

Tab 4

**Independent Auditor's Report and
Certification of Actual Costs**

POINTE NORTH VILLAGE PHASE II, LP

INDEPENDENT AUDITORS' REPORT
CERTIFICATION OF ACTUAL COST AND OPINION AS
TO ELIGIBLE BASIS, OWNER'S CERTIFICATION OF FUNDING
SOURCES AND PROJECT SUBSIDY
AND
BUILDING ALLOCATION OF QUALIFIED BASIS

JULY 31, 2017

INDEPENDENT AUDITOR'S REPORT

Owner's Name: Pointe North Village Phase II, LP
Project Name: Pointe North Village Phase II
Project Number: TCAA # 2015-043

To the Partners
Pointe North Village Phase II, LP

We have audited the costs included in the accompanying Tax Credit Allocation Agency ("TCAA") Final Cost Certification (the "Final Cost Certification") of Pointe North Village Phase II, LP (the "Owner") for Pointe North Village Phase II ("the Project") as of July 31, 2017.

Owner and Owner Management's Responsibility for the Schedule

The Owner and the Owner's management are responsible for the preparation and fair presentation of the Final Cost Certification in accordance with contractual agreements with the TCAA; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the Final Cost Certification that is free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on the Final Cost Certification based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the Final Cost Certification is free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Final Cost Certification. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Final Cost Certification, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the Final Cost Certification in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by the Owner and Owner's management, as well as evaluating the overall presentation of the Final Cost Certification.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Opinion

In our opinion, the Final Cost Certification presents fairly, in all material respects, the actual costs of \$7,226,998, eligible basis of \$6,282,765 and adjusted eligible basis of \$7,916,284 by the Owner for the Project as of July 31, 2017, on the basis of accounting described below.

Basis of Accounting

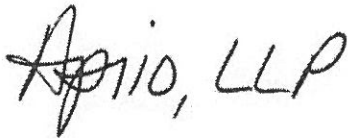
The Final Cost Certification is prepared in conformity with the accounting practices prescribed by the Internal Revenue Service under the accrual method of accounting, and in conformity with the format and qualified allocation plan rules set by TCAA, which is a basis of accounting other than accounting principles generally accepted in the United States of America, to comply with the provisions of the contractual agreements with TCAA, referred to above. Our opinion is not modified with respect to that matter.

Restriction on Use

This report is intended solely for the information and use of the Owner and the Owner's management and for filing with TCAA and should not be used for any other purpose.

We have no financial interest in the Project other than in the practice of our profession.

Very truly yours,

A handwritten signature in black ink that reads "Aprio, LLP". The signature is written in a cursive, slightly stylized font.

Atlanta, Georgia

September 21, 2017

PART FOUR - USES OF FUNDS - Pointe North Village Phase II - 2015-043

CERTIFICATION OF ACTUAL COST AND OPINION AS TO ELIGIBLE BASIS

I. DEVELOPMENT COST SCHEDULE

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
PRE-DEVELOPMENT COSTS					
Property Appraisal	3,000	-	-	-	3,000
Market Study	13,167	13,167	-	-	-
Environmental Report(s)	8,800	8,800	-	-	-
Soil Borings	7,000	7,000	-	-	-
Boundary and Topographical Survey	6,800	6,800	-	-	-
Zoning/Site Plan Fees	321	321	-	-	-
Other: Aerial Photos	39,088	36,088	-	-	3,000
Subtotal					
ACQUISITION					
Land	495,000	-	-	-	495,000
Demolition	-	-	-	-	-
Acquisition Legal Fees (if existing structures)	-	-	-	-	-
Existing Structures	495,000	-	-	-	495,000
Subtotal					
SITE IMPROVEMENTS					
Site Preparation (On-site)	1,048,865	943,979	-	-	104,886
Site Preparation (Off-site)	1,048,865	943,979	-	-	104,886
Subtotal					
UNIT/BUILDING CONSTRUCTION					
Unit/Building Construction/New Construction	3,788,340	3,788,340	-	-	-
Unit/Building Construction/Rehab	-	-	-	-	-
Project Amenities / Accessory Buildings	-	-	-	-	-
Other:	-	-	-	-	-
Subtotal					
CONTRACTOR SERVICES					
Builder's Overhead:	96,744	-	-	-	-
Builder Profit:	290,232	(273,791)	-	-	-
General Requirements	290,232	290,232	-	-	-
Payment/performance bond or letter-of-credit fee or premium	-	-	-	-	-
Subtotal					
Total Construction Costs	105,514.04 per unit				
4,853,646	115.45 per sq ft				

PART FOUR - USES OF FUNDS - Pointe North Village Phase II - 2015-043

CERTIFICATION OF ACTUAL COST AND OPINION AS TO ELIGIBLE BASIS

I. DEVELOPMENT COST SCHEDULE

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
CONSTRUCTION PERIOD FINANCING					
Construction Loan Fee	54,394	54,394			51,058
Construction Loan Interest	124,991	73,933			14,911
Construction Legal Fees	59,645	44,734			
Construction Period Real Estate Tax	4,708	4,708			
Construction Insurance	7,820	2,555			5,265
Bridge Loan Fee and Bridge Loan Interest					
Other:					
Subtotal	251,558	180,324	-	-	71,234
PROFESSIONAL SERVICES					
Architectural Fee - Design	132,480	132,480			
Architectural Fee - Supervision	14,720	14,720			
Engineering	100,165	100,165			
Real Estate Attorney	48,800	36,600			12,200
Accounting	13,500	11,500			2,000
Other: Accessibility	6,000	6,000			
Subtotal	315,665	301,465	-	-	14,200
LOCAL GOVERNMENT FEES					
Building Permits	21,240	21,240			
Impact Fees					
Water Tap Fees	7,164	7,164			
Sewer Tap Fees	16,000	16,000			
Real Estate Taxes					
Subtotal	44,405	44,405	-	-	-
PERMANENT FINANCING FEES					
Permanent Loan Fees	2,850				2,850
Permanent Loan Legal Fees					
Title and Recording Fees	17,883	16,657			1,226
As-Built Survey	4,800	4,800			
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other:					
Subtotal	25,533	21,457	-	-	4,076

PART FOUR - USES OF FUNDS - Pointe North Village Phase II - 2015-043

CERTIFICATION OF ACTUAL COST AND OPINION AS TO ELIGIBLE BASIS

I. DEVELOPMENT COST SCHEDULE

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
DCA-RELATED COSTS					
DCA Loan Application Fee	6,500				6,500
Tax Credit Application Fee					
DCA Waiver Fees	41,939				41,939
LIHTC Allocation Processing Fee	36,697				36,800
LIHTC Compliance Monitoring Fee	32,200				
DCA Front End Analysis Fee (when ID of Interest)					3,000
DCA Final Inspection Fee	3,000				
Other:					
Subtotal	88,239				88,239
EQUITY COSTS					
Partnership Organization Fees	2,599				2,599
Tax Credit Legal Opinion					
Other:					
Subtotal	2,599				2,599
DEVELOPER'S FEE					
Developer's Overhead	439,043	439,043			
Consultant's Fee	439,044	439,044			
Developer's Fee	878,087	878,087			
Subtotal	1,756,174				
START-UP AND RESERVES					
Marketing					
Rent -Up Reserves	52,693				52,693
Operating Deficit Reserve:	105,386				105,386
Replacement Reserve					
Furniture, Fixtures and Equipment	32,640	32,640			
Other:					
Subtotal	190,719				158,079
OTHER COSTS					
Relocation					
Other: Construction Materials Testing and ECMF	39,540	39,540			2,920
Other: UA analysis	2,920				2,920
Subtotal	42,460				944,233
TOTAL DEVELOPMENT COST	7,226,998	6,282,765			
Per Unit	157,108.66				
Per Square Foot	171.90				

PART FOUR - USES OF FUNDS - Pointe North Village Phase II - 2015-043

CERTIFICATION OF ACTUAL COST AND OPINION AS TO ELIGIBLE BASIS

VI. OWNER COMMENTS AND CLARIFICATIONS

Note: At DCA's request, the partnership signed two carryovers. One for 2015 credits (\$325,000) and one for 2016 (199,239).

PART THREE - SOURCES OF FUNDS - Pointe North Village Phase II - 2015-043

I. PERMANENT FINANCING

Financing Type	Name of Financing Entity	Principal Amount	Interest Rate	Term (Years)	Amort. (Years)	Annual Debt Svc Per Terms Given	Loan Type	Balloon?
First Mortgage	Sterling Bank	405,000	6.250%	18	35	28,532	Amortizing	Yes
Second Mortgage								
Third Mortgage								
Other Source (specify)								
Other Source (specify)								
Deferred Developer Fees	Peachtree Housing Communities, LLC	7,777					Cash Flow	
Federal Grant								
State, Local, or Private Grant								
Federal Housing Credit Equity	Tax Credit Holdings - Pointe North II.	4,929,472						
State Housing Credit Equity	Tax Credit Holdings - Pointe North II.	1,884,639						
Historic Credit Equity								
Investment Earnings from Tax-Exempt Bonds								
Investment Earnings from Taxable Bonds								
Income from Operations								
Other Source (specify)	General Partner Equity	100						
Other Source (specify)	SLP Equity	10						
Other Source (specify)								
Total Permanent Financing:		7,226,998						
Total Development Costs from Development Cost Schedule:		7,226,998						
Surplus/(Shortage) of Permanent Funds to Development Costs:		(0)						

DCA HOME loan interest rate per Operating Year for Projects located in Rural Areas:

Year:	1-7	8	9	10	11	12	13	14	15
Rate:									

VII. OWNER COMMENTS AND CLARIFICATIONS

State Housing Credit Equity Partner is paying \$.95 for 1% share of federal credits = \$49,802. State Housing Credit Equity Partner is paying \$.35 for 100% share of state credits = \$1,834,837.

