$200,000 over	228	0.9%	894	3.1%
Total		25,428	100.0%	28,385	100.0%
Median Income		\$41,062		\$63,261	

Source: Claritas, Inc, Estimates, Real Property Research Group, Inc.



V. Supply Analysis

A. Area Housing Stock

Rental development in the primary market is denser than Gwinnett County (Table 17). The primary market area has a higher percentage of its rental units in buildings with 3 or more units. Gwinnett County has a higher percentage of single-family detached homes, duplexes and mobile homes. Structures with five or more units contain 63.3 percent of the market area's rental units and 56.5 percent of the county's rental units.

Table 17 2000 Renter Households by Number of Units

	Gwinnett County		Primary Market Area	
	Number	Percent	Number	Percent
Less than \$400	2,637	4.9%	758	3.3%
\$400 to \$499	1,880	3.5%	581	2.5%
\$500 to \$599	5,808	10.7%	2,404	10.5%
\$600 to \$699	13,665	25.2%	6,680	29.2%
\$700 to \$799	15,179	27.9%	7,147	31.3%
\$800 to \$899	7,585	14.0%	2,850	12.5%
\$900 to \$999	3,854	7.1%	1,342	5.9%
\$1,000 to \$1,249	2,817	5.2%	891	3.9%
\$1,250 and over	900	1.7%	213	0.9%
TOTAL	54,325	100.0%	22,866	100.0%
Median Rent	\$719		\$713	
Renters paying rent	54,325	97.8%	22,866	98.6%
No cash rent	1,206	2.2%	315	1.4%
Total Renters	55,531	100.0%	23,181	100.0%

Source: U.S. Census of Population and Housing, 2000, STF3 Data.

The rent distribution from the 2000 Census shows that the median rent is \$713 in the primary market area and \$719 in Gwinnett County (Table 18). According to this distribution, 72.9 percent of renter householders in the primary market area paid a monthly contract rent between \$600 and \$900, which is the general range of proposed rents at Castor Village.

The median year built among owner occupied housing units is 1984 in the primary market area and 1988 in Gwinnett County. The median year built among

renter occupied households is 1985 for the primary market area and 1986 for Gwinnett County. According to the 2000 Census, 27.9 percent of the rental units in the primary market area and 44.6 percent of Gwinnett County's rental units were built between 1990 and 2000.

Table 18 2000 Census Rent Distribution.

	Gwinnett County		Primary Market Area	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Less than \$200	852	1.6%	295	1.3%
\$200 to \$299	599	1.1%	163	0.7%
\$300 to \$399	1,186	2.2%	300	1.3%
\$400 to \$499	1,880	3.5%	581	2.5%
\$500 to \$599	5,808	10.7%	2,404	10.5%
\$600 to \$699	13,665	25.2%	6,680	29.2%
\$700 to \$799	15,179	27.9%	7,147	31.3%
\$800 and over	15,156	27.9%	5,296	23.2%
TOTAL	54,325	100.0%	22,866	100.0%
Median Rent	\$719		\$713	
Renters paying rent	54,325	97.8%	22,866	98.6%
No cash rent	1,206	2.2%	315	1.4%
Total Renters	55,531	100.0%	23,181	100.0%

Source: U.S. Census of Population and Housing, 2000, STF3.

Table 19 Year Property Built

Renter Occupied	Gwinnett County		Primary Market Area	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
1999 to 2000	2,174	3.9%	749	3.2%
1995 to 1998	9,539	17.1%	3,199	13.8%
1990 to 1994	7,998	14.3%	3,725	16.1%
1980 to 1989	21,254	38.1%	10,005	43.1%
1970 to 1979	9,087	16.3%	3,546	15.3%
1960 to 1969	3,189	5.7%	1,382	6.0%
1950 to 1959	1,391	2.5%	279	1.2%
1940 to 1949	441	0.8%	172	0.7%
1939 or earlier	679	1.2%	145	0.6%
TOTAL	55,752	100.0%	23,202	100.0%
MEDIAN YEAR BUILT	1986		1985	

Source: U.S. Census of Population and Housing, 2000, STF3.

Owner Occupied	Gwinnett County		Primary Market Area	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
1999 to 2000	7,964	5.4%	645	2.5%
1995 to 1998	30,867	21.1%	3,627	14.0%
1990 to 1994	26,503	18.1%	2,942	11.4%
1980 to 1989	47,761	32.6%	10,329	40.0%
1970 to 1979	23,274	15.9%	5,420	21.0%
1960 to 1969	6,379	4.4%	2,082	8.1%
1950 to 1959	2,204	1.5%	489	1.9%
1940 to 1949	664	0.5%	125	0.5%
1939 or earlier	949	0.6%	165	0.6%
TOTAL	146,565	100.0%	25,824	100.0%
MEDIAN YEAR BUILT	1988		1984	

Source: U.S. Census of Population and Housing, 2000, STF3.

B. Rental Market

As part of this analysis, Real Property Research Group, Inc. surveyed 17 rental communities in the primary market area. Of those communities, only one is an LIHTC community. A profile sheet of each community is attached as Appendix 5 Community Photos and Profiles. The location of each community is shown on Map 5.

The seventeen surveyed rental communities combine to offer 4,854 rental units (Table 20). Twelve communities offer all garden style units, three offer all townhouse units, and one offers both garden and townhouse units. The average year built of the surveyed rental communities is 1988. None of the surveyed rental communities have been built since 2000, with the newest community being Dunleaf, built in 1999.

Among the 4,854 units surveyed, 131 were reported vacant for an overall vacancy rate of 2.7 percent. Only one of the surveyed rental communities reported a vacancy rate in excess of five percent. This one property is the highest priced in the market area, suggesting that price position may be the cause, rather than a soft rental market. In fact, 16 of 17 surveyed rental communities reported vacancy rates of less than four percent. Overall, the primary market area's rental stock is strong.

Map 5 Competitive Rental Communities

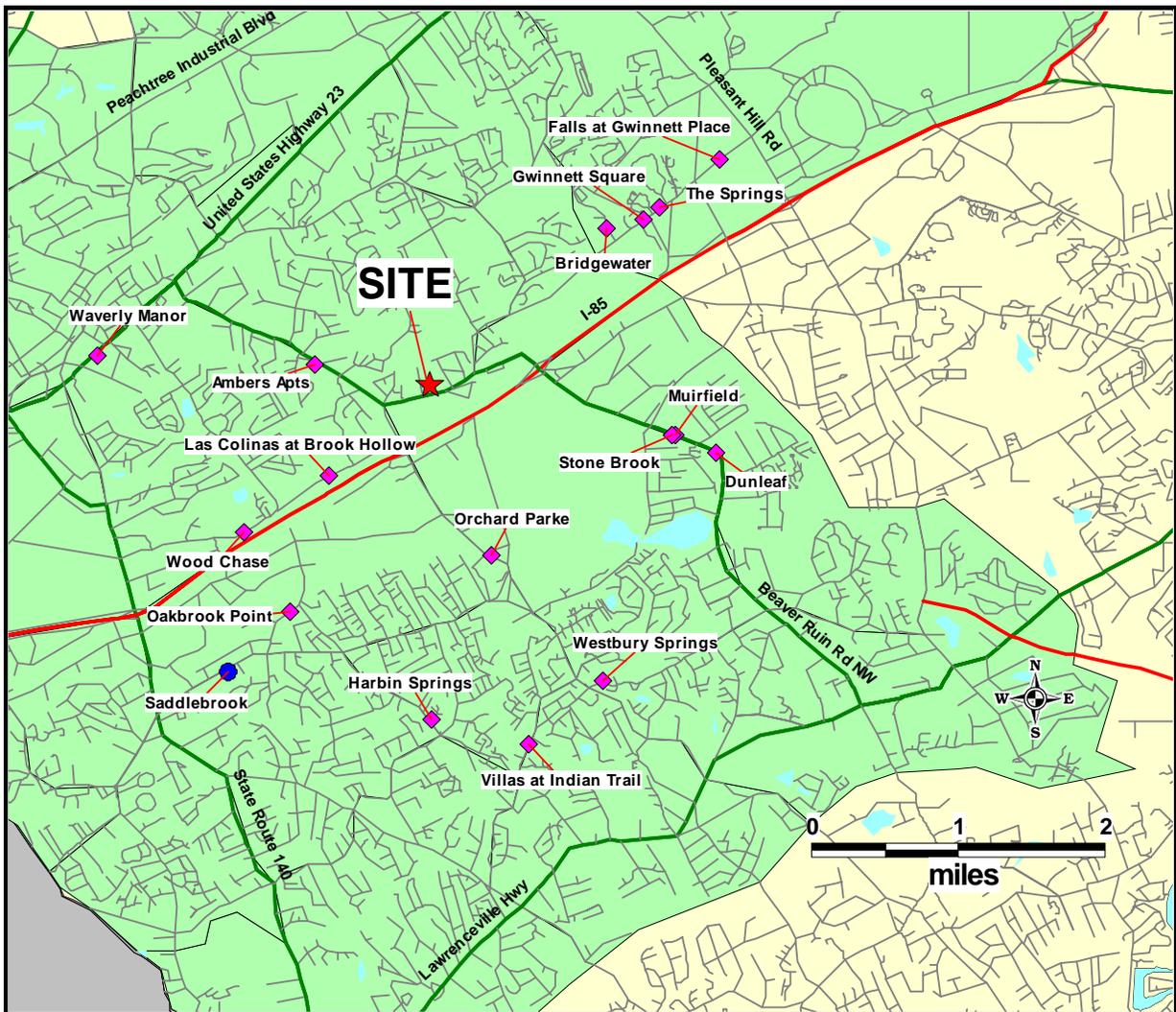


Table 20 Rental Summary, Survryed Rental Communities

Community	Year Built	Structure Type	Total Units	Vacant Units	Vacancy Rate	Average 1BR Rent (1)	Average 2BR Rent (1)	Incentive
Subject Property - 30% AMI		Duplex/TH	10				\$335	
Subject Property - 50% AMI		Duplex/TH	36				\$609	
Subject Property - 60% AMI		Duplex/TH	46				\$619	
Bridgewater	1997	Garden	532	53	10.0%	\$805	\$985	\$100 off 1 bed, \$200 off 2 bed, \$225 off 3 bed
Dunleaf	1999	Townhouse	382	8	2.1%	\$781	\$907	None
Orchard Parke	1986	Garden/TH	302	10	3.3%	\$755	\$904	\$100 off monthly rent
Muirfield	1997	Garden	180	4	2.2%	\$774	\$897	\$150 off rent
Stone Brook	1982	Garden/TH	188	0	0.0%	\$781	\$880	None
Ambers Apts	1981	Garden	100	3	3.0%	\$665	\$855	reduced rents
The Springs	1987	Garden	175	3	1.7%	\$660	\$840	None
Wood Chase	1989	Garden	380	4	1.1%	\$640	\$825	\$100 off monthly rent
Falls at Gwinnett Place	1984	Garden	520	10	1.9%	\$695	\$803	None
Gwinnett Square	1986	Garden	139	1	0.7%	\$669	\$799	Reduced rents
Westbury Springs		Garden	150	4	2.7%	\$650	\$790	Reduced rents
Las Colinas at Brook Hollow	1970	Garden/TH	395	10	2.5%	\$642	\$759	Reduced rents
Waverly Manor		Townhouse	59	0	0.0%	\$600	\$750	None
Villas at Indian Trail		Garden	236	4	1.7%	\$625	\$740	None
Oakbrook Point	1984	Garden	711	7	1.0%	\$565	\$717	\$100 off first month
Harbin Springs	1997	Garden	100	1	1.0%	\$615	\$713	None
Saddlebrook	1987	Garden	305	9	3.0%	\$608	\$701	None
Total/Average	1988		4,854	131	2.7%	\$678	\$816	

LIHTC Communities

(1) Rent is contract rent, and not adjusted for utilities or incentives

Source: Field Survey, Real Property Research Group, Inc. June, 2006.

Nine of the seventeen surveyed rental communities are currently offering rental incentives ranging from reduced monthly rents to one month free with a 12 month lease. These rental incentives are an indication of a highly competitive rental market. Furthermore, these rental incentives remain prevalent even in the case of low vacancy rates. According to property managers, incentives are necessary to stay competitive. In effect, these perpetual incentives have reduced the effective rents at the majority of the properties in the PMA. It is unlikely that these incentives will burn off over the next two years, as they have become an essential marketing tool.

Surveyed rental communities offer a wide range of common area amenities (Table 21). Amenities include community rooms (nine properties), a swimming pool (sixteen properties), tennis courts (four properties), a fitness center (eleven properties), and a playground (five properties). One property offers no recreational amenities, three properties offer one or two amenities, three properties offer three amenities, and ten properties offer four or more amenities. The number of recreational amenities is generally proportionate to the rent level of the community. One of the highest priced communities offer perimeter fencing with controlled access gates. The proposed amenities at Castor Village will position it in the middle of the primary market area's rental stock, appropriate given the proposed rents. The amenities will include a community room, business/computer center, fitness center, and a playground.

Table 21 Common Area Amenities of Surveyed Communities

Community	Community Amenities						
	Clubhouse	Fitness Room	Pool	Playground	Tennis	Computer Center	Gated Entry
Subject Property	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ambers Apts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bridgewater	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dunleaf	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Falls at Gwinnett Place	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gwinnett Square	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Harbin Springs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Las Colinas at Brook Hollow	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Muirfield	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Oakbrook Point	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Orchard Parke	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Saddlebrook	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stone Brook	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Springs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Villas at Indian Trail	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Waverly Manor	<input type="checkbox"/>						
Westbury Springs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wood Chase	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Field Survey, Real Property Research Group, Inc. June, 2006.

The majority (15) of the 17 surveyed communities include only the cost of trash removal in the price of rent (Table 22). The remaining two communities also include the cost of water/sewer. The subject property will include trash removal, similar to the vast majority of surveyed properties. Dishwashers are present at 15 of 17 of the surveyed communities and garbage disposals are included at most. The majority of the properties offer patios or balconies in most or all units. All of the communities include central laundry rooms and sixteen offer washer/dryer connections.

Among the 17 properties surveyed, one and two bedroom units are offered at all of the communities. Three bedroom units are present at 9 of the 17 surveyed communities. Based on the unit distribution among these surveyed communities, 43 percent are one bedroom units, 45 percent are two bedroom units and 12 percent are three bedroom

units. The proposed unit mix at Castor Village includes mostly two bedroom units with a few three bedroom units. The two bedroom floorplan is the most popular in the primary market area and these units should be well received. The proposed unit mix is comparable with the existing rental stock. As the subject development is a renovation of an existing rental community, it will not alter the composition of the primary market area's housing stock.

The street rents at the existing communities have been adjusted to account for rental incentives and the inclusion of utilities to compute net rent. The average net rent among the surveyed communities is \$775 for a two bedroom unit and \$909 for a three bedroom unit. The average square footages are 1,089 and 1,317 for two and three bedroom units, respectively. The proposed LIHTC rents at Castor Village are positioned well below these overall averages. In fact, the proposed LIHTC rents at all income levels will be below all surveyed rental units in the primary market area. . The proposed rents will be accompanied by newly renovated units, competitive amenities, and a convenient location. The proposed rents will be well received in the market and are both reasonable and appropriate.

In order to better understand how the proposed rents compare with the rental market, the rents of the most comparable communities are adjusted for a variety of factors including curb appeal, square footage, utilities, and amenities. According to our adjustment calculations (Table 24), the market rents for the proposed units at Castor Village are \$761 for a two bedroom duplex unit, \$747 for a two bedroom townhouse unit, and \$878 for a three bedroom townhouse unit. The proposed rents are positioned well below the estimates of market rent with rent advantages of ranging from 15 percent to 57 percent.

Table 22 Features of Rental Communities in Primary Market Area

Community	Heat Type	Utilities included in Rent						Dishwasher	Microwave	Parking	In Unit Laundry
		Heat	Hot Water	Cooking	Electric	Water	Trash				
Subject Property	Electric	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Standard	Standard	Free Surface Parking	Hook Ups
Ambers Apts	Natural Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Standard		Free Surface Parking	Hook Ups
Bridgewater	Electric	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Standard		Free Surface Parking	Hook Ups
Dunleaf	Electric	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Standard		Fee for Detached Garage	Hook Ups
Falls at Gwinnett Place	Electric	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Standard		Free Surface Parking	Hook Ups
Gwinnett Square	Natural Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Standard		Free Surface Parking	Hook Ups
Harbin Springs	Electric	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Standard		Free Surface Parking	Hook Ups
Las Colinas at Brook Hollow	Electric	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Standard		Free Surface Parking	Hook Ups
Muirfield	Electric	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Standard		Fee for Detached Garage	Hook Ups
Oakbrook Point	Electric	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			Free Surface Parking	Optional/Fee
Orchard Parke	Natural Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Standard		Free Surface Parking	
Saddlebrook	Natural Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			Free Surface Parking	Hook Ups
Stone Brook	Natural Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Standard		Free Surface Parking	Hook Ups
The Springs	Electric	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Standard		Free Surface Parking	Standard - Full
Villas at Indian Trail	Electric	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Standard		Fee for Detached Garage	Hook Ups
Waverly Manor	Electric	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Standard		Free Surface Parking	Hook Ups
Westbury Springs	Electric	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Standard		Free Surface Parking	Hook Ups
Wood Chase	Natural Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Standard		Free Surface Parking	Hook Ups

Source: Field Survey, Real Property Research Group, Inc. June, 2006.

Table 23 Salient Characteristics, PMA Rental Communities

Community	Type	Total Units	One Bedroom Units				Two Bedroom Units				Three Bedroom Units			
			Units	Rent (1)	SF	Rent/SF	Units	Rent (1)	SF	Rent/SF	Units	Rent (1)	SF	Rent/SF
Subject Property - 30% AM	Duplex/TH	10					9	\$335	958	\$0.35	1	\$375	1,254	\$0.30
Subject Property - 50% AM	Duplex/TH	36					34	\$609	955	\$0.64	2	\$645	1,254	\$0.51
Subject Property - 60% AM	Duplex/TH	46					43	\$619	956	\$0.65	3	\$750	1,254	\$0.60
Dunleaf	Townhouse	382	206	\$786	804	\$0.98	134	\$913	1,152	\$0.79	42	\$1,085	1,440	\$0.75
Stone Brook	Garden/TH	188		\$791	780	\$1.01		\$891	1,050	\$0.85				
The Springs	Garden	175		\$665	718	\$0.93		\$846	1,050	\$0.81				
Orchard Parke	Garden/TH	302		\$665	883	\$0.75		\$815	1,285	\$0.63				
Falls at Gwinnett Place	Garden	520		\$700	760	\$0.92		\$809	1,117	\$0.72				
Bridgewater	Garden	532		\$710	903	\$0.79		\$791	1,226	\$0.65		\$887	1,518	\$0.58
Ambers Apts	Garden	100		\$635	610	\$1.04		\$776	1,053	\$0.74		\$952	1,100	\$0.87
Gwinnett Square	Garden	139	75	\$641	700	\$0.92	56	\$763	1,000	\$0.76				
Waverly Manor	Townhouse	59	5	\$605	500	\$1.21	54	\$756	750	\$1.01				
Muirfield	Garden	180	89	\$629	828	\$0.76	63	\$753	1,151	\$0.65	28	\$952	1,440	\$0.66
Villas at Indian Trail	Garden	236		\$635	825	\$0.77		\$751	1,125	\$0.67				
Wood Chase	Garden	380		\$550	609	\$0.90		\$736	1,192	\$0.62		\$882	1,300	\$0.68
Oakbrook Point	Garden	711	322	\$567	717	\$0.79	336	\$720	997	\$0.72	53	\$864	1,241	\$0.70
Harbin Springs	Garden	100	24	\$620	900	\$0.69	114	\$719	1,167	\$0.62				
Las Colinas at Brook Hollow	Garden/TH	395	156	\$596	777	\$0.77	114	\$714	1,012	\$0.71	120	\$766	1,215	\$0.63
Saddlebrook	Garden	305	111	\$618	770	\$0.80	170	\$712	1,040	\$0.68	24	\$911	1,250	\$0.73
Westbury Springs	Garden	150		\$565	720	\$0.78		\$711	1,142	\$0.62		\$882	1,345	\$0.66
Average / Total		4,854		\$646	753	\$0.86		\$775	1,089	\$0.71		\$909	1,317	\$0.69
Unit Distribution		2,296	988				1,041				267			
% of Total		47%	43%				45%				12%			

LIHTC Communities

(1) Rent is adjusted, net of utilities and incentives

Source: Field Survey, Real Property Research Group, Inc. June, 2006.

Table 24 Adjusted Rent Comparison, Castor Village

**Rent Adjustment Analysis
Castor Village**

Two Bedroom/One Bath Units

Project Name
Total Units
Building Type
Street Rent (30%, 50%, 60%)

Adjustments

Year Built
Average Square Footage
Utilities
Rental Incentives/Specials
Location
Condition/Design/Appeal
Amenities

Net Adjustment

Adjusted Rent

Rent Advantage

Market Rent Per Sq. Foot

Subject	Ambers 100 Garden \$855		Falls at Gwinnett 520 Garden \$803		Gwinnett Square 139 Garden \$799		The Springs 175 Garden \$840		Wood Chase 380 Garden \$825	
	+	-	+	-	+	-	+	-	+	-
Year Built	1981	\$13	1984	\$12	1986	\$11	1987	\$10	1989	\$9
Average Square Footage	1,053	-\$17	1,117	-\$33	1,000	-\$4	1,050	-\$17	1,192	-\$52
Utilities										
Rental Incentives/Specials		-\$50								-\$100
Location										
Condition/Design/Appeal		-\$10		-\$20		-\$10		-\$20		
Amenities						-\$40				
Net Adjustment		-\$64		-\$42		-\$44		-\$27		-\$143
Adjusted Rent		\$791		\$761		\$756		\$814		\$682
Rent Advantage	19.1% to 56%									
Market Rent Per Sq. Foot	\$0.77									

Two Bedroom/Two Bath Units

Project Name
Total Units
Building Type
Street Rent (30%, 50%, 60%)

Adjustments

Year Built
Average Square Footage
Utilities
Rental Incentives/Specials
Location
Condition/Design/Appeal
Amenities

Net Adjustment

Adjusted Rent

Rent Advantage

Market Rent Per Sq. Foot

Subject	Ambers 100 Garden \$855		Falls at Gwinnett 520 Garden \$803		Gwinnett Square 139 Garden \$799		The Springs 175 Garden \$840		Wood Chase 380 Garden \$825	
	+	-	+	-	+	-	+	-	+	-
Year Built	1981	\$13	1984	\$12	1986	\$11	1987	\$10	1989	\$9
Average Square Footage	1,053	-\$26	1,117	-\$42	1,000	-\$13	1,050	-\$25	1,192	-\$61
Utilities										
Rental Incentives/Specials		-\$84								-\$100
Location							\$10			
Condition/Design/Appeal		-\$10		-\$20		-\$10		-\$20		
Amenities						-\$40				
Net Adjustment		-\$107		-\$50		-\$52		-\$25		-\$152
Adjusted Rent		\$748		\$753		\$747		\$815		\$674
Rent Advantage	17% to 55.2%									
Market Rent Per Sq. Foot	\$0.79									

Three-Bedroom Units

Project Name
Total Units
Building Type
Street Rent (30%, 50%, 60%)

Adjustments

Year Built
Average Square Footage
Utilities
Rental Incentives/Specials
Location
Condition/Design/Appeal
Amenities

Net Adjustment

Adjusted Rent

Rent Advantage

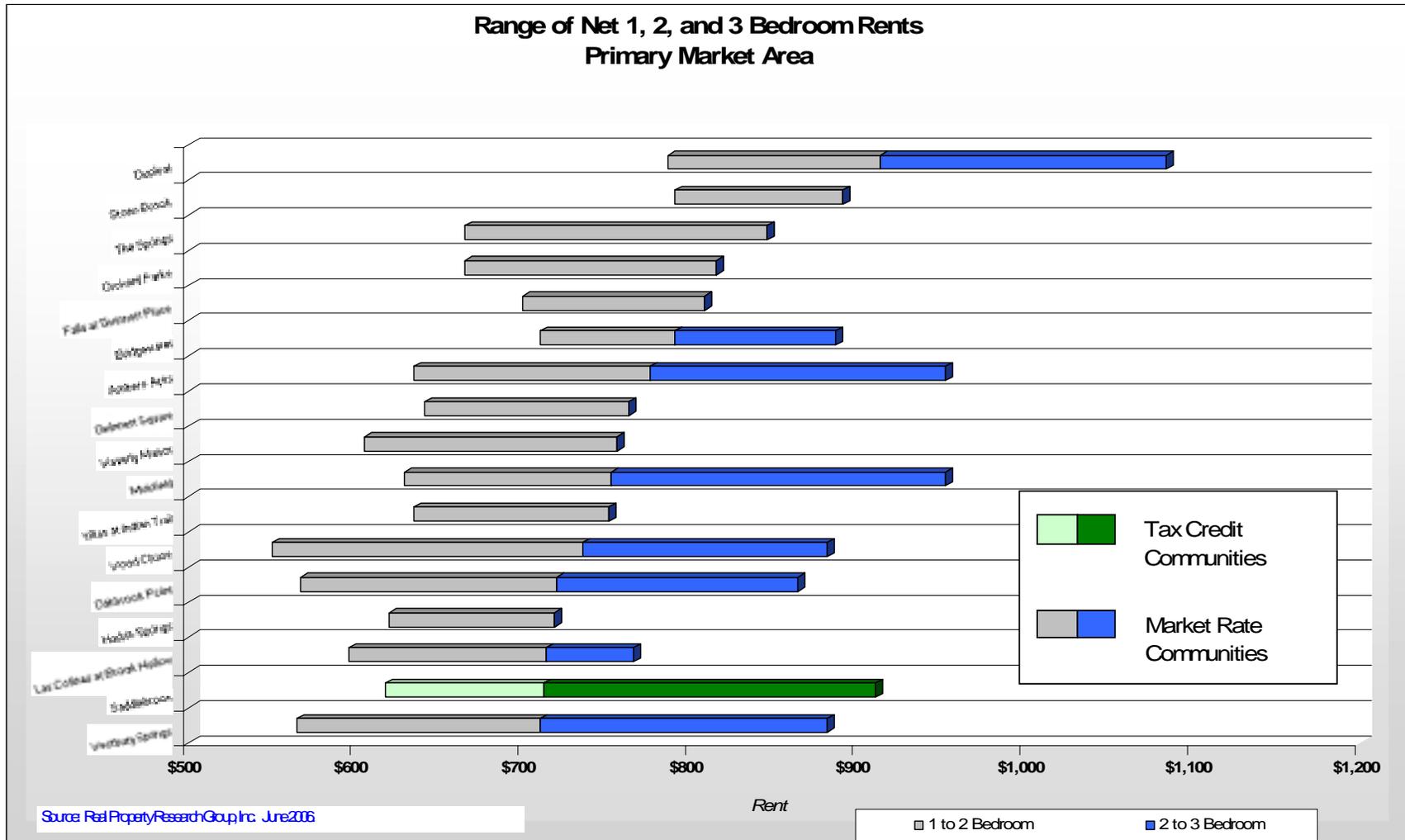
Market Rent Per Sq. Foot

Subject	Ambers 100 Garden \$935		Wood Chase 380 Garden \$882					
	+	-	+	-				
Year Built	1981	\$13	1989	\$9				
Average Square Footage	1,100	\$39	1,300	-\$12				
Utilities								
Rental Incentives/Specials				-\$100				
Location								
Condition/Design/Appeal		-\$10						
Amenities								
Net Adjustment		\$42		-\$103				
Adjusted Rent		\$977		\$780				
Rent Advantage	14.6% to 57.3%							
Market Rent Per Sq. Foot	\$0.70							

Market Advantage Summary

Income Targeting	2BR/1BA Market Advantage	2BR/2BA Market Advantage	3BR Market Advantage
30 Percent LIHTC Units	56%	55%	57%
50 Percent LIHTC Units	20%	18%	15%
60 Percent LIHTC Units	19%	17%	15%

Figure 4 Range of Net Rents



As the figure on the preceding page illustrates, there are no breaks in the range of net rents in the primary market area. Price points are consistently covered by the existing rental stock. Classes of rental communities are not starkly defined in the primary market area. Given the proliferation of incentives in the primary market area, the range of net rent has been narrowed. Dunleaf represents the top of the rental market. The next eleven communities are positioned very similarly. The properties positioned at or below Stone Brook represent the Low B to High C Class properties.

C. Proposed Developments

No new or upcoming rental communities were identified in the primary market area. Planning officials with Gwinnett County were unaware of upcoming construction of rental communities in the primary market area. Most of the new construction in the primary market area is occurring in the northern portion of the county near The Mall of Georgia and Highway 316, well northeast of the primary market area. A listing of LIHTC allocations provided by The Georgia Department of Community Affairs shows no approvals in the primary area since 1999.

Bradford Gwinnett, located next to the proposed development, is likely to be redeveloped through tax-exempt bond financing and four percent tax credits. Bradford Gwinnett will consist of 194 units at 60 percent of the Area Median Income. Fifty percent of the units will have project-based Section 8 rental assistance and the rent paid will be based on a percentage of the AMI. Prior to the renovation process, Bradford Gwinnett had 161 of 196 units vacant for a vacancy rate of 17.8 percent. The proposed 60 percent rents at Bradford Gwinnett will be positioned between the 30 percent and 60 percent units at Castor Village. Bradford Gwinnett will compete with Castor Village, but competition will be reduced as:

- Many of Bradford Gwinnett's units are expected to remain occupied during the renovation process. These units will not have to be leased to new tenants.
- Half of the units will have project-based rental assistance. Households receiving PBRA are not subject to the minimum income limits that a straight tax credit tenant is. As a result, many of the tenants residing in Bradford

Gwinnett's PBRA units would not be income qualified for Castor Village's LIHTC units.

- Fifty percent of the units at Castor Village will be reserved for renters earning no more than 30 percent or 50 percent of the Area Median income, while all of the units at Bradford Gwinnett will be at 60 percent AMI.

Bradford Gwinnett's Unit Mix (Post Renovation) will be:

Unit Type	Building Type	AMI Level	Units	# Bed	# Bath	Average Size	Net Rent	Rent/Sq Ft
LIHTC/PBRA	Garden	60%	20	1	1	578	\$265	\$0.46
LIHTC/PBRA	Garden	60%	47	2	2	882	\$420	\$0.48
LIHTC/PBRA	Garden	60%	32	3	2	1,059	\$455	\$0.43
LIHTC	Garden	60%	20	1	1	578	\$275	\$0.48
LIHTC	Garden	60%	47	2	2	882	\$490	\$0.56
LIHTC	Garden	60%	28	3	2	1,059	\$590	\$0.56
Total/Avg.			194			874	\$436	\$0.50

VI. Findings and Conclusions

A. Findings

Based on this review of economic and demographic characteristics of the primary market area and Gwinnett County and competitive housing trends, we arrive at the following findings:

The subject property is a suitable location for rental housing.

- The existing structures that will make up Castor Village Apartments is located on the north side of Beaver Ruin Road within one-half mile of Interstate 85. The existing rental community is bordered to the north by undeveloped land, to the east by Bradford Gwinnett Apartments, to the south by Beaver Ruin Road and Beaver Ridge Elementary, and to the west by single-family detached homes.
- Ingress and egress will be via Beaver Springs Lane, connecting to Castor Drive and then Beaver Ruin Road. No access problems are expected as a traffic signal at the intersection of Beaver Ruin Road and Castor Drive will facilitate access to the subject property.
- Castor Village Apartments is compatible with surrounding land uses. Development along Beaver Ruin Road includes a combination of residential and commercial uses. A significant amount of rental development is located within one mile of the subject site. As the proposed development is a renovation of existing units, it will not alter the composition of the immediate area.

Gwinnett County has a growing economy with a solid outlook.

- Total at-place employment increased steadily in Gwinnett County over the last fifteen years. Gwinnett County's at-place employment increased by 166,116 jobs or 120 percent over 14 years. Through the first three quarters of 2005, Gwinnett County added an additional 9,011 jobs – growth of 2.9 percent from 2004.
- Gwinnett County has a much higher percentage of its jobs in the Professional-Business and Trade-Transportation-Utilities sectors of the economy. These two sectors account for 45.1 percent of the county's total employment compared to a nation figure of 31.9 percent. Gwinnett County also has a higher percentage of its

employment in the Financial Activities, Information, and Constructions sector of the economy, but these are much smaller individual sectors and the disparity relative to the national levels is less significant.

- Gwinnett County's economy has been fueled by growth in 10 of 11 sectors since 2001. The 5.7 percent annual growth in the Professional-Business sector is the second largest percentage growth and most significant as this is the second largest sector of Gwinnett County's economy. The fastest growing sector was Leisure-Hospitality with 7.5 percent annual growth. The only sector to experience net job loss was manufacturing.
- Unemployment in Gwinnett County has consistently been lower than Georgia and the United States. Gwinnett County's unemployment rate has remained below five percent since 1992, indicative of a healthy economy.

As an established area of Gwinnett County, the market area has not grown as fast as the county. However, it has experienced reasonable growth over the past ten years, which is projected to continue.

- The primary market area's 2000 population of 43,547 persons was a 46 percent increase from the 1990 Census count. During the same time period Gwinnett County's population increased 66.7 percent. From 2000 to 2005, the primary market area's population increased by 16,136 or 11.7 percent. Gwinnett County's population increased at a faster pace of 20.7 percent or 121,734 people during the same five-year time period.
- Based on 1990 and 2000 Census data, the PMA grew by 10,939 households, while Gwinnett County grew by 75,346 households (Table 9). These changes equate to a 28.7 percent increase in the primary market area and a 59.3 percent increase in Gwinnett County. The annual compounded rates of household growth were 2.6 percent in the PMA and 4.8 percent in Gwinnett County.
- The PMA's household count increased by 4,779 or 9.7 percent between 2000 and 2005 compared to an increase of 39,491 households or 19.5 percent in Gwinnett County. Annual increases were estimated at 956 households or 1.9 percent in the primary market area and 7,898 households or 3.6 percent in Gwinnett County.

- The primary market area's household growth rate is expected to increase between 2005 and 2010. While the county's rate of growth is expected to decrease over the next year years, it will remain above the market area's growth rate. The annual rates of household growth are projected to be 2.0 percent in the primary market area and 3.2 percent Gwinnett County.

The primary market area's households are generally younger and less affluent than Gwinnett County.

- The primary market area has a heavier concentration of its population in the young adult age brackets, while Gwinnett County has a higher percentage under the age of 18 years and age 35+. Renters are generally most common among householders age 25 to 44 years of age. This age grouping accounts for 41.3 percent of the PMA's population and 37.5 percent of Gwinnett County's population.
- The primary market area has a lower percentage of married households (47.2 percent versus 61.1 percent) when compared to Gwinnett County. Consistent with the lower marriage rate, the primary market area has a lower percentage of households with children present than does Gwinnett County. In the primary market area, 35.4 percent of households have children present, compared to 42.3 percent in Gwinnett County.
- The primary market area has a higher percentage of renter occupied households than does Gwinnett County. In 2000, 47.3 percent of the householders in the PMA were renters. In comparison, 27.6 percent of Gwinnett County householders rented. The renter percentage in the Atlanta MSA was only 31.5 percent in 2000.
- Claritas estimates the 2005 median income for all households living in the primary market area was \$51,064, \$14,967 or 22.6 percent lower than the Gwinnett County median of \$66,031. The primary market area has a higher percentage of its householders less than \$60,000. Gwinnett County has a higher percentage in all income cohorts above \$60,000.
- The lower overall median income in the primary market area is a result of its much higher renter percentage as renters generally earn less than owners. When compared based on tenure, the market area's median is comparable to the county median.

The rental stock has expanded little over that past two decades. A wide variety of property types and amenities are represented in the primary market area.

- The primary market supports a higher density rental stock than Gwinnett County. The primary market area has a higher percentage of its rental units in buildings with 3 or more units. Gwinnett County has a higher percentage of single-family detached homes, duplexes and mobile homes.
- The seventeen surveyed rental communities combine to offer 4,854 rental units. Twelve communities offer all garden style units, three offer all townhouse units, and one offers both garden and townhouse units. The average year built of the surveyed rental communities is 1988. None of the surveyed rental communities have been built since 2000, with the newest community being Dunleaf, built in 1999.
- Overall, the primary market area's rental stock is strong. Among the 4,854 units surveyed, 131 were reported vacant for an overall vacancy rate of 2.7 percent. Only one of the surveyed rental communities reported a vacancy rate in excess of five percent, which was the highest priced in the market area. Sixteen of 17 surveyed rental communities reported vacancy rates of less than four percent.
- Nine of the seventeen surveyed rental communities are currently offering rental incentives ranging from reduced monthly rents to one month free with a 12 month lease. These rental incentives are an indication of a highly competitive rental market. Furthermore, these rental incentives remain prevalent even in the case of low vacancy rates. It is unlikely that these incentives will burn off over the next two years, as they have become an essential marketing tool.
- The estimated market rents for the proposed units at Castor Village are \$761 for a two bedroom duplex unit, \$747 for a two bedroom townhouse unit, and \$878 for a three bedroom townhouse unit. The proposed rents are positioned well below the estimates of market rent with rent advantages of ranging from 15 percent to 57 percent. The proposed rents appear reasonable and achievable.

B. Affordability Analysis

To understand the depth of the rental market for affordable housing in the primary market area, we have conducted an affordability analysis for the proposed units (Table 25). This capture rate reflects the percentage of income-qualified households in the market that the subject property must capture in order to gain full occupancy.

- To calculate the income distribution for 2008, we projected incomes based on Claritas' income distributions for 2005 and 2010, and the relationship of owner/renter incomes by income cohort from the 2000 Census. The maximum income limits are based on DCA's requirements that the average persons per bedroom be rounded to the nearest whole number. Therefore, instead of the standard of 1.5 persons per bedroom as outlined in Section 42 of the IRS code, we have assumed 2 persons for a one bedroom unit, 3 persons for two bedroom units, and 5 persons for three bedroom units.
- Using a 35 percent rent burden criteria, we determined that the gross one bedroom rent (\$476) for the 30 percent two bedroom units would be affordable to households earning a minimum of \$16,320, which includes 52,412 households in the primary market area.
- Based on the 2006 HUD income limits for households at 360 percent of median income, the maximum income allowed for a two bedroom unit in this market would be \$19,230. We estimate that 51,251 households within the primary market area have incomes above that maximum.
- Subtracting the 51,251 households with incomes above the maximum income from the 52,412 households that could afford to rent this unit, we compute that 1,162 households are within the band of being able to afford the proposed rent. The proposed 9 thirty percent two bedroom units would require a capture rate of 0.8 percent of all qualified households. Among renter households, the capture rate for this floorplan is 0.9 percent. Using the same methodology, we determined the band of qualified households for each of the other bedroom types offered in the community.

- Given the income requirements of each unit type and the overlap of income bands, project wide affordability bands were calculated. Looking at all 92 units, the project will need to absorb 0.5 percent of the 19,745 households that earn between \$16,320 and \$46,140 in the primary market area. For renter households, the 92 proposed units must capture 0.7 percent of the income qualified renter households.
- Affordability by floorplan indicates that there are a sufficient number of income-qualified households for all floorplans.

Table 25 Affordability Analysis for Castor Village.

		Two Bedroom Units			Three Bedroom Units							
30% Units	Base Price	Minimum	Maximum	Base Price	Minimum	Maximum						
	Number of Units	9		Number of Units	7							
	Net Rent	\$335		Net Rent	\$375							
	Gross Rent	\$476		Gross Rent	\$550							
	% Income Spent for Shelter	35%		% Income Spent for Shelter	35%							
	Income Range	\$16,320	\$19,230	Income Range	\$18,857	\$23,070						
	Range of Qualified Hslds	52,412	51,251	Range of Qualified Hslds	51,400	49,153						
	# Qualified Households		1,162	# Qualified Households		2,247						
	Unit Total HH Capture Rate		0.8%	Unit Total HH Capture Rate		0.3%						
	Range of Qualified Renters	23,046	22,097	Range of Qualified Renters	22,218	20,644						
# Qualified RenterHouseholds		950	# Qualified RenterHouseholds		1,574							
Unit Renter HH Capture Rate		0.9%	Unit Renter HH Capture Rate		0.4%							
50% Units	Base Price	Minimum	Maximum	Base Price	Minimum	Maximum						
	Number of Units	34		Number of Units	9							
	Net Rent	\$609		Net Rent	\$745							
	Gross Rent	\$750		Gross Rent	\$920							
	% Income Spent for Shelter	35%		% Income Spent for Shelter	35%							
	Income Range	\$25,723	\$32,050	Income Range	\$31,543	\$38,450						
	Range of Qualified Hslds	47,542	43,221	Range of Qualified Hslds	43,581	38,651						
	# Qualified Households		4,321	# Qualified Households		4,930						
	Unit Total HH Capture Rate		0.8%	Unit Total HH Capture Rate		0.2%						
	Range of Qualified Renters	19,564	16,665	Range of Qualified Renters	16,906	13,839						
# Qualified RenterHouseholds		2,899	# Qualified RenterHouseholds		3,067							
Unit Renter HH Capture Rate		1.2%	Unit Renter HH Capture Rate		0.3%							
60% Units	Base Price	Proposed	Maximum	Base Price	Proposed	Maximum						
	Number of Units	43		Number of Units	3							
	Net Rent	\$619		Net Rent	\$750							
	Gross Rent	\$760		Gross Rent	\$925							
	% Income for Shelter	35%		% Income for Shelter	35%							
	Income	\$26,064	\$38,460	Income	\$31,714	\$46,140						
	Range of Qualified Hslds	47,314	38,644	Range of Qualified Hslds	43,459	32,668						
	# Qualified Households		8,670	# Qualified Households		10,791						
	Unit Total HH Capture Rate		0.5%	Unit Total HH Capture Rate		0.0%						
	Range of Qualified Renters	19,411	13,835	Range of Qualified Renters	16,824	10,405						
# Qualified RenterHouseholds		5,576	# Qualified RenterHouseholds		6,419							
Unit Renter HH Capture Rate		0.8%	Unit Renter HH Capture Rate		0.0%							
Gross Capture Rate by Income Group		Total Households						Renter Households				
Number of Units		Band of Qualified HHs		# Qualified HHs		Band of Qualified HHs		# Qualified HHs				
30% Units	10	Income HHS	\$16,320	\$23,070	3,260	0.3%	Capture Rate	\$16,320	\$23,070	2,402	0.4%	Capture Rate
		Income HHS	52,412	49,153				23,046	20,644			
50% Units	36	Income HHS	\$25,723	\$38,450	8,891	0.4%	Capture Rate	\$25,723	\$38,450	5,725	0.6%	Capture Rate
		Income HHS	47,542	38,651				19,564	13,839			
60% Units	46	Income HHS	\$26,064	\$46,140	14,646	0.3%	Capture Rate	\$26,064	\$46,140	9,006	0.5%	Capture Rate
		Income HHS	47,314	32,668				19,411	10,405			
Total Units	92	Income HHS	\$16,320	\$46,140	19,745	0.5%	Capture Rate	\$16,320	\$46,140	12,642	0.7%	Capture Rate
		Income HHS	52,412	32,668				23,046	10,405			

Source: 2000 U.S. Census, estimates, Real Property Research Group, Inc.

D. DCA Demand Calculations

DCA's demand methodology consists of three components. The first is income qualified renter households living in substandard households. "Substandard" is defined as having more than 1.01 persons per room and/or lacking complete plumbing facilities. According to US Census data, the percentage of renter households in the primary market area that living in "substandard" conditions is 16.15 percent (Table 26).

The second component of demand is population growth. This number is the number of age and income qualified renter households anticipated to move into the market area between 2000 and 2007.

The final component of demand is cost burdened renters, which is defined as those renter households paying more than 35 percent of household income for housing costs. According to Census data, 28.3 percent of renter households are categorized as cost burdened. As the demand from this component is often overstated and includes households already counted as "substandard", we have assumed only fifty percent of the demand from cost burdened renters.

DCA requires that demand be calculated with several variations. Demand and capture rates are to be calculated for all low income units, all market rate units, on a floorplan basis, all units.

DCA considers units that have been constructed since the base year of the demand estimate (2000) to have an impact on the future demand for new development. For this reason, the units constructed since 1999 are subtracted from the gross demand estimate. The only such units identified in the primary market are the to-be-renovated units at Bradford Gwinnett.

The capture rates for all of these demand calculations indicate that there is sufficient demand to support the proposed units at Castor Village. Demand by floorplan indicates an appropriate unit mix (Table 29). The capture rates shown in the following tables do not account for existing tenant retention. Sufficient demand exists to support the units at Castor Village.

Table 26 Cost Burdened and Substandard Calculation

Rent Cost Burden			Substandardness	
Total Households			Total Households	
Less than 10.0 percent	1,038	4.5%	Owner occupied:	
10.0 to 14.9 percent	2,594	11.2%	Complete plumbing facilities:	25,738
15.0 to 19.9 percent	3,970	17.1%	1.00 or less occupants per room	24,061
20.0 to 24.9 percent	3,701	16.0%	1.01 or more occupants per room	882
25.0 to 29.9 percent	2,685	11.6%	Lacking complete plumbing facilities:	795
30.0 to 34.9 percent	2,077	9.0%	Overcrowded or lacking plumbing	1,677
35.0 to 39.9 percent	1,489	6.4%	Renter occupied:	
40.0 to 49.9 percent	1,671	7.2%	Complete plumbing facilities:	23,014
50.0 percent or more	3,172	13.7%	1.00 or less occupants per room	18,928
Not computed	784	3.4%	1.01 or more occupants per room	1,799
Total	23,181	100.0%	Lacking complete plumbing facilities:	2,287
			Overcrowded or lacking plumbing	4,086
> 35% income on rent	6,332	28.3%	Substandard Housing	5,763
			% Total Stock Substandard	11.12%
			% Rental Stock Substandard	16.15%

Source: 2000 U.S. Census

Table 27 Overall Demand Estimates

Primary Market Area Demand	LIHTC Units
Substandard Households	3,742
Renter Household Growth	3,828
Cost Burdened Renter HH's	4,913
Total Demand	12,483
% Income Qualified	46.8%
Income Qualified Demand	5,845
Recent and Pipeline	0
Net Income Qualified Demand	5,845
Units in Subject Property	92
Capture Rate	1.6%

Table 28 Detailed Gross Demand Estimates

Demand from Substandard Households

2000 Households 49,034	times	Substandard Percentage 16.15%	equals	2000 Substandard Households 7,919
2000 Substandard Households 7,919	times	% of Renters Per Census 47.25%	equals	2000 Substandard Renter Households 3,742

Demand from Household Growth

2008 Households 57,136	minus	2000 Households 49,034	equals	Household Change 8,102
Household Change 8,102	times	% of Renters Per Census 47.25%	equals	Renter Household Change 3,828

Demand from Cost Burdened Renters

2000 Households 49,034	times	% of Renters Per Census 47.25%	equals	2000 Renter Households 23,170
2000 Renter Households 23,170	times	% Cost Burdened 28.27%	equals	2000 Cost Burdened Renter Households 6,551
2000 Cost Burdened Renter Households 6,551	times	% Considered Likely As Demand 75.00%	equals	Likely Demand from Cost Burdened 4,913

E. DCA Estimates and Capture Rates by Floorplan and Income

Table 29 Demand Estimates and Capture Rates by Floorplan and Income Level

	LIHTC (30% AMI) Units	
	2-BR	3-BR
Substandard Households	3,742	3,742
Renter Household Growth	3,828	3,828
Cost Burdened Households	4,913	4,913
Total Demand	12,483	12,483
% Income Qualified	3.5%	5.8%
Income Qualified Demand	439	728
Recent and Pipeline	0	0
Net Demand	439	728
Proposed Units	9	1
Capture Rate	2.0%	0.1%

	LIHTC (50% AMI) Units	
	2-BR	3-BR
Substandard Households	3,742	3,742
Renter Household Growth	3,828	3,828
Cost Burdened Households	4,913	4,913
Total Demand	12,483	12,483
% Income Qualified	10.7%	11.4%
Income Qualified Demand	1,340	1,418
Recent and Pipeline	0	0
Net Demand	1,340	1,418
Proposed Units	34	2
Capture Rate	2.5%	0.1%

	LIHTC (60% AMI) Units	
	2-BR	3-BR
Substandard Households	3,742	3,742
Renter Household Growth	3,828	3,828
Cost Burdened Households	4,913	4,913
Total Demand	12,483	12,483
% Income Qualified	20.7%	23.8%
Income Qualified Demand	2,578	2,968
Recent and Pipeline	94	60
Net Demand	2,484	2,908
Proposed Units	43	3
Capture Rate	1.7%	0.1%

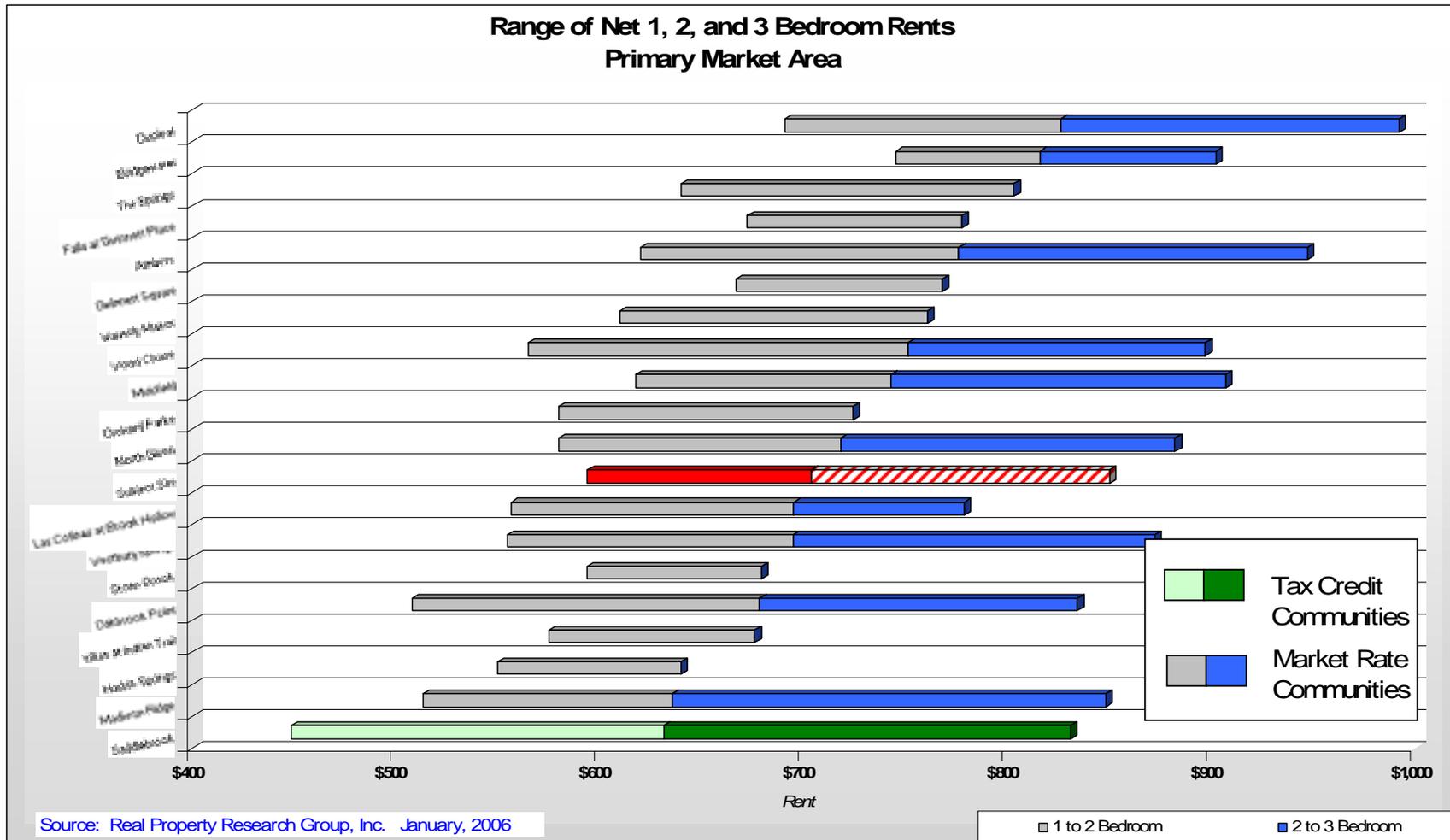
F. Project Feasibility

Looking at the proposed Castor Village compared to existing rental alternatives in the market, the project's appeal and strength is as follows:

- **Community Design:** The proposed renovated community will be positioned in the middle of the primary market area's rental stock in terms of appeal. Given the age and inherent design characteristics, including layout and size, the community will not compete with the communities at the top of the rental market. The units at Castor Village will be competitive with properties at and above the proposed rent levels.
- **Location:** The subject property is located in an established area of western Gwinnett County. The subject property is convenient to shopping, education, health care, public transportation, and area traffic arteries.
- **Amenities:** The proposed Castor Village will offer competitive amenities. While fewer than highest priced communities, Castor Village's amenities are competitive with similarly and higher priced rental communities. The proposed amenities, including appliance package, is appropriate given the proposed rent levels.
- **Unit Mix:** The unit mix distribution of the 92 units at Castor Village Apartments is appropriate and compatible with the existing rental stock. The two bedroom units will appeal to single person householders or small to medium sized families, while the three bedroom units will appeal to larger families and those desiring additional space. Over ninety percent of the units will have two bedrooms, the most popular floorplan in the primary market area. The duplex and townhouse unit design at Castor Village is more appealing than a traditional garden style unit.
- **Unit Size:** Castor Village's average unit sizes of 958 square feet for a two bedroom unit and 1,254 square feet for a three bedroom unit are slightly smaller than the average square footages in the primary market area, but still competitive. The proposed rents at Castor Village are positioned below the overall market area average and will reflect the smaller unit sizes.

- **Price:** The proposed rents are positioned at the bottom of the range of net rent for all AMI levels (Figure 5). These proposed rents will be competitive given the convenient location, community design, competitive amenities, and the appeal of newly renovated units. The product proposed at Castor Village is competitive with the communities priced at higher price points. The proposed rents are reasonable and appropriate.
- **Demand:** The affordability analysis and DCA demand estimates indicate that there is sufficient demand to support the proposed development and the recently constructed units in the primary market area.

Figure 5 Product Position, Castor Village



G Absorption Estimate

The newest of the surveyed rental communities was built in 1999. Data on recent absorptions in the primary market area is not available and cannot be used to estimate the absorption at Castor Village.

We believe that given the proposed design characteristics, extensive amenities/services, strong demand estimates, competitive rents and strong rental market and assuming an aggressive, professional marketing campaign, Castor Village Apartments should be able to lease up at a minimum rate of **8 units per month**. Based on this absorption pace, Castor Village should reach 93 to 95 percent occupancy within 9 months. We believe that Castor Village will operate with a vacancy rate of 4 to 7 percent, given market conditions. The placed-in-service date is estimated as two years from the date of this report, per DCA's instruction.

The conversion of Castor Village to a LIHTC property is not expected to negatively impact the existing rental communities in the primary market area. The proposed unit mix includes units at three different price points and income levels, decrease its affect on any one rental community. The impact on the adjacent 4 percent LIHTC community (Bradford Gwinnett) will be minimized by:

- The difference in income targeting – Bradford Gwinnett is 100 percent at 60 percent AMI, while Castor Village will offer units at 30 percent, 50 percent, and 60 percent AMI.
- Half of the units at Bradford Gwinnett will have project based Section 8 assistance.
- The majority of units at Bradford Gwinnett are expected to remain occupied during lease-up.

We believe the product is properly positioned and will be well received in the primary market area.

Appendix 1 Underlying Assumptions and Limiting Conditions

In conducting the analysis, we will make the following assumptions, except as otherwise noted in our report:

1. There are no zoning, building, safety, environmental or other federal, state or local laws, regulations or codes which would prohibit or impair the development, marketing or operation of the subject project in the manner contemplated in our report, and the subject project will be developed, marketed and operated in compliance with all applicable laws, regulations and codes.
2. No material changes will occur in (a) any federal, state or local law, regulation or code (including, without limitation, the Internal Revenue Code) affecting the subject project, or (b) any federal, state or local grant, financing or other program which is to be utilized in connection with the subject project.
3. The local, national and international economies will not deteriorate, and there will be no significant changes in interest rates or in rates of inflation or deflation.
4. The subject project will be served by adequate transportation, utilities and governmental facilities.
5. The subject project will not be subjected to any war, energy crisis, embargo, strike, earthquake, flood, fire or other casualty or act of God.
6. The subject project will be on the market at the time and with the product anticipated in our report, and at the price position specified in our report.
7. The subject project will be developed, marketed and operated in a highly professional manner.
8. No projects will be developed which will be in competition with the subject project, except as set forth in our report.
9. There are neither existing judgments nor any pending or threatened litigation which could hinder the development, marketing or operation of the subject project.

The analysis will be subject to the following limiting conditions, except as otherwise noted in our report:

1. The analysis contained in this report necessarily incorporates numerous estimates and assumptions with respect to property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates and the variations may be material.
2. Our absorption estimates are based on the assumption that the product recommendations set forth in our report will be followed without material deviation.
3. All estimates of future dollar amounts are based on the current value of the dollar, without any allowance for inflation or deflation.
4. We have no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal matters, environmental matters, architectural matters, geologic considerations, such as soils and seismic stability, and civil, mechanical, electrical, structural and other engineering matters.
5. Information, estimates and opinions contained in or referred to in our report, which we have obtained from sources outside of this office, are assumed to be reliable and have not been independently verified.
6. The conclusions and recommendations in our report are subject to these Underlying Assumptions and Limiting Conditions and to any additional assumptions or conditions set forth in the body of our report.

Appendix 2 Analyst Certification

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- My compensation is not contingent on an action or event resulting from the analysis, opinions, or conclusions in, or the use of, this report.
- The market study was not based on tax credit approval or approval of a loan. My compensation is not contingent upon the reporting of a predetermined demand that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice as set forth in the Uniform Standards of Professional Appraisal Practice (USPAP) as adopted by the Appraisal Standards Board of the Appraisal Foundation.
- I have made a personal inspection of the property that is the subject of this report.



Tad Scepaniak
Regional Director
Real Property Research Group, Inc.

Warning: Title 18 U.S.C. 1001, provides in part that whoever knowingly and willfully makes or uses a document containing any false, fictitious, or fraudulent statement or entry, in any manner in the jurisdiction of any department or agency of the United States, shall be fined not more than \$10,000 or imprisoned for not more than five years or both.

Appendix 3 Resumes

TAD SCEPANIAK

Mr. Scepaniak directs our Atlanta office. He has approximately nine years of experience in the field of residential rental market research. Before joining the firm, Tad was president of national firm, where he was involved extensively in the Low Income Tax Credit program throughout the entire United States. Mr. Scepaniak has completed work in approximately 25 states and Puerto Rico over the past eight years. He also has experience conducting studies under the HUD 221d program, market rate rental properties, and student housing developments. Along with work for developer clients, Tad has led our research efforts for both the North Carolina and Georgia Housing Finance agencies. Mr. Scepaniak is also responsible for development and implementation of many of the firm's automated analytic systems.

Tad is a member of the National Council of Affordable Housing Market Analysts' (NCAHMA) Standards Committee and has been involved in the development of the organization's Standard Definitions, Recommended Market Study Content, and various white papers regarding market areas, derivation of market rents, and selection of comparable properties.

Areas of Concentration:

Low Income Tax Credit Rental Housing: Mr. Scepaniak has worked extensively with the Low Income Tax Credit program throughout the United States, with special emphasis on the Southeast and Mid-Atlantic regions. Mr. Scepaniak not only works with developers in their efforts to obtain tax credit financing, but also has received large contracts with state housing agencies including North Carolina Housing Finance Agency and Georgia Department of Community Affairs.

Senior Housing: Mr. Scepaniak has conducted feasibility analysis for a variety of senior oriented rental housing. The majority of this work has been under the Low Income Tax Credit program; however his experience includes assisted living facilities and market rate senior rental communities.

Market Rate Rental Housing: Mr. Scepaniak has conducted various projects for developers of market rate rental housing. The studies produced for these developers are generally used to determine the rental housing needs of a specific submarket and to obtain financing.

Education:

Bachelor of Science – Marketing Research; Berry College – Rome, Georgia.

ROBERT M. LEFENFELD

Mr. Lefenfeld founded Real Property Research Group in February 2001 after more than 20 years of experience in the field of residential market research. As an officer of research subsidiaries of the accounting firm of Reznick Fedder & Silverman and Legg Mason, he has closely monitored residential markets throughout the Mid-Atlantic United States. Between 1998 and 2001, Bob was Managing Director of RF&S Realty Advisors, conducting market studies throughout the United States on rental and for-sale projects. From 1987 to 1995, Bob served as Senior Vice President of Legg Mason Realty Group, managing the firm's consulting practice and serving as publisher of a Mid-Atlantic residential data service, Housing Market Profiles.

Prior to joining Legg Mason, Bob spent ten years with the Baltimore Metropolitan Council as a housing economist. Bob also served as Research Director for Regency Homes between 1995 and 1998, where he analyzed markets throughout the Eastern United States and evaluated the company's active building operation on an ongoing basis.

Bob has lectured and written extensively on the subject of residential real estate market analysis. He has served as a panel member, speaker, and lecturer at events held by the National Association of Homebuilders and the National Council on Seniors Housing. Recent articles have appeared in ULI's Multifamily Housing Trends magazine. Mid-Atlantic Builder.

Bob is currently a member of the National Council of Affordable Housing Market Analysts' executive committee serving as Vice-Chair.

Areas of Concentration:

Strategic Assessments: Mr. Lefenfeld has conducted numerous corridor analyses throughout the United States to assist building and real estate companies in evaluating development opportunities. Such analyses document demographic, economic, competitive, and proposed development activity by submarket and discuss opportunities for development.

Feasibility Analysis: Mr. Lefenfeld has conducted feasibility studies for various types of residential developments for builders and developers. Subjects of these analyses have included for-sale single family and townhouse developments, age-restricted rental and for-sale developments, large multi-product PUDs, urban renovations, and continuing care facilities for the elderly. In addition, he has conducted feasibility work in conjunction with Hope VI applications for redevelopment of public housing sites and analyses of rental developments for 221(d)4 insurance and tax credit applications.

Information Products: Bob has developed a series of proprietary databases to assist clients in monitoring growth trends. Subjects of these databases have included for-sale housing, pipeline information, and rental communities. Information compiled is committed to a Geographic Information System (GIS), allowing the comprehensive integration of data.

Education:

Masters of Urban and Regional Planning; The George Washington University.
Bachelor of Arts, Political Science; Northeastern University.

Appendix 4 DCA Market Study Checklist

I understand that by initializing (or checking) the following items, I am stating that those items are included and/or addressed in the report. If an item is not checked, a full explanation is included in the report. A list listing of page number(s) is equivalent to check or initializing.

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: July 7, 2006

Tad Scepianiak

A. Executive Summary

1	Market demand for subject property given the economic conditions of the area.	Page III
2	Projected Stabilized Occupancy Level and Timeframe.	Page IV
3	Appropriateness of unit mix, rent and unit sizes.	Page V
4	Appropriateness of interior and exterior amenities including Appliances.	Page V, VI
5	Location and distance of subject property in relationship to local amenities.	Page VI
6	Discussion of capture rates in relationship to subject.	Page VI, VIII
7	Conclusion regarding the strength of the market for subject.	Page VII, VIII

B. Project Description

	Project address, legal description and location. <i>A legal description is not provided as it was not available. Legal descriptions are not considered a concern regarding feasibility or appeal of the site.</i>	Page 3
2	Number of units by unit type.	Page 13
3	Unit size, # of bedrooms and structure type (i.e. townhouse, garden apartment, etc).	Page 13
4	Rents and Utility Allowance*.	Page 2
5	Existing or proposed project based rental assistance.	Page 2
6	Proposed development amenities (i.e. washer/dryer hookups, dishwasher etc.).	Page 11-12
7	For rehab proposals, current occupancy levels, rents, and tenant incomes (if available), as well as detailed information as to renovation of property.	Page 4
8	Projected placed in service date.	Page 64
9	Construction type: New Construction/Rehab/Adaptive Reuse, etc.	Page 1, 11

10	Occupancy Type: Family, Elderly, Housing for Older Persons, Special Needs, etc.	Page	1
11	Special Population Target (if applicable).	Page	1

C. Site Evaluation

1	Date of Inspection of Subject Property by Market Analyst.	Page	III
2	Physical features of Subject Property and Adjacent Uses.	Page	3
3	Subject Photographs (front, rear, and side elevations as well as street scenes).	Page	4
4	Map identifying location of subject as well as closest shopping centers, schools, medical facilities and other amenities relative to subject.	Page	11, 14
5	Developments in vicinity to subject and proximity in miles (Identify developments surrounding subject on all sides) - zoning of subject and surrounding uses.	Page	3, 11, 14
6	Map identifying existing low-income housing within the Primary Market Area and proximity in miles to subject.	Page	39
7	Road or infrastructure improvements planned or under construction in the PMA.	Page	13, 16
8	Comment on access, ingress/egress and visibility of subject.	Page	3
9	Any visible environmental or other concerns .	Page	13, 16
10	Overall conclusions of site and their marketability.	Page	3

D. Market Area

1	Map identifying Subject's Location within PMA .	Page	18
2	Map identifying Subject's Location within SMA, if applicable.	Page	N/A

E. Community Demographic Data

	Data on Population and Households Five Years Prior to Market Entry, and Projected Five Years Post-Market Entry. <i>Population and household estimates are given for 1990, 2000, 2005, and 2010. Household estimates for 2007 are used in the demand calculations. All projections for future years are based on historical data from the 2000 census and Claritas projections. The annual compounded growth rate would be the same between 2000 and 2002 as it would be for between 2000 and 2005 or between 2002 and 2007, etc. The bench mark years and a five year projection are considered the most accurate population and household estimates. Additional estimates can be provided, however were omitted in an effort to simplify this section. Estimates of household growth for various years are used throughout the report in the demand, affordability and capture rate analyses.</i>	Page	26, 56, 58
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1. Population Trends

a.	Total Population.	Page	26
b.	Population by Age Group.	Page	29
c.	Number of elderly and non-elderly (for elderly projects).	Page	29
d.	If a special needs is proposed, additional information for this segment.	Page	N/A

2. Household Trends

a.	Total number of households and average household size.	Page	26
b.	Households by tenure (# of owner and renter households). Elderly by tenure, if applicable.	Page	31 N/A

c.	Households by Income (Elderly, if applicable, should be allocated separately).	Page	N/A
d.	Renter households by # of persons in the household.	Page	

3. Employment Trend

a.	Employment by industry— #s & % (i.e. manufacturing: 150,000 (20%)).	Page	21
b.	Major employers, product or service, total employees, anticipated expansions, contractions in work forces, as well as newly planned employers and impact on employment in the PMA.	Page	22
c.	Unemployment trends for the PMA and, where possible, the county total workforce for unemployment trends for the last two to four years.	Page	24
d.	Map of the site and location of major employment concentrations.	Page	22
e.	Overall conclusions.	Page	22

F. Project Specific Demand Analysis

1	Income Restrictions - uses applicable incomes and rents in the development's tax application.	Page	2
2	Affordability - Delineation of Income Bands *.	Page	2, 56, 58
3	Comparison of market rates of competing properties with proposed subject market rent.	Page	40, 45, 63
4	Comparison of market rates of competing properties with proposed LIHTC rents.	Page	40, 45, 63
5	Demand Analysis Using Projected Service Date (within 2 years).	Page	57 - 60
a.	New Households Using Growth Rates from Reputable Source.	Page	57 - 60
b.	Demand from Existing Households. (Combination of rent overburdened and substandard)	Page	57 - 60
c.	Elderly Households Converting to Rentership (applicable only to elderly).	Page	57 - 60
d.	Deduction of Supply of "Comparable Units".	Page	57 - 60
e.	Capture Rates for Each Bedroom Type.	Page	60

G. Supply Analysis

a.	Comparative chart of subject amenities and competing properties.	Page	42, 44
b.	Supply & analysis of competing developments under construction & pending.	Page	48
c.	Comparison of competing developments (occupancy, unit mix and rents).	Page	40, 45
d.	Rent Comparable Map (showing subject and comparables).	Page	39
e.	Assisted Projects in PMA *. Multi-Family Building Permits issued in PMA in last two years. <i>The most recent building permit data is provided for Gwinnett County. As with unemployment data, building permits are only available for counties and municipalities. Given that the PMA includes all or portions of several permit issuing entities, it would be impossible to determine which of these permits are located in the PMA. The primary market area's activity is considered comparable to county activity.</i>	Page	45
f.		Page	27

* PHA properties are not considered comparable with LIHTC units.

H. Interviews

Names, Title, and Telephone # of Individuals Interviewed. *Data obtained through interviews is used throughout the report including in the upcoming competition sections and the rental summary. Many of the interviews with planning personnel occur in person; therefore a phone number is not available. Data obtained through interviews with property managers is presented in the rental analysis section and the profile sheets at the end of the report.*

Page Various

I. Conclusions and Recommendations

- a. Conclusion as to Impact of Subject on PMA.
- b. Recommendation as to Subject's Viability in PMA.

Page 64
Page 61, 64

J. Signed Statement

- a. Signed Statement from Analyst.

Page 67

K. Comparison of Competing Properties

Page

- a. Provided under separate cover.

Appendix 5 Community Photos and Profiles

Ambers Apts

Multifamily Community Profile

1111 Amber Dr
Norcross, GA

CommunityType: Market Rate - General

Structure Type: Garden

100 Units 3.0% Vacant (3 units vacant) as of 6/26/2006

Opened in 1981



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	Pool-Outdr:
Eff	--	--	--	--	<input type="checkbox"/>	<input checked="" type="checkbox"/>
One	--	\$635	610	\$1.04	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One/Den	--	--	--	--	Centrl Lndry: <input checked="" type="checkbox"/>	Tennis: <input checked="" type="checkbox"/>
Two	--	\$776	1,053	\$0.74	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two/Den	--	--	--	--	Fitness: <input type="checkbox"/>	CarWash: <input type="checkbox"/>
Three	--	\$952	1,100	\$0.87	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Four+	--	--	--	--	Sauna: <input type="checkbox"/>	ComputerCtr: <input type="checkbox"/>
					Playground: <input type="checkbox"/>	

Features

Standard: Dishwasher; In Unit Laundry (Hook-ups); Central A/C; Storage (In Unit); Carpet

Select Units: --

Optional(\$): --

Security: --

Parking 1: Free Surface Parking
Fee: --

Parking 2: --
Fee: --

Property Manager: --
Owner: --

Comments

Floorplans (Published Rents as of 6/26/2006) (2)									Historic Vacancy & Eff. Rent (1)				
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
Garden	--	1	1	--	\$665	610	\$1.09	--	6/26/06	3.0%	\$635	\$776	\$952
Garden	--	2	1	--	\$845	1,038	\$0.81	--	1/4/06	7.0%	\$620	\$776	\$947
Garden	--	2	2	--	\$865	1,068	\$0.81	--					
Garden	--	3	2	--	\$950	1,100	\$0.86	--					

Adjustments to Rent

Incentives:
reduced rents

Utilities in Rent: Heat Fuel: Natural Gas

Heat: Cooking: Wtr/Swr:
Hot Water: Electricity: Trash:

Ambers Apts

GA135-008609

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(1) Effective Rent is Published Rent, net of utilities and concessions. (2) Published Rent is rent as quoted by management.

Bridgewater

Multifamily Community Profile

1500 Ridge Brook Trail
Duluth, GA

Community Type: Market Rate - General

Structure Type: Garden

532 Units 10.0% Vacant (53 units vacant) as of 6/26/2006

Opened in 1997



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse: <input checked="" type="checkbox"/>	Pool-Outdr: <input checked="" type="checkbox"/>
Eff	--	--	--	--	Comm Rm: <input checked="" type="checkbox"/>	Basketball: <input type="checkbox"/>
One	--	\$710	903	\$0.79	Centrl Lndry: <input checked="" type="checkbox"/>	Tennis: <input checked="" type="checkbox"/>
One/Den	--	--	--	--	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two	--	\$791	1,226	\$0.65	Fitness: <input checked="" type="checkbox"/>	CarWash: <input type="checkbox"/>
Two/Den	--	--	--	--	Hot Tub: <input checked="" type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Three	--	\$887	1,518	\$0.58	Sauna: <input type="checkbox"/>	ComputerCtr: <input type="checkbox"/>
Four+	--	--	--	--	Playground: <input type="checkbox"/>	

Features

Standard: Dishwasher; In Unit Laundry (Hook-ups); Central A/C; Patio/Balcony; Carpet

Select Units: --

Optional(\$): --

Security: --

Parking 1: Free Surface Parking Parking 2: --
Fee: -- Fee: --

Property Manager: --
Owner: --

Comments

Floorplans (Published Rents as of 6/26/2006) (2)									Historic Vacancy & Eff. Rent (1)				
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
Garden	--	1	1	--	\$805	903	\$0.89	--	6/26/06	10.0%	\$710	\$791	\$887
Garden	--	2	2	--	\$985	1,226	\$0.80	--	1/4/06	11.1%	\$740	\$811	\$897
Garden	--	3	2	--	\$1,105	1,518	\$0.73	--					

Adjustments to Rent

Incentives:
\$100 off 1 bed, \$200 off 2 bed, \$225 off 3

Utilities in Rent: Heat Fuel: Electric

Heat: Cooking: Wtr/Swr:
Hot Water: Electricity: Trash:

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(1) Effective Rent is Published Rent, net of utilities and concessions. (2) Published Rent is rent as quoted by management.

Dunleaf

Multifamily Community Profile

1300 Beaver Ruin Rd
Norcross, GA 30093

CommunityType: Market Rate - General

Structure Type: Townhouse

382 Units 2.1% Vacant (8 units vacant) as of 6/26/2006

Opened in 1999



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	Pool-Outdr:
Eff	--	--	--	--	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
One	53.9%	\$768	772	\$1.00	Comm Rm: <input checked="" type="checkbox"/>	Basketball: <input type="checkbox"/>
One/Den	16.0%	\$830	880	\$0.94	Centrl Lndry: <input checked="" type="checkbox"/>	Tennis: <input checked="" type="checkbox"/>
Two	35.1%	\$913	1,152	\$0.79	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two/Den	--	--	--	--	Fitness: <input checked="" type="checkbox"/>	CarWash: <input checked="" type="checkbox"/>
Three	11.0%	\$1,085	1,440	\$0.75	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input checked="" type="checkbox"/>
Four+	--	--	--	--	Sauna: <input type="checkbox"/>	ComputerCtr: <input type="checkbox"/>
					Playground: <input type="checkbox"/>	

Features	
Standard: Dishwasher; Disposal; Ceiling Fan; In Unit Laundry (Hook-ups); Central A/C	
Select Units: --	
Optional(\$): --	
Security: Gated Entry	
Parking 1: Fee for Detached Garage	Parking 2: --
Fee: --	Fee: --
Property Manager: --	
Owner: --	

Comments

Floorplans (Published Rents as of 6/26/2006) (2)									Historic Vacancy & Eff. Rent (1)				
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
Garden	--	1	1	50	\$745	735	\$1.01	--	6/26/06	2.1%	\$786	\$913	\$1,085
Garden	--	1	1	62	\$770	760	\$1.01	--	1/4/06	2.9%	\$691	\$826	\$992
Garden	Sunroom	1	1	15	\$770	839	\$0.92	--	7/6/05	6.3%	\$641	\$751	\$892
Garden	--	1	1	18	\$783	857	\$0.91	--	2/10/05	5.5%	\$693	\$817	\$969
Garden	Den	1	1	61	\$825	880	\$0.94	--					
Garden	--	2	2	90	\$900	1,120	\$0.80	--					
Garden	Sunroom	2	2	44	\$923	1,217	\$0.76	--					
Garden	--	3	2	42	\$1,078	1,440	\$0.75	--					

Adjustments to Rent

Incentives:
None

Utilities in Rent: Heat Fuel: Electric

Heat: Cooking: Wtr/Swr:
Hot Water: Electricity: Trash:

Dunleaf

GA135-005986

Falls at Gwinnett Place

Multifamily Community Profile

3925 Satellite Blvd
Duluth, GA

CommunityType: Market Rate - General

Structure Type: Garden

520 Units 1.9% Vacant (10 units vacant) as of 6/26/2006

Opened in 1984



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse: <input checked="" type="checkbox"/>	Pool-Outdr: <input checked="" type="checkbox"/>
Eff	--	--	--	--	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One	--	\$700	760	\$0.92	Centrl Lndry: <input checked="" type="checkbox"/>	Tennis: <input checked="" type="checkbox"/>
One/Den	--	--	--	--	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two	--	\$809	1,117	\$0.72	Fitness: <input checked="" type="checkbox"/>	CarWash: <input type="checkbox"/>
Two/Den	--	--	--	--	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Three	--	--	--	--	Sauna: <input type="checkbox"/>	ComputerCtr: <input type="checkbox"/>
Four+	--	--	--	--	Playground: <input type="checkbox"/>	

Features

Standard: Dishwasher; In Unit Laundry (Hook-ups); Central A/C; Wood-burning Fireplace; Patio/Balcony

Select Units: --

Optional(\$): --

Security: --

Parking 1: Free Surface Parking
Fee: --

Parking 2: --
Fee: --

Property Manager: --
Owner: --

Comments

Floorplans (Published Rents as of 6/26/2006) (2)									Historic Vacancy & Eff. Rent (1)				
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
Garden	--	1	1	--	\$665	710	\$0.94	--	6/26/06	1.9%	\$700	\$809	--
Garden	--	1	1	--	\$725	810	\$0.90	--	1/4/06	6.9%	\$668	\$773	--
Garden	--	2	1	--	\$780	1,034	\$0.75	--					
Garden	--	2	2	--	\$825	1,200	\$0.69	--					

Adjustments to Rent

Incentives:

None

Utilities in Rent: Heat Fuel: Electric

Heat: Cooking: Wtr/Swr:
Hot Water: Electricity: Trash:

Falls at Gwinnett Place

GA135-008613

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(1) Effective Rent is Published Rent, net of utilities and concessions. (2) Published Rent is rent as quoted by management.

Gwinnett Square

Multifamily Community Profile

4175 Satellite Blvd
Duluth, GA

CommunityType: Market Rate - General

Structure Type: Garden

139 Units 0.7% Vacant (1 units vacant) as of 6/26/2006

Opened in 1986



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	Pool-Outdr:
Eff	5.8%	\$546	406	\$1.34	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
One	54.0%	\$641	700	\$0.92	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One/Den	--	--	--	--	Centrl Lndry: <input checked="" type="checkbox"/>	Tennis: <input checked="" type="checkbox"/>
Two	40.3%	\$763	1,000	\$0.76	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two/Den	--	--	--	--	Fitness: <input checked="" type="checkbox"/>	CarWash: <input type="checkbox"/>
Three	--	--	--	--	Hot Tub: <input checked="" type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Four+	--	--	--	--	Sauna: <input type="checkbox"/>	ComputerCtr: <input type="checkbox"/>
					Playground: <input checked="" type="checkbox"/>	

Features

Standard: Dishwasher; In Unit Laundry (Hook-ups); Central A/C; Gas Fireplace; Patio/Balcony; HighCeilings; Storage (In Unit)

Select Units: --

Optional(\$): --

Security: --

Parking 1: Free Surface Parking
Fee: --

Parking 2: Covered Spaces
Fee: --

Property Manager: --
Owner: --

Comments

Floorplans (Published Rents as of 6/26/2006) (2)									Historic Vacancy & Eff. Rent (1)				
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
Garden	--	Eff	1	8	\$574	406	\$1.41	--	6/26/06	0.7%	\$641	\$763	--
Garden	--	1	1	75	\$669	700	\$0.96	--	1/4/06	4.3%	\$662	\$763	--
Garden	--	2	2	56	\$799	1,000	\$0.80	--					

Adjustments to Rent

Incentives:

Reduced rents

Utilities in Rent: Heat Fuel: Natural Gas

Heat: Cooking: Wtr/Swr:

Hot Water: Electricity: Trash:

Gwinnett Square

GA135-008607

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(1) Effective Rent is Published Rent, net of utilities and concessions. (2) Published Rent is rent as quoted by management.

Harbin Springs

Multifamily Community Profile

101 Twin Springs Trl
Norcross, GA

CommunityType: Market Rate - General

Structure Type: Garden

100 Units 1.0% Vacant (1 units vacant) as of 6/26/2006

Opened in 1997



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	Pool-Outdr:
Eff	--	--	--	--	<input type="checkbox"/>	<input checked="" type="checkbox"/>
One	24.0%	\$620	900	\$0.69	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One/Den	--	--	--	--	Centrl Lndry: <input type="checkbox"/>	Tennis: <input type="checkbox"/>
Two	114.0%	\$719	1,167	\$0.62	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two/Den	--	--	--	--	Fitness: <input type="checkbox"/>	CarWash: <input type="checkbox"/>
Three	--	--	--	--	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Four+	--	--	--	--	Sauna: <input type="checkbox"/>	ComputerCtr: <input type="checkbox"/>
					Playground: <input type="checkbox"/>	

Features

Standard: Dishwasher; Ceiling Fan; In Unit Laundry (Hook-ups); Central A/C; Wood-burning Fireplace; Carpet / Vinyl/Linoleum

Select Units: --

Optional(\$): --

Security: --

Parking 1: Free Surface Parking
Fee: --

Parking 2: --
Fee: --

Property Manager: --
Owner: --

Comments

Floorplans (Published Rents as of 6/26/2006) (2)									Historic Vacancy & Eff. Rent (1)				
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
Garden	--	1	1	24	\$615	900	\$0.68	--	6/26/06	1.0%	\$620	\$719	--
Garden	--	2	2	38	\$679	1,100	\$0.62	--	1/4/06	7.0%	\$550	\$641	--
Garden	--	2	2	38	\$720	1,200	\$0.60	--					
Garden	Sunroom	2	2	38	\$740	1,200	\$0.62	--					

Adjustments to Rent

Incentives:

None

Utilities in Rent: Heat Fuel: Electric

Heat: Cooking: Wtr/Swr:
Hot Water: Electricity: Trash:

Harbin Springs

GA135-008615

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Las Colinas at Brook Hollow

Multifamily Community Profile

5651 Brook Hollow Pkwy
Norcross, GA

Community Type: Market Rate - General

Structure Type: Garden/TH

395 Units 2.5% Vacant (10 units vacant) as of 6/26/2006

Opened in 1970



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	Pool-Outdr:
Eff	--	--	--	--	<input type="checkbox"/>	<input checked="" type="checkbox"/>
One	39.5%	\$586	761	\$0.77	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One/Den	5.1%	\$660	885	\$0.75	Centrl Lndry: <input type="checkbox"/>	Tennis: <input type="checkbox"/>
Two	28.9%	\$714	1,012	\$0.71	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two/Den	--	--	--	--	Fitness: <input type="checkbox"/>	CarWash: <input type="checkbox"/>
Three	30.4%	\$766	1,215	\$0.63	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Four+	1.3%	\$1,113	1,697	\$0.66	Sauna: <input type="checkbox"/>	ComputerCtr: <input type="checkbox"/>
					Playground: <input type="checkbox"/>	

Features
Standard: Dishwasher; Disposal; In Unit Laundry (Hook-ups); Central A/C; Carpet

Select Units: --
Optional(\$): --
Security: --
Parking 1: Free Surface Parking Parking 2: --
Fee: -- Fee: --
Property Manager: --
Owner: --

Comments

Floorplans (Published Rents as of 6/26/2006) (2)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
Townhouse	--	1	1	76	\$625	750	\$0.83	--	6/26/06	2.5%	\$596	\$714	\$766
Garden	--	1	1	60	\$645	775	\$0.83	--	1/4/06	18.0%	\$556	\$695	\$779
Garden	Den	1	1	20	\$700	885	\$0.79	--					
Townhouse	--	2	2	24	\$795	1,110	\$0.72	--					
Garden	--	2	2	90	\$750	986	\$0.76	--					
Garden	--	3	2	100	\$895	1,147	\$0.78	--					
Townhouse	--	3	2	20	\$975	1,553	\$0.63	--					
Townhouse	--	4	2	5	\$1,100	1,697	\$0.65	--					

Adjustments to Rent

Incentives:
Reduced rents
Utilities in Rent: Heat Fuel: Electric
Heat: Cooking: Wtr/Swr:
Hot Water: Electricity: Trash:

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Muirfield

Multifamily Community Profile

1350 Beaver Ruin Rd
Norcross, GA 30093

CommunityType: Market Rate - General

Structure Type: Garden

180 Units 2.2% Vacant (4 units vacant) as of 6/26/2006

Opened in 1997



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	Pool-Outdr:
Eff	--	--	--	--	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
One	49.4%	\$597	794	\$0.75	Comm Rm: <input checked="" type="checkbox"/>	Basketball: <input type="checkbox"/>
One/Den	19.4%	\$680	880	\$0.77	Centrl Lndry: <input checked="" type="checkbox"/>	Tennis: <input checked="" type="checkbox"/>
Two	35.0%	\$753	1,151	\$0.65	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two/Den	--	--	--	--	Fitness: <input checked="" type="checkbox"/>	CarWash: <input type="checkbox"/>
Three	15.6%	\$952	1,440	\$0.66	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Four+	--	--	--	--	Sauna: <input type="checkbox"/>	ComputerCtr: <input type="checkbox"/>
					Playground: <input type="checkbox"/>	

Features	
Standard: Dishwasher; Disposal; Ceiling Fan; In Unit Laundry (Hook-ups); Central A/C	
Select Units: Fireplace; Patio/Balcony	
Optional(\$): --	
Security: --	
Parking 1: Fee for Detached Garage Fee: --	Parking 2: -- Fee: --
Property Manager: -- Owner: --	

Comments

--

Floorplans (Published Rents as of 6/26/2006) (2)									Historic Vacancy & Eff. Rent (1)				
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
Garden	--	1	1	33	\$735	760	\$0.97	--	6/26/06	2.2%	\$629	\$753	\$952
Garden	Sunroom	1	1	12	\$750	840	\$0.89	--	1/4/06	6.1%	\$618	\$743	\$907
Garden	--	1	1	9	\$755	860	\$0.88	--	7/6/05	0.0%	\$779	\$906	\$1,075
Garden	Den	1	1	35	\$825	880	\$0.94	--	2/10/05	10.0%	\$646	\$758	\$882
Garden	--	2	2	35	\$890	1,100	\$0.81	--					
Garden	--	2	2	28	\$905	1,215	\$0.74	--					
Garden	--	3	2	28	\$1,095	1,440	\$0.76	--					

Adjustments to Rent

Incentives: \$150 off rent	
Utilities in Rent:	Heat Fuel: Electric
Heat: <input type="checkbox"/>	Cooking: <input type="checkbox"/> Wtr/Swr: <input type="checkbox"/>
Hot Water: <input type="checkbox"/>	Electricity: <input type="checkbox"/> Trash: <input checked="" type="checkbox"/>

Muirfield

GA135-005987

Oakbrook Point

Multifamily Community Profile

1635 Pirkle Rd
Norcross, GA

CommunityType: Market Rate - General

Structure Type: Garden

711 Units 1.0% Vacant (7 units vacant) as of 6/26/2006

Opened in 1984



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse: <input checked="" type="checkbox"/>	Pool-Outdr: <input checked="" type="checkbox"/>
Eff	--	--	--	--	Comm Rm: <input type="checkbox"/>	Basketball: <input checked="" type="checkbox"/>
One	45.3%	\$567	717	\$0.79	Centrl Lndry: <input checked="" type="checkbox"/>	Tennis: <input checked="" type="checkbox"/>
One/Den	--	--	--	--	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two	47.3%	\$720	997	\$0.72	Fitness: <input checked="" type="checkbox"/>	CarWash: <input type="checkbox"/>
Two/Den	--	--	--	--	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Three	7.5%	\$864	1,241	\$0.70	Sauna: <input type="checkbox"/>	ComputerCtr: <input type="checkbox"/>
Four+	--	--	--	--	Playground: <input checked="" type="checkbox"/>	

Features	
Standard: Central A/C	
Select Units: Fireplace; Storage	
Optional(\$): In Unit Laundry ()	
Security: --	
Parking 1: Free Surface Parking Fee: --	Parking 2: -- Fee: --
Property Manager: -- Owner: --	

Comments

--

Floorplans (Published Rents as of 6/26/2006) (2)									Historic Vacancy & Eff. Rent (1)				
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
Garden	--	1	1	107	\$555	670	\$0.83	--	6/26/06	1.0%	\$567	\$720	\$864
Garden	--	1	1	107	\$565	722	\$0.78	--	1/4/06	5.1%	\$518	\$689	\$846
Garden	--	1	1	108	\$575	760	\$0.76	--					
Garden	--	2	2	120	\$675	1,024	\$0.66	--					
Garden	--	2	2	120	\$725	1,036	\$0.70	--					
Garden	--	2	1	96	\$760	916	\$0.83	--					
Garden	--	3	2	26	\$840	1,232	\$0.68	--					
Garden	--	3	2	27	\$880	1,250	\$0.70	--					

Adjustments to Rent	
Incentives: \$100 off first month	
Utilities in Rent:	Heat Fuel: Electric
Heat: <input type="checkbox"/>	Cooking: <input type="checkbox"/> Wtr/Swr: <input type="checkbox"/>
Hot Water: <input type="checkbox"/>	Electricity: <input type="checkbox"/> Trash: <input checked="" type="checkbox"/>

Oakbrook Point

GA135-008605

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(1) Effective Rent is Published Rent, net of utilities and concessions. (2) Published Rent is rent as quoted by management.

Orchard Parke

Multifamily Community Profile

1355 Indian Trail-Lilburn Rd
Norcross, GA

CommunityType: Market Rate - General

Structure Type: Garden/TH

302 Units 3.3% Vacant (10 units vacant) as of 6/26/2006

Opened in 1986



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	Pool-Outdr:
Eff	--	--	--	--	<input type="checkbox"/>	<input checked="" type="checkbox"/>
One	--	\$665	883	\$0.75	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One/Den	--	--	--	--	Centrl Lndry: <input checked="" type="checkbox"/>	Tennis: <input checked="" type="checkbox"/>
Two	--	\$815	1,285	\$0.63	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two/Den	--	--	--	--	Fitness: <input checked="" type="checkbox"/>	CarWash: <input type="checkbox"/>
Three	--	--	--	--	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Four+	--	--	--	--	Sauna: <input type="checkbox"/>	ComputerCtr: <input type="checkbox"/>
					Playground: <input checked="" type="checkbox"/>	

Features
Standard: Dishwasher; Disposal; Ceiling Fan; Central A/C; Gas Fireplace; Carpet

Select Units: --
Optional(\$): --
Security: --
Parking 1: Free Surface Parking Parking 2: --
Fee: -- Fee: --
Property Manager: --
Owner: --

Comments

Floorplans (Published Rents as of 6/26/2006) (2)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
Garden	--	1	1	--	\$755	883	\$0.86	--
Garden	--	2	2	--	\$848	1,140	\$0.74	--
Townhouse	--	2	2.5	--	\$930	1,354	\$0.69	--
Townhouse	--	2	2.5	--	\$935	1,360	\$0.69	--

Historic Vacancy & Eff. Rent (1)

Date	%Vac	1BR \$	2BR \$	3BR \$
6/26/06	3.3%	\$665	\$815	--
1/4/06	4.0%	\$580	\$724	--

Adjustments to Rent

Incentives:
\$100 off monthly rent

Utilities in Rent: Heat Fuel: Natural Gas
Heat: Cooking: Wtr/Swr:
Hot Water: Electricity: Trash:

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Saddlebrook

Multifamily Community Profile

5940 Singleton Rd
Norcross, GA

CommunityType: LIHTC - General

Structure Type: Garden

305 Units 3.0% Vacant (9 units vacant) as of 6/26/2006

Opened in 1987



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	Pool-Outdr:
Eff	--	--	--	--	<input type="checkbox"/>	<input checked="" type="checkbox"/>
One	36.4%	\$609	728	\$0.84	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One/Den	10.5%	\$639	874	\$0.73	Centrl Lndry: <input checked="" type="checkbox"/>	Tennis: <input checked="" type="checkbox"/>
Two	55.7%	\$712	1,040	\$0.68	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two/Den	--	--	--	--	Fitness: <input checked="" type="checkbox"/>	CarWash: <input type="checkbox"/>
Three	7.9%	\$911	1,250	\$0.73	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Four+	--	--	--	--	Sauna: <input type="checkbox"/>	ComputerCtr: <input type="checkbox"/>
					Playground: <input checked="" type="checkbox"/>	

Features

Standard: In Unit Laundry (Hook-ups); Central A/C; Patio/Balcony; Carpet

Select Units: Fireplace; Storage

Optional(\$): --

Security: --

Parking 1: Free Surface Parking
Fee: --

Parking 2: --
Fee: --

Property Manager: --
Owner: --

Comments

tax credit bonded property, residents must qualify by income

Floorplans (Published Rents as of 6/26/2006) (2)									Historic Vacancy & Eff. Rent (1)				
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
Garden	--	1	1	79	\$599	728	\$0.82	--	6/26/06	3.0%	\$618	\$712	\$911
Garden	Den	1	1	32	\$629	874	\$0.72	--	1/4/06	7.2%	\$449	\$632	\$831
Garden	--	2	2	112	\$699	1,016	\$0.69	--					
Garden	--	2	2	34	\$739	1,168	\$0.63	--					
Garden	--	2	1	24	\$659	974	\$0.68	--					
Garden	--	3	2	24	\$899	1,250	\$0.72	--					

Adjustments to Rent

Incentives:

None

Utilities in Rent: Heat Fuel: Natural Gas

Heat: Cooking: Wtr/Swr:

Hot Water: Electricity: Trash:

Saddlebrook

GA135-008614

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Stone Brook

Multifamily Community Profile

1405 Beaver Ruin Rd
Norcross, GA

Community Type: **Market Rate - General**

Structure Type: **Garden/TH**

188 Units 0.0% Vacant (0 units vacant) as of 6/26/2006

Opened in 1982



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse: <input checked="" type="checkbox"/>	Pool-Outdr: <input checked="" type="checkbox"/>
Eff	--	--	--	--	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One	--	\$791	780	\$1.01	Centrl Lndry: <input checked="" type="checkbox"/>	Tennis: <input checked="" type="checkbox"/>
One/Den	--	--	--	--	Elevator: <input type="checkbox"/>	Volleyball: <input checked="" type="checkbox"/>
Two	--	\$891	1,050	\$0.85	Fitness: <input type="checkbox"/>	CarWash: <input type="checkbox"/>
Two/Den	--	--	--	--	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Three	--	--	--	--	Sauna: <input type="checkbox"/>	ComputerCtr: <input type="checkbox"/>
Four+	--	--	--	--	Playground: <input type="checkbox"/>	

Features

Standard: **Dishwasher; Ceiling Fan; In Unit Laundry (Hook-ups); Central A/C; Gas Fireplace; Patio/Balcony; Carpet**

Select Units: **HighCeilings**

Optional(\$): --

Security: --

Parking 1: **Free Surface Parking** Parking 2: --
Fee: -- Fee: --

Property Manager: --
Owner: --

Comments

Floorplans (Published Rents as of 6/26/2006) (2)								Historic Vacancy & Eff. Rent (1)					
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
Garden	--	1	1	--	\$728	660	\$1.10	--	6/26/06	0.0%	\$791	\$891	--
Townhouse	--	1	1	--	\$834	900	\$0.93	--	1/4/06	18.1%	\$594	\$680	--
Townhouse	--	2	2	--	\$858	1,000	\$0.86	--					
Townhouse	--	2	2	--	\$902	1,100	\$0.82	--					

Adjustments to Rent

Incentives:
None

Utilities in Rent: Heat Fuel: **Natural Gas**

Heat: Cooking: Wtr/Swr:
Hot Water: Electricity: Trash:

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The Springs

Multifamily Community Profile

4155 Satellite Blvd
Duluth, GA

CommunityType: Market Rate - General

Structure Type: Garden

175 Units 1.7% Vacant (3 units vacant) as of 6/26/2006

Opened in 1987



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	Pool-Outdr:
Eff	--	--	--	--	<input type="checkbox"/>	<input checked="" type="checkbox"/>
One	--	\$665	718	\$0.93	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One/Den	--	--	--	--	Centrl Lndry: <input type="checkbox"/>	Tennis: <input checked="" type="checkbox"/>
Two	--	\$846	1,050	\$0.81	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two/Den	--	--	--	--	Fitness: <input checked="" type="checkbox"/>	CarWash: <input type="checkbox"/>
Three	--	--	--	--	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Four+	--	--	--	--	Sauna: <input type="checkbox"/>	ComputerCtr: <input type="checkbox"/>
					Playground: <input type="checkbox"/>	

Features

Standard: Dishwasher; Disposal; In Unit Laundry (Full Size); Central A/C; Patio/Balcony; Carpet

Select Units: --

Optional(\$): --

Security: --

Parking 1: Free Surface Parking
Fee: --

Parking 2: --
Fee: --

Property Manager: --
Owner: --

Comments

--	--	--	--	--	--	--	--	--	--	--	--

Floorplans (Published Rents as of 6/26/2006) (2)									Historic Vacancy & Eff. Rent (1)				
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
Garden	--	1	1	--	\$650	650	\$1.00	--	6/26/06	1.7%	\$665	\$846	--
Garden	--	1	1	--	\$660	750	\$0.88	--	1/4/06	1.1%	\$635	\$798	--
Garden	--	1	1	--	\$670	755	\$0.89	--					
Garden	--	2	2	--	\$830	1,000	\$0.83	--					
Garden	--	2	2	--	\$850	1,100	\$0.77	--					

Adjustments to Rent

Incentives:

None

Utilities in Rent: Heat Fuel: Electric

Heat: Cooking: Wtr/Swr:
Hot Water: Electricity: Trash:

The Springs

GA135-008611

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Villas at Indian Trail

Multifamily Community Profile

50 Stoneview Tr
Lilburn, GA

CommunityType: Market Rate - General

Structure Type: Garden

236 Units 1.7% Vacant (4 units vacant) as of 6/26/2006



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse: <input checked="" type="checkbox"/>	Pool-Outdr: <input checked="" type="checkbox"/>
Eff	--	--	--	--	Comm Rm: <input checked="" type="checkbox"/>	Basketball: <input type="checkbox"/>
One	--	\$635	825	\$0.77	Centrl Lndry: <input checked="" type="checkbox"/>	Tennis: <input checked="" type="checkbox"/>
One/Den	--	--	--	--	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two	--	\$751	1,125	\$0.67	Fitness: <input checked="" type="checkbox"/>	CarWash: <input type="checkbox"/>
Two/Den	--	--	--	--	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Three	--	--	--	--	Sauna: <input type="checkbox"/>	ComputerCtr: <input type="checkbox"/>
Four+	--	--	--	--	Playground: <input type="checkbox"/>	

Features
Standard: Dishwasher; Disposal; Ceiling Fan; In Unit Laundry (Hook-ups); Central A/C; Patio/Balcony

Select Units: --
Optional(\$): Fireplace ()
Security: --
Parking 1: Fee for Detached Garage Parking 2: --
Fee: -- Fee: --
Property Manager: --
Owner: --

Comments

Floorplans (Published Rents as of 6/26/2006) (2) Historic Vacancy & Eff. Rent (1)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
Garden	--	1	1	--	\$625	825	\$0.76	--	6/26/06	1.7%	\$635	\$751	--
Garden	--	2	2	--	\$740	1,125	\$0.66	--	1/4/06	5.9%	\$580	\$681	--
									7/6/05	5.9%	\$570	\$661	--
									2/10/05	6.4%	\$514	\$607	--

Adjustments to Rent
Incentives: None
Utilities in Rent: Heat Fuel: Electric
Heat: Cooking: Wtr/Swr:
Hot Water: Electricity: Trash:

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Waverly Manor

Multifamily Community Profile

5830 Buford Hwy
Norcross, GA

Community Type: **Market Rate - General**

Structure Type: **Townhouse**

59 Units 0.0% Vacant (0 units vacant) as of 6/26/2006

Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse: <input type="checkbox"/>	Pool-Outdr: <input type="checkbox"/>
Eff	--	--	--	--	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One	8.5%	\$605	500	\$1.21	Centrl Lndry: <input type="checkbox"/>	Tennis: <input type="checkbox"/>
One/Den	--	--	--	--	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two	91.5%	\$756	750	\$1.01	Fitness: <input type="checkbox"/>	CarWash: <input type="checkbox"/>
Two/Den	--	--	--	--	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Three	--	--	--	--	Sauna: <input type="checkbox"/>	ComputerCtr: <input type="checkbox"/>
Four+	--	--	--	--	Playground: <input type="checkbox"/>	
Features						
Standard: Dishwasher; Ceiling Fan; In Unit Laundry (Hook-ups); Central A/C; Patio/Balcony; Carpet						
Select Units: --						
Optional(\$): --						
Security: --						
Parking 1: Free Surface Parking			Parking 2: --			
Fee: --			Fee: --			
Property Manager: --						
Owner: --						

Comments

Floorplans (Published Rents as of 6/26/2006) (2)

Historic Vacancy & Eff. Rent (1)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
Townhouse	--	1	1	5	\$600	500	\$1.20	--	6/26/06	0.0%	\$605	\$756	--
Townhouse	--	2	1.5	54	\$750	750	\$1.00	--	1/4/06	5.1%	\$605	\$756	--

Adjustments to Rent

Incentives:

None

Utilities in Rent: Heat Fuel: **Electric**

Heat: Cooking: Wtr/Swr:

Hot Water: Electricity: Trash:

Waverly Manor

GA135-008612

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(1) Effective Rent is Published Rent, net of utilities and concessions. (2) Published Rent is rent as quoted by management.

Westbury Springs

Multifamily Community Profile

4853 Burns Road
Lilburn, GA

CommunityType: Market Rate - General

Structure Type: Garden

150 Units 2.7% Vacant (4 units vacant) as of 6/26/2006



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse: <input checked="" type="checkbox"/>	Pool-Outdr: <input checked="" type="checkbox"/>
Eff	--	--	--	--	Comm Rm: <input checked="" type="checkbox"/>	Basketball: <input type="checkbox"/>
One	--	\$565	720	\$0.78	Centrl Lndry: <input checked="" type="checkbox"/>	Tennis: <input checked="" type="checkbox"/>
One/Den	--	--	--	--	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two	--	\$711	1,142	\$0.62	Fitness: <input type="checkbox"/>	CarWash: <input type="checkbox"/>
Two/Den	--	--	--	--	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Three	--	\$882	1,345	\$0.66	Sauna: <input type="checkbox"/>	ComputerCtr: <input type="checkbox"/>
Four+	--	--	--	--	Playground: <input type="checkbox"/>	

Features

Standard: Dishwasher; Disposal; Ceiling Fan; In Unit Laundry (Hook-ups); Central A/C; Patio/Balcony

Select Units: --

Optional(\$): --

Security: --

Parking 1: Free Surface Parking Parking 2: --
Fee: -- Fee: --

Property Manager: --
Owner: --

Comments

Floorplans (Published Rents as of 6/26/2006) (2)									Historic Vacancy & Eff. Rent (1)				
Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
Dogwood / Garden	--	1	1	--	\$650	720	\$0.90	--	6/26/06	2.7%	\$565	\$711	\$882
Rosebud / Garden	--	2	1	--	\$780	1,080	\$0.72	--	1/4/06	3.3%	\$555	\$695	\$872
Evergreen / Garden	--	2	2	--	\$800	1,204	\$0.66	--	2/11/05	4.7%	\$525	\$655	\$852
Cypress / Garden	--	3	2	--	\$1,003	1,345	\$0.75	--	4/26/04	3.3%	\$565	\$644	\$852

Adjustments to Rent

Incentives:
Reduced rents

Utilities in Rent: Heat Fuel: Electric

Heat: Cooking: Wtr/Swr:
Hot Water: Electricity: Trash:

Wood Chase

Multifamily Community Profile

5825 Brook Hollow Pkwy
Norcross, GA

CommunityType: Market Rate - General

Structure Type: Garden

380 Units 1.1% Vacant (4 units vacant) as of 6/26/2006

Opened in 1989



Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse:	Pool-Outdr:
Eff	--	--	--	--	<input type="checkbox"/>	<input checked="" type="checkbox"/>
One	--	\$550	609	\$0.90	Comm Rm: <input type="checkbox"/>	Basketball: <input type="checkbox"/>
One/Den	--	--	--	--	Centrl Lndry: <input checked="" type="checkbox"/>	Tennis: <input checked="" type="checkbox"/>
Two	--	\$736	1,192	\$0.62	Elevator: <input type="checkbox"/>	Volleyball: <input type="checkbox"/>
Two/Den	--	--	--	--	Fitness: <input checked="" type="checkbox"/>	CarWash: <input type="checkbox"/>
Three	--	\$882	1,300	\$0.68	Hot Tub: <input type="checkbox"/>	BusinessCtr: <input type="checkbox"/>
Four+	--	--	--	--	Sauna: <input type="checkbox"/>	ComputerCtr: <input type="checkbox"/>
					Playground: <input checked="" type="checkbox"/>	

Features

Standard: Dishwasher; Disposal; In Unit Laundry (Hook-ups); Central A/C; Carpet / Vinyl/Linoleum

Select Units: --

Optional(\$): --

Security: --

Parking 1: Free Surface Parking
Fee: --

Parking 2: --
Fee: --

Property Manager: --
Owner: --

Comments

Floorplans (Published Rents as of 6/26/2006) (2)

Historic Vacancy & Eff. Rent (1)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program	Date	%Vac	1BR \$	2BR \$	3BR \$
	--	1	1	--	\$640	609	\$1.05	--	6/26/06	1.1%	\$550	\$736	\$882
	--	2	2	--	\$825	1,192	\$0.69	--	1/4/06	2.1%	\$565	\$751	\$897
	--	3	2	--	\$970	1,300	\$0.75	--					

Adjustments to Rent

Incentives:

\$100 off monthly rent

Utilities in Rent: Heat Fuel: Natural Gas

Heat: Cooking: Wtr/Swr:
Hot Water: Electricity: Trash:

Wood Chase

GA135-008606

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