

# MARKET STUDY

Property:  
Nicholson Terrace  
1313 14th Street  
Columbus, Muscogee County, Georgia 31901



Type of Property:  
Affordable Multifamily Development  
Elderly  
Renovation

Date of Report:  
August 12, 2015

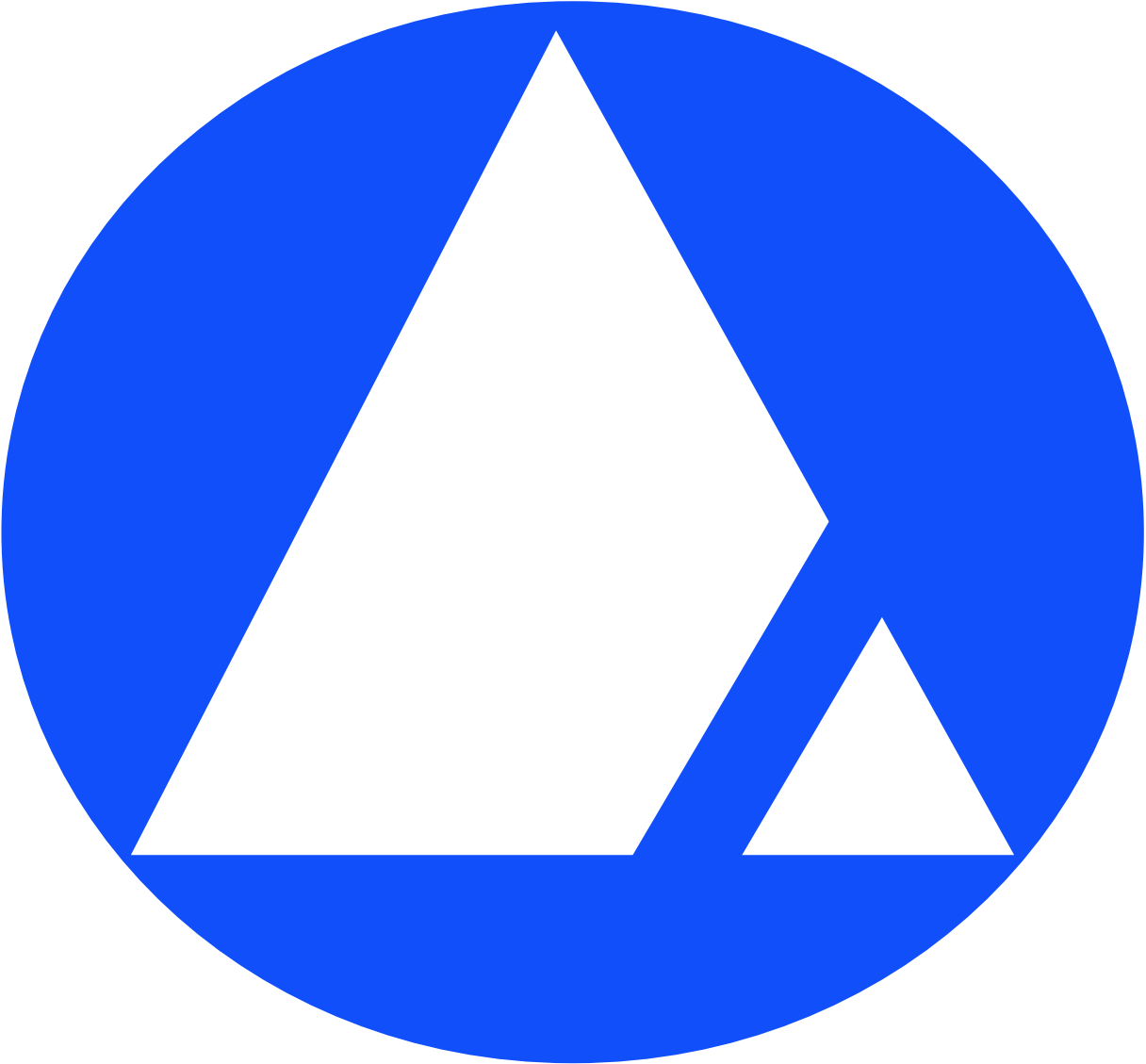
Effective Date:  
August 2, 2015

Date of Site Visit:  
April 27, 2015

Prepared For:  
Ms. Verona Campbell  
Housing Authority of Columbus Georgia  
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AAC File Number:  
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August 12, 2015

Ms. Verona Campbell  
Housing Authority of Columbus Georgia  
PO Box 630  
Columbus, Georgia 31902-0630

Re: Nicholson Terrace

Dear Ms. Verona Campbell:

The subject property, known as Nicholson Terrace, is an existing public housing development located at 1313 14th Street in Columbus, Muscogee County, Georgia (Parcel # 027-037-011). The subject property consists of 100 revenue-producing units originally constructed in 1965. The sponsor has proposed to renovate and refinance the property under the RAD program coupled with tax credit and tax-exempt bond financing. Renovation is planned to commence in 2015 with market entry in 2016. The subject property is an age restricted development.

The subject property is proposed to consist of 100 revenue-producing units unit including 0 and 1-bedroom flats in a high-rise building. A total of 100 units are proposed to be income restricted to 60% of AMI; no units are proposed to be set aside as market rate units; a total of 100 units are proposed to benefit from project-based vouchers after RAD conversion; no units are proposed to benefit from HOME financing. Under the proposed terms of the LIHTC financing, these restrictions will have a term of at least 15 years.

The scope of this assignment consists of a comprehensive market analysis for the subject property. The market study was completed in accordance with Georgia Department of Community Affairs (DCA) and National Council for Housing Market Analyst (NCHMA) guidelines and the Uniform Standards of Professional Practice (USPAP). The completion of this report involved a site visit, interviews with local property managers, and the collection of market data through discussions with persons knowledgeable of the local real estate market.

The purpose, intended use, and function of the report is to assess the marketability of the subject property for tax credit/bond application purposes. This report should not be used for any other purposes without the express written permission of Allen & Associates Consulting.

The report has been generated for the benefit of our client Housing Authority of Columbus Georgia. Georgia Department of Community Affairs is named as additional user of the report. No other person or entity may use the report for any reason whatsoever without our express written permission.

A summary of our findings and conclusions is found in the following pages. The conclusions reported are based on the conditions that exist as of the effective date of this report. These factors are subject to change and may alter, or otherwise affect the findings and conclusions presented in this report.

To the best of our knowledge, this report presents an accurate evaluation of market conditions for the subject property as of the effective date of this report. While the analysis that follows is based upon information obtained from sources believed to be reliable, no guarantee is made of its accuracy.

Feel free to contact us with any questions or comments.

Respectfully submitted:  
ALLEN & ASSOCIATES CONSULTING

A handwritten signature in blue ink, appearing to read "Jeff Carroll", is positioned above the printed name.

Jeff Carroll

## EXECUTIVE SUMMARY

The following is a summary of our key findings and conclusions with respect to the subject property:

### Project Description

The subject property, known as Nicholson Terrace, is an existing public housing development located at 1313 14th Street in Columbus, Muscogee County, Georgia (Parcel # 027-037-011). The subject property consists of 100 revenue-producing units originally constructed in 1965. The sponsor has proposed to renovate and refinance the property under the RAD program coupled with tax credit and tax-exempt bond financing. Renovation is planned to commence in 2015 with market entry in 2016. The subject property is an age restricted development.

### Proposed Unit Mix

The subject property is proposed to consist of 100 revenue-producing units unit including 0 and 1-bedroom flats in a high-rise building. A total of 100 units are proposed to be income restricted to 60% of AMI; no units are proposed to be set aside as market rate units; a total of 100 units are proposed to benefit from project-based vouchers after RAD conversion; no units are proposed to benefit from HOME financing. Under the proposed terms of the LIHTC financing, these restrictions will have a term of at least 15 years.

Proposed Unit Configuration						
Unit Type / Income Limit / Rent Limit	HOME	Subsidized	Units	Gross Rent	UA	Net Rent
0BR-1BA-352sf / 60% of AMI / 60% of AMI	No	Yes	21	\$502	\$0	\$502
0BR-1BA-364sf / 60% of AMI / 60% of AMI	No	Yes	6	\$502	\$0	\$502
0BR-1BA-374sf / 60% of AMI / 60% of AMI	No	Yes	1	\$502	\$0	\$502
0BR-1BA-447sf / 60% of AMI / 60% of AMI	No	Yes	66	\$530	\$0	\$530
0BR-1BA-450sf / 60% of AMI / 60% of AMI	No	Yes	5	\$530	\$0	\$530
1BR-1BA-554sf / 60% of AMI / 60% of AMI	No	Yes	1	\$627	\$0	\$627
Total/Average			100	\$523	\$0	\$523

### Site Description

The subject property includes an irregular-shaped parcel including approximately 2.49 acres and approximately 1000 feet of road frontage.

A total of 51 parking spaces are found at this development (47 regular / 4 accessible / 0.51 spaces per unit). Privately-owned asphalt parking areas along with privately-owned concrete curbs and sidewalks are found at the subject property. Public transportation is not found in the immediate area. Similar properties normally include 0.5 to 1.0 spaces per unit. In our opinion, therefore, parking appears light for the subject property.

### Additional Considerations:

Zoning	NC & RMF-1. Approved, legal, conforming use under current zoning.
Environmental	Original Construction 1965. Potential lead and asbestos.
Topography	Site is flat. No issues.
Flood	Zone X. Outside of the 100-year flood zone.
DDA Status	Muscogee County. Not designated as a Difficult to Develop Area.
QCT Status	Tract 12.00. Designated as a Qualified Census Tract.
Access	Good. Located at the northeast corner of 14th Street and 13th Avenue.
Visibility	Good. Significant frontage. Moderate drive-by traffic.

The site appears to be suitable for development. Other than potential lead and asbestos, we did not observe any significant issues affecting this property.

### Neighborhood Description

The subject property is located in Columbus, Georgia. The immediate area consists of residential land uses.

Single family in good condition is located to the north of the subject property; commercial in good condition is located to the south and west; townhomes in good condition are located to the east of the subject property. In our opinion, neighboring land uses appear to be complimentary to the use of the subject property. The condition of the neighboring properties appears complimentary as well.

The subject property has a very good location relative to competing properties with respect to amenities and services. BB&T, Village on 13, Piggly Wiggly and Columbus Uptown Pharmacy are all located less than 1 mile away from the subject property. Concentra Urgent Care is located 1.0 miles away. Public transportation is not located in the immediate area.

### Additional Considerations:

Crime	Higher than market area and regional averages.
Schools	Educational attainment is higher than market area and regional averages.
Average Commute	Similar to market area and regional averages.

Neighborhood appears to be suitable for development with the following exceptions: Elevated crime rates.

### Primary Market Area

We defined the primary market area by generating a drive time zone around the subject property and analyzing median rents and average household income levels in the area. We also considered population densities, existing concentrations of multifamily properties and the nearest census tract boundaries in our analysis.

Allen & Associates recently conducted a series of property management interviews to better understand market areas and resident moving patterns for multifamily properties. Based on our survey, we elected to use a 15-minute drive time with market area boundaries rounded up/down to the nearest census tract boundaries for purposes of this analysis.

The primary market area includes a population of 91,521 persons and covers a total of 49.0 square miles, making it 7.9 miles across on average.

### Demographic Characteristics

We anticipate moderate population and household growth for the market area. Renter households are anticipated to increase modestly as well. Finally, we anticipate that rents will grow with CPI over the next few years. Additional details follow:

Population	Market area population currently stands at 91,521 and is projected to grow 0.5 percent this year.
Households	Market area households currently stand at 35,988 and is projected to grow 0.6 percent this year.
Renter Households	Market area renter households currently stand at 22,976 and is projected to grow 1.8 percent this year.
Renter Tenure	Market area renter tenure currently stands at 63.8 percent.
Rent Growth	Market area rents have been growing at a 2-3 percent rate for the past several years.

### Regional Economic Outlook

We anticipate moderate establishment economic growth and strong civilian economic growth for the region. Additional details follow:

Est Employment	Regional establishment employment currently stands at 129,414 and is projected to decline 0.9 percent this year.
Civ Employment	Regional civilian employment currently stands at 77,421 and is projected to grow 3.8 percent this year.
Empl by Industry	Regional Establishment Employment stood at 130,601 in 2014. The data suggests that Health Care and Social Assistance is the largest employment category accounting for 13.0% of total regional employment. State and Local Government is the second largest category accounting for 10.2% of total employment. Finance and Insurance is the third largest category accounting for 9.8% of total employment. Retail Trade is the fourth largest category accounting for 9.7% of total employment. Accommodation and Food Services is the fifth largest category accounting for 9.0% of total employment.
Top Employers	The top employers include: (1) Fort Benning (32000 employees); (2) Aflac Inc (4000 employees) and; (3) St Francis Hospital (2800 employees).
Layoffs/Expansions	Major employers are currently hiring; none reported any pending layoffs.

### Supply Analysis

Our analysis includes a total of 64 confirmed market area properties consisting of 6,595 units. The occupancy rate for these units currently stands at 91 percent. This rate reflects the occupancy for all confirmed market area units, regardless of project status (stabilized, under construction, proposed, etc.).

The following tables summarize our findings for this market area:

Grand Total				
Project Type	Properties	Units	Vacant	Occupancy
Market Rate	33	2,473	161	93%
Restricted	16	1,759	178	90%
Subsidized	15	2,363	225	90%
Total	64	6,595	564	91%

Stabilized				
Family				
Project Type	Properties	Units	Vacant	Occupancy
Market Rate	33	2,437	139	94%
Restricted	12	1,665	98	94%
Subsidized	7	1,353	22	98%
Total	52	5,455	259	95%

Elderly				
Project Type	Properties	Units	Vacant	Occupancy
Market Rate	0	16	2	88%
Restricted	1	14	0	100%
Subsidized	8	824	17	98%
Total	9	854	19	98%

Pipeline				
Family				
Project Type	Properties	Units	Vacant	Occupancy
Market Rate	0	15	15	0%
Restricted	1	0	0	0%
Subsidized	0	91	91	0%
Total	1	106	106	0%

Elderly				
Project Type	Properties	Units	Vacant	Occupancy
Market Rate	0	5	5	0%
Restricted	2	80	80	0%
Subsidized	0	95	95	0%
Total	2	180	180	0%

### Most Comparable Properties

An overview of the market rate comparables selected for purposes of our analysis follows. The properties we consider to be the best comparables are highlighted for the reader's reference. Please note: All of these properties are located in the PMA. Comparables 007, 008, 011, 012, 091 and 095 are mixed-income properties with both restricted and market rate units.

Key	Property	Units	Occupancy	Built	Renovated	Rents	Type	Miles to Sub
007	Arbor Pointe Phase 1	148	96%	2009	na	Restricted	Family	3.08
008	Arbor Pointe Phase 2	148	93%	2010	na	Restricted	Family	3.11
010	Armour Landing Apartments	36	100%	1985	na	Market Rate	Family	2.05
011	Ashley Station, Phase 1	184	96%	2006	na	Restricted	Family	0.81
012	Ashley Station, Phase 2	183	96%	2008	na	Restricted	Family	0.82
039	Gardenbrook Apartments	72	97%	2001	na	Market Rate	Family	1.61
046	Heritage Place Apartments	79	94%	2001	na	Market Rate	Family	1.50
059	Lecraw On 13Th	24	88%	1994	na	Market Rate	Family	0.47
066	Martha's Vineyard	32	100%	2003	na	Market Rate	Family	2.52
071	Overlook Club	73	95%	1985	na	Market Rate	Family	0.72
072	Overlook Crossing	164	91%	1975	1984	Market Rate	Family	0.39
091	Springfield Crossing Apartme	120	96%	2001	na	Restricted	Family	2.32
095	Veranda at Ashley Station	63	97%	2013	na	Restricted	Elderly	0.82
107	Midtown Tower	25	92%	1975	2000	Market Rate	Family	0.68

An overview of the restricted rent comparables selected for purposes of our analysis follows. The properties we consider to be the best comparables are highlighted for the reader's reference. Please note: All of these properties are located in the PMA.

Key	Property	Units	Occupancy	Built	Renovated	Rents	Type	Miles to Sub
007	Arbor Pointe Phase 1	148	96%	2009	na	Restricted	Family	3.08
008	Arbor Pointe Phase 2	148	93%	2010	na	Restricted	Family	3.11
011	Ashley Station, Phase 1	184	96%	2006	na	Restricted	Family	0.81
012	Ashley Station, Phase 2	183	96%	2008	na	Restricted	Family	0.82
013	Avalon Apartments	232	86%	2009	na	Restricted	Family	2.76
030	Eagles Trace	378	93%	1958	2002	Restricted	Family	3.54
060	Liberty Garden Townhouses	88	100%	1984	1996	Restricted	Family	1.05
063	Lumpkin Park	192	100%	2009	na	Restricted	Family	2.37
069	Midtown Square	144	100%	2002	na	Restricted	Family	1.91
091	Springfield Crossing Apartme	120	96%	2001	na	Restricted	Family	2.32
095	Veranda at Ashley Station	63	97%	2013	na	Restricted	Elderly	0.82
096	Victory Crossing Apartments	172	91%	2003	na	Restricted	Family	2.43

### Achievable Rents

In the following table we present our concluded achievable rents and rent advantage for the subject property:

Achievable Rents							
Unit Type / Income Limit / Rent Limit	HOME	Subsidized	Units	Achievable	Proposed	Advantage	
0BR-1BA-352sf / 60% of AMI / 60% of AMI	No	Yes	21	\$630	\$502	20.3%	
0BR-1BA-364sf / 60% of AMI / 60% of AMI	No	Yes	6	\$630	\$502	20.3%	



0BR-1BA-374sf / 60% of AMI / 60% of AMI	No	Yes	1	\$630	\$502	20.3%
0BR-1BA-447sf / 60% of AMI / 60% of AMI	No	Yes	66	\$630	\$530	15.9%
0BR-1BA-450sf / 60% of AMI / 60% of AMI	No	Yes	5	\$630	\$530	15.9%
1BR-1BA-554sf / 60% of AMI / 60% of AMI	No	Yes	1	\$700	\$627	10.4%
Total / Average			100	\$631	\$523	17.1%

Our analysis suggests an average achievable rent of \$631 for the subject property. This is compared with an average proposed rent of \$523, yielding an achievable rent advantage of 17.1 percent. Overall, the subject property appears to be priced at or below achievable rents for the area.

### NCHMA Demand Analysis

In the following tables we present our concluded demand, capture rate, penetration rate and absorption period estimates for the subject property using the NCHMA demand methodology:

Unit Type / Rent Type / Income Limit	Vac Units at Market Entry	Gross Demand	Vacant & Pipeline Units	Capture Rate Gross	Capture Rate Net	Penetration Rate	Absorption Pd (Mos)
0-Bedroom / Subsidized / 60% of AMI	33	1,738	11	1.9%	1.9%	20.4%	3
1-Bedroom / Subsidized / 60% of AMI	1	2,142	82	0.0%	0.0%	27.0%	<1
Project-Wide Gross Capture Rate				1.6%			
Project-Wide Net Capture Rate				1.7%			
Project-Wide Penetration Rate				43.6%			
Stabilized Occupancy				96%			
Project-Wide Absorption Period				3 mos			

In our opinion, the estimated project-level capture rate suggests an appropriate number of units for the subject property. The unit level capture rates suggest an appropriate mix of units for the subject property.

In our opinion, the estimated project-level penetration rate suggest an appropriate number of units for the subject property. The unit-level penetration rates suggest an appropriate mix of units for the subject property.

Our analysis suggests that the subject property will stabilize at 96 percent occupancy. We estimate 3 months of absorption and an average absorption rate of 12.6 units per month for this project. In our opinion, the absorption period suggests an appropriate number and mix of units for the subject property.

It is important to note that this analysis does not account for pent-up demand, pre-leasing efforts or rent concessions. In our opinion, an effective pre-leasing effort could result in a month-for-month reduction in the estimated absorption period for this project. In addition, any concessions or rent subsidies not accounted for already in this analysis could cut capture rates and absorption periods significantly.

### DCA Demand Analysis

In the following table we present our concluded capture rate and absorption period estimates for the subject property using the DCA demand methodology:

Project-Wide Capture Rate - Subsidized	1.5%
Project-Wide Capture Rate - LIHTC	0.0%
Project-Wide Capture Rate - Market Rate	0.0%
Project-Wide Capture Rate - All Units	1.5%
Project-Wide Absorption Period (Months)	3 months

### Conclusion

In conclusion, the subject property appears to be feasible from a market standpoint. The units appear to be priced appropriately and we anticipate a rapid lease-up after renovation.

Because of the demonstrated depth of demand in this area and the current occupied status of the subject property, we do not believe the renovation of this property will have an adverse impact on existing projects in the market area.

**Summary Table:**

*(must be completed by the analyst and included in the executive summary)*

Development Name:	Nicholson Terrace	Total # Units:	100
Location:	1313 14th Street, Columbus, GA	# LIHTC Units:	100
PMA Boundary:	~15 min drive time including portions of Muscogee County (see pages 41-43 of the report)		
	Farthest Boundary Distance to Subject:	~ 4 miles	

**RENTAL HOUSING STOCK (found on page 66-89)**

Type	# Properties	Total Units	Vacant Units	Average Occupancy
All Rental Housing	64	6595	564	91%
Market-Rate Housing	33	2473	161	93%
Assisted/Subsidized Housing not to include LIHTC				%
<b>LIHTC</b>	16	1759	178	90%
Stabilized Comps	12	2052	112	95%
Properties in Construction & Lease Up	3	286	286	0%

Subject Development					Average Market Rent			Highest Unadjusted Comp Rent	
# Units	# Bedrooms	# Baths	Size (SF)	Proposed Tenant Rent	Per Unit	Per SF	Advantage	Per Unit	Per SF
				\$	\$	\$	%	\$	\$
There are 6 unique unit types at the subject property. See pages 90-131 of the report for further details.									
				\$	\$	\$	%	\$	\$

**DEMOGRAPHIC DATA (found on page 61, 155)**

	2010		2015		2017	
Renter Households	21,016	100%	22,976	100%	23,658	100%
Income-Qualified Renter HHs (LIHTC)	2,984	14.2%	3,256	14.2%	3,359	14.2%
Income-Qualified Renter HHs (MR) (if applicable)		%		%		%

**TARGETED INCOME-QUALIFIED RENTER HOUSEHOLD DEMAND (found on page 156-158)**

Type of Demand	30%	50%	60%	Market-rate	Other: __	Overall
Renter Household Growth			139			
Existing Households (Overburd + Substand)			1,641			
Homeowner conversion (Seniors)			34			
<b>Total Primary Market Demand</b>			1,813			
Less Comparable/Competitive Supply			126			
<b>Adjusted Income-qualified Renter HHs</b>			1,687			

**CAPTURE RATES (found on page 158)**

Targeted Population	30%	50%	60%	Market-rate	Other: __	Overall
Capture Rate			1.5%			



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## PROJECT OVERVIEW

### Project Description

The subject property, known as Nicholson Terrace, is an existing public housing development located at 1313 14th Street in Columbus, Muscogee County, Georgia (Parcel # 027-037-011). The subject property consists of 100 revenue-producing units originally constructed in 1965. The sponsor has proposed to renovate and refinance the property under the RAD program coupled with tax credit and tax-exempt bond financing. Renovation is planned to commence in 2015 with market entry in 2016. The subject property is an age restricted development.

Select project details are summarized below:

Project Description	
Property Name	Nicholson Terrace
Street Number	1313
Street Name	14th
Street Type	Street
City	Columbus
County	Muscogee County
State	Georgia
Zip	31901
Units	100
Year Built	1965
Year of Market Entry	2016
Project Type	Elderly
Project Status	Prop Rehab
Financing Type	Bond
Latitude	32.4731
Longitude	-84.9733

### Scope of Renovation

The subject property is currently in fair condition. The sponsor has proposed to rehabilitate the subject property to bring it up to “like new” condition using tax credit financing. The contemplated rehabilitation scope includes roof, parking lot, landscape, appliance, cabinet, HVAC and tile repairs and/or replacement.

### Construction and Lease-Up Schedule

The subject property is part of a multi-property renovation effort which will take up to 36 months to complete. For purposes of this analysis, however, we will look at this property on a stand-alone basis, assuming a 12-month construction period for this project. Assuming a November 15, 2015 closing, this yields a date of completion of November 15, 2016. Our demand analysis (found later in this report) suggests a 3-month absorption period. This yields a date of stabilization of February 15, 2017.

### Unit Configuration

The subject property currently consists of 100 revenue-producing units including 0 and 1-bedroom flats in a high-rise building. A total of 100 units are currently income restricted to 60% of AMI; no units are currently set aside as market rate units; a total of 100 units are currently set aside as public housing units; no units currently benefit from HOME financing. The subject property currently stands at 100% occupancy.

Current Unit Configuration										
BR	BA	SF	Unit Type	Income Limit	Rent Limit	HOME Units	Subs Units	Total Units	Gross Rent	Net Rent
0	1.0	352	Garden/Flat	60%	60%	No	Yes	21	\$260	\$260
0	1.0	364	Garden/Flat	60%	60%	No	Yes	6	\$260	\$260
0	1.0	374	Garden/Flat	60%	60%	No	Yes	1	\$260	\$260
0	1.0	447	Garden/Flat	60%	60%	No	Yes	66	\$260	\$260
0	1.0	450	Garden/Flat	60%	60%	No	Yes	5	\$260	\$260
1	1.0	554	Garden/Flat	60%	60%	No	Yes	1	\$260	\$260
Total/Average		423						100	\$260	\$260

The subject property is proposed to consist of 100 revenue-producing units unit including 0 and 1-bedroom flats in a high-rise building. A total of 100 units are proposed to be income restricted to 60% of AMI; no units are proposed to be set aside as market rate units; a total of 100 units are proposed to benefit from project-based vouchers after RAD conversion; no units are proposed to benefit from HOME financing. Under the proposed terms of the LIHTC financing, these restrictions will have a term of at least 15 years.

Proposed Unit Configuration										
BR	BA	SF	Unit Type	Income Limit	Rent Limit	HOME Units	Subs Units	Total Units	Gross Rent	Net Rent
0	1.0	352	Garden/Flat	60%	60%	No	Yes	21	\$502	\$502
0	1.0	364	Garden/Flat	60%	60%	No	Yes	6	\$502	\$502
0	1.0	374	Garden/Flat	60%	60%	No	Yes	1	\$502	\$502
0	1.0	447	Garden/Flat	60%	60%	No	Yes	66	\$530	\$530
0	1.0	450	Garden/Flat	60%	60%	No	Yes	5	\$530	\$530
1	1.0	554	Garden/Flat	60%	60%	No	Yes	1	\$627	\$627
Total/Average		423						100	\$523	\$523

## Income & Rent Limits

The subject property is operated subject to certain income restrictions. The following table gives the applicable income limits for this area:

Income Limits						
HH Size	20% of AMI	30% of AMI	40% of AMI	50% of AMI	60% of AMI	80% of AMI
1.0 Person	\$7,560	\$11,340	\$15,120	\$18,900	\$22,680	\$30,240
2.0 Person	\$8,640	\$12,960	\$17,280	\$21,600	\$25,920	\$34,560
3.0 Person	\$9,720	\$14,580	\$19,440	\$24,300	\$29,160	\$38,880
4.0 Person	\$10,800	\$16,200	\$21,600	\$27,000	\$32,400	\$43,200
5.0 Person	\$11,680	\$17,520	\$23,360	\$29,200	\$35,040	\$46,720
6.0 Person	\$12,540	\$18,810	\$25,080	\$31,350	\$37,620	\$50,160
7.0 Person	\$13,400	\$20,100	\$26,800	\$33,500	\$40,200	\$53,600
8.0 Person	\$14,260	\$21,390	\$28,520	\$35,650	\$42,780	\$57,040

Source: HUD

The subject property is operated subject to certain rent restrictions. The following table gives the maximum housing expense (net rent limit + tenant-paid utilities) for this area:

Maximum Housing Expense						
Unit Type	20% of AMI	30% of AMI	40% of AMI	50% of AMI	60% of AMI	80% of AMI
0 Bedroom	\$189	\$283	\$378	\$472	\$567	\$756
1 Bedroom	\$202	\$303	\$405	\$506	\$607	\$810
2 Bedroom	\$243	\$364	\$486	\$607	\$729	\$972
3 Bedroom	\$281	\$421	\$562	\$702	\$843	\$1,124
4 Bedroom	\$313	\$470	\$627	\$783	\$940	\$1,254

Source: HUD

The following table sets forth the gross fair market rents (net fair market rents + tenant-paid utilities) that would apply to any Section 8 voucher recipients or any units benefiting from HOME financing at the subject property:

Fair Market Rents	
Unit Type	Gross Rent
0 Bedroom	\$536
1 Bedroom	\$628
2 Bedroom	\$745
3 Bedroom	\$1,026
4 Bedroom	\$1,319

Source: HUD

## Household Size Limits

The subject property is operated subject to certain household size limits. The following table gives a breakdown of typical size limits utilized by property managers in this area:

Household Size Limits	
0 Bedroom	1 person
1 Bedroom	2 persons
2 Bedroom	3 persons
3 Bedroom	5 persons
4 Bedroom	6 persons





# Tax Map



# Site Plan

## MODERNIZATION OF NICHOLSON TERRACE HOUSING AUTHORITY OF COLUMBUS COLUMBUS, GEORGIA

ARRA NO. GA06S00450109

### INDEX TO DRAWINGS

#### ARCHITECTURAL

- SD-1 TITLE SHEET AND SITE PLAN
- D-1 GROUND FLOOR AND FIRST FLOOR DEMOLITION PLAN
- A-1 GROUND FLOOR PLAN
- A-2 FIRST FLOOR PLAN
- A-3 FLOOR PLAN, FLOORS 2-8 AND ELEVATOR MACHINE ROOM
- A-4 GROUND FLOOR AND FIRST FLOOR REFLECTED CEILING PLANS
- A-5 DOOR AND FINISH SCHEDULES
- A-6 EXTERIOR ELEVATIONS

#### MECHANICAL

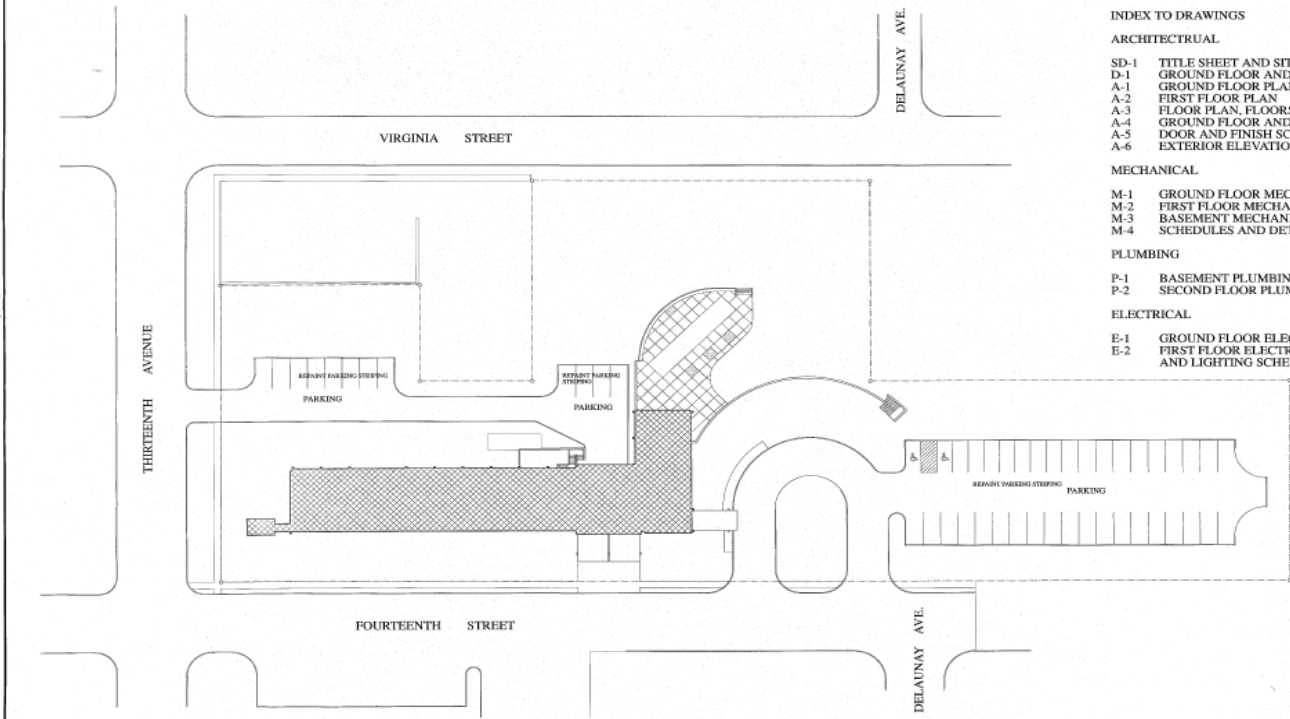
- M-1 GROUND FLOOR MECHANICAL PLAN
- M-2 FIRST FLOOR MECHANICAL PLAN
- M-3 BASEMENT MECHANICAL PLANS
- M-4 SCHEDULES AND DETAILS

#### PLUMBING

- P-1 BASEMENT PLUMBING PLANS
- P-2 SECOND FLOOR PLUMBING PLAN

#### ELECTRICAL

- E-1 GROUND FLOOR ELECTRICAL PLAN
- E-2 FIRST FLOOR ELECTRICAL PLAN, MACHINE ROOM PLAN AND LIGHTING SCHEDULE



 NORTH  
NICHOLSON TERRACE  
SCALE: 1" = 30'-0"

SIGNATURE BLOCK  
Contractor: \_\_\_\_\_  
Housing Authority of Columbus  
Executive Director: \_\_\_\_\_

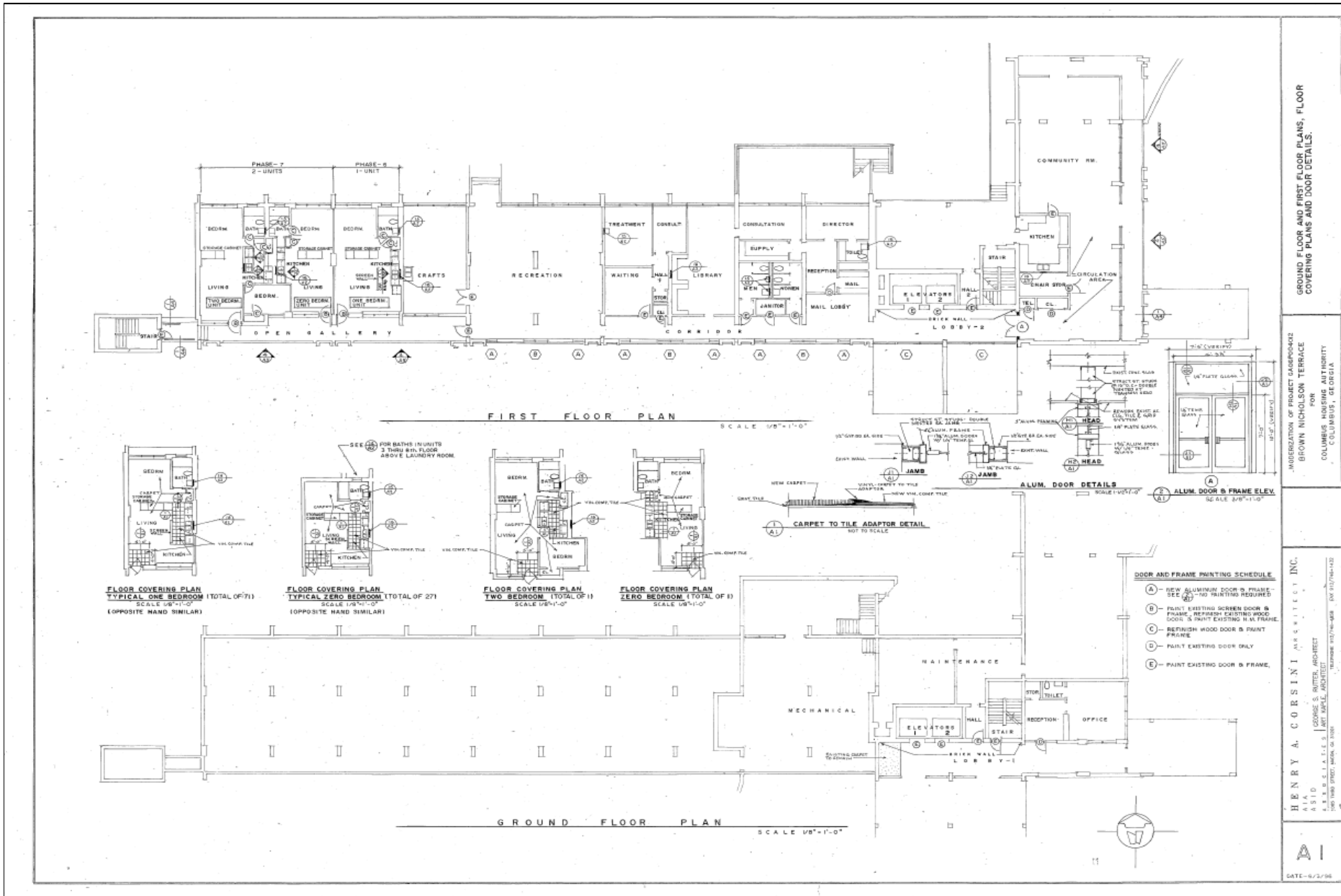
**NEAL, KENDUST & MURRAY, P.C.**  
ARCHITECTS  
3375 Mason Road, Suite 2, Columbus, Georgia 31907  
(706) 953-4474

PROJECT TITLE  
MODERNIZATION OF  
NICHOLSON TERRACE  
HOUSING AUTHORITY OF COLUMBUS  
COLUMBUS, GEORGIA  
CONTRACT NO. 06-001-0000000000

STATE OF GEORGIA  
REGISTERED ARCHITECT  
853/280034

DRAWN	JOB NO.
DATE	REV
SHEET	
SD-1	

# Building Plans



GROUND FLOOR AND FIRST FLOOR PLANS, FLOOR COVERING PLANS AND DOOR DETAILS.

MODERNIZATION OF PROJECT GARDENWOOD FOR BROWN NICHOLSON TERRACE FOR COLUMBUS HOUSING AUTHORITY COLUMBUS, GEORGIA

HENRY A. CORSINI ARCHITECT INC.  
 AIA  
 A.S.D.  
 GEORGE S. WITTE, ARCHITECT  
 ART WAPLE, ARCHITECT  
 1000 19th STREET, N.W., SUITE 300  
 WASHINGTON, D.C. 20036  
 PHONE: 202/745-4888 FAX: 202/745-1422

AI

DATE: 6/2/96

## IMPROVEMENT DESCRIPTION & ANALYSIS

Our improvement analysis includes an evaluation of the following factors with respect to the subject property: (1) Building Features; (2) Unit Features; (3) Project Amenities, (4) Utility Configuration; and (5) Useful Life Analysis.

### **Building Features**

The subject property currently consists of 100 revenue-producing units in 1 residential building and 0 non-residential buildings. The development currently includes approximately 42,256 square feet of net rentable area and 91,775 square feet of gross building area.

Additional information regarding the subject property's major building systems is found below.

#### Foundation - Concrete Slab, Basements, Crawl Spaces, etc.

Foundation construction consists of a partial basement and a partial crawl space. We did not note any foundation issues on our site visit; management did not report any issues with respect to foundations.

#### Structural Frame - Floor, Wall, Roof Structural Systems, etc.

The subject property is constructed with reinforced concrete columns. Floor/ceiling assemblies consist of steel beams and reinforced concrete floors. Roof assemblies consist of steel beams and reinforced concrete slabs.

#### Exterior Wall - Exterior Finishes, Doors, Windows, Exterior Stairs, etc.

The subject currently includes brick veneer, painted concrete columns, solid wood flat panel exterior doors and single hung aluminum double pane windows. Steel clad insulated six-panel doors and single hung vinyl double pane windows are proposed after renovation.

#### Roof - Sheathing, Coverings, Warranties, Gutters & Downspouts, Soffit & Fascia, etc.

The subject property includes flat, modified bitumen roofs.

#### Vertical Transportation - Elevator, Interior Stair Systems

The subject property includes elevators and interior common area stairwells.

#### Plumbing - Sanitary, Storm, Sewer, Fixtures, Domestic Hot Water

Visually accessible domestic water piping is constructed of CPVC pipe and fittings. Wastewater lines consist of PVC pipe and fittings. Where visible, domestic water/wastewater piping is not insulated; however, the majority of the system is concealed behind walls and could not be visually inspected. Potable hot water is supplied via central gas hot water heaters. The recovery of the units is reported to be adequate for the number of fixtures served and no complaints concerning a lack of hot water were raised during the inspection.

#### HVAC - Heating, Air Conditioning, Ventilation

The subject property is currently heated with a gas boiler & wall-mounted radiators. The subject property is currently cooled with individual PTAC units. Individual mini-split cooling units are proposed after renovation.

#### Electrical and Communications - Distribution, Aluminum Wiring, etc.

The buildings receive electrical power from exterior pad-mounted transformers. Electrical service to units consists of 120/240V AC with 100 amps available for each panel. The electrical panels were observed and appeared to be in generally good condition. It is reported that the electrical wiring is copper. Properly grounded, three-prong outlets were located in each dwelling unit. The outlets located in the wet areas were not observed to be Ground Fault Circuit Interrupter (GFCI) outlets. Surface-mounted fluorescent and incandescent lighting fixtures are found in the living areas and the bathrooms.

### Fire Suppression

The subject property is not currently equipped with an NFPA-13 fully automatic fire suppression (sprinkler) system. However, hard-wired smoke detectors with battery backup are located in each bedroom area. Management tests smoke detectors regularly. We randomly tested smoke detectors on our site visit; all worked properly. The sponsor has proposed to replace the smoke detectors as part of the planned renovation for this property.

## **Unit Features**

The subject property currently contains 100 revenue-producing units including 93 regular units and 7 accessible units including 100 bedrooms, 100 full bathrooms and 0 half bathrooms.

Additional information regarding the subject property's unit features is found below.

### Walls / Ceilings / Interior Doors

Subject property units include 8 foot ceilings, painted gypsum wallboard & ceilings, and wood solid-core six panel interior doors.

### Floor Covering

Floor covering currently consists of VCT in the entryways and kitchens, ceramic tile in the bathrooms, and wall-to-wall carpeting in the living areas and bedrooms. The sponsor has proposed to replace the flooring as part of the planned renovation. Carpeting will be replaced by VCT tile at that time.

### Kitchens

Kitchens include electric four-top ranges, range hoods, frost-free refrigerators, composite wood cabinets, laminated countertops and stainless steel sinks. The sponsor plans to replace the cabinets, countertops and appliances as part of the renovation.

### Bathrooms

Bathrooms include porcelain sinks, toilets & tubs and ceramic surrounds. The bathrooms also include exhaust fans and other accessories.

## **Project Amenities**

A discussion of the development's project amenities is found below.

### Site & Common Area Amenities

Site & common area amenities include a BBQ area, business/computer center, community center, elevator, fitness center, library, movie/media center and picnic area. A gazebo/patio are contemplated post-renovation.

### Parking

The subject property offers open parking.

### Laundry

The subject property currently features a central laundry.

### Security

Call buttons, controlled access, and security cameras are offered at the subject property.

### Services

Some transportation is offered at the subject property.

Tables comparing the subject property's amenities to that of the most comparable properties are found at the end of this section.

## Utility Configuration

The subject property currently includes gas heat, cooking and hot water. All utilities are currently paid by the owner.

In the table that follows we compare the subject's proposed utility allowances (also known as tenant paid utilities) to the estimated allowances using the HUD Utility Schedule Model:

Utility Allowances										
BR	BA	SF	Unit Type	Inc Lmt	Rnt Lmt	HOME	Subs	Units	UA	HUD UA
0	1.0	352	Garden/Flat	60% of AMI	60% of AMI	No	Yes	21	\$0	\$0
0	1.0	364	Garden/Flat	60% of AMI	60% of AMI	No	Yes	6	\$0	\$0
0	1.0	374	Garden/Flat	60% of AMI	60% of AMI	No	Yes	1	\$0	\$0
0	1.0	447	Garden/Flat	60% of AMI	60% of AMI	No	Yes	66	\$0	\$0
0	1.0	450	Garden/Flat	60% of AMI	60% of AMI	No	Yes	5	\$0	\$0
1	1.0	554	Garden/Flat	60% of AMI	60% of AMI	No	Yes	1	\$0	\$0
Total/Average								100	\$0	\$0

Current federal regulations require that USDA-RD or the local housing authority approve proposed utility allowances for specific properties. Federal regulations permit the use of the HUD Utility Schedule model for purposes of establishing utility allowances for other properties. The HUD utility allowances are a good measure of the anticipated energy costs for a given property. Our analysis suggests that the utility allowances are equivalent to those established using the HUD model.

Tables comparing the subject property's utility configuration to that of the most comparable properties are found at the end of this section. Outputs from the HUD Utility Schedule Model are also found there.

## Useful Life Analysis

The subject property was originally constructed in 1965 and is currently in fair condition. In our opinion, the subject property has a remaining useful life of 20 years in its current condition. If the subject property is renovated and maintained as set forth above, we anticipate a remaining useful life of 40 years for this project.

In the course of completing this study, we rated the condition of the subject property and the most comparable properties on a 1-5 scale (1 being the worst and 5 being the best). We also evaluated the actual and effective ages of the subject and select comparables. A table summarizing our findings is found below:

		Actual Age   Effective Age   Condition			Rank		
		Rating					
Key	Project Name	Actual Age	Effective Age	Property Condition	Actual Age	Effective Age	Property Condition
Sub	Nicholson Terrace	1965	2005	4.00	20	7	8
007	Arbor Pointe Phase 1	2009	2010	4.50	3	2	3
008	Arbor Pointe Phase 2	2010	2010	4.50	2	2	3
010	Armour Landing Apartments	1985	2000	3.50	15	13	11
011	Ashley Station, Phase 1	2006	2005	4.50	7	7	3
012	Ashley Station, Phase 2	2008	2010	4.75	6	2	1
013	Avalon Apartments	2009	2012	4.75	3	1	1
030	Eagles Trace	1958	2000	3.50	21	13	11
039	Gardenbrook Apartments	2001	1995	3.00	11	16	16
046	Heritage Place Apartments	2001	2005	3.25	11	7	15
059	Lecraw On 13Th	1994	1995	3.00	14	16	16
060	Liberty Garden Townhouses	1984	1990	3.00	17	19	16
063	Lumpkin Park	2009	2010	4.50	3	2	3

066	Martha's Vineyard	2003	2000	3.00	8	13	16
069	Midtown Square	2002	2005	3.50	10	7	11
071	Overlook Club	1985	1995	3.50	15	16	11
072	Overlook Crossing	1975	1990	3.00	18	19	16
091	Springfield Crossing Apartments	2001	2005	3.75	11	7	10
095	Veranda at Ashley Station	2013	2010	4.50	1	2	3
096	Victory Crossing Apartments	2003	2005	4.00	8	7	8
107	Midtown Tower	1975	1985	2.50	18	21	21

Source: Allen & Associates; Sponsor





Utilities

Key	Project Name	Tenant-Paid											Owner-Paid										
		Heat / Gas	Heat / Electric	Cooking / Gas	Cooking / Electric	Other / Electric	AC / Electric	HW / Gas	HW / Electric	Water	Sewer	Trash	Heat / Gas	Heat / Electric	Cooking / Gas	Cooking / Electric	Other / Electric	AC / Electric	HW / Gas	HW / Electric	Water	Sewer	Trash
Sub	Nicholson Terrace	no	no	no	no	no	no	no	no	no	no	yes	no	no	no	yes	yes	yes	no	yes	yes	yes	
007	Arbor Pointe Phase 1	no	yes	no	yes	yes	yes	no	yes	no	no	no	no	no	no	no	no	no	no	yes	yes	yes	
008	Arbor Pointe Phase 2	no	yes	no	yes	yes	yes	no	yes	no	no	no	no	no	no	no	no	no	no	yes	yes	yes	
010	Armour Landing Apartments	no	yes	no	yes	yes	yes	no	yes	no	no	no	no	no	no	no	no	no	no	yes	yes	yes	
011	Ashley Station, Phase 1	no	yes	no	yes	yes	yes	no	yes	no	no	no	no	no	no	no	no	no	no	yes	yes	yes	
012	Ashley Station, Phase 2	no	yes	no	yes	yes	yes	no	yes	no	no	no	no	no	no	no	no	no	no	yes	yes	yes	
013	Avalon Apartments	no	yes	no	yes	yes	yes	no	yes	no	no	no	no	no	no	no	no	no	no	yes	yes	yes	
030	Eagles Trace	no	yes	no	yes	yes	yes	no	yes	no	no	no	no	no	no	no	no	no	no	yes	yes	yes	
039	Gardenbrook Apartments	no	yes	no	yes	yes	yes	no	yes	yes	yes	no	no	no	no	no	no	no	no	no	no	yes	
046	Heritage Place Apartments	no	yes	no	yes	yes	yes	no	yes	no	no	no	no	no	no	no	no	no	no	yes	yes	yes	
059	Lecraw On 13Th	no	yes	no	yes	yes	yes	no	yes	no	no	no	no	no	no	no	no	no	no	yes	yes	yes	
060	Liberty Garden Townhouses	no	yes	no	yes	yes	yes	no	yes	no	no	no	no	no	no	no	no	no	no	yes	yes	yes	
063	Lumpkin Park	no	yes	no	yes	yes	yes	no	yes	no	no	no	no	no	no	no	no	no	no	yes	yes	yes	
066	Martha's Vineyard	no	yes	no	yes	yes	yes	no	yes	no	no	no	no	no	no	no	no	no	no	yes	yes	yes	
069	Midtown Square	no	yes	no	yes	yes	yes	no	yes	yes	yes	yes	no	no	no	no	no	no	no	no	no	no	
071	Overlook Club	no	yes	no	yes	yes	yes	no	yes	no	no	no	no	no	no	no	no	no	no	yes	yes	yes	
072	Overlook Crossing	no	yes	no	yes	yes	yes	no	yes	yes	yes	yes	no	no	no	no	no	no	no	no	no	no	
091	Springfield Crossing Apartments	no	yes	no	yes	yes	yes	no	yes	no	no	no	no	no	no	no	no	no	no	yes	yes	yes	
095	Veranda at Ashley Station	no	yes	no	yes	yes	yes	no	yes	no	no	no	no	no	no	no	no	no	no	yes	yes	yes	
096	Victory Crossing Apartments	no	yes	no	yes	yes	yes	no	yes	no	no	no	no	no	no	no	no	no	no	yes	yes	yes	
107	Midtown Tower	no	yes	no	yes	yes	yes	no	yes	no	no	no	no	no	no	no	no	no	no	yes	yes	yes	

Source: Allen & Associates; Sponsor

Allowances for Tenant-Furnished Utilities and Other Services		U.S. Department of Housing and Urban Development Office of Public and Indian Housing						
City	Year	Monthly Dollar Allowances					Gas (per 1000)	
Columbus, GA	1995 or newer	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	a. Natural Gas	5	5	6	7	8	8	
	b. Bottle Gas	13	15	17	19	21	23	
	c. Electric	6	8	10	12	14	17	
	d. Oil / Coal / Other	10	12	14	15	17	18	
Cooking	a. Natural Gas	30	32	33	34	35	37	
	b. Bottle Gas	9	12	16	19	23	26	
	c. Electric	5	7	9	11	13	15	
	d. Other	0	0	0	0	0	0	
Other Electric		24	31	38	45	51	58	
Air Conditioning		4	9	16	23	29	34	
Water Heating	a. Natural Gas	5	8	11	14	17	20	
	b. Bottle Gas	14	22	30	38	46	54	
	c. Electric	9	14	19	24	30	36	
	d. Oil / Coal / Other	13	20	27	34	41	48	
Water		12	15	19	23	28	29	
Sewer		18	24	31	37	44	50	
Trash Collection		14	14	14	14	14	14	
Range/Dishwasher		4	4	4	4	4	4	
Refrigerator		6	6	6	6	6	6	
Other - specify		0	0	0	0	0	0	

## SITE DESCRIPTION & ANALYSIS

Our assessment of the site included an evaluation of the following factors with respect to the subject property: (1) Survey; (2) Site Plan; (3) Nuisances, Hazards, Detrimental Influences & Environmental; (4) Topography; (5) Flood Zone; (6) Difficult to Develop Area Status; (7) Qualified Census Tract Status; and (8) Traffic Patterns, Access & Visibility.

### **Survey**

A survey for the subject property was not provided to the analyst for review. Current surveys should be evaluated to ascertain whether there are any easements encumbering the subject property.

### **Site Plan**

A site plan for the subject property was provided to the analyst for review. Site plans are necessary to analyze the site improvements, parking configuration, internal traffic flow, location of building improvements and landscaping improvements for the subject property. Our review did not identify any problem areas with respect to the subject property. A summary of the development's site features is found below.

#### Acres / Lot Shape / Frontage

The subject property includes an irregular-shaped parcel including approximately 2.49 acres and approximately 1000 feet of road frontage.

#### Zoning

According to the sponsor, the subject property is currently zoned NC and RMF-1. It is our understanding that the subject property is an approved, legal, conforming use under this classification. Additional information regarding the subject property's zoning is found in the following pages.

#### Parking / Streets / Curbs / Sidewalks

A total of 51 parking spaces are found at this development (47 regular / 4 accessible / 0.51 spaces per unit). Privately-owned asphalt parking areas along with privately-owned concrete curbs and sidewalks are found at the subject property. Public transportation is not found in the immediate area. Similar properties normally include 0.5 to 1.0 spaces per unit. In our opinion, therefore, parking appears light for the subject property.

#### Dumpsters / Dumpster Enclosures

The subject property includes 1 publicly-owned dumpster.

#### Landscaping / Perimeter Fence / Retaining Walls / Entry Sign

Trees, shrubs & lawns are proposed for the subject property. A perimeter fence is not found at this development. Concrete panel retaining walls are found at this property. One unlighted entry sign is found at this development.

#### Stormwater Management / Site Lighting / Water Service / Wastewater Service

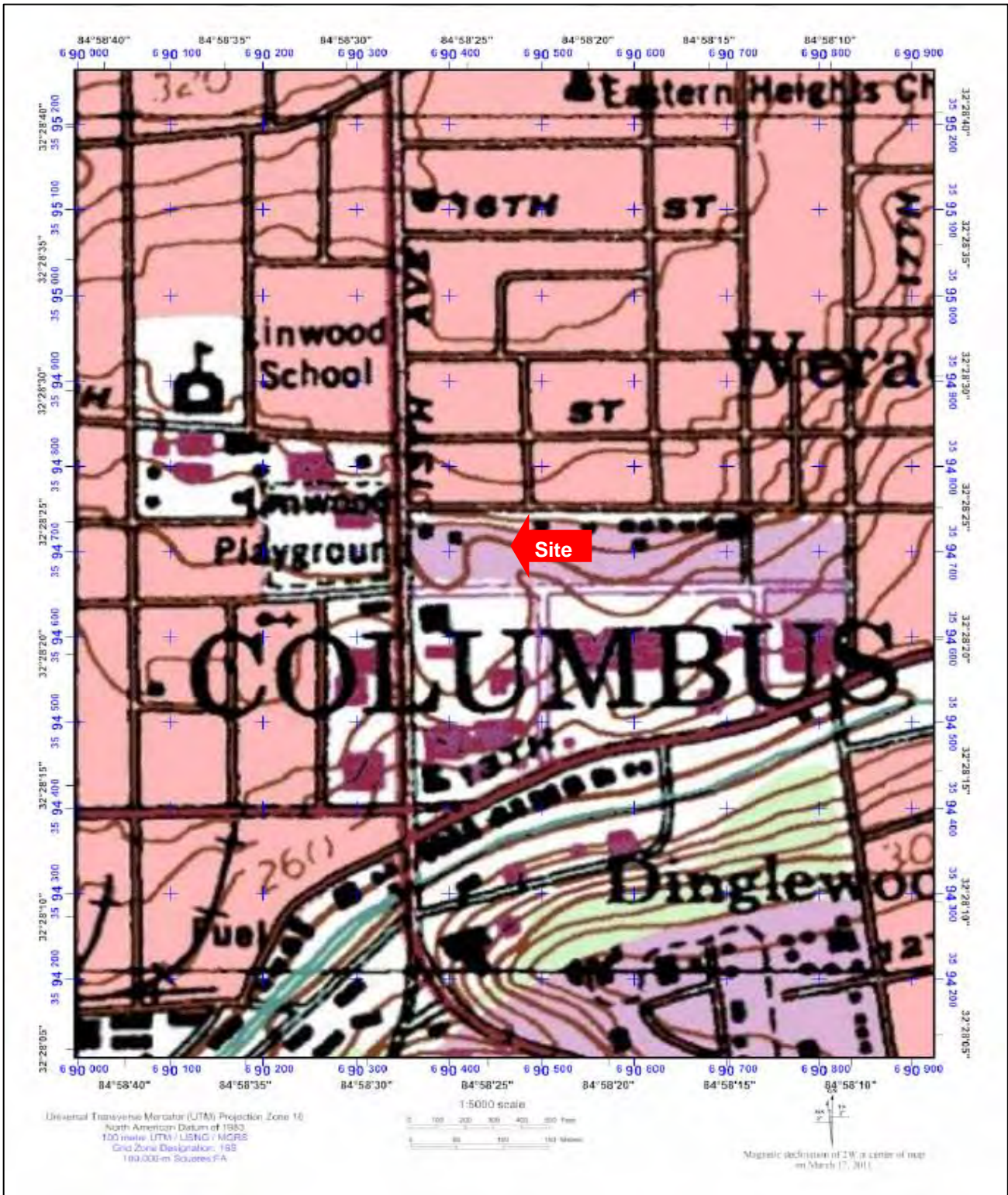
Stormwater management consists of catch basins and concrete pipe connecting to a public system. Site lighting consists of publicly-owned HID poles. Domestic water service to buildings consists of ductile iron pipe connecting to a public system. Wastewater service to buildings consists of PVC pipe connecting to a public system.

### **Nuisances, Hazards, Detrimental Influences & Environmental**

We did not observe any nuisances, hazards, detrimental influences or recognized environmental conditions on our inspection of the subject property. The subject property was originally constructed in 1965, prior to the 1978 ban on lead and asbestos containing construction materials. Consequently, we recommend that the sponsor obtain a comprehensive environmental assessment from a qualified professional.

## Topography

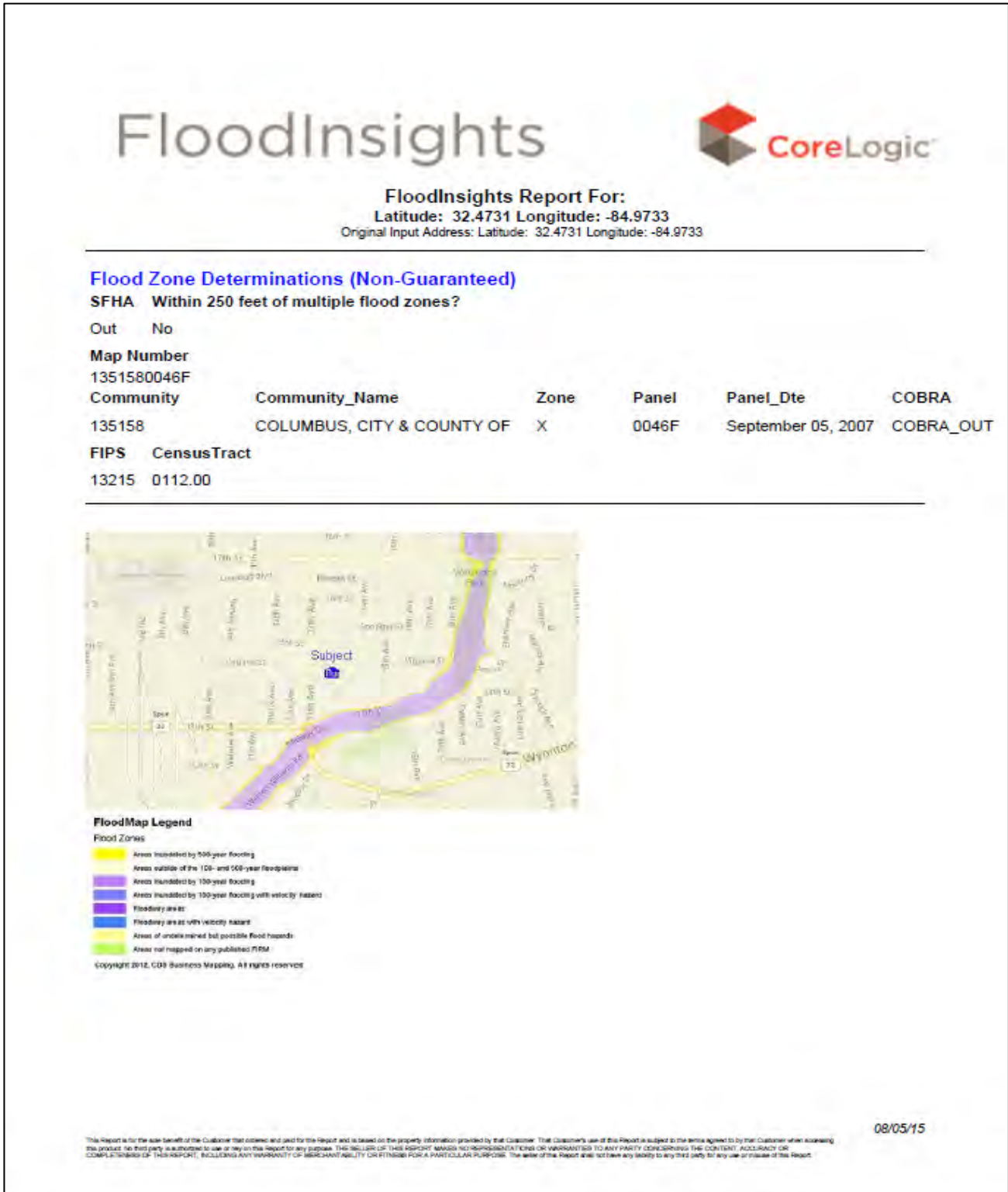
The USGS map showing the topography of the subject property and surrounding area is found below:



The topographic map shows that the site is sloping and drains to adjacent properties to the south. In our opinion, there do not appear to be any topographic issues with respect to the subject property.

## Flood Zone

The map showing the location of the subject property relative to nearby areas prone to flooding (identified in purple) is found below:



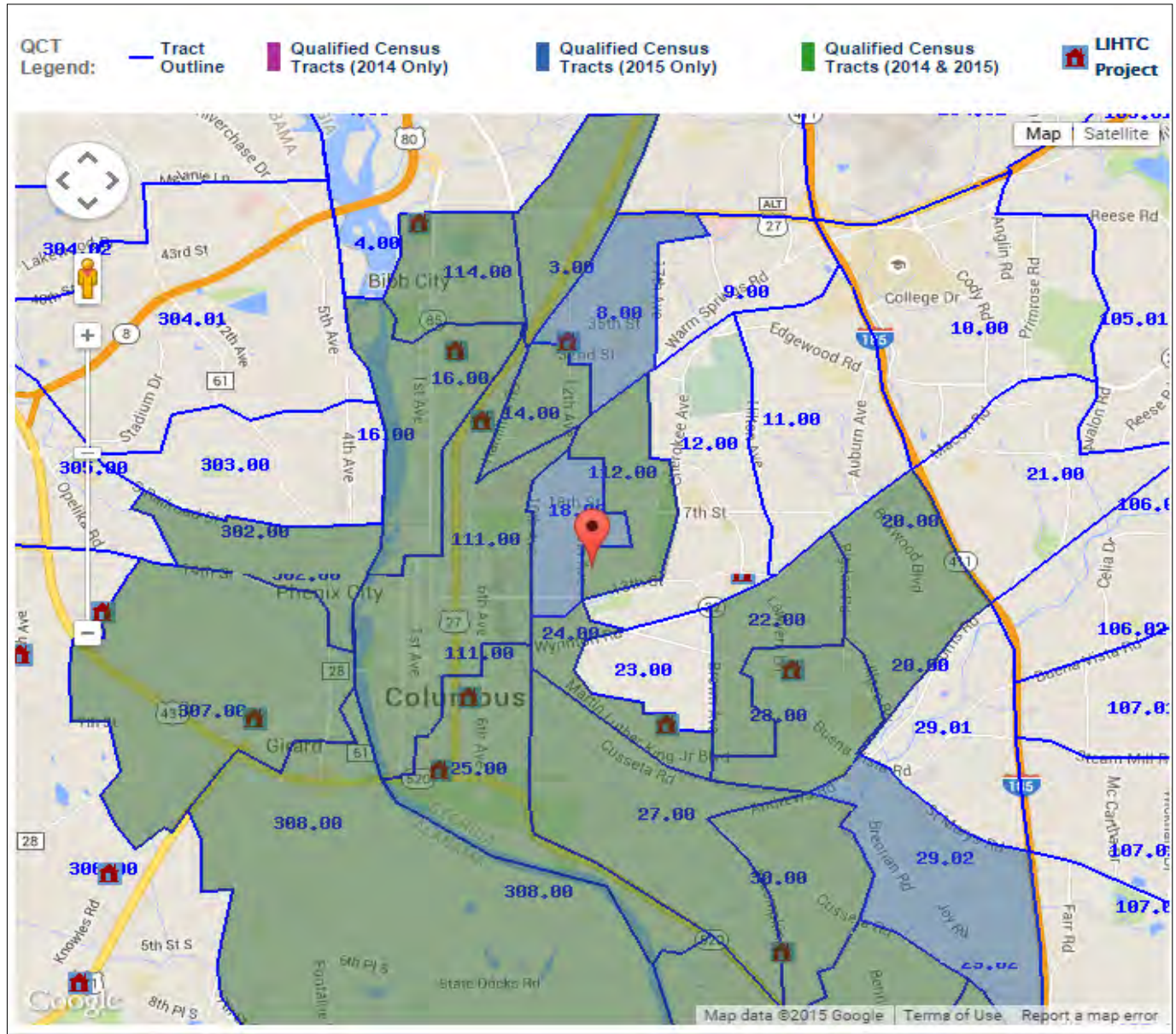
According to FEMA map number 1351580046F dated September 05, 2007, the subject property is located in Zone X. This is an area that is identified as being located outside the 100-year flood zone.

## Difficult to Develop Area Status

The subject property is located in Muscogee County, Georgia - an area that is not designated as a Difficult to Develop Area. Consequently, the subject property does not appear to qualify for special DDA funding under state and federal programs.

## Qualified Census Tract Status

The federal government has identified census tracts throughout the United States that include high concentrations of low-income households and substandard housing units. These areas, known as Qualified Census Tracts, qualify for special funding under various state and federal programs. A map showing the Qualified Census Tracts in the immediate vicinity of the subject property follows:



The subject property is located in Census Tract 12.00 - an area that is not designated as a Qualified Census Tract. Consequently, the subject property does not appear to qualify for special QCT funding under state and federal programs.

## Traffic Patterns, Access & Visibility

A traffic map identifying the subject property is found below:



### Access

The subject property is located at the northeast corner of the intersection of 14th Street and 13th Avenue in Columbus, Muscogee County, Georgia. Fourteenth Street is a lightly-travelled east-west road carrying 1567 vehicles per day and providing access to the subject property; Thirteenth Avenue is a moderately-travelled north-south road carrying 8037 vehicles per day. We are not aware of any planned road or infrastructure improvements in the immediate vicinity of the subject property. In our opinion, therefore, accessibility is good by virtue of the location of the subject property relative to existing streets and thoroughfares.

### Visibility

The subject property is clearly visible from 14th Street and 13th Avenue and is exposed to a moderate volume of traffic. Consequently, in our opinion visibility is good by virtue of the exposure of the subject property to existing drive-by traffic volumes.

In the course of completing this study, we rated the access and visibility for the subject property and the most comparable properties on a 1-5 scale (1 being the worst and 5 being the best). A table summarizing our findings is found below:

Access & Visibility

Rating				Rank	
Key	Project Name	Access	Visibility	Access	Visibility
Sub	Nicholson Terrace	3.50	3.50	1	1
007	Arbor Pointe Phase 1	3.25	3.25	5	4
008	Arbor Pointe Phase 2	3.25	3.25	5	4
010	Armour Landing Apartments	3.00	3.00	12	12
011	Ashley Station, Phase 1	3.25	3.25	5	4
012	Ashley Station, Phase 2	3.25	3.25	5	4
013	Avalon Apartments	2.75	2.50	15	15
030	Eagles Trace	3.00	3.00	12	12
039	Gardenbrook Apartments	2.75	3.25	15	4
046	Heritage Place Apartments	3.00	3.00	12	12
059	Lecraw On 13Th	3.25	3.25	5	4
060	Liberty Garden Townhouses	3.50	3.50	1	1
063	Lumpkin Park	2.00	2.00	21	20
066	Martha's Vineyard	2.50	2.25	17	18
069	Midtown Square	2.50	2.25	17	18
071	Overlook Club	3.50	2.50	1	15
072	Overlook Crossing	3.50	3.50	1	1
091	Springfield Crossing Apartments	2.50	2.50	17	15
095	Veranda at Ashley Station	3.25	3.25	5	4
096	Victory Crossing Apartments	3.25	3.25	5	4
107	Midtown Tower	2.50	2.00	17	20

Source: Allen & Associates

# Zoning



## Planning Department

April 02, 2015

Housing Authority of Columbus, GA  
P.O. Box 630  
Columbus, GA 31902-0630

RE: Tax Map ID # 027-037-011 (the "Premises")  
1313 14<sup>th</sup> ST.  
Columbus, Muscogee County, Georgia, 31901

To whom it may concern:

This is to advise you that the zoning and use of the above-captioned Premises is governed by the laws and regulations of Columbus, Georgia, and is zoned RMF1 (Residential Multi-Family 1) and NC (Neighborhood Commercial) District lies within the applicable zoning regulations of the City of Columbus, Georgia. A description of the permitted uses in this district can be found at [www.columbusga.org/planning](http://www.columbusga.org/planning). Click on Unified Development Ordinance.

The use of the Premises as Multi-Family residential, and other incidental uses are permitted uses under RMF1 zoning classification without the necessity of any rezoning, special exceptions, use permits, or variance.

In the event of casualty, the Premises may be rebuilt in substantially its current form with its current amenities at its current location.

To the knowledge of the undersigned, no violations, or alleged violations of any zoning, building or similar ordinances or regulations have been reported to this office on the premises in the last three (3) years. This property is not within prime or unique farmland as indicated by the USDA NRCS maps.

Sincerely,

Kevin L. Herrit, AICP, EDFP  
Principal Planner, Planning Department  
Case

P.O. Box 1390  
420 10th Street  
Columbus, Georgia 31902

Phone: 706-653-4176  
Fax: 706-653-4534  
Email: [CRCP@colombusga.org](mailto:CRCP@colombusga.org)  
[www.columbusga.com/impd](http://www.columbusga.com/impd)



## NEIGHBORHOOD DESCRIPTION & ANALYSIS

### Neighborhood

Our assessment of the neighborhood includes an evaluation of the following factors with respect to the subject property: (1) Life Cycle; (2) Surrounding Properties; (3) Crime; (4) Schools; and (5) Proximity to Employment.

#### Life Cycle

Neighborhoods are sometimes thought to evolve through four distinct stages:

- Growth – A period during which the area gains public favor and acceptance.
- Stability – A period of equilibrium without marked gains or losses.
- Decline – A period of diminishing demand.
- Revitalization – A period of renewal, redevelopment, modernization, and increasing demand.

Based on our evaluation of the neighborhood, the subject property is located in an urban area that appears to be in the stability stage of its life cycle. Modest population growth (1.1%) is anticipated for the next several years.

#### Surrounding Properties

The subject property is located in Columbus, Georgia. The immediate area consists of residential land uses.

Single family in good condition is located to the north of the subject property; commercial in good condition is located to the south and west; townhomes in good condition are located to the east of the subject property. In our opinion, neighboring land uses appear to be complimentary to the use of the subject property. The condition of the neighboring properties appears complimentary as well.

Surrounding property uses are summarized in the table found below:

Surrounding Properties		
Direction	Use	Condition
North	Single Family	Good
South	Commercial	Good
East	Townhomes	Good
West	Commercial	Good

Source: Allen & Associates

#### Crime

Claritas maintains crime rate data at the census tract level throughout the United States. A table showing crime rates for the area is found below:

	Crime Rates				
	Nation	State	Region	Market	Nhood
Personal Crime Rate	2.4%	2.0%	3.0%	4.3%	7.8%
Property Crime Rate	2.4%	2.4%	4.6%	7.6%	18.5%

Source: Claritas

Personal crimes include offenses such as rape, murder, robbery and assault. According to Claritas, the personal crime rate in the vicinity of the subject property is 7.8 percent. This is compared with market area, regional, state and national personal crime rates of 4.3, 3.0, 2.0 and 2.4 percent, respectively.

Property crimes include offenses such as burglary, larceny and theft. According to Claritas, the property crime rate in the vicinity of the subject property is 18.5 percent. This is compared with market area, regional, state and national property crime rates of 7.6, 4.6, 2.4 and 2.4 percent, respectively.

Please note: The crime statistics presented above are historical area-wide figures. These statistics make no

consideration for changing demographics or the implementation of an affirmative crime prevention program at the subject property.

**Schools**

Claritas maintains educational attainment data at the census tract level throughout the United States. A table showing educational attainment data for the area is found below:

Educational Attainment					
	Nation	State	Region	Market	Nhood
Less than high school	19.6%	21.4%	21.3%	29.9%	18.7%
High school or more	80.4%	78.6%	78.7%	70.1%	81.3%
Bachelor's degree or more	24.4%	24.3%	20.3%	13.8%	32.8%

Source: Claritas

According to Claritas, educational attainment in the vicinity of the subject property is 81.3 percent. This is compared with market area, regional, state and national high school graduation rates of 70.1, 78.7, 78.6 and 80.4 percent, respectively.

**Proximity to Employment**

The U.S. Census Bureau carries commuting pattern data at the census tract level throughout the United States. A table showing typical commute times for the area is found below:

Commute to Work					
	Nation	State	Region	Market	Nhood
Less than 5 minutes	3.3%	2.4%	3.5%	3.2%	1.3%
Less than 15 minutes	28.4%	24.5%	34.8%	35.3%	48.4%
Less than 30 minutes	63.4%	58.8%	82.5%	81.6%	83.8%
Less than 45 minutes	81.9%	79.0%	91.8%	90.7%	91.1%
More than 45 minutes	14.9%	18.1%	6.4%	7.6%	7.0%
Worked at home	3.3%	2.8%	1.8%	1.7%	1.8%
Average Commute Time	23.7	25.3	19.9	20.1	18.2
Vehicles per household	1.70	1.80	1.58	1.32	1.42

Source: U.S. Census

According to the U.S. Census Bureau, the typical commute time for employees in the vicinity of the subject property is 18.2 minutes. This is compared with market area, region, state and national commute times of 20.1, 19.9, 25.3, and 23.7 minutes, respectively.

Our research also suggests that the average number of vehicles per household in the vicinity of the subject property is 1.42. This is compared with market area, region, state and national figures of 1.32, 1.58, 1.80, and 1.70, respectively.

Tables comparing select demographics for the subject property's neighborhood to that of the most comparable properties are found at the end of this section.

**Proximity to Area Amenities**

The subject property has a very good location relative to competing properties with respect to amenities and services. BB&T, Village on 13, Piggly Wiggly and Columbus Uptown Pharmacy are all located less than 1 mile away from the subject property. Concentra Urgent Care is located 1.0 miles away. Public transportation is not located in the immediate area.

A listing of some of the area amenities is found below:

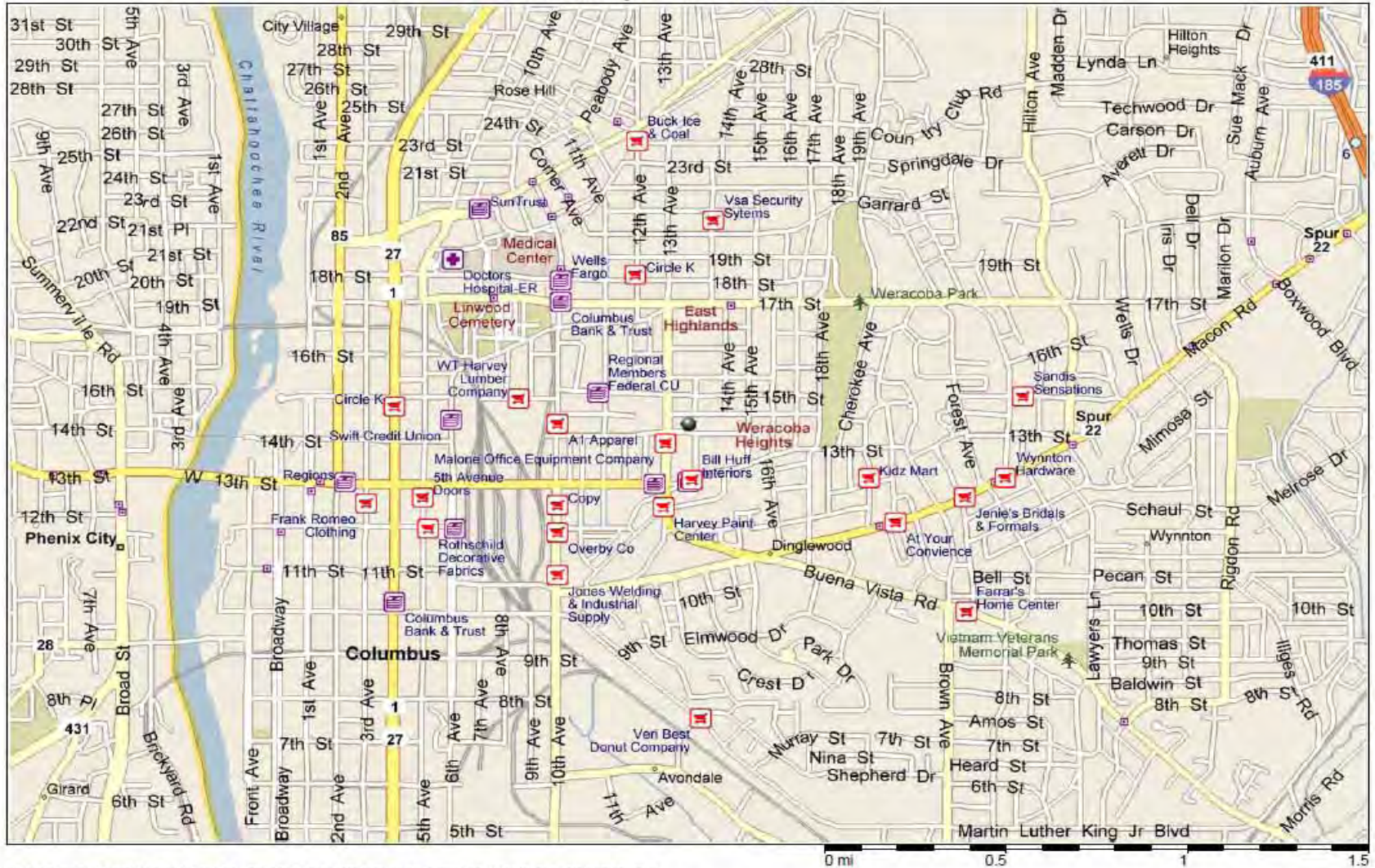
Proximity to Area Amenities		
Amenity	Address	Miles
Bank	BB&T 1326 13th St Columbus, GA 31901	0.2 mi S
Shopping	Village On 13 1359 13th St Columbus, GA 31901	0.1 mi SE
Grocery	Piggly Wiggly 1359 13th St Columbus, GA 31901	0.1 mi SE
Hospital	Concentra Urgent Care - Columbus 1051 Talbotton Rd Columbus, GA 31904	1.0 mi NW
Pharmacy	Columbus Uptown Pharmacy 1110 13th St #200 Columbus, GA 31901	0.2 mi SW

Source: Allen & Associates

The map found in the following pages gives a summary of the site's location relative to banks, shopping, grocery stores, hospitals, and pharmacies. A table comparing the subject property's proximity to area amenities to that of the most comparable properties is found at the end of this section.

In the course of completing this study, we rated the neighborhood and the proximity to area amenities for the subject property and the most comparable properties on a 1-5 scale (1 being the worst and 5 being the best). The tables on the following pages give these ratings.

### Proximity to Area Amenities



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Neighborhood Ratings																			Final Rating (1-5 Scale)
Rating										Rank									
Key	Project Name	Surrounding Area		Crime Rates		Education	Commute	Surrounding Area		Crime Rates		Education	Commute						
		Avg HH Income (2000)	Med Cash Rent (2000)	Med SF Value (2000)	Personal Crime	Property Crime	High School or More	Bachelor's or More	Average Commute	Avg HH Income (2000)	Med Cash Rent (2000)	Med SF Value (2000)	Personal Crime	Property Crime	High School or More	Bachelor's or More	Average Commute		
Sub	Nicholson Terrace	\$35,619	\$168	\$83,570	7.8%	18.5%	81.3%	32.8%	18.42	11	15	6	18	20	6	4	8	3.20	
007	Arbor Pointe Phase 1	\$23,998	\$153	\$35,928	5.8%	9.2%	47.5%	3.2%	21.69	13	19	20	12	10	19	19	15	2.10	
008	Arbor Pointe Phase 2	\$23,998	\$153	\$35,928	5.8%	9.2%	47.5%	3.2%	21.69	13	19	20	12	10	19	19	15	2.10	
010	Armour Landing Apartments	\$36,491	\$461	\$75,347	5.7%	5.1%	79.4%	23.6%	17.46	9	1	7	10	5	7	7	4	4.00	
011	Ashley Station, Phase 1	\$21,301	\$170	\$55,525	6.9%	13.8%	54.1%	10.6%	20.94	18	12	12	15	16	15	11	11	2.40	
012	Ashley Station, Phase 2	\$21,301	\$170	\$55,525	6.9%	13.8%	54.1%	10.6%	20.94	18	12	12	15	16	15	11	11	2.40	
013	Avalon Apartments	\$39,126	\$159	\$53,076	0.2%	0.5%	74.2%	9.1%	21.43	8	18	15	1	1	11	14	14	3.20	
030	Eagles Trace	\$26,122	\$185	\$45,509	3.8%	8.2%	67.8%	3.7%	22.68	12	9	16	4	9	12	18	18	2.90	
039	Gardenbrook Apartments	\$36,491	\$461	\$75,347	5.7%	5.1%	79.4%	23.6%	17.46	9	1	7	10	5	7	7	4	4.00	
046	Heritage Place Apartments	\$40,133	\$151	\$118,091	24.9%	27.2%	88.3%	43.2%	16.79	7	21	5	21	21	3	1	3	3.10	
059	Lecraw On 13Th	\$66,140	\$451	\$129,454	3.5%	11.1%	95.2%	42.3%	15.09	1	3	3	2	14	1	2	1	4.50	
060	Liberty Garden Townhouses	\$14,011	\$168	\$70,999	6.9%	9.5%	46.3%	6.0%	20.48	21	15	10	14	12	21	15	10	2.20	
063	Lumpkin Park	\$23,432	\$194	\$44,266	4.4%	6.8%	60.3%	4.5%	23.07	15	7	17	6	7	13	16	19	2.70	
066	Martha's Vineyard	\$58,536	\$183	\$68,707	5.4%	13.9%	78.7%	14.2%	18.83	3	10	11	9	19	9	10	9	3.40	
069	Midtown Square	\$40,248	\$183	\$71,534	4.3%	3.7%	74.2%	14.9%	22.45	6	10	9	5	4	10	9	17	3.50	
071	Overlook Club	\$44,412	\$387	\$142,671	9.5%	0.5%	82.3%	30.0%	17.61	4	5	1	19	2	4	5	6	4.00	
072	Overlook Crossing	\$44,412	\$387	\$142,671	9.5%	0.5%	82.3%	30.0%	17.61	4	5	1	19	2	4	5	6	4.00	
091	Springfield Crossing Apartments	\$22,337	\$163	\$43,672	4.9%	10.9%	48.9%	2.4%	25.15	17	17	19	8	13	18	21	21	2.00	
095	Veranda at Ashley Station	\$21,301	\$170	\$55,525	6.9%	13.8%	54.1%	10.6%	20.94	18	12	12	15	16	15	11	11	2.40	
096	Victory Crossing Apartments	\$23,432	\$194	\$44,266	4.4%	6.8%	60.3%	4.5%	23.07	15	7	17	6	7	13	16	19	2.70	
107	Midtown Tower	\$66,140	\$451	\$129,454	3.5%	11.1%	95.2%	42.3%	15.09	1	3	3	2	14	1	2	1	4.50	

Proximity to Area Amenities																			Final Rating (1-5 Scale)		
Rating										Rank											
Key	Project Name	Number within 2.0 Miles of Property							Nearest to Property, Miles			Number within 2.0 Miles of Property								Nearest to Property, Miles	
		Banks	Shopping	Grocery	Hospital	Pharmacy	Shopping	Grocery	Hospital	Banks	Shopping	Grocery	Hospital	Pharmacy	Shopping	Grocery	Hospital				
Sub	Nicholson Terrace	26	74	24	4	17	0.1	0.2	0.6	1	5	2	5	7	3	6	6	3.70			
007	Arbor Pointe Phase 1	6	26	22	0	3	0.3	0.3	4.2	15	19	11	13	19	18	14	19	2.20			
008	Arbor Pointe Phase 2	6	26	22	0	3	0.3	0.3	4.2	15	19	11	13	19	18	14	19	2.20			
010	Armour Landing Apartments	14	121	17	2	12	0.3	0.3	0.5	12	2	19	12	13	16	12	4	4.00			
011	Ashley Station, Phase 1	22	74	23	6	18	0.3	0.1	0.2	4	5	5	1	2	10	4	1	3.70			
012	Ashley Station, Phase 2	22	74	23	6	18	0.3	0.1	0.2	4	5	5	1	2	10	4	1	3.70			
013	Avalon Apartments	6	30	26	0	4	0.1	0.1	3.7	15	16	1	13	15	5	2	18	2.40			
030	Eagles Trace	5	21	15	0	2	0.1	0.2	4.8	21	21	20	13	21	1	9	21	2.00			
039	Gardenbrook Apartments	19	126	20	6	22	0.1	0.8	0.5	11	1	16	1	1	1	21	4	4.50			
046	Heritage Place Apartments	22	41	18	4	5	0.5	0.3	1.7	4	14	18	5	14	21	17	12	2.80			
059	Lecraw On 13Th	22	69	21	4	18	0.1	0.3	1.0	4	8	15	5	2	3	10	7	3.50			
060	Liberty Garden Townhouses	21	48	20	4	13	0.5	0.4	1.5	10	13	16	5	11	20	19	11	3.10			
063	Lumpkin Park	6	29	24	0	4	0.3	0.3	3.4	15	17	2	13	15	14	14	16	2.30			
066	Martha's Vineyard	13	96	15	0	13	0.3	0.1	2.0	13	3	20	13	11	10	1	13	3.60			
069	Midtown Square	9	60	23	0	16	0.3	0.5	2.4	14	12	5	13	9	10	20	14	3.10			
071	Overlook Club	22	62	23	4	17	0.2	0.2	1.4	4	11	5	5	7	7	7	10	3.40			
072	Overlook Crossing	24	63	22	4	16	0.3	0.3	1.0	2	10	11	5	9	16	13	8	3.40			
091	Springfield Crossing Apartments	6	31	24	0	4	0.3	0.3	3.3	15	15	2	13	15	15	11	15	2.40			
095	Veranda at Ashley Station	23	75	23	6	18	0.2	0.1	0.3	3	4	5	1	2	6	3	3	3.70			
096	Victory Crossing Apartments	6	28	23	0	4	0.2	0.4	3.4	15	18	5	13	15	9	18	17	2.30			
107	Midtown Tower	22	66	22	4	18	0.2	0.2	1.2	4	9	11	5	2	7	7	9	3.50			

Source: US Census; Claritas; Google Maps

## SUBJECT PROPERTY PHOTOS

Photos of the subject property and the surrounding area are found below:



Subject Property



Looking North from Entrance



Looking South from Entrance



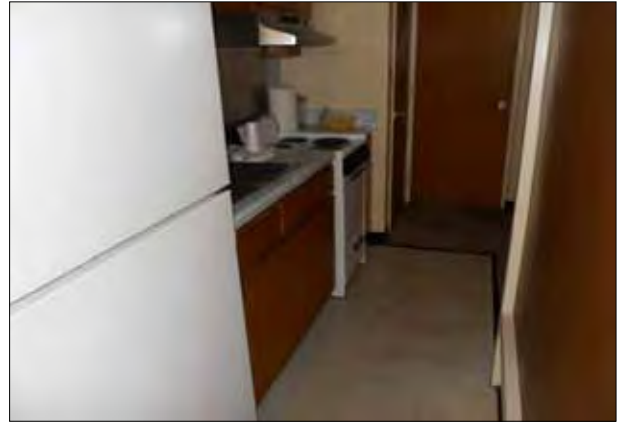
Looking East from Entrance



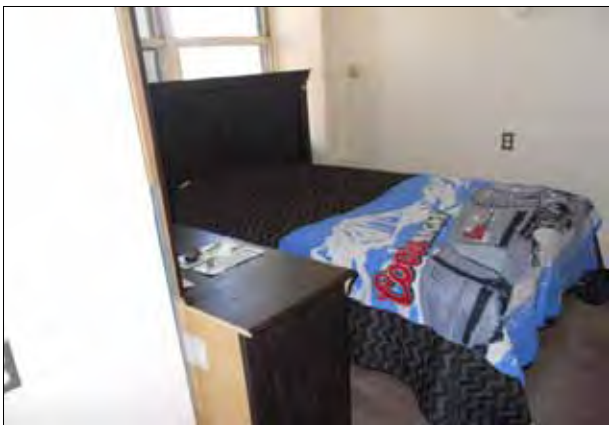
Looking West from Entrance



Typical Family Room



Typical Kitchen



Typical Bedroom



Typical Closet



Typical Bathroom



View from Top Floor



HVAC Unit



Boiler Room



Community Room



Library



Exercise Room



Laundry Room



## MARKET AREA

### Overview

Market areas are influenced by a variety of interrelated factors. These factors include site location, economic, and demographic characteristics (tenure, income, rent levels, etc.), local transportation patterns, physical boundaries (rivers, streams, topography, etc.), census geographies, and the location of comparable and/or potentially competing communities.

In areas where the county seat is the largest city, centrally located, and draws from the entire county, the county may be the market area. In the case where there are potentially competing communities in one county, the market area may be part of the county. In fact, the market area could include portions of adjacent counties. In this case, a combination of county subdivisions may be used to define the market area. In urban or suburban areas, the market area will be adjacent to the site extending to all locations of similar character with residents or potential residents likely to be interested in the project. In this case, county subdivisions, townships, or a combination of census tracts may be used to define the market area.

Allen & Associates recently conducted a series of property management interviews to better understand market areas and resident moving patterns for multifamily properties. Our study suggested that markets may be classified into the following general categories: urban, suburban and rural. Renters in urban markets are typically willing to move 5 to 10 minutes when looking for a new apartment. Our research also shows that renters in suburban markets are normally willing to move 10 to 15 minutes when looking for a new place to live. Renters in rural markets are typically willing to move 15 to 20 minutes when looking for a new apartment. We considered these general guidelines in our evaluation of the subject property.

Our study suggested that secondary market areas were generally a function of whether the proposed development was family or elderly. Our research suggested that secondary market demand for family properties ranged from 10 to 30 percent. Secondary market demand for elderly properties ranged from 10 to 50 percent. Although seniors move less frequently than younger renters, they are often willing to move longer distances when looking for housing. We considered these general secondary market guidelines in our evaluation of the subject property.

Our primary and secondary market area definitions are found below.

### Primary Market Area

We defined the primary market area by generating a drive time zone around the subject property and analyzing median rents and average household income levels in the area. We also considered population densities, existing concentrations of multifamily properties and the nearest census tract boundaries in our analysis.

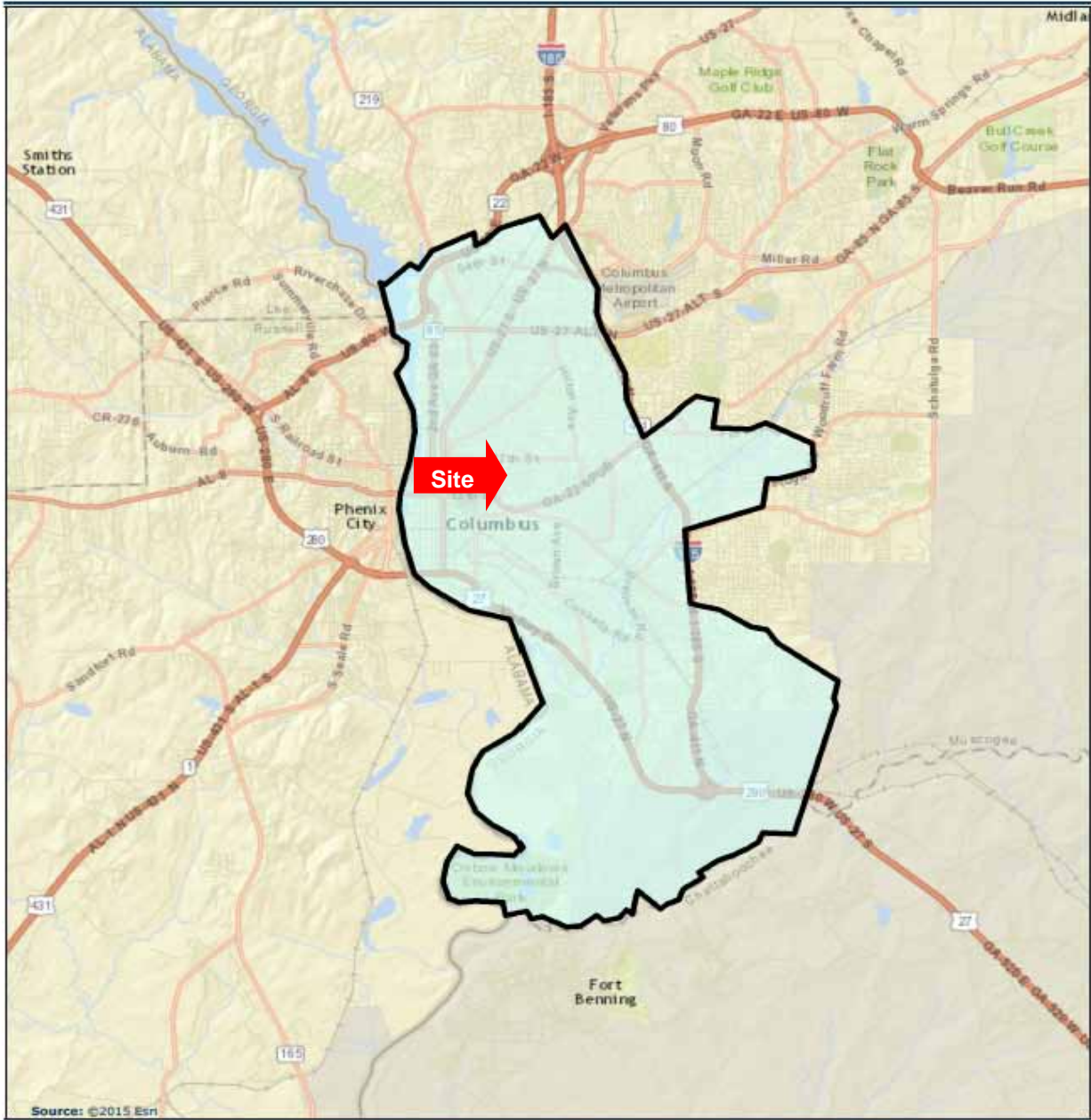
The primary market area includes a population of 91,521 persons and covers a total of 49.0 square miles, making it 7.9 miles across on average.

### Secondary Market Area

We also estimate that up to 40 percent of multifamily demand will come from areas outside of the primary market area.

### Market Area Map

Market area, drive time and existing multifamily maps depicting the location of the subject property are presented in the following pages.



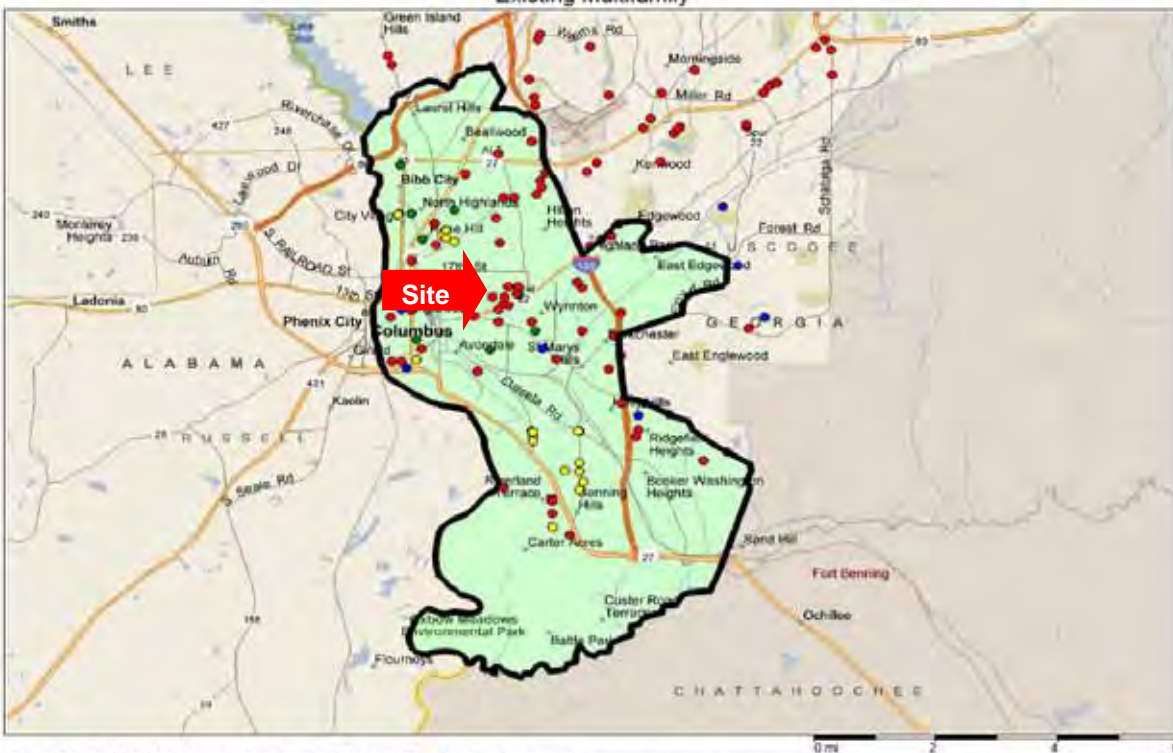
August 04, 2015

### Drive Time



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### Existing Multifamily



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## ECONOMIC OUTLOOK

In this section we conduct an overview of the local and national economy. We begin our outlook for the US economy.

### US Economic Outlook

We anticipate modest economic growth for the United States the next several years. Although robust growth does not appear to be on the horizon, we do not anticipate a recession in the immediate future, either. In the discussion below we develop a forecast of the US Economy through 2019.

Our evaluation begins with a Real Gross Domestic Product (Real GDP) forecast for the nation. We use this projection, in turn, to drive employment forecasts for the United States.

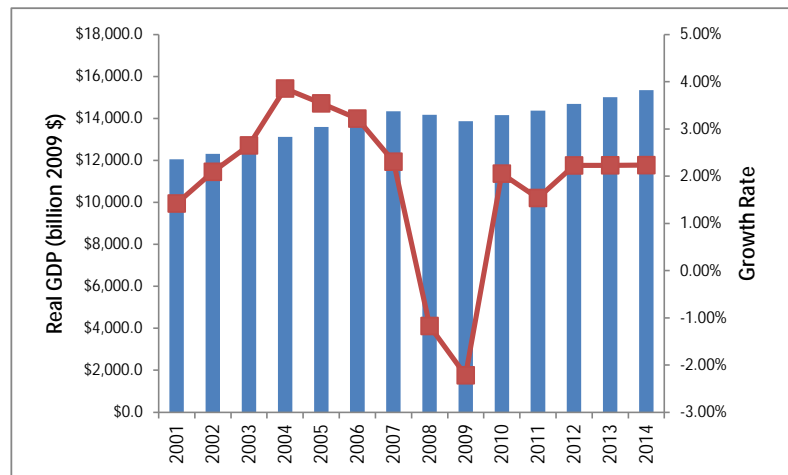
#### Real Gross Domestic Product

Real GDP is a measure of economic output in constant dollars. Increases in Real GDP reflect growth in the economic base as well as increases in productivity.

The table and graph below show Real GDP for the United States since 2000. The data set comes from the Bureau of Economic Analysis (BEA) via Woods & Pool Economics.

Gross Domestic Product		
Year	Real GDP	Growth Rate
2000	\$11,890.3	-
2001	\$12,059.4	1.42%
2002	\$12,311.8	2.09%
2003	\$12,638.4	2.65%
2004	\$13,126.0	3.86%
2005	\$13,591.1	3.54%
2006	\$14,028.8	3.22%
2007	\$14,352.6	2.31%
2008	\$14,184.2	-1.17%
2009	\$13,869.7	-2.22%
2010	\$14,154.7	2.05%
2011	\$14,372.5	1.54%
2012	\$14,692.8	2.23%
2013	\$15,020.6	2.23%
2014	\$15,356.3	2.23%

Source: W&P Economics



Real GDP grew from \$11.890 trillion in 2000 to \$14.353 trillion in 2007, before dropping to \$14.184 trillion in 2008. Real GDP dipped further to \$13.870 trillion in 2009. Since then Real GDP has grown to \$15.356 trillion.

Forecasts for Real GDP growth vary. Woods & Poole Economics (W&P) projects 2.24% growth through 2017, followed by 2.25% through 2019. The Congressional Budget Office (CBO) projects 2.80% growth in 2015, followed by 3.00% percent growth in 2016, dropping off to 2.70% growth in 2017, 2.20% in 2018 and 2.10% in 2019. Finally, the Federal Reserve (FED) projects 2.50% growth in 2015, followed by 2.50% percent growth in 2016, dropping off to 2.20% growth in 2017, 2.15% in 2018 and 2.15% in 2019 as shown below.

Real GDP Growth Forecasts				
Year	W&P	CBO	FED	Concluded
2012	2.23%	2.23%	2.23%	2.23%
2013	2.23%	2.23%	2.23%	2.23%
2014	2.23%	2.23%	2.23%	2.23%
2015	2.24%	2.80%	2.50%	2.50%
2016	2.24%	3.00%	2.50%	2.60%
2017	2.24%	2.70%	2.20%	2.40%
2018	2.25%	2.20%	2.15%	2.20%
2019	2.25%	2.10%	2.15%	2.15%

Source: W&P Economics, Congressional Budget Office; Federal Reserve

The CBO has a history of underestimating the cost of government programs and overestimating tax revenues. Consequently, we discount their projection. W&P flatlines their projection through 2018. Consequently, we discount their projection. Taking this into consideration, we conclude 2.50% growth in 2015, followed by 2.60% percent in 2016, 2.40% in 2017, 2.20% in 2018, and 2.15% in 2019. We refer to this as our "base projection" in the discussion that follows.

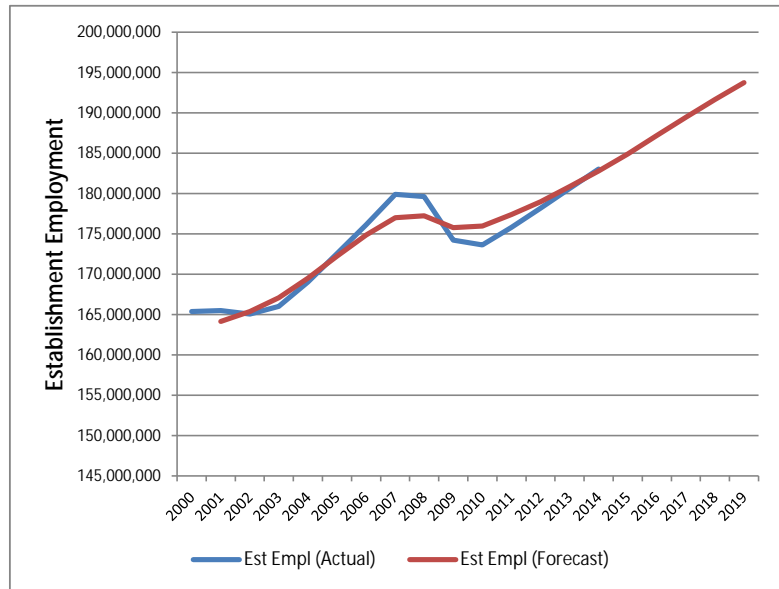
## Establishment Employment

The Bureau of Labor Statistics (BLS) tracks employment two different ways: (1) Establishment Employment (sometimes referred to as At-Place Employment) which consists of a survey of employers in a specific geographic area, regardless of where the employees at the surveyed establishment actually live; and (2) Civilian Employment (sometimes referred to as Resident Employment) which consists of a survey of households in a specific geographic area, regardless of where the surveyed participants actually work. We begin our analysis with Establishment Employment.

The table and graph below show Establishment Employment and Real GDP for the United States since 2000. The data set comes from the Bureau of Economic Analysis (BEA) and the Bureau of Labor Statistics (BLS) via Woods & Pool Economics.

Establishment Employment Forecast		
Year	Real GDP	Est Emp
2000	\$11,890.3	165,371,004
2001	\$12,059.4	165,510,145
2002	\$12,311.8	165,063,008
2003	\$12,638.4	166,019,479
2004	\$13,126.0	169,026,733
2005	\$13,591.1	172,551,350
2006	\$14,028.8	176,124,643
2007	\$14,352.6	179,899,653
2008	\$14,184.2	179,644,834
2009	\$13,869.7	174,225,644
2010	\$14,154.7	173,626,671
2011	\$14,372.5	175,834,720
2012	\$14,692.8	178,203,085
2013	\$15,020.6	180,604,538
2014	\$15,356.3	183,038,210
2015	\$15,740.2	184,885,358
2016	\$16,149.4	187,187,690
2017	\$16,537.0	189,480,679
2018	\$16,900.8	191,641,512
2019	\$17,264.2	193,742,287

Source: W&P, Texas A&M; Allen & Assoc



Establishment Employment grew from 165.4 million in 2000 to 179.9 million in 2007, before dropping to 173.6 million in 2010. Since then it has grown to 183.0 million.

The accompanying graph illustrates the relationship between Establishment Employment and Real GDP. We used historic data to develop a statistical relationship between the two variables. Applying our base projection to Real GDP (discussed previously) and utilizing the statistical relationship between GDP and employment yielded our base projection for Establishment Employment. Our base projection shows Real GDP growing from \$15.356 trillion in 2014 to \$17.264 trillion in 2019. This, in turn, will result in Establishment Employment growing from 183.0 million to 193.7 million over this time period.

## Employment by Industry

The Bureau of Labor Statistics (BLS) tracks Establishment Employment by major industry. In the table below we present the breakdown for 2009 and 2014. The data set comes from the Bureau of Labor Statistics (BLS) via Woods & Pool Economics.

Industry	Establishment Employment				
	2009	% Growth	2014	% of Total	Rank
Farm Employment	2,633,000	0.4%	2,644,097	1.4%	18
Forestry, Fishing, Related Activities And Other Employment	821,007	7.5%	882,424	0.5%	22
Mining Employment	1,124,292	29.8%	1,459,886	0.8%	21
Utilities Employment	590,066	-1.3%	582,642	0.3%	23
Construction Employment	9,532,902	-4.7%	9,087,335	5.0%	10
Manufacturing Employment	12,491,135	-2.1%	12,226,552	6.7%	6
Wholesale Trade Employment	6,150,974	2.8%	6,320,743	3.5%	12
Retail Trade Employment	17,890,428	4.0%	18,597,157	10.2%	3
Transportation And Warehousing Employment	5,568,926	5.2%	5,859,654	3.2%	13
Information Employment	3,312,334	-1.1%	3,274,402	1.8%	16
Finance And Insurance Employment	9,480,225	4.3%	9,887,496	5.4%	9
Real Estate And Rental And Lease Employment	7,530,148	9.0%	8,204,323	4.5%	11
Professional And Technical Services Employment	11,760,390	8.1%	12,717,572	6.9%	5
Management Of Companies And Enterprises Employment	2,021,759	8.0%	2,182,915	1.2%	19
Administrative And Waste Services Employment	10,120,479	14.8%	11,615,468	6.3%	7
Educational Services Employment	3,971,349	13.9%	4,524,198	2.5%	14

Health Care And Social Assistance Employment	18,768,539	10.4%	20,712,776	11.3%	1
Arts, Entertainment, And Recreation Employment	3,754,392	7.7%	4,045,066	2.2%	15
Accommodation And Food Services Employment	11,992,733	7.9%	12,944,920	7.1%	4
Other Services, Except Public Administration Employment	10,018,566	5.4%	10,558,736	5.8%	8
Federal Civilian Government Employment	2,886,994	2.1%	2,946,358	1.6%	17
Federal Military Employment	2,092,005	0.6%	2,104,427	1.1%	20
State And Local Government Employment	19,713,001	-0.3%	19,659,063	10.7%	2
Establishment Employment	174,225,644	5.1%	183,038,210	100.0%	

Source: W&P Economics

The data suggests that Health Care and Social Assistance is the largest employment category accounting for 11.3% of total US employment. State and Local Government is the second largest category accounting for 10.7% of total employment. Retail Trade is the third largest category accounting for 10.2% of total employment. Accommodation and Food Services is the fourth largest category accounting for 7.1% of total employment. Professional and Technical Services is the fifth largest category accounting for 6.9% of total employment.

The data also suggests that while Establishment Employment grew 5.1% between 2009 and 2014, Manufacturing Employment decreased 2.1% from 12.5 million to 12.2 million. This troubling trend has been underway for the past couple of decades and is driven by globalization as well as US corporate tax rates and regulations imposed on US manufacturers. This is a trend worth watching: Manufacturing Employment is the backbone of any nation's economy.

#### Earnings by Industry

The Bureau of Labor Statistics (BLS) tracks Average Earnings by major industry. In the table below we present the breakdown for 2014. The data set comes from the Bureau of Labor Statistics (BLS) via Woods & Pool Economics.

Average Earnings		
Industry	Earnings	Rank
Farm Employment	\$38,468	15
Forestry, Fishing, Related Activities And Other Employment	\$33,244	19
Mining Employment	\$81,070	6
Utilities Employment	\$138,454	1
Construction Employment	\$55,202	12
Manufacturing Employment	\$76,147	9
Wholesale Trade Employment	\$78,032	7
Retail Trade Employment	\$30,867	20
Transportation And Warehousing Employment	\$54,488	13
Information Employment	\$97,623	4
Finance And Insurance Employment	\$73,986	10
Real Estate And Rental And Lease Employment	\$20,925	23
Professional And Technical Services Employment	\$77,185	8
Management Of Companies And Enterprises Employment	\$115,081	2
Administrative And Waste Services Employment	\$33,943	18
Educational Services Employment	\$36,693	16
Health Care And Social Assistance Employment	\$53,392	14
Arts, Entertainment, And Recreation Employment	\$26,662	21
Accommodation And Food Services Employment	\$22,982	22
Other Services, Except Public Administration Employment	\$34,070	17
Federal Civilian Government Employment	\$112,907	3
Federal Military Employment	\$89,187	5
State And Local Government Employment	\$59,694	11
Average Earnings	\$53,159	

Source: W&P Economics

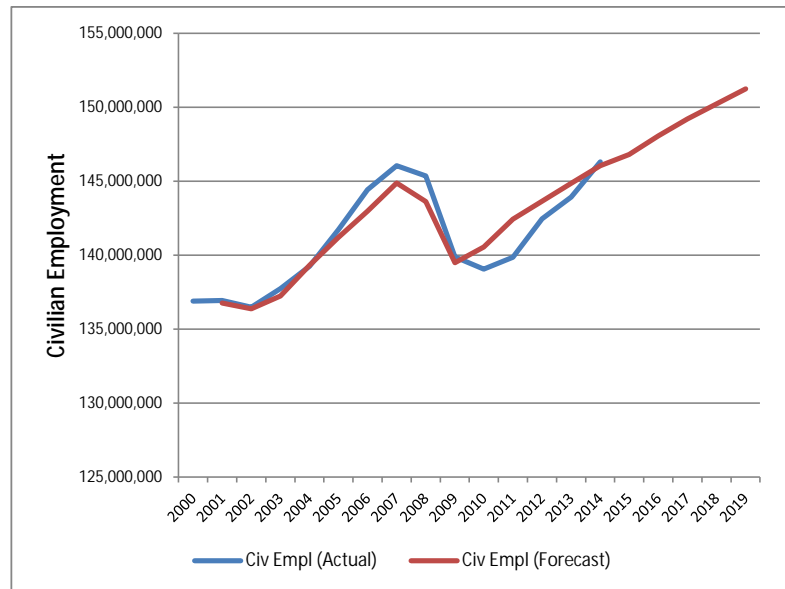
The data suggests that Utilities is the highest paid industry averaging \$138,454 per employee. Management is the second highest paid industry averaging \$115,081 per employee. Federal Civilian Government is the third highest paid profession averaging \$112,907 per employee. Information Technology is the fourth highest paid industry averaging \$97,623 per employee. Federal Military is the fifth highest paid category averaging \$89,187 per employee. These figures are compared with US Average Earnings of \$53,159 per employee.

## Civilian Employment

In this section we take a look at Civilian Employment. The table and graph below show Civilian Employment and Establishment Employment for the United States since 2000. The data set comes from the Bureau of Economic Analysis (BEA) and the Bureau of Labor Statistics (BLS) via Texas A&M Real Estate Center and Woods & Pool Economics.

Civilian Employment Forecast		
Year	Est Emp	Civ Emp
2000	165,371,004	136,891,000
2001	165,510,145	136,933,000
2002	165,063,008	136,485,000
2003	166,019,479	137,736,000
2004	169,026,733	139,252,000
2005	172,551,350	141,730,000
2006	176,124,643	144,427,000
2007	179,899,653	146,047,000
2008	179,644,834	145,362,000
2009	174,225,644	139,877,000
2010	173,626,671	139,064,000
2011	175,834,720	139,869,000
2012	178,203,085	142,469,000
2013	180,604,538	143,929,000
2014	183,038,210	146,305,000
2015	184,885,358	146,809,000
2016	187,187,690	148,073,000
2017	189,480,679	149,202,000
2018	191,641,512	150,230,000
2019	193,742,287	151,250,000

Source: W&P, Texas A&M; Allen & Assoc



Civilian Employment grew from 136.9 million in 2000 to 146.0 million in 2007, before dropping to 139.1 million in 2010. Since then it has grown to 146.3 million.

The accompanying graph illustrates the relationship between Civilian Employment and Establishment Employment. We used historic data to develop a statistical relationship between the two variables. Utilizing the statistical relationship between the two measures and our forecast for Establishment Employment yielded our base projection for Civilian Employment. Our base projection shows Establishment Employment growing from 183.0 million in 2014 to 193.7 million in 2019. This, in turn, will result in Civilian Employment growing from 146.3 million to 151.3 million over this time period.

## Labor Force and Unemployment

In this section we take a look at Labor Force and Unemployment. The table below shows Civilian Employment, Unemployment and Labor Force statistics for the United States since 2000. The data set comes from the Bureau of Labor Statistics (BLS) via Texas A&M Real Estate Center and Woods & Pool Economics.

Labor Force & Unemployment Rate Forecast				
Year	Civ Emp	Unemp	Lab Force	Unemp Rate
2000	136,891,000	5,703,792	142,594,792	4.0%
2001	136,933,000	6,753,254	143,686,254	4.7%
2002	136,485,000	8,403,535	144,888,535	5.8%
2003	137,736,000	8,791,660	146,527,660	6.0%
2004	139,252,000	8,104,614	147,356,614	5.5%
2005	141,730,000	7,616,681	149,346,681	5.1%
2006	144,427,000	6,963,985	151,390,985	4.6%
2007	146,047,000	7,042,099	153,089,099	4.6%
2008	145,362,000	8,950,102	154,312,102	5.8%
2009	139,877,000	14,342,405	154,219,405	9.3%
2010	139,064,000	14,767,858	153,831,858	9.6%
2011	139,869,000	13,664,480	153,533,480	8.9%
2012	142,469,000	12,557,115	155,026,115	8.1%
2013	143,929,000	11,501,886	155,430,886	7.4%
2014	146,305,000	9,670,480	155,975,480	6.2%

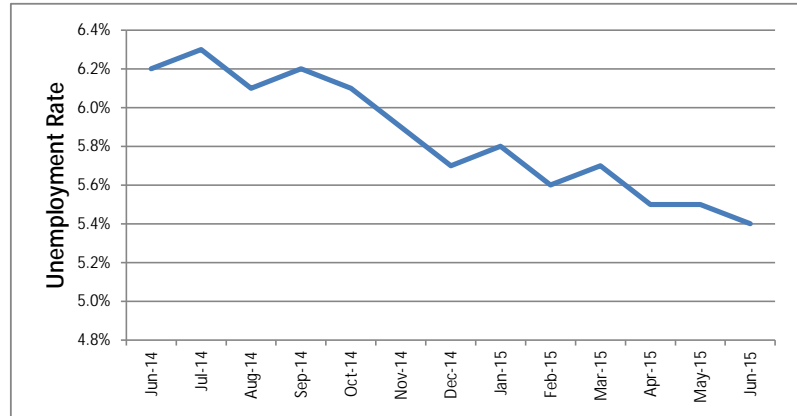
Source: Texas A&M Real Estate Center; Allen & Associates

Unemployment grew from 5.7 million in 2000 to 9.0 million in 2008 before increasing to 14.3 million in 2009. Unemployment stood at 14.8 million in 2010 before falling to 9.7 million in 2014. The Unemployment Rate grew from 4.0% in 2000 to 5.8% in 2008 before increasing to 9.3% in 2009. Unemployment stood at 9.6% in 2010 before falling to 6.2% in 2014. The Labor Force grew from 142.6 million in 2000 to 154.3 million in 2008 and 154.2 in 2009. Thereafter, it has remained relatively constant as unemployed and underemployed workers - frustrated with the difficult job market - have left the labor force. This is evidenced by the Labor Force Participation Rate (the percentage of the population in the labor force), which (according to Woods & Poole Economics) eroded between 2000 and 2014.

The table and graph below show the Unemployment Rate for the United States for the past 12 months.

Unemployment Rate	
Month	Unemp Rate
Jun-14	6.2%
Jul-14	6.3%
Aug-14	6.1%
Sep-14	6.2%
Oct-14	6.1%
Nov-14	5.9%
Dec-14	5.7%
Jan-15	5.8%
Feb-15	5.6%
Mar-15	5.7%
Apr-15	5.5%
May-15	5.5%
Jun-15	5.4%

Source: TAMU; Allen & Assoc



The Unemployment Rate for the United States came in at 6.2% in June 2014 and 5.4% in June 2015.

### Conclusion

Our findings for the base projection are summarized below.

	Base Projection						
	2013	2014	2015	2016	2017	2018	2019
Real GDP (billion 2005 \$)	\$15,020.6	\$15,356.3	\$15,740.2	\$16,149.4	\$16,537.0	\$16,900.8	\$17,264.2
Establishment Employment	180,604,538	183,038,210	184,885,358	187,187,690	189,480,679	191,641,512	193,742,287
Civilian Employment	143,929,000	146,305,000	146,809,000	148,073,000	149,202,000	150,230,000	151,250,000
Real GDP Growth %	2.23%	2.23%	2.50%	2.60%	2.40%	2.20%	2.15%
Est Employment Growth %	1.35%	1.35%	1.01%	1.25%	1.22%	1.14%	1.10%
Civilian Employment Growth %	1.02%	1.65%	0.34%	0.86%	0.76%	0.69%	0.68%

Source: W&P Economics, Texas A&M Real Estate Center; Allen & Associates

Our base projection assumes Real GDP growth of 2.50% in 2015, 2.60% in 2016, 2.40% in 2017, 2.20% in 2018, and 2.15% in 2019. Given this projection, we anticipate Establishment Employment of 184.9 million in 2015 and 193.7 million in 2019. In addition, we anticipate Civilian Employment of 146.8 million in 2015 and 151.3 million in 2019.

We also evaluated an optimistic growth scenario. Our findings are summarized below.

	Growth Scenario						
	2013	2014	2015	2016	2017	2018	2019
Real GDP (billion 2005 \$)	\$15,020.6	\$15,356.3	\$15,970.5	\$16,449.6	\$16,860.9	\$17,282.4	\$17,714.5
Establishment Employment	180,604,538	183,038,210	185,648,763	188,750,271	191,293,831	193,704,208	196,174,846
Civilian Employment	143,929,000	146,305,000	147,400,343	149,068,939	150,166,727	151,318,477	152,554,459
Real GDP Growth %	2.23%	2.23%	4.00%	3.00%	2.50%	2.50%	2.50%
Est Employment Growth %	1.35%	1.35%	1.43%	1.67%	1.35%	1.26%	1.28%
Civilian Employment Growth %	1.02%	1.65%	0.75%	1.13%	0.74%	0.77%	0.82%

Source: W&P Economics, Texas A&M Real Estate Center; Allen & Associates

Our optimistic scenario assumes Real GDP growth of 4.0% in 2015, 3.0% in 2016, 2.50% in 2017, 2.50% in 2018, and 2.50% in 2019. Given this projection, we anticipate Establishment Employment of 185.6 million in 2015 and 196.2 million in 2019. In addition, we anticipate Civilian Employment of 147.4 million in 2015 and 152.6 million in 2019.

Finally, we evaluated a pessimistic recession scenario. Our findings are summarized below.

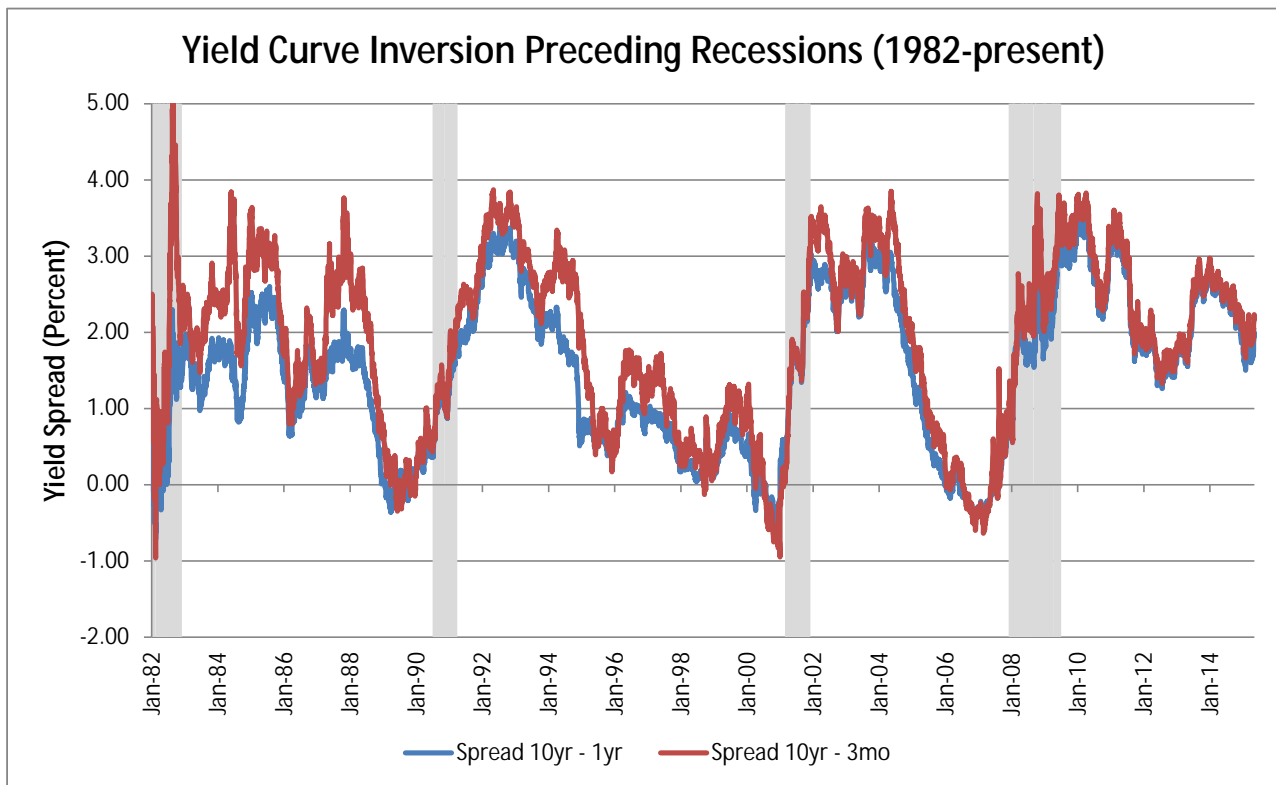


	Recession Scenario						
	2013	2014	2015	2016	2017	2018	2019
Real GDP (billion 2005 \$)	\$15,020.6	\$15,356.3	\$14,742.0	\$14,447.2	\$14,591.6	\$14,810.5	\$15,106.7
Establishment Employment	180,604,538	183,038,210	181,577,270	179,086,487	178,838,754	179,920,152	181,441,199
Civilian Employment	143,929,000	146,305,000	144,244,377	142,725,284	143,235,012	144,143,040	145,017,386
Real GDP Growth %	2.23%	2.23%	-4.00%	-2.00%	1.00%	1.50%	2.00%
Est Employment Growth %	1.35%	1.35%	-0.80%	-1.37%	-0.14%	0.60%	0.85%
Civilian Employment Growth %	1.02%	1.65%	-1.41%	-1.05%	0.36%	0.63%	0.61%

Source: W&P Economics, Texas A&M Real Estate Center; Allen & Associates

Our recession scenario assumes Real GDP growth of -4.0% in 2015, -2.0% in 2016, 1.0% in 2017, 1.50% in 2018, and 2.0% in 2019. Given this projection, we anticipate Establishment Employment of 181.6 million in 2015 and 181.4 million in 2019. In addition, we anticipate Civilian Employment of 144.2 million in 2015 and 145.0 million in 2019.

In our opinion, the recession scenario is unlikely. Recessions are almost always preceded by several months of an inverted yield curve (short term interest rates are higher than long term rates) as depicted in the graph below. Long term rates exceed short term rates today. This suggests that we are not facing a recession in the immediate future. Although growth is slow now, an economic contraction does not appear to be on the horizon.



## Regional Economic Outlook

In this section we conduct an analysis of the regional economy. For purposes of this analysis, we define the Region as Muscogee County, Georgia. A map depicting the Region is found below.



We anticipate moderate economic growth accompanied by modest population growth for the Region over the next several years. The employment base is anticipated to increase over this time period as well. In the discussion below we develop a forecast of the regional economy through 2019.

Our evaluation utilized the base projection for the US economy (developed in the previous section) to drive a base regional economic forecast. Our analysis is found below.

### Employment by Industry

The Bureau of Labor Statistics (BLS) tracks Establishment Employment by major industry. In the table below we present the breakdown for 2014 and compare the regional percent distribution to the US percent distribution. The data set comes from the Bureau of Labor Statistics (BLS) via Woods & Pool Economics.

Establishment Employment			
Industry	2014	Reg %	US %
Farm Employment	36	0.0%	1.4%
Forestry, Fishing, Related Activities And Other Employment	123	0.1%	0.5%
Mining Employment	202	0.2%	0.8%
Utilities Employment	213	0.2%	0.3%
Construction Employment	5,478	4.2%	5.0%
Manufacturing Employment	6,801	5.2%	6.7%
Wholesale Trade Employment	2,911	2.2%	3.5%
Retail Trade Employment	12,689	9.7%	10.2%
Transportation And Warehousing Employment	2,312	1.8%	3.2%
Information Employment	1,468	1.1%	1.8%
Finance And Insurance Employment	12,860	9.8%	5.4%
Real Estate And Rental And Lease Employment	3,707	2.8%	4.5%
Professional And Technical Services Employment	6,883	5.3%	6.9%
Management Of Companies And Enterprises Employment	1,082	0.8%	1.2%
Administrative And Waste Services Employment	8,577	6.6%	6.3%
Educational Services Employment	1,120	0.9%	2.5%
Health Care And Social Assistance Employment	17,026	13.0%	11.3%
Arts, Entertainment, And Recreation Employment	1,606	1.2%	2.2%
Accommodation And Food Services Employment	11,714	9.0%	7.1%
Other Services, Except Public Administration Employment	7,897	6.0%	5.8%
Federal Civilian Government Employment	6,609	5.1%	1.6%
Federal Military Employment	5,952	4.6%	1.1%
State And Local Government Employment	13,335	10.2%	10.7%
Establishment Employment	130,601	100.0%	100.0%

Source: W&P Economics

Regional Establishment Employment stood at 130,601 in 2014. The data suggests that Health Care and Social Assistance is the largest employment category accounting for 13.0% of total regional employment. State and Local Government is the second largest category accounting for 10.2% of total employment. Finance and Insurance is the third largest category accounting for 9.8% of total employment. Retail Trade is the fourth largest category accounting for 9.7% of total employment. Accommodation and Food Services is the fifth largest category accounting for 9.0% of total employment.

Economists generally classify employment two ways: basic and non-basic. Basic employment, which is considered to be the engine of a local economy, includes industries that rely on external factors to fuel demand. For instance, mining, logging and manufacturers are frequently considered basic employers. Goods for these industries are shipped outside the location where they are produced. Non-basic employers depend largely on local demand and usually employ local workers. For example, grocery stores and restaurants are sometimes considered non-basic employers.

The Location Quotient (LQ) technique is the most common method of identifying basic industries for a given economy. The LQ technique compares the share of workers in each industry of a given economy with that of a larger reference economy. If the number of workers in the given economy is greater than that of the reference economy, these are considered to be basic industries because they fill needs beyond those of the reference community.

In the table above we highlight the basic industries for the Region. The distribution of employment in these industries exceeds that for the United States. These basic industries represent about 70,635 employees or about 54.1% of total regional employment. These are the industries that drive the regional economy.

### Earnings by Industry

The Bureau of Labor Statistics (BLS) tracks Average Earnings by major industry. In the table below we present the breakdown for 2014. The data set comes from the Bureau of Labor Statistics (BLS) via Woods & Pool Economics.

Average Earnings		
Industry	Earnings	Rank
Farm Employment	\$111	23
Forestry, Fishing, Related Activities And Other Employment	\$35,943	15
Mining Employment	\$54,356	10
Utilities Employment	\$115,784	1
Construction Employment	\$40,704	14
Manufacturing Employment	\$61,037	8
Wholesale Trade Employment	\$56,112	9
Retail Trade Employment	\$26,000	16
Transportation And Warehousing Employment	\$48,821	11
Information Employment	\$61,834	6
Finance And Insurance Employment	\$63,447	5
Real Estate And Rental And Lease Employment	\$25,028	18
Professional And Technical Services Employment	\$61,295	7
Management Of Companies And Enterprises Employment	\$109,310	3
Administrative And Waste Services Employment	\$19,766	20
Educational Services Employment	\$21,346	19
Health Care And Social Assistance Employment	\$48,424	12
Arts, Entertainment, And Recreation Employment	\$18,125	22
Accommodation And Food Services Employment	\$19,033	21
Other Services, Except Public Administration Employment	\$25,434	17
Federal Civilian Government Employment	\$83,612	4
Federal Military Employment	\$110,240	2
State And Local Government Employment	\$48,150	13
Average Earnings	\$47,056	

Source: W&P Economics

The data suggests that Utilities is the highest paid industry averaging \$115,784 per employee. Federal Military is the second highest paid industry averaging \$110,240 per employee. Management of Companies is the third highest paid profession averaging \$109,310 per employee. Federal Civilian Government is the fourth highest paid industry averaging \$83,612 per employee. Finance and Insurance is the fifth highest paid category averaging \$63,447 per employee. These figures are compared with regional Average Earnings of \$47,056 per employee.

The highlighted industries represent basic industries for the Region. Average Earnings for these basic industries comes to \$52,851 or 12.3% higher than average for the Region.

#### Top Employers

The table below gives a listing of the Region's top employers. The data comes from InfoUSA and includes a primary industry description for each employer.

Top Employers				
Name	Employees	SIC Code	Industry Description	Location Type
Fort Benning	32,000	9711-09	Military Bases	-
Aflac Inc	4,000	6411-12	Insurance	Headquarter
St Francis Hospital	2,800	8062-02	Hospitals	-
Total System Svc Inc	2,000	7374-04	Credit Card-Merchant Services	Headquarter
Martin Army Community Hospital	1,700	8062-02	Hospitals	Branch
W C Bradley Char-Broil Plant	1,700	3631-01	Barbecue Equipment & Supplies-Mfrs	Branch
L & S Svc	1,000	1799-77	Contractors	-
Columbus State University	800	8221-01	Schools-Universities & Colleges Academic	Subsidiary
United States Army	800	8748-07	Recreation Program Consultants	-
Heatcraft Worldwide Refrig	750	3585-07	Refrigerating Equip Supls & Parts-Mfrs	Subsidiary

Source: InfoUSA

The top employers include: (1) Fort Benning (32000 employees); (2) Aflac Inc (4000 employees) and; (3) St Francis Hospital (2800 employees).

We contacted the largest employers to find out about their staffing plans for the next few years. This is what we were told:

- > Our employment data source list 32,000 people employed by Fort Benning (706) 545-2011) in Muscogee County making them the largest employer. We were told that the US Army is always hiring.
- > Our employment data source list 4000 people employed by Aflac Inc (706) 323-3431) in Muscogee County making them tied for the second largest employer. After multiple attempts, we were not able to get a person on the line to confirm our information.

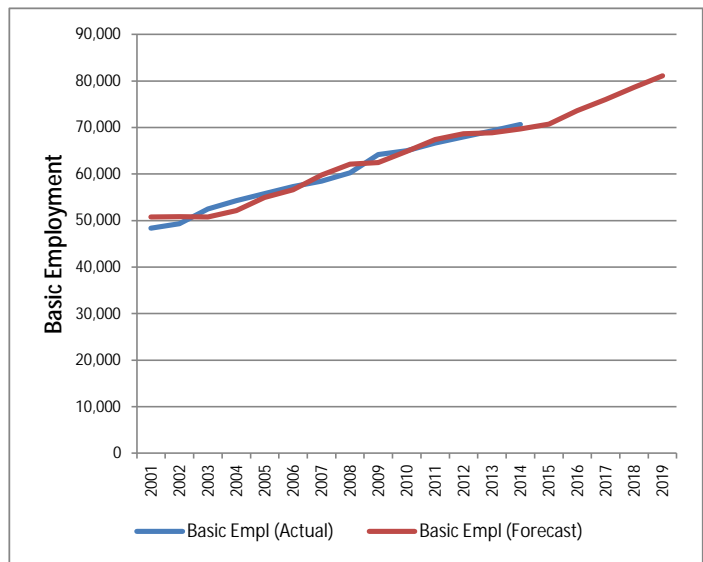
- > Our employment data source list 2800 people employed by Total System Svc Inc (706) 649-2310 in Muscogee County making them the third largest employer. We received a message in the HR Dept.; it stated that they are currently accepting applications for employment through their website.
- > Our employment data source list 2000 people employed by Total System Svc Inc (706) 649-2310 in Muscogee County making them the fourth largest employer. We received a message in the HR Dept.; it stated that they are currently accepting applications for employment through their website.
- > Our employment data source list 1700 people employed by W C Bradley Char-Broil Plant (706) 571-7000 in Muscogee County making them tied for the fifth largest employer. After multiple attempts, we were not able to get a person on the line to confirm our information.
- > Our employment data source list 1700 people employed by Martin Army Community Hospital (706) 544-2273 in Muscogee County making them tied for the fifth largest employer. After multiple attempts, we were not able to get a person on the line to confirm our information.
- > Our employment data source list 1000 people employed by L & S Svc (706) 682-1021 in Muscogee County making them the seventh largest employer. After multiple attempts, we were not able to get a person on the line to confirm our information.

**Basic Employment**

In this section we generate a Basic Employment forecast for the Region using base US Establishment Employment and Civilian Employment forecasts. The table and graph below show employment for the Region and the United States since 2000. The data set comes from the Bureau of Economic Analysis (BEA) and the Bureau of Labor Statistics (BLS) via Woods & Pool Economics.

Basic Employment Forecast			
Year	US Est Empl	US Civ Empl	Basic Emp
2000	165,371,004	136,891,000	49,673
2001	165,510,145	136,933,000	48,354
2002	165,063,008	136,485,000	49,292
2003	166,019,479	137,736,000	52,478
2004	169,026,733	139,252,000	54,255
2005	172,551,350	141,730,000	55,772
2006	176,124,643	144,427,000	57,329
2007	179,899,653	146,047,000	58,471
2008	179,644,834	145,362,000	60,289
2009	174,225,644	139,877,000	64,193
2010	173,626,671	139,064,000	65,023
2011	175,834,720	139,869,000	66,660
2012	178,203,085	142,469,000	67,960
2013	180,604,538	143,929,000	69,286
2014	183,038,210	146,305,000	70,635
2015	184,885,358	146,809,000	70,731
2016	187,187,690	148,073,000	73,635
2017	189,480,679	149,202,000	76,058
2018	191,641,512	150,230,000	78,624
2019	193,742,287	151,250,000	81,121

Source: W&P Economics; Allen & Assoc



Basic Employment increased from 48,354 in 2001 to 60,289 in 2008. Basic Employment increased to 65,023 in 2010 and increased to 70,635 in 2014.

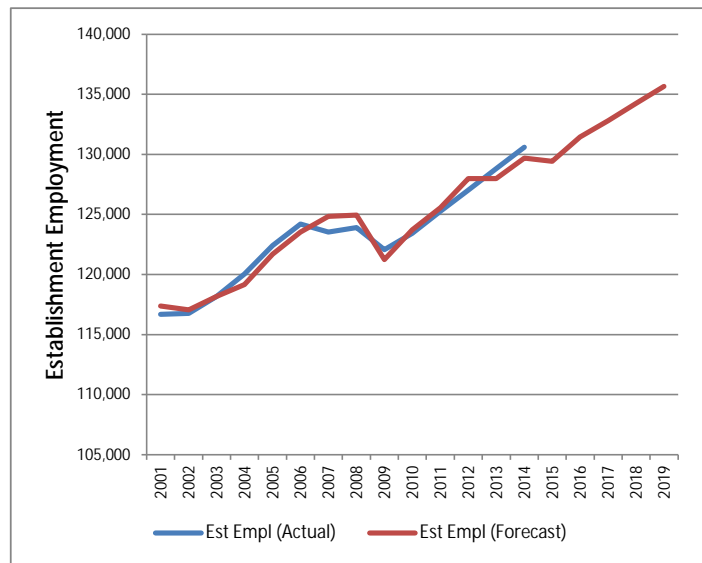
The accompanying graph illustrates the relationship between Basic Employment for the Region and US Establishment and US Civilian Employment. We used historic data to develop a statistical relationship between the variables. Utilizing this statistical relationship and our base projections for US Establishment and US Civilian Employment yielded our base projection for Basic Employment for the Region. Our projection shows US Establishment Employment growing from 183.0 million in 2014 to 193.7 million in 2019. US Civilian Employment is projected to grow from 146.3 million in 2014 to 151.3 million in 2019. This, in turn, will result in Basic Employment for the Region increasing from 70,635 to 81,121 over this time period.

**Establishment Employment**

In this section we generate an Establishment Employment forecast for the Region using base US Establishment Employment and Civilian Employment forecasts. The table and graph below show employment for the Region and the United States since 2000. The data set comes from the Bureau of Economic Analysis (BEA) and the Bureau of Labor Statistics (BLS) via Woods & Pool Economics.

Establishment Employment Forecast			
Year	US Est Empl	US Civ Empl	Est Empl
2000	165,371,004	136,891,000	120,079
2001	165,510,145	136,933,000	116,678
2002	165,063,008	136,485,000	116,772
2003	166,019,479	137,736,000	118,163
2004	169,026,733	139,252,000	120,051
2005	172,551,350	141,730,000	122,417
2006	176,124,643	144,427,000	124,192
2007	179,899,653	146,047,000	123,536
2008	179,644,834	145,362,000	123,895
2009	174,225,644	139,877,000	122,053
2010	173,626,671	139,064,000	123,429
2011	175,834,720	139,869,000	125,270
2012	178,203,085	142,469,000	127,021
2013	180,604,538	143,929,000	128,799
2014	183,038,210	146,305,000	130,601
2015	184,885,358	146,809,000	129,414
2016	187,187,690	148,073,000	131,444
2017	189,480,679	149,202,000	132,812
2018	191,641,512	150,230,000	134,238
2019	193,742,287	151,250,000	135,672

Source: W&P Economics; Allen & Assoc



Establishment Employment increased from 116,678 in 2001 to 124,192 in 2006. Establishment Employment decreased to 122,053 in 2009 and increased to 130,601 in 2014.

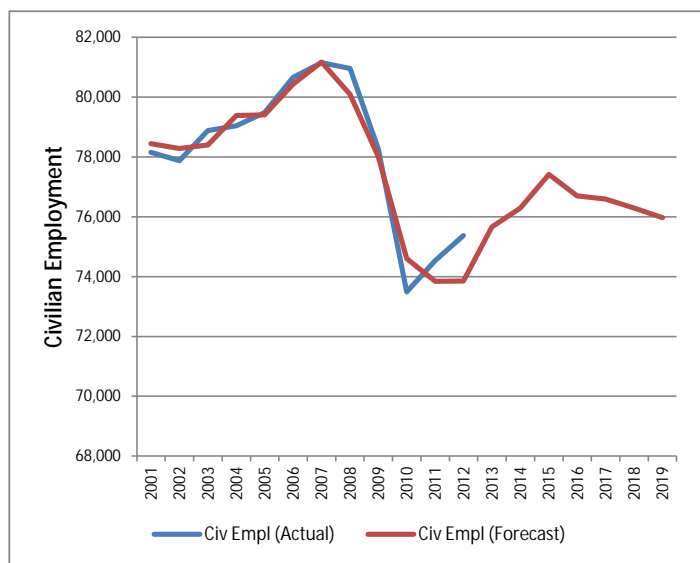
The accompanying graph illustrates the relationship between Establishment Employment for the Region and US Establishment and US Civilian Employment. We used historic data to develop a statistical relationship between the variables. Utilizing this statistical relationship and our base projections for US Establishment and US Civilian Employment yielded our base projection for Establishment Employment for the Region. Our projection shows US Establishment Employment growing from 183.0 million in 2014 to 193.7 million in 2019; US Civilian Employment is projected to grow from 146.3 million in 2014 to 151.3 million in 2019. This, in turn, will result in Establishment Employment for the Region increasing from 130,601 to 135,672 over this time period.

### Civilian Employment

In this section we generate a Civilian Employment forecast for the Region using base US Establishment Employment and Civilian Employment forecasts. The table and graph below show employment for the Region and the United States since 2000. The data set comes from the Bureau of Labor Statistics (BLS) via the Texas A&M Real Estate Center.

Civilian Employment Forecast			
Year	US Est Empl	US Civ Empl	Civ Emp
2000	165,371,004	136,891,000	79,637
2001	165,510,145	136,933,000	78,155
2002	165,063,008	136,485,000	77,880
2003	166,019,479	137,736,000	78,888
2004	169,026,733	139,252,000	79,046
2005	172,551,350	141,730,000	79,487
2006	176,124,643	144,427,000	80,659
2007	179,899,653	146,047,000	81,150
2008	179,644,834	145,362,000	80,960
2009	174,225,644	139,877,000	78,276
2010	173,626,671	139,064,000	73,484
2011	175,834,720	139,869,000	74,543
2012	178,203,085	142,469,000	75,373
2013	180,604,538	143,929,000	75,402
2014	183,038,210	146,305,000	74,579
2015	184,885,358	146,809,000	77,421
2016	187,187,690	148,073,000	76,699
2017	189,480,679	149,202,000	76,595
2018	191,641,512	150,230,000	76,295
2019	193,742,287	151,250,000	75,972

Source: Texas A&M Real Estate Center; Allen & Assoc



Civilian Employment increased from 77,880 in 2002 to 81,150 in 2007. Civilian Employment decreased to 73,484 in 2010 and

increased to 74,579 in 2014.

The accompanying graph illustrates the relationship between Civilian Employment for the Region and US Establishment and US Civilian Employment. We used historic data to develop a statistical relationship between the variables. Utilizing this statistical relationship and our base projections for US Establishment and US Civilian Employment yielded our base projection for Civilian Employment for the Region. Our projection shows US Establishment Employment growing from 183.0 million in 2014 to 193.7 million in 2019; US Civilian Employment is projected to grow from 146.3 million in 2014 to 151.3 million in 2019. This, in turn, will result in Civilian Employment for the Region increasing from 74,579 to 75,972 over this time period.

**Labor Force and Unemployment**

In this section we take a look at Labor Force and Unemployment. The table below shows Civilian Employment, Unemployment and Labor Force statistics for the Region since 2000. The data set comes from the Bureau of Labor Statistics (BLS) via the Texas A&M Real Estate Center.

Labor Force & Unemployment Rate Forecast				
Year	Civ Emp	Unemp	Lab Force	Unemp Rate
2000	79,637	4,015	83,652	4.8%
2001	78,155	4,113	82,268	5.0%
2002	77,880	4,533	82,413	5.5%
2003	78,888	4,415	83,303	5.3%
2004	79,046	4,689	83,735	5.6%
2005	79,487	5,254	84,741	6.2%
2006	80,659	4,694	85,353	5.5%
2007	81,150	4,451	85,601	5.2%
2008	80,960	5,351	86,311	6.2%
2009	78,276	7,836	86,112	9.1%
2010	73,484	8,256	81,740	10.1%
2011	74,543	8,283	82,826	10.0%
2012	75,373	8,097	83,470	9.7%
2013	75,402	7,731	83,133	9.3%
2014	74,579	6,928	81,507	8.5%

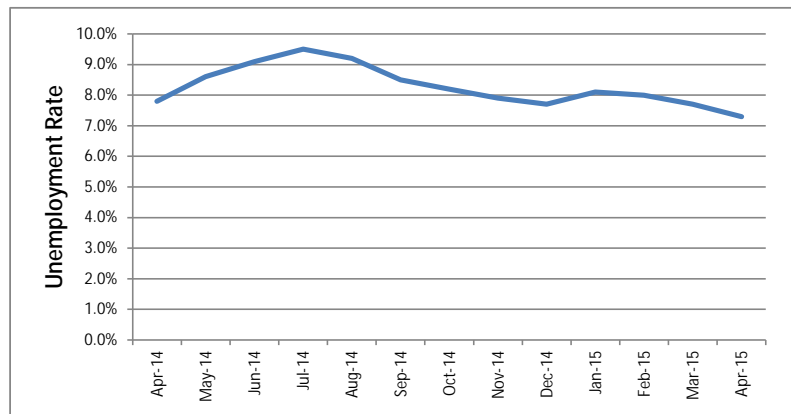
Source: Texas A&M Real Estate Center; Allen & Associates

Unemployment decreased from 4,533 in 2002 to 4,451 in 2007. Unemployment increased to 8,256 in 2010 and decreased to 6,928 in 2014. The Unemployment Rate decreased from 5.5% in 2002 to 5.2% in 2007. The Unemployment Rate increased to 10.1% in 2010 and decreased to 8.5% in 2014.

The table and graph below show the Unemployment Rate for the Region for the past 12 months.

Unemployment Rate	
Month	Unemp Rate
Apr-14	7.8%
May-14	8.6%
Jun-14	9.1%
Jul-14	9.5%
Aug-14	9.2%
Sep-14	8.5%
Oct-14	8.2%
Nov-14	7.9%
Dec-14	7.7%
Jan-15	8.1%
Feb-15	8.0%
Mar-15	7.7%
Apr-15	7.3%

Source: TAMU; Allen & Assoc



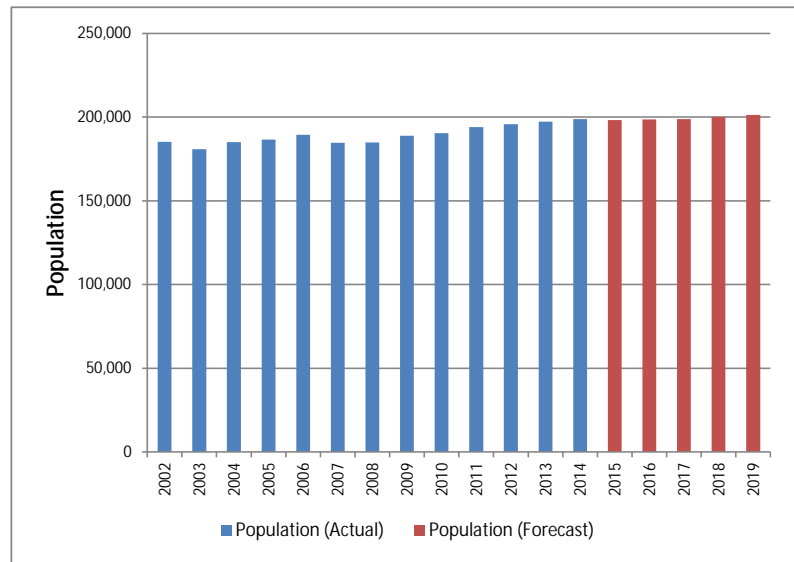
The Unemployment Rate for the Region came in at 7.8% in April 2014 and 7.3% in April 2015.

**Population**

In this section we generate a Population forecast for the Region using our base Civilian Employment forecast. The table and graph below show Civilian Employment and Population for the Region since 2000. The data set comes from the Bureau of Labor Statistics (BLS) via the Texas A&M Real Estate Center and the US Census Bureau.

Population Forecast		
Year	Civ Emp	Pop
2000	79,637	186,478
2001	78,155	186,375
2002	77,880	185,139
2003	78,888	180,838
2004	79,046	185,057
2005	79,487	186,543
2006	80,659	189,464
2007	81,150	184,704
2008	80,960	184,763
2009	78,276	188,796
2010	73,484	190,371
2011	74,543	194,107
2012	75,373	195,664
2013	75,402	197,245
2014	74,579	198,844
2015	77,421	198,173
2016	76,699	198,662
2017	76,595	198,816
2018	76,295	200,135
2019	75,972	201,295

Source: TAMU US Census; Allen & Assoc



Population decreased from 186,478 in 2000 to 184,763 in 2008. Population increased to 190,371 in 2010 and increased to 198,844 in 2014.

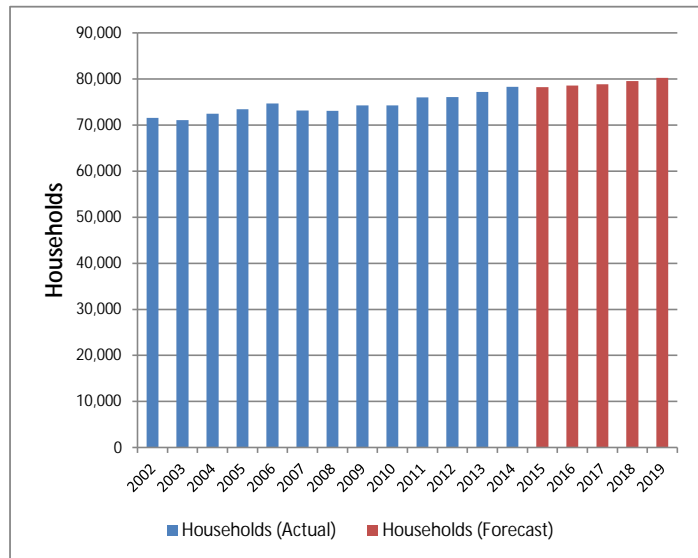
The accompanying graph illustrates the change in Regional Population over time. We used the historic data to develop a statistical relationship between Civilian Employment and Population. Utilizing the statistical relationship and our base Regional Civilian Employment projection yielded our base Regional Population forecast. Our projection shows Regional Population increasing from 198,844 in 2014 to 201,295 in 2019.

### Households

In this section we generate a Regional Household forecast using our base Regional Population projection. The table and graph below show Regional Households since 2000. The data set comes from the US Census Bureau via Woods & Pool Economics.

Household Forecast			
Year	Pop	Pop/HH	HH
2000	186,478	2.669	69,880
2001	186,375	2.600	71,670
2002	185,139	2.588	71,546
2003	180,838	2.544	71,076
2004	185,057	2.554	72,448
2005	186,543	2.541	73,414
2006	189,464	2.538	74,653
2007	184,704	2.525	73,145
2008	184,763	2.528	73,081
2009	188,796	2.542	74,257
2010	190,371	2.563	74,276
2011	194,107	2.553	76,018
2012	195,664	2.572	76,063
2013	197,245	2.555	77,190
2014	198,844	2.540	78,286
2015	198,173	2.534	78,207
2016	198,662	2.528	78,587
2017	198,816	2.522	78,835
2018	200,135	2.516	79,548
2019	201,295	2.510	80,201

Source: W&P Economics; Allen & Assoc



Households increased from 69,880 in 2000 to 73,081 in 2008. Households increased to 74,276 in 2010 and increased to 78,286 in 2014. Population per Household decreased from 2.669 in 2000 to 2.528 in 2008. Population per Household increased to 2.563 in 2010 and decreased to 2.540 in 2014.

For projection purposes, we decreased Population per Household from 2.540 in 2014 to 2.510 in 2019. Our base projection shows Population increasing from 198,844 in 2014 to 201,295 in 2019. This, in turn, will result in Households increasing from 78,286 in 2014 to 80,201 in 2019.



## Housing Units

Every 10 years the US Census Bureau collects Housing Unit information by structure type. In the table below we present the breakdown for 2000 and 2010.

Housing Units			
Unit Type	2000	2010	% of Total
Housing Units, 1, detached	49,954	55,711	68.2%
Housing Units, 1, attached	2,356	1,369	1.7%
Housing Units, 2	2,609	2,482	3.0%
Housing Units, 3 to 19	13,902	15,336	18.8%
Housing Units, 20 to 49	1,734	1,579	1.9%
Housing Units, 50 or more	2,764	3,385	4.1%
Housing Units, Mobile home	2,863	1,813	2.2%
Housing Units, Other	0	2	0.0%
<b>Housing Units</b>	<b>76,182</b>	<b>81,677</b>	<b>100.0%</b>

Source: US Census

In 2000, there were 76,182 Housing Units in the Region; in 2010 there were 81,677 units. The 2010 total included 55,711 single family detached units (68.2% of total). The 2010 total also included 4,964 multifamily units (20+ units / 6.1% of total).

## Building Permits

In this section we look at Building Permits. The table and graph below show historical data for the Region since 2000. The data set comes from the US Census.

Building Permits				
Year	1 Family	2-4 Family	5+ Family	Total
2000	556	25	394	975
2001	506	25	650	1,181
2002	615	139	68	822
2003	704	74	448	1,226
2004	701	43	349	1,093
2005	846	49	371	1,266
2006	710	51	341	1,102
2007	488	38	296	822
2008	286	26	222	534
2009	223	23	92	338
2010	224	28	87	339
2011	217	27	125	369
2012	262	33	190	485
2013	318	28	201	547
2014	333	26	228	587

Source: US Census

Building Permits for the Region increased from 822 in 2002 to 1,266 in 2005, before decreasing to 338 in 2009 and increasing to 587 in 2014.

## Conclusion

Our findings for the base projection are summarized below.

Base Projection							
	2013	2014	2015	2016	2017	2018	2019
Real GDP Growth %	2.23%	2.23%	2.50%	2.60%	2.40%	2.20%	2.15%
Basic Employment	69,286	70,635	70,731	73,635	76,058	78,624	81,121
Establishment Employment	128,799	130,601	129,414	131,444	132,812	134,238	135,672
Civilian Employment	75,402	74,579	77,421	76,699	76,595	76,295	75,972
Population	197,245	198,844	198,173	198,662	198,816	200,135	201,295
Households	77,190	78,286	78,207	78,587	78,835	79,548	80,201
Basic Employment Growth %	2.0%	1.9%	0.1%	4.1%	3.3%	3.4%	3.2%
Est Employment Growth %	1.4%	1.4%	-0.9%	1.6%	1.0%	1.1%	1.1%
Civilian Employment Growth %	0.0%	-1.1%	3.8%	-0.9%	-0.1%	-0.4%	-0.4%
Population Growth %	0.8%	0.8%	-0.3%	0.2%	0.1%	0.7%	0.6%
Household Growth %	1.5%	1.4%	-0.1%	0.5%	0.3%	0.9%	0.8%

Source: W&P Economics, Texas A&M Real Estate Center, US Census, Claritas; Allen & Associates

Our base projection assumes Real GDP growth of 2.50% in 2015, 2.60% in 2016, 2.40% in 2017, 2.20% in 2018, and 2.15% in 2019. Given this projection, we anticipate Establishment Employment for the Region to increase from 129,414 in 2015 to 135,672 in 2019. Over this same time period we anticipate Civilian Employment for the Region to decrease from 77,421 to 75,972. Finally, we anticipate Population for the Region to increase from 198,173 to 201,295.

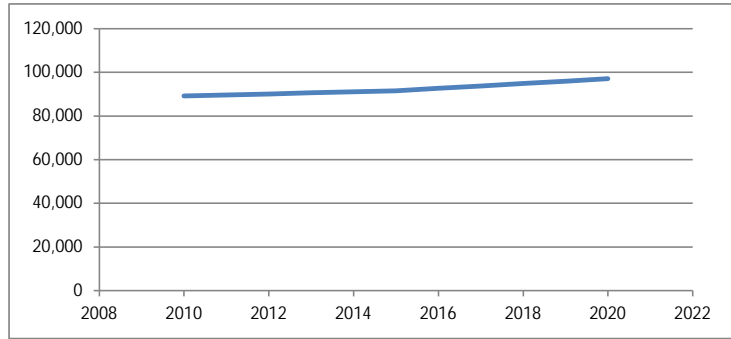
## DEMOGRAPHIC CHARACTERISTICS

### Population

In the table below we give the 2010-2020 ESRI population projection for the Market Area. The data set comes from ESRI.

Population Forecast		
Year	Population	Growth %
2010	89,139	-
2011	89,615	0.5%
2012	90,092	0.5%
2013	90,568	0.5%
2014	91,045	0.5%
2015	91,521	0.5%
2016	92,622	1.2%
2017	93,723	1.2%
2018	94,825	1.2%
2019	95,926	1.2%
2020	97,027	1.1%

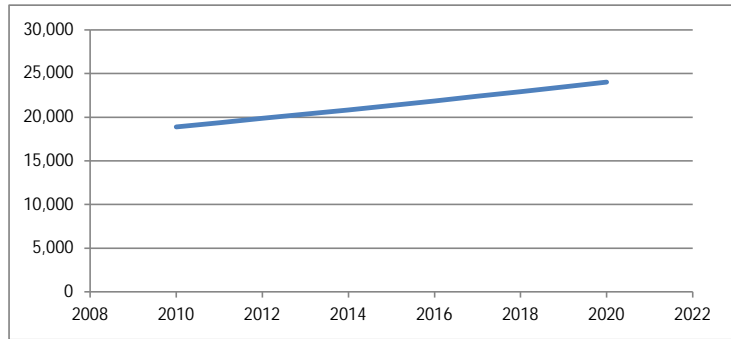
Source: ESRI; Allen & Associates



In the table below we give the 2010-2020 ESRI 55+ population projection for the Market Area.

55+ Population Forecast		
Year	Population	Growth %
2010	18,891	-
2011	19,378	2.6%
2012	19,865	2.5%
2013	20,352	2.5%
2014	20,839	2.4%
2015	21,326	2.3%
2016	21,860	2.5%
2017	22,394	2.4%
2018	22,929	2.4%
2019	23,463	2.3%
2020	23,997	2.3%

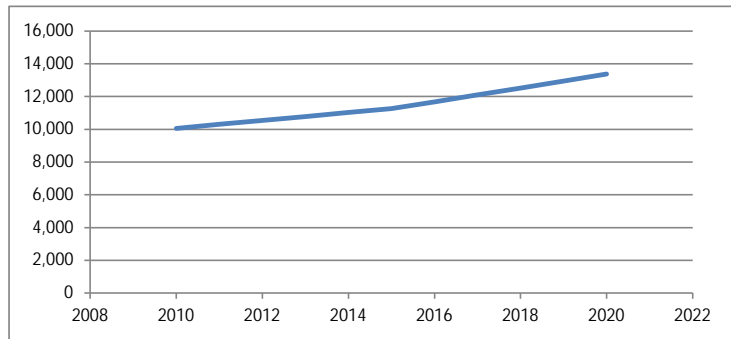
Source: ESRI; Allen & Associates



In the table below we give the 2010-2020 ESRI 65+ population projection for the Market Area.

65+ Population Forecast		
Year	Population	Growth %
2010	10,060	-
2011	10,300	2.4%
2012	10,541	2.3%
2013	10,781	2.3%
2014	11,022	2.2%
2015	11,262	2.2%
2016	11,683	3.7%
2017	12,103	3.6%
2018	12,524	3.5%
2019	12,944	3.4%
2020	13,365	3.2%

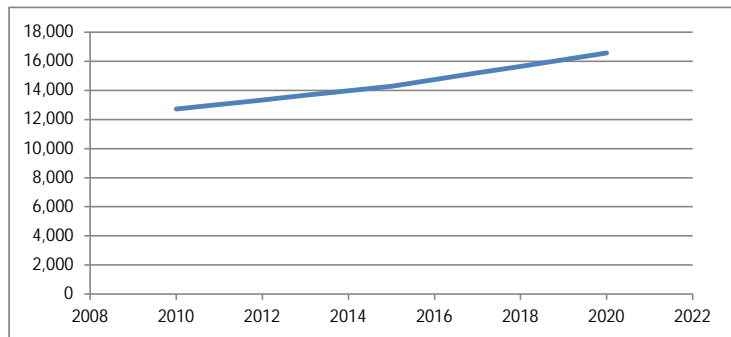
Source: ESRI; Allen & Associates



Finally, we interpolated the 55+ and 65+ population forecasts to derive a 62+ forecast for the Market Area. The table and graph below give our 2010-2020 projection for the Market Area.

62+ Population Forecast		
Year	Population	Growth %
2010	12,709	-
2011	13,024	2.5%
2012	13,338	2.4%
2013	13,652	2.4%
2014	13,967	2.3%
2015	14,281	2.3%
2016	14,736	3.2%
2017	15,191	3.1%
2018	15,645	3.0%
2019	16,100	2.9%
2020	16,555	2.8%

Source: ESRI; Allen & Associates

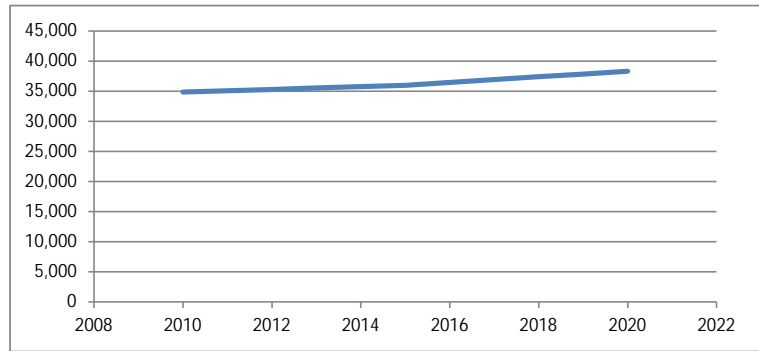


## Households

In the table below we give the 2010-2020 ESRI household projection for the Market Area. The data set comes from ESRI.

Household Forecast		
Year	Households	Growth %
2010	34,879	-
2011	35,101	0.6%
2012	35,323	0.6%
2013	35,544	0.6%
2014	35,766	0.6%
2015	35,988	0.6%
2016	36,461	1.3%
2017	36,934	1.3%
2018	37,407	1.3%
2019	37,880	1.3%
2020	38,353	1.2%

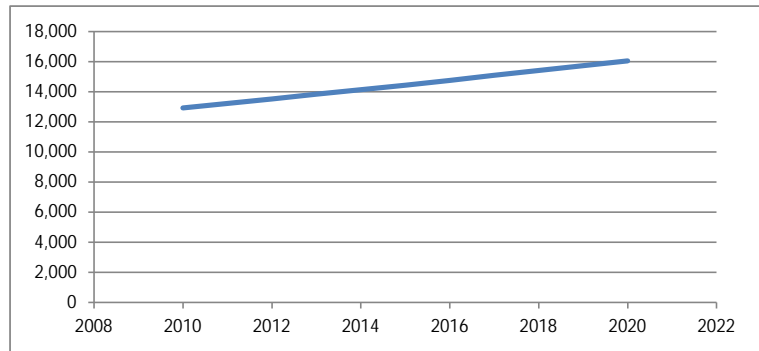
Source: ESRI; Allen & Associates



In the table below we give the 2010-2020 ESRI 55+ household projection for the Market Area.

55+ Household Forecast		
Year	Households	Growth %
2010	12,930	-
2011	13,232	2.3%
2012	13,533	2.3%
2013	13,835	2.2%
2014	14,136	2.2%
2015	14,438	2.1%
2016	14,763	2.3%
2017	15,088	2.2%
2018	15,414	2.2%
2019	15,739	2.1%
2020	16,064	2.1%

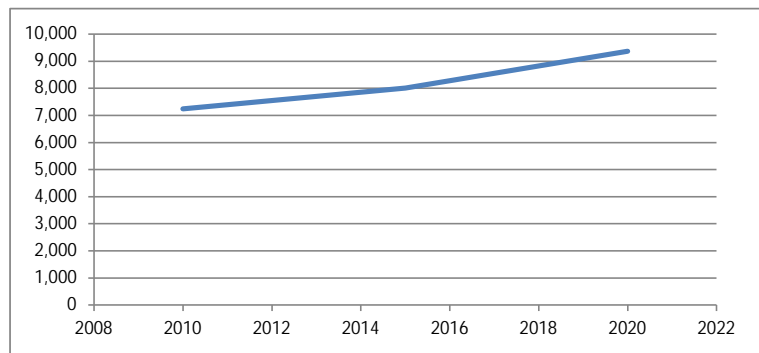
Source: ESRI; Allen & Associates



In the table below we give the 2010-2020 ESRI 65+ household projection for the Market Area.

65+ Household Forecast		
Year	Households	Growth %
2010	7,240	-
2011	7,395	2.1%
2012	7,549	2.1%
2013	7,704	2.0%
2014	7,858	2.0%
2015	8,013	2.0%
2016	8,285	3.4%
2017	8,558	3.3%
2018	8,830	3.2%
2019	9,103	3.1%
2020	9,375	3.0%

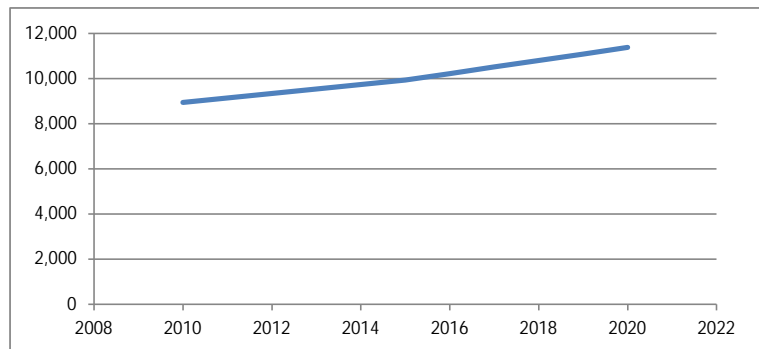
Source: ESRI; Allen & Associates



Finally, we interpolated the 55+ and 65+ household forecasts to derive a 62+ forecast for the Market Area. The table and graph below give our 2010-2020 projection for the Market Area.

62+ Household Forecast		
Year	Households	Growth %
2010	8,947	-
2011	9,146	2.2%
2012	9,344	2.2%
2013	9,543	2.1%
2014	9,742	2.1%
2015	9,941	2.0%
2016	10,229	2.9%
2017	10,517	2.8%
2018	10,805	2.7%
2019	11,093	2.7%
2020	11,382	2.6%

Source: ESRI; Allen & Associates

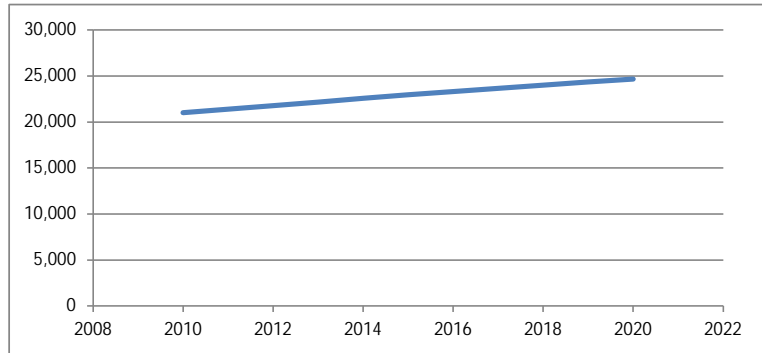


## Renter Households

In the table below we give the 2010-2020 ESRI renter household projection for the Market Area. The data set comes from ESRI.

Renter Household Forecast		
Year	Households	Growth %
2010	21,016	-
2011	21,402	1.8%
2012	21,790	1.8%
2013	22,182	1.8%
2014	22,578	1.8%
2015	22,976	1.8%
2016	23,317	1.5%
2017	23,658	1.5%
2018	24,001	1.4%
2019	24,344	1.4%
2020	24,689	1.4%

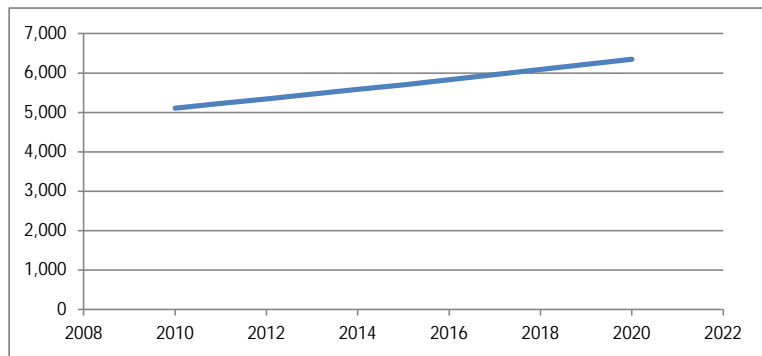
Source: ESRI; Allen & Associates



In the table below we give the 2010-2020 ESRI 55+ renter household projection for the Market Area.

55+ Renter Household Forecast		
Year	Households	Growth %
2010	5,108	-
2011	5,227	2.3%
2012	5,346	2.3%
2013	5,465	2.2%
2014	5,585	2.2%
2015	5,704	2.1%
2016	5,832	2.3%
2017	5,961	2.2%
2018	6,089	2.2%
2019	6,218	2.1%
2020	6,346	2.1%

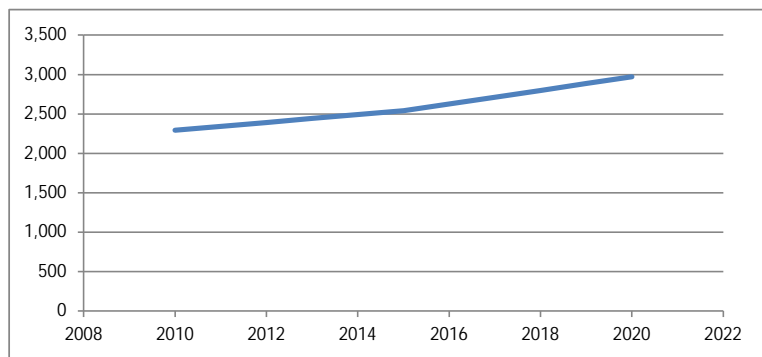
Source: ESRI; Allen & Associates



In the table below we give the 2010-2020 ESRI 65+ renter household projection for the Market Area.

65+ Renter Household Forecast		
Year	Households	Growth %
2010	2,295	-
2011	2,344	2.1%
2012	2,393	2.1%
2013	2,442	2.0%
2014	2,491	2.0%
2015	2,540	2.0%
2016	2,626	3.4%
2017	2,713	3.3%
2018	2,799	3.2%
2019	2,885	3.1%
2020	2,972	3.0%

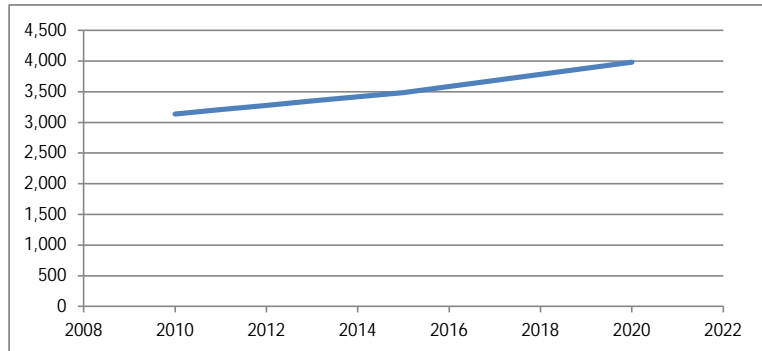
Source: ESRI; Allen & Associates



Finally, we interpolated the 55+ and 65+ renter household forecasts to derive a 62+ forecast for the Market Area. The table and graph below give our 2010-2020 projection for the Market Area.

62+ Renter Household Forecast		
Year	Households	Growth %
2010	3,139	-
2011	3,209	2.2%
2012	3,279	2.2%
2013	3,349	2.1%
2014	3,419	2.1%
2015	3,489	2.0%
2016	3,588	2.8%
2017	3,687	2.8%
2018	3,786	2.7%
2019	3,885	2.6%
2020	3,984	2.5%

Source: ESRI; Allen & Associates



## Renter Household Income

The following table shows the current distribution of renter household incomes for the Market Area. The data set comes from the US Census Bureau, Claritas and ESRI.

2015 \$		2015 Households						
Min	Max	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7+ Person
\$0	\$9,999	3,077	877	568	420	167	64	43
\$10,000	\$19,999	2,004	1,022	723	449	165	64	42
\$20,000	\$29,999	1,545	882	676	397	195	75	50
\$30,000	\$39,999	860	803	549	439	235	90	60
\$40,000	\$49,999	387	491	395	404	276	106	70
\$50,000	\$59,999	179	344	254	284	136	52	35
\$60,000	\$69,999	248	210	212	146	65	25	17
\$70,000	\$79,999	147	125	126	87	39	15	10
\$80,000	more	416	353	356	245	109	42	28
Grand Total		22,976						

The following table shows the current distribution of 55+ renter household incomes for the Market Area.

2015 \$		2015 Households						
Min	Max	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7+ Person
\$0	\$9,999	1,704	156	36	35	6	2	2
\$10,000	\$19,999	812	317	127	24	6	2	2
\$20,000	\$29,999	431	272	175	36	5	2	1
\$30,000	\$39,999	205	100	71	62	32	12	8
\$40,000	\$49,999	88	115	40	14	14	5	4
\$50,000	\$59,999	47	44	51	33	14	5	3
\$60,000	\$69,999	59	57	34	15	8	3	2
\$70,000	\$79,999	35	34	20	9	5	2	1
\$80,000	more	99	96	57	25	13	5	3
Grand Total		5,704						

The following table shows the current distribution of 65+ renter household incomes for the Market Area.

2015 \$		2015 Households						
Min	Max	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7+ Person
\$0	\$9,999	847	56	14	10	3	1	1
\$10,000	\$19,999	411	163	47	8	2	1	0
\$20,000	\$29,999	212	135	39	5	0	0	0
\$30,000	\$39,999	67	46	35	24	11	4	3
\$40,000	\$49,999	51	50	19	5	3	1	1
\$50,000	\$59,999	10	17	17	6	5	2	1
\$60,000	\$69,999	20	27	6	9	1	1	0
\$70,000	\$79,999	12	16	4	5	1	0	0
\$80,000	more	33	45	11	15	2	1	1
Grand Total		2,540						

The following table shows the current distribution of 62+ renter household incomes for the Market Area.

2015 \$		2015 Households						
Min	Max	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7+ Person
\$0	\$9,999	1,104	86	20	17	4	1	1
\$10,000	\$19,999	532	209	71	12	3	1	1
\$20,000	\$29,999	277	177	79	14	2	1	0
\$30,000	\$39,999	108	62	46	35	17	7	4
\$40,000	\$49,999	62	70	25	8	6	2	2
\$50,000	\$59,999	21	25	27	14	8	3	2
\$60,000	\$69,999	32	36	15	10	3	1	1
\$70,000	\$79,999	19	21	9	6	2	1	1
\$80,000	more	53	60	25	18	6	2	1
Grand Total		3,489						

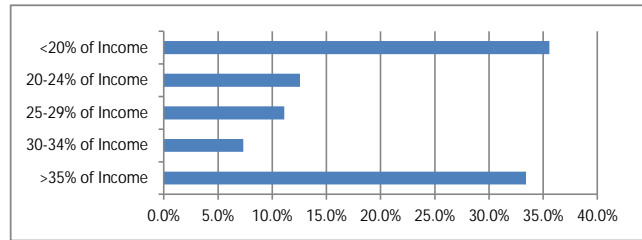
Source: U.S. Census, Claritas, ESRI; Allen & Associates

## Overburdened Renter Households

The following tables give overburdened renter household data for the Market Area. The data set comes from the U.S. Census Bureau.

Overburdened Renter Households	
	% of Total
<20% of Income Spent on Housing	35.6%
20-24% of Income Spent on Housing	12.5%
25-29% of Income Spent on Housing	11.1%
30-34% of Income Spent on Housing	7.3%
>35% of Income Spent on Housing	33.4%
<b>Total</b>	<b>100.0%</b>

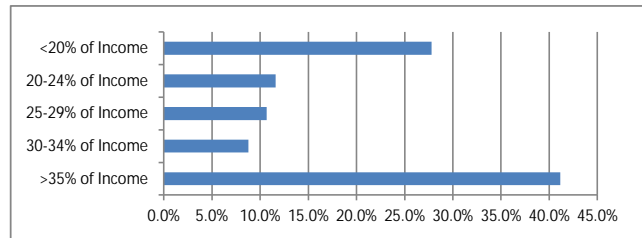
Source: U.S. Census Bureau



Our research suggests that 33.4 percent of the renter households in this market area are overburdened, paying more than 35 percent of their income towards housing-related costs. Our research also suggests that 40.8 percent of the renter households are overburdened to 30 percent of income.

55+ Overburdened Renter Households	
	% of Total
<20% of Income Spent on Housing	27.8%
20-24% of Income Spent on Housing	11.6%
25-29% of Income Spent on Housing	10.7%
30-34% of Income Spent on Housing	8.8%
>35% of Income Spent on Housing	41.1%
<b>Total</b>	<b>100.0%</b>

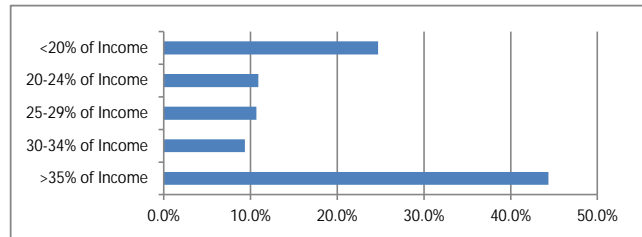
Source: U.S. Census Bureau



Our research suggests that 41.1 percent of the 55+ renter households in this market area are overburdened, paying more than 35 percent of their income towards housing-related costs. Our research also suggests that 49.9 percent of the 55+ renter households are overburdened to 30 percent of income.

65+ Overburdened Renter Households	
	% of Total
<20% of Income Spent on Housing	24.7%
20-24% of Income Spent on Housing	10.9%
25-29% of Income Spent on Housing	10.7%
30-34% of Income Spent on Housing	9.4%
>35% of Income Spent on Housing	44.4%
<b>Total</b>	<b>100.0%</b>

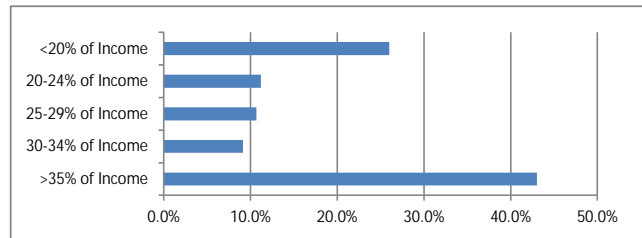
Source: U.S. Census Bureau



Our research suggests that 44.4 percent of the 65+ renter households in this market area are overburdened, paying more than 35 percent of their income towards housing-related costs. Our research also suggests that 53.7 percent of the 65+ renter households are overburdened to 30 percent of income.

62+ Overburdened Renter Households	
	% of Total
<20% of Income Spent on Housing	26.0%
20-24% of Income Spent on Housing	11.2%
25-29% of Income Spent on Housing	10.7%
30-34% of Income Spent on Housing	9.1%
>35% of Income Spent on Housing	43.0%
<b>Total</b>	<b>100.0%</b>

Source: U.S. Census Bureau



Our research suggests that 43.0 percent of the 62+ renter households in this market area are overburdened, paying more than 35 percent of their income towards housing-related costs. Our research also suggests that 52.1 percent of the 62+ renter households are overburdened to 30 percent of income.

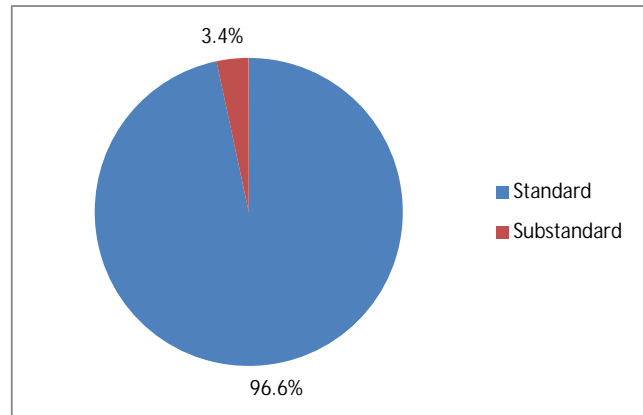
## Owner Substandard Units

The U.S. Census Bureau defines substandard housing units as follows: (1) Units without complete plumbing; or (2) Units with 1.00 or more persons per room.

The following tables give owner substandard housing unit data for occupied housing units in the nation, state, region and market area. The data comes from the U.S. Census Bureau:

Owner Substandard Units	
	% of Total
1.00 persons per room or less	96.6%
1.01 to 1.50 persons per room	2.1%
1.51 persons per room or more	0.9%
Complete Plumbing	99.7%
1.00 persons per room or less	0.3%
1.01 to 1.50 persons per room	0.1%
1.51 persons per room or more	0.0%
Lacking Complete Plumbing	0.3%
Standard	96.6%
Substandard	3.4%
Total	100.0%

Source: U.S. Census Bureau



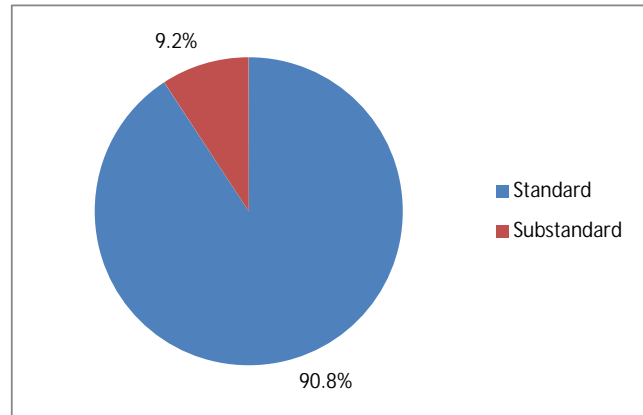
Our research suggests that 3.4 percent of occupied owner housing units in the market area are substandard.

## Renter Substandard Units

The following tables give renter substandard housing unit data for occupied housing units in the nation, state, region and market area. The data comes from the U.S. Census Bureau:

Renter Substandard Units	
	% of Total
1.00 persons per room or less	90.8%
1.01 to 1.50 persons per room	5.3%
1.51 persons per room or more	3.1%
Complete Plumbing	99.1%
1.00 persons per room or less	0.7%
1.01 to 1.50 persons per room	0.1%
1.51 persons per room or more	0.1%
Lacking Complete Plumbing	0.9%
Standard	90.8%
Substandard	9.2%
Total	100.0%

Source: U.S. Census Bureau



Our research suggests that 9.2 percent of renter owner housing units in the market area are substandard.



## Owner Movership

The following tables give owner household movership data for the market area with an estimated breakout by household size. The data comes from the U.S. Census Bureau and the American Housing Survey:

Owner Movership, by Size								
Market Area								
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7+ Person	Total
Owner to Owner	2.2%	3.5%	4.6%	4.5%	4.9%	5.3%	6.1%	3.7%
Owner to Renter	2.1%	2.0%	3.6%	3.3%	3.3%	5.0%	7.7%	2.7%
Owner Movership Rate	4.4%	5.5%	8.1%	7.9%	8.2%	10.3%	13.8%	6.5%

Source: U.S. Census, American Housing Survey; Allen & Associates

Our research suggests an owner movership rate of 6.5 percent.

Elderly Owner Movership, by Size								
AHS Survey								
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7+ Person	Total
Owner to Owner	2.0%	2.8%	2.3%	1.6%	3.1%	1.0%	3.7%	2.4%
Owner to Renter	1.7%	0.8%	1.4%	2.1%	0.6%	2.6%	0.0%	1.2%
Owner Movership Rate	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%

Source: U.S. Census, American Housing Survey; Allen & Associates

Our research suggests an elderly owner movership rate of 3.7 percent.

## Renter Movership

The following tables give renter household movership data for the market area with an estimated breakout by household size. The data comes from the U.S. Census Bureau and the American Housing Survey:

Renter Movership, by Size								
Market Area								
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7+ Person	Total
Renter to Renter	11.1%	24.8%	35.0%	42.0%	42.5%	46.0%	71.1%	25.1%
Renter to Owner	2.7%	10.1%	10.3%	13.1%	14.4%	11.2%	13.1%	7.9%
Renter Movership Rate	13.8%	34.9%	45.2%	55.1%	56.9%	57.2%	84.2%	33.0%

Source: U.S. Census, American Housing Survey; Allen & Associates

Our research suggests a renter movership rate of 33.0 percent.

Elderly Renter Movership, by Size								
AHS Survey								
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7+ Person	Total
Renter to Renter	7.4%	6.6%	7.2%	7.6%	6.0%	7.8%	0.0%	7.1%
Renter to Owner	0.6%	1.4%	0.7%	0.4%	2.0%	0.2%	8.0%	0.9%
Renter Movership Rate	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%

Source: U.S. Census, American Housing Survey; Allen & Associates

Our research suggests an elderly renter movership rate of 8.0 percent.

## SUPPLY ANALYSIS

In this section we conduct an analysis of multifamily housing supply for the market area. Our analysis uses the market area definition presented previously in this report.

### Overview

In conducting our analysis, we obtained information on multifamily properties with 20 or more units in the market area. Our research included conventionally financed multifamily communities as well as properties financed by the local housing authority and the state housing finance agency. Our analysis also included properties financed by and/or subsidized by USDA and/or HUD. Finally, our analysis included properties that are either proposed or currently under construction. The result was a listing of projects with 20 or more units - whether existing, under construction, or proposed - for this area. Our rental property inventory listing is found in the pages that follow.

A map showing the location of the properties included in the rental property inventory is found in the pages that follow. Properties identified with red pushpins have 100 percent market rate units (market rate properties), properties identified with yellow pushpins have a mixture of market rate / restricted / subsidized units (restricted properties), and properties identified with blue pushpins have 100 percent project-based rental assistance (subsidized properties).

After accounting for any unconfirmed properties and any properties that are located outside the defined market area, we arrived at a list of confirmed market area properties. This is the listing of properties upon which our analysis is based. In our opinion, the properties included on this list give a credible picture of market conditions as of the effective date of this report. This listing is found in the pages that follow.

Our supply analysis includes a breakdown of confirmed market area properties by rent type, project status, year built, and financing source. We also include a rent, unit mix, and amenity summary for confirmed market area properties. Finally, we provide summary of vouchers, concessions, and waiting lists for the properties included in this report. This information is also found in the pages that follow.

Rental Property Inventory

Key	Project	Latitude	Longitude	Built	Renovated	Rent Type	Occ Type	Status	Financing	Tot Units	Vac Units	Occupancy
001	11th Street Loft	32.4667	-84.9935	1915	2001	Market Rate	Family	Stabilized	Conventional	46	2	95.7%
002	2000 Wynnton Apartments	32.4688	-84.9633	1970	na	Market Rate	Family	Stabilized	Conventional	72	11	84.7%
003	24th Street Project	32.4869	-84.9847	1994	na	Market Rate	Family	Stabilized	Tax Credit	2	0	100.0%
004	4411 First Avenue Apartments	32.5059	-84.9910	na	1991	Market Rate	Family	Stabilized	Tax Credit	16	1	93.8%
005	A.H. Chapman Homes	32.4216	-84.9404	1950	1977	Restricted	Elderly	Demolished/Burr	PHA	160	2	98.8%
006	Alpine Apartment Project LLC	32.4198	-84.9478	1950	na	Subsidized	Family	Special Needs	HUD	60	1	98.3%
007	Arbor Pointe Phase 1	32.4271	-84.9444	2009	na	Restricted	Family	Stabilized	Tax Credit	148	6	95.9%
008	Arbor Pointe Phase 2	32.4293	-84.9402	2010	na	Restricted	Family	Stabilized	Tax Credit	148	10	93.2%
009	Arbor Pointe Phase 3	32.4269	-84.9402	2012	na	Subsidized	Elderly	Stabilized	Tax Credit	120	0	100.0%
010	Armour Landing Apartments	32.5019	-84.9512	1985	na	Market Rate	Family	Stabilized	Conventional	36	0	100.0%
011	Ashley Station, Phase 1	32.4854	-84.9807	2006	na	Restricted	Family	Stabilized	Tax Credit	184	7	96.2%
012	Ashley Station, Phase 2	32.4862	-84.9793	2008	na	Restricted	Family	Stabilized	Tax Credit	183	7	96.2%
013	Avalon Apartments	32.4374	-84.9402	2009	na	Restricted	Family	Stabilized	Tax Credit	232	32	86.2%
014	Avalon Apartments	32.4198	-84.9478	2008	na	Market Rate	Family	Non-Inventory	Conventional	0	0	0.0%
015	Baker Village Apartments	32.4292	-84.9402	1941	na	Market Rate	Family	Demolished	PHA	0	0	0.0%
016	Booker T Washington, Phase 1	32.4225	-84.9406	2014	na	Restricted	Elderly	Prop Const	Tax Credit	100	100	0.0%
017	Booker T Washington, Phase 2	32.4558	-84.9863	2014	na	Restricted	Family	Prop Const	Tax Credit	106	106	0.0%
018	Chapman Homes Senior	32.4225	-84.9406	2013	na	Restricted	Elderly	Duplicate	Tax Credit	100	100	0.0%
019	Cleveland Co	32.4702	-84.9617	2010	na	Market Rate	Family	Non-Inventory	Conventional	0	0	0.0%
020	Cloister Apartments	32.5002	-84.9511	1985	na	Market Rate	Family	Unconfirmed	Conventional	115	1	99.1%
021	Club Hill Apartments, Phases 1 & 2	32.5040	-84.9501	1971	na	Market Rate	Family	Stabilized	Conventional	232	8	96.6%
022	Clubview Court Apartments	32.4994	-84.9525	1987	na	Market Rate	Family	Stabilized	Conventional	28	0	100.0%
023	Columbus Area Habitat For Humanity	32.4727	-84.9574	1995	na	Market Rate	Family	Unconfirmed	Tax Credit	0	0	0.0%
024	Columbus Gardens, Phase 1	32.4538	-84.9890	1978	1995	Subsidized	Elderly	Stabilized	Tax Credit	116	4	96.6%
025	Columbus Gardens, Phase 2	32.4538	-84.9890	na	1994	Subsidized	Elderly	Duplicate	Tax Credit	116	116	0.0%
026	Country Village	32.4329	-84.9328	1955	2004	Market Rate	Family	Unstabilized	Conventional	45	40	11.1%
027	Dinglewood Court	32.4656	-84.9631	na	na	Market Rate	Family	Duplicate	Conventional	0	0	0.0%
028	E.J. Knight Annex	32.4307	-84.9428	1982	2010	Subsidized	Elderly	Stabilized	PHA	40	0	100.0%
029	E.J. Knight Gardens	32.4317	-84.9417	1980	2010	Subsidized	Family	Stabilized	PHA	52	0	100.0%
030	Eagles Trace	32.4161	-84.9479	1958	2002	Restricted	Family	Stabilized	Tax Credit	378	28	92.6%
031	Essex Apartments	32.4657	-84.9537	1975	na	Market Rate	Family	Unconfirmed	Conventional	6	0	100.0%
032	Fairfield Manor	32.4415	-84.9237	2007	na	Subsidized	Elderly	Stabilized	HUD	74	0	100.0%
033	Fay Project	32.4584	-84.9655	na	1994	Restricted	Family	Unconfirmed	Tax Credit	1	0	100.0%
034	Fay Project	32.4584	-84.9656	na	1994	Restricted	Family	Unconfirmed	Tax Credit	2	0	100.0%
035	Fay Project	32.4634	-84.9528	na	1994	Restricted	Family	Unconfirmed	Tax Credit	3	0	100.0%
036	Flournoy 11th Street Lofts	32.4667	-84.9935	2011	na	Market Rate	Family	Duplicate	Conventional	0	0	0.0%
037	Fourth Street Towers & Houses	32.4554	-84.9905	1970	na	Restricted	Family	Unconfirmed	HUD	58	27	53.4%
038	Fowler Investment	32.4598	-84.9876	1984	na	Market Rate	Family	Non-Inventory	Conventional	0	0	0.0%
039	Gardenbrook Apartments	32.4975	-84.9586	2001	na	Market Rate	Family	Stabilized	Conventional	72	2	97.2%
040	Greystone At Country Club	32.4859	-84.9629	1963	na	Market Rate	Family	Unconfirmed	Conventional	184	0	100.0%
041	Greystone at Waterford	32.5004	-84.9528	1985	na	Market Rate	Family	Stabilized	Conventional	12	0	100.0%
042	Hannah Heights	32.4359	-84.9244	1984	na	Market Rate	Family	Stabilized	Conventional	90	1	98.9%
043	Hardaway Square Apartments	32.4989	-84.9504	1975	na	Market Rate	Family	Stabilized	Conventional	44	0	100.0%
044	Hardaway Townhouses	32.4985	-84.9523	2009	na	Market Rate	Family	Stabilized	Conventional	41	0	100.0%
045	Heritage Apartments	32.4185	-84.9487	1965	na	Market Rate	Family	Stabilized	Conventional	64	4	93.8%
046	Heritage Place Apartments	32.4555	-84.9932	2001	na	Market Rate	Family	Stabilized	Conventional	79	5	93.7%
047	Hillcrest Apartments	32.4747	-84.9578	1940	2004	Market Rate	Family	Stabilized	Conventional	36	1	97.2%
048	Hilltop Apartments	32.4722	-84.9634	na	na	Market Rate	Family	Unconfirmed	Conventional	11	0	100.0%
049	Holly Hills Apartments	32.4445	-84.9287	1974	2008	Market Rate	Family	Stabilized	Conventional	220	23	89.5%
050	Housing Authority Of Columbus	32.4611	-84.9742	na	na	Subsidized	Family	Unconfirmed	PHA	1,699	84	95.1%
051	IMS Columbus	32.4873	-84.9783	2006	na	Market Rate	Family	Unconfirmed	Conventional	0	0	0.0%
052	Independence Place Properties	32.4297	-84.9052	2008	na	Market Rate	Family	Military Housing	Conventional	238	69	71.0%

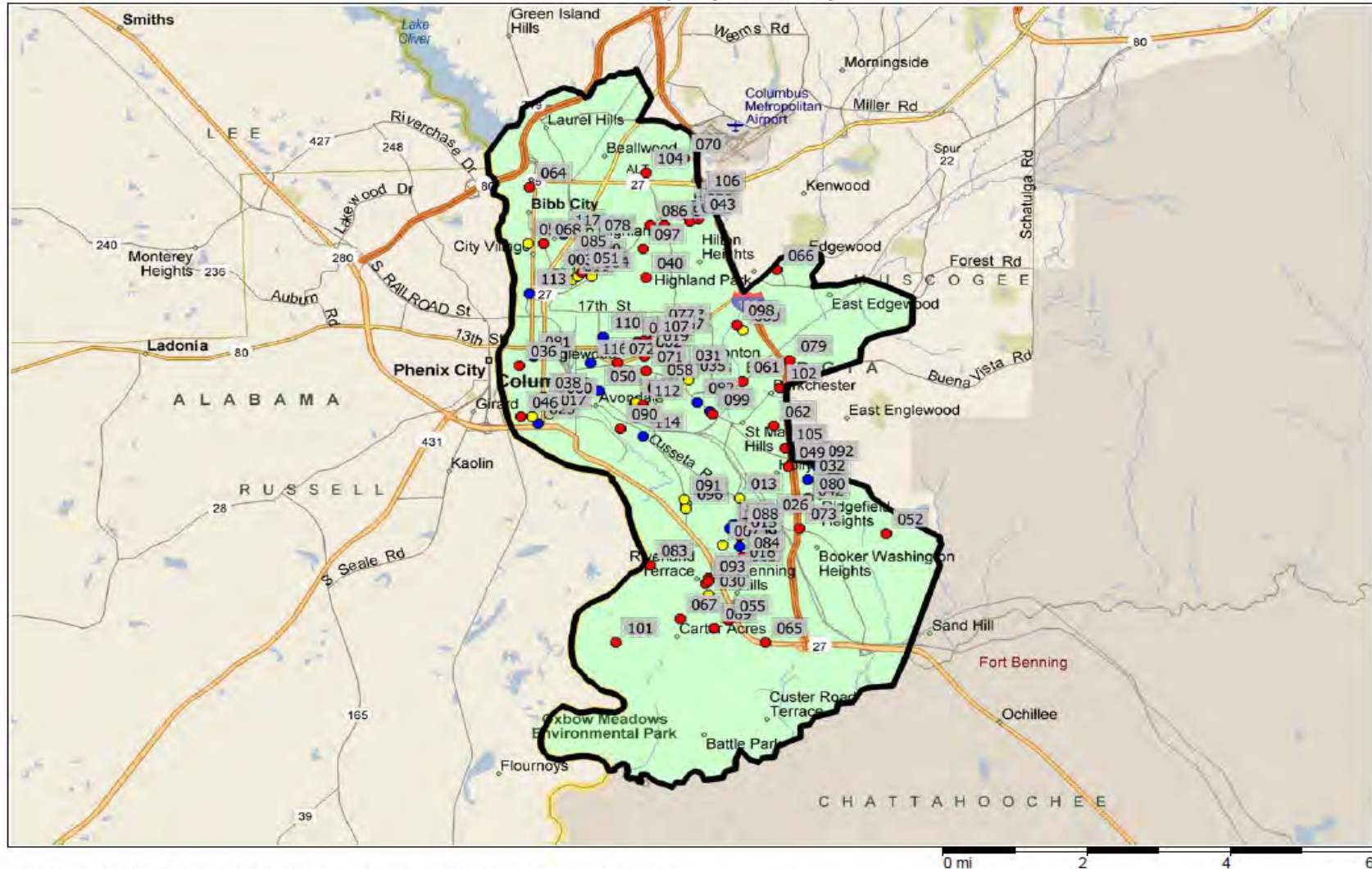
Rental Property Inventory

Key	Project	Latitude	Longitude	Built	Renovated	Rent Type	Occ Type	Status	Financing	Tot Units	Vac Units	Occupancy
053	Johnston Mill Lofts	32.4936	-84.9913	1890	2001	Restricted	Family	Stabilized	Tax Credit	335	25	92.5%
054	Jordan Mills	32.4863	-84.9758	na	na	Restricted	Elderly	Burned Down	Tax Credit	101	101	0.0%
055	Kabar Apartments	32.4107	-84.9429	1975	na	Market Rate	Family	Stabilized	Conventional	54	1	98.1%
056	Knight Project	32.4584	-84.9655	1993	na	Restricted	Family	Unconfirmed	Tax Credit	2	0	100.0%
057	Kopak Apartments	32.4728	-84.9578	1991	na	Market Rate	Family	Stabilized	Conventional	29	1	96.6%
058	Landmark Realty Co.	32.4626	-84.9607	na	na	Market Rate	Family	Non-Inventory	Conventional	0	0	0.0%
059	Lecraw On 13Th	32.4720	-84.9650	1994	na	Market Rate	Family	Stabilized	Conventional	24	3	87.5%
060	Liberty Garden Townhouses	32.4586	-84.9849	1984	1996	Restricted	Family	Stabilized	Tax Credit	88	0	100.0%
061	Lindsey Vistas	32.4632	-84.9395	1958	na	Market Rate	Family	Unconfirmed	Conventional	25	1	96.0%
062	Lodge Apartments	32.4533	-84.9321	1974	na	Market Rate	Family	Unconfirmed	Conventional	237	14	94.1%
063	Lumpkin Park	32.4363	-84.9535	2009	na	Restricted	Family	Stabilized	Tax Credit	192	0	100.0%
064	Lynndolyn Apartments	32.5059	-84.9910	na	1991	Market Rate	Family	Duplicate	Tax Credit	0	0	0.0%
065	Magnolia Garden Apartments	32.4057	-84.9343	1975	2002	Market Rate	Family	Unconfirmed	Conventional	44	1	97.7%
066	Martha's Vineyard	32.4878	-84.9313	2003	na	Market Rate	Family	Stabilized	Conventional	32	0	100.0%
067	Mc Corlew Realty	32.4108	-84.9547	na	na	Market Rate	Family	Non-Inventory	Conventional	0	0	0.0%
068	McLeod Square Apartments	32.4936	-84.9876	na	1991	Market Rate	Family	Unconfirmed	Tax Credit	40	2	95.0%
069	Midtown Square	32.4744	-84.9397	2002	na	Restricted	Family	Stabilized	Tax Credit	144	0	100.0%
070	Northwood Apartments	32.5122	-84.9538	1976	na	Market Rate	Family	Stabilized	Conventional	80	1	98.8%
071	Overlook Club	32.4656	-84.9631	1985	na	Market Rate	Family	Stabilized	Conventional	73	4	94.5%
072	Overlook Crossing	32.4672	-84.9699	1975	1984	Market Rate	Family	Stabilized	Conventional	164	14	91.5%
073	Parkway Place Apartments	32.4308	-84.9258	1987	2005	Market Rate	Family	Stabilized	Conventional	208	20	90.4%
074	Peabody Redevelopment Partnership 1	32.4877	-84.9790	2006	na	Restricted	Family	Duplicate	Tax Credit	0	0	0.0%
075	Peabody Redevelopment Partnership 2	32.4877	-84.9790	2008	na	Restricted	Family	Duplicate	Tax Credit	0	0	0.0%
076	Peacock Woods Apartments	32.4747	-84.9603	1984	na	Market Rate	Family	Stabilized	Conventional	38	0	100.0%
077	Peacock Woods Apartments 2	32.4747	-84.9603	na	na	Market Rate	Family	Stabilized	Conventional	20	0	100.0%
078	Pear Tree Place Apartments	32.4945	-84.9756	1950	1991	Market Rate	Family	Stabilized	Tax Credit	11	2	81.8%
079	Pembrook Apartments	32.4679	-84.9284	1968	1987	Market Rate	Family	Unconfirmed	Conventional	128	0	100.0%
080	Point East Apartments	32.4376	-84.9238	1973	na	Market Rate	Family	Unconfirmed	Conventional	72	0	100.0%
081	Ralston (The)	32.4687	-84.9902	1914	1977	Subsidized	Elderly	Stabilized	HUD	269	13	95.2%
082	Renaissance Villa	32.4587	-84.9506	1981	na	Subsidized	Family	Stabilized	HUD	72	2	97.2%
083	Riverwind Apartments	32.4227	-84.9618	1975	1984	Market Rate	Family	Unconfirmed	Conventional	44	1	97.7%
084	Robin's Trace	32.4244	-84.9396	1973	na	Market Rate	Family	Non-Inventory	Tax Credit	0	0	0.0%
085	Rose Hill Apartments	32.4910	-84.9813	1973	na	Market Rate	Family	Stabilized	Conventional	24	2	91.7%
086	Rowe Realty Company	32.4975	-84.9618	na	na	Market Rate	Family	Non-Inventory	Conventional	0	0	0.0%
087	Saint Mary's Estates	32.4446	-84.9220	2005	na	Subsidized	Elderly	Duplicate	HUD	0	0	0.0%
088	Sherwood Arms	32.4309	-84.9399	1974	1990	Market Rate	Family	Stabilized	Conventional	165	3	98.2%
089	South Gate	32.4088	-84.9464	na	na	Market Rate	Family	Hotel	Conventional	0	0	0.0%
090	South Park	32.4529	-84.9690	1961	na	Market Rate	Family	Stabilized	Conventional	17	2	88.2%
091	Springfield Crossing Apartments	32.4373	-84.9536	2001	na	Restricted	Family	Stabilized	Tax Credit	120	5	95.8%
092	St Mary's Woods Estate	32.4446	-84.9220	2000	na	Subsidized	Elderly	Stabilized	HUD	48	0	100.0%
093	Terbar LLC	32.4192	-84.9479	1996	na	Market Rate	Family	Duplicate	Conventional	0	0	0.0%
094	Trace Townhomes	32.4984	-84.9523	2004	na	Market Rate	Family	Stabilized	Conventional	28	0	100.0%
095	Veranda at Ashley Station	32.4864	-84.9793	2013	na	Restricted	Elderly	Stabilized	Bond	63	2	96.8%
096	Victory Crossing Apartments	32.4351	-84.9534	2003	na	Restricted	Family	Stabilized	Bond	172	15	91.3%
097	Village On Cherokee	32.4922	-84.9637	1988	na	Market Rate	Family	Unconfirmed	Conventional	0	0	0.0%
098	Village Square Apartments	32.4757	-84.9409	1970	2008	Market Rate	Family	Unconfirmed	Conventional	70	0	100.0%
099	Vista Estates	32.4560	-84.9470	1960	1985	Market Rate	Family	Unconfirmed	Conventional	156	18	88.5%
100	Waverly Terrace Senior	32.4893	-84.9780	2015	na	Restricted	Elderly	Prop Const	Tax Credit	80	80	0.0%
101	Wedgfield Court Apartments	32.4056	-84.9701	1964	1984	Market Rate	Family	Unconfirmed	Conventional	86	0	100.0%
102	Willow Creek Apartments & Club	32.4618	-84.9306	1984	na	Market Rate	Family	Unconfirmed	Conventional	285	6	97.9%
103	Willow Glen c/o HA Of Columbus	32.4564	-84.9475	2008	na	Subsidized	Family	Special Needs	Bond	28	28	0.0%
104	Winchester Apartments	32.5091	-84.9631	1990	na	Market Rate	Family	Stabilized	Conventional	8	0	100.0%

Rental Property Inventory

Key	Project	Latitude	Longitude	Built	Renovated	Rent Type	Occ Type	Status	Financing	Tot Units	Vac Units	Occupancy
105	Woodcliff Apartments	32.4485	-84.9293	na	na	Market Rate	Family	Unconfirmed	Conventional	0	0	0.0%
106	Woodruff Brokerage Company	32.5043	-84.9493	na	na	Market Rate	Family	Non-Inventory	Conventional	0	0	0.0%
107	Midtown Tower	32.4721	-84.9614	1975	2000	Market Rate	Family	Stabilized	Conventional	25	2	92.0%
108	E.J. Knight Gardens	32.4317	-84.9417	1980	2015	Subsidized	Family	Prop Rehab	Bond	52	0	100.0%
109	Nicholson Terrace	32.4731	-84.9733	1965	1996	Subsidized	Elderly	Stabilized	PHA	100	0	100.0%
110	Nicholson Terrace	32.4731	-84.9733	1965	2015	Subsidized	Elderly	Prop Rehab	Bond	100	0	100.0%
111	EE Farley Homes	32.4581	-84.9636	1958	2012	Subsidized	Family	Stabilized	PHA	102	2	98.0%
112	EE Farley Homes	32.4581	-84.9636	1958	2015	Subsidized	Family	Prop Rehab	Bond	102	2	98.0%
113	Chase Homes	32.4826	-84.9911	1952	na	Subsidized	Family	Stabilized	PHA	108	2	98.1%
114	Elizabeth Canty Homes	32.4511	-84.9636	1952	na	Subsidized	Family	Stabilized	PHA	259	2	99.2%
115	Rivers Homes	32.4672	-84.9763	1963	na	Subsidized	Elderly	Stabilized	PHA	24	0	100.0%
116	Warren Williams Homes	32.4672	-84.9763	1975	na	Subsidized	Family	Stabilized	PHA	160	0	100.0%
117	Wilson Homes	32.4956	-84.9827	1952	2010	Subsidized	Family	Stabilized	PHA	288	3	99.0%
118	Wilson Homes	32.4956	-84.9827	1952	2015	Subsidized	Family	Prop Rehab	Bond	288	3	99.0%
119	E.J. Knight Annex	32.4307	-84.9428	1982	2015	Subsidized	Elderly	Prop Rehab	PHA	40	0	100.0%

## Rental Property Inventory



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Rental Property Inventory, Confirmed, Inside Market Area

Key	Project	Latitude	Longitude	Built	Renovated	Rent Type	Occ Type	Status	Financing	Tot Units	Vac Units	Occupancy
001	11th Street Loft	32.4667	-84.9935	1915	2001	Market Rate	Family	Stabilized	Conventional	46	2	95.7%
002	2000 Wynnton Apartments	32.4688	-84.9633	1970	na	Market Rate	Family	Stabilized	Conventional	72	11	84.7%
003	24th Street Project	32.4869	-84.9847	1994	na	Market Rate	Family	Stabilized	Tax Credit	2	0	100.0%
004	4411 First Avenue Apartments	32.5059	-84.9910	na	1991	Market Rate	Family	Stabilized	Tax Credit	16	1	93.8%
007	Arbor Pointe Phase 1	32.4271	-84.9444	2009	na	Restricted	Family	Stabilized	Tax Credit	148	6	95.9%
008	Arbor Pointe Phase 2	32.4293	-84.9402	2010	na	Restricted	Family	Stabilized	Tax Credit	148	10	93.2%
009	Arbor Pointe Phase 3	32.4269	-84.9402	2012	na	Subsidized	Elderly	Stabilized	Tax Credit	120	0	100.0%
010	Armour Landing Apartments	32.5019	-84.9512	1985	na	Market Rate	Family	Stabilized	Conventional	36	0	100.0%
011	Ashley Station, Phase 1	32.4854	-84.9807	2006	na	Restricted	Family	Stabilized	Tax Credit	184	7	96.2%
012	Ashley Station, Phase 2	32.4862	-84.9793	2008	na	Restricted	Family	Stabilized	Tax Credit	183	7	96.2%
013	Avalon Apartments	32.4374	-84.9402	2009	na	Restricted	Family	Stabilized	Tax Credit	232	32	86.2%
016	Booker T Washington, Phase 1	32.4225	-84.9406	2014	na	Restricted	Elderly	Prop Const	Tax Credit	100	100	0.0%
017	Booker T Washington, Phase 2	32.4558	-84.9863	2014	na	Restricted	Family	Prop Const	Tax Credit	106	106	0.0%
021	Club Hill Apartments, Phases 1 & 2	32.5040	-84.9501	1971	na	Market Rate	Family	Stabilized	Conventional	232	8	96.6%
022	Clubview Court Apartments	32.4994	-84.9525	1987	na	Market Rate	Family	Stabilized	Conventional	28	0	100.0%
024	Columbus Gardens, Phase 1	32.4538	-84.9890	1978	1995	Subsidized	Elderly	Stabilized	Tax Credit	116	4	96.6%
028	E.J. Knight Annex	32.4307	-84.9428	1982	2010	Subsidized	Elderly	Stabilized	PHA	40	0	100.0%
029	E.J. Knight Gardens	32.4317	-84.9417	1980	2010	Subsidized	Family	Stabilized	PHA	52	0	100.0%
030	Eagles Trace	32.4161	-84.9479	1958	2002	Restricted	Family	Stabilized	Tax Credit	378	28	92.6%
032	Farrfield Manor	32.4415	-84.9237	2007	na	Subsidized	Elderly	Stabilized	HUD	74	0	100.0%
039	Gardenbrook Apartments	32.4975	-84.9586	2001	na	Market Rate	Family	Stabilized	Conventional	72	2	97.2%
041	Greystone at Waterford	32.5004	-84.9528	1985	na	Market Rate	Family	Stabilized	Conventional	12	0	100.0%
042	Hannah Heights	32.4359	-84.9244	1984	na	Market Rate	Family	Stabilized	Conventional	90	1	98.9%
043	Hardaway Square Apartments	32.4989	-84.9504	1975	na	Market Rate	Family	Stabilized	Conventional	44	0	100.0%
044	Hardaway Townhouses	32.4985	-84.9523	2009	na	Market Rate	Family	Stabilized	Conventional	41	0	100.0%
045	Heritage Apartments	32.4185	-84.9487	1965	na	Market Rate	Family	Stabilized	Conventional	64	4	93.8%
046	Heritage Place Apartments	32.4555	-84.9932	2001	na	Market Rate	Family	Stabilized	Conventional	79	5	93.7%
047	Hillcrest Apartments	32.4747	-84.9578	1940	2004	Market Rate	Family	Stabilized	Conventional	36	1	97.2%
049	Holly Hills Apartments	32.4445	-84.9287	1974	2008	Market Rate	Family	Stabilized	Conventional	220	23	89.5%
053	Johnston Mill Lofts	32.4936	-84.9913	1890	2001	Restricted	Family	Stabilized	Tax Credit	335	25	92.5%
055	Kabar Apartments	32.4107	-84.9429	1975	na	Market Rate	Family	Stabilized	Conventional	54	1	98.1%
057	Kopak Apartments	32.4728	-84.9578	1991	na	Market Rate	Family	Stabilized	Conventional	29	1	96.6%
059	Lecraw On 13Th	32.4720	-84.9650	1994	na	Market Rate	Family	Stabilized	Conventional	24	3	87.5%
060	Liberty Garden Townhouses	32.4586	-84.9849	1984	1996	Restricted	Family	Stabilized	Tax Credit	88	0	100.0%
063	Lumpkin Park	32.4363	-84.9535	2009	na	Restricted	Family	Stabilized	Tax Credit	192	0	100.0%
066	Martha's Vineyard	32.4878	-84.9313	2003	na	Market Rate	Family	Stabilized	Conventional	32	0	100.0%
069	Midtown Square	32.4744	-84.9397	2002	na	Restricted	Family	Stabilized	Tax Credit	144	0	100.0%
070	Northwood Apartments	32.5122	-84.9538	1976	na	Market Rate	Family	Stabilized	Conventional	80	1	98.8%
071	Overlook Club	32.4656	-84.9631	1985	na	Market Rate	Family	Stabilized	Conventional	73	4	94.5%
072	Overlook Crossing	32.4672	-84.9699	1975	1984	Market Rate	Family	Stabilized	Conventional	164	14	91.5%
073	Parkway Place Apartments	32.4308	-84.9258	1987	2005	Market Rate	Family	Stabilized	Conventional	208	20	90.4%
076	Peacock Woods Apartments	32.4747	-84.9603	1984	na	Market Rate	Family	Stabilized	Conventional	38	0	100.0%
077	Peacock Woods Apartments 2	32.4747	-84.9603	na	na	Market Rate	Family	Stabilized	Conventional	20	0	100.0%
078	Pear Tree Place Apartments	32.4945	-84.9756	1950	1991	Market Rate	Family	Stabilized	Tax Credit	11	2	81.8%
081	Ralston (The)	32.4687	-84.9902	1914	1977	Subsidized	Elderly	Stabilized	HUD	269	13	95.2%
082	Renaissance Villa	32.4587	-84.9506	1981	na	Subsidized	Family	Stabilized	HUD	72	2	97.2%
085	Rose Hill Apartments	32.4910	-84.9813	1973	na	Market Rate	Family	Stabilized	Conventional	24	2	91.7%
088	Sherwood Arms	32.4309	-84.9399	1974	1990	Market Rate	Family	Stabilized	Conventional	165	3	98.2%
090	South Park	32.4529	-84.9690	1961	na	Market Rate	Family	Stabilized	Conventional	17	2	88.2%
091	Springfield Crossing Apartments	32.4373	-84.9536	2001	na	Restricted	Family	Stabilized	Tax Credit	120	5	95.8%
092	St Mary's Woods Estate	32.4446	-84.9220	2000	na	Subsidized	Elderly	Stabilized	HUD	48	0	100.0%
094	Trace Townhomes	32.4984	-84.9523	2004	na	Market Rate	Family	Stabilized	Conventional	28	0	100.0%

Rental Property Inventory, Confirmed, Inside Market Area

Key	Project	Latitude	Longitude	Built	Renovated	Rent Type	Occ Type	Status	Financing	Tot Units	Vac Units	Occupancy
095	Veranda at Ashley Station	32.4864	-84.9793	2013	na	Restricted	Elderly	Stabilized	Bond	63	2	96.8%
096	Victory Crossing Apartments	32.4351	-84.9534	2003	na	Restricted	Family	Stabilized	Bond	172	15	91.3%
100	Waverly Terrace Senior	32.4893	-84.9780	2015	na	Restricted	Elderly	Prop Const	Tax Credit	80	80	0.0%
104	Winchester Apartments	32.5091	-84.9631	1990	na	Market Rate	Family	Stabilized	Conventional	8	0	100.0%
107	Midtown Tower	32.4721	-84.9614	1975	2000	Market Rate	Family	Stabilized	Conventional	25	2	92.0%
109	Nicholson Terrace	32.4731	-84.9733	1965	1996	Subsidized	Elderly	Stabilized	PHA	100	0	100.0%
111	EE Farley Homes	32.4581	-84.9636	1958	2012	Subsidized	Family	Stabilized	PHA	102	2	98.0%
113	Chase Homes	32.4826	-84.9911	1952	na	Subsidized	Family	Stabilized	PHA	108	2	98.1%
114	Elizabeth Canty Homes	32.4511	-84.9636	1952	na	Subsidized	Family	Stabilized	PHA	259	2	99.2%
115	Rivers Homes	32.4672	-84.9763	1963	na	Subsidized	Elderly	Stabilized	PHA	24	0	100.0%
116	Warren Williams Homes	32.4672	-84.9763	1975	na	Subsidized	Family	Stabilized	PHA	160	0	100.0%
117	Wilson Homes	32.4956	-84.9827	1952	2010	Subsidized	Family	Stabilized	PHA	288	3	99.0%



## Rental Property Inventory, Confirmed, Inside Market Area, by Rent Type

The following tables and graphs provide a summary of the confirmed market area properties included in this analysis broken out by rent type:

Rental Property Inventory, Confirmed, Inside Market Area			
Total Properties			
	Elderly	Family	Total
Market Rate		33	33
Restricted	3	13	16
Subsidized	8	7	15
<b>Total</b>	<b>11</b>	<b>53</b>	<b>64</b>

Total Units			
	Elderly	Family	Total
Market Rate	21	2,452	2,473
Restricted	94	1,665	1,759
Subsidized	919	1,444	2,363
<b>Total</b>	<b>1,034</b>	<b>5,561</b>	<b>6,595</b>

Vacant Units			
	Elderly	Family	Total
Market Rate	7	154	161
Restricted	80	98	178
Subsidized	112	113	225
<b>Total</b>	<b>199</b>	<b>365</b>	<b>564</b>

Occupancy Rate			
	Elderly	Family	Total
Market Rate	67%	94%	93%
Restricted	15%	94%	90%
Subsidized	88%	92%	90%
<b>Total</b>	<b>81%</b>	<b>93%</b>	<b>91%</b>

Source: Allen & Associates



Our analysis includes a total of 64 confirmed market area properties consisting of 6,595 units. The occupancy rate for these units currently stands at 91 percent. This rate reflects the occupancy for all confirmed market area units, regardless of project status (stabilized, under construction, proposed, etc.).

Confirmed market area properties break down by rent type and tenure as shown in the tables above.

## Rental Property Inventory, Confirmed, Inside Market Area, by Project Status

The following tables and graphs provide a summary of the confirmed market area properties included in this analysis broken out by project status:

### Rental Property Inventory, Confirmed, Inside Market Area

Elderly					Family				
Total Properties					Total Properties				
	Sub	Res	Mkt	Tot		Sub	Res	Mkt	Tot
Stabilized	8	1		9	Stabilized	7	12	33	52
Lease Up					Lease Up				
Construction					Construction				
Rehabilitation					Rehabilitation				
Prop Const		2		2	Prop Const		1		1
Prop Rehab					Prop Rehab				
Unstabilized					Unstabilized				
Subtotal		2		2	Subtotal		1		1
Total	8	3		11	Total	7	13	33	53

Total Units					Total Units				
	Sub	Res	Mkt	Tot		Sub	Res	Mkt	Tot
Stabilized	824	14	16	854	Stabilized	1,353	1,665	2,437	5,455
Lease Up					Lease Up				
Construction					Construction				
Rehabilitation					Rehabilitation				
Prop Const	95	80	5	180	Prop Const	91		15	106
Prop Rehab					Prop Rehab				
Unstabilized					Unstabilized				
Subtotal	95	80	5	180	Subtotal	91		15	106
Total	919	94	21	1,034	Total	1,444	1,665	2,452	5,561

Vacant Units					Vacant Units				
	Sub	Res	Mkt	Tot		Sub	Res	Mkt	Tot
Stabilized	17		2	19	Stabilized	22	98	139	259
Lease Up					Lease Up				
Construction					Construction				
Rehabilitation					Rehabilitation				
Prop Const	95	80	5	180	Prop Const	91		15	106
Prop Rehab					Prop Rehab				
Unstabilized					Unstabilized				
Subtotal	95	80	5	180	Subtotal	91		15	106
Total	112	80	7	199	Total	113	98	154	365

Source: Allen & Associates

Our survey includes a total of 61 stabilized market area properties consisting of 6,309 units standing at 96 percent occupancy.

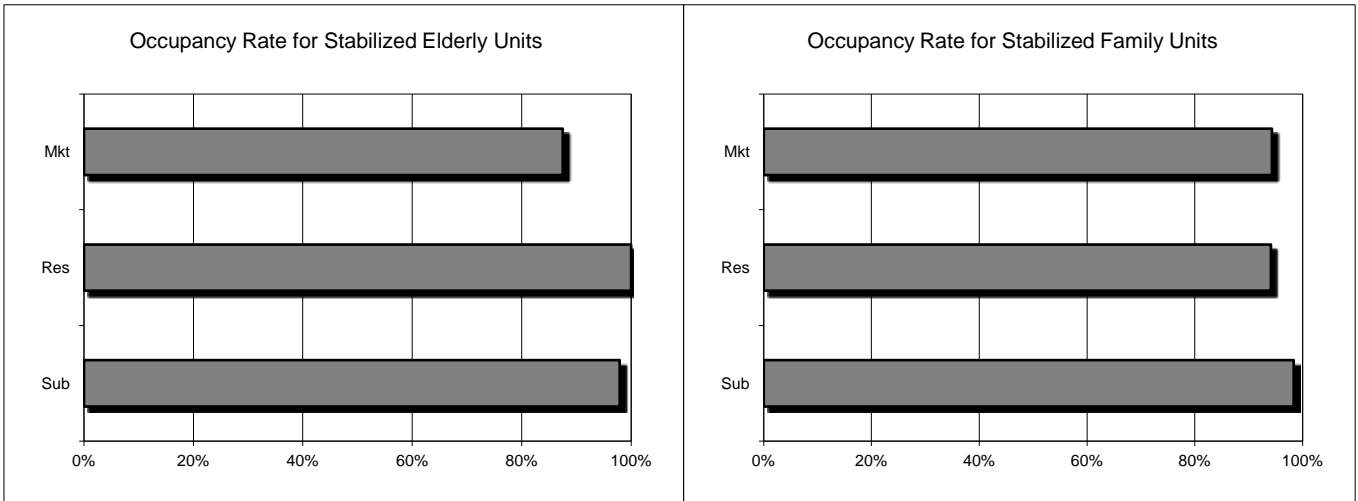
Our survey also includes a total of 3 market area properties consisting of 286 units that are not yet stabilized. Unstabilized units (also referred to as pipeline units) include vacant units in lease up, construction, rehabilitation, proposed new construction, and units with proposed renovation plans.

Rental Property Inventory, Confirmed, Inside Market Area

Elderly					Family				
Occupancy Rate					Occupancy Rate				
	Sub	Res	Mkt	Tot		Sub	Res	Mkt	Tot
Stabilized	98%	100%	88%	98%	Stabilized	98%	94%	94%	95%
Lease Up					Lease Up				
Construction					Construction				
Rehabilitation					Rehabilitation				
Prop Const					Prop Const				
Prop Rehab					Prop Rehab				
Unstabilized					Unstabilized				
Subtotal					Subtotal				
Total	88%	15%	67%	81%	Total	92%	94%	94%	93%

Source: Allen & Associates

Occupancies of stabilized market area properties broken out by occupancy type (elderly or family) and rent type (subsidized, restricted or market rate) are found below:



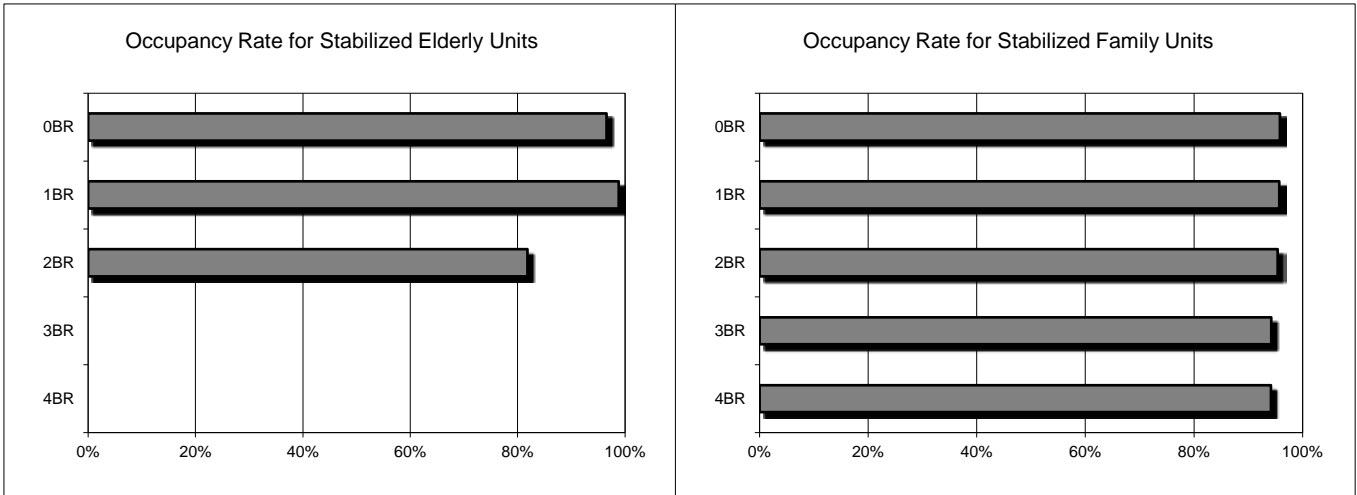
Our research suggests the following occupancy levels for the 854 stabilized elderly units in this market area:

- Subsidized, 98 percent (824 units in survey)
- Restricted, 100 percent (14 units in survey)
- Market Rate, 88 percent (16 units in survey)

Our research suggests the following occupancy levels for the 5,455 stabilized family units in this market area:

- Subsidized, 98 percent (1353 units in survey)
- Restricted, 94 percent (1665 units in survey)
- Market Rate, 94 percent (2437 units in survey)

Occupancy rates for stabilized market area properties broken out by occupancy type (elderly or family) and unit type are found below (supporting data is found in the pages that follow):



Our research suggests the following occupancy levels for the 854 stabilized elderly units in this market area:

- 0-Bedroom, 97 percent (322 units in survey)
- 1-Bedroom, 99 percent (521 units in survey)
- 2-Bedroom, 82 percent (11 units in survey)
- 3-Bedroom, not applicable (0 units in survey)
- 4-Bedroom, not applicable (0 units in survey)

Our research suggests the following occupancy levels for the 5,455 stabilized family units in this market area:

- 0-Bedroom, 96 percent (72 units in survey)
- 1-Bedroom, 96 percent (1172 units in survey)
- 2-Bedroom, 95 percent (3171 units in survey)
- 3-Bedroom, 94 percent (886 units in survey)
- 4-Bedroom, 94 percent (154 units in survey)

Rental Property Inventory, Confirmed, Inside Market Area, 0-Bedroom Units

Elderly									
Total Properties with Unit Type									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized	2								2
Lease Up									
Construction									
Rehabilitation									
Prop Const					1	1			2
Prop Rehab									
Unstabilized									
Subtotal					1	1			2
Total	2				1	1			4

Family									
Total Properties with Unit Type									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized								6	6
Lease Up									
Construction									
Rehabilitation									
Prop Const									
Prop Rehab									
Unstabilized									
Subtotal									
Total								6	6

Total Units									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized	322								322
Lease Up									
Construction									
Rehabilitation									
Prop Const					2	6			8
Prop Rehab									
Unstabilized									
Subtotal					2	6			8
Total	322				2	6			330

Total Units									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized								72	72
Lease Up									
Construction									
Rehabilitation									
Prop Const									
Prop Rehab									
Unstabilized									
Subtotal									
Total								72	72

Vacant Units									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized	11								11
Lease Up									
Construction									
Rehabilitation									
Prop Const					2	6			8
Prop Rehab									
Unstabilized									
Subtotal					2	6			8
Total	11				2	6			19

Vacant Units									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized								3	3
Lease Up									
Construction									
Rehabilitation									
Prop Const									
Prop Rehab									
Unstabilized									
Subtotal									
Total								3	3

Occupancy Rate									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized	97%								97%
Lease Up									
Construction									
Rehabilitation									
Prop Const					0%	0%			0%
Prop Rehab									
Unstabilized									
Subtotal					0%	0%			0%
Total	97%				0%	0%			94%

Occupancy Rate									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized								96%	96%
Lease Up									
Construction									
Rehabilitation									
Prop Const									
Prop Rehab									
Unstabilized									
Subtotal									
Total								96%	96%

Source: Allen & Associates

Rental Property Inventory, Confirmed, Inside Market Area, 1-Bedroom Units

Elderly									
Total Properties with Unit Type									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized	9					1		1	11
Lease Up									
Construction									
Rehabilitation									
Prop Const	1				1	1		1	4
Prop Rehab									
Unstabilized									
Subtotal	1				1	1		1	4
Total	10				1	2		2	15

Family									
Total Properties with Unit Type									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized	7					7		23	37
Lease Up									
Construction									
Rehabilitation									
Prop Const	1							1	2
Prop Rehab									
Unstabilized									
Subtotal	1							1	2
Total	8					7		24	39

Total Units									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized	502					14		5	521
Lease Up									
Construction									
Rehabilitation									
Prop Const	76				5	27		4	112
Prop Rehab									
Unstabilized									
Subtotal	76				5	27		4	112
Total	578				5	41		9	633

Total Units									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized	212							249	711
Lease Up									
Construction									
Rehabilitation									
Prop Const	18							3	21
Prop Rehab									
Unstabilized									
Subtotal	18							3	21
Total	230							249	714

Vacant Units									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized	6								6
Lease Up									
Construction									
Rehabilitation									
Prop Const	76				5	27		4	112
Prop Rehab									
Unstabilized									
Subtotal	76				5	27		4	112
Total	82				5	27		4	118

Vacant Units									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized	3							10	37
Lease Up									
Construction									
Rehabilitation									
Prop Const	18							3	21
Prop Rehab									
Unstabilized									
Subtotal	18							3	21
Total	21							10	71

Occupancy Rate									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized	99%					100%		100%	99%
Lease Up									
Construction									
Rehabilitation									
Prop Const	0%				0%	0%		0%	0%
Prop Rehab									
Unstabilized									
Subtotal	0%				0%	0%		0%	0%
Total	86%				0%	34%		56%	81%

Occupancy Rate									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized	99%							96%	95%
Lease Up									
Construction									
Rehabilitation									
Prop Const	0%							0%	0%
Prop Rehab									
Unstabilized									
Subtotal	0%							0%	0%
Total	91%							96%	94%

Source: Allen & Associates

Rental Property Inventory, Confirmed, Inside Market Area, 2-Bedroom Units

Elderly									
Total Properties with Unit Type									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized								1	1
Lease Up									
Construction									
Rehabilitation									
Prop Const	1				1	1		1	4
Prop Rehab									
Unstabilized									
Subtotal	1				1	1		1	4
Total	1				1	1		2	5

Family									
Total Properties with Unit Type									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized	11				2	12		36	61
Lease Up									
Construction									
Rehabilitation									
Prop Const	1							1	2
Prop Rehab									
Unstabilized									
Subtotal	1							1	2
Total	12				2	12		37	63

Total Units									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized								11	11
Lease Up									
Construction									
Rehabilitation									
Prop Const	19				4	28		1	52
Prop Rehab									
Unstabilized									
Subtotal	19				4	28		1	52
Total	19				4	28		12	63

Total Units									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized	724				33	915		1,499	3,171
Lease Up									
Construction									
Rehabilitation									
Prop Const	55							8	63
Prop Rehab									
Unstabilized									
Subtotal	55							8	63
Total	779				33	915		1,507	3,234

Vacant Units									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized								2	2
Lease Up									
Construction									
Rehabilitation									
Prop Const	19				4	28		1	52
Prop Rehab									
Unstabilized									
Subtotal	19				4	28		1	52
Total	19				4	28		3	54

Vacant Units									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized	11					40		95	146
Lease Up									
Construction									
Rehabilitation									
Prop Const	55							8	63
Prop Rehab									
Unstabilized									
Subtotal	55							8	63
Total	66					40		103	209

Occupancy Rate									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized								82%	82%
Lease Up									
Construction									
Rehabilitation									
Prop Const	0%				0%	0%		0%	0%
Prop Rehab									
Unstabilized									
Subtotal	0%				0%	0%		0%	0%
Total	0%				0%	0%		75%	14%

Occupancy Rate									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized	98%				100%	96%		94%	95%
Lease Up									
Construction									
Rehabilitation									
Prop Const	0%							0%	0%
Prop Rehab									
Unstabilized									
Subtotal	0%							0%	0%
Total	92%				100%	96%		93%	94%

Source: Allen & Associates

Rental Property Inventory, Confirmed, Inside Market Area, 3-Bedroom Units

Elderly									
Total Properties with Unit Type									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized									
Lease Up									
Construction									
Rehabilitation									
Prop Const					1	1			2
Prop Rehab									
Unstabilized									
Subtotal					1	1			2
Total					1	1			2

Family									
Total Properties with Unit Type									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized	10				2	12		20	44
Lease Up									
Construction									
Rehabilitation									
Prop Const	1							1	2
Prop Rehab									
Unstabilized									
Subtotal	11				2	12		21	46
Total	11				2	12		21	46

Total Units									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized									
Lease Up									
Construction									
Rehabilitation									
Prop Const					1	7			8
Prop Rehab									
Unstabilized									
Subtotal					1	7			8
Total					1	7			8

Total Units									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized	328				10	397		151	886
Lease Up									
Construction									
Rehabilitation									
Prop Const	18							4	22
Prop Rehab									
Unstabilized									
Subtotal	18							4	22
Total	346				10	397		155	908

Vacant Units									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized									
Lease Up									
Construction									
Rehabilitation									
Prop Const					1	7			8
Prop Rehab									
Unstabilized									
Subtotal					1	7			8
Total					1	7			8

Vacant Units									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized	7					40		4	51
Lease Up									
Construction									
Rehabilitation									
Prop Const	18							4	22
Prop Rehab									
Unstabilized									
Subtotal	18							4	22
Total	25					40		8	73

Occupancy Rate									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized									
Lease Up									
Construction									
Rehabilitation									
Prop Const					0%	0%			0%
Prop Rehab									
Unstabilized									
Subtotal					0%	0%			0%
Total					0%	0%			0%

Occupancy Rate									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized	98%				100%	90%		97%	94%
Lease Up									
Construction									
Rehabilitation									
Prop Const	0%							0%	0%
Prop Rehab									
Unstabilized									
Subtotal	0%							0%	0%
Total	93%				100%	90%		95%	92%

Source: Allen & Associates



Rental Property Inventory, Confirmed, Inside Market Area, 4-Bedroom Units

Elderly									
Total Properties with Unit Type									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized									
Lease Up									
Construction									
Rehabilitation									
Prop Const									
Prop Rehab									
Unstabilized									
Subtotal									
Total									

Family									
Total Properties with Unit Type									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized	4					2		1	7
Lease Up									
Construction									
Rehabilitation									
Prop Const									
Prop Rehab									
Unstabilized									
Subtotal									
Total	4					2		1	7

Total Units									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized									
Lease Up									
Construction									
Rehabilitation									
Prop Const									
Prop Rehab									
Unstabilized									
Subtotal									
Total									

Total Units									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized	89					61		4	154
Lease Up									
Construction									
Rehabilitation									
Prop Const									
Prop Rehab									
Unstabilized									
Subtotal									
Total	89					61		4	154

Vacant Units									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized									
Lease Up									
Construction									
Rehabilitation									
Prop Const									
Prop Rehab									
Unstabilized									
Subtotal									
Total									

Vacant Units									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized	1					8			9
Lease Up									
Construction									
Rehabilitation									
Prop Const									
Prop Rehab									
Unstabilized									
Subtotal									
Total	1					8			9

Occupancy Rate									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized									
Lease Up									
Construction									
Rehabilitation									
Prop Const									
Prop Rehab									
Unstabilized									
Subtotal									
Total									

Occupancy Rate									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
Stabilized	99%					87%		100%	94%
Lease Up									
Construction									
Rehabilitation									
Prop Const									
Prop Rehab									
Unstabilized									
Subtotal									
Total	99%					87%		100%	94%

Source: Allen & Associates

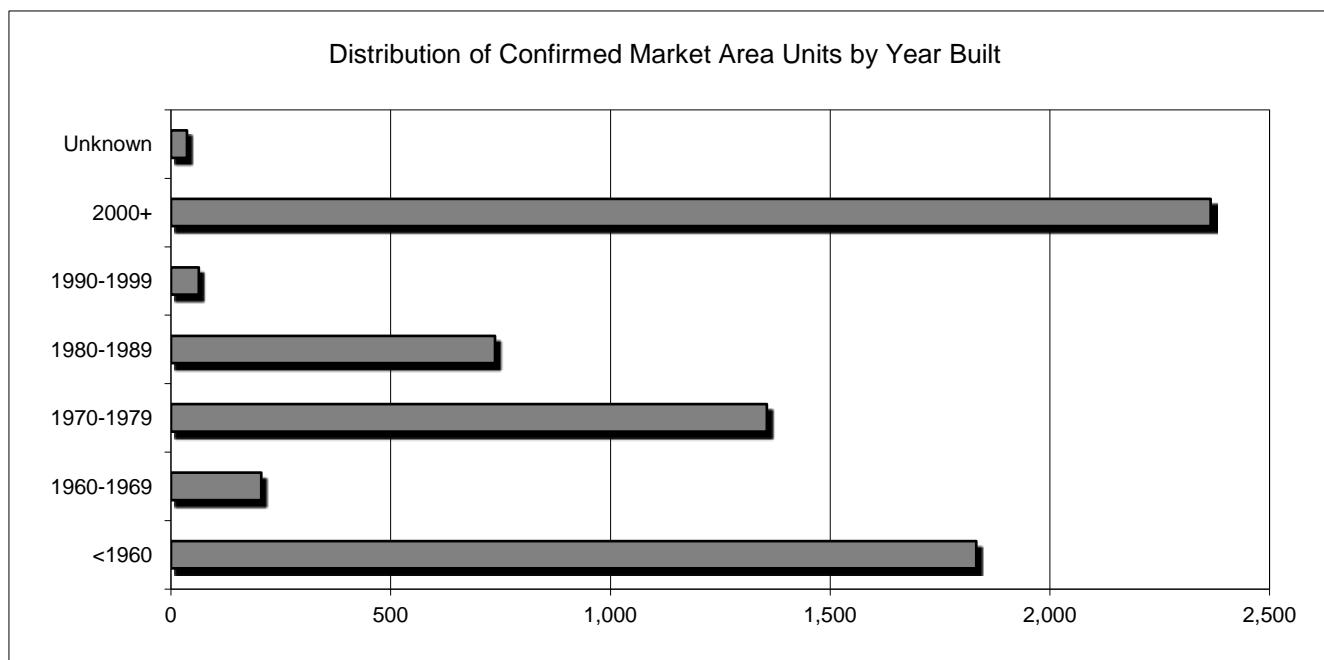
## Rental Property Inventory, Confirmed, Inside Market Area, by Year Built

The following tables and graph provide a summary of the confirmed market area properties included in this analysis broken out by year built:

Total Properties			
	Elderly	Family	Total
<1960	1	9	10
1960-1969	2	2	4
1970-1979	1	11	12
1980-1989	1	10	11
1990-1999		4	4
2000+	6	15	21
Unknown		2	2
<b>Total</b>	<b>11</b>	<b>53</b>	<b>64</b>

Total Units			
	Elderly	Family	Total
<1960	269	1,563	1,832
1960-1969	124	81	205
1970-1979	116	1,240	1,356
1980-1989	40	697	737
1990-1999		63	63
2000+	485	1,881	2,366
Unknown		36	36
<b>Total</b>	<b>1,034</b>	<b>5,561</b>	<b>6,595</b>

Source: Allen & Associates



Our research suggests that of the 64 confirmed market area properties (6595 units) included in this report, 10 properties (1832 units) were constructed before 1960, 4 properties (205 units) were constructed between 1960 and 1969, 12 properties (1356 units) between 1970 and 1979, 11 properties (737 units) between 1980 and 1989, 4 properties (63 units) between 1990 and 1999, and 21 properties (2366 units) after 2000. In addition, 2 properties (36 units) had an unknown date of construction.

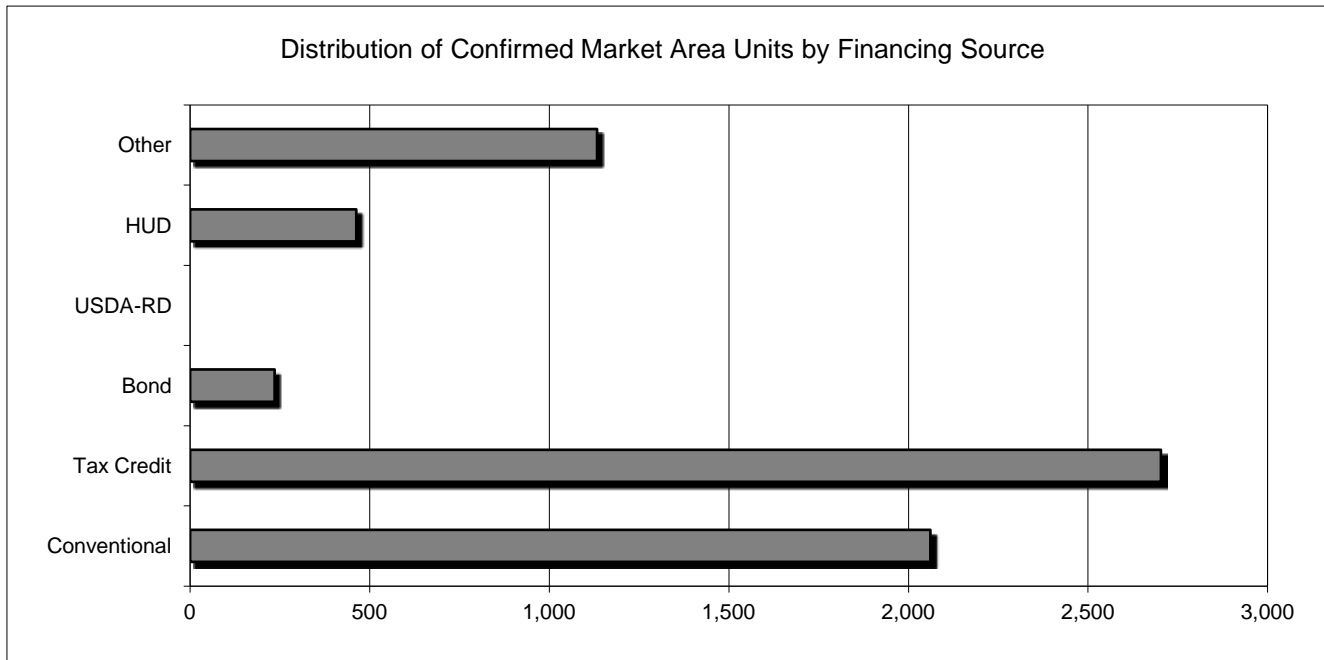
## Rental Property Inventory, Confirmed, Inside Market Area, by Financing Source

The following tables and graph provide a summary of the confirmed market area properties included in this analysis broken out by financing source:

Rental Property Inventory, Confirmed, Inside Market Area			
Total Properties			
	Elderly	Family	Total
Conventional		30	30
Tax Credit	4	15	19
Bond	1	1	2
USDA-RD			
HUD	3	1	4
Other	3	6	9
<b>Total</b>	<b>11</b>	<b>53</b>	<b>64</b>

Total Units			
	Elderly	Family	Total
Conventional		2,061	2,061
Tax Credit	416	2,287	2,703
Bond	63	172	235
USDA-RD			
HUD	391	72	463
Other	164	969	1,133
<b>Total</b>	<b>1,034</b>	<b>5,561</b>	<b>6,595</b>

Source: Allen & Associates



Our research suggests that of the 64 confirmed properties in the market area, 30 properties (consisting of 2061 units) are conventionally financed, 19 properties (consisting of 2703 units) include tax credit financing, 2 properties (consisting of 235 units) are bond financed, 0 properties (consisting of 0 units) are exclusively USDA-RD financed, and 4 properties (consisting of 463 units) are exclusively HUD financed.

The average project size for this market area is 103 units. The smallest projects are conventionally financed, averaging 69 units in size. The largest projects are tax credit financed, averaging 142 units in size.

## Rental Property Inventory, Confirmed, Inside Market Area, Rent Summary

The following tables and graphs provide a summary of the rents charged at confirmed market area properties broken out by unit type:

Rental Property Inventory, Confirmed, Inside Market Area

Rents									
	Subsidized			Restricted			Market		
	Min	Max	Avg	Min	Max	Avg	Min	Max	Avg
0-Bedroom	\$260	\$609	\$435	\$353	\$440	\$397	\$395	\$1,000	\$671
1-Bedroom	\$244	\$698	\$465	\$364	\$581	\$506	\$245	\$1,112	\$569
2-Bedroom	\$295	\$633	\$490	\$375	\$667	\$552	\$265	\$1,561	\$681
3-Bedroom	\$454	\$848	\$646	\$427	\$762	\$632	\$500	\$1,441	\$816
4-Bedroom	\$549	\$965	\$757	\$684	\$700	\$692	\$670	\$670	\$670

Unit Size

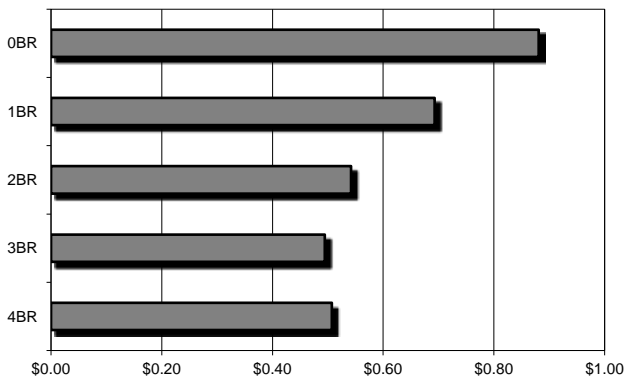
	Subsidized			Restricted			Market		
	Min	Max	Avg	Min	Max	Avg	Min	Max	Avg
0-Bedroom	250	421	336	450	450	450	360	716	554
1-Bedroom	450	787	649	650	1,025	730	510	1,403	770
2-Bedroom	642	1,158	957	795	1,408	1,018	780	2,079	1,074
3-Bedroom	890	1,512	1,222	1,000	1,898	1,278	1,100	1,898	1,317
4-Bedroom	1,074	1,400	1,274	1,280	1,450	1,365	1,600	1,600	1,600

Rent per Square Foot

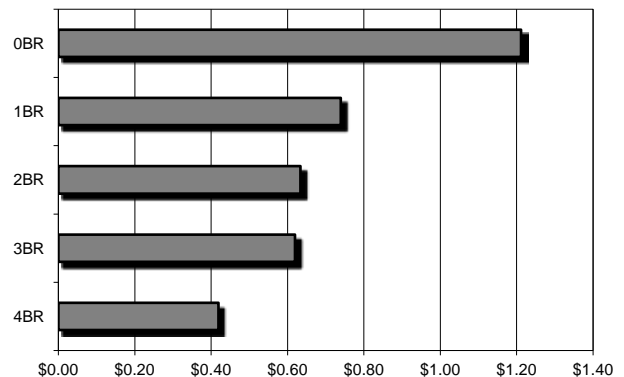
	Subsidized			Restricted			Market		
	Min	Max	Avg	Min	Max	Avg	Min	Max	Avg
0-Bedroom	\$1.04	\$1.45	\$1.29	\$0.78	\$0.98	\$0.88	\$1.10	\$1.40	\$1.21
1-Bedroom	\$0.54	\$0.89	\$0.72	\$0.56	\$0.57	\$0.69	\$0.48	\$0.79	\$0.74
2-Bedroom	\$0.46	\$0.55	\$0.51	\$0.47	\$0.47	\$0.54	\$0.34	\$0.75	\$0.63
3-Bedroom	\$0.51	\$0.56	\$0.53	\$0.40	\$0.43	\$0.49	\$0.45	\$0.76	\$0.62
4-Bedroom	\$0.51	\$0.69	\$0.59	\$0.48	\$0.53	\$0.51	\$0.42	\$0.42	\$0.42

Source: Allen & Associates

Rent per Square Foot for Restricted Units



Rent per Square Foot for Market Rate Units



Our research suggests the following average rent levels for confirmed restricted rent units:

- 0-Bedroom, \$0.88 per square foot
- 1-Bedroom, \$0.69 per square foot
- 2-Bedroom, \$0.54 per square foot
- 3-Bedroom, \$0.49 per square foot
- 4-Bedroom, \$0.51 per square foot

Our research suggests the following average rent levels for confirmed market rate units:

- 0-Bedroom, \$1.21 per square foot
- 1-Bedroom, \$0.74 per square foot
- 2-Bedroom, \$0.63 per square foot
- 3-Bedroom, \$0.62 per square foot
- 4-Bedroom, \$0.42 per square foot

A detailed listing of rents and floor areas for confirmed market area properties by unit type and income target is found in the following pages.

## Rental Property Inventory, Confirmed, Inside Market Area, Unit Mix Summary

In the tables and graphs found below we present a breakdown of unit mix for confirmed market area properties broken out by occupancy type (elderly or family):

Rental Property Inventory, Confirmed, Inside Market Area, Unit Mix Summary

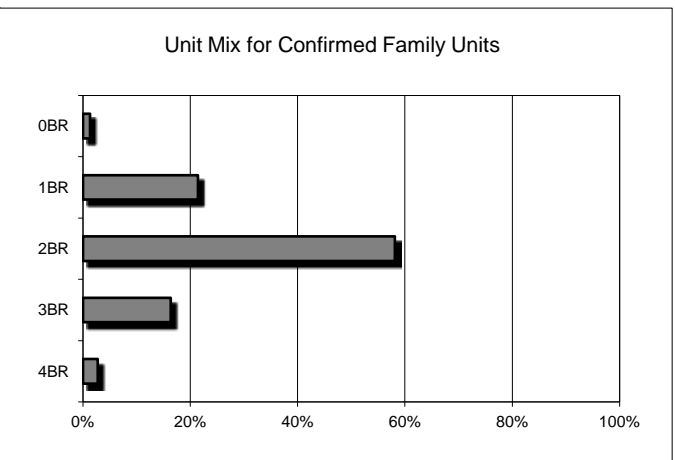
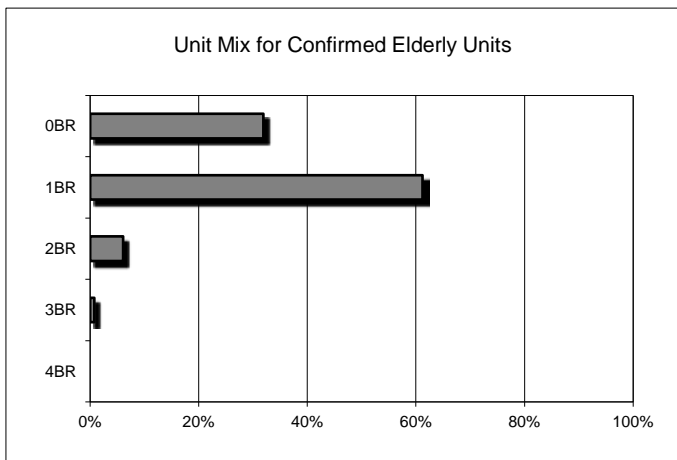
Elderly				
Total Units				
	Sub	Res	Mkt	Tot
0-Bedroom	322	8		330
1-Bedroom	578	46	9	633
2-Bedroom	19	32	12	63
3-Bedroom		8		8
4-Bedroom				
<b>Total</b>	<b>919</b>	<b>94</b>	<b>21</b>	<b>1,034</b>

Family				
Total Units				
	Sub	Res	Mkt	Tot
0-Bedroom			72	72
1-Bedroom	230	249	714	1,193
2-Bedroom	779	948	1,507	3,234
3-Bedroom	346	407	155	908
4-Bedroom	89	61	4	154
<b>Total</b>	<b>1,444</b>	<b>1,665</b>	<b>2,452</b>	<b>5,561</b>

Unit Mix				
	Sub	Res	Mkt	Tot
0-Bedroom	35%	9%		32%
1-Bedroom	63%	49%	43%	61%
2-Bedroom	2%	34%	57%	6%
3-Bedroom		9%		1%
4-Bedroom				
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

Unit Mix				
	Sub	Res	Mkt	Tot
0-Bedroom			3%	1%
1-Bedroom	16%	15%	29%	21%
2-Bedroom	54%	57%	61%	58%
3-Bedroom	24%	24%	6%	16%
4-Bedroom	6%	4%	0%	3%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

Source: Allen & Associates



Our research suggests the following unit mix for the 1,034 confirmed elderly units located in this market area:

- 0-Bedroom, 32 percent (330 units in survey)
- 1-Bedroom, 61 percent (633 units in survey)
- 2-Bedroom, 6 percent (63 units in survey)
- 3-Bedroom, 1 percent (8 units in survey)
- 4-Bedroom, not applicable (0 units in survey)

Our research suggests the following unit mix for the 5,561 confirmed family units located in this market area:

- 0-Bedroom, 1 percent (72 units in survey)
- 1-Bedroom, 21 percent (1,193 units in survey)
- 2-Bedroom, 58 percent (3,234 units in survey)
- 3-Bedroom, 16 percent (908 units in survey)
- 4-Bedroom, 3 percent (154 units in survey)

## Rental Property Inventory, Confirmed, Inside Market Area, Amenity Summary

In the table found below we present a summary of amenities found at confirmed market area properties:

Rental Property Inventory, Confirmed, Inside Market Area, Amenity Summary			
Building Type		Air Conditioning	
1 Story	14%	Central	95%
2-4 Story	81%	Wall Units	3%
5-10 Story	5%	Window Units	0%
>10 Story	0%	None	2%
Project Amenities		Heat	
Ball Field	0%	Central	95%
BBQ Area	28%	Wall Units	3%
Billiards	5%	Baseboards	2%
Bus/Comp Ctr	36%	Radiators	0%
Car Care Ctr	5%	None	0%
Comm Center	44%	Parking	
Elevator	14%	Garage	0%
Fitness Center	25%	Covered	0%
Gazebo	23%	Assigned	2%
Hot Tub/Jacuzzi	0%	Open	100%
Horseshoe Pit	0%	None	0%
Lake	2%	Laundry	
Library	13%	Central	64%
Movie Theatre	5%	W/D Units	2%
Picnic Area	31%	W/D Hookups	61%
Playground	41%	Security	
Pool	41%	Call Buttons	8%
Sauna	0%	Cont Access	20%
Sports Court	17%	Courtesy Officer	27%
Walking Trail	13%	Monitoring	11%
Unit Amenities		Security Alarms	3%
Blinds	100%	Security Patrols	11%
Ceiling Fans	47%	Services	
Upgraded Flooring	91%	After School	11%
Fireplace	2%	Concierge	0%
Patio/Balcony	67%	Hair Salon	2%
Storage	17%	Health Care	0%
Kitchen Amenities		Linens	0%
Stove	98%	Meals	0%
Refrigerator	100%	Transportation	0%
Disposal	59%		
Dishwasher	59%		
Microwave	34%		

Source: Allen & Associates

Our research suggests that 14 percent of confirmed market area properties are 1 story in height, 81 percent are 2-4 stories in height, 5 percent are 5-10 stories in height, and 0 percent are over 10 stories in height. In addition, surveyed properties benefit from the following project amenities: 36 percent have a business/computer center, 44 percent have a community center, 25 percent have a fitness center, 41 percent have a playground, and 17 percent have a sports court.

Our research also suggests that the following unit amenities are present at surveyed properties: 100 percent have blinds, 91 percent have carpeting, 67 percent have patios/balconies, and 17 percent have outside storage. Surveyed properties also include the following kitchen amenities: 98 percent have a stove, 100 percent have a refrigerator, 59 percent have a disposal, 59 percent have a dishwasher, and 34 percent have a microwave.

In addition, 95 percent of confirmed market area properties have central heat while 95 percent have central air. Our research also suggests that 100 percent of surveyed properties have open parking. A total of 64 percent of area properties have central laundry facilities, while 61 percent have washer/dryer hookups, and 2 percent have washer/dryer units in each residential unit.

A total of 8 percent of confirmed market area properties have call buttons, 20 percent have controlled access, and 3 percent have security alarms.

It is also our understanding that the majority of confirmed market area properties provide cable access.

Finally, in the following pages we provide a summary of vouchers, concessions and waiting lists for the confirmed market area properties included in this report. We also include any absorption information we have uncovered as part of our research.





## RENT COMPARABILITY ANALYSIS

In this section we develop restricted and unrestricted market rent conclusions for the subject property on an "as if complete & stabilized" basis. Our analysis begins with an evaluation of unrestricted market rents.

### **Unrestricted Rent Analysis**

In this section we develop an unrestricted market rent conclusion for the subject property units. Our analysis began by selecting comparable rentals to use to develop estimates of market rents for the units at the subject property, assuming that the subject was an unrestricted property. Our selection of comparables was based on location, age, condition, unit mix and amenities of the comparable properties relative to the subject property.

#### Rental Property Inventory, by Unit Type

In the following pages we present an inventory of properties included in this analysis. Rents for these properties, broken out by unit type, were used in selecting the rent comparables used in this analysis.

The properties that we consider to be comparable to the subject property are highlighted in the tables found in the following pages. We attempted to select stabilized market rate properties as comparables for purposes of our rent comparability analysis.

Comparables with restricted rents are used when a sufficient number of market rent comparables are not available and when maximum allowable rents for properties with restricted rents exceed prevailing rents in the area. In the event that program rental rates exceed market rental rates, restricted units are, in fact, *de facto* market rate units.

#### Rent Comparables, Market Rate, Map

A map showing the location of the properties selected as comparables in this analysis is found in the following pages. Properties identified with red pushpins have market rents, properties identified with yellow pushpins have restricted rents, and properties identified with blue pushpins have subsidized rents. Detailed write-ups for the select rent comparables are found in the Appendix to this report.

#### Rent Comparability Grids

Our analysis employed the use of rent comparability grids and resulted in an unrestricted market rent estimate for each of the subject's unit types. These grids and a narrative describing our rent adjustments are found in the following pages.

Rental Property Inventory, 0-Bedroom Units

Overview							Rents							
Key	Property Name	Built	Renovated	Rent Type	Occ Type	Status	Sub	20%	30%	40%	50%	60%	80%	Mkt
001	11th Street Loft	1915	2001	Market Rate	Family	Stabilized								\$959
002	2000 Wynnton Apartments	1970	na	Market Rate	Family	Stabilized								
003	24th Street Project	1994	na	Market Rate	Family	Stabilized								
004	4411 First Avenue Apartments	na	1991	Market Rate	Family	Stabilized								
007	Arbor Pointe Phase 1	2009	na	Restricted	Family	Stabilized								
008	Arbor Pointe Phase 2	2010	na	Restricted	Family	Stabilized								
010	Armour Landing Apartments	1985	na	Market Rate	Family	Stabilized								
011	Ashley Station, Phase 1	2006	na	Restricted	Family	Stabilized								
012	Ashley Station, Phase 2	2008	na	Restricted	Family	Stabilized								
013	Avalon Apartments	2009	na	Restricted	Family	Stabilized								
021	Club Hill Apartments, Phases 1 & 2	1971	na	Market Rate	Family	Stabilized								\$1,000
022	Clubview Court Apartments	1987	na	Market Rate	Family	Stabilized								
030	Eagles Trace	1958	2002	Restricted	Family	Stabilized								
039	Gardenbrook Apartments	2001	na	Market Rate	Family	Stabilized								
041	Greystone at Waterford	1985	na	Market Rate	Family	Stabilized								
042	Hannah Heights	1984	na	Market Rate	Family	Stabilized								
043	Hardaway Square Apartments	1975	na	Market Rate	Family	Stabilized								
044	Hardaway Townhouses	2009	na	Market Rate	Family	Stabilized								
045	Heritage Apartments	1965	na	Market Rate	Family	Stabilized								
046	Heritage Place Apartments	2001	na	Market Rate	Family	Stabilized								
047	Hillcrest Apartments	1940	2004	Market Rate	Family	Stabilized								
049	Holly Hills Apartments	1974	2008	Market Rate	Family	Stabilized								\$395
053	Johnston Mill Lofts	1890	2001	Restricted	Family	Stabilized								
055	Kabar Apartments	1975	na	Market Rate	Family	Stabilized								
057	Kopak Apartments	1991	na	Market Rate	Family	Stabilized								\$585
059	Lecraw On 13Th	1994	na	Market Rate	Family	Stabilized								
060	Liberty Garden Townhouses	1984	1996	Restricted	Family	Stabilized								
063	Lumpkin Park	2009	na	Restricted	Family	Stabilized								
066	Martha's Vineyard	2003	na	Market Rate	Family	Stabilized								
069	Midtown Square	2002	na	Restricted	Family	Stabilized								
070	Northwood Apartments	1976	na	Market Rate	Family	Stabilized								
071	Overlook Club	1985	na	Market Rate	Family	Stabilized								
072	Overlook Crossing	1975	1984	Market Rate	Family	Stabilized								\$540
073	Parkway Place Apartments	1987	2005	Market Rate	Family	Stabilized								
076	Peacock Woods Apartments	1984	na	Market Rate	Family	Stabilized								\$550
077	Peacock Woods Apartments 2	na	na	Market Rate	Family	Stabilized								
078	Pear Tree Place Apartments	1950	1991	Market Rate	Family	Stabilized								
085	Rose Hill Apartments	1973	na	Market Rate	Family	Stabilized								
088	Sherwood Arms	1974	1990	Market Rate	Family	Stabilized								
090	South Park	1961	na	Market Rate	Family	Stabilized								
091	Springfield Crossing Apartments	2001	na	Restricted	Family	Stabilized								
094	Trace Townhomes	2004	na	Market Rate	Family	Stabilized								
095	Veranda at Ashley Station	2013	na	Restricted	Elderly	Stabilized								
096	Victory Crossing Apartments	2003	na	Restricted	Family	Stabilized								
104	Winchester Apartments	1990	na	Market Rate	Family	Stabilized								
107	Midtown Tower	1975	2000	Market Rate	Family	Stabilized								

Source: Allen & Associates

Rental Property Inventory, 1-Bedroom Units

Overview							Rents							
Key	Property Name	Built	Renovated	Rent Type	Occ Type	Status	Sub	20%	30%	40%	50%	60%	80%	Mkt
001	11th Street Loft	1915	2001	Market Rate	Family	Stabilized								\$1,112
002	2000 Wynnton Apartments	1970	na	Market Rate	Family	Stabilized								
003	24th Street Project	1994	na	Market Rate	Family	Stabilized								
004	4411 First Avenue Apartments	na	1991	Market Rate	Family	Stabilized								\$435
007	Arbor Pointe Phase 1	2009	na	Restricted	Family	Stabilized	\$558					\$499		\$625
008	Arbor Pointe Phase 2	2010	na	Restricted	Family	Stabilized	\$558					\$499		\$625
010	Armour Landing Apartments	1985	na	Market Rate	Family	Stabilized								
011	Ashley Station, Phase 1	2006	na	Restricted	Family	Stabilized	\$327					\$578		\$680
012	Ashley Station, Phase 2	2008	na	Restricted	Family	Stabilized	\$327					\$581		\$680
013	Avalon Apartments	2009	na	Restricted	Family	Stabilized						\$490		
021	Club Hill Apartments, Phases 1 & 2	1971	na	Market Rate	Family	Stabilized								\$642
022	Clubview Court Apartments	1987	na	Market Rate	Family	Stabilized								\$560
030	Eagles Trace	1958	2002	Restricted	Family	Stabilized						\$470		
039	Gardenbrook Apartments	2001	na	Market Rate	Family	Stabilized								\$560
041	Greystone at Waterford	1985	na	Market Rate	Family	Stabilized								
042	Hannah Heights	1984	na	Market Rate	Family	Stabilized								\$509
043	Hardaway Square Apartments	1975	na	Market Rate	Family	Stabilized								
044	Hardaway Townhouses	2009	na	Market Rate	Family	Stabilized								
045	Heritage Apartments	1965	na	Market Rate	Family	Stabilized								\$390
046	Heritage Place Apartments	2001	na	Market Rate	Family	Stabilized								\$557
047	Hillcrest Apartments	1940	2004	Market Rate	Family	Stabilized								\$625
049	Holly Hills Apartments	1974	2008	Market Rate	Family	Stabilized								\$523
053	Johnston Mill Lofts	1890	2001	Restricted	Family	Stabilized						\$536		\$699
055	Kabar Apartments	1975	na	Market Rate	Family	Stabilized								\$365
057	Kopak Apartments	1991	na	Market Rate	Family	Stabilized								
059	Lecraw On 13Th	1994	na	Market Rate	Family	Stabilized								\$694
060	Liberty Garden Townhouses	1984	1996	Restricted	Family	Stabilized								
063	Lumpkin Park	2009	na	Restricted	Family	Stabilized								
066	Martha's Vineyard	2003	na	Market Rate	Family	Stabilized								
069	Midtown Square	2002	na	Restricted	Family	Stabilized								
070	Northwood Apartments	1976	na	Market Rate	Family	Stabilized								\$575
071	Overlook Club	1985	na	Market Rate	Family	Stabilized								
072	Overlook Crossing	1975	1984	Market Rate	Family	Stabilized								\$516
073	Parkway Place Apartments	1987	2005	Market Rate	Family	Stabilized								\$481
076	Peacock Woods Apartments	1984	na	Market Rate	Family	Stabilized								
077	Peacock Woods Apartments 2	na	na	Market Rate	Family	Stabilized								
078	Pear Tree Place Apartments	1950	1991	Market Rate	Family	Stabilized								
085	Rose Hill Apartments	1973	na	Market Rate	Family	Stabilized								\$450
088	Sherwood Arms	1974	1990	Market Rate	Family	Stabilized								\$395
090	South Park	1961	na	Market Rate	Family	Stabilized								\$245
091	Springfield Crossing Apartments	2001	na	Restricted	Family	Stabilized								
094	Trace Townhomes	2004	na	Market Rate	Family	Stabilized								
095	Veranda at Ashley Station	2013	na	Restricted	Elderly	Stabilized	\$456					\$581		\$649
096	Victory Crossing Apartments	2003	na	Restricted	Family	Stabilized								
104	Winchester Apartments	1990	na	Market Rate	Family	Stabilized								
107	Midtown Tower	1975	2000	Market Rate	Family	Stabilized								

Source: Allen & Associates

Rental Property Inventory, 2-Bedroom Units

Overview							Rents							
Key	Property Name	Built	Renovated	Rent Type	Occ Type	Status	Sub	20%	30%	40%	50%	60%	80%	Mkt
001	11th Street Loft	1915	2001	Market Rate	Family	Stabilized								\$1,561
002	2000 Wynnton Apartments	1970	na	Market Rate	Family	Stabilized								\$554
003	24th Street Project	1994	na	Market Rate	Family	Stabilized								\$450
004	4411 First Avenue Apartments	na	1991	Market Rate	Family	Stabilized								\$450
007	Arbor Pointe Phase 1	2009	na	Restricted	Family	Stabilized	\$633					\$596		\$749
008	Arbor Pointe Phase 2	2010	na	Restricted	Family	Stabilized	\$633					\$596		\$749
010	Armour Landing Apartments	1985	na	Market Rate	Family	Stabilized								\$715
011	Ashley Station, Phase 1	2006	na	Restricted	Family	Stabilized	\$393					\$666		\$796
012	Ashley Station, Phase 2	2008	na	Restricted	Family	Stabilized	\$393					\$667		\$815
013	Avalon Apartments	2009	na	Restricted	Family	Stabilized						\$525		
021	Club Hill Apartments, Phases 1 & 2	1971	na	Market Rate	Family	Stabilized								\$679
022	Clubview Court Apartments	1987	na	Market Rate	Family	Stabilized								\$713
030	Eagles Trace	1958	2002	Restricted	Family	Stabilized						\$451		
039	Gardenbrook Apartments	2001	na	Market Rate	Family	Stabilized								\$670
041	Greystone at Waterford	1985	na	Market Rate	Family	Stabilized								\$700
042	Hannah Heights	1984	na	Market Rate	Family	Stabilized								\$593
043	Hardaway Square Apartments	1975	na	Market Rate	Family	Stabilized								\$695
044	Hardaway Townhouses	2009	na	Market Rate	Family	Stabilized								\$825
045	Heritage Apartments	1965	na	Market Rate	Family	Stabilized								
046	Heritage Place Apartments	2001	na	Market Rate	Family	Stabilized								\$685
047	Hillcrest Apartments	1940	2004	Market Rate	Family	Stabilized								\$734
049	Holly Hills Apartments	1974	2008	Market Rate	Family	Stabilized								\$613
053	Johnston Mill Lofts	1890	2001	Restricted	Family	Stabilized						\$663		\$900
055	Kabar Apartments	1975	na	Market Rate	Family	Stabilized								
057	Kopak Apartments	1991	na	Market Rate	Family	Stabilized								
059	Lecraw On 13Th	1994	na	Market Rate	Family	Stabilized								\$836
060	Liberty Garden Townhouses	1984	1996	Restricted	Family	Stabilized					\$375	\$484		
063	Lumpkin Park	2009	na	Restricted	Family	Stabilized						\$593		
066	Martha's Vineyard	2003	na	Market Rate	Family	Stabilized								\$690
069	Midtown Square	2002	na	Restricted	Family	Stabilized						\$630		
070	Northwood Apartments	1976	na	Market Rate	Family	Stabilized								\$675
071	Overlook Club	1985	na	Market Rate	Family	Stabilized								\$560
072	Overlook Crossing	1975	1984	Market Rate	Family	Stabilized								\$650
073	Parkway Place Apartments	1987	2005	Market Rate	Family	Stabilized								\$544
076	Peacock Woods Apartments	1984	na	Market Rate	Family	Stabilized								\$671
077	Peacock Woods Apartments 2	na	na	Market Rate	Family	Stabilized								\$695
078	Pear Tree Place Apartments	1950	1991	Market Rate	Family	Stabilized								\$450
085	Rose Hill Apartments	1973	na	Market Rate	Family	Stabilized								\$550
088	Sherwood Arms	1974	1990	Market Rate	Family	Stabilized								\$490
090	South Park	1961	na	Market Rate	Family	Stabilized								\$265
091	Springfield Crossing Apartments	2001	na	Restricted	Family	Stabilized					\$455	\$570		\$630
094	Trace Townhomes	2004	na	Market Rate	Family	Stabilized								\$700
095	Veranda at Ashley Station	2013	na	Restricted	Elderly	Stabilized								\$710
096	Victory Crossing Apartments	2003	na	Restricted	Family	Stabilized						\$570		
104	Winchester Apartments	1990	na	Market Rate	Family	Stabilized								\$720
107	Midtown Tower	1975	2000	Market Rate	Family	Stabilized								\$690

Source: Allen & Associates

Rental Property Inventory, 3-Bedroom Units

Overview							Rents							
Key	Property Name	Built	Renovated	Rent Type	Occ Type	Status	Sub	20%	30%	40%	50%	60%	80%	Mkt
001	11th Street Loft	1915	2001	Market Rate	Family	Stabilized								
002	2000 Wynnton Apartments	1970	na	Market Rate	Family	Stabilized								\$702
003	24th Street Project	1994	na	Market Rate	Family	Stabilized								
004	4411 First Avenue Apartments	na	1991	Market Rate	Family	Stabilized								
007	Arbor Pointe Phase 1	2009	na	Restricted	Family	Stabilized	\$848					\$676		\$844
008	Arbor Pointe Phase 2	2010	na	Restricted	Family	Stabilized	\$848					\$676		\$844
010	Armour Landing Apartments	1985	na	Market Rate	Family	Stabilized								\$813
011	Ashley Station, Phase 1	2006	na	Restricted	Family	Stabilized	\$454					\$761		\$930
012	Ashley Station, Phase 2	2008	na	Restricted	Family	Stabilized	\$454					\$762		\$930
013	Avalon Apartments	2009	na	Restricted	Family	Stabilized						\$600		
021	Club Hill Apartments, Phases 1 & 2	1971	na	Market Rate	Family	Stabilized								\$864
022	Clubview Court Apartments	1987	na	Market Rate	Family	Stabilized								
030	Eagles Trace	1958	2002	Restricted	Family	Stabilized						\$622		
039	Gardenbrook Apartments	2001	na	Market Rate	Family	Stabilized								\$770
041	Greystone at Waterford	1985	na	Market Rate	Family	Stabilized								\$760
042	Hannah Heights	1984	na	Market Rate	Family	Stabilized								\$639
043	Hardaway Square Apartments	1975	na	Market Rate	Family	Stabilized								\$825
044	Hardaway Townhouses	2009	na	Market Rate	Family	Stabilized								
045	Heritage Apartments	1965	na	Market Rate	Family	Stabilized								
046	Heritage Place Apartments	2001	na	Market Rate	Family	Stabilized								
047	Hillcrest Apartments	1940	2004	Market Rate	Family	Stabilized								
049	Holly Hills Apartments	1974	2008	Market Rate	Family	Stabilized								
053	Johnston Mill Lofts	1890	2001	Restricted	Family	Stabilized						\$691		\$1,441
055	Kabar Apartments	1975	na	Market Rate	Family	Stabilized								
057	Kopak Apartments	1991	na	Market Rate	Family	Stabilized								
059	Lecraw On 13Th	1994	na	Market Rate	Family	Stabilized								
060	Liberty Garden Townhouses	1984	1996	Restricted	Family	Stabilized					\$427	\$595		
063	Lumpkin Park	2009	na	Restricted	Family	Stabilized						\$673		
066	Martha's Vineyard	2003	na	Market Rate	Family	Stabilized								\$820
069	Midtown Square	2002	na	Restricted	Family	Stabilized						\$717		
070	Northwood Apartments	1976	na	Market Rate	Family	Stabilized								\$775
071	Overlook Club	1985	na	Market Rate	Family	Stabilized								\$660
072	Overlook Crossing	1975	1984	Market Rate	Family	Stabilized								
073	Parkway Place Apartments	1987	2005	Market Rate	Family	Stabilized								
076	Peacock Woods Apartments	1984	na	Market Rate	Family	Stabilized								\$826
077	Peacock Woods Apartments 2	na	na	Market Rate	Family	Stabilized								\$799
078	Pear Tree Place Apartments	1950	1991	Market Rate	Family	Stabilized								\$500
085	Rose Hill Apartments	1973	na	Market Rate	Family	Stabilized								
088	Sherwood Arms	1974	1990	Market Rate	Family	Stabilized								
090	South Park	1961	na	Market Rate	Family	Stabilized								
091	Springfield Crossing Apartments	2001	na	Restricted	Family	Stabilized					\$515	\$647		\$695
094	Trace Townhomes	2004	na	Market Rate	Family	Stabilized								
095	Veranda at Ashley Station	2013	na	Restricted	Elderly	Stabilized								
096	Victory Crossing Apartments	2003	na	Restricted	Family	Stabilized						\$647		
104	Winchester Apartments	1990	na	Market Rate	Family	Stabilized								
107	Midtown Tower	1975	2000	Market Rate	Family	Stabilized								\$850

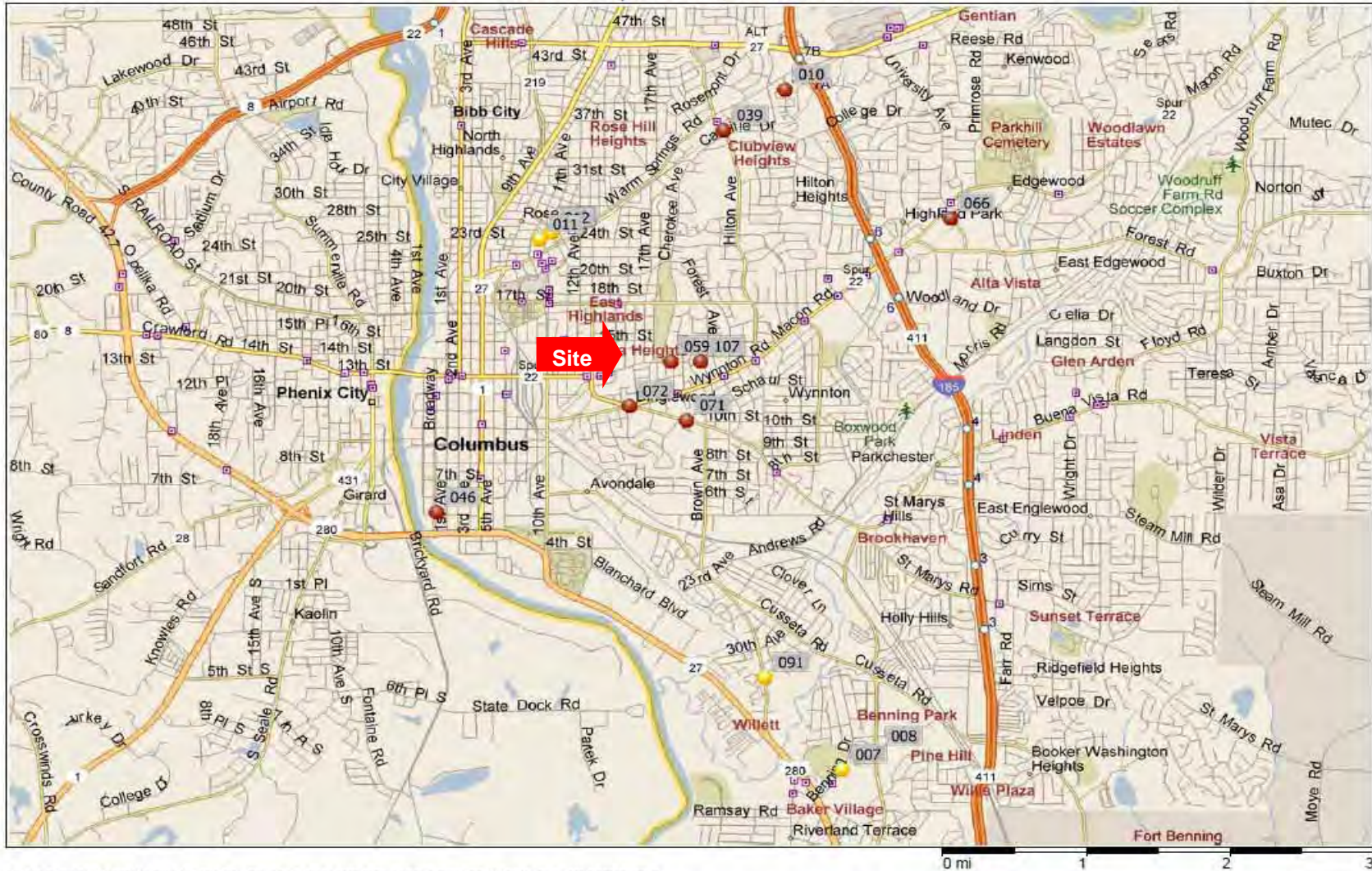
Source: Allen & Associates

Rental Property Inventory, 4-Bedroom Units

Overview							Rents							
Key	Property Name	Built	Renovated	Rent Type	Occ Type	Status	Sub	20%	30%	40%	50%	60%	80%	Mkt
001	11th Street Loft	1915	2001	Market Rate	Family	Stabilized								
002	2000 Wynnton Apartments	1970	na	Market Rate	Family	Stabilized								
003	24th Street Project	1994	na	Market Rate	Family	Stabilized								
004	4411 First Avenue Apartments	na	1991	Market Rate	Family	Stabilized								
007	Arbor Pointe Phase 1	2009	na	Restricted	Family	Stabilized								
008	Arbor Pointe Phase 2	2010	na	Restricted	Family	Stabilized								
010	Armour Landing Apartments	1985	na	Market Rate	Family	Stabilized								
011	Ashley Station, Phase 1	2006	na	Restricted	Family	Stabilized								
012	Ashley Station, Phase 2	2008	na	Restricted	Family	Stabilized								
013	Avalon Apartments	2009	na	Restricted	Family	Stabilized						\$700		
021	Club Hill Apartments, Phases 1 & 2	1971	na	Market Rate	Family	Stabilized								
022	Clubview Court Apartments	1987	na	Market Rate	Family	Stabilized								
030	Eagles Trace	1958	2002	Restricted	Family	Stabilized						\$684		
039	Gardenbrook Apartments	2001	na	Market Rate	Family	Stabilized								
041	Greystone at Waterford	1985	na	Market Rate	Family	Stabilized								
042	Hannah Heights	1984	na	Market Rate	Family	Stabilized								\$670
043	Hardaway Square Apartments	1975	na	Market Rate	Family	Stabilized								
044	Hardaway Townhouses	2009	na	Market Rate	Family	Stabilized								
045	Heritage Apartments	1965	na	Market Rate	Family	Stabilized								
046	Heritage Place Apartments	2001	na	Market Rate	Family	Stabilized								
047	Hillcrest Apartments	1940	2004	Market Rate	Family	Stabilized								
049	Holly Hills Apartments	1974	2008	Market Rate	Family	Stabilized								
053	Johnston Mill Lofts	1890	2001	Restricted	Family	Stabilized								
055	Kabar Apartments	1975	na	Market Rate	Family	Stabilized								
057	Kopak Apartments	1991	na	Market Rate	Family	Stabilized								
059	Lecraw On 13Th	1994	na	Market Rate	Family	Stabilized								
060	Liberty Garden Townhouses	1984	1996	Restricted	Family	Stabilized								
063	Lumpkin Park	2009	na	Restricted	Family	Stabilized								
066	Martha's Vineyard	2003	na	Market Rate	Family	Stabilized								
069	Midtown Square	2002	na	Restricted	Family	Stabilized								
070	Northwood Apartments	1976	na	Market Rate	Family	Stabilized								
071	Overlook Club	1985	na	Market Rate	Family	Stabilized								
072	Overlook Crossing	1975	1984	Market Rate	Family	Stabilized								
073	Parkway Place Apartments	1987	2005	Market Rate	Family	Stabilized								
076	Peacock Woods Apartments	1984	na	Market Rate	Family	Stabilized								
077	Peacock Woods Apartments 2	na	na	Market Rate	Family	Stabilized								
078	Pear Tree Place Apartments	1950	1991	Market Rate	Family	Stabilized								
085	Rose Hill Apartments	1973	na	Market Rate	Family	Stabilized								
088	Sherwood Arms	1974	1990	Market Rate	Family	Stabilized								
090	South Park	1961	na	Market Rate	Family	Stabilized								
091	Springfield Crossing Apartments	2001	na	Restricted	Family	Stabilized								
094	Trace Townhomes	2004	na	Market Rate	Family	Stabilized								
095	Veranda at Ashley Station	2013	na	Restricted	Elderly	Stabilized								
096	Victory Crossing Apartments	2003	na	Restricted	Family	Stabilized								
104	Winchester Apartments	1990	na	Market Rate	Family	Stabilized								
107	Midtown Tower	1975	2000	Market Rate	Family	Stabilized								

Source: Allen & Associates

### Rent Comparables, Market Rate



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## Rent Adjustments

Our analysis included a property management survey and a technique known as "statistical extraction" to help us identify the best adjustments to use. Statistical extraction, which is similar to the matched pair method, helped us derive the optimal adjustments for our particular data set.

Here's a hypothetical example to illustrate how we derived our rent adjustments. Assume that property managers tell us we should expect rent adjustments ranging from \$0.00 to \$0.50 per square foot for a particular market. Next, assume that we select 25 rent comparables with a sample variance of \$100. We employ a square foot rent adjustment of \$0.10 for each comparable resulting in an adjusted sample variance of \$90. This tells us that the assumed adjustment "explained" some of the variability in the data. We repeat this process for adjustments of \$0.20, \$0.30, \$0.40 and \$0.50 which yielded sample variances of \$80, \$70, \$65 and \$75, respectively. The \$0.40 square foot adjustment "explains" the most variance because any other adjustment yields a higher adjusted sample variance. Consequently, a \$0.40 rent adjustment is the best adjustment for purposes of this example. This is a simplified example because we actually adjusted for numerous variables simultaneously in our analysis.

A discussion of our concluded adjustments is found below.

### *Concessions*

The first step in our analysis was to account for any concessions at the subject and the comparables. We considered the advertised street rent and concessions being offered and derived a net rent estimate for each comparable. Net rent, defined as advertised street rent minus monthly concessions, represents the cash rent paid by new residents at the various properties. This is the best measure of market value (prior to any other adjustments) for the comparables included in this analysis.

### *Tenant-Paid Utilities*

The next step in our analysis was to account for differences in tenant-paid utilities between the comparable properties and the subject. We used the HUD Utility Schedule Model to derive our adjustments. The HUD model - which accounts for building type, building age, and unit size - includes a current utility rate survey for the area. In the event that the tenant-paid utilities associated with a particular property are higher or lower than the subject, adjustments were made to account for the differences. Adjustments reflect the difference between the tenant-paid utilities for the comparable property minus that for the subject.

Please note: Utility adjustments are sometimes made even if the utility configuration of a specific unit is the same as the subject property. Two examples of this are: (1) A 20 year old / 1000 square foot comparable versus a 5 year old / 800 square foot subject; and (2) A 2-bedroom / 1000 square foot / end unit comparable versus a 1-bedroom / 800 square foot / interior unit subject.

### *AC Systems*

We also adjusted for differing types of air conditioning systems. We classified air conditioning systems three ways: (1) Central units, (2) Thru-wall units; and (3) Window units. Our analysis resulted in an adjustment of \$0 per month for central units; thru-wall units were valued at \$0; window units were valued at \$0.

### *Heating Systems*

Our analysis included adjustments for differing types of heating systems. We classified heating systems four ways: (1) Central heat, (2) Wall units; (3) Baseboard heat, and (4) Radiators. Our analysis resulted in an adjustment of \$60 per month for central heat; wall units were valued at \$40; baseboard heat was valued at \$20; radiators were valued at \$20.

### *Technology*

We accounted for technology (cable and internet access) offered in the rent for each of the comparables as compared to the subject property. Our analysis resulted in an adjustment of \$40 per month for cable; internet access was valued at \$20.

### *Bedrooms*

The next step in our analysis was to adjust for the number of bedrooms at each of the comparables as compared to

the subject property. Our analysis resulted in an adjustment of \$90 per bedroom.

#### *Bathrooms*

Our analysis also included an adjustment for the number of bathrooms at each of the comparables as compared to the subject property. Our analysis resulted in an adjustment of \$35 per bathroom.

#### *Square Feet*

Our analysis also included an adjustment for square footage at each of the comparables as compared to the subject property. Our analysis resulted in an adjustment of \$0.10 per square foot.

#### *Visibility*

We also accounted for differences in visibility at each of the comparables as compared to the subject property in our analysis. Based on our field review, we assigned a visibility rating for each of the properties included in this analysis. Our ratings ranged from 1 to 5 with 1 being the worst and 5 being the best. Our analysis resulted in an adjustment of \$50 per point for differences in visibility ratings between the subject and the comparables.

#### *Access*

Our analysis also included an adjustment for access at each of the comparables as compared to the subject property. Based on our field review, we assigned an access rating for each of the properties included in this analysis. Our ratings ranged from 1 to 5 with 1 being the worst and 5 being the best. Our analysis resulted in an adjustment of \$45 per point for differences in access ratings between the subject and the comparables.

#### *Neighborhood*

We considered differences in neighborhood at each of the comparables as compared to the subject property in our analysis. Based on our field review and our evaluation of local demographic and crime data (presented earlier in this report), we assigned a neighborhood rating for each of the properties included in this analysis. Our ratings ranged from 1 to 5 with 1 being the worst and 5 being the best. Our analysis resulted in an adjustment of \$20 per point for differences in neighborhood ratings between the subject and the comparables.

#### *Area Amenities*

We also accounted for area amenities for each of the comparables as compared to the subject property in our analysis. Based on our field review and our evaluation of local amenity data (presented earlier in this report), we assigned a local amenity rating for each of the properties included in this analysis. Our ratings ranged from 1 to 5 with 1 being the worst and 5 being the best. Our analysis resulted in an adjustment of \$5 per point for differences in amenity ratings between the subject and the comparables.

#### *Condition*

Our analysis also included an adjustment for the condition of each comparable as compared to the subject property. Based on our field review, we assigned a condition rating for each of the properties included in this analysis. Our ratings ranged from 1 to 5 with 1 being the worst and 5 being the best. Our analysis resulted in an adjustment of \$10 per point for differences in condition ratings between the subject and the comparables.

#### *Effective Age*

We considered differences in effective age in our analysis. Based on our field review, we estimated the effective age for each of the properties included in this analysis. Our estimates reflected the condition-adjusted age and remaining useful life of each property. Our analysis resulted in an adjustment of \$3.00 per year for differences in effective age between the subject and the comparables.

#### *Project Amenities*

We considered the presence of various project amenities at the comparables as compared to the subject property. Project amenities include the following: ball fields, BBQ areas, billiards, business/computer centers, car care centers, community centers, fitness centers, gazebos, hot tubs/Jacuzzis, horseshoe pits, lakes, libraries, movie theatres, picnic areas, playgrounds, pools, saunas, sports courts and walking trails. Each project amenity was valued at \$5 per month.

### *Elevator*

We also accounted for the presence of elevators at each of the comparables as compared to the subject property. Our analysis resulted in an adjustment of \$30 for buildings with elevators.

### *Unit Amenities*

We considered the presence of various unit amenities at the comparables as compared to the subject property. Unit amenities include the following: blinds, ceiling fans, carpeting, fireplace and patios/balconies. Each unit amenity was valued at \$10 per month.

### *Storage*

We also accounted for the presence of extra storage at each of the comparables as compared to the subject property. Our analysis resulted in an adjustment of \$60 for extra storage.

### *Kitchen Amenities*

We considered the presence of various kitchen amenities at the comparables as compared to the subject property. Kitchen amenities include the following: stoves, refrigerators, disposals, dishwashers and microwaves. Each kitchen amenity was valued at \$10 per month.

### *Parking*

We also adjusted for differing types of parking configurations. We classified parking five ways: (1) Garage, (2) Covered; (3) Assigned, (4) Open and (5) No parking offered. Our analysis resulted in an adjustment of \$0 per month for garages; covered parking was valued at \$0; assigned parking was valued at \$0; open parking was valued at \$0; no parking was valued at \$0.

### *Laundry*

We also evaluated differing types of laundry configurations. We classified laundry amenities three ways: (1) Central Laundry, (2) Washer/Dryer Units; and (3) Washer/Dryer Hookups. Our analysis resulted in an adjustment of \$20 per month for central laundries; washer/dryer units were valued at \$60; washer/dryer hookups were valued at \$20.

### *Security*

We considered the presence of various security amenities at the comparables as compared to the subject property. Security amenities include the following: call buttons, controlled access, courtesy officers, monitoring, security alarms and security patrols. Each security amenity was valued at \$0 per month.

### *On-Site Management*

We accounted for the presence of on-site management at each of the comparables as compared to the subject property. Our analysis resulted in an adjustment of \$0 for properties with on-site management.

### *On-Site Maintenance*

We accounted for the presence of on-site maintenance at each of the comparables as compared to the subject property. Our analysis resulted in an adjustment of \$0 for properties with on-site maintenance.

Rent Conclusion, 0BR-1BA-450sf

The development of our rent conclusion for the 0BR-1BA-450sf units is found below.

Our analysis included the evaluation of a total of 41 unit types found at 14 properties. We selected the 10 most comparable units to utilize as rent comparables for purposes of this analysis. A write-up for each of the properties included in this analysis is found in the Appendix.

Our analysis included the adjustments developed in the previous section. Adjustments represent dollar amounts by which the subject property varies from the comparable properties. If the subject is better, a “plus” adjustment is made. If the subject is inferior, a “minus” adjustment is made. In the table below, we summarize the adjustments and the resulting indicated rent for the top 10 comparables included in this analysis. The units that we consider most comparable are highlighted for the reader's reference.

		Rent Conclusion							
Comparable			Unadjusted Rent			Adjusted Rent			
Property-Unit Key	Property Name	Unit Type	Street Rent	Concessions	Net Rent	Gross Adjustments	Net Adjustments	Adjusted Rent	Rank
Sub-05	Nicholson Terrace	0BR-1BA-450sf	\$530	\$0	\$530	-	\$0	\$530	-
007-03	Arbor Pointe Phase 1	1BR-1BA-758sf	\$625	\$0	\$625	\$379	-\$43	\$582	5
008-04	Arbor Pointe Phase 2	1BR-1BA-758sf	\$625	\$0	\$625	\$379	-\$43	\$582	5
011-04	Ashley Station, Phase 1	1BR-1BA-721sf	\$680	\$0	\$680	\$399	-\$105	\$575	7
012-04	Ashley Station, Phase 2	1BR-1BA-664sf	\$680	\$0	\$680	\$408	-\$120	\$560	9
039-01	Gardenbrook Apartments	1BR-1BA-680sf	\$560	\$0	\$560	\$435	\$49	\$609	10
046-01	Heritage Place Apartments	1BR-1BA-500sf	\$545	\$0	\$545	\$326	\$36	\$581	3
046-02	Heritage Place Apartments	1BR-1BA-570sf	\$565	\$0	\$565	\$333	\$29	\$594	4
072-01	Overlook Crossing	0BR-1BA-500sf	\$540	\$0	\$540	\$260	\$134	\$674	1
072-02	Overlook Crossing	1BR-1BA-739sf	\$533	\$17	\$516	\$407	\$54	\$569	8
095-04	Veranda at Ashley Station	1BR-1BA-655sf	\$649	\$0	\$649	\$299	-\$22	\$627	2
	Adjusted Rent, Minimum					\$560			
	Adjusted Rent, Maximum					\$674			
	Adjusted Rent, Average					\$595			
	Adjusted Rent, Modified Average					\$590			
	Rent, Concluded					\$630			

Our analysis suggests a rent of \$630 for the 0BR-1BA-450sf units at the subject property.

In our opinion, the 0BR-1BA-500sf units at Overlook Crossing (Property # 072) are the best comparables for the 0BR-1BA-450sf units at the subject property.

Rent Conclusion, As Is

In the table below we derive our "as is" rent conclusion using the "as renovated" rent conclusion developed above:

Rent Conclusion, As Is				
Adjustment	Conc Adj	As Ren	As Is	\$ Adj
Utilities	0.00	\$0	\$0	\$0
AC Systems	0.00	\$0	\$0	\$0
Heating Systems	0.00	\$0	\$0	\$0
Technology	0.00	\$0	\$0	\$0
Bedrooms	\$90	0	0	\$0
Bathrooms	\$35	1.00	1.00	\$0
Square Feet	\$0.10	450	450	\$0
Visibility	\$50	3.50	3.50	\$0
Access	\$45	3.50	3.50	\$0
Neighborhood	\$20	3.20	3.20	\$0
Area Amenities	\$5	3.70	3.70	\$0
Condition	\$10	4.00	2.50	-\$15
Effective Age	\$3.00	2005	1980	-\$75
Project Amenities	0.00	\$5	\$0	-\$5
Elevator	\$30	yes	yes	\$0
Unit Amenities	0.00	-\$10	\$0	\$10
Storage	\$60	no	no	\$0
Kitchen Amenities	0.00	\$0	\$0	\$0
Parking	0.00	\$0	\$0	\$0
Laundry	0.00	\$0	\$0	\$0
Security	0.00	\$0	\$0	\$0
On-Site Management	\$0	yes	yes	\$0
On-Site Maintenance	\$0	yes	yes	\$0
Adjustments				-\$85
Adjusted Rent, Minimum				\$475
Adjusted Rent, Maximum				\$589
Adjusted Rent, Average				\$510
Adjusted Rent, Modified Average				\$505
Rent, Concluded, As Is				\$550

Our analysis suggests an "as is" rent of \$550 for the 0BR-1BA-450sf units at the subject property.

Rent Grid. MR. Unit Type 01

Comparable	Subject	1		2		3		4		5	
Property-Unit Key	Sub-05	007-03		008-04		011-04		012-04		039-01	
Unit Type	OBR-1BA-450sf	1BR-1BA-758sf		1BR-1BA-758sf		1BR-1BA-721sf		1BR-1BA-664sf		1BR-1BA-680sf	
Property Name	Nicholson Terrace	Arbor Pointe Phase 1		Arbor Pointe Phase 2		Ashley Station, Phase 1		Ashley Station, Phase 2		Gardenbrook Apartments	
Address	1313 14th Street	1440 Benning Drive		1331 Fort Benning Road		1100 27th Street		2321 Olive Street		3561 Hilton Avenue	
City	Columbus	Columbus		Columbus		Columbus		Columbus		Columbus	
State	Georgia	Georgia		Georgia		Georgia		Georgia		Georgia	
Zip	31901	31903		31903		31904		31904		31901	
Latitude	32.47312	32.42712		32.42926		32.48543		32.48621		32.49750	
Longitude	-84.97334	-84.94444		-84.94021		-84.98073		-84.97933		-84.95859	
Miles to Subject	0.00	2.06		2.10		1.83		1.83		2.25	
Year Built	1965	2009		2010		2006		2008		2001	
Year Rehab	2015	na		na		na		na		na	
Project Rent	Subsidized	Restricted		Restricted		Restricted		Restricted		Market Rate	
Project Type	Elderly	Family		Family		Family		Family		Family	
Project Status	Prop Rehab	Stabilized		Stabilized		Stabilized		Stabilized		Stabilized	
Phone	(706) 571-2960	(706) 685-0777		(706) 685-0777		(706) 576-6831		(706) 576-6831		(706) 596-9111	
Effective Date	02-Aug-15	31-Mar-15		31-Mar-15		06-Apr-15		06-Apr-15		23-Apr-14	
<u>Project Level</u>											
Units	100	148		148		184		183		72	
Vacant Units	0	6		10		7		7		2	
Vacancy Rate	0%	4%		7%		4%		4%		3%	
<u>Unit Type</u>											
Units	5	7		7		21		6		18	
Vacant Units	0	0		0		1		1		0	
Vacancy Rate	0%	0%		0%		5%		17%		0%	
Street Rent	\$530	\$625		\$625		\$680		\$680		\$560	
Concessions	\$0	\$0		\$0		\$0		\$0		\$0	
Net Rent	\$530	\$625		\$625		\$680		\$680		\$560	
	<u>Data</u>	<u>Data</u>	<u>Adj</u>	<u>Data</u>	<u>Adj</u>	<u>Data</u>	<u>Adj</u>	<u>Data</u>	<u>Adj</u>	<u>Data</u>	<u>Adj</u>
Utilities	see write-up	see write-up \$85		see write-up \$85		see write-up \$77		see write-up \$74		see write-up \$101	
AC Systems	central	central \$0		central \$0		central \$0		central \$0		central \$0	
Heating Systems	central	central \$0		central \$0		central \$0		central \$0		central \$0	
Technology	no cable   no internet	no cable   no internet \$0		no cable   no internet \$0		no cable   no internet \$0		no cable   no internet \$0		no cable   no internet \$0	
Bedrooms	0	1 -\$90		1 -\$90		1 -\$90		1 -\$90		1 -\$90	
Bathrooms	1.00	1.00 \$0		1.00 \$0		1.00 \$0		1.00 \$0		1.00 \$0	
Square Feet	450	758 -\$31		758 -\$31		721 -\$27		664 -\$21		680 -\$23	
Visibility	3.50	3.25 \$13		3.25 \$13		3.25 \$13		3.25 \$13		3.25 \$13	
Access	3.50	3.25 \$11		3.25 \$11		3.25 \$11		3.25 \$11		2.75 \$34	
Neighborhood	3.20	2.10 \$22		2.10 \$22		2.40 \$16		2.40 \$16		4.00 -\$16	
Area Amenities	3.70	2.20 \$8		2.20 \$8		3.70 \$0		3.70 \$0		4.50 -\$4	
Condition	4.00	4.50 -\$5		4.50 -\$5		4.50 -\$5		4.75 -\$8		3.00 \$10	
Effective Age	2005	2010 -\$15		2010 -\$15		2005 \$0		2010 -\$15		1995 \$30	
Project Amenities	see write-up	see write-up \$0		see write-up \$0		see write-up -\$10		see write-up -\$10		see write-up \$25	
Elevator	yes	no \$30		no \$30		no \$30		no \$30		no \$30	
Unit Amenities	see write-up	see write-up -\$20		see write-up -\$20		see write-up -\$20		see write-up -\$20		see write-up -\$10	
Storage	no	some \$0		some \$0		yes -\$60		yes -\$60		no \$0	
Kitchen Amenities	see write-up	see write-up -\$30		see write-up -\$30		see write-up -\$20		see write-up -\$20		see write-up -\$30	
Parking	open	open \$0		open \$0		open \$0		open \$0		open \$0	
Laundry	central	central -\$20		central -\$20		central -\$20		central -\$20		central -\$20	
Security	see write-up	see write-up \$0		see write-up \$0		see write-up \$0		see write-up \$0		see write-up \$0	
On-Site Management	yes	yes \$0		yes \$0		yes \$0		yes \$0		yes \$0	
On-Site Maintenance	yes	yes \$0		yes \$0		yes \$0		yes \$0		yes \$0	
Services	see write-up	see write-up \$0		see write-up \$0		see write-up \$0		see write-up \$0		see write-up \$0	
<b>Indicated Rent</b>	<b>\$630</b>	<b>\$582</b>		<b>\$582</b>		<b>\$575</b>		<b>\$560</b>		<b>\$609</b>	

Rent Grid. MR. Unit Type 01

Comparable	Subject	6		7		8		9		10	
Property-Unit Key	Sub-05	046-01		046-02		072-01		072-02		095-04	
Unit Type	OBR-1BA-450sf	1BR-1BA-500sf		1BR-1BA-570sf		OBR-1BA-500sf		1BR-1BA-739sf		1BR-1BA-655sf	
Property Name	Nicholson Terrace	Heritage Place Apartments		Heritage Place Apartments		Overlook Crossing		Overlook Crossing		Veranda at Ashley Station	
Address	1313 14th Street	510 Broadway 0		510 Broadway 0		1600 Buena Vista Road		1600 Buena Vista Road		2321 Olive Street	
City	Columbus	Columbus		Columbus		Columbus		Columbus		Columbus	
State	Georgia	Georgia		Georgia		Georgia		Georgia		Georgia	
Zip	31901	31901		31901		31906		31906		31904	
Latitude	32.47312	32.45546		32.45546		32.46719		32.46719		32.48640	
Longitude	-84.97334	-84.99315		-84.99315		-84.96990		-84.96990		-84.97928	
Miles to Subject	0.00	1.68		1.68		0.63		0.63		1.84	
Year Built	1965	2001		2001		1975		1975		2013	
Year Rehab	2015	na		na		1984		1984		na	
Project Rent	Subsidized	Market Rate		Market Rate		Market Rate		Market Rate		Restricted	
Project Type	Elderly	Family		Family		Family		Family		Elderly	
Project Status	Prop Rehab	Stabilized		Stabilized		Stabilized		Stabilized		Stabilized	
Phone	(706) 571-2960	(706) 596-8111		(706) 596-8111		(706) 323-6722		(706) 323-6722		(706) 576-6831	
Effective Date	02-Aug-15	30-Mar-15		30-Mar-15		30-Mar-15		30-Mar-15		30-Mar-15	
<u>Project Level</u>											
Units	100	79		79		164		164		63	
Vacant Units	0	5		5		14		14		2	
Vacancy Rate	0%	6%		6%		9%		9%		3%	
<u>Unit Type</u>											
Units	5	30		42		2		107		5	
Vacant Units	0	2		3		0		9		0	
Vacancy Rate	0%	7%		7%		0%		8%		0%	
Street Rent	\$530	\$545		\$565		\$540		\$533		\$649	
Concessions	\$0	\$0		\$0		\$0		\$17		\$0	
<b>Net Rent</b>	<b>\$530</b>	<b>\$545</b>		<b>\$565</b>		<b>\$540</b>		<b>\$516</b>		<b>\$649</b>	
	<b>Data</b>	<b>Data</b>	<b>Adj</b>	<b>Data</b>	<b>Adj</b>	<b>Data</b>	<b>Adj</b>	<b>Data</b>	<b>Adj</b>	<b>Data</b>	<b>Adj</b>
Utilities	see write-up	see write-up \$69		see write-up \$69		see write-up \$95		see write-up \$129		see write-up \$74	
AC Systems	central	central \$0		central \$0		central \$0		central \$0		central \$0	
Heating Systems	central	central \$0		central \$0		central \$0		central \$0		central \$0	
Technology	no cable   no internet	cable   no internet -\$40		cable   no internet -\$40		no cable   no internet \$0		no cable   no internet \$0		no cable   no internet \$0	
Bedrooms	0	1 -\$90		1 -\$90		0 \$0		1 -\$90		1 -\$90	
Bathrooms	1.00	1.00 \$0		1.00 \$0		1.00 \$0		1.00 \$0		1.00 \$0	
Square Feet	450	500 -\$5		570 -\$12		500 -\$5		739 -\$29		655 -\$21	
Visibility	3.50	3.00 \$25		3.00 \$25		3.50 \$0		3.50 \$0		3.25 \$13	
Access	3.50	3.00 \$23		3.00 \$23		3.50 \$0		3.50 \$0		3.25 \$11	
Neighborhood	3.20	3.10 \$2		3.10 \$2		4.10 -\$18		4.10 -\$18		2.40 \$16	
Area Amenities	3.70	2.80 \$5		2.80 \$5		3.40 \$2		3.40 \$2		3.70 \$0	
Condition	4.00	3.25 \$8		3.25 \$8		3.00 \$10		3.00 \$10		4.50 -\$5	
Effective Age	2005	2005 \$0		2005 \$0		1990 \$45		1990 \$45		2010 -\$15	
Project Amenities	see write-up	see write-up \$20		see write-up \$20		see write-up \$15		see write-up \$15		see write-up \$25	
Elevator	yes	no \$30		no \$30		no \$30		no \$30		yes \$0	
Unit Amenities	see write-up	see write-up -\$10		see write-up -\$10		see write-up -\$20		see write-up -\$20		see write-up -\$10	
Storage	no	no \$0		no \$0		no \$0		no \$0		no \$0	
Kitchen Amenities	see write-up	see write-up \$0		see write-up \$0		see write-up -\$20		see write-up -\$20		see write-up -\$20	
Parking	open	open \$0		open \$0		open \$0		open \$0		open \$0	
Laundry	central	central \$0		central \$0		central \$0		central \$0		central \$0	
Security	see write-up	see write-up \$0		see write-up \$0		see write-up \$0		see write-up \$0		see write-up \$0	
On-Site Management	yes	yes \$0		yes \$0		yes \$0		yes \$0		yes \$0	
On-Site Maintenance	yes	yes \$0		yes \$0		yes \$0		yes \$0		yes \$0	
Services	see write-up	see write-up \$0		see write-up \$0		see write-up \$0		see write-up \$0		see write-up \$0	
<b>Indicated Rent</b>	<b>\$630</b>	<b>\$581</b>		<b>\$594</b>		<b>\$674</b>		<b>\$569</b>		<b>\$627</b>	

Rent Conclusion, 1BR-1BA-554sf

The development of our rent conclusion for the 1BR-1BA-554sf units is found below.

Our analysis included the evaluation of a total of 41 unit types found at 14 properties. We selected the 10 most comparable units to utilize as rent comparables for purposes of this analysis. A write-up for each of the properties included in this analysis is found in the Appendix.

Our analysis included the adjustments developed in the previous section. Adjustments represent dollar amounts by which the subject property varies from the comparable properties. If the subject is better, a “plus” adjustment is made. If the subject is inferior, a “minus” adjustment is made. In the table below, we summarize the adjustments and the resulting indicated rent for the top 10 comparables included in this analysis. The units that we consider most comparable are highlighted for the reader's reference.

		Rent Conclusion							
Comparable			Unadjusted Rent			Adjusted Rent			
Property-Unit Key	Property Name	Unit Type	Street Rent	Concessions	Net Rent	Gross Adjustments	Net Adjustments	Adjusted Rent	Rank
Sub-06	Nicholson Terrace	1BR-1BA-554sf	\$627	\$0	\$627	-	\$0	\$627	-
007-03	Arbor Pointe Phase 1	1BR-1BA-758sf	\$625	\$0	\$625	\$279	\$58	\$683	4
008-04	Arbor Pointe Phase 2	1BR-1BA-758sf	\$625	\$0	\$625	\$279	\$58	\$683	4
011-04	Ashley Station, Phase 1	1BR-1BA-721sf	\$680	\$0	\$680	\$298	-\$5	\$675	6
012-04	Ashley Station, Phase 2	1BR-1BA-664sf	\$680	\$0	\$680	\$307	-\$20	\$660	8
039-01	Gardenbrook Apartments	1BR-1BA-680sf	\$560	\$0	\$560	\$335	\$150	\$710	9
046-01	Heritage Place Apartments	1BR-1BA-500sf	\$545	\$0	\$545	\$236	\$136	\$681	3
046-02	Heritage Place Apartments	1BR-1BA-570sf	\$565	\$0	\$565	\$232	\$129	\$694	2
072-01	Overlook Crossing	0BR-1BA-500sf	\$540	\$0	\$540	\$350	\$234	\$774	10
072-02	Overlook Crossing	1BR-1BA-739sf	\$533	\$17	\$516	\$307	\$154	\$670	7
095-04	Veranda at Ashley Station	1BR-1BA-655sf	\$649	\$0	\$649	\$199	\$79	\$728	1
	Adjusted Rent, Minimum					\$660			
	Adjusted Rent, Maximum					\$774			
	Adjusted Rent, Average					\$696			
	Adjusted Rent, Modified Average					\$690			
	Rent, Concluded					\$700			

Our analysis suggests a rent of \$700 for the 1BR-1BA-554sf units at the subject property.

In our opinion, the 1BR-1BA-655sf units at Veranda at Ashley Station (Property # 095) are the best comparables for the 1BR-1BA-554sf units at the subject property.



Rent Conclusion, As Is

In the table below we derive our "as is" rent conclusion using the "as renovated" rent conclusion developed above:

Rent Conclusion, As Is				
Adjustment	Conc Adj	As Ren	As Is	\$ Adj
Utilities	0.00	\$0	\$0	\$0
AC Systems	0.00	\$0	\$0	\$0
Heating Systems	0.00	\$0	\$0	\$0
Technology	0.00	\$0	\$0	\$0
Bedrooms	\$90	1	1	\$0
Bathrooms	\$35	1.00	1.00	\$0
Square Feet	\$0.10	554	554	\$0
Visibility	\$50	3.50	3.50	\$0
Access	\$45	3.50	3.50	\$0
Neighborhood	\$20	3.20	3.20	\$0
Area Amenities	\$5	3.70	3.70	\$0
Condition	\$10	4.00	2.50	-\$15
Effective Age	\$3.00	2005	1980	-\$75
Project Amenities	0.00	\$5	\$0	-\$5
Elevator	\$30	yes	yes	\$0
Unit Amenities	0.00	-\$10	\$0	\$10
Storage	\$60	no	no	\$0
Kitchen Amenities	0.00	\$0	\$0	\$0
Parking	0.00	\$0	\$0	\$0
Laundry	0.00	\$0	\$0	\$0
Security	0.00	\$0	\$0	\$0
On-Site Management	\$0	yes	yes	\$0
On-Site Maintenance	\$0	yes	yes	\$0
Adjustments				-\$85
Adjusted Rent, Minimum				\$575
Adjusted Rent, Maximum				\$689
Adjusted Rent, Average				\$611
Adjusted Rent, Modified Average				\$605
Rent, Concluded, As Is				\$630

Our analysis suggests an "as is" rent of \$630 for the 1BR-1BA-554sf units at the subject property.

Rent Grid. MR. Unit Type 02

Comparable	Subject	1		2		3		4		5	
Property-Unit Key	Sub-06	007-03		008-04		011-04		012-04		039-01	
Unit Type	1BR-1BA-554sf	1BR-1BA-758sf		1BR-1BA-758sf		1BR-1BA-721sf		1BR-1BA-664sf		1BR-1BA-680sf	
Property Name	Nicholson Terrace	Arbor Pointe Phase 1		Arbor Pointe Phase 2		Ashley Station, Phase 1		Ashley Station, Phase 2		Gardenbrook Apartments	
Address	1313 14th Street	1440 Benning Drive		1331 Fort Benning Road		1100 27th Street		2321 Olive Street		3561 Hilton Avenue	
City	Columbus	Columbus		Columbus		Columbus		Columbus		Columbus	
State	Georgia	Georgia		Georgia		Georgia		Georgia		Georgia	
Zip	31901	31903		31903		31904		31904		31901	
Latitude	32.47312	32.42712		32.42926		32.48543		32.48621		32.49750	
Longitude	-84.97334	-84.94444		-84.94021		-84.98073		-84.97933		-84.95859	
Miles to Subject	0.00	2.06		2.10		1.83		1.83		2.25	
Year Built	1965	2009		2010		2006		2008		2001	
Year Rehab	2015	na		na		na		na		na	
Project Rent	Subsidized	Restricted		Restricted		Restricted		Restricted		Market Rate	
Project Type	Elderly	Family		Family		Family		Family		Family	
Project Status	Prop Rehab	Stabilized		Stabilized		Stabilized		Stabilized		Stabilized	
Phone	(706) 571-2960	(706) 685-0777		(706) 685-0777		(706) 576-6831		(706) 576-6831		(706) 596-9111	
Effective Date	02-Aug-15	31-Mar-15		31-Mar-15		06-Apr-15		06-Apr-15		23-Apr-14	
<u>Project Level</u>											
Units	100	148		148		184		183		72	
Vacant Units	0	6		10		7		7		2	
Vacancy Rate	0%	4%		7%		4%		4%		3%	
<u>Unit Type</u>											
Units	1	7		7		21		6		18	
Vacant Units	0	0		0		1		1		0	
Vacancy Rate	0%	0%		0%		5%		17%		0%	
Street Rent	\$627	\$625		\$625		\$680		\$680		\$560	
Concessions	\$0	\$0		\$0		\$0		\$0		\$0	
Net Rent	\$627	\$625		\$625		\$680		\$680		\$560	
	<u>Data</u>	<u>Data</u>	<u>Adj</u>	<u>Data</u>	<u>Adj</u>	<u>Data</u>	<u>Adj</u>	<u>Data</u>	<u>Adj</u>	<u>Data</u>	<u>Adj</u>
Utilities	see write-up	see write-up \$85		see write-up \$85		see write-up \$77		see write-up \$74		see write-up \$101	
AC Systems	central	central \$0		central \$0		central \$0		central \$0		central \$0	
Heating Systems	central	central \$0		central \$0		central \$0		central \$0		central \$0	
Technology	no cable   no internet	no cable   no internet \$0		no cable   no internet \$0		no cable   no internet \$0		no cable   no internet \$0		no cable   no internet \$0	
Bedrooms	1	1 \$0		1 \$0		1 \$0		1 \$0		1 \$0	
Bathrooms	1.00	1.00 \$0		1.00 \$0		1.00 \$0		1.00 \$0		1.00 \$0	
Square Feet	554	758 -\$20		758 -\$20		721 -\$17		664 -\$11		680 -\$13	
Visibility	3.50	3.25 \$13		3.25 \$13		3.25 \$13		3.25 \$13		3.25 \$13	
Access	3.50	3.25 \$11		3.25 \$11		3.25 \$11		3.25 \$11		2.75 \$34	
Neighborhood	3.20	2.10 \$22		2.10 \$22		2.40 \$16		2.40 \$16		4.00 -\$16	
Area Amenities	3.70	2.20 \$8		2.20 \$8		3.70 \$0		3.70 \$0		4.50 -\$4	
Condition	4.00	4.50 -\$5		4.50 -\$5		4.50 -\$5		4.75 -\$8		3.00 \$10	
Effective Age	2005	2010 -\$15		2010 -\$15		2005 \$0		2010 -\$15		1995 \$30	
Project Amenities	see write-up	see write-up \$0		see write-up \$0		see write-up -\$10		see write-up -\$10		see write-up \$25	
Elevator	yes	no \$30		no \$30		no \$30		no \$30		no \$30	
Unit Amenities	see write-up	see write-up -\$20		see write-up -\$20		see write-up -\$20		see write-up -\$20		see write-up -\$10	
Storage	no	some \$0		some \$0		yes -\$60		yes -\$60		no \$0	
Kitchen Amenities	see write-up	see write-up -\$30		see write-up -\$30		see write-up -\$20		see write-up -\$20		see write-up -\$30	
Parking	open	open \$0		open \$0		open \$0		open \$0		open \$0	
Laundry	central	central -\$20		central -\$20		central -\$20		central -\$20		central -\$20	
Security	see write-up	see write-up \$0		see write-up \$0		see write-up \$0		see write-up \$0		see write-up \$0	
On-Site Management	yes	yes \$0		yes \$0		yes \$0		yes \$0		yes \$0	
On-Site Maintenance	yes	yes \$0		yes \$0		yes \$0		yes \$0		yes \$0	
Services	see write-up	see write-up \$0		see write-up \$0		see write-up \$0		see write-up \$0		see write-up \$0	
<b>Indicated Rent</b>	<b>\$700</b>	<b>\$683</b>		<b>\$683</b>		<b>\$675</b>		<b>\$660</b>		<b>\$710</b>	

Rent Grid. MR. Unit Type 02

Comparable	Subject	6		7		8		9		10	
Property-Unit Key	Sub-06	046-01		046-02		072-01		072-02		095-04	
Unit Type	1BR-1BA-554sf	1BR-1BA-500sf		1BR-1BA-570sf		0BR-1BA-500sf		1BR-1BA-739sf		1BR-1BA-655sf	
Property Name	Nicholson Terrace	Heritage Place Apartments		Heritage Place Apartments		Overlook Crossing		Overlook Crossing		Veranda at Ashley Station	
Address	1313 14th Street	510 Broadway 0		510 Broadway 0		1600 Buena Vista Road		1600 Buena Vista Road		2321 Olive Street	
City	Columbus	Columbus		Columbus		Columbus		Columbus		Columbus	
State	Georgia	Georgia		Georgia		Georgia		Georgia		Georgia	
Zip	31901	31901		31901		31906		31906		31904	
Latitude	32.47312	32.45546		32.45546		32.46719		32.46719		32.48640	
Longitude	-84.97334	-84.99315		-84.99315		-84.96990		-84.96990		-84.97928	
Miles to Subject	0.00	1.68		1.68		0.63		0.63		1.84	
Year Built	1965	2001		2001		1975		1975		2013	
Year Rehab	2015	na		na		1984		1984		na	
Project Rent	Subsidized	Market Rate		Market Rate		Market Rate		Market Rate		Restricted	
Project Type	Elderly	Family		Family		Family		Family		Elderly	
Project Status	Prop Rehab	Stabilized		Stabilized		Stabilized		Stabilized		Stabilized	
Phone	(706) 571-2960	(706) 596-8111		(706) 596-8111		(706) 323-6722		(706) 323-6722		(706) 576-6831	
Effective Date	02-Aug-15	30-Mar-15		30-Mar-15		30-Mar-15		30-Mar-15		30-Mar-15	
<u>Project Level</u>											
Units	100	79		79		164		164		63	
Vacant Units	0	5		5		14		14		2	
Vacancy Rate	0%	6%		6%		9%		9%		3%	
<u>Unit Type</u>											
Units	1	30		42		2		107		5	
Vacant Units	0	2		3		0		9		0	
Vacancy Rate	0%	7%		7%		0%		8%		0%	
Street Rent	\$627	\$545		\$565		\$540		\$533		\$649	
Concessions	\$0	\$0		\$0		\$0		\$17		\$0	
Net Rent	\$627	\$545		\$565		\$540		\$516		\$649	
	<u>Data</u>	<u>Data</u>	<u>Adj</u>	<u>Data</u>	<u>Adj</u>	<u>Data</u>	<u>Adj</u>	<u>Data</u>	<u>Adj</u>	<u>Data</u>	<u>Adj</u>
Utilities	see write-up	see write-up \$69		see write-up \$69		see write-up \$95		see write-up \$129		see write-up \$74	
AC Systems	central	central \$0		central \$0		central \$0		central \$0		central \$0	
Heating Systems	central	central \$0		central \$0		central \$0		central \$0		central \$0	
Technology	no cable   no internet	cable   no internet -\$40		cable   no internet -\$40		no cable   no internet \$0		no cable   no internet \$0		no cable   no internet \$0	
Bedrooms	1	1 \$0		1 \$0		0 \$90		1 \$0		1 \$0	
Bathrooms	1.00	1.00 \$0		1.00 \$0		1.00 \$0		1.00 \$0		1.00 \$0	
Square Feet	554	500 \$5		570 -\$2		500 \$5		739 -\$18		655 -\$10	
Visibility	3.50	3.00 \$25		3.00 \$25		3.50 \$0		3.50 \$0		3.25 \$13	
Access	3.50	3.00 \$23		3.00 \$23		3.50 \$0		3.50 \$0		3.25 \$11	
Neighborhood	3.20	3.10 \$2		3.10 \$2		4.10 -\$18		4.10 -\$18		2.40 \$16	
Area Amenities	3.70	2.80 \$5		2.80 \$5		3.40 \$2		3.40 \$2		3.70 \$0	
Condition	4.00	3.25 \$8		3.25 \$8		3.00 \$10		3.00 \$10		4.50 -\$5	
Effective Age	2005	2005 \$0		2005 \$0		1990 \$45		1990 \$45		2010 -\$15	
Project Amenities	see write-up	see write-up \$20		see write-up \$20		see write-up \$15		see write-up \$15		see write-up \$25	
Elevator	yes	no \$30		no \$30		no \$30		no \$30		yes \$0	
Unit Amenities	see write-up	see write-up -\$10		see write-up -\$10		see write-up -\$20		see write-up -\$20		see write-up -\$10	
Storage	no	no \$0		no \$0		no \$0		no \$0		no \$0	
Kitchen Amenities	see write-up	see write-up \$0		see write-up \$0		see write-up -\$20		see write-up -\$20		see write-up -\$20	
Parking	open	open \$0		open \$0		open \$0		open \$0		open \$0	
Laundry	central	central \$0		central \$0		central \$0		central \$0		central \$0	
Security	see write-up	see write-up \$0		see write-up \$0		see write-up \$0		see write-up \$0		see write-up \$0	
On-Site Management	yes	yes \$0		yes \$0		yes \$0		yes \$0		yes \$0	
On-Site Maintenance	yes	yes \$0		yes \$0		yes \$0		yes \$0		yes \$0	
Services	see write-up	see write-up \$0		see write-up \$0		see write-up \$0		see write-up \$0		see write-up \$0	
Indicated Rent	\$700	\$681		\$694		\$774		\$670		\$728	

### Unrestricted Market Rent Conclusion

Based on our evaluation of the rents at the select comparable properties, and considering the location, quality and amenities of the subject property, we conclude the following market rents for the subject property units, assuming that the subject were an unrestricted property:

Unrestricted Market Rent Conclusion						
Unit Type / Income Limit / Rent Limit	HOME	Subsidized	Units	Market	Proposed	Advantage
OBR-1BA-352sf / 60% of AMI / 60% of AMI	No	Yes	21	\$630	\$502	20.3%
OBR-1BA-364sf / 60% of AMI / 60% of AMI	No	Yes	6	\$630	\$502	20.3%
OBR-1BA-374sf / 60% of AMI / 60% of AMI	No	Yes	1	\$630	\$502	20.3%
OBR-1BA-447sf / 60% of AMI / 60% of AMI	No	Yes	66	\$630	\$530	15.9%
OBR-1BA-450sf / 60% of AMI / 60% of AMI	No	Yes	5	\$630	\$530	15.9%
1BR-1BA-554sf / 60% of AMI / 60% of AMI	No	Yes	1	\$700	\$627	10.4%
Total / Average			100	\$631	\$523	17.1%

Our analysis suggests an average unrestricted market rent of \$631 for the subject property. This is compared with an average proposed rent of \$523, yielding an unrestricted market rent advantage of 17.1 percent. Overall, the subject property appears to be priced at or below unrestricted market rents for the area.

We selected a total of 14 properties as comparables for purposes of this analysis. The average occupancy at the select rent comparables currently stands at 94 percent.

Occupancy rates for the selected rent comparables are broken out below:

Occupancy Rate, Select Comparables								
	Subsidized	20% of AMI	30% of AMI	40% of AMI	50% of AMI	60% of AMI	80% of AMI	Market
0-Bedroom								100%
1-Bedroom	99%					100%		93%
2-Bedroom	96%				100%	96%		93%
3-Bedroom	96%				100%	94%		96%
4-Bedroom								
Total	96%				100%	96%		93%

Occupancy rates for all stabilized market area properties are broken out below:

Occupancy Rate, Stabilized Properties								
	Subsidized	20% of AMI	30% of AMI	40% of AMI	50% of AMI	60% of AMI	80% of AMI	Market
0-Bedroom	97%							96%
1-Bedroom	99%					96%		95%
2-Bedroom	98%				100%	96%		94%
3-Bedroom	98%				100%	90%		97%
4-Bedroom	99%					87%		100%
Total	98%				100%	94%		94%

## **Restricted Rent Analysis**

In this section we develop a restricted market rent conclusion and an achievable rent conclusion for the subject property units. Our analysis began by selecting comparable rentals to use to develop estimates of market rents for the units at the subject property, assuming that the subject was a restricted property. Our selection of comparables was based on location, age, condition, unit mix and amenities of the comparable properties relative to the subject property.

### Rental Property Inventory, by Unit Type

In the following pages we present an inventory of properties included in this analysis. Rents for these properties, broken out by unit type, were used in selecting the rent comparables used in this analysis.

The properties that we consider to be comparable to the subject property are highlighted in the tables found in the following pages. We attempted to select stabilized restricted rent properties as comparables for purposes of our rent comparability analysis.

Comparables with market rents are used when a sufficient number of restricted rent comparables are not available and when maximum allowable rents for properties with restricted rents exceed prevailing rents in the area. In the event that program rental rates exceed market rental rates, restricted units are, in fact, *de facto* market rate units.

### Rent Comparables, Restricted Rent, Map

A map showing the location of the properties selected as comparables in this analysis is found in the following pages. Properties identified with red pushpins have market rents, properties identified with yellow pushpins have restricted rents, and properties identified with blue pushpins have subsidized rents. Detailed write-ups for the select rent comparables are found in the Appendix to this report.

### Rent Comparability Grids

Our analysis employed the use of rent comparability grids and resulted in a restricted market rent estimate for each of the subject's unit types. These grids and a narrative describing our rent adjustments are found in the following pages.

Rental Property Inventory, 0-Bedroom Units

Overview							Rents							
Key	Property Name	Built	Renovated	Rent Type	Occ Type	Status	Sub	20%	30%	40%	50%	60%	80%	Mkt
007	Arbor Pointe Phase 1	2009	na	Restricted	Family	Stabilized								
008	Arbor Pointe Phase 2	2010	na	Restricted	Family	Stabilized								
011	Ashley Station, Phase 1	2006	na	Restricted	Family	Stabilized								
012	Ashley Station, Phase 2	2008	na	Restricted	Family	Stabilized								
013	Avalon Apartments	2009	na	Restricted	Family	Stabilized								
030	Eagles Trace	1958	2002	Restricted	Family	Stabilized								
053	Johnston Mill Lofts	1890	2001	Restricted	Family	Stabilized								
060	Liberty Garden Townhouses	1984	1996	Restricted	Family	Stabilized								
063	Lumpkin Park	2009	na	Restricted	Family	Stabilized								
069	Midtown Square	2002	na	Restricted	Family	Stabilized								
091	Springfield Crossing Apartments	2001	na	Restricted	Family	Stabilized								
095	Veranda at Ashley Station	2013	na	Restricted	Elderly	Stabilized								
096	Victory Crossing Apartments	2003	na	Restricted	Family	Stabilized								

Source: Allen & Associates

Rental Property Inventory, 1-Bedroom Units

Overview							Rents							
Key	Property Name	Built	Renovated	Rent Type	Occ Type	Status	Sub	20%	30%	40%	50%	60%	80%	Mkt
007	Arbor Pointe Phase 1	2009	na	Restricted	Family	Stabilized	\$558					\$499		\$625
008	Arbor Pointe Phase 2	2010	na	Restricted	Family	Stabilized	\$558					\$499		\$625
011	Ashley Station, Phase 1	2006	na	Restricted	Family	Stabilized	\$327					\$578		\$680
012	Ashley Station, Phase 2	2008	na	Restricted	Family	Stabilized	\$327					\$581		\$680
013	Avalon Apartments	2009	na	Restricted	Family	Stabilized						\$490		
030	Eagles Trace	1958	2002	Restricted	Family	Stabilized						\$470		
053	Johnston Mill Lofts	1890	2001	Restricted	Family	Stabilized						\$536		\$699
060	Liberty Garden Townhouses	1984	1996	Restricted	Family	Stabilized								
063	Lumpkin Park	2009	na	Restricted	Family	Stabilized								
069	Midtown Square	2002	na	Restricted	Family	Stabilized								
091	Springfield Crossing Apartments	2001	na	Restricted	Family	Stabilized								
095	Veranda at Ashley Station	2013	na	Restricted	Elderly	Stabilized	\$456					\$581		\$649
096	Victory Crossing Apartments	2003	na	Restricted	Family	Stabilized								

Source: Allen & Associates

Rental Property Inventory, 2-Bedroom Units

Overview							Rents							
Key	Property Name	Built	Renovated	Rent Type	Occ Type	Status	Sub	20%	30%	40%	50%	60%	80%	Mkt
007	Arbor Pointe Phase 1	2009	na	Restricted	Family	Stabilized	\$633					\$596		\$749
008	Arbor Pointe Phase 2	2010	na	Restricted	Family	Stabilized	\$633					\$596		\$749
011	Ashley Station, Phase 1	2006	na	Restricted	Family	Stabilized	\$393					\$666		\$796
012	Ashley Station, Phase 2	2008	na	Restricted	Family	Stabilized	\$393					\$667		\$815
013	Avalon Apartments	2009	na	Restricted	Family	Stabilized						\$525		
030	Eagles Trace	1958	2002	Restricted	Family	Stabilized						\$451		
053	Johnston Mill Lofts	1890	2001	Restricted	Family	Stabilized						\$663		\$900
060	Liberty Garden Townhouses	1984	1996	Restricted	Family	Stabilized					\$375	\$484		
063	Lumpkin Park	2009	na	Restricted	Family	Stabilized						\$593		
069	Midtown Square	2002	na	Restricted	Family	Stabilized						\$630		
091	Springfield Crossing Apartments	2001	na	Restricted	Family	Stabilized					\$455	\$570		\$630
095	Veranda at Ashley Station	2013	na	Restricted	Elderly	Stabilized								\$710
096	Victory Crossing Apartments	2003	na	Restricted	Family	Stabilized						\$570		

Source: Allen & Associates



Rental Property Inventory, 3-Bedroom Units

Overview							Rents							
Key	Property Name	Built	Renovated	Rent Type	Occ Type	Status	Sub	20%	30%	40%	50%	60%	80%	Mkt
007	Arbor Pointe Phase 1	2009	na	Restricted	Family	Stabilized	\$848					\$676		\$844
008	Arbor Pointe Phase 2	2010	na	Restricted	Family	Stabilized	\$848					\$676		\$844
011	Ashley Station, Phase 1	2006	na	Restricted	Family	Stabilized	\$454					\$761		\$930
012	Ashley Station, Phase 2	2008	na	Restricted	Family	Stabilized	\$454					\$762		\$930
013	Avalon Apartments	2009	na	Restricted	Family	Stabilized						\$600		
030	Eagles Trace	1958	2002	Restricted	Family	Stabilized						\$622		
053	Johnston Mill Lofts	1890	2001	Restricted	Family	Stabilized						\$691		\$1,441
060	Liberty Garden Townhouses	1984	1996	Restricted	Family	Stabilized					\$427	\$595		
063	Lumpkin Park	2009	na	Restricted	Family	Stabilized						\$673		
069	Midtown Square	2002	na	Restricted	Family	Stabilized						\$717		
091	Springfield Crossing Apartments	2001	na	Restricted	Family	Stabilized					\$515	\$647		\$695
095	Veranda at Ashley Station	2013	na	Restricted	Elderly	Stabilized								
096	Victory Crossing Apartments	2003	na	Restricted	Family	Stabilized						\$647		

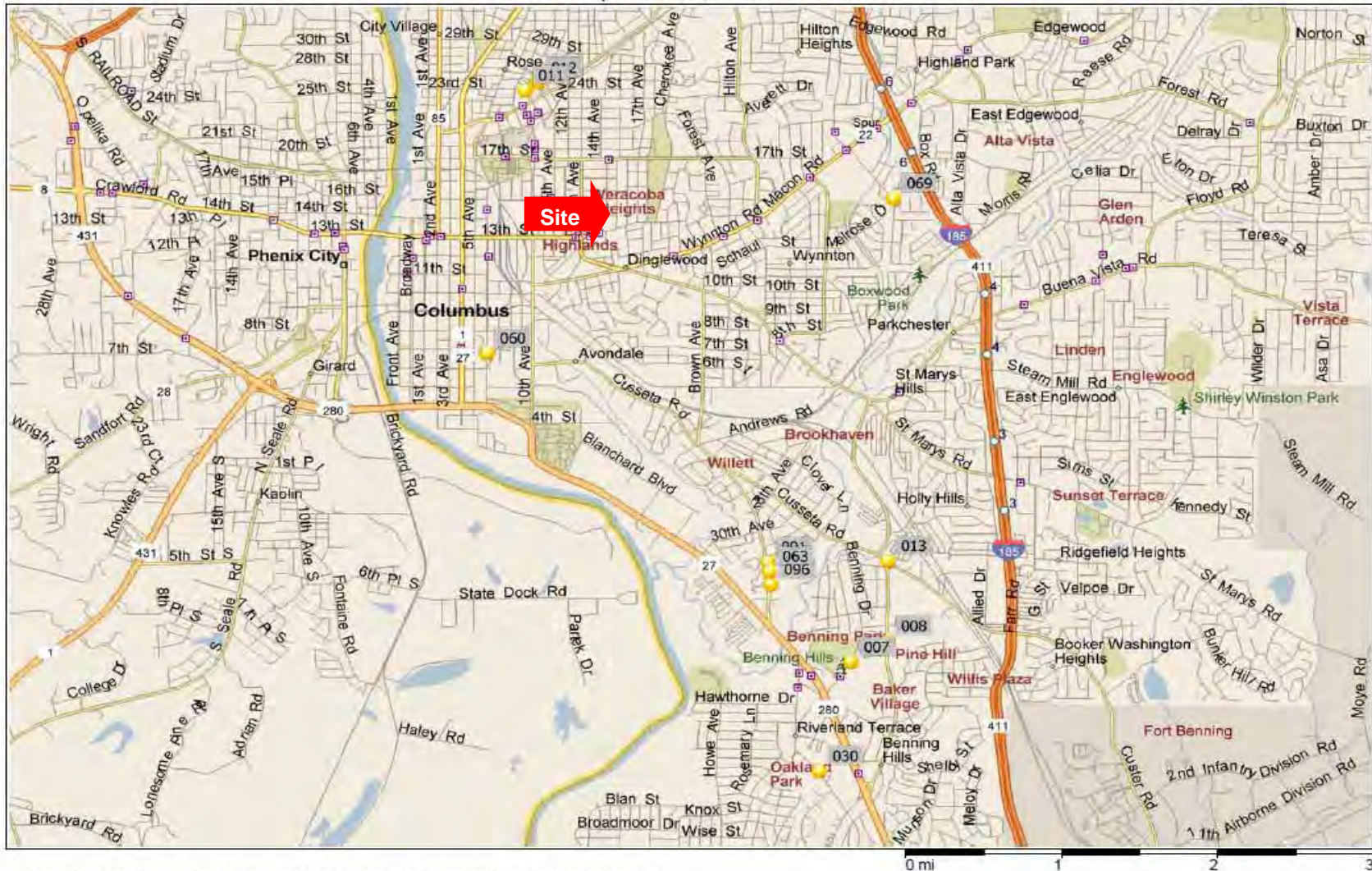
Source: Allen & Associates

Rental Property Inventory, 4-Bedroom Units

Overview							Rents							
Key	Property Name	Built	Renovated	Rent Type	Occ Type	Status	Sub	20%	30%	40%	50%	60%	80%	Mkt
007	Arbor Pointe Phase 1	2009	na	Restricted	Family	Stabilized								
008	Arbor Pointe Phase 2	2010	na	Restricted	Family	Stabilized								
011	Ashley Station, Phase 1	2006	na	Restricted	Family	Stabilized								
012	Ashley Station, Phase 2	2008	na	Restricted	Family	Stabilized								
013	Avalon Apartments	2009	na	Restricted	Family	Stabilized							\$700	
030	Eagles Trace	1958	2002	Restricted	Family	Stabilized							\$684	
053	Johnston Mill Lofts	1890	2001	Restricted	Family	Stabilized								
060	Liberty Garden Townhouses	1984	1996	Restricted	Family	Stabilized								
063	Lumpkin Park	2009	na	Restricted	Family	Stabilized								
069	Midtown Square	2002	na	Restricted	Family	Stabilized								
091	Springfield Crossing Apartments	2001	na	Restricted	Family	Stabilized								
095	Veranda at Ashley Station	2013	na	Restricted	Elderly	Stabilized								
096	Victory Crossing Apartments	2003	na	Restricted	Family	Stabilized								

Source: Allen & Associates

## Rent Comparables, Restricted Rent



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### Rent Adjustments

Our analysis included a property management survey and a technique known as "statistical extraction" to help us identify the best adjustments to use. Statistical extraction, which is similar to the matched pair method, helped us derive the optimal adjustments for our particular data set.

Here's a hypothetical example to illustrate how we derived our rent adjustments. Assume that property managers tell us we should expect rent adjustments ranging from \$0.00 to \$0.50 per square foot for a particular market. Next, assume that we select 25 rent comparables with a sample variance of \$100. We employ a square foot rent adjustment of \$0.10 for each comparable resulting in an adjusted sample variance of \$90. This tells us that the assumed adjustment "explained" some of the variability in the data. We repeat this process for adjustments of \$0.20, \$0.30, \$0.40 and \$0.50 which yielded sample variances of \$80, \$70, \$65 and \$75, respectively. The \$0.40 square foot adjustment "explains" the most variance because any other adjustment yields a higher adjusted sample variance. Consequently, a \$0.40 rent adjustment is the best adjustment for purposes of this example. This is a simplified example because we actually adjusted for numerous variables simultaneously in our analysis.

A discussion of our concluded adjustments is found below.

### *Concessions*

The first step in our analysis was to account for any concessions at the subject and the comparables. We considered the advertised street rent and concessions being offered and derived a net rent estimate for each comparable. Net rent, defined as advertised street rent minus monthly concessions, represents the cash rent paid by new residents at the various properties. This is the best measure of market value (prior to any other adjustments) for the comparables included in this analysis.

### *Tenant-Paid Utilities*

The next step in our analysis was to account for differences in tenant-paid utilities between the comparable properties and the subject. We used the HUD Utility Schedule Model to derive our adjustments. The HUD model - which accounts for building type, building age, and unit size - includes a current utility rate survey for the area. In the event that the tenant-paid utilities associated with a particular property are higher or lower than the subject, adjustments were made to account for the differences. Adjustments reflect the difference between the tenant-paid utilities for the comparable property minus that for the subject.

Please note: Utility adjustments are sometimes made even if the utility configuration of a specific unit is the same as the subject property. Two examples of this are: (1) A 20 year old / 1000 square foot comparable versus a 5 year old / 800 square foot subject; and (2) A 2-bedroom / 1000 square foot / end unit comparable versus a 1-bedroom / 800 square foot / interior unit subject.

### *AC Systems*

We also adjusted for differing types of air conditioning systems. We classified air conditioning systems three ways: (1) Central units, (2) Thru-wall units; and (3) Window units. Our analysis resulted in an adjustment of \$0 per month for central units; thru-wall units were valued at \$0; window units were valued at \$0.

### *Heating Systems*

Our analysis included adjustments for differing types of heating systems. We classified heating systems four ways: (1) Central heat, (2) Wall units; (3) Baseboard heat, and (4) Radiators. Our analysis resulted in an adjustment of \$0 per month for central heat; wall units were valued at \$0; baseboard heat was valued at \$0; radiators were valued at \$0.

### *Technology*

We accounted for technology (cable and internet access) offered in the rent for each of the comparables as compared to the subject property. Our analysis resulted in an adjustment of \$0 per month for cable; internet access was valued at \$0.

### *Bedrooms*

The next step in our analysis was to adjust for the number of bedrooms at each of the comparables as compared to

the subject property. Our analysis resulted in an adjustment of \$80 per bedroom.

#### *Bathrooms*

Our analysis also included an adjustment for the number of bathrooms at each of the comparables as compared to the subject property. Our analysis resulted in an adjustment of \$0 per bathroom.

#### *Square Feet*

Our analysis also included an adjustment for square footage at each of the comparables as compared to the subject property. Our analysis resulted in an adjustment of \$0.10 per square foot.

#### *Visibility*

We also accounted for differences in visibility at each of the comparables as compared to the subject property in our analysis. Based on our field review, we assigned a visibility rating for each of the properties included in this analysis. Our ratings ranged from 1 to 5 with 1 being the worst and 5 being the best. Our analysis resulted in an adjustment of \$10 per point for differences in visibility ratings between the subject and the comparables.

#### *Access*

Our analysis also included an adjustment for access at each of the comparables as compared to the subject property. Based on our field review, we assigned an access rating for each of the properties included in this analysis. Our ratings ranged from 1 to 5 with 1 being the worst and 5 being the best. Our analysis resulted in an adjustment of \$0 per point for differences in access ratings between the subject and the comparables.

#### *Neighborhood*

We considered differences in neighborhood at each of the comparables as compared to the subject property in our analysis. Based on our field review and our evaluation of local demographic and crime data (presented earlier in this report), we assigned a neighborhood rating for each of the properties included in this analysis. Our ratings ranged from 1 to 5 with 1 being the worst and 5 being the best. Our analysis resulted in an adjustment of \$25 per point for differences in neighborhood ratings between the subject and the comparables.

#### *Area Amenities*

We also accounted for area amenities for each of the comparables as compared to the subject property in our analysis. Based on our field review and our evaluation of local amenity data (presented earlier in this report), we assigned a local amenity rating for each of the properties included in this analysis. Our ratings ranged from 1 to 5 with 1 being the worst and 5 being the best. Our analysis resulted in an adjustment of \$50 per point for differences in amenity ratings between the subject and the comparables.

#### *Condition*

Our analysis also included an adjustment for the condition of each comparable as compared to the subject property. Based on our field review, we assigned a condition rating for each of the properties included in this analysis. Our ratings ranged from 1 to 5 with 1 being the worst and 5 being the best. Our analysis resulted in an adjustment of \$10 per point for differences in condition ratings between the subject and the comparables.

#### *Effective Age*

We considered differences in effective age in our analysis. Based on our field review, we estimated the effective age for each of the properties included in this analysis. Our estimates reflected the condition-adjusted age and remaining useful life of each property. Our analysis resulted in an adjustment of \$1.00 per year for differences in effective age between the subject and the comparables.

#### *Project Amenities*

We considered the presence of various project amenities at the comparables as compared to the subject property. Project amenities include the following: ball fields, BBQ areas, billiards, business/computer centers, car care centers, community centers, fitness centers, gazebos, hot tubs/Jacuzzis, horseshoe pits, lakes, libraries, movie theatres, picnic areas, playgrounds, pools, saunas, sports courts and walking trails. Each project amenity was valued at \$0 per month.

### *Elevator*

We also accounted for the presence of elevators at each of the comparables as compared to the subject property. Our analysis resulted in an adjustment of \$30 for buildings with elevators.

### *Unit Amenities*

We considered the presence of various unit amenities at the comparables as compared to the subject property. Unit amenities include the following: blinds, ceiling fans, carpeting, fireplace and patios/balconies. Each unit amenity was valued at \$10 per month.

### *Storage*

We also accounted for the presence of extra storage at each of the comparables as compared to the subject property. Our analysis resulted in an adjustment of \$0 for extra storage.

### *Kitchen Amenities*

We considered the presence of various kitchen amenities at the comparables as compared to the subject property. Kitchen amenities include the following: stoves, refrigerators, disposals, dishwashers and microwaves. Each kitchen amenity was valued at \$0 per month.

### *Parking*

We also adjusted for differing types of parking configurations. We classified parking five ways: (1) Garage, (2) Covered; (3) Assigned, (4) Open and (5) No parking offered. Our analysis resulted in an adjustment of \$0 per month for garages; covered parking was valued at \$0; assigned parking was valued at \$0; open parking was valued at \$0; no parking was valued at \$0.

### *Laundry*

We also evaluated differing types of laundry configurations. We classified laundry amenities three ways: (1) Central Laundry, (2) Washer/Dryer Units; and (3) Washer/Dryer Hookups. Our analysis resulted in an adjustment of \$20 per month for central laundries; washer/dryer units were valued at \$60; washer/dryer hookups were valued at \$20.

### *Security*

We considered the presence of various security amenities at the comparables as compared to the subject property. Security amenities include the following: call buttons, controlled access, courtesy officers, monitoring, security alarms and security patrols. Each security amenity was valued at \$10 per month.

### *On-Site Management*

We accounted for the presence of on-site management at each of the comparables as compared to the subject property. Our analysis resulted in an adjustment of \$0 for properties with on-site management.

### *On-Site Maintenance*

We accounted for the presence of on-site maintenance at each of the comparables as compared to the subject property. Our analysis resulted in an adjustment of \$0 for properties with on-site maintenance.

Rent Conclusion, 0BR-1BA-450sf

The development of our rent conclusion for the 0BR-1BA-450sf units is found below.

Our analysis included the evaluation of a total of 41 unit types found at 12 properties. We selected the 10 most comparable units to utilize as rent comparables for purposes of this analysis. A write-up for each of the properties included in this analysis is found in the Appendix.

Our analysis included the adjustments developed in the previous section. Adjustments represent dollar amounts by which the subject property varies from the comparable properties. If the subject is better, a “plus” adjustment is made. If the subject is inferior, a “minus” adjustment is made. In the table below, we summarize the adjustments and the resulting indicated rent for the top 10 comparables included in this analysis. The units that we consider most comparable are highlighted for the reader's reference.

		Rent Conclusion							
Comparable			Unadjusted Rent			Adjusted Rent			
Property-Unit Key	Property Name	Unit Type	Street Rent	Concessions	Net Rent	Gross Adjustments	Net Adjustments	Adjusted Rent	Rank
Sub-05	Nicholson Terrace	0BR-1BA-450sf	\$530	\$0	\$530	-	\$0	\$530	-
007-02	Arbor Pointe Phase 1	1BR-1BA-758sf	\$499	\$0	\$499	\$401	\$79	\$578	7
008-03	Arbor Pointe Phase 2	1BR-1BA-758sf	\$499	\$0	\$499	\$401	\$79	\$578	7
011-03	Ashley Station, Phase 1	1BR-1BA-721sf	\$578	\$0	\$578	\$302	-\$3	\$575	4
011-13	Ashley Station, Phase 1	2BR-2.5BA-1000sf	\$671	\$0	\$671	\$448	-\$73	\$599	9
012-02	Ashley Station, Phase 2	1BR-1BA-664sf	\$581	\$0	\$581	\$300	-\$7	\$574	2
012-03	Ashley Station, Phase 2	1BR-1BA-664sf	\$581	\$0	\$581	\$300	-\$7	\$574	2
012-06	Ashley Station, Phase 2	2BR-1.5BA-888sf	\$664	\$0	\$664	\$451	-\$62	\$602	10
012-07	Ashley Station, Phase 2	2BR-1.5BA-888sf	\$664	\$0	\$664	\$451	-\$62	\$602	10
013-01	Avalon Apartments	1BR-1BA-682sf	\$490	\$0	\$490	\$333	\$97	\$587	5
030-01	Eagles Trace	1BR-1BA-733sf	\$490	\$20	\$470	\$396	\$140	\$610	6
095-03	Veranda at Ashley Station	1BR-1BA-655sf	\$581	\$0	\$581	\$237	-\$4	\$577	1
	Adjusted Rent, Minimum							\$574	
	Adjusted Rent, Maximum							\$610	
	Adjusted Rent, Average							\$587	
	Adjusted Rent, Modified Average							\$587	
	Rent, Concluded							\$580	

Our analysis suggests a rent of \$580 for the 0BR-1BA-450sf units at the subject property.

In our opinion, the 1BR-1BA-655sf units at Veranda at Ashley Station (Property # 095) are the best comparables for the 0BR-1BA-450sf units at the subject property.

Rent Conclusion, As Is

In the table below we derive our "as is" rent conclusion using the "as renovated" rent conclusion developed above:

Rent Conclusion, As Is				
Adjustment	Conc Adj	As Ren	As Is	\$ Adj
Utilities	0.00	\$0	\$0	\$0
AC Systems	0.00	\$0	\$0	\$0
Heating Systems	0.00	\$0	\$0	\$0
Technology	0.00	\$0	\$0	\$0
Bedrooms	\$80	0	0	\$0
Bathrooms	\$0	1.00	1.00	\$0
Square Feet	\$0.10	450	450	\$0
Visibility	\$10	3.50	3.50	\$0
Access	\$0	3.50	3.50	\$0
Neighborhood	\$25	3.20	3.20	\$0
Area Amenities	\$50	3.70	3.70	\$0
Condition	\$10	4.00	2.50	-\$15
Effective Age	\$1.00	2005	1980	-\$25
Project Amenities	0.00	\$0	\$0	\$0
Elevator	\$30	yes	yes	\$0
Unit Amenities	0.00	-\$10	\$0	\$10
Storage	\$0	no	no	\$0
Kitchen Amenities	0.00	\$0	\$0	\$0
Parking	0.00	\$0	\$0	\$0
Laundry	0.00	\$0	\$0	\$0
Security	0.00	\$0	\$0	\$0
On-Site Management	\$0	yes	yes	\$0
On-Site Maintenance	\$0	yes	yes	\$0
Adjustments				-\$30
Adjusted Rent, Minimum				\$544
Adjusted Rent, Maximum				\$580
Adjusted Rent, Average				\$557
Adjusted Rent, Modified Average				\$557
Rent, Concluded, As Is				\$550

Our analysis suggests an "as is" rent of \$550 for the 0BR-1BA-450sf units at the subject property.



Rent Grid, RR, Unit Type 01

Comparable	Subject	1			2		3		4		5	
Property-Unit Key	Sub-05	007-02	008-03			011-03		011-13		012-02		
Unit Type	OBR-1BA-450sf	1BR-1BA-758sf	1BR-1BA-758sf			1BR-1BA-721sf		2BR-2.5BA-1000sf		1BR-1BA-664sf		
Property Name	Nicholson Terrace	Arbor Pointe Phase 1	Arbor Pointe Phase 2			Ashley Station, Phase 1		Ashley Station, Phase 1		Ashley Station, Phase 2		
Address	1313 14th Street	1440 Benning Drive	1331 Fort Benning Road			1100 27th Street		1100 27th Street		2321 Olive Street		
City	Columbus	Columbus	Columbus			Columbus		Columbus		Columbus		
State	Georgia	Georgia	Georgia			Georgia		Georgia		Georgia		
Zip	31901	31903	31903			31904		31904		31904		
Latitude	32.47312	32.42712	32.42926			32.48543		32.48543		32.48621		
Longitude	-84.97334	-84.94444	-84.94021			-84.98073		-84.98073		-84.97933		
Miles to Subject	0.00	2.06	2.10			1.83		1.83		1.83		
Year Built	1965	2009	2010			2006		2006		2008		
Year Rehab	2015	na	na			na		na		na		
Project Rent	Subsidized	Restricted	Restricted			Restricted		Restricted		Restricted		
Project Type	Elderly	Family	Family			Family		Family		Family		
Project Status	Prop Rehab	Stabilized	Stabilized			Stabilized		Stabilized		Stabilized		
Phone	(706) 571-2960	(706) 685-0777	(706) 685-0777			(706) 576-6831		(706) 576-6831		(706) 576-6831		
Effective Date	02-Aug-15	31-Mar-15	31-Mar-15			06-Apr-15		06-Apr-15		06-Apr-15		
<u>Project Level</u>												
Units	100	148	148			184		184		183		
Vacant Units	0	6	10			7		7		7		
Vacancy Rate	0%	4%	7%			4%		4%		4%		
<u>Unit Type</u>												
Units	5	6	10			4		1		24		
Vacant Units	0	0	1			0		0		0		
Vacancy Rate	0%	0%	10%			0%		0%		0%		
Street Rent	\$530	\$499	\$499			\$578		\$671		\$581		
Concessions	\$0	\$0	\$0			\$0		\$0		\$0		
Net Rent	\$530	\$499	\$499			\$578		\$671		\$581		
	<u>Data</u>	<u>Data</u>	<u>Adj</u>	<u>Data</u>	<u>Adj</u>	<u>Data</u>	<u>Adj</u>	<u>Data</u>	<u>Adj</u>	<u>Data</u>	<u>Adj</u>	
Utilities	see write-up	see write-up	\$85	see write-up	\$85	see write-up	\$77	see write-up	\$115	see write-up	\$74	
AC Systems	central	central	\$0	central	\$0	central	\$0	central	\$0	central	\$0	
Heating Systems	central	central	\$0	central	\$0	central	\$0	central	\$0	central	\$0	
Technology	no cable   no internet	no cable   no internet	\$0	no cable   no internet	\$0	no cable   no internet	\$0	no cable   no internet	\$0	no cable   no internet	\$0	
Bedrooms	0	1	-\$80	1	-\$80	1	-\$80	2	-\$160	1	-\$80	
Bathrooms	1.00	1.00	\$0	1.00	\$0	1.00	\$0	2.50	\$0	1.00	\$0	
Square Feet	450	758	-\$31	758	-\$31	721	-\$27	1000	-\$55	664	-\$21	
Visibility	3.50	3.25	\$3	3.25	\$3	3.25	\$3	3.25	\$3	3.25	\$3	
Access	3.50	3.25	\$0	3.25	\$0	3.25	\$0	3.25	\$0	3.25	\$0	
Neighborhood	3.20	2.10	\$28	2.10	\$28	2.40	\$20	2.40	\$20	2.40	\$20	
Area Amenities	3.70	2.20	\$75	2.20	\$75	3.70	\$0	3.70	\$0	3.70	\$0	
Condition	4.00	4.50	-\$5	4.50	-\$5	4.50	-\$5	4.50	-\$5	4.75	-\$8	
Effective Age	2005	2010	-\$5	2010	-\$5	2005	\$0	2005	\$0	2010	-\$5	
Project Amenities	see write-up	see write-up	\$0	see write-up	\$0	see write-up	\$0	see write-up	\$0	see write-up	\$0	
Elevator	yes	no	\$30	no	\$30	no	\$30	no	\$30	no	\$30	
Unit Amenities	see write-up	see write-up	-\$20	see write-up	-\$20	see write-up	-\$20	see write-up	-\$20	see write-up	-\$20	
Storage	no	some	\$0	some	\$0	yes	\$0	yes	\$0	yes	\$0	
Kitchen Amenities	see write-up	see write-up	\$0	see write-up	\$0	see write-up	\$0	see write-up	\$0	see write-up	\$0	
Parking	open	open	\$0	open	\$0	open	\$0	open	\$0	open	\$0	
Laundry	central	central	-\$20	central	-\$20	central	-\$20	central	-\$20	central	-\$20	
Security	see write-up	see write-up	\$20	see write-up	\$20	see write-up	\$20	see write-up	\$20	see write-up	\$20	
On-Site Management	yes	yes	\$0	yes	\$0	yes	\$0	yes	\$0	yes	\$0	
On-Site Maintenance	yes	yes	\$0	yes	\$0	yes	\$0	yes	\$0	yes	\$0	
Services	see write-up	see write-up	\$0	see write-up	\$0	see write-up	\$0	see write-up	\$0	see write-up	\$0	
Indicated Rent	\$580	\$578	\$578			\$575		\$599		\$574		

Rent Grid, RR, Unit Type 01

Comparable	Subject	6		7		8		9		10	
Property-Unit Key	Sub-05	012-03		012-06		012-07		013-01		030-01	
Unit Type	OBR-1BA-450sf	1BR-1BA-664sf		2BR-1.5BA-888sf		2BR-1.5BA-888sf		1BR-1BA-682sf		1BR-1BA-733sf	
Property Name	Nicholson Terrace	Ashley Station, Phase 2		Ashley Station, Phase 2		Ashley Station, Phase 2		Avalon Apartments		Eagles Trace	
Address	1313 14th Street	2321 Olive Street		2321 Olive Street		2321 Olive Street		3737 Cusseta Road		2001 Torch Hill Road	
City	Columbus	Columbus		Columbus		Columbus		Columbus		Columbus	
State	Georgia	Georgia		Georgia		Georgia		Georgia		Georgia	
Zip	31901	31904		31904		31904		31903		31903	
Latitude	32.47312	32.48621		32.48621		32.48621		32.43738		32.41607	
Longitude	-84.97334	-84.97933		-84.97933		-84.97933		-84.94019		-84.94793	
Miles to Subject	0.00	1.83		1.83		1.83		1.77		2.54	
Year Built	1965	2008		2008		2008		2009		1958	
Year Rehab	2015	na		na		na		na		2002	
Project Rent	Subsidized	Restricted		Restricted		Restricted		Restricted		Restricted	
Project Type	Elderly	Family		Family		Family		Family		Family	
Project Status	Prop Rehab	Stabilized		Stabilized		Stabilized		Stabilized		Stabilized	
Phone	(706) 571-2960	(706) 576-6831		(706) 576-6831		(706) 576-6831		(706) 689-7883		(706) 689-6618	
Effective Date	02-Aug-15	06-Apr-15		06-Apr-15		06-Apr-15		27-Mar-15		27-Mar-15	
<u>Project Level</u>											
Units	100	183		183		183		232		378	
Vacant Units	0	7		7		7		32		28	
Vacancy Rate	0%	4%		4%		4%		14%		7%	
<u>Unit Type</u>											
Units	5	25		4		3		54		25	
Vacant Units	0	0		0		0		0		2	
Vacancy Rate	0%	0%		0%		0%		0%		8%	
Street Rent	\$530	\$581		\$664		\$664		\$490		\$490	
Concessions	\$0	\$0		\$0		\$0		\$0		\$20	
Net Rent	\$530	\$581		\$664		\$664		\$490		\$470	
	<u>Data</u>	<u>Data</u>	<u>Adj</u>	<u>Data</u>	<u>Adj</u>	<u>Data</u>	<u>Adj</u>	<u>Data</u>	<u>Adj</u>	<u>Data</u>	<u>Adj</u>
Utilities	see write-up	see write-up \$74		see write-up \$122		see write-up \$122		see write-up \$90		see write-up \$98	
AC Systems	central	central \$0		central \$0		central \$0		central \$0		central \$0	
Heating Systems	central	central \$0		central \$0		central \$0		central \$0		central \$0	
Technology	no cable   no internet	no cable   no internet \$0		no cable   no internet \$0		no cable   no internet \$0		no cable   no internet \$0		no cable   no internet \$0	
Bedrooms	0	1 -\$80		2 -\$160		2 -\$160		1 -\$80		1 -\$80	
Bathrooms	1.00	1.00 \$0		1.50 \$0		1.50 \$0		1.00 \$0		1.00 \$0	
Square Feet	450	664 -\$21		888 -\$44		888 -\$44		682 -\$23		733 -\$28	
Visibility	3.50	3.25 \$3		3.25 \$3		3.25 \$3		2.50 \$10		3.00 \$5	
Access	3.50	3.25 \$0		3.25 \$0		3.25 \$0		2.75 \$0		3.00 \$0	
Neighborhood	3.20	2.40 \$20		2.40 \$20		2.40 \$20		3.20 \$0		2.80 \$10	
Area Amenities	3.70	3.70 \$0		3.70 \$0		3.70 \$0		2.40 \$65		2.00 \$85	
Condition	4.00	4.75 -\$8		4.75 -\$8		4.75 -\$8		4.75 -\$8		3.50 \$5	
Effective Age	2005	2010 -\$5		2010 -\$5		2010 -\$5		2012 -\$7		2000 \$5	
Project Amenities	see write-up	see write-up \$0		see write-up \$0		see write-up \$0		see write-up \$0		see write-up \$0	
Elevator	yes	no \$30		no \$30		no \$30		no \$30		no \$30	
Unit Amenities	see write-up	see write-up -\$20		see write-up -\$20		see write-up -\$20		see write-up \$0		see write-up \$10	
Storage	no	yes \$0		yes \$0		yes \$0		no \$0		no \$0	
Kitchen Amenities	see write-up	see write-up \$0		see write-up \$0		see write-up \$0		see write-up \$0		see write-up \$0	
Parking	open	open \$0		open \$0		open \$0		open \$0		open \$0	
Laundry	central	central -\$20		central -\$20		central -\$20		w/d hookups \$0		central -\$20	
Security	see write-up	see write-up \$20		see write-up \$20		see write-up \$20		see write-up \$20		see write-up \$20	
On-Site Management	yes	yes \$0		yes \$0		yes \$0		yes \$0		yes \$0	
On-Site Maintenance	yes	yes \$0		yes \$0		yes \$0		yes \$0		yes \$0	
Services	see write-up	see write-up \$0		see write-up \$0		see write-up \$0		see write-up \$0		see write-up \$0	
Indicated Rent	\$580	\$574		\$602		\$602		\$587		\$610	

Rent Grid, RR, Unit Type 01

Comparable	Subject	11	
Property-Unit Key	Sub-05	095-03	
Unit Type	0BR-1BA-450sf	1BR-1BA-655sf	
Property Name	Nicholson Terrace	Veranda at Ashley Station	
Address	1313 14th Street	2321 Olive Street	
City	Columbus	Columbus	
State	Georgia	Georgia	
Zip	31901	31904	
Latitude	32.47312	32.48640	
Longitude	-84.97334	-84.97928	
Miles to Subject	0.00	1.84	
Year Built	1965	2013	
Year Rehab	2015	na	
Project Rent	Subsidized	Restricted	
Project Type	Elderly	Elderly	
Project Status	Prop Rehab	Stabilized	
Phone	(706) 571-2960	(706) 576-6831	
Effective Date	02-Aug-15	30-Mar-15	
<u>Project Level</u>			
Units	100	63	
Vacant Units	0	2	
Vacancy Rate	0%	3%	
<u>Unit Type</u>			
Units	5	14	
Vacant Units	0	0	
Vacancy Rate	0%	0%	
Street Rent	\$530	\$581	
Concessions	\$0	\$0	
Net Rent	\$530	\$581	
	<b>Data</b>	<b>Data</b>	<b>Adj</b>
Utilities	see write-up	see write-up	\$74
AC Systems	central	central	\$0
Heating Systems	central	central	\$0
Technology	no cable   no internet	no cable   no internet	\$0
Bedrooms	0	1	-\$80
Bathrooms	1.00	1.00	\$0
Square Feet	450	655	-\$21
Visibility	3.50	3.25	\$3
Access	3.50	3.25	\$0
Neighborhood	3.20	2.40	\$20
Area Amenities	3.70	3.70	\$0
Condition	4.00	4.50	-\$5
Effective Age	2005	2010	-\$5
Project Amenities	see write-up	see write-up	\$0
Elevator	yes	yes	\$0
Unit Amenities	see write-up	see write-up	-\$10
Storage	no	no	\$0
Kitchen Amenities	see write-up	see write-up	\$0
Parking	open	open	\$0
Laundry	central	central	\$0
Security	see write-up	see write-up	\$20
On-Site Management	yes	yes	\$0
On-Site Maintenance	yes	yes	\$0
Services	see write-up	see write-up	\$0
<b>Indicated Rent</b>	<b>\$580</b>	<b>\$577</b>	

Rent Conclusion, 1BR-1BA-554sf

The development of our rent conclusion for the 1BR-1BA-554sf units is found below.

Our analysis included the evaluation of a total of 41 unit types found at 12 properties. We selected the 10 most comparable units to utilize as rent comparables for purposes of this analysis. A write-up for each of the properties included in this analysis is found in the Appendix.

Our analysis included the adjustments developed in the previous section. Adjustments represent dollar amounts by which the subject property varies from the comparable properties. If the subject is better, a “plus” adjustment is made. If the subject is inferior, a “minus” adjustment is made. In the table below, we summarize the adjustments and the resulting indicated rent for the top 10 comparables included in this analysis. The units that we consider most comparable are highlighted for the reader's reference.

		Rent Conclusion							
Comparable			Unadjusted Rent			Adjusted Rent			
Property-Unit Key	Property Name	Unit Type	Street Rent	Concessions	Net Rent	Gross Adjustments	Net Adjustments	Adjusted Rent	Rank
Sub-06	Nicholson Terrace	1BR-1BA-554sf	\$627	\$0	\$627	-	\$0	\$627	-
007-02	Arbor Pointe Phase 1	1BR-1BA-758sf	\$499	\$0	\$499	\$310	\$170	\$669	7
008-03	Arbor Pointe Phase 2	1BR-1BA-758sf	\$499	\$0	\$499	\$310	\$170	\$669	7
011-03	Ashley Station, Phase 1	1BR-1BA-721sf	\$578	\$0	\$578	\$211	\$88	\$666	4
011-13	Ashley Station, Phase 1	2BR-2.5BA-1000sf	\$671	\$0	\$671	\$357	\$18	\$689	9
012-02	Ashley Station, Phase 2	1BR-1BA-664sf	\$581	\$0	\$581	\$210	\$83	\$664	2
012-03	Ashley Station, Phase 2	1BR-1BA-664sf	\$581	\$0	\$581	\$210	\$83	\$664	2
012-06	Ashley Station, Phase 2	2BR-1.5BA-888sf	\$664	\$0	\$664	\$360	\$29	\$693	10
012-07	Ashley Station, Phase 2	2BR-1.5BA-888sf	\$664	\$0	\$664	\$360	\$29	\$693	10
013-01	Avalon Apartments	1BR-1BA-682sf	\$490	\$0	\$490	\$242	\$188	\$678	5
030-01	Eagles Trace	1BR-1BA-733sf	\$490	\$20	\$470	\$306	\$230	\$700	6
095-03	Veranda at Ashley Station	1BR-1BA-655sf	\$581	\$0	\$581	\$147	\$86	\$667	1
	Adjusted Rent, Minimum							\$664	
	Adjusted Rent, Maximum							\$700	
	Adjusted Rent, Average							\$677	
	Adjusted Rent, Modified Average							\$678	
	Rent, Concluded							\$665	

Our analysis suggests a rent of \$665 for the 1BR-1BA-554sf units at the subject property.

In our opinion, the 1BR-1BA-655sf units at Veranda at Ashley Station (Property # 095) are the best comparables for the 1BR-1BA-554sf units at the subject property.

Rent Conclusion, As Is

In the table below we derive our "as is" rent conclusion using the "as renovated" rent conclusion developed above:

Rent Conclusion, As Is				
Adjustment	Conc Adj	As Ren	As Is	\$ Adj
Utilities	0.00	\$0	\$0	\$0
AC Systems	0.00	\$0	\$0	\$0
Heating Systems	0.00	\$0	\$0	\$0
Technology	0.00	\$0	\$0	\$0
Bedrooms	\$80	1	1	\$0
Bathrooms	\$0	1.00	1.00	\$0
Square Feet	\$0.10	554	554	\$0
Visibility	\$10	3.50	3.50	\$0
Access	\$0	3.50	3.50	\$0
Neighborhood	\$25	3.20	3.20	\$0
Area Amenities	\$50	3.70	3.70	\$0
Condition	\$10	4.00	2.50	-\$15
Effective Age	\$1.00	2005	1980	-\$25
Project Amenities	0.00	\$0	\$0	\$0
Elevator	\$30	yes	yes	\$0
Unit Amenities	0.00	-\$10	\$0	\$10
Storage	\$0	no	no	\$0
Kitchen Amenities	0.00	\$0	\$0	\$0
Parking	0.00	\$0	\$0	\$0
Laundry	0.00	\$0	\$0	\$0
Security	0.00	\$0	\$0	\$0
On-Site Management	\$0	yes	yes	\$0
On-Site Maintenance	\$0	yes	yes	\$0
Adjustments				-\$30
Adjusted Rent, Minimum				\$634
Adjusted Rent, Maximum				\$670
Adjusted Rent, Average				\$647
Adjusted Rent, Modified Average				\$648
Rent, Concluded, As Is				\$630

Our analysis suggests an "as is" rent of \$630 for the 1BR-1BA-554sf units at the subject property.

Rent Grid, RR, Unit Type 02

Comparable	Subject	1			2		3		4		5	
Property-Unit Key	Sub-06	007-02	008-03			011-03		011-13		012-02		
Unit Type	1BR-1BA-554sf	1BR-1BA-758sf	1BR-1BA-758sf			1BR-1BA-721sf		2BR-2.5BA-1000sf		1BR-1BA-664sf		
Property Name	Nicholson Terrace	Arbor Pointe Phase 1	Arbor Pointe Phase 2			Ashley Station, Phase 1		Ashley Station, Phase 1		Ashley Station, Phase 2		
Address	1313 14th Street	1440 Benning Drive	1331 Fort Benning Road			1100 27th Street		1100 27th Street		2321 Olive Street		
City	Columbus	Columbus	Columbus			Columbus		Columbus		Columbus		
State	Georgia	Georgia	Georgia			Georgia		Georgia		Georgia		
Zip	31901	31903	31903			31904		31904		31904		
Latitude	32.47312	32.42712	32.42926			32.48543		32.48543		32.48621		
Longitude	-84.97334	-84.94444	-84.94021			-84.98073		-84.98073		-84.97933		
Miles to Subject	0.00	2.06	2.10			1.83		1.83		1.83		
Year Built	1965	2009	2010			2006		2006		2008		
Year Rehab	2015	na	na			na		na		na		
Project Rent	Subsidized	Restricted	Restricted			Restricted		Restricted		Restricted		
Project Type	Elderly	Family	Family			Family		Family		Family		
Project Status	Prop Rehab	Stabilized	Stabilized			Stabilized		Stabilized		Stabilized		
Phone	(706) 571-2960	(706) 685-0777	(706) 685-0777			(706) 576-6831		(706) 576-6831		(706) 576-6831		
Effective Date	02-Aug-15	31-Mar-15	31-Mar-15			06-Apr-15		06-Apr-15		06-Apr-15		
<u>Project Level</u>												
Units	100	148	148			184		184		183		
Vacant Units	0	6	10			7		7		7		
Vacancy Rate	0%	4%	7%			4%		4%		4%		
<u>Unit Type</u>												
Units	1	6	10			4		1		24		
Vacant Units	0	0	1			0		0		0		
Vacancy Rate	0%	0%	10%			0%		0%		0%		
Street Rent	\$627	\$499	\$499			\$578		\$671		\$581		
Concessions	\$0	\$0	\$0			\$0		\$0		\$0		
Net Rent	\$627	\$499	\$499			\$578		\$671		\$581		
	<u>Data</u>	<u>Data</u>	<u>Adj</u>	<u>Data</u>	<u>Adj</u>	<u>Data</u>	<u>Adj</u>	<u>Data</u>	<u>Adj</u>	<u>Data</u>	<u>Adj</u>	
Utilities	see write-up	see write-up	\$85	see write-up	\$85	see write-up	\$77	see write-up	\$115	see write-up	\$74	
AC Systems	central	central	\$0	central	\$0	central	\$0	central	\$0	central	\$0	
Heating Systems	central	central	\$0	central	\$0	central	\$0	central	\$0	central	\$0	
Technology	no cable   no internet	no cable   no internet	\$0	no cable   no internet	\$0	no cable   no internet	\$0	no cable   no internet	\$0	no cable   no internet	\$0	
Bedrooms	1	1	\$0	1	\$0	1	\$0	2	-\$80	1	\$0	
Bathrooms	1.00	1.00	\$0	1.00	\$0	1.00	\$0	2.50	\$0	1.00	\$0	
Square Feet	554	758	-\$20	758	-\$20	721	-\$17	1000	-\$45	664	-\$11	
Visibility	3.50	3.25	\$3	3.25	\$3	3.25	\$3	3.25	\$3	3.25	\$3	
Access	3.50	3.25	\$0	3.25	\$0	3.25	\$0	3.25	\$0	3.25	\$0	
Neighborhood	3.20	2.10	\$28	2.10	\$28	2.40	\$20	2.40	\$20	2.40	\$20	
Area Amenities	3.70	2.20	\$75	2.20	\$75	3.70	\$0	3.70	\$0	3.70	\$0	
Condition	4.00	4.50	-\$5	4.50	-\$5	4.50	-\$5	4.50	-\$5	4.75	-\$8	
Effective Age	2005	2010	-\$5	2010	-\$5	2005	\$0	2005	\$0	2010	-\$5	
Project Amenities	see write-up	see write-up	\$0	see write-up	\$0	see write-up	\$0	see write-up	\$0	see write-up	\$0	
Elevator	yes	no	\$30	no	\$30	no	\$30	no	\$30	no	\$30	
Unit Amenities	see write-up	see write-up	-\$20	see write-up	-\$20	see write-up	-\$20	see write-up	-\$20	see write-up	-\$20	
Storage	no	some	\$0	some	\$0	yes	\$0	yes	\$0	yes	\$0	
Kitchen Amenities	see write-up	see write-up	\$0	see write-up	\$0	see write-up	\$0	see write-up	\$0	see write-up	\$0	
Parking	open	open	\$0	open	\$0	open	\$0	open	\$0	open	\$0	
Laundry	central	central	-\$20	central	-\$20	central	-\$20	central	-\$20	central	-\$20	
Security	see write-up	see write-up	\$20	see write-up	\$20	see write-up	\$20	see write-up	\$20	see write-up	\$20	
On-Site Management	yes	yes	\$0	yes	\$0	yes	\$0	yes	\$0	yes	\$0	
On-Site Maintenance	yes	yes	\$0	yes	\$0	yes	\$0	yes	\$0	yes	\$0	
Services	see write-up	see write-up	\$0	see write-up	\$0	see write-up	\$0	see write-up	\$0	see write-up	\$0	
<b>Indicated Rent</b>	<b>\$665</b>	<b>\$669</b>	<b>\$669</b>			<b>\$666</b>		<b>\$689</b>		<b>\$664</b>		

Rent Grid, RR, Unit Type 02

Comparable	Subject	6		7		8		9		10	
Property-Unit Key	Sub-06	012-03		012-06		012-07		013-01		030-01	
Unit Type	1BR-1BA-554sf	1BR-1BA-664sf		2BR-1.5BA-888sf		2BR-1.5BA-888sf		1BR-1BA-682sf		1BR-1BA-733sf	
Property Name	Nicholson Terrace	Ashley Station, Phase 2		Ashley Station, Phase 2		Ashley Station, Phase 2		Avalon Apartments		Eagles Trace	
Address	1313 14th Street	2321 Olive Street		2321 Olive Street		2321 Olive Street		3737 Cusseta Road		2001 Torch Hill Road	
City	Columbus	Columbus		Columbus		Columbus		Columbus		Columbus	
State	Georgia	Georgia		Georgia		Georgia		Georgia		Georgia	
Zip	31901	31904		31904		31904		31903		31903	
Latitude	32.47312	32.48621		32.48621		32.48621		32.43738		32.41607	
Longitude	-84.97334	-84.97933		-84.97933		-84.97933		-84.94019		-84.94793	
Miles to Subject	0.00	1.83		1.83		1.83		1.77		2.54	
Year Built	1965	2008		2008		2008		2009		1958	
Year Rehab	2015	na		na		na		na		2002	
Project Rent	Subsidized	Restricted		Restricted		Restricted		Restricted		Restricted	
Project Type	Elderly	Family		Family		Family		Family		Family	
Project Status	Prop Rehab	Stabilized		Stabilized		Stabilized		Stabilized		Stabilized	
Phone	(706) 571-2960	(706) 576-6831		(706) 576-6831		(706) 576-6831		(706) 689-7883		(706) 689-6618	
Effective Date	02-Aug-15	06-Apr-15		06-Apr-15		06-Apr-15		27-Mar-15		27-Mar-15	
<u>Project Level</u>											
Units	100	183		183		183		232		378	
Vacant Units	0	7		7		7		32		28	
Vacancy Rate	0%	4%		4%		4%		14%		7%	
<u>Unit Type</u>											
Units	1	25		4		3		54		25	
Vacant Units	0	0		0		0		0		2	
Vacancy Rate	0%	0%		0%		0%		0%		8%	
Street Rent	\$627	\$581		\$664		\$664		\$490		\$490	
Concessions	\$0	\$0		\$0		\$0		\$0		\$20	
<b>Net Rent</b>	<b>\$627</b>	<b>\$581</b>		<b>\$664</b>		<b>\$664</b>		<b>\$490</b>		<b>\$470</b>	
	<b>Data</b>	<b>Data</b>	<b>Adj</b>	<b>Data</b>	<b>Adj</b>	<b>Data</b>	<b>Adj</b>	<b>Data</b>	<b>Adj</b>	<b>Data</b>	<b>Adj</b>
Utilities	see write-up	see write-up \$74		see write-up \$122		see write-up \$122		see write-up \$90		see write-up \$98	
AC Systems	central	central \$0		central \$0		central \$0		central \$0		central \$0	
Heating Systems	central	central \$0		central \$0		central \$0		central \$0		central \$0	
Technology	no cable   no internet	no cable   no internet \$0		no cable   no internet \$0		no cable   no internet \$0		no cable   no internet \$0		no cable   no internet \$0	
Bedrooms	1	1 \$0		2 -\$80		2 -\$80		1 \$0		1 \$0	
Bathrooms	1.00	1.00 \$0		1.50 \$0		1.50 \$0		1.00 \$0		1.00 \$0	
Square Feet	554	664 -\$11		888 -\$33		888 -\$33		682 -\$13		733 -\$18	
Visibility	3.50	3.25 \$3		3.25 \$3		3.25 \$3		2.50 \$10		3.00 \$5	
Access	3.50	3.25 \$0		3.25 \$0		3.25 \$0		2.75 \$0		3.00 \$0	
Neighborhood	3.20	2.40 \$20		2.40 \$20		2.40 \$20		3.20 \$0		2.80 \$10	
Area Amenities	3.70	3.70 \$0		3.70 \$0		3.70 \$0		2.40 \$65		2.00 \$85	
Condition	4.00	4.75 -\$8		4.75 -\$8		4.75 -\$8		4.75 -\$8		3.50 \$5	
Effective Age	2005	2010 -\$5		2010 -\$5		2010 -\$5		2012 -\$7		2000 \$5	
Project Amenities	see write-up	see write-up \$0		see write-up \$0		see write-up \$0		see write-up \$0		see write-up \$0	
Elevator	yes	no \$30		no \$30		no \$30		no \$30		no \$30	
Unit Amenities	see write-up	see write-up -\$20		see write-up -\$20		see write-up -\$20		see write-up \$0		see write-up \$10	
Storage	no	yes \$0		yes \$0		yes \$0		no \$0		no \$0	
Kitchen Amenities	see write-up	see write-up \$0		see write-up \$0		see write-up \$0		see write-up \$0		see write-up \$0	
Parking	open	open \$0		open \$0		open \$0		open \$0		open \$0	
Laundry	central	central -\$20		central -\$20		central -\$20		w/d hookups \$0		central -\$20	
Security	see write-up	see write-up \$20		see write-up \$20		see write-up \$20		see write-up \$20		see write-up \$20	
On-Site Management	yes	yes \$0		yes \$0		yes \$0		yes \$0		yes \$0	
On-Site Maintenance	yes	yes \$0		yes \$0		yes \$0		yes \$0		yes \$0	
Services	see write-up	see write-up \$0		see write-up \$0		see write-up \$0		see write-up \$0		see write-up \$0	
<b>Indicated Rent</b>	<b>\$665</b>	<b>\$664</b>		<b>\$693</b>		<b>\$693</b>		<b>\$678</b>		<b>\$700</b>	

Rent Grid, RR, Unit Type 02

Comparable	Subject	11	
Property-Unit Key	Sub-06	095-03	
Unit Type	1BR-1BA-554sf	1BR-1BA-655sf	
Property Name	Nicholson Terrace	Veranda at Ashley Station	
Address	1313 14th Street	2321 Olive Street	
City	Columbus	Columbus	
State	Georgia	Georgia	
Zip	31901	31904	
Latitude	32.47312	32.48640	
Longitude	-84.97334	-84.97928	
Miles to Subject	0.00	1.84	
Year Built	1965	2013	
Year Rehab	2015	na	
Project Rent	Subsidized	Restricted	
Project Type	Elderly	Elderly	
Project Status	Prop Rehab	Stabilized	
Phone	(706) 571-2960	(706) 576-6831	
Effective Date	02-Aug-15	30-Mar-15	
<u>Project Level</u>			
Units	100	63	
Vacant Units	0	2	
Vacancy Rate	0%	3%	
<u>Unit Type</u>			
Units	1	14	
Vacant Units	0	0	
Vacancy Rate	0%	0%	
Street Rent	\$627	\$581	
Concessions	\$0	\$0	
Net Rent	\$627	\$581	
	<b>Data</b>	<b>Data</b>	<b>Adj</b>
Utilities	see write-up	see write-up	\$74
AC Systems	central	central	\$0
Heating Systems	central	central	\$0
Technology	no cable   no internet	no cable   no internet	\$0
Bedrooms	1	1	\$0
Bathrooms	1.00	1.00	\$0
Square Feet	554	655	-\$10
Visibility	3.50	3.25	\$3
Access	3.50	3.25	\$0
Neighborhood	3.20	2.40	\$20
Area Amenities	3.70	3.70	\$0
Condition	4.00	4.50	-\$5
Effective Age	2005	2010	-\$5
Project Amenities	see write-up	see write-up	\$0
Elevator	yes	yes	\$0
Unit Amenities	see write-up	see write-up	-\$10
Storage	no	no	\$0
Kitchen Amenities	see write-up	see write-up	\$0
Parking	open	open	\$0
Laundry	central	central	\$0
Security	see write-up	see write-up	\$20
On-Site Management	yes	yes	\$0
On-Site Maintenance	yes	yes	\$0
Services	see write-up	see write-up	\$0
<b>Indicated Rent</b>	<b>\$665</b>	<b>\$667</b>	



Restricted Market Rent Conclusion

Based on our evaluation of the rents at the select comparable properties, and considering the location, quality and amenities of the subject property, we conclude the following market rents for the subject property units, assuming that the subject were a restricted property:

Restricted Market Rent Conclusion				
Unit Type / Income Limit / Rent Limit	HOME	Subsidized	Units	Market
0BR-1BA-352sf / 60% of AMI / 60% of AMI	No	Yes	21	\$580
0BR-1BA-364sf / 60% of AMI / 60% of AMI	No	Yes	6	\$580
0BR-1BA-374sf / 60% of AMI / 60% of AMI	No	Yes	1	\$580
0BR-1BA-447sf / 60% of AMI / 60% of AMI	No	Yes	66	\$580
0BR-1BA-450sf / 60% of AMI / 60% of AMI	No	Yes	5	\$580
1BR-1BA-554sf / 60% of AMI / 60% of AMI	No	Yes	1	\$665
Total / Average			100	\$581

Our analysis suggests an average restricted market rent of \$581 for the subject property.

We selected a total of 12 properties as comparables for purposes of this analysis. The average occupancy at the select rent comparables currently stands at 94 percent.

The occupancy rate of the selected rent comparables is broken out in the tables below:

Occupancy Rate, Select Comparables								
	Subsidized	20% of AMI	30% of AMI	40% of AMI	50% of AMI	60% of AMI	80% of AMI	Market
0-Bedroom								
1-Bedroom	99%					98%		97%
2-Bedroom	96%				100%	96%		92%
3-Bedroom	96%				100%	90%		92%
4-Bedroom						87%		
Total	96%				100%	94%		93%

Occupancy rates for all stabilized market area properties are broken out below:

Occupancy Rate, Stabilized Properties								
	Subsidized	20% of AMI	30% of AMI	40% of AMI	50% of AMI	60% of AMI	80% of AMI	Market
0-Bedroom	97%							96%
1-Bedroom	99%					96%		95%
2-Bedroom	98%				100%	96%		94%
3-Bedroom	98%				100%	90%		97%
4-Bedroom	99%					87%		100%
Total	98%				100%	94%		94%

**Achievable Rent Conclusion**

The next step in our analysis is to develop an achievable rent conclusion for the subject property. Achievable rents represent the absolute highest rent permissible for the area, considering market rents, program rent limits, and any other applicable rent restrictions on the subject property.

Our analysis begins by establishing the applicable program rent limits for the subject property. Program rent limits include any applicable LIHTC and FMR rent limits. LIHTC rent limits typically apply to units benefitting from tax credit and/or bond financing. The LIHTC rent limits for applicable units at the subject property follow:

LIHTC Rent Limits						
Unit Type / Income Limit / Rent Limit	HOME	Subsidized	Units	Gross Rent	Utilities	Net Rent
OBR-1BA-352sf / 60% of AMI / 60% of AMI	No	Yes	21	\$567	\$0	\$567
OBR-1BA-364sf / 60% of AMI / 60% of AMI	No	Yes	6	\$567	\$0	\$567
OBR-1BA-374sf / 60% of AMI / 60% of AMI	No	Yes	1	\$567	\$0	\$567
OBR-1BA-447sf / 60% of AMI / 60% of AMI	No	Yes	66	\$567	\$0	\$567
OBR-1BA-450sf / 60% of AMI / 60% of AMI	No	Yes	5	\$567	\$0	\$567
1BR-1BA-554sf / 60% of AMI / 60% of AMI	No	Yes	1	\$607	\$0	\$607
Total / Average			100	\$567	\$0	\$567

Our analysis suggests an average net LIHTC rent limit of \$567 for 100 applicable units at the subject property.

FMR rent limits typically apply to units benefitting from HOME funds. The FMR rent limits for applicable units at the subject property follow:

FMR Rent Limits						
Unit Type / Income Limit / Rent Limit	HOME	Subsidized	Units	Gross Rent	Utilities	Net Rent
OBR-1BA-352sf / 60% of AMI / 60% of AMI	No	Yes	-	-	-	-
OBR-1BA-364sf / 60% of AMI / 60% of AMI	No	Yes	-	-	-	-
OBR-1BA-374sf / 60% of AMI / 60% of AMI	No	Yes	-	-	-	-
OBR-1BA-447sf / 60% of AMI / 60% of AMI	No	Yes	-	-	-	-
OBR-1BA-450sf / 60% of AMI / 60% of AMI	No	Yes	-	-	-	-
1BR-1BA-554sf / 60% of AMI / 60% of AMI	No	Yes	-	-	-	-
Total / Average			-	-	-	-

HOME funding is not proposed for the subject property.

Units benefitting exclusively from tax credits and/or bond financing are subject to LIHTC rent limits. Units benefitting from HOME funds in addition to tax credit and/or bond financing are subject to the lesser of LIHTC rent limits or FMR rent limits. Units benefitting from project-based rental assistance are normally limited to unrestricted market rent. With these parameters in mind, the following table sets forth the concluded program rent limits for applicable units at the subject property:

Program Rent Limits							
Unit Type / Income Limit / Rent Limit	HOME	Subsidized	Units	LIHTC	FMR	Market	Program
OBR-1BA-352sf / 60% of AMI / 60% of AMI	No	Yes	21	\$567	-	\$630	\$630
OBR-1BA-364sf / 60% of AMI / 60% of AMI	No	Yes	6	\$567	-	\$630	\$630
OBR-1BA-374sf / 60% of AMI / 60% of AMI	No	Yes	1	\$567	-	\$630	\$630
OBR-1BA-447sf / 60% of AMI / 60% of AMI	No	Yes	66	\$567	-	\$630	\$630
OBR-1BA-450sf / 60% of AMI / 60% of AMI	No	Yes	5	\$567	-	\$630	\$630
1BR-1BA-554sf / 60% of AMI / 60% of AMI	No	Yes	1	\$607	-	\$700	\$700
Total / Average			100	\$567	-	\$631	\$631

Our analysis suggests an average program rent limit of \$631 for 100 applicable units at the subject property.

Now that we have established program rent limits, we are in a position to develop an achievable rent conclusion for

the subject property. Achievable rents represent the absolute highest rent permissible for the area, considering unrestricted and restricted market rents, program rent limits, and any other applicable rent restrictions on the subject property. The following table summarizes our findings:

Achievable Rents									
Unit Type / Income Limit / Rent Limit	HOME	Subsidized	Units	Program	Unrestricted	Restricted	Achievable	Proposed	Advantage
0BR-1BA-352sf / 60% of AMI / 60% of AMI	No	Yes	21	\$630	\$630	\$580	\$630	\$502	20.3%
0BR-1BA-364sf / 60% of AMI / 60% of AMI	No	Yes	6	\$630	\$630	\$580	\$630	\$502	20.3%
0BR-1BA-374sf / 60% of AMI / 60% of AMI	No	Yes	1	\$630	\$630	\$580	\$630	\$502	20.3%
0BR-1BA-447sf / 60% of AMI / 60% of AMI	No	Yes	66	\$630	\$630	\$580	\$630	\$530	15.9%
0BR-1BA-450sf / 60% of AMI / 60% of AMI	No	Yes	5	\$630	\$630	\$580	\$630	\$530	15.9%
1BR-1BA-554sf / 60% of AMI / 60% of AMI	No	Yes	1	\$700	\$700	\$665	\$700	\$627	10.4%
Total / Average			100	\$631	\$631	\$581	\$631	\$523	17.1%

Our analysis suggests an average achievable rent of \$631 for the subject property. This is compared with an average proposed rent of \$523, yielding an achievable rent advantage of 17.1 percent. Overall, the subject property appears to be priced at or below achievable rents for the area.

Finally, assuming no rent subsidies, we arrive at the following achievable rents for units at this property:

Achievable Rents, No Rent Subsidies									
Unit Type / Income Limit / Rent Limit	HOME	Subsidized	Units	Program	Unrestricted	Restricted	Achievable	Proposed	Advantage
0BR-1BA-352sf / 60% of AMI / 60% of AMI	No	No	21	\$567	\$630	\$580	\$567	\$502	11.5%
0BR-1BA-364sf / 60% of AMI / 60% of AMI	No	No	6	\$567	\$630	\$580	\$567	\$502	11.5%
0BR-1BA-374sf / 60% of AMI / 60% of AMI	No	No	1	\$567	\$630	\$580	\$567	\$502	11.5%
0BR-1BA-447sf / 60% of AMI / 60% of AMI	No	No	66	\$567	\$630	\$580	\$567	\$530	6.5%
0BR-1BA-450sf / 60% of AMI / 60% of AMI	No	No	5	\$567	\$630	\$580	\$567	\$530	6.5%
1BR-1BA-554sf / 60% of AMI / 60% of AMI	No	No	1	\$607	\$700	\$665	\$607	\$627	-3.3%
Total / Average			100	\$567	\$631	\$581	\$567	\$523	7.8%

## DEMAND ANALYSIS

### Overview

In this section we evaluate demand for the subject property using the recommended demand methodology promulgated by the National Council of Housing Market Analysts (NCHMA). For purposes of this analysis, we define demand as the number of 62+ income-qualified renter households (by household size and unit type) that would qualify to live at the subject property at the lesser of the developer's proposed rents or achievable rents.

Our analysis begins by developing a breakdown of the number of renter households, by income, by size as of the date of market entry for this development. This breakdown, which utilizes demographic data presented earlier in this report, is presented below:

2015 \$		62+ Renter Households, by Income, by Size							
		2016							
Min	Max	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7+ Person	
\$0	to \$9,999	1,139	90	21	19	4	1	1	
\$0	to \$19,999	1,669	305	97	32	7	3	2	
\$0	to \$29,999	1,946	484	186	49	9	4	2	
\$0	to \$39,999	2,056	544	231	87	29	11	7	
\$0	to \$49,999	2,119	617	257	94	36	14	9	
\$0	to \$59,999	2,141	640	286	111	45	17	11	
\$0	to \$69,999	2,177	678	302	121	48	19	12	
\$0	to \$79,999	2,197	699	312	127	50	19	13	
\$0	or more	2,252	759	339	144	57	22	14	
Grand Total		3,588							

Source: U.S. Census, Claritas, ESRI; Allen & Associates

Our analysis includes an estimate of demand along with capture rate and penetration rate estimates. Capture rates were computed two ways: (1) On a gross basis (the number of proposed units divided by qualified demand) and (2) On a net basis (the number of proposed units divided by qualified demand minus competing & pipeline units). Penetration rates are defined as the number of proposed units plus competing & pipeline units divided by income-qualified demand. In the following pages we provide detailed listings of competing & pipeline units in the market area broken by unit type.

Competing & Pipeline Units, 0-Bedroom Units

Overview		Total Units													Vacant Units							
Key Property Name	Built	Renovated	Rent Type	Occ Type	Status	Sub	20%	30%	40%	50%	60%	80%	Mkt	Sub	20%	30%	40%	50%	60%	80%	Mkt	
009 Arbor Pointe Phase 3	2012	na	Subsidized	Elderly	Stabilized																	
016 Booker T Washington, Phase 1	2014	na	Restricted	Elderly	Prop Const																	
024 Columbus Gardens, Phase 1	1978	1995	Subsidized	Elderly	Stabilized																	
028 E.J. Knight Annex	1982	2010	Subsidized	Elderly	Stabilized																	
032 Farrfield Manor	2007	na	Subsidized	Elderly	Stabilized																	
081 Ralston (The)	1914	1977	Subsidized	Elderly	Stabilized	223								11								
092 St Mary's Woods Estate	2000	na	Subsidized	Elderly	Stabilized																	
095 Veranda at Ashley Station	2013	na	Restricted	Elderly	Stabilized																	
100 Waverly Terrace Senior	2015	na	Restricted	Elderly	Prop Const					2	6							2	6			
109 Nicholson Terrace	1965	1996	Subsidized	Elderly	Stabilized	99																
115 Rivers Homes	1963	na	Subsidized	Elderly	Stabilized																	
<b>Total</b>						322				2	6			11				2	6			

Source: Allen & Associates

Competing & Pipeline Units, 1-Bedroom Units

Key Property Name	Overview					Total Units								Vacant Units								
	Built	Renovated	Rent Type	Occ Type	Status	Sub	20%	30%	40%	50%	60%	80%	Mkt	Sub	20%	30%	40%	50%	60%	80%	Mkt	
009 Arbor Pointe Phase 3	2012	na	Subsidized	Elderly	Stabilized	120																
016 Booker T Washington, Phase 1	2014	na	Restricted	Elderly	Prop Const	76							4	76								4
024 Columbus Gardens, Phase 1	1978	1995	Subsidized	Elderly	Stabilized	116								4								
028 E.J. Knight Annex	1982	2010	Subsidized	Elderly	Stabilized	40																
032 Farrfield Manor	2007	na	Subsidized	Elderly	Stabilized	74																
081 Ralston (The)	1914	1977	Subsidized	Elderly	Stabilized	46								2								
092 St Mary's Woods Estate	2000	na	Subsidized	Elderly	Stabilized	48																
095 Veranda at Ashley Station	2013	na	Restricted	Elderly	Stabilized	33					14		5									
100 Waverly Terrace Senior	2015	na	Restricted	Elderly	Prop Const					5	27							5		27		
109 Nicholson Terrace	1965	1996	Subsidized	Elderly	Stabilized	1																
115 Rivers Homes	1963	na	Subsidized	Elderly	Stabilized	24																
<b>Total</b>						578				5	41		9	82				5		27		4

Source: Allen & Associates

## Demand Estimate, 0-Bedroom, Subsidized, 60% of AMI

In this section we estimate demand for the 0-Bedroom / Subsidized / 60% of AMI units at the subject property. Our analysis assumes a total of 99 units, 33 of which are anticipated to be vacant on market entry. This demand estimate utilizes the basic assumptions and data found below:

Unit Details	
Target Population	62+ Households
Unit Type	0-Bedroom
Rent Type	Subsidized
Income Limit	60% of AMI
Total Units	99
Vacant Units at Market Entry	33

Minimum Qualified Income	
Net Rent	\$0
Utilities	\$0
Gross Rent	\$0
Income Qualification Ratio	50%
Minimum Qualified Income	\$0
Months/Year	12
Minimum Qualified Income	\$0

### 62+ Renter Households, by Income, by Size

		2016							
2015	\$	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7+ Person	
\$0	to	\$9,999	1,139	90	21	19	4	1	1
\$0	to	\$19,999	1,669	305	97	32	7	3	2
\$0	to	\$29,999	1,946	484	186	49	9	4	2
\$0	to	\$39,999	2,056	544	231	87	29	11	7
\$0	to	\$49,999	2,119	617	257	94	36	14	9
\$0	to	\$59,999	2,141	640	286	111	45	17	11
\$0	to	\$69,999	2,177	678	302	121	48	19	12
\$0	to	\$79,999	2,197	699	312	127	50	19	13
\$0	or	more	2,252	759	339	144	57	22	14

### Maximum Allowable Income

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7+ Person
Maximum Allowable Income	\$22,680	\$25,920	\$29,160	\$32,400	\$35,040	\$37,620	\$40,200

### Size Qualified

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7+ Person
Size Qualified	Yes	No	No	No	No	No	No

### Demand Estimate

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7+ Person
HH Below Maximum Income	1,738	0	0	0	0	0	0
HH Below Minimum Income	0	0	0	0	0	0	0
Subtotal	1,738	0	0	0	0	0	0

Demand Estimate 1,738

Our analysis suggests demand for a total of 1,738 size- and income-qualified units in the market area.

Please note: This unit-level demand estimate does not account for income band overlap with other units. Project-level demand estimates taking these factors into consideration will be developed later.

## Demand Estimate, 1-Bedroom, Subsidized, 60% of AMI

In this section we estimate demand for the 1-Bedroom / Subsidized / 60% of AMI units at the subject property. Our analysis assumes a total of 1 units, 1 of which are anticipated to be vacant on market entry. This demand estimate utilizes the basic assumptions and data found below:

Unit Details	
Target Population	62+ Households
Unit Type	1-Bedroom
Rent Type	Subsidized
Income Limit	60% of AMI
Total Units	1
Vacant Units at Market Entry	1

Minimum Qualified Income	
Net Rent	\$0
Utilities	\$0
Gross Rent	\$0
Income Qualification Ratio	50%
Minimum Qualified Income	\$0
Months/Year	12
Minimum Qualified Income	\$0

### 62+ Renter Households, by Income, by Size

		2016							
	2015	\$	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7+ Person
\$0	to	\$9,999	1,139	90	21	19	4	1	1
\$0	to	\$19,999	1,669	305	97	32	7	3	2
\$0	to	\$29,999	1,946	484	186	49	9	4	2
\$0	to	\$39,999	2,056	544	231	87	29	11	7
\$0	to	\$49,999	2,119	617	257	94	36	14	9
\$0	to	\$59,999	2,141	640	286	111	45	17	11
\$0	to	\$69,999	2,177	678	302	121	48	19	12
\$0	to	\$79,999	2,197	699	312	127	50	19	13
\$0	or	more	2,252	759	339	144	57	22	14

### Maximum Allowable Income

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7+ Person
Maximum Allowable Income	\$22,680	\$25,920	\$29,160	\$32,400	\$35,040	\$37,620	\$40,200

### Size Qualified

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7+ Person
Size Qualified	Yes	Yes	No	No	No	No	No

### Demand Estimate

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7+ Person
HH Below Maximum Income	1,738	404	0	0	0	0	0
HH Below Minimum Income	0	0	0	0	0	0	0
Subtotal	1,738	404	0	0	0	0	0

Demand Estimate 2,142

Our analysis suggests demand for a total of 2,142 size- and income-qualified units in the market area.

Please note: This unit-level demand estimate does not account for income band overlap with other units. Project-level demand estimates taking these factors into consideration will be developed later.



## Demand Estimate, Subsidized

In this section we account for income-band overlap and develop a demand estimate for the subsidized units at the subject property.

62+ Renter Households, by Income, by Size

		2016							
2015	\$	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7+ Person	
\$0	to	\$9,999	1,139	90	21	19	4	1	1
\$0	to	\$19,999	1,669	305	97	32	7	3	2
\$0	to	\$29,999	1,946	484	186	49	9	4	2
\$0	to	\$39,999	2,056	544	231	87	29	11	7
\$0	to	\$49,999	2,119	617	257	94	36	14	9
\$0	to	\$59,999	2,141	640	286	111	45	17	11
\$0	to	\$69,999	2,177	678	302	121	48	19	12
\$0	to	\$79,999	2,197	699	312	127	50	19	13
\$0	or	more	2,252	759	339	144	57	22	14

Demand Estimate, Subsidized

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7+ Person
Maximum Income, 0BR	\$22,680	-	-	-	-	-	-
Maximum Income, 1BR	\$22,680	\$25,920	-	-	-	-	-
Maximum Income, 2BR	-	-	-	-	-	-	-
Maximum Income, 3BR	-	-	-	-	-	-	-
Maximum Income, 4BR	-	-	-	-	-	-	-
Maximum Allowable Income	\$22,680	\$25,920	-	-	-	-	-
Minimum Income, 0BR	-	-	-	-	-	-	-
Minimum Income, 1BR	-	-	-	-	-	-	-
Minimum Income, 2BR	-	-	-	-	-	-	-
Minimum Income, 3BR	-	-	-	-	-	-	-
Minimum Income, 4BR	-	-	-	-	-	-	-
Minimum Qualified Income	-	-	-	-	-	-	-
HH Below Upper Income	1,738	404	0	0	0	0	0
HH Below Lower Income	0	0	0	0	0	0	0
Subtotal	1,738	404	0	0	0	0	0

Demand Estimate 2,142

Our analysis suggests demand for a total of 2,142 size- and income-qualified units in the market area.

Please note: This demand estimate does not account for income band overlap at the project level. A demand estimate taking this into consideration will be developed later.

## Demand Estimate, Project-Level

In this section we account for income-band overlap and develop a project-level demand estimate for the subject property.

62+ Renter Households, by Income, by Size

		2016							
2015	\$	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7+ Person	
\$0	to	\$9,999	1,139	90	21	19	4	1	1
\$0	to	\$19,999	1,669	305	97	32	7	3	2
\$0	to	\$29,999	1,946	484	186	49	9	4	2
\$0	to	\$39,999	2,056	544	231	87	29	11	7
\$0	to	\$49,999	2,119	617	257	94	36	14	9
\$0	to	\$59,999	2,141	640	286	111	45	17	11
\$0	to	\$69,999	2,177	678	302	121	48	19	12
\$0	to	\$79,999	2,197	699	312	127	50	19	13
\$0	or	more	2,252	759	339	144	57	22	14

Demand Estimate, Project-Level

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7+ Person
Maximum Income, Subsidized	\$22,680	\$25,920	-	-	-	-	-
Maximum Income, 20% of AMI	-	-	-	-	-	-	-
Maximum Income, 30% of AMI	-	-	-	-	-	-	-
Maximum Income, 40% of AMI	-	-	-	-	-	-	-
Maximum Income, 50% of AMI	-	-	-	-	-	-	-
Maximum Income, 60% of AMI	-	-	-	-	-	-	-
Maximum Income, 80% of AMI	-	-	-	-	-	-	-
Maximum Income, Market Rate	-	-	-	-	-	-	-
Maximum Allowable Income	\$22,680	\$25,920	-	-	-	-	-
Minimum Income, Subsidized	-	-	-	-	-	-	-
Minimum Income, 20% of AMI	-	-	-	-	-	-	-
Minimum Income, 30% of AMI	-	-	-	-	-	-	-
Minimum Income, 40% of AMI	-	-	-	-	-	-	-
Minimum Income, 50% of AMI	-	-	-	-	-	-	-
Minimum Income, 60% of AMI	-	-	-	-	-	-	-
Minimum Income, 80% of AMI	-	-	-	-	-	-	-
Minimum Income, Market Rate	-	-	-	-	-	-	-
Minimum Qualified Income	-	-	-	-	-	-	-
HH Below Upper Income	1,738	404	0	0	0	0	0
HH Below Lower Income	0	0	0	0	0	0	0
Subtotal	1,738	404	0	0	0	0	0

Demand Estimate

2,142

Our analysis suggests project-level demand for a total of 2,142 size- and income-qualified units in the market area.

## Capture Rates

In this section, we summarize our demand conclusions and estimate the capture rate for the subject property. Our analysis begins by summarizing the estimated number of vacant subject property units on the date of market entry.

	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
0BR	99								99
1BR	1								1
2BR									
3BR									
4BR									
Tot	100								100

	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
0BR	33								33
1BR	1								1
2BR									
3BR									
4BR									
Tot	34								34

The next step in our analysis is to summarize the demand conclusions derived previously. For purposes of this analysis, we define demand as age- and income- qualified renter households for each of the unit types proposed at the subject property. Unit-level demand estimates are found in the body of the chart found below; project-level demand estimates are found in the column and row totals.

Please note: Because of income-band overlap, unit-level demand may not add up to project-level demand. The overlap, which was quantified in the demand estimates presented earlier, has been accounted for in our estimates of project-level demand.

	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
0BR	1,738								1,738
1BR	2,142								2,142
2BR									
3BR									
4BR									
Tot	2,142								2,142

The next step in our analysis is to compute the capture rate for the project. For purposes of this computation, we define capture rate as the number of subject property units divided by gross demand. Underwriters often utilize capture rate limits of 10 to 25 percent using this methodology. Our estimates are presented below:

	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
0BR	1.9%								1.9%
1BR	0.0%								0.0%
2BR									
3BR									
4BR									
Tot	1.6%								1.6%

The next step in our analysis is to tabulate the number of vacant competing & pipeline units in the market area by

unit/income type. This information will be used to further refine our capture rate estimate for the subject property. A table showing the distribution of vacant competing & pipeline units is found below.

Vacant Competing & Pipeline Units									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
0BR	11								11
1BR	82								82
2BR									
3BR									
4BR									
Tot	93								93

The next step in our analysis is to subtract the number of vacant competing & pipeline units from gross demand to arrive at a net demand estimate for the subject property units. As described earlier, unit-level net demand estimates are found in the body of the chart found below; project-level net demand estimates are found in the column and row totals.

Please note: Because of income-band overlap, unit-level net demand may not add up to project-level net demand. The overlap, which was quantified in the demand estimates presented earlier, has been accounted for in our estimates of project-level net demand.

Net Demand (Gross Demand - Vacant Competing & Pipeline Units)									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
0BR	1,727								1,727
1BR	2,060								2,060
2BR									
3BR									
4BR									
Tot	2,049								2,049

The next step in our analysis is to compute the capture rate for the project. For purposes of this computation, we define capture rate as the number of subject property units divided by net demand. Underwriters often utilize capture rate limits of 10 to 20 percent using this methodology. Our estimates are presented below:

Capture Rates (Subject Property Units / Net Demand)									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
0BR	1.9%								1.9%
1BR	0.0%								0.0%
2BR									
3BR									
4BR									
Tot	1.7%								1.7%

In our opinion, the estimated project-level capture rate suggests an appropriate number of units for the subject property. The unit level capture rates suggest an appropriate mix of units for the subject property.

## Penetration Rates

In this section, we summarize our demand conclusions and estimate the penetration rate for the subject property. Our analysis begins by summarizing the estimated number of vacant subject property units on the date of market entry.

Subject Property Units (Total)									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
0BR	99								99
1BR	1								1
2BR									
3BR									
4BR									
Tot	100								100

Subject Property Units (Vacant at Market Entry)									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
0BR	33								33
1BR	1								1
2BR									
3BR									
4BR									
Tot	34								34

The next step in our analysis is to summarize the demand conclusions derived previously. For purposes of this analysis, we define demand as age- and income- qualified renter households for each of the unit types proposed at the subject property. Unit-level demand estimates are found in the body of the chart found below; project-level demand estimates are found in the column and row totals.

Please note: Because of income-band overlap, unit-level demand may not add up to project-level demand. The overlap, which was quantified in the demand estimates presented earlier, has been accounted for in our estimates of project-level demand.

Gross Demand									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
0BR	1,738								1,738
1BR	2,142								2,142
2BR									
3BR									
4BR									
Tot	2,142								2,142

The next step in our analysis is to tabulate the number of competing & pipeline units in the market area by unit/income type. This information will be used to derive our penetration rate estimate for the subject property. A table showing the distribution of competing & pipeline units is found below.

Competing & Pipeline Units									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
0BR	322								322
1BR	578								578
2BR									
3BR									
4BR									
Tot	900								900

The next step in our analysis is to compute inclusive supply for the market area by unit/income type. Inclusive

supply will be taken into account in our penetration rate estimate for the subject property. For purposes of this estimate, inclusive supply consists of vacant subject property units plus competing & pipeline units.

Inclusive Supply (Subject Property Units + Competing & Pipeline Units)									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
0BR	355								355
1BR	579								579
2BR									
3BR									
4BR									
Tot	934								934

The next step in our analysis is to compute the penetration rate for the project. For purposes of this computation, penetration rate is defined as inclusive supply divided by gross demand. Underwriters often utilize penetration rate limits of 40 to 50 percent using this methodology. Our estimates are presented below:

Penetration Rates (Inclusive Supply / Gross Demand)									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
0BR	20.4%								20.4%
1BR	27.0%								27.0%
2BR									
3BR									
4BR									
Tot	43.6%								43.6%

In our opinion, the estimated project-level penetration rate suggest an appropriate number of units for the subject property. The unit-level penetration rates suggest an appropriate mix of units for the subject property.

## Absorption Period

In this section, we estimate the absorption period for the subject property. Our analysis begins by summarizing the estimated number of vacant subject property units on the date of market entry.

Subject Property Units (Total)								
	Sub	20%	30%	40%	50%	60%	80%	Mkt
0BR	99							
1BR	1							
2BR								
3BR								
4BR								

Subject Property Units (Vacant at Market Entry)								
	Sub	20%	30%	40%	50%	60%	80%	Mkt
0BR	33							
1BR	1							
2BR								
3BR								
4BR								

The next step in our analysis is to summarize the demand conclusions derived previously. For purposes of this analysis, we define demand as age- and income- qualified renter households for each of the unit types proposed at the subject property. Our analysis uses the unit-level demand estimates derived previously.

Gross Demand								
	Sub	20%	30%	40%	50%	60%	80%	Mkt
0BR	1,738							
1BR	2,142							
2BR								
3BR								
4BR								

The next step in our analysis is to apply an annual growth & movership rate to derive an annual rental household growth & movership estimate for the market area. Our estimates are found in the tables below.

Annual Growth & Movership Rate	
Growth	2.2%
Movership	8.0%
Total	10.2%

Growth & Movership Estimate								
	Sub	20%	30%	40%	50%	60%	80%	Mkt
0BR	176							
1BR	218							
2BR								
3BR								
4BR								

The next step in our analysis is to account for secondary market area migration in our annual rental household growth & movership estimate for the market area. Our estimates are found in the tables below.

Secondary Market Area	
	40%

Growth & Movership Estimate								
	Sub	20%	30%	40%	50%	60%	80%	Mkt
0BR	294							
1BR	363							
2BR								
3BR								
4BR								

The next step in our analysis is to estimate fair share, or the proportion of growth and movership that we would expect the subject property to capture. The fair share analysis is used extensively in single-family, multifamily, commercial, and retail market studies. The books entitled Market Analysis for Valuation Appraisals (1994, Appraisal Institute) and Market Analysis and Highest & Best Use (2005, Appraisal institute) provide a good overview of this technique and its application to a variety of property types.

Based on our review of the subject and competing properties, along with their relative conditions/locations, we arrive at the following fair share estimates for the various unit/income types at the subject property.

Competing Properties								
	Sub	20%	30%	40%	50%	60%	80%	Mkt
0BR	2				1	1		
1BR	10				1	2		2
2BR	1				1	1		2
3BR					1	1		
4BR								

Fair Share								
	Sub	20%	30%	40%	50%	60%	80%	Mkt
0BR	50.0%							
1BR	10.0%							
2BR								
3BR								
4BR								

Applying the concluded fair share estimates to annual growth & movership and dividing by twelve yields the following monthly absorption rate estimates for the various unit/income types at the subject property.

Monthly Absorption Rate Estimate								
	Sub	20%	30%	40%	50%	60%	80%	Mkt
0BR	12.3							
1BR	3.0							
2BR								
3BR								
4BR								

The next step in our analysis is to estimate stabilized occupancy by unit/income type for the subject property. These estimates, which were based on data previously presented in the supply analysis and rent comparability analysis sections of this report, are found below.

Rental Property Inventory, Confirmed, Inside Market Area, Elderly, Stabilized Occupancy								
	Sub	20%	30%	40%	50%	60%	80%	Mkt
0BR	97%							
1BR	99%					100%		100%
2BR								82%
3BR								
4BR								



Occupancy Rate, Select Comparables								
	Sub	20%	30%	40%	50%	60%	80%	Mkt
0BR								100%
1BR	99%					98%		93%
2BR	96%				100%	96%		93%
3BR	96%				100%	90%		96%
4BR						87%		

Concluded Stabilized Occupancy Rate								
	Sub	20%	30%	40%	50%	60%	80%	Mkt
0BR	96%							
1BR	96%							
2BR								
3BR								
4BR								

Applying the stabilized occupancy rate estimates to the number of vacant subject property units at market entry, yields the number of occupied units by unit/income type at stabilization as set forth below.

Occupied Units at Stabilization								
	Sub	20%	30%	40%	50%	60%	80%	Mkt
0BR	32							
1BR	1							
2BR								
3BR								
4BR								

Dividing the number of occupied units at stabilization by the monthly absorption rate yields an absorption period estimate by unit/income type for the various units at the subject property. Underwriters often utilize absorption period limits of 12 to 18 months for projects similar to the subject property. Our absorption period estimates are found below.

Absorption Period (Months to Stabilization)								
	Sub	20%	30%	40%	50%	60%	80%	Mkt
0BR	3							
1BR	<1							
2BR								
3BR								
4BR								

Our analysis suggests that the subject property will stabilize at 96 percent occupancy. We estimate 3 months of absorption and an average absorption rate of 12.6 units per month for this project. In our opinion, the absorption period suggests an appropriate number and mix of units for the subject property.

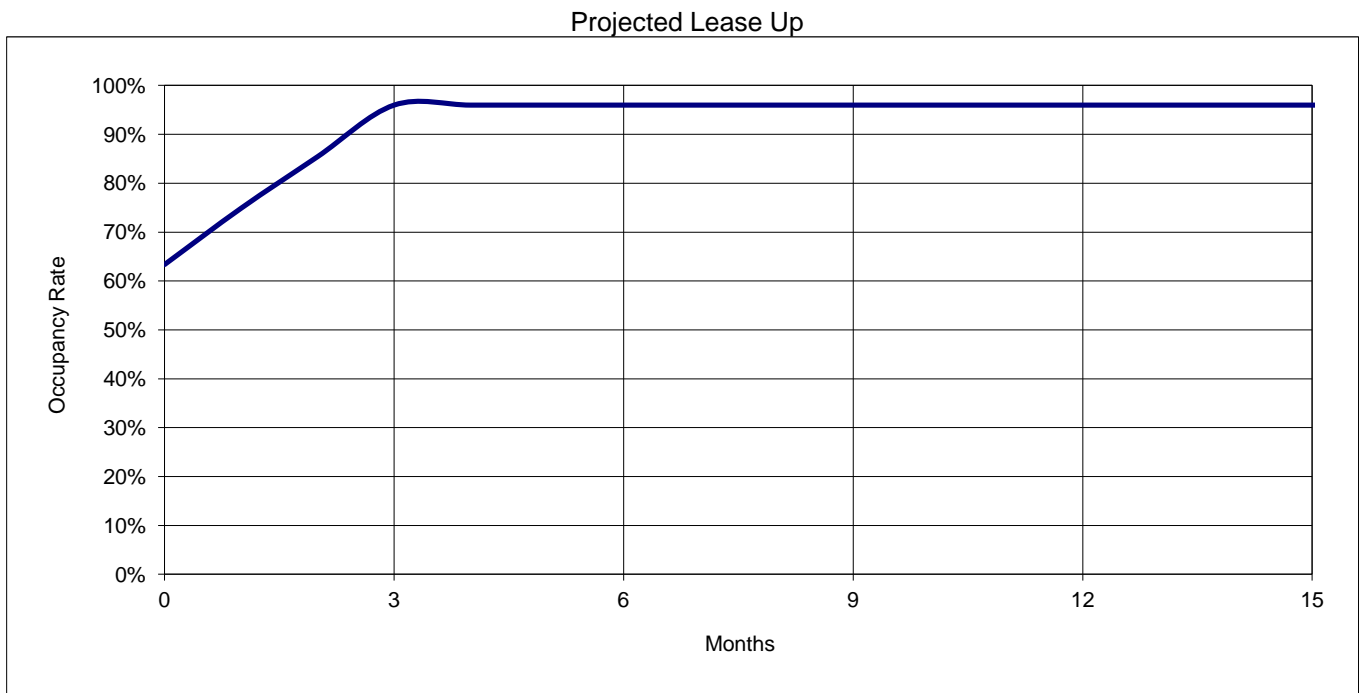
Absorption rates for age-restricted multifamily properties depend on a variety of factors: (1) The competitive environment in which the property resides; (2) The pricing of the subject property units relative to competing units, (3) The presence of rent or income restrictions at the subject property; and (4) The availability of any rent concessions or rental assistance at the subject property. Subsidized elderly properties normally lease up at a rate of 12-16 units per month. Unsubsidized elderly properties with rent and income restrictions typically fill at a rate of 4-8 units per month. Market rate elderly properties normally lease up at a rate of 8-12 units per month.

As part of our analysis, we inquired about the absorption history for every property we surveyed. The following list summarizes our findings:

Key	Project	Built	Renovated	Rent Type	Occ Type	Status	Tot Units	Abs
007	Arbor Pointe Phase 1	2009	na	Restricted	Family	Stabilized	148	13.5
008	Arbor Pointe Phase 2	2010	na	Restricted	Family	Stabilized	148	14.8
009	Arbor Pointe Phase 3	2012	na	Subsidized	Elderly	Stabilized	120	80.0
013	Avalon Apartments	2009	na	Restricted	Family	Stabilized	232	13.7
044	Hardaway Townhouses	2009	na	Market Rate	Family	Stabilized	41	4.1
063	Lumpkin Park	2009	na	Restricted	Family	Stabilized	192	32.0

## Absorption Analysis

In this section, we analyze the anticipated lease up for the subject property. We begin our analysis by taking the the absorption period conclusions from the previous section and restating them graphically as illustrated below.



Our analysis suggests that the subject property will achieve 75 percent occupancy in 1 months, 85 percent occupancy in 1 months, and 95 percent occupancy in 2 months. We anticipate that the subject property will stabilize at 96 percent occupancy in 3 months.

It is important to note that this analysis does not account for pent-up demand, pre-leasing efforts or rent concessions. In our opinion, an effective pre-leasing effort could result in a month-for-month reduction in the estimated absorption period for this project. In addition, any concessions or rent subsidies not accounted for already in this analysis could cut capture rates and absorption periods significantly.

## Sensitivity Analysis

We also explored the relationship between rent level, capture rates, penetration rates, and absorption period. For purposes of this analysis, we forecasted demand and fill rates at 75%, 80%, 85%, 90%, 95% and 100% of achievable rent (derived earlier in this report). Our analysis is summarized below:

Scenario	Capture Rate	Penetration Rate	Absorption
Developer's Proposed Rent	1.7%	43.6%	3 months
100% of Achievable Rent	1.7%	43.6%	3 months
95% of Achievable Rent	1.7%	43.6%	3 months
90% of Achievable Rent	1.7%	43.6%	3 months
85% of Achievable Rent	1.7%	43.6%	3 months
80% of Achievable Rent	1.7%	43.6%	3 months
75% of Achievable Rent	1.7%	43.6%	3 months

Our analysis suggests the following relationship between rent levels and fill rates: At the developer's proposed rent we anticipate a 3-month absorption period; at 100% of achievable rent we anticipate a 3-month absorption period; at 75% of achievable rent we anticipate a 3-month absorption period.

## DEMAND ANALYSIS (STATE HOUSING FINANCE AGENCY)

### Overview

In this section we evaluate demand for the subject property using the DCA demand methodology. For purposes of this analysis, we define DCA demand as the number of new income-qualified and existing income-qualified overburdened and substandard 55+ renter households that would qualify to live at the subject property at the lesser of achievable rents or the sponsor's proposed rents.

Our analysis begins by developing a breakdown of the number of renter households, by income, by size as of the date of market entry for this development. This breakdown, which utilizes demographic data presented earlier in this report, is presented below:

55+ Renter Households, by Income, by Size

2015 \$			2015						
Min	to	Max	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7+ Person
\$0	to	\$9,999	1,727	155	37	36	6	2	2
\$0	to	\$19,999	2,525	475	167	60	13	5	3
\$0	to	\$29,999	2,947	748	344	96	18	7	5
\$0	to	\$39,999	3,147	841	412	160	52	20	13
\$0	to	\$49,999	3,233	959	451	172	67	26	17
\$0	to	\$59,999	3,279	997	504	207	81	31	21
\$0	to	\$69,999	3,342	1,057	538	221	89	34	23
\$0	to	\$79,999	3,378	1,090	558	229	93	36	24
\$0	or	more	3,478	1,183	615	253	106	41	27
Grand Total			5,704						

Source: U.S. Census, Claritas, ESRI; Allen & Associates

Our analysis included demand and capture rate estimates. Capture rates were computed on a net basis (the number of proposed units divided by qualified demand minus competing, pipeline & newly-constructed units).

Competing & Pipeline Units, 0-Bedroom Units

Overview							Vacant Units							
Key	Property Name	Built	Renovated	Rent Type	Occ Type	Status	Sub	20%	30%	40%	50%	60%	80%	Mkt
009	Arbor Pointe Phase 3	2012	na	Subsidized	Elderly	Stabilized								
016	Booker T Washington, Phase 1	2014	na	Restricted	Elderly	Prop Const								
024	Columbus Gardens, Phase 1	1978	1995	Subsidized	Elderly	Stabilized								
028	E.J. Knight Annex	1982	2010	Subsidized	Elderly	Stabilized								
032	Farrfield Manor	2007	na	Subsidized	Elderly	Stabilized								
081	Ralston (The)	1914	1977	Subsidized	Elderly	Stabilized	11							
092	St Mary's Woods Estate	2000	na	Subsidized	Elderly	Stabilized								
095	Veranda at Ashley Station	2013	na	Restricted	Elderly	Stabilized								
100	Waverly Terrace Senior	2015	na	Restricted	Elderly	Prop Const					2		6	
109	Nicholson Terrace	1965	1996	Subsidized	Elderly	Stabilized								
115	Rivers Homes	1963	na	Subsidized	Elderly	Stabilized								
<b>Total</b>							<b>11</b>				<b>2</b>		<b>6</b>	

Source: Allen & Associates

Competing & Pipeline Units, 1-Bedroom Units

Overview							Vacant Units							
Key	Property Name	Built	Renovated	Rent Type	Occ Type	Status	Sub	20%	30%	40%	50%	60%	80%	Mkt
009	Arbor Pointe Phase 3	2012	na	Subsidized	Elderly	Stabilized								
016	Booker T Washington, Phase 1	2014	na	Restricted	Elderly	Prop Const	76							4
024	Columbus Gardens, Phase 1	1978	1995	Subsidized	Elderly	Stabilized	4							
028	E.J. Knight Annex	1982	2010	Subsidized	Elderly	Stabilized								
032	Farrfield Manor	2007	na	Subsidized	Elderly	Stabilized								
081	Ralston (The)	1914	1977	Subsidized	Elderly	Stabilized	2							
092	St Mary's Woods Estate	2000	na	Subsidized	Elderly	Stabilized								
095	Veranda at Ashley Station	2013	na	Restricted	Elderly	Stabilized	33					14		5
100	Waverly Terrace Senior	2015	na	Restricted	Elderly	Prop Const					5	27		
109	Nicholson Terrace	1965	1996	Subsidized	Elderly	Stabilized								
115	Rivers Homes	1963	na	Subsidized	Elderly	Stabilized								
<b>Total</b>							<b>115</b>				<b>5</b>	<b>41</b>		<b>9</b>

Source: Allen & Associates

## Demand Estimate, 0-Bedroom, Subsidized, 60% of AMI

In this section we estimate demand for the 0-Bedroom / Subsidized / 60% of AMI units at the subject property. Our analysis assumes a total of 99 units, 25 of which are anticipated to be vacant on market entry. This demand estimate utilizes the basic assumptions and data found below:

Unit Details	
Target Population	55+ Households
Unit Type	0-Bedroom
Rent Type	Subsidized
Income Limit	60% of AMI
Total Units	99
Vacant Units at Market Entry	25

Minimum Qualified Income	
Net Rent	\$0
Utilities	\$0
Gross Rent	\$0
Income Qualification Ratio	40%
Minimum Qualified Income	\$0
Months/Year	12
Minimum Qualified Income	\$0

### 55+ Renter Households, by Income, by Size

2015										
	2015	\$	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7+ Person	
	\$0	to	\$9,999	1,727	155	37	36	6	2	2
	\$0	to	\$19,999	2,525	475	167	60	13	5	3
	\$0	to	\$29,999	2,947	748	344	96	18	7	5
	\$0	to	\$39,999	3,147	841	412	160	52	20	13
	\$0	to	\$49,999	3,233	959	451	172	67	26	17
	\$0	to	\$59,999	3,279	997	504	207	81	31	21
	\$0	to	\$69,999	3,342	1,057	538	221	89	34	23
	\$0	to	\$79,999	3,378	1,090	558	229	93	36	24
	\$0	or	more	3,478	1,183	615	253	106	41	27

### Maximum Allowable Income

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7+ Person
Maximum Allowable Income	\$22,680	\$25,920	\$29,160	\$32,400	\$35,040	\$37,620	\$40,200

### Size Qualified

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7+ Person
Size Qualified	Yes	No	No	No	No	No	No

### Demand Estimate

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7+ Person
HH Below Maximum Income	2,631	0	0	0	0	0	0
HH Below Minimum Income	0	0	0	0	0	0	0
Subtotal	2,631	0	0	0	0	0	0

Demand Estimate 2,631

Our analysis suggests demand for a total of 2,631 size- and income-qualified units in the market area.

Please note: This unit-level demand estimate does not account for income band overlap with other units. Project-level demand estimates taking these factors into consideration will be developed later.



## Demand Estimate, 1-Bedroom, Subsidized, 60% of AMI

In this section we estimate demand for the 1-Bedroom / Subsidized / 60% of AMI units at the subject property. Our analysis assumes a total of 1 units, 1 of which are anticipated to be vacant on market entry. This demand estimate utilizes the basic assumptions and data found below:

Unit Details	
Target Population	55+ Households
Unit Type	1-Bedroom
Rent Type	Subsidized
Income Limit	60% of AMI
Total Units	1
Vacant Units at Market Entry	1

Minimum Qualified Income	
Net Rent	\$0
Utilities	\$0
Gross Rent	\$0
Income Qualification Ratio	40%
Minimum Qualified Income	\$0
Months/Year	12
Minimum Qualified Income	\$0

### 55+ Renter Households, by Income, by Size

2015										
	2015	\$	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7+ Person	
	\$0	to	\$9,999	1,727	155	37	36	6	2	2
	\$0	to	\$19,999	2,525	475	167	60	13	5	3
	\$0	to	\$29,999	2,947	748	344	96	18	7	5
	\$0	to	\$39,999	3,147	841	412	160	52	20	13
	\$0	to	\$49,999	3,233	959	451	172	67	26	17
	\$0	to	\$59,999	3,279	997	504	207	81	31	21
	\$0	to	\$69,999	3,342	1,057	538	221	89	34	23
	\$0	to	\$79,999	3,378	1,090	558	229	93	36	24
	\$0	or	more	3,478	1,183	615	253	106	41	27

### Maximum Allowable Income

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7+ Person
Maximum Allowable Income	\$22,680	\$25,920	\$29,160	\$32,400	\$35,040	\$37,620	\$40,200

### Size Qualified

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7+ Person
Size Qualified	Yes	Yes	No	No	No	No	No

### Demand Estimate

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7+ Person
HH Below Maximum Income	2,631	625	0	0	0	0	0
HH Below Minimum Income	0	0	0	0	0	0	0
Subtotal	2,631	625	0	0	0	0	0

Demand Estimate 3,256

Our analysis suggests demand for a total of 3,256 size- and income-qualified units in the market area.

Please note: This unit-level demand estimate does not account for income band overlap with other units. Project-level demand estimates taking these factors into consideration will be developed later.

## Demand Estimate, Subsidized

In this section we account for income-band overlap and develop a demand estimate for the subsidized units at the subject property.

### 55+ Renter Households, by Income, by Size

		2015							
	2015	\$	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7+ Person
\$0	to	\$9,999	1,727	155	37	36	6	2	2
\$0	to	\$19,999	2,525	475	167	60	13	5	3
\$0	to	\$29,999	2,947	748	344	96	18	7	5
\$0	to	\$39,999	3,147	841	412	160	52	20	13
\$0	to	\$49,999	3,233	959	451	172	67	26	17
\$0	to	\$59,999	3,279	997	504	207	81	31	21
\$0	to	\$69,999	3,342	1,057	538	221	89	34	23
\$0	to	\$79,999	3,378	1,090	558	229	93	36	24
\$0	or	more	3,478	1,183	615	253	106	41	27

### Demand Estimate, Subsidized

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7+ Person
Maximum Income, 0BR	\$22,680	-	-	-	-	-	-
Maximum Income, 1BR	\$22,680	\$25,920	-	-	-	-	-
Maximum Income, 2BR	-	-	-	-	-	-	-
Maximum Income, 3BR	-	-	-	-	-	-	-
Maximum Income, 4BR	-	-	-	-	-	-	-
Maximum Allowable Income	\$22,680	\$25,920	-	-	-	-	-
Minimum Income, 0BR	-	-	-	-	-	-	-
Minimum Income, 1BR	-	-	-	-	-	-	-
Minimum Income, 2BR	-	-	-	-	-	-	-
Minimum Income, 3BR	-	-	-	-	-	-	-
Minimum Income, 4BR	-	-	-	-	-	-	-
Minimum Qualified Income	-	-	-	-	-	-	-
HH Below Upper Income	2,631	625	-	-	-	-	-
HH Below Lower Income	0	0	-	-	-	-	-
Subtotal	2,631	625	-	-	-	-	-

Demand Estimate 3,256

Our analysis suggests demand for a total of 3,256 size- and income-qualified units in the market area.

Please note: This demand estimate does not account for income band overlap at the project level. A demand estimate taking this into consideration will be developed later.

## Demand Estimate, Project-Level

In this section we account for income-band overlap and develop a project-level demand estimate for the subject property.

### 55+ Renter Households, by Income, by Size

		2015							
2015	\$	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7+ Person	
\$0	to	\$9,999	1,727	155	37	36	6	2	2
\$0	to	\$19,999	2,525	475	167	60	13	5	3
\$0	to	\$29,999	2,947	748	344	96	18	7	5
\$0	to	\$39,999	3,147	841	412	160	52	20	13
\$0	to	\$49,999	3,233	959	451	172	67	26	17
\$0	to	\$59,999	3,279	997	504	207	81	31	21
\$0	to	\$69,999	3,342	1,057	538	221	89	34	23
\$0	to	\$79,999	3,378	1,090	558	229	93	36	24
\$0	or	more	3,478	1,183	615	253	106	41	27

### Demand Estimate, Project-Level

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7+ Person
Maximum Income, Subsidized	\$22,680	\$25,920	-	-	-	-	-
Maximum Income, 20% of AMI	-	-	-	-	-	-	-
Maximum Income, 30% of AMI	-	-	-	-	-	-	-
Maximum Income, 40% of AMI	-	-	-	-	-	-	-
Maximum Income, 50% of AMI	-	-	-	-	-	-	-
Maximum Income, 60% of AMI	-	-	-	-	-	-	-
Maximum Income, 80% of AMI	-	-	-	-	-	-	-
Maximum Income, Market Rate	-	-	-	-	-	-	-
Maximum Allowable Income	\$22,680	\$25,920	-	-	-	-	-
Minimum Income, Subsidized	-	-	-	-	-	-	-
Minimum Income, 20% of AMI	-	-	-	-	-	-	-
Minimum Income, 30% of AMI	-	-	-	-	-	-	-
Minimum Income, 40% of AMI	-	-	-	-	-	-	-
Minimum Income, 50% of AMI	-	-	-	-	-	-	-
Minimum Income, 60% of AMI	-	-	-	-	-	-	-
Minimum Income, 80% of AMI	-	-	-	-	-	-	-
Minimum Income, Market Rate	-	-	-	-	-	-	-
Minimum Qualified Income	-	-	-	-	-	-	-
HH Below Upper Income	2,631	625	-	-	-	-	-
HH Below Lower Income	0	0	-	-	-	-	-
Subtotal	2,631	625	-	-	-	-	-

Demand Estimate 3,256

Our analysis suggests project-level demand for a total of 3,256 size- and income-qualified units in the market area.

## Demand & Capture Rate Estimate

In this section, we derive our DCA demand and capture rate estimates for the subject property. Our analysis, which begins with the income-qualified renter household estimates developed above, is found below.

Income Qualified Renter Households									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
0BR	2,631								2,631
1BR	3,256								3,256
2BR									
3BR									
4BR									
Tot	3,256								3,256

The next step in our analysis is to account for 2 years of growth to estimate the demand stemming from new income qualified rental households. Our estimates are found below.

Annual Renter Household Growth Rate
2.1%

New Rental Households									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
0BR	112								112
1BR	139								139
2BR									
3BR									
4BR									
Tot	139								139

The next step in our analysis is to estimate existing demand stemming from income-qualified overburdened renter households in this market area. Our estimates are found below.

Overburdened Renter Households
41.1%

Existing Households - Rent Overburdened									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
0BR	1,082								1,082
1BR	1,340								1,340
2BR									
3BR									
4BR									
Tot	1,340								1,340

The next step in our analysis is to estimate existing demand stemming from income-qualified substandard renter households in this market area. Our estimates are found below.

Substandard Renter Households
9.2%

Existing Households - Substandard

	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
0BR	243								243
1BR	301								301
2BR									
3BR									
4BR									
Tot	301								301

The next step in our analysis is to account for elderly homeowners likely to convert to rental housing. This component may not comprise more than 2 percent of total demand. Our estimates are found below.

Elderly Homeowners Likely to Convert to Rental Housing

	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
0BR	29								29
1BR	34								34
2BR									
3BR									
4BR									
Tot	34								34

The next step in our analysis is to tally up gross demand for the subject property. Our estimates are found below.

Gross Demand

	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
0BR	1,467								1,467
1BR	1,813								1,813
2BR									
3BR									
4BR									
Tot	1,813								1,813

The next step in our analysis is to tabulate the number of vacant competing, pipeline & newly-constructed units in the market area by unit/income type. This information will be used to further refine our capture rate estimate for the subject property. A table showing the distribution of vacant competing, pipeline & newly-constructed units is found below.

Vacant Competing, Pipeline & Newly-Constructed Units

	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
0BR	11								11
1BR	115								115
2BR									
3BR									
4BR									
Tot	126								126

The next step in our analysis is to subtract the number of vacant competing, pipeline & newly-constructed units from gross demand to arrive at a net demand estimate for the subject property units. As described earlier, unit-level net demand estimates are found in the body of the chart found below; project-level net demand estimates are found in the column and row totals.

Please note: Because of income-band overlap, unit-level net demand may not add up to project-level net demand. The overlap, which was quantified in the demand estimates presented earlier, has been accounted for in our estimates of project-level net demand.

Net Demand (Gross Demand - Vacant Competing, Pipeline & Newly-Constructed Units)									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
0BR	1,456								1,456
1BR	1,698								1,698
2BR									
3BR									
4BR									
Tot	1,687								1,687

The next step in our analysis is to compute the capture rate for the project. For purposes of this computation, we define capture rate as the number of subject property units divided by net demand. Our estimates are presented below:

Subject Property Units (Vacant at Market Entry)									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
0BR	25								25
1BR	1								1
2BR									
3BR									
4BR									
Tot	26								26

Capture Rates (Subject Property Units / Net Demand)									
	Sub	20%	30%	40%	50%	60%	80%	Mkt	Tot
0BR	1.7%								1.7%
1BR	0.1%								0.1%
2BR									
3BR									
4BR									
Tot	1.5%								1.5%

Our findings are summarized below.

Project-Wide Capture Rate - Subsidized Units	1.5%
Project-Wide Capture Rate - LIHTC Units	
Project-Wide Capture Rate - Market Units	
Project-Wide Capture Rate - All Units	1.5%
Project-Wide Absorption Period (Months)	3 months

**RENT COMPARABLES, MARKET RATE**

Project Information

Property Name	Armour Landing Apartments
Street Number	3929
Street Name	Armour
Street Type	Avenue
City	Columbus
State	Georgia
Zip	31904
Phone Number	(706) 322-8270
Year Built	1985
Year Renovated	na
Minimum Lease	12
Min. Security Dep.	\$300
Other Fees	\$30
Waiting List	3 people
Project Rent	Market Rate
Project Type	Family
Project Status	Stabilized
Financing	Conventional
Vouchers	
Latitude	32.5019
Longitude	-84.9512
Nearest Crossroads	na
AAC Code	15-086 010

Photo



Location Map



Interview Notes

Person Interviewed	Ms. Teresa, Management
Phone Number	(706) 322-8270
Interview Date	27-Mar-15
Interviewed By	JS

Upstairs units with fireplaces are at the higher rent rates. Sister property to The Cloister. There are no new apartments or businesses nearby. Contact advised that businesses in the area are not closing or laying off employees.

Unit Configuration

BR	BA	SF	Unit Type	Inc Limit	Rent Limit	HOME Units	Subs Units	Total Units	Vac Units	Street Rent	Disc	Net Rent	UA	Gross Rent
2	2.0	1060	Garden/Flat	Mar	Mar	No	No	18		\$715		\$715	\$131	\$846
3	2.0	1240	Garden/Flat	Mar	Mar	No	No	18		\$813		\$813	\$159	\$972
Total / Average		1,150						36		\$764		\$764	\$145	\$909



Tenant-Paid Utilities		
Utility	Comp	Subj
Heat-Electric	yes	no
Cooking-Electric	yes	no
Other Electric	yes	no
Air Cond	yes	no
Hot Water-Electric	yes	no
Water	no	no
Sewer	no	no
Trash	no	no
Comp vs. Subject	Inferior	

Tenant-Paid Technology		
Technology	Comp	Subj
Cable	no	yes
Internet	yes	yes
Comp vs. Subject	Superior	

Visibility		
Rating (1-5 Scale)	Comp	Subj
Visibility	3.00	3.50
Comp vs. Subject	Inferior	

Access		
Rating (1-5 Scale)	Comp	Subj
Access	3.00	3.50
Comp vs. Subject	Inferior	

Neighborhood		
Rating (1-5 Scale)	Comp	Subj
Neighborhood	4.00	3.20
Comp vs. Subject	Superior	

Proximity to Area Amenities		
Rating (1-5 Scale)	Comp	Subj
Area Amenities	4.00	3.70
Comp vs. Subject	Superior	

Condition		
Rating (1-5 Scale)	Comp	Subj
Condition	3.50	4.00
Comp vs. Subject	Inferior	

Effective Age		
Rating (1-5 Scale)	Comp	Subj
Effective Age	2000	2005
Comp vs. Subject	Inferior	

Site & Common Area Amenities		
Amenity	Comp	Subj
Ball Field	no	no
BBQ Area	no	yes
Billiard/Game	no	no
Bus/Comp Ctr	no	yes
Car Care Ctr	no	no
Comm Center	no	yes
Elevator	no	yes
Fitness Ctr	no	yes
Gazebo/Patio	no	yes
Hot Tub/Jacuzzi	no	no
Herb Garden	no	no
Horseshoes	no	no
Lake	no	no
Library	no	yes
Movie/Media Ctr	no	yes
Picnic Area	no	yes
Playground	no	no
Pool	yes	no
Sauna	no	no
Sports Court	no	no
Walking Trail	no	no
Comp vs. Subject	Inferior	

Unit Amenities		
Amenity	Comp	Subj
Blinds	yes	yes
Ceiling Fans	no	no
Carpeting	yes	no
Fireplace	some	no
Patio/Balcony	yes	yes
Storage	no	no
Comp vs. Subject	Superior	

Kitchen Amenities		
Amenity	Comp	Subj
Stove	yes	yes
Refrigerator	yes	yes
Disposal	yes	no
Dishwasher	no	no
Microwave	yes	no
Comp vs. Subject	Superior	

Air Conditioning		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Window Units	no	no
None	no	no
Comp vs. Subject	Similar	

Heat		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Baseboards	no	no
Boiler/Radiators	no	no
None	no	no
Comp vs. Subject	Similar	

Parking		
Amenity	Comp	Subj
Garage	no	no
Covered Pkg	no	no
Assigned Pkg	no	no
Open	yes	yes
None	no	no
Comp vs. Subject	Similar	

Laundry		
Amenity	Comp	Subj
Central	no	yes
W/D Units	no	no
W/D Hookups	yes	no
Comp vs. Subject	Similar	

Security		
Amenity	Comp	Subj
Call Buttons	no	yes
Cont Access	no	yes
Courtesy Officer	yes	no
Monitoring	no	yes
Security Alarms	no	no
Security Patrols	no	no
Comp vs. Subject	Inferior	

Services		
Amenity	Comp	Subj
After School	no	na
Concierge	no	na
Hair Salon	no	na
Health Care	no	na
Housekeeping	no	na
Meals	no	na
Transportation	no	some
Comp vs. Subject	Similar	

Armour Landing Apartments is an existing multifamily development located at 3929 Armour Avenue in Columbus, Georgia. The property, which consists of 36 apartment units, was originally constructed in 1985 with conventional financing. All units are set aside as market rate units. The property currently stands at 100 percent occupancy.

Project Information

Property Name	Gardenbrook Apartments
Street Number	3561
Street Name	Hilton
Street Type	Avenue
City	Columbus
State	Georgia
Zip	31901
Phone Number	(706) 596-9111
Year Built	2001
Year Renovated	na
Minimum Lease	12
Min. Security Dep.	\$99
Other Fees	\$45
Waiting List	na
Project Rent	Market Rate
Project Type	Family
Project Status	Stabilized
Financing	Conventional
Vouchers	
Latitude	32.4975
Longitude	-84.9586
Nearest Crossroads	na
AAC Code	15-086 039

Photo



Location Map



Interview Notes

Person Interviewed	Ms. Josie, Management
Phone Number	(888) 510-6861
Interview Date	23-Apr-14
Interviewed By	FV

There are no new apartments or businesses nearby. Contact advised that businesses in the area are not closing or laying off employees. Management would not participate in our 2015 survey of this property, therefore the information in this report reflects our previous survey of this property.

Unit Configuration

BR	BA	SF	Unit Type	Inc Limit	Rent Limit	HOME Units	Subs Units	Total Units	Vac Units	Street Rent	Disc	Net Rent	UA	Gross Rent
1	1.0	680	Garden/Flat	Mar	Mar	No	No	18		\$560		\$560	\$101	\$661
2	1.0	984	Garden/Flat	Mar	Mar	No	No	45	2	\$670		\$670	\$135	\$805
2	2.0	900	Garden/Flat	Mar	Mar	No	No	2		\$660		\$660	\$135	\$795
3	2.0	1250	Garden/Flat	Mar	Mar	No	No	7		\$770		\$770	\$166	\$936
Total / Average		932						72	2	\$652		\$652	\$130	\$781

Tenant-Paid Utilities		
Utility	Comp	Subj
Heat-Electric	yes	no
Cooking-Electric	yes	no
Other Electric	yes	no
Air Cond	yes	no
Hot Water-Electric	yes	no
Water	yes	no
Sewer	yes	no
Trash	no	no
Comp vs. Subject	Inferior	

Tenant-Paid Technology		
Technology	Comp	Subj
Cable	yes	yes
Internet	yes	yes
Comp vs. Subject	Similar	

Visibility		
Rating (1-5 Scale)	Comp	Subj
Visibility	3.25	3.50
Comp vs. Subject	Inferior	

Access		
Rating (1-5 Scale)	Comp	Subj
Access	2.75	3.50
Comp vs. Subject	Inferior	

Neighborhood		
Rating (1-5 Scale)	Comp	Subj
Neighborhood	4.00	3.20
Comp vs. Subject	Superior	

Proximity to Area Amenities		
Rating (1-5 Scale)	Comp	Subj
Area Amenities	4.50	3.70
Comp vs. Subject	Superior	

Condition		
Rating (1-5 Scale)	Comp	Subj
Condition	3.00	4.00
Comp vs. Subject	Inferior	

Effective Age		
Rating (1-5 Scale)	Comp	Subj
Effective Age	1995	2005
Comp vs. Subject	Inferior	

Site & Common Area Amenities		
Amenity	Comp	Subj
Ball Field	no	no
BBQ Area	yes	yes
Billiard/Game	no	no
Bus/Comp Ctr	no	yes
Car Care Ctr	no	no
Comm Center	no	yes
Elevator	no	yes
Fitness Ctr	no	yes
Gazebo/Patio	no	yes
Hot Tub/Jacuzzi	no	no
Herb Garden	no	no
Horseshoes	no	no
Lake	no	no
Library	no	yes
Movie/Media Ctr	no	yes
Picnic Area	yes	yes
Playground	no	no
Pool	yes	no
Sauna	no	no
Sports Court	no	no
Walking Trail	no	no
Comp vs. Subject	Inferior	

Unit Amenities		
Amenity	Comp	Subj
Blinds	yes	yes
Ceiling Fans	no	no
Carpeting	yes	no
Fireplace	no	no
Patio/Balcony	yes	yes
Storage	no	no
Comp vs. Subject	Superior	

Kitchen Amenities		
Amenity	Comp	Subj
Stove	yes	yes
Refrigerator	yes	yes
Disposal	yes	no
Dishwasher	yes	no
Microwave	yes	no
Comp vs. Subject	Superior	

Air Conditioning		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Window Units	no	no
None	no	no
Comp vs. Subject	Similar	

Heat		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Baseboards	no	no
Boiler/Radiators	no	no
None	no	no
Comp vs. Subject	Similar	

Parking		
Amenity	Comp	Subj
Garage	no	no
Covered Pkg	no	no
Assigned Pkg	no	no
Open	yes	yes
None	no	no
Comp vs. Subject	Similar	

Laundry		
Amenity	Comp	Subj
Central	yes	yes
W/D Units	no	no
W/D Hookups	yes	no
Comp vs. Subject	Superior	

Security		
Amenity	Comp	Subj
Call Buttons	no	yes
Cont Access	no	yes
Courtesy Officer	yes	no
Monitoring	no	yes
Security Alarms	no	no
Security Patrols	no	no
Comp vs. Subject	Inferior	

Services		
Amenity	Comp	Subj
After School	no	na
Concierge	no	na
Hair Salon	no	na
Health Care	no	na
Housekeeping	no	na
Meals	no	na
Transportation	no	some
Comp vs. Subject	Similar	

Gardenbrook Apartments is an existing multifamily development located at 3561 Hilton Avenue in Columbus, Georgia. The property, which consists of 72 apartment units, was originally constructed in 2001 with conventional financing. All units are set aside as market rate units. The property currently stands at 97 percent occupancy.

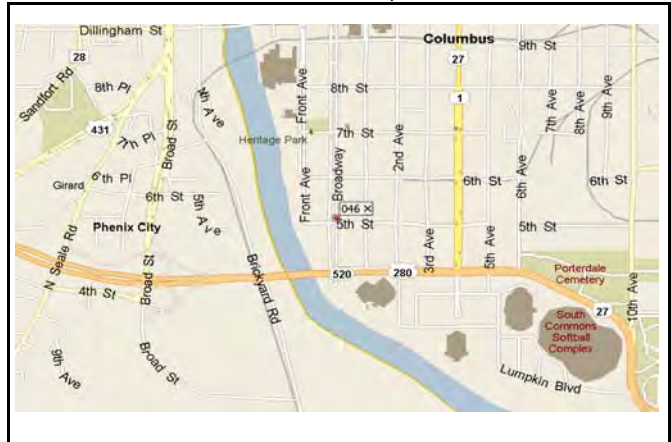
Project Information

Property Name	Heritage Place Apartments		
Street Number	510		
Street Name	Broadway		
Street Type			
City	Columbus		
State	Georgia		
Zip	31901		
Phone Number	(706) 596-8111		
Year Built	2001		
Year Renovated	na		
Minimum Lease	12		
Min. Security Dep.	\$350		
Other Fees	\$50		
Waiting List	na		
Project Rent	Market Rate		
Project Type	Family		
Project Status	Stabilized		
Financing	Conventional		
Vouchers			
Latitude	32.4555		
Longitude	-84.9932		
Nearest Crossroads	na		
AAC Code	15-086	046	

Photo



Location Map



Interview Notes

Person Interviewed	Ms. Gail, Management		
Phone Number	(706) 596-8111		
Interview Date	30-Mar-15		
Interviewed By	JS		
There are 80 total units at this property with 1 non-revenue unit.			

Unit Configuration

BR	BA	SF	Unit Type	Inc Limit	Rent Limit	HOME Units	Subs Units	Total Units	Vac Units	Street Rent	Disc	Net Rent	UA	Gross Rent
1	1.0	500	Garden/Flat	Mar	Mar	No	No	30	2	\$545		\$545	\$69	\$614
1	1.0	570	Garden/Flat	Mar	Mar	No	No	42	3	\$565		\$565	\$69	\$634
2	1.0	920	Garden/Flat	Mar	Mar	No	No	7		\$685		\$685	\$92	\$777
Total / Average		574						79	5	\$568		\$568	\$71	\$639

Tenant-Paid Utilities		
Utility	Comp	Subj
Heat-Electric	yes	no
Cooking-Electric	yes	no
Other Electric	yes	no
Air Cond	yes	no
Hot Water-Electric	yes	no
Water	no	no
Sewer	no	no
Trash	no	no
Comp vs. Subject	Inferior	

Tenant-Paid Technology		
Technology	Comp	Subj
Cable	no	yes
Internet	yes	yes
Comp vs. Subject	Superior	

Visibility		
Rating (1-5 Scale)	Comp	Subj
Visibility	3.00	3.50
Comp vs. Subject	Inferior	

Access		
Rating (1-5 Scale)	Comp	Subj
Access	3.00	3.50
Comp vs. Subject	Inferior	

Neighborhood		
Rating (1-5 Scale)	Comp	Subj
Neighborhood	3.10	3.20
Comp vs. Subject	Inferior	

Proximity to Area Amenities		
Rating (1-5 Scale)	Comp	Subj
Area Amenities	2.80	3.70
Comp vs. Subject	Inferior	

Condition		
Rating (1-5 Scale)	Comp	Subj
Condition	3.25	4.00
Comp vs. Subject	Inferior	

Effective Age		
Rating (1-5 Scale)	Comp	Subj
Effective Age	2005	2005
Comp vs. Subject	Similar	

Site & Common Area Amenities		
Amenity	Comp	Subj
Ball Field	no	no
BBQ Area	yes	yes
Billiard/Game	no	no
Bus/Comp Ctr	no	yes
Car Care Ctr	no	no
Comm Center	no	yes
Elevator	no	yes
Fitness Ctr	no	yes
Gazebo/Patio	yes	yes
Hot Tub/Jacuzzi	no	no
Herb Garden	no	no
Horseshoes	no	no
Lake	no	no
Library	no	yes
Movie/Media Ctr	no	yes
Picnic Area	yes	yes
Playground	no	no
Pool	yes	no
Sauna	no	no
Sports Court	no	no
Walking Trail	no	no
Comp vs. Subject	Inferior	

Unit Amenities		
Amenity	Comp	Subj
Blinds	yes	yes
Ceiling Fans	yes	no
Carpeting	yes	no
Fireplace	no	no
Patio/Balcony	no	yes
Storage	no	no
Comp vs. Subject	Superior	

Kitchen Amenities		
Amenity	Comp	Subj
Stove	yes	yes
Refrigerator	yes	yes
Disposal	no	no
Dishwasher	some	no
Microwave	no	no
Comp vs. Subject	Similar	

Air Conditioning		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Window Units	no	no
None	no	no
Comp vs. Subject	Similar	

Heat		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Baseboards	no	no
Boiler/Radiators	no	no
None	no	no
Comp vs. Subject	Similar	

Parking		
Amenity	Comp	Subj
Garage	no	no
Covered Pkg	some	no
Assigned Pkg	no	no
Open	yes	yes
None	no	no
Comp vs. Subject	Similar	

Laundry		
Amenity	Comp	Subj
Central	yes	yes
W/D Units	no	no
W/D Hookups	no	no
Comp vs. Subject	Similar	

Security		
Amenity	Comp	Subj
Call Buttons	no	yes
Cont Access	no	yes
Courtesy Officer	no	no
Monitoring	no	yes
Security Alarms	no	no
Security Patrols	no	no
Comp vs. Subject	Inferior	

Services		
Amenity	Comp	Subj
After School	na	na
Concierge	na	na
Hair Salon	na	na
Health Care	na	na
Housekeeping	na	na
Meals	na	na
Transportation	na	some
Comp vs. Subject	Similar	

Heritage Place Apartments is an existing multifamily development located at 510 Broadway 0 in Columbus, Georgia. The property, which consists of 79 apartment units, was originally constructed in 2001 with conventional financing. All units are set aside as market rate units. The property currently stands at 94 percent occupancy.

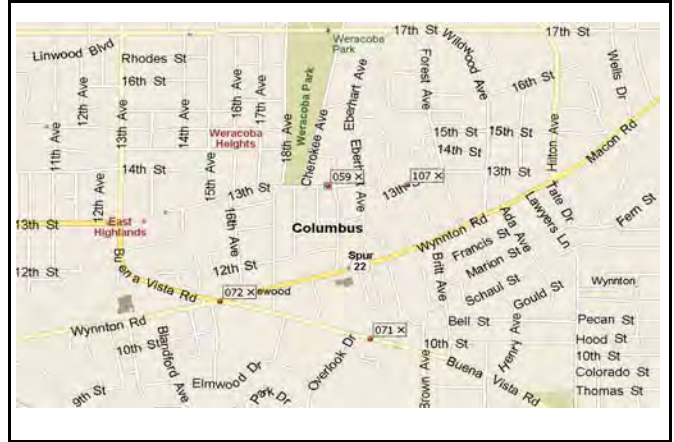
Project Information

Property Name	Lecraw On 13Th
Street Number	1918
Street Name	13th
Street Type	Street
City	Columbus
State	Georgia
Zip	31906
Phone Number	(706) 324-2112
Year Built	1994
Year Renovated	na
Minimum Lease	6
Min. Security Dep.	\$100
Other Fees	\$45
Waiting List	
Project Rent	Market Rate
Project Type	Family
Project Status	Stabilized
Financing	Conventional
Vouchers	
Latitude	32.4720
Longitude	-84.9650
Nearest Crossroads	na
AAC Code	15-086 059

Photo



Location Map



Interview Notes

Person Interviewed	Ms. Patricia, Management
Phone Number	(706) 324-2112
Interview Date	30-Apr-15
Interviewed By	DFR

There are no new apartments or businesses nearby. Contact advised that businesses in the area are not closing or laying off employees.

Unit Configuration

BR	BA	SF	Unit Type	Inc Limit	Rent Limit	HOME Units	Subs Units	Total Units	Vac Units	Street Rent	Disc	Net Rent	UA	Gross Rent
1	1.0	883	Garden/Flat	Mar	Mar	No	No	14	1	\$694		\$694	\$86	\$780
2	2.0	1214	Garden/Flat	Mar	Mar	No	No	10	2	\$836		\$836	\$108	\$944
Total / Average		1,021						24	3	\$753		\$753	\$95	\$848

Tenant-Paid Utilities		
Utility	Comp	Subj
Heat-Electric	yes	no
Cooking-Electric	yes	no
Other Electric	yes	no
Air Cond	yes	no
Hot Water-Electric	yes	no
Water	no	no
Sewer	no	no
Trash	no	no
Comp vs. Subject	Inferior	

Tenant-Paid Technology		
Technology	Comp	Subj
Cable	yes	yes
Internet	yes	yes
Comp vs. Subject	Similar	

Visibility		
Rating (1-5 Scale)	Comp	Subj
Visibility	3.25	3.50
Comp vs. Subject	Inferior	

Access		
Rating (1-5 Scale)	Comp	Subj
Access	3.25	3.50
Comp vs. Subject	Inferior	

Neighborhood		
Rating (1-5 Scale)	Comp	Subj
Neighborhood	4.50	3.20
Comp vs. Subject	Superior	

Proximity to Area Amenities		
Rating (1-5 Scale)	Comp	Subj
Area Amenities	3.50	3.70
Comp vs. Subject	Inferior	

Condition		
Rating (1-5 Scale)	Comp	Subj
Condition	3.00	4.00
Comp vs. Subject	Inferior	

Effective Age		
Rating (1-5 Scale)	Comp	Subj
Effective Age	1995	2005
Comp vs. Subject	Inferior	

Site & Common Area Amenities		
Amenity	Comp	Subj
Ball Field	no	no
BBQ Area	no	yes
Billiard/Game	no	no
Bus/Comp Ctr	no	yes
Car Care Ctr	no	no
Comm Center	no	yes
Elevator	no	yes
Fitness Ctr	no	yes
Gazebo/Patio	no	yes
Hot Tub/Jacuzzi	no	no
Herb Garden	no	no
Horseshoes	no	no
Lake	no	no
Library	no	yes
Movie/Media Ctr	no	yes
Picnic Area	no	yes
Playground	no	no
Pool	no	no
Sauna	no	no
Sports Court	no	no
Walking Trail	no	no
Comp vs. Subject	Inferior	

Unit Amenities		
Amenity	Comp	Subj
Blinds	yes	yes
Ceiling Fans	yes	no
Carpeting	yes	no
Fireplace	yes	no
Patio/Balcony	yes	yes
Storage	yes	no
Comp vs. Subject	Superior	

Kitchen Amenities		
Amenity	Comp	Subj
Stove	yes	yes
Refrigerator	yes	yes
Disposal	yes	no
Dishwasher	yes	no
Microwave	yes	no
Comp vs. Subject	Superior	

Air Conditioning		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Window Units	no	no
None	no	no
Comp vs. Subject	Similar	

Heat		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Baseboards	no	no
Boiler/Radiators	no	no
None	no	no
Comp vs. Subject	Similar	

Parking		
Amenity	Comp	Subj
Garage	no	no
Covered Pkg	no	no
Assigned Pkg	no	no
Open	yes	yes
None	no	no
Comp vs. Subject	Similar	

Laundry		
Amenity	Comp	Subj
Central	no	yes
W/D Units	no	no
W/D Hookups	yes	no
Comp vs. Subject	Similar	

Security		
Amenity	Comp	Subj
Call Buttons	no	yes
Cont Access	no	yes
Courtesy Officer	yes	no
Monitoring	no	yes
Security Alarms	no	no
Security Patrols	no	no
Comp vs. Subject	Inferior	

Services		
Amenity	Comp	Subj
After School	no	na
Concierge	no	na
Hair Salon	no	na
Health Care	no	na
Housekeeping	no	na
Meals	no	na
Transportation	no	some
Comp vs. Subject	Similar	

Lecraw On 13Th is an existing multifamily development located at 1918 13th Street in Columbus, Georgia. The property, which consists of 24 apartment units, was originally constructed in 1994 with conventional financing. All units are set aside as market rate units. The property currently stands at 88 percent occupancy.

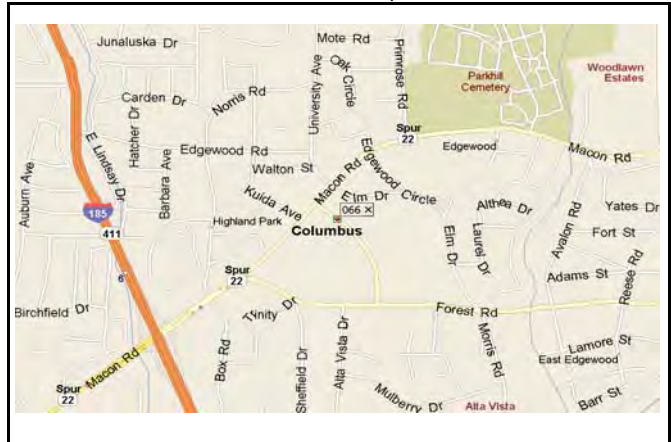
Project Information

Property Name	Martha's Vineyard
Street Number	2437
Street Name	Marthas
Street Type	Loop
City	Columbus
State	Georgia
Zip	31907
Phone Number	(706) 561-2209
Year Built	2003
Year Renovated	na
Minimum Lease	12
Min. Security Dep.	1 month
Other Fees	\$35
Waiting List	
Project Rent	Market Rate
Project Type	Family
Project Status	Stabilized
Financing	Conventional
Vouchers	
Latitude	32.4878
Longitude	-84.9313
Nearest Crossroads	na
AAC Code	15-086 066

Photo



Location Map



Interview Notes

Person Interviewed	Ms. Fanny, Manager
Phone Number	(706) 324-0415
Interview Date	30-Mar-15
Interviewed By	JS

There are no new apartments or businesses nearby. Contact advised that businesses in the area are not closing or laying off employees.

Unit Configuration

BR	BA	SF	Unit Type	Inc Limit	Rent Limit	HOME Units	Subs Units	Total Units	Vac Units	Street Rent	Disc	Net Rent	UA	Gross Rent
2	2.0	1200	Garden/Flat	Mar	Mar	No	No	26		\$690		\$690	\$92	\$782
3	2.0	1500	Garden/Flat	Mar	Mar	No	No	6		\$820		\$820	\$115	\$935
Total / Average		1,256						32		\$714		\$714	\$96	\$811



Tenant-Paid Utilities		
Utility	Comp	Subj
Heat-Electric	yes	no
Cooking-Electric	yes	no
Other Electric	yes	no
Air Cond	yes	no
Hot Water-Electric	yes	no
Water	no	no
Sewer	no	no
Trash	no	no
Comp vs. Subject	Inferior	

Tenant-Paid Technology		
Technology	Comp	Subj
Cable	yes	yes
Internet	yes	yes
Comp vs. Subject	Similar	

Visibility		
Rating (1-5 Scale)	Comp	Subj
Visibility	2.25	3.50
Comp vs. Subject	Inferior	

Access		
Rating (1-5 Scale)	Comp	Subj
Access	2.50	3.50
Comp vs. Subject	Inferior	

Neighborhood		
Rating (1-5 Scale)	Comp	Subj
Neighborhood	3.40	3.20
Comp vs. Subject	Superior	

Proximity to Area Amenities		
Rating (1-5 Scale)	Comp	Subj
Area Amenities	3.60	3.70
Comp vs. Subject	Inferior	

Condition		
Rating (1-5 Scale)	Comp	Subj
Condition	3.00	4.00
Comp vs. Subject	Inferior	

Effective Age		
Rating (1-5 Scale)	Comp	Subj
Effective Age	2000	2005
Comp vs. Subject	Inferior	

Site & Common Area Amenities		
Amenity	Comp	Subj
Ball Field	no	no
BBQ Area	no	yes
Billiard/Game	no	no
Bus/Comp Ctr	no	yes
Car Care Ctr	no	no
Comm Center	no	yes
Elevator	no	yes
Fitness Ctr	no	yes
Gazebo/Patio	no	yes
Hot Tub/Jacuzzi	no	no
Herb Garden	no	no
Horseshoes	no	no
Lake	no	no
Library	no	yes
Movie/Media Ctr	no	yes
Picnic Area	no	yes
Playground	no	no
Pool	no	no
Sauna	no	no
Sports Court	no	no
Walking Trail	no	no
Comp vs. Subject	Inferior	

Unit Amenities		
Amenity	Comp	Subj
Blinds	yes	yes
Ceiling Fans	yes	no
Carpeting	yes	no
Fireplace	no	no
Patio/Balcony	yes	yes
Storage	yes	no
Comp vs. Subject	Superior	

Kitchen Amenities		
Amenity	Comp	Subj
Stove	yes	yes
Refrigerator	yes	yes
Disposal	yes	no
Dishwasher	yes	no
Microwave	no	no
Comp vs. Subject	Superior	

Air Conditioning		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Window Units	no	no
None	no	no
Comp vs. Subject	Similar	

Heat		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Baseboards	no	no
Boiler/Radiators	no	no
None	no	no
Comp vs. Subject	Similar	

Parking		
Amenity	Comp	Subj
Garage	no	no
Covered Pkg	no	no
Assigned Pkg	no	no
Open	yes	yes
None	no	no
Comp vs. Subject	Similar	

Laundry		
Amenity	Comp	Subj
Central	no	yes
W/D Units	no	no
W/D Hookups	yes	no
Comp vs. Subject	Similar	

Security		
Amenity	Comp	Subj
Call Buttons	no	yes
Cont Access	no	yes
Courtesy Officer	no	no
Monitoring	no	yes
Security Alarms	no	no
Security Patrols	no	no
Comp vs. Subject	Inferior	

Services		
Amenity	Comp	Subj
After School	no	na
Concierge	no	na
Hair Salon	no	na
Health Care	no	na
Housekeeping	no	na
Meals	no	na
Transportation	no	some
Comp vs. Subject	Similar	

Martha's Vineyard is an existing multifamily development located at 2437 Marthas Loop in Columbus, Georgia. The property, which consists of 32 apartment units, was originally constructed in 2003 with conventional financing. All units are set aside as market rate units. The property currently stands at 100 percent occupancy.

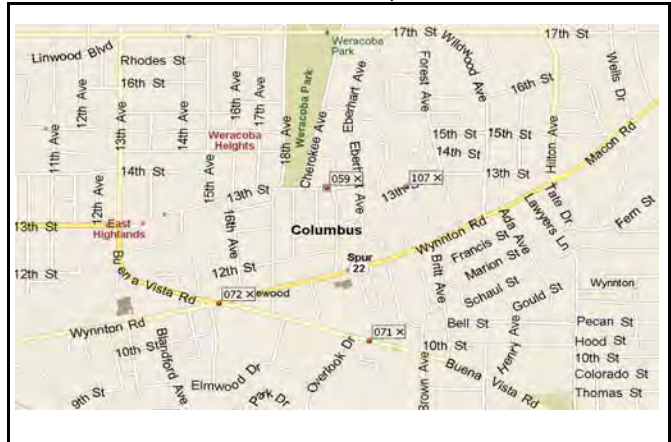
Project Information

Property Name	Overlook Club
Street Number	100
Street Name	Lockwood
Street Type	Court
City	Columbus
State	Georgia
Zip	31906
Phone Number	(706) 323-5699
Year Built	1985
Year Renovated	na
Minimum Lease	12
Min. Security Dep.	\$250
Other Fees	\$30
Waiting List	no
Project Rent	Market Rate
Project Type	Family
Project Status	Stabilized
Financing	Conventional
Vouchers	
Latitude	32.4656
Longitude	-84.9631
Nearest Crossroads	na
AAC Code	15-086 071

Photo



Location Map



Interview Notes

Person Interviewed	Ms. Samantha, Management
Phone Number	(706) 323-5699
Interview Date	02-Apr-15
Interviewed By	JS

There are no new apartments or businesses nearby. Contact advised that businesses in the area are not closing or laying off employees.

Unit Configuration

BR	BA	SF	Unit Type	Inc Limit	Rent Limit	HOME Units	Subs Units	Total Units	Vac Units	Street Rent	Disc	Net Rent	UA	Gross Rent
2	1.0	900	Garden/Flat	Mar	Mar	No	No	68	4	\$560		\$560	\$100	\$660
3	2.0	1200	Garden/Flat	Mar	Mar	No	No	5		\$660		\$660	\$125	\$785
Total / Average		921						73	4	\$567		\$567	\$102	\$669

Tenant-Paid Utilities		
Utility	Comp	Subj
Heat-Electric	yes	no
Cooking-Electric	yes	no
Other Electric	yes	no
Air Cond	yes	no
Hot Water-Electric	yes	no
Water	no	no
Sewer	no	no
Trash	no	no
Comp vs. Subject	Inferior	

Tenant-Paid Technology		
Technology	Comp	Subj
Cable	yes	yes
Internet	yes	yes
Comp vs. Subject	Similar	

Visibility		
Rating (1-5 Scale)	Comp	Subj
Visibility	2.50	3.50
Comp vs. Subject	Inferior	

Access		
Rating (1-5 Scale)	Comp	Subj
Access	3.50	3.50
Comp vs. Subject	Similar	

Neighborhood		
Rating (1-5 Scale)	Comp	Subj
Neighborhood	4.00	3.20
Comp vs. Subject	Superior	

Proximity to Area Amenities		
Rating (1-5 Scale)	Comp	Subj
Area Amenities	3.40	3.70
Comp vs. Subject	Inferior	

Condition		
Rating (1-5 Scale)	Comp	Subj
Condition	3.50	4.00
Comp vs. Subject	Inferior	

Effective Age		
Rating (1-5 Scale)	Comp	Subj
Effective Age	1995	2005
Comp vs. Subject	Inferior	

Site & Common Area Amenities		
Amenity	Comp	Subj
Ball Field	no	no
BBQ Area	no	yes
Billiard/Game	no	no
Bus/Comp Ctr	no	yes
Car Care Ctr	no	no
Comm Center	yes	yes
Elevator	no	yes
Fitness Ctr	no	yes
Gazebo/Patio	yes	yes
Hot Tub/Jacuzzi	no	no
Herb Garden	no	no
Horseshoes	no	no
Lake	no	no
Library	no	yes
Movie/Media Ctr	no	yes
Picnic Area	no	yes
Playground	yes	no
Pool	yes	no
Sauna	no	no
Sports Court	no	no
Walking Trail	no	no
Comp vs. Subject	Inferior	

Unit Amenities		
Amenity	Comp	Subj
Blinds	yes	yes
Ceiling Fans	yes	no
Carpeting	yes	no
Fireplace	no	no
Patio/Balcony	yes	yes
Storage	no	no
Comp vs. Subject	Superior	

Kitchen Amenities		
Amenity	Comp	Subj
Stove	yes	yes
Refrigerator	yes	yes
Disposal	yes	no
Dishwasher	some	no
Microwave	some	no
Comp vs. Subject	Superior	

Air Conditioning		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Window Units	no	no
None	no	no
Comp vs. Subject	Similar	

Heat		
Amenity	Comp	Subj
Central	no	yes
Wall Units	no	no
Baseboards	yes	no
Boiler/Radiators	no	no
None	no	no
Comp vs. Subject	Inferior	

Parking		
Amenity	Comp	Subj
Garage	no	no
Covered Pkg	no	no
Assigned Pkg	no	no
Open	yes	yes
None	no	no
Comp vs. Subject	Similar	

Laundry		
Amenity	Comp	Subj
Central	yes	yes
W/D Units	no	no
W/D Hookups	no	no
Comp vs. Subject	Similar	

Security		
Amenity	Comp	Subj
Call Buttons	no	yes
Cont Access	yes	yes
Courtesy Officer	yes	no
Monitoring	no	yes
Security Alarms	no	no
Security Patrols	no	no
Comp vs. Subject	Inferior	

Services		
Amenity	Comp	Subj
After School	no	na
Concierge	no	na
Hair Salon	no	na
Health Care	no	na
Housekeeping	no	na
Meals	no	na
Transportation	no	some
Comp vs. Subject	Similar	

Overlook Club is an existing multifamily development located at 100 Lockwood Court in Columbus, Georgia. The property, which consists of 73 apartment units, was originally constructed in 1985 with conventional financing. All units are set aside as market rate units. The property currently stands at 95 percent occupancy.

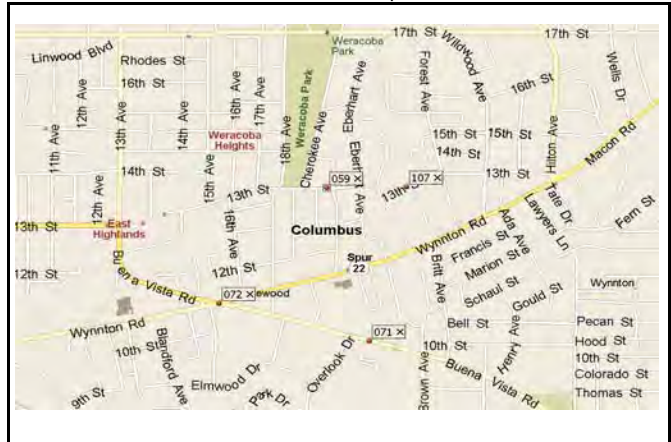
Project Information

Property Name	Overlook Crossing
Street Number	1600
Street Name	Buena Vista
Street Type	Road
City	Columbus
State	Georgia
Zip	31906
Phone Number	(706) 323-6722
Year Built	1975
Year Renovated	1984
Minimum Lease	6
Min. Security Dep.	\$250
Other Fees	\$35
Waiting List	na
Project Rent	Market Rate
Project Type	Family
Project Status	Stabilized
Financing	Conventional
Vouchers	
Latitude	32.4672
Longitude	-84.9699
Nearest Crossroads	na
AAC Code	15-086 072

Photo



Location Map



Interview Notes

Person Interviewed	Ms. Lindsey, Manager
Phone Number	(706) 323-6722
Interview Date	30-Mar-15
Interviewed By	JS
Rent reflects special pricing of \$200 off 1BR. Update interiors as needed, repaved parking in 2012, awnings in 2014, and new roofs about 2008. Contact advised Blue Cross is expanding.	

Unit Configuration

BR	BA	SF	Unit Type	Inc Limit	Rent Limit	HOME Units	Subs Units	Total Units	Vac Units	Street Rent	Disc	Net Rent	UA	Gross Rent
0	1.0	500	Garden/Flat	Mar	Mar	No	No	2		\$540		\$540	\$95	\$635
1	1.0	739	Garden/Flat	Mar	Mar	No	No	107	9	\$533	\$17	\$516	\$129	\$645
2	1.5	975	Garden/Flat	Mar	Mar	No	No	55	5	\$650		\$650	\$164	\$814
Total / Average		815						164	14	\$572	\$11	\$561	\$140	\$701

Tenant-Paid Utilities		
Utility	Comp	Subj
Heat-Electric	yes	no
Cooking-Electric	yes	no
Other Electric	yes	no
Air Cond	yes	no
Hot Water-Electric	yes	no
Water	yes	no
Sewer	yes	no
Trash	yes	no
Comp vs. Subject	Inferior	

Tenant-Paid Technology		
Technology	Comp	Subj
Cable	yes	yes
Internet	yes	yes
Comp vs. Subject	Similar	

Visibility		
Rating (1-5 Scale)	Comp	Subj
Visibility	3.50	3.50
Comp vs. Subject	Similar	

Access		
Rating (1-5 Scale)	Comp	Subj
Access	3.50	3.50
Comp vs. Subject	Similar	

Neighborhood		
Rating (1-5 Scale)	Comp	Subj
Neighborhood	4.00	3.20
Comp vs. Subject	Superior	

Proximity to Area Amenities		
Rating (1-5 Scale)	Comp	Subj
Area Amenities	3.40	3.70
Comp vs. Subject	Inferior	

Condition		
Rating (1-5 Scale)	Comp	Subj
Condition	3.00	4.00
Comp vs. Subject	Inferior	

Effective Age		
Rating (1-5 Scale)	Comp	Subj
Effective Age	1990	2005
Comp vs. Subject	Inferior	

Site & Common Area Amenities		
Amenity	Comp	Subj
Ball Field	no	no
BBQ Area	yes	yes
Billiard/Game	no	no
Bus/Comp Ctr	no	yes
Car Care Ctr	yes	no
Comm Center	yes	yes
Elevator	no	yes
Fitness Ctr	no	yes
Gazebo/Patio	no	yes
Hot Tub/Jacuzzi	no	no
Herb Garden	no	no
Horseshoes	no	no
Lake	no	no
Library	no	yes
Movie/Media Ctr	no	yes
Picnic Area	yes	yes
Playground	no	no
Pool	yes	no
Sauna	no	no
Sports Court	no	no
Walking Trail	no	no
Comp vs. Subject	Inferior	

Unit Amenities		
Amenity	Comp	Subj
Blinds	yes	yes
Ceiling Fans	yes	no
Carpeting	yes	no
Fireplace	no	no
Patio/Balcony	yes	yes
Storage	no	no
Comp vs. Subject	Superior	

Kitchen Amenities		
Amenity	Comp	Subj
Stove	yes	yes
Refrigerator	yes	yes
Disposal	yes	no
Dishwasher	yes	no
Microwave	no	no
Comp vs. Subject	Superior	

Air Conditioning		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Window Units	no	no
None	no	no
Comp vs. Subject	Similar	

Heat		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Baseboards	no	no
Boiler/Radiators	no	no
None	no	no
Comp vs. Subject	Similar	

Parking		
Amenity	Comp	Subj
Garage	no	no
Covered Pkg	no	no
Assigned Pkg	no	no
Open	yes	yes
None	no	no
Comp vs. Subject	Similar	

Laundry		
Amenity	Comp	Subj
Central	yes	yes
W/D Units	no	no
W/D Hookups	no	no
Comp vs. Subject	Similar	

Security		
Amenity	Comp	Subj
Call Buttons	no	yes
Cont Access	no	yes
Courtesy Officer	yes	no
Monitoring	no	yes
Security Alarms	no	no
Security Patrols	no	no
Comp vs. Subject	Inferior	

Services		
Amenity	Comp	Subj
After School	no	na
Concierge	no	na
Hair Salon	no	na
Health Care	no	na
Housekeeping	no	na
Meals	no	na
Transportation	no	some
Comp vs. Subject	Similar	

Overlook Crossing is an existing multifamily development located at 1600 Buena Vista Road in Columbus, Georgia. The property, which consists of 164 apartment units, was originally constructed in 1975 with conventional financing. All units are set aside as market rate units. The property currently stands at 91 percent occupancy.

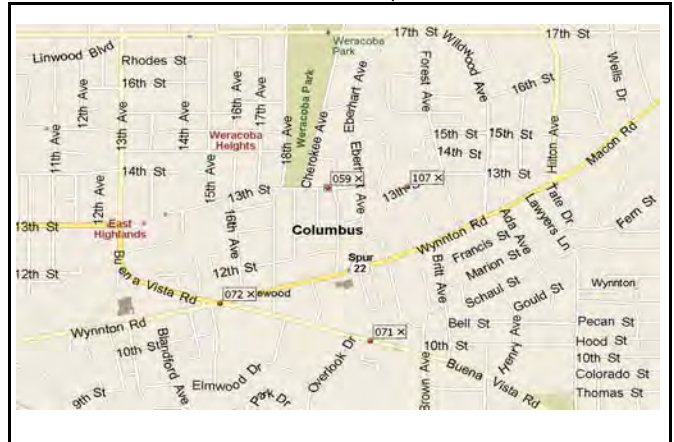
Project Information

Property Name	Midtown Tower
Street Number	1258
Street Name	Cedar
Street Type	Avenue
City	Columbus
State	Georgia
Zip	31906
Phone Number	(706) 587-1775
Year Built	1975
Year Renovated	2000
Minimum Lease	12
Min. Security Dep.	\$250
Other Fees	\$35
Waiting List	na
Project Rent	Market Rate
Project Type	Family
Project Status	Stabilized
Financing	Conventional
Vouchers	
Latitude	32.4721
Longitude	-84.9614
Nearest Crossroads	na
AAC Code	15-086 107

Photo



Location Map



Interview Notes

Person Interviewed	Mr. Trevor Wood, Owner
Phone Number	(706) 587-1775
Interview Date	31-Mar-15
Interviewed By	JS
Tenants pay utilities and cable to management company.	

Unit Configuration

BR	BA	SF	Unit Type	Inc Limit	Rent Limit	HOME Units	Subs Units	Total Units	Vac Units	Street Rent	Disc	Net Rent	UA	Gross Rent
2	2.0	1300	Garden/Flat	Mar	Mar	No	No	18	1	\$690		\$690	\$92	\$782
3	2.0	1600	Garden/Flat	Mar	Mar	No	No	7	1	\$850		\$850	\$115	\$965
Total / Average		1,384						25	2	\$735		\$735	\$98	\$833

Tenant-Paid Utilities		
Utility	Comp	Subj
Heat-Electric	yes	no
Cooking-Electric	yes	no
Other Electric	yes	no
Air Cond	yes	no
Hot Water-Electric	yes	no
Water	no	no
Sewer	no	no
Trash	no	no
Comp vs. Subject	Inferior	

Tenant-Paid Technology		
Technology	Comp	Subj
Cable	yes	yes
Internet	yes	yes
Comp vs. Subject	Similar	

Visibility		
Rating (1-5 Scale)	Comp	Subj
Visibility	2.00	3.50
Comp vs. Subject	Inferior	

Access		
Rating (1-5 Scale)	Comp	Subj
Access	2.50	3.50
Comp vs. Subject	Inferior	

Neighborhood		
Rating (1-5 Scale)	Comp	Subj
Neighborhood	4.50	3.20
Comp vs. Subject	Superior	

Proximity to Area Amenities		
Rating (1-5 Scale)	Comp	Subj
Area Amenities	3.50	3.70
Comp vs. Subject	Inferior	

Condition		
Rating (1-5 Scale)	Comp	Subj
Condition	2.50	4.00
Comp vs. Subject	Inferior	

Effective Age		
Rating (1-5 Scale)	Comp	Subj
Effective Age	1985	2005
Comp vs. Subject	Inferior	

Site & Common Area Amenities		
Amenity	Comp	Subj
Ball Field	no	no
BBQ Area	no	yes
Billiard/Game	no	no
Bus/Comp Ctr	no	yes
Car Care Ctr	no	no
Comm Center	no	yes
Elevator	yes	yes
Fitness Ctr	no	yes
Gazebo/Patio	no	yes
Hot Tub/Jacuzzi	no	no
Herb Garden	no	no
Horseshoes	no	no
Lake	no	no
Library	no	yes
Movie/Media Ctr	no	yes
Picnic Area	no	yes
Playground	no	no
Pool	no	no
Sauna	no	no
Sports Court	no	no
Walking Trail	no	no
Comp vs. Subject	Inferior	

Unit Amenities		
Amenity	Comp	Subj
Blinds	yes	yes
Ceiling Fans	yes	no
Carpeting	yes	no
Fireplace	no	no
Patio/Balcony	yes	yes
Storage	yes	no
Comp vs. Subject	Superior	

Kitchen Amenities		
Amenity	Comp	Subj
Stove	yes	yes
Refrigerator	yes	yes
Disposal	yes	no
Dishwasher	yes	no
Microwave	yes	no
Comp vs. Subject	Superior	

Air Conditioning		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Window Units	no	no
None	no	no
Comp vs. Subject	Similar	

Heat		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Baseboards	no	no
Boiler/Radiators	no	no
None	no	no
Comp vs. Subject	Similar	

Parking		
Amenity	Comp	Subj
Garage	no	no
Covered Pkg	no	no
Assigned Pkg	no	no
Open	yes	yes
None	no	no
Comp vs. Subject	Similar	

Laundry		
Amenity	Comp	Subj
Central	yes	yes
W/D Units	no	no
W/D Hookups	no	no
Comp vs. Subject	Similar	

Security		
Amenity	Comp	Subj
Call Buttons	no	yes
Cont Access	yes	yes
Courtesy Officer	no	no
Monitoring	no	yes
Security Alarms	no	no
Security Patrols	yes	no
Comp vs. Subject	Inferior	

Services		
Amenity	Comp	Subj
After School	na	na
Concierge	na	na
Hair Salon	na	na
Health Care	na	na
Housekeeping	na	na
Meals	na	na
Transportation	na	some
Comp vs. Subject	Similar	

Midtown Tower is an existing multifamily development located at 1258 Cedar Avenue in Columbus, Georgia. The property, which consists of 25 apartment units, was originally constructed in 1975 with conventional financing. All units are set aside as market rate units. The property currently stands at 92 percent occupancy.

**RENT COMPARABLES, RESTRICTED RENT**



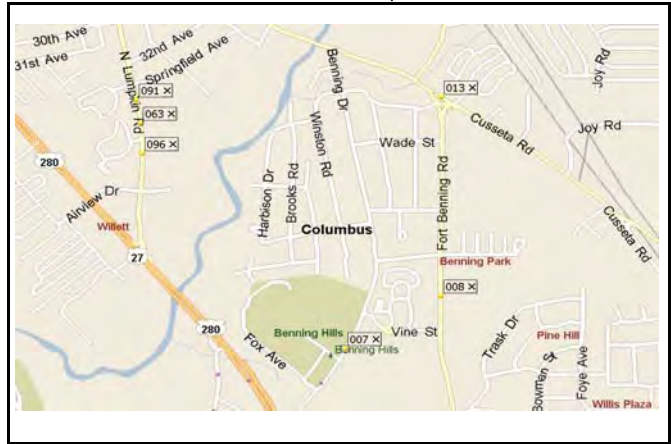
Project Information

Property Name	Arbor Pointe Phase 1
Street Number	1440
Street Name	Benning
Street Type	Drive
City	Columbus
State	Georgia
Zip	31903
Phone Number	(706) 685-0777
Year Built	2009
Year Renovated	na
Minimum Lease	12
Min. Security Dep.	\$250
Other Fees	\$19
Waiting List	yes
Project Rent	Restricted
Project Type	Family
Project Status	Stabilized
Financing	2007 Tax Credit
Vouchers	
Latitude	32.4271
Longitude	-84.9444
Nearest Crossroads	na
AAC Code	15-086 007

Photo



Location Map



Interview Notes

Person Interviewed	Ms. Amy, Leasing Agent
Phone Number	(706) 685-0777
Interview Date	31-Mar-15
Interviewed By	JS

2007 TC's awarded for construction of this property with 74 units of project based rental assistance and 18 public housing subsidized units available to tenants. Property shares amenities with Phase 2 and 3. Ms. Twanda Torbert @ 706-571-2800, with Columbus Housing Authority gave rents for subsidized units.

Unit Configuration

BR	BA	SF	Unit Type	Inc Limit	Rent Limit	HOME Units	Subs Units	Total Units	Vac Units	Street Rent	Disc	Net Rent	UA	Gross Rent
1	1.0	758	Garden/Flat	50%	50%	No	Yes	19	1	\$558		\$558	\$85	\$643
1	1.0	758	Garden/Flat	60%	60%	No	No	6		\$499		\$499	\$85	\$584
1	1.0	758	Garden/Flat	Mar	Mar	No	No	7		\$625		\$625	\$85	\$710
2	2.0	1069	Garden/Flat	50%	50%	No	Yes	54	3	\$633		\$633	\$110	\$743
2	2.0	1069	Garden/Flat	60%	60%	No	No	15	1	\$596		\$596	\$110	\$706
2	2.0	1069	Garden/Flat	Mar	Mar	No	No	9		\$754		\$754	\$110	\$864
2	1.5	974	Townhome	Mar	Mar	No	No	9		\$744		\$744	\$110	\$854
3	2.0	1206	Garden/Flat	50%	50%	No	Yes	19	1	\$848		\$848	\$140	\$988
3	2.0	1206	Garden/Flat	60%	60%	No	No	4		\$676		\$676	\$140	\$816
3	2.0	1206	Garden/Flat	Mar	Mar	No	No	6		\$844		\$844	\$140	\$984
Total / Average		1,023						148	6	\$665		\$665	\$110	\$776

Tenant-Paid Utilities		
Utility	Comp	Subj
Heat-Electric	yes	no
Cooking-Electric	yes	no
Other Electric	yes	no
Air Cond	yes	no
Hot Water-Electric	yes	no
Water	no	no
Sewer	no	no
Trash	no	no
Comp vs. Subject	Inferior	

Tenant-Paid Technology		
Technology	Comp	Subj
Cable	yes	yes
Internet	yes	yes
Comp vs. Subject	Similar	

Visibility		
Rating (1-5 Scale)	Comp	Subj
Visibility	3.25	3.50
Comp vs. Subject	Inferior	

Access		
Rating (1-5 Scale)	Comp	Subj
Access	3.25	3.50
Comp vs. Subject	Inferior	

Neighborhood		
Rating (1-5 Scale)	Comp	Subj
Neighborhood	2.10	3.20
Comp vs. Subject	Inferior	

Proximity to Area Amenities		
Rating (1-5 Scale)	Comp	Subj
Area Amenities	2.20	3.70
Comp vs. Subject	Inferior	

Condition		
Rating (1-5 Scale)	Comp	Subj
Condition	4.50	4.00
Comp vs. Subject	Superior	

Effective Age		
Rating (1-5 Scale)	Comp	Subj
Effective Age	2010	2005
Comp vs. Subject	Superior	

Site & Common Area Amenities		
Amenity	Comp	Subj
Ball Field	no	no
BBQ Area	yes	yes
Billiard/Game	no	no
Bus/Comp Ctr	yes	yes
Car Care Ctr	no	no
Comm Center	yes	yes
Elevator	no	yes
Fitness Ctr	yes	yes
Gazebo/Patio	yes	yes
Hot Tub/Jacuzzi	no	no
Herb Garden	no	no
Horseshoes	no	no
Lake	no	no
Library	no	yes
Movie/Media Ctr	no	yes
Picnic Area	yes	yes
Playground	yes	no
Pool	yes	no
Sauna	no	no
Sports Court	no	no
Walking Trail	no	no
Comp vs. Subject	Inferior	

Unit Amenities		
Amenity	Comp	Subj
Blinds	yes	yes
Ceiling Fans	yes	no
Carpeting	yes	no
Fireplace	no	no
Patio/Balcony	yes	yes
Storage	some	no
Comp vs. Subject	Superior	

Kitchen Amenities		
Amenity	Comp	Subj
Stove	yes	yes
Refrigerator	yes	yes
Disposal	yes	no
Dishwasher	yes	no
Microwave	yes	no
Comp vs. Subject	Superior	

Air Conditioning		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Window Units	no	no
None	no	no
Comp vs. Subject	Similar	

Heat		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Baseboards	no	no
Boiler/Radiators	no	no
None	no	no
Comp vs. Subject	Similar	

Parking		
Amenity	Comp	Subj
Garage	no	no
Covered Pkg	no	no
Assigned Pkg	no	no
Open	yes	yes
None	no	no
Comp vs. Subject	Similar	

Laundry		
Amenity	Comp	Subj
Central	yes	yes
W/D Units	no	no
W/D Hookups	yes	no
Comp vs. Subject	Superior	

Security		
Amenity	Comp	Subj
Call Buttons	no	yes
Cont Access	no	yes
Courtesy Officer	yes	no
Monitoring	no	yes
Security Alarms	no	no
Security Patrols	no	no
Comp vs. Subject	Inferior	

Services		
Amenity	Comp	Subj
After School	no	na
Concierge	no	na
Hair Salon	no	na
Health Care	no	na
Housekeeping	no	na
Meals	no	na
Transportation	no	some
Comp vs. Subject	Similar	

Arbor Pointe Phase 1 is an existing multifamily development located at 1440 Benning Drive in Columbus, Georgia. The property, which consists of 148 apartment units, was originally constructed in 2009. This property is currently operated as a rent restricted property. The property currently stands at 96 percent occupancy.

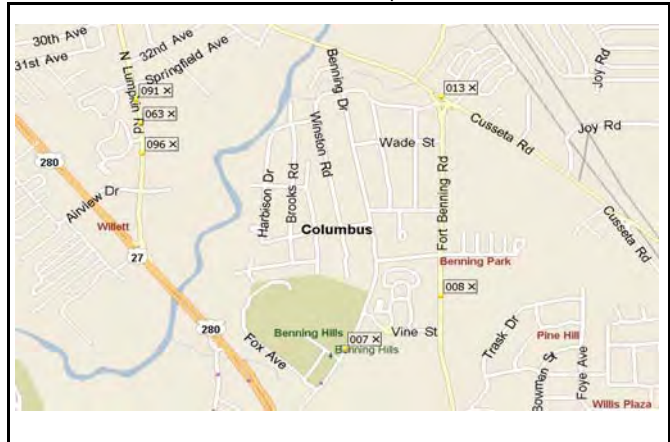
Project Information

Property Name	Arbor Pointe Phase 2	
Street Number	1331	
Street Name	Fort Benning	
Street Type	Road	
City	Columbus	
State	Georgia	
Zip	31903	
Phone Number	(706) 685-0777	
Year Built	2010	
Year Renovated	na	
Minimum Lease	12	
Min. Security Dep.	\$250	
Other Fees	\$19	
Waiting List	yes	
Project Rent	Restricted	
Project Type	Family	
Project Status	Stabilized	
Financing	2008	Tax Credit
Vouchers		
Latitude	32.4293	
Longitude	-84.9402	
Nearest Crossroads	na	
AAC Code	15-086	008

Photo



Location Map



Interview Notes

Person Interviewed	Ms. Amy, Leasing Agent
Phone Number	(706) 685-0777
Interview Date	31-Mar-15
Interviewed By	JS

2008 TC's awarded for construction of this property with 75 units of project based rental assistance or public housing subsidized units available to tenants. Property shares amenities with Phase 1 and 3. Ms. Twanda Torbert @ 706-571-2800, with Columbus Housing Authority gave rents for subsidized units.

Unit Configuration

BR	BA	SF	Unit Type	Inc Limit	Rent Limit	HOME Units	Subs Units	Total Units	Vac Units	Street Rent	Disc	Net Rent	UA	Gross Rent
1	1.0	758	Garden/Flat	50%	50%	No	Yes	10	1	\$558		\$558	\$85	\$643
1	1.0	758	Garden/Flat	60%	60%	No	Yes	5		\$558		\$558	\$85	\$643
1	1.0	758	Garden/Flat	60%	60%	No	No	10	1	\$499		\$499	\$85	\$584
1	1.0	758	Garden/Flat	Mar	Mar	No	No	7		\$625		\$625	\$85	\$710
2	2.0	1069	Garden/Flat	50%	50%	No	Yes	27	2	\$633		\$633	\$110	\$743
2	2.0	1069	Garden/Flat	60%	60%	No	Yes	18	1	\$633		\$633	\$110	\$743
2	2.0	1069	Garden/Flat	60%	60%	No	No	25	2	\$596		\$596	\$110	\$706
2	2.0	1069	Garden/Flat	Mar	Mar	No	No	9	1	\$754		\$754	\$110	\$864
2	1.5	974	Townhome	Mar	Mar	No	No	9	1	\$744		\$744	\$110	\$854
3	2.0	1206	Garden/Flat	50%	50%	No	Yes	9	1	\$848		\$848	\$140	\$988
3	2.0	1206	Garden/Flat	60%	60%	No	Yes	6		\$848		\$848	\$140	\$988
3	2.0	1206	Garden/Flat	60%	60%	No	No	7		\$676		\$676	\$140	\$816
3	2.0	1206	Garden/Flat	Mar	Mar	No	No	6		\$844		\$844	\$140	\$984
Total / Average		1,022						148	10	\$656		\$656	\$110	\$766

Tenant-Paid Utilities		
Utility	Comp	Subj
Heat-Electric	yes	no
Cooking-Electric	yes	no
Other Electric	yes	no
Air Cond	yes	no
Hot Water-Electric	yes	no
Water	no	no
Sewer	no	no
Trash	no	no
Comp vs. Subject	Inferior	

Tenant-Paid Technology		
Technology	Comp	Subj
Cable	yes	yes
Internet	yes	yes
Comp vs. Subject	Similar	

Visibility		
Rating (1-5 Scale)	Comp	Subj
Visibility	3.25	3.50
Comp vs. Subject	Inferior	

Access		
Rating (1-5 Scale)	Comp	Subj
Access	3.25	3.50
Comp vs. Subject	Inferior	

Neighborhood		
Rating (1-5 Scale)	Comp	Subj
Neighborhood	2.10	3.20
Comp vs. Subject	Inferior	

Proximity to Area Amenities		
Rating (1-5 Scale)	Comp	Subj
Area Amenities	2.20	3.70
Comp vs. Subject	Inferior	

Condition		
Rating (1-5 Scale)	Comp	Subj
Condition	4.50	4.00
Comp vs. Subject	Superior	

Effective Age		
Rating (1-5 Scale)	Comp	Subj
Effective Age	2010	2005
Comp vs. Subject	Superior	

Site & Common Area Amenities		
Amenity	Comp	Subj
Ball Field	no	no
BBQ Area	yes	yes
Billiard/Game	no	no
Bus/Comp Ctr	yes	yes
Car Care Ctr	no	no
Comm Center	yes	yes
Elevator	no	yes
Fitness Ctr	yes	yes
Gazebo/Patio	yes	yes
Hot Tub/Jacuzzi	no	no
Herb Garden	no	no
Horseshoes	no	no
Lake	no	no
Library	no	yes
Movie/Media Ctr	no	yes
Picnic Area	yes	yes
Playground	yes	no
Pool	yes	no
Sauna	no	no
Sports Court	no	no
Walking Trail	no	no
Comp vs. Subject	Inferior	

Unit Amenities		
Amenity	Comp	Subj
Blinds	yes	yes
Ceiling Fans	yes	no
Carpeting	yes	no
Fireplace	no	no
Patio/Balcony	yes	yes
Storage	some	no
Comp vs. Subject	Superior	

Kitchen Amenities		
Amenity	Comp	Subj
Stove	yes	yes
Refrigerator	yes	yes
Disposal	yes	no
Dishwasher	yes	no
Microwave	yes	no
Comp vs. Subject	Superior	

Air Conditioning		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Window Units	no	no
None	no	no
Comp vs. Subject	Similar	

Heat		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Baseboards	no	no
Boiler/Radiators	no	no
None	no	no
Comp vs. Subject	Similar	

Parking		
Amenity	Comp	Subj
Garage	no	no
Covered Pkg	no	no
Assigned Pkg	no	no
Open	yes	yes
None	no	no
Comp vs. Subject	Similar	

Laundry		
Amenity	Comp	Subj
Central	yes	yes
W/D Units	no	no
W/D Hookups	yes	no
Comp vs. Subject	Superior	

Security		
Amenity	Comp	Subj
Call Buttons	no	yes
Cont Access	no	yes
Courtesy Officer	yes	no
Monitoring	no	yes
Security Alarms	no	no
Security Patrols	no	no
Comp vs. Subject	Inferior	

Services		
Amenity	Comp	Subj
After School	no	na
Concierge	no	na
Hair Salon	no	na
Health Care	no	na
Housekeeping	no	na
Meals	no	na
Transportation	no	some
Comp vs. Subject	Similar	

Arbor Pointe Phase 2 is an existing multifamily development located at 1331 Fort Benning Road in Columbus, Georgia. The property, which consists of 148 apartment units, was originally constructed in 2010. This property is currently operated as a rent restricted property. The property currently stands at 93 percent occupancy.

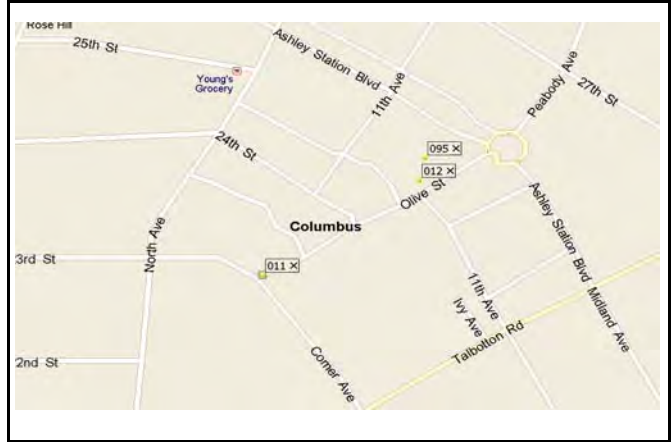
Project Information

Property Name	Ashley Station, Phase 1	
Street Number	1100	
Street Name	27th	
Street Type	Street	
City	Columbus	
State	Georgia	
Zip	31904	
Phone Number	(706) 576-6831	
Year Built	2006	
Year Renovated	na	
Minimum Lease	12	
Min. Security Dep.	Surety Bond	
Other Fees	\$118	
Waiting List	yes	
Project Rent	Restricted	
Project Type	Family	
Project Status	Stabilized	
Financing	2004	Tax Credit
Vouchers		65
Latitude		32.4854
Longitude		-84.9807
Nearest Crossroads		na
AAC Code	15-086	011

Photo



Location Map



Interview Notes

Person Interviewed	Ms. Kim, Leasing Agent
Phone Number	(706) 576-6831
Interview Date	06-Apr-15
Interviewed By	JS

2004 TC's awarded for construction of this HOPE VI property with 72 units of project based rental assistance available to tenants. Contact advised during our 2015 survey this property no longer has 50% units and the units not subsidized are either 60% or Market Rate. There are no new apartments or businesses nearby. Contact advised that

Unit Configuration

BR	BA	SF	Unit Type	Inc Limit	Rent Limit	HOME Units	Subs Units	Total Units	Vac Units	Street Rent	Disc	Net Rent	UA	Gross Rent
1	1.0	721	Garden/Flat	30%	30%	No	Yes	20		\$327		\$327	\$77	\$404
1	1.0	721	Garden/Flat	60%	50%	No	No	4		\$578		\$578	\$77	\$655
1	1.0	721	Garden/Flat	60%	60%	No	No	4		\$578		\$578	\$77	\$655
1	1.0	721	Garden/Flat	Mar	Mar	No	No	21	1	\$680		\$680	\$77	\$757
2	1.5	1075	Garden/Flat	30%	30%	No	Yes	30		\$393		\$393	\$121	\$514
2	1.5	975	Garden/Flat	60%	50%	No	No	14	1	\$665		\$665	\$121	\$786
2	1.5	1075	Garden/Flat	60%	60%	No	No	4		\$665		\$665	\$121	\$786
2	1.5	1075	Garden/Flat	Mar	Mar	No	No	12	1	\$750		\$750	\$121	\$871
2	2.0	1260	Garden/Flat	60%	50%	No	No	10		\$665		\$665	\$121	\$786
2	2.0	1260	Garden/Flat	60%	60%	No	No	1		\$665		\$665	\$121	\$786
2	2.0	1260	Garden/Flat	Mar	Mar	No	No	16	1	\$815		\$815	\$121	\$936
2	2.5	1260	Townhome	60%	50%	No	No	5		\$671		\$671	\$115	\$786
2	2.5	1000	Townhome	60%	60%	No	No	1		\$671		\$671	\$115	\$786
2	2.5	1000	Townhome	Mar	Mar	No	No	11	1	\$819		\$819	\$115	\$934
3	2.5	1250	Townhome	30%	30%	No	Yes	22		\$454		\$454	\$147	\$601
3	2.5	1250	Townhome	60%	50%	No	No	3	1	\$761		\$761	\$147	\$908
3	2.5	1250	Townhome	60%	60%	No	No	4		\$761		\$761	\$147	\$908
3	2.5	1250	Townhome	Mar	Mar	No	No	2	1	\$930		\$930	\$147	\$1,077
Total / Average		1,030						184	7	\$591		\$591	\$113	\$704

Tenant-Paid Utilities		
Utility	Comp	Subj
Heat-Electric	yes	no
Cooking-Electric	yes	no
Other Electric	yes	no
Air Cond	yes	no
Hot Water-Electric	yes	no
Water	no	no
Sewer	no	no
Trash	no	no
Comp vs. Subject	Inferior	

Tenant-Paid Technology		
Technology	Comp	Subj
Cable	yes	yes
Internet	yes	yes
Comp vs. Subject	Similar	

Visibility		
Rating (1-5 Scale)	Comp	Subj
Visibility	3.25	3.50
Comp vs. Subject	Inferior	

Access		
Rating (1-5 Scale)	Comp	Subj
Access	3.25	3.50
Comp vs. Subject	Inferior	

Neighborhood		
Rating (1-5 Scale)	Comp	Subj
Neighborhood	2.40	3.20
Comp vs. Subject	Inferior	

Proximity to Area Amenities		
Rating (1-5 Scale)	Comp	Subj
Area Amenities	3.70	3.70
Comp vs. Subject	Similar	

Condition		
Rating (1-5 Scale)	Comp	Subj
Condition	4.50	4.00
Comp vs. Subject	Superior	

Effective Age		
Rating (1-5 Scale)	Comp	Subj
Effective Age	2005	2005
Comp vs. Subject	Similar	

Site & Common Area Amenities		
Amenity	Comp	Subj
Ball Field	no	no
BBQ Area	yes	yes
Billiard/Game	no	no
Bus/Comp Ctr	yes	yes
Car Care Ctr	no	no
Comm Center	yes	yes
Elevator	no	yes
Fitness Ctr	yes	yes
Gazebo/Patio	yes	yes
Hot Tub/Jacuzzi	no	no
Herb Garden	no	no
Horseshoes	no	no
Lake	no	no
Library	yes	yes
Movie/Media Ctr	no	yes
Picnic Area	yes	yes
Playground	yes	no
Pool	yes	no
Sauna	no	no
Sports Court	no	no
Walking Trail	yes	no
Comp vs. Subject	Inferior	

Unit Amenities		
Amenity	Comp	Subj
Blinds	yes	yes
Ceiling Fans	yes	no
Carpeting	yes	no
Fireplace	no	no
Patio/Balcony	yes	yes
Storage	yes	no
Comp vs. Subject	Superior	

Kitchen Amenities		
Amenity	Comp	Subj
Stove	yes	yes
Refrigerator	yes	yes
Disposal	yes	no
Dishwasher	yes	no
Microwave	no	no
Comp vs. Subject	Superior	

Air Conditioning		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Window Units	no	no
None	no	no
Comp vs. Subject	Similar	

Heat		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Baseboards	no	no
Boiler/Radiators	no	no
None	no	no
Comp vs. Subject	Similar	

Parking		
Amenity	Comp	Subj
Garage	no	no
Covered Pkg	no	no
Assigned Pkg	no	no
Open	yes	yes
None	no	no
Comp vs. Subject	Similar	

Laundry		
Amenity	Comp	Subj
Central	yes	yes
W/D Units	no	no
W/D Hookups	yes	no
Comp vs. Subject	Superior	

Security		
Amenity	Comp	Subj
Call Buttons	no	yes
Cont Access	no	yes
Courtesy Officer	yes	no
Monitoring	no	yes
Security Alarms	no	no
Security Patrols	no	no
Comp vs. Subject	Inferior	

Services		
Amenity	Comp	Subj
After School	no	na
Concierge	no	na
Hair Salon	no	na
Health Care	no	na
Housekeeping	no	na
Meals	no	na
Transportation	no	some
Comp vs. Subject	Similar	

Ashley Station, Phase 1 is an existing multifamily development located at 1100 27th Street in Columbus, Georgia. The property, which consists of 184 apartment units, was originally constructed in 2006. This property is currently operated as a rent restricted property. The property currently stands at 96 percent occupancy.

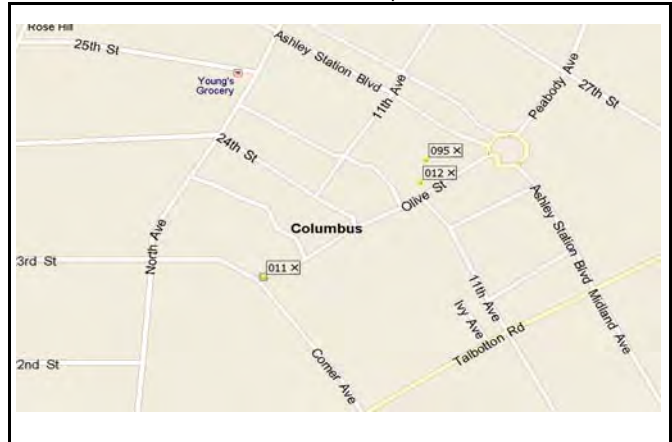
Project Information

Property Name	Ashley Station, Phase 2	
Street Number	2321	
Street Name	Olive	
Street Type	Street	
City	Columbus	
State	Georgia	
Zip	31904	
Phone Number	(706) 576-6831	
Year Built	2008	
Year Renovated	na	
Minimum Lease	12	
Min. Security Dep.	Surety Bond	
Other Fees	\$118	
Waiting List	yes	
Project Rent	Restricted	
Project Type	Family	
Project Status	Stabilized	
Financing	2006	Tax Credit
Vouchers		50
Latitude		32.4862
Longitude		-84.9793
Nearest Crossroads		na
AAC Code	15-086	012

Photo



Location Map



Interview Notes

Person Interviewed	Ms. Kim, Leasing Agent
Phone Number	(706) 576-6831
Interview Date	06-Apr-15
Interviewed By	JS

2006 TC's awarded for construction of this HOPE VI property with 73 units of operational subsidies, through HA of Columbus, available to tenants. One 4-story building, with 62+ year head of household age requirements, has additional amenities suitable for older residents, including controlled access and elevator. Contact advised during our

Unit Configuration

BR	BA	SF	Unit Type	Inc Limit	Rent Limit	HOME Units	Subs Units	Total Units	Vac Units	Street Rent	Disc	Net Rent	UA	Gross Rent
1	1.0	664	Garden/Flat	30%	30%	No	Yes	45		\$327		\$327	\$74	\$401
1	1.0	664	Garden/Flat	60%	60%	No	No	24		\$581		\$581	\$74	\$655
1	1.0	664	Garden/Flat	60%	60%	No	No	25		\$581		\$581	\$74	\$655
1	1.0	664	Garden/Flat	Mar	Mar	No	No	6	1	\$680		\$680	\$74	\$754
2	1.5	888	Garden/Flat	30%	30%	No	Yes	4		\$393		\$393	\$122	\$515
2	1.5	888	Garden/Flat	60%	60%	No	No	4		\$664		\$664	\$122	\$786
2	1.5	888	Garden/Flat	60%	60%	No	No	3		\$664		\$664	\$122	\$786
2	1.5	888	Garden/Flat	Mar	Mar	No	No	6		\$815		\$815	\$122	\$937
2	2.0	1188	Garden/Flat	30%	30%	No	Yes	14	1	\$393		\$393	\$122	\$515
2	2.0	1188	Garden/Flat	60%	60%	No	No	4		\$665		\$665	\$122	\$787
2	2.0	1188	Garden/Flat	60%	60%	No	No	4		\$665		\$665	\$122	\$787
2	2.0	1188	Garden/Flat	Mar	Mar	No	No	15	2	\$815		\$815	\$122	\$937
2	2.5	1232	Townhome	30%	30%	No	Yes	9		\$393		\$393	\$122	\$515
2	2.5	1232	Townhome	60%	60%	No	No	2		\$671		\$671	\$122	\$793
2	2.5	1232	Townhome	60%	60%	No	No	5		\$671		\$671	\$122	\$793
2	2.5	1232	Townhome	Mar	Mar	No	No	5	1	\$815		\$815	\$122	\$937
3	2.5	1512	Townhome	30%	30%	No	Yes	1		\$454		\$454	\$146	\$600
3	2.5	1512	Townhome	60%	50%	No	No	2		\$762		\$762	\$146	\$908
3	2.5	1512	Townhome	60%	60%	No	No	3	1	\$762		\$762	\$146	\$908
3	2.5	1250	Townhome	Mar	Mar	No	No	2	1	\$930		\$930	\$146	\$1,076
Total / Average		890						183	7	\$546		\$546	\$97	\$642

Tenant-Paid Utilities		
Utility	Comp	Subj
Heat-Electric	yes	no
Cooking-Electric	yes	no
Other Electric	yes	no
Air Cond	yes	no
Hot Water-Electric	yes	no
Water	no	no
Sewer	no	no
Trash	no	no
Comp vs. Subject	Inferior	

Tenant-Paid Technology		
Technology	Comp	Subj
Cable	yes	yes
Internet	yes	yes
Comp vs. Subject	Similar	

Visibility		
Rating (1-5 Scale)	Comp	Subj
Visibility	3.25	3.50
Comp vs. Subject	Inferior	

Access		
Rating (1-5 Scale)	Comp	Subj
Access	3.25	3.50
Comp vs. Subject	Inferior	

Neighborhood		
Rating (1-5 Scale)	Comp	Subj
Neighborhood	2.40	3.20
Comp vs. Subject	Inferior	

Proximity to Area Amenities		
Rating (1-5 Scale)	Comp	Subj
Area Amenities	3.70	3.70
Comp vs. Subject	Similar	

Condition		
Rating (1-5 Scale)	Comp	Subj
Condition	4.75	4.00
Comp vs. Subject	Superior	

Effective Age		
Rating (1-5 Scale)	Comp	Subj
Effective Age	2010	2005
Comp vs. Subject	Superior	

Site & Common Area Amenities		
Amenity	Comp	Subj
Ball Field	no	no
BBQ Area	yes	yes
Billiard/Game	no	no
Bus/Comp Ctr	yes	yes
Car Care Ctr	no	no
Comm Center	yes	yes
Elevator	no	yes
Fitness Ctr	yes	yes
Gazebo/Patio	yes	yes
Hot Tub/Jacuzzi	no	no
Herb Garden	no	no
Horseshoes	no	no
Lake	no	no
Library	yes	yes
Movie/Media Ctr	no	yes
Picnic Area	yes	yes
Playground	yes	no
Pool	yes	no
Sauna	no	no
Sports Court	no	no
Walking Trail	yes	no
Comp vs. Subject	Inferior	

Unit Amenities		
Amenity	Comp	Subj
Blinds	yes	yes
Ceiling Fans	yes	no
Carpeting	yes	no
Fireplace	no	no
Patio/Balcony	yes	yes
Storage	yes	no
Comp vs. Subject	Superior	

Kitchen Amenities		
Amenity	Comp	Subj
Stove	yes	yes
Refrigerator	yes	yes
Disposal	yes	no
Dishwasher	yes	no
Microwave	no	no
Comp vs. Subject	Superior	

Air Conditioning		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Window Units	no	no
None	no	no
Comp vs. Subject	Similar	

Heat		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Baseboards	no	no
Boiler/Radiators	no	no
None	no	no
Comp vs. Subject	Similar	

Parking		
Amenity	Comp	Subj
Garage	no	no
Covered Pkg	no	no
Assigned Pkg	no	no
Open	yes	yes
None	no	no
Comp vs. Subject	Similar	

Laundry		
Amenity	Comp	Subj
Central	yes	yes
W/D Units	no	no
W/D Hookups	yes	no
Comp vs. Subject	Superior	

Security		
Amenity	Comp	Subj
Call Buttons	no	yes
Cont Access	some	yes
Courtesy Officer	yes	no
Monitoring	no	yes
Security Alarms	no	no
Security Patrols	no	no
Comp vs. Subject	Inferior	

Services		
Amenity	Comp	Subj
After School	no	na
Concierge	no	na
Hair Salon	no	na
Health Care	no	na
Housekeeping	no	na
Meals	no	na
Transportation	no	some
Comp vs. Subject	Similar	

Ashley Station, Phase 2 is an existing multifamily development located at 2321 Olive Street in Columbus, Georgia. The property, which consists of 183 apartment units, was originally constructed in 2008. This property is currently operated as a rent restricted property. The property currently stands at 96 percent occupancy.



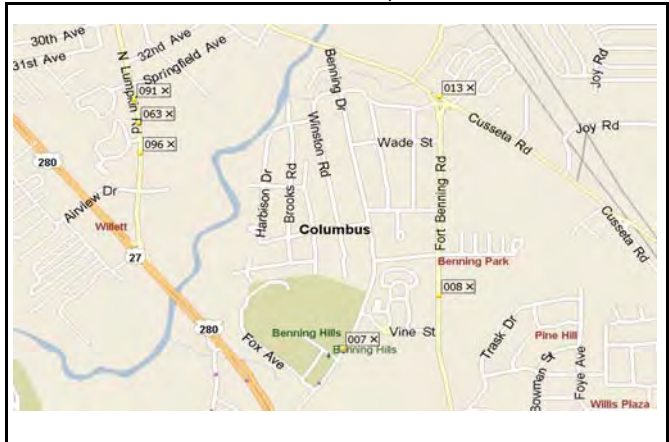
Project Information

Property Name	Avalon Apartments
Street Number	3737
Street Name	Cusseta
Street Type	Road
City	Columbus
State	Georgia
Zip	31903
Phone Number	(706) 689-7883
Year Built	2009
Year Renovated	na
Minimum Lease	12
Min. Security Dep.	\$200
Other Fees	\$13
Waiting List	na
Project Rent	Restricted
Project Type	Family
Project Status	Stabilized
Financing	2007 Tax Credit
Vouchers	75
Latitude	32.4374
Longitude	-84.9402
Nearest Crossroads	na
AAC Code	15-086 013

Photo



Location Map



Interview Notes

Person Interviewed	Ms. Stephanie, Leasing Agent
Phone Number	(706) 689-7883
Interview Date	27-Mar-15
Interviewed By	JS

2007 TCs awarded for construction of this property without units of project based rental assistance available to tenants. Contact advised that Chapman Senior property is being demolished and rebuilt.

Unit Configuration

BR	BA	SF	Unit Type	Inc Limit	Rent Limit	HOME Units	Subs Units	Total Units	Vac Units	Street Rent	Disc	Net Rent	UA	Gross Rent
1	1.0	682	Garden/Flat	60%	60%	No	No	54		\$490		\$490	\$90	\$580
2	2.0	949	Garden/Flat	60%	60%	No	No	60		\$525		\$525	\$110	\$635
3	2.0	1000	Garden/Flat	60%	60%	No	No	82	26	\$600		\$600	\$140	\$740
4	2.0	1280	Garden/Flat	60%	60%	No	No	36	6	\$700		\$700	\$172	\$872
Total / Average		956						232	32	\$571		\$571	\$126	\$696

Tenant-Paid Utilities		
Utility	Comp	Subj
Heat-Electric	yes	no
Cooking-Electric	yes	no
Other Electric	yes	no
Air Cond	yes	no
Hot Water-Electric	yes	no
Water	no	no
Sewer	no	no
Trash	no	no
Comp vs. Subject	Inferior	

Tenant-Paid Technology		
Technology	Comp	Subj
Cable	yes	yes
Internet	yes	yes
Comp vs. Subject	Similar	

Visibility		
Rating (1-5 Scale)	Comp	Subj
Visibility	2.50	3.50
Comp vs. Subject	Inferior	

Access		
Rating (1-5 Scale)	Comp	Subj
Access	2.75	3.50
Comp vs. Subject	Inferior	

Neighborhood		
Rating (1-5 Scale)	Comp	Subj
Neighborhood	3.20	3.20
Comp vs. Subject	Similar	

Proximity to Area Amenities		
Rating (1-5 Scale)	Comp	Subj
Area Amenities	2.40	3.70
Comp vs. Subject	Inferior	

Condition		
Rating (1-5 Scale)	Comp	Subj
Condition	4.75	4.00
Comp vs. Subject	Superior	

Effective Age		
Rating (1-5 Scale)	Comp	Subj
Effective Age	2012	2005
Comp vs. Subject	Superior	

Site & Common Area Amenities		
Amenity	Comp	Subj
Ball Field	no	no
BBQ Area	yes	yes
Billiard/Game	no	no
Bus/Comp Ctr	yes	yes
Car Care Ctr	no	no
Comm Center	yes	yes
Elevator	no	yes
Fitness Ctr	yes	yes
Gazebo/Patio	no	yes
Hot Tub/Jacuzzi	no	no
Herb Garden	no	no
Horseshoes	no	no
Lake	no	no
Library	no	yes
Movie/Media Ctr	no	yes
Picnic Area	yes	yes
Playground	yes	no
Pool	yes	no
Sauna	no	no
Sports Court	no	no
Walking Trail	yes	no
Comp vs. Subject	Inferior	

Unit Amenities		
Amenity	Comp	Subj
Blinds	yes	yes
Ceiling Fans	no	no
Carpeting	yes	no
Fireplace	no	no
Patio/Balcony	no	yes
Storage	no	no
Comp vs. Subject	Similar	

Kitchen Amenities		
Amenity	Comp	Subj
Stove	yes	yes
Refrigerator	yes	yes
Disposal	yes	no
Dishwasher	yes	no
Microwave	no	no
Comp vs. Subject	Superior	

Air Conditioning		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Window Units	no	no
None	no	no
Comp vs. Subject	Similar	

Heat		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Baseboards	no	no
Boiler/Radiators	no	no
None	no	no
Comp vs. Subject	Similar	

Parking		
Amenity	Comp	Subj
Garage	no	no
Covered Pkg	no	no
Assigned Pkg	no	no
Open	yes	yes
None	no	no
Comp vs. Subject	Similar	

Laundry		
Amenity	Comp	Subj
Central	no	yes
W/D Units	no	no
W/D Hookups	yes	no
Comp vs. Subject	Similar	

Security		
Amenity	Comp	Subj
Call Buttons	no	yes
Cont Access	yes	yes
Courtesy Officer	no	no
Monitoring	no	yes
Security Alarms	no	no
Security Patrols	no	no
Comp vs. Subject	Inferior	

Services		
Amenity	Comp	Subj
After School	na	na
Concierge	na	na
Hair Salon	na	na
Health Care	na	na
Housekeeping	na	na
Meals	na	na
Transportation	na	some
Comp vs. Subject	Similar	

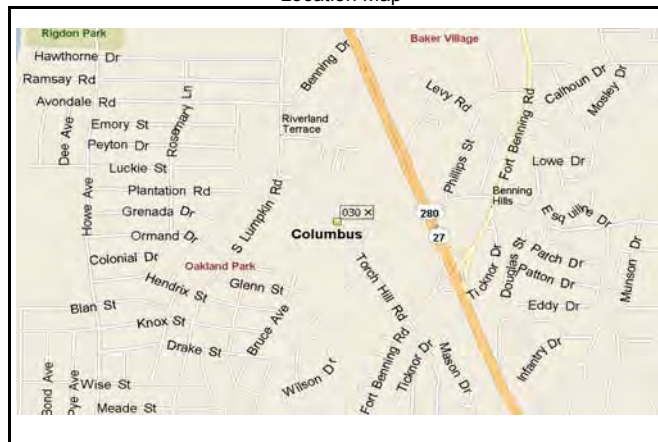
Avalon Apartments is an existing multifamily development located at 3737 Cusseta Road in Columbus, Georgia. The property, which consists of 232 apartment units, was originally constructed in 2009. This property is currently operated as a rent restricted property. The property currently stands at 86 percent occupancy.

Property Name	Eagles Trace	
Street Number	2001	
Street Name	Torch Hill	
Street Type	Road	
City	Columbus	
State	Georgia	
Zip	31903	
Phone Number	(706) 689-6618	
Year Built	1958	
Year Renovated	2002	
Minimum Lease	12	
Min. Security Dep.	\$150	
Other Fees	\$25	
Waiting List	na	
Project Rent	Restricted	
Project Type	Family	
Project Status	Stabilized	
Financing	2002	Tax Credit
Vouchers	70	
Latitude	32.4161	
Longitude	-84.9479	
Nearest Crossroads	Matheson Road	
AAC Code	15-086	030

Photo



Location Map



Interview Notes

Person Interviewed	Mr. Alex, Leasing Agent
Phone Number	(706) 689-6618
Interview Date	27-Mar-15
Interviewed By	JS

2002 TC's awarded for construction of this property without project based rental assistance. 5 units are employee/non-rental units. Rents reflect special pricing for 2BR 1BA for \$465 and 1/2 off 1st month for all units. There are no new apartments or businesses nearby. Contact advised that businesses in the area are not closing or laying off

Unit Configuration

BR	BA	SF	Unit Type	Inc Limit	Rent Limit	HOME Units	Subs Units	Total Units	Vac Units	Street Rent	Disc	Net Rent	UA	Gross Rent
1	1.0	733	Garden/Flat	60%	60%	No	No	25	2	\$490	\$20	\$470	\$98	\$568
2	1.0	795	Garden/Flat	60%	60%	No	No	266	19	\$551	\$105	\$446	\$125	\$571
2	2.0	795	Garden/Flat	60%	60%	No	No	10	1	\$597	\$25	\$572	\$125	\$697
3	1.0	1350	Garden/Flat	60%	60%	No	No	22	2	\$634	\$26	\$608	\$156	\$764
3	2.0	1350	Garden/Flat	60%	60%	No	No	30	2	\$660	\$28	\$632	\$156	\$788
4	1.0	1450	Garden/Flat	60%	60%	No	No	25	2	\$714	\$30	\$684	\$196	\$880
Total / Average		911						378	28	\$572	\$82	\$491	\$132	\$623

Tenant-Paid Utilities		
Utility	Comp	Subj
Heat-Electric	yes	no
Cooking-Electric	yes	no
Other Electric	yes	no
Air Cond	yes	no
Hot Water-Electric	yes	no
Water	no	no
Sewer	no	no
Trash	no	no
Comp vs. Subject	Inferior	

Tenant-Paid Technology		
Technology	Comp	Subj
Cable	yes	yes
Internet	yes	yes
Comp vs. Subject	Similar	

Visibility		
Rating (1-5 Scale)	Comp	Subj
Visibility	3.00	3.50
Comp vs. Subject	Inferior	

Access		
Rating (1-5 Scale)	Comp	Subj
Access	3.00	3.50
Comp vs. Subject	Inferior	

Neighborhood		
Rating (1-5 Scale)	Comp	Subj
Neighborhood	2.90	3.20
Comp vs. Subject	Inferior	

Proximity to Area Amenities		
Rating (1-5 Scale)	Comp	Subj
Area Amenities	2.00	3.70
Comp vs. Subject	Inferior	

Condition		
Rating (1-5 Scale)	Comp	Subj
Condition	3.50	4.00
Comp vs. Subject	Inferior	

Effective Age		
Rating (1-5 Scale)	Comp	Subj
Effective Age	2000	2005
Comp vs. Subject	Inferior	

Site & Common Area Amenities		
Amenity	Comp	Subj
Ball Field	no	no
BBQ Area	yes	yes
Billiard/Game	no	no
Bus/Comp Ctr	no	yes
Car Care Ctr	no	no
Comm Center	no	yes
Elevator	no	yes
Fitness Ctr	no	yes
Gazebo/Patio	yes	yes
Hot Tub/Jacuzzi	no	no
Herb Garden	no	no
Horseshoes	no	no
Lake	no	no
Library	no	yes
Movie/Media Ctr	no	yes
Picnic Area	yes	yes
Playground	yes	no
Pool	yes	no
Sauna	no	no
Sports Court	no	no
Walking Trail	no	no
Comp vs. Subject	Inferior	

Unit Amenities		
Amenity	Comp	Subj
Blinds	yes	yes
Ceiling Fans	no	no
Carpeting	no	no
Fireplace	no	no
Patio/Balcony	no	yes
Storage	no	no
Comp vs. Subject	Inferior	

Kitchen Amenities		
Amenity	Comp	Subj
Stove	yes	yes
Refrigerator	yes	yes
Disposal	no	no
Dishwasher	yes	no
Microwave	no	no
Comp vs. Subject	Superior	

Air Conditioning		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Window Units	no	no
None	no	no
Comp vs. Subject	Similar	

Heat		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Baseboards	no	no
Boiler/Radiators	no	no
None	no	no
Comp vs. Subject	Similar	

Parking		
Amenity	Comp	Subj
Garage	no	no
Covered Pkg	no	no
Assigned Pkg	no	no
Open	yes	yes
None	no	no
Comp vs. Subject	Similar	

Laundry		
Amenity	Comp	Subj
Central	yes	yes
W/D Units	no	no
W/D Hookups	yes	no
Comp vs. Subject	Superior	

Security		
Amenity	Comp	Subj
Call Buttons	no	yes
Cont Access	no	yes
Courtesy Officer	yes	no
Monitoring	no	yes
Security Alarms	no	no
Security Patrols	no	no
Comp vs. Subject	Inferior	

Services		
Amenity	Comp	Subj
After School	yes	na
Concierge	no	na
Hair Salon	no	na
Health Care	no	na
Housekeeping	no	na
Meals	no	na
Transportation	no	some
Comp vs. Subject	Superior	

Eagles Trace is an existing multifamily development located at 2001 Torch Hill Road in Columbus, Georgia. The property, which consists of 378 apartment units, was originally constructed in 1958. This property is currently operated as a rent restricted property. The property currently stands at 93 percent occupancy.

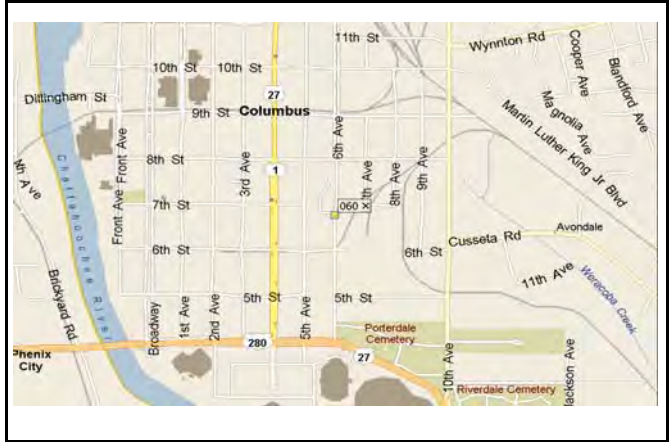
Project Information

Property Name	Liberty Garden Townhouses	
Street Number	675	
Street Name	6th	
Street Type	Avenue	
City	Columbus	
State	Georgia	
Zip	31901	
Phone Number	(706) 323-8833	
Year Built	1984	
Year Renovated	1996	
Minimum Lease	12	
Min. Security Dep.	\$350	
Other Fees	\$50	
Waiting List	6 people	
Project Rent	Restricted	
Project Type	Family	
Project Status	Stabilized	
Financing	1994	Tax Credit
Vouchers	44	
Latitude	32.4586	
Longitude	-84.9849	
Nearest Crossroads	of 8th and 6th, and 8th and 5th	
AAC Code	15-086	060

Photo



Location Map



Interview Notes

Person Interviewed	Mr. Charles Benton, Manager	
Phone Number	(706) 323-8833	
Interview Date	30-Mar-15	
Interviewed By	JS	

1994 TC's awarded for rehabilitation of this property without project based rental assistance. New roofs in about 2008. There are no new apartments or businesses nearby. Contact advised that businesses in the area are not closing or laying off employees.

Unit Configuration

BR	BA	SF	Unit Type	Inc Limit	Rent Limit	HOME Units	Subs Units	Total Units	Vac Units	Street Rent	Disc	Net Rent	UA	Gross Rent
2	2.0	920	Garden/Flat	50%	50%	No	No	29		\$375		\$375	\$155	\$530
2	2.0	920	Garden/Flat	60%	60%	No	No	43		\$484		\$484	\$155	\$639
3	2.0	1155	Garden/Flat	50%	50%	No	No	8		\$427		\$427	\$191	\$618
3	2.0	1155	Garden/Flat	60%	60%	No	No	8		\$595		\$595	\$191	\$786
Total / Average		963						88		\$453		\$453	\$162	\$615

Tenant-Paid Utilities		
Utility	Comp	Subj
Heat-Electric	yes	no
Cooking-Electric	yes	no
Other Electric	yes	no
Air Cond	yes	no
Hot Water-Electric	yes	no
Water	no	no
Sewer	no	no
Trash	no	no
Comp vs. Subject	Inferior	

Tenant-Paid Technology		
Technology	Comp	Subj
Cable	yes	yes
Internet	yes	yes
Comp vs. Subject	Similar	

Visibility		
Rating (1-5 Scale)	Comp	Subj
Visibility	3.50	3.50
Comp vs. Subject	Similar	

Access		
Rating (1-5 Scale)	Comp	Subj
Access	3.50	3.50
Comp vs. Subject	Similar	

Neighborhood		
Rating (1-5 Scale)	Comp	Subj
Neighborhood	2.20	3.20
Comp vs. Subject	Inferior	

Proximity to Area Amenities		
Rating (1-5 Scale)	Comp	Subj
Area Amenities	3.10	3.70
Comp vs. Subject	Inferior	

Condition		
Rating (1-5 Scale)	Comp	Subj
Condition	3.00	4.00
Comp vs. Subject	Inferior	

Effective Age		
Rating (1-5 Scale)	Comp	Subj
Effective Age	1990	2005
Comp vs. Subject	Inferior	

Site & Common Area Amenities		
Amenity	Comp	Subj
Ball Field	no	no
BBQ Area	no	yes
Billiard/Game	no	no
Bus/Comp Ctr	no	yes
Car Care Ctr	no	no
Comm Center	no	yes
Elevator	no	yes
Fitness Ctr	no	yes
Gazebo/Patio	no	yes
Hot Tub/Jacuzzi	no	no
Herb Garden	no	no
Horseshoes	no	no
Lake	no	no
Library	no	yes
Movie/Media Ctr	no	yes
Picnic Area	no	yes
Playground	yes	no
Pool	no	no
Sauna	no	no
Sports Court	no	no
Walking Trail	no	no
Comp vs. Subject	Inferior	

Unit Amenities		
Amenity	Comp	Subj
Blinds	yes	yes
Ceiling Fans	no	no
Carpeting	yes	no
Fireplace	no	no
Patio/Balcony	yes	yes
Storage	no	no
Comp vs. Subject	Superior	

Kitchen Amenities		
Amenity	Comp	Subj
Stove	yes	yes
Refrigerator	yes	yes
Disposal	no	no
Dishwasher	yes	no
Microwave	no	no
Comp vs. Subject	Superior	

Air Conditioning		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Window Units	no	no
None	no	no
Comp vs. Subject	Similar	

Heat		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Baseboards	no	no
Boiler/Radiators	no	no
None	no	no
Comp vs. Subject	Similar	

Parking		
Amenity	Comp	Subj
Garage	no	no
Covered Pkg	no	no
Assigned Pkg	no	no
Open	yes	yes
None	no	no
Comp vs. Subject	Similar	

Laundry		
Amenity	Comp	Subj
Central	yes	yes
W/D Units	no	no
W/D Hookups	yes	no
Comp vs. Subject	Superior	

Security		
Amenity	Comp	Subj
Call Buttons	no	yes
Cont Access	no	yes
Courtesy Officer	no	no
Monitoring	no	yes
Security Alarms	no	no
Security Patrols	no	no
Comp vs. Subject	Inferior	

Services		
Amenity	Comp	Subj
After School	no	na
Concierge	no	na
Hair Salon	no	na
Health Care	no	na
Housekeeping	no	na
Meals	no	na
Transportation	no	some
Comp vs. Subject	Similar	

Liberty Garden Townhouses is an existing multifamily development located at 675 6th Avenue in Columbus, Georgia. The property, which consists of 88 apartment units, was originally constructed in 1984. This property is currently operated as a rent restricted property. The property currently stands at 100 percent occupancy.

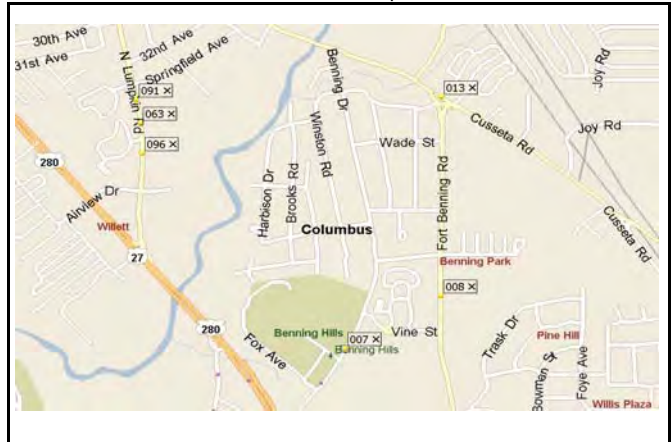
Project Information

Property Name	Lumpkin Park
Street Number	3351
Street Name	N Lumpkin
Street Type	Road
City	Columbus
State	Georgia
Zip	31903
Phone Number	(706) 507-7666
Year Built	2009
Year Renovated	na
Minimum Lease	12
Min. Security Dep.	\$250
Other Fees	\$22
Waiting List	na
Project Rent	Restricted
Project Type	Family
Project Status	Stabilized
Financing	2007 Tax Credit
Vouchers	90
Latitude	32.4363
Longitude	-84.9535
Nearest Crossroads	na
AAC Code	15-086 063

Photo



Location Map



Interview Notes

Person Interviewed	Ms. Marla, Asst. Manger
Phone Number	(706) 507-7666
Interview Date	30-Mar-15
Interviewed By	JS

2007 TCs awarded for construction of this property without units of project based rental assistance available to tenants. There are no new apartments but new Wal Mart nearby. Contact advised that businesses in the area are not closing or laying off employees.

Unit Configuration

BR	BA	SF	Unit Type	Inc Limit	Rent Limit	HOME Units	Subs Units	Total Units	Vac Units	Street Rent	Disc	Net Rent	UA	Gross Rent
2	2.0	1157	Garden/Flat	60%	60%	No	No	126		\$593		\$593	\$134	\$727
3	2.0	1384	Garden/Flat	60%	60%	No	No	66		\$673		\$673	\$162	\$835
Total / Average		1,235						192		\$621		\$621	\$144	\$764

Tenant-Paid Utilities		
Utility	Comp	Subj
Heat-Electric	yes	no
Cooking-Electric	yes	no
Other Electric	yes	no
Air Cond	yes	no
Hot Water-Electric	yes	no
Water	no	no
Sewer	no	no
Trash	no	no
Comp vs. Subject	Inferior	

Tenant-Paid Technology		
Technology	Comp	Subj
Cable	yes	yes
Internet	yes	yes
Comp vs. Subject	Similar	

Visibility		
Rating (1-5 Scale)	Comp	Subj
Visibility	2.00	3.50
Comp vs. Subject	Inferior	

Access		
Rating (1-5 Scale)	Comp	Subj
Access	2.00	3.50
Comp vs. Subject	Inferior	

Neighborhood		
Rating (1-5 Scale)	Comp	Subj
Neighborhood	2.70	3.20
Comp vs. Subject	Inferior	

Proximity to Area Amenities		
Rating (1-5 Scale)	Comp	Subj
Area Amenities	2.30	3.70
Comp vs. Subject	Inferior	

Condition		
Rating (1-5 Scale)	Comp	Subj
Condition	4.50	4.00
Comp vs. Subject	Superior	

Effective Age		
Rating (1-5 Scale)	Comp	Subj
Effective Age	2010	2005
Comp vs. Subject	Superior	

Site & Common Area Amenities		
Amenity	Comp	Subj
Ball Field	no	no
BBQ Area	yes	yes
Billiard/Game	no	no
Bus/Comp Ctr	yes	yes
Car Care Ctr	no	no
Comm Center	yes	yes
Elevator	no	yes
Fitness Ctr	no	yes
Gazebo/Patio	no	yes
Hot Tub/Jacuzzi	no	no
Herb Garden	no	no
Horseshoes	no	no
Lake	no	no
Library	no	yes
Movie/Media Ctr	no	yes
Picnic Area	yes	yes
Playground	yes	no
Pool	yes	no
Sauna	no	no
Sports Court	no	no
Walking Trail	no	no
Comp vs. Subject	Inferior	

Unit Amenities		
Amenity	Comp	Subj
Blinds	yes	yes
Ceiling Fans	no	no
Carpeting	yes	no
Fireplace	no	no
Patio/Balcony	yes	yes
Storage	yes	no
Comp vs. Subject	Superior	

Kitchen Amenities		
Amenity	Comp	Subj
Stove	yes	yes
Refrigerator	yes	yes
Disposal	yes	no
Dishwasher	yes	no
Microwave	yes	no
Comp vs. Subject	Superior	

Air Conditioning		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Window Units	no	no
None	no	no
Comp vs. Subject	Similar	

Heat		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Baseboards	no	no
Boiler/Radiators	no	no
None	no	no
Comp vs. Subject	Similar	

Parking		
Amenity	Comp	Subj
Garage	no	no
Covered Pkg	no	no
Assigned Pkg	no	no
Open	yes	yes
None	no	no
Comp vs. Subject	Similar	

Laundry		
Amenity	Comp	Subj
Central	no	yes
W/D Units	yes	no
W/D Hookups	no	no
Comp vs. Subject	Superior	

Security		
Amenity	Comp	Subj
Call Buttons	no	yes
Cont Access	no	yes
Courtesy Officer	no	no
Monitoring	no	yes
Security Alarms	no	no
Security Patrols	yes	no
Comp vs. Subject	Inferior	

Services		
Amenity	Comp	Subj
After School	na	na
Concierge	na	na
Hair Salon	na	na
Health Care	na	na
Housekeeping	na	na
Meals	na	na
Transportation	na	some
Comp vs. Subject	Similar	

Lumpkin Park is an existing multifamily development located at 3351 N Lumpkin Road in Columbus, Georgia. The property, which consists of 192 apartment units, was originally constructed in 2009. This property is currently operated as a rent restricted property. The property currently stands at 100 percent occupancy.



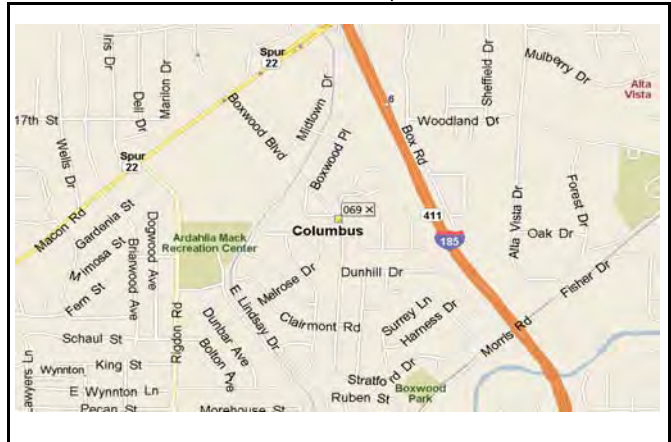
Project Information

Property Name	Midtown Square
Street Number	1400
Street Name	Boxwood
Street Type	Blvd
City	Columbus
State	Georgia
Zip	31906
Phone Number	(706) 561-1083
Year Built	2002
Year Renovated	na
Minimum Lease	12
Min. Security Dep.	Surety Bond
Other Fees	\$171
Waiting List	10 people
Project Rent	Restricted
Project Type	Family
Project Status	Stabilized
Financing	Tax Credit
Vouchers	29
Latitude	32.4744
Longitude	-84.9397
Nearest Crossroads	na
AAC Code	15-086 069

Photo



Location Map



Interview Notes

Person Interviewed	Ms. Amanda, Asst. Manger
Phone Number	(706) 561-1083
Interview Date	30-Mar-15
Interviewed By	JS

Management reported Property as Tax Credit, property without project based rental assistance. There are no new apartments or businesses nearby. Contact advised that businesses in the area are not closing or laying off employees.

Unit Configuration

BR	BA	SF	Unit Type	Inc Limit	Rent Limit	HOME Units	Subs Units	Total Units	Vac Units	Street Rent	Disc	Net Rent	UA	Gross Rent
2	1.0	1175	Garden/Flat	60%	60%	No	No	86		\$630		\$630	\$156	\$786
3	1.0	1350	Garden/Flat	60%	60%	No	No	58		\$717		\$717	\$191	\$908
Total / Average		1,245						144		\$665		\$665	\$170	\$835

Tenant-Paid Utilities		
Utility	Comp	Subj
Heat-Electric	yes	no
Cooking-Electric	yes	no
Other Electric	yes	no
Air Cond	yes	no
Hot Water-Electric	yes	no
Water	yes	no
Sewer	yes	no
Trash	yes	no
Comp vs. Subject	Inferior	

Tenant-Paid Technology		
Technology	Comp	Subj
Cable	yes	yes
Internet	yes	yes
Comp vs. Subject	Similar	

Visibility		
Rating (1-5 Scale)	Comp	Subj
Visibility	2.25	3.50
Comp vs. Subject	Inferior	

Access		
Rating (1-5 Scale)	Comp	Subj
Access	2.50	3.50
Comp vs. Subject	Inferior	

Neighborhood		
Rating (1-5 Scale)	Comp	Subj
Neighborhood	3.50	3.20
Comp vs. Subject	Superior	

Proximity to Area Amenities		
Rating (1-5 Scale)	Comp	Subj
Area Amenities	3.10	3.70
Comp vs. Subject	Inferior	

Condition		
Rating (1-5 Scale)	Comp	Subj
Condition	3.50	4.00
Comp vs. Subject	Inferior	

Effective Age		
Rating (1-5 Scale)	Comp	Subj
Effective Age	2005	2005
Comp vs. Subject	Similar	

Site & Common Area Amenities		
Amenity	Comp	Subj
Ball Field	no	no
BBQ Area	no	yes
Billiard/Game	no	no
Bus/Comp Ctr	yes	yes
Car Care Ctr	yes	no
Comm Center	yes	yes
Elevator	no	yes
Fitness Ctr	yes	yes
Gazebo/Patio	no	yes
Hot Tub/Jacuzzi	no	no
Herb Garden	no	no
Horseshoes	no	no
Lake	no	no
Library	no	yes
Movie/Media Ctr	no	yes
Picnic Area	no	yes
Playground	yes	no
Pool	yes	no
Sauna	no	no
Sports Court	yes	no
Walking Trail	no	no
Comp vs. Subject	Inferior	

Unit Amenities		
Amenity	Comp	Subj
Blinds	yes	yes
Ceiling Fans	no	no
Carpeting	yes	no
Fireplace	no	no
Patio/Balcony	yes	yes
Storage	no	no
Comp vs. Subject	Superior	

Kitchen Amenities		
Amenity	Comp	Subj
Stove	yes	yes
Refrigerator	yes	yes
Disposal	no	no
Dishwasher	yes	no
Microwave	no	no
Comp vs. Subject	Superior	

Air Conditioning		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Window Units	no	no
None	no	no
Comp vs. Subject	Similar	

Heat		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Baseboards	no	no
Boiler/Radiators	no	no
None	no	no
Comp vs. Subject	Similar	

Parking		
Amenity	Comp	Subj
Garage	no	no
Covered Pkg	no	no
Assigned Pkg	no	no
Open	yes	yes
None	no	no
Comp vs. Subject	Similar	

Laundry		
Amenity	Comp	Subj
Central	yes	yes
W/D Units	no	no
W/D Hookups	yes	no
Comp vs. Subject	Superior	

Security		
Amenity	Comp	Subj
Call Buttons	no	yes
Cont Access	no	yes
Courtesy Officer	yes	no
Monitoring	no	yes
Security Alarms	no	no
Security Patrols	no	no
Comp vs. Subject	Inferior	

Services		
Amenity	Comp	Subj
After School	no	na
Concierge	no	na
Hair Salon	no	na
Health Care	no	na
Housekeeping	no	na
Meals	no	na
Transportation	no	some
Comp vs. Subject	Similar	

Midtown Square is an existing multifamily development located at 1400 Boxwood Blvd in Columbus, Georgia. The property, which consists of 144 apartment units, was originally constructed in 2002 . This property is currently operated as a rent restricted property. The property currently stands at 100 percent occupancy.

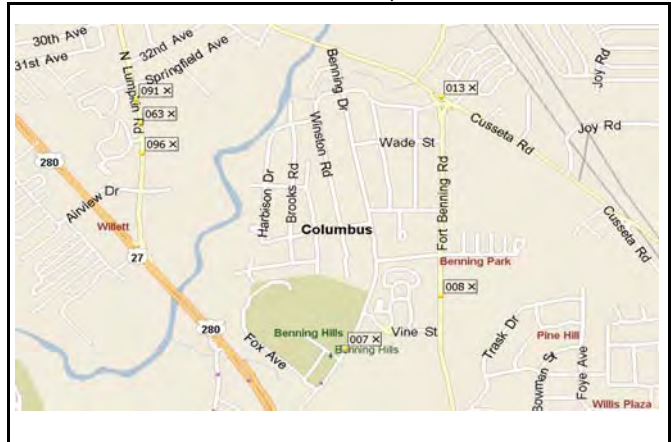
Project Information

Property Name	Springfield Crossing Apartments	
Street Number	3320	
Street Name	North Lumpkin	
Street Type	Road	
City	Columbus	
State	Georgia	
Zip	31093	
Phone Number	(706) 689-7717	
Year Built	2001	
Year Renovated	na	
Minimum Lease	12	
Min. Security Dep.	\$200	
Other Fees	\$50	
Waiting List	2 people	
Project Rent	Restricted	
Project Type	Family	
Project Status	Stabilized	
Financing	2000	Tax Credit
Vouchers	20	
Latitude	32.4373	
Longitude	-84.9536	
Nearest Crossroads	na	
AAC Code	15-086	091

Photo



Location Map



Interview Notes

Person Interviewed	Ms. Tina, Asst. Manager	
Phone Number	(706) 689-7717	
Interview Date	30-Mar-15	
Interviewed By	JS	

2000 TC's awarded for construction of this property without project based rental assistance. There are no new apartments or businesses nearby. Contact advised that businesses in the area are not closing or laying off employees.

Unit Configuration

BR	BA	SF	Unit Type	Inc Limit	Rent Limit	HOME Units	Subs Units	Total Units	Vac Units	Street Rent	Disc	Net Rent	UA	Gross Rent
2	2.0	947	Garden/Flat	50%	50%	No	No	4		\$455		\$455	\$110	\$565
2	2.0	947	Garden/Flat	60%	60%	No	No	60	3	\$570		\$570	\$110	\$680
2	2.0	947	Garden/Flat	Mar	Mar	No	No	16	1	\$630		\$630	\$110	\$740
3	2.0	1290	Garden/Flat	50%	50%	No	No	2		\$515		\$515	\$140	\$655
3	2.0	1290	Garden/Flat	60%	60%	No	No	30	1	\$647		\$647	\$140	\$787
3	2.0	1290	Garden/Flat	Mar	Mar	No	No	8		\$695		\$695	\$140	\$835
Total / Average		1,061						120	5	\$601		\$601	\$120	\$721

Tenant-Paid Utilities		
Utility	Comp	Subj
Heat-Electric	yes	no
Cooking-Electric	yes	no
Other Electric	yes	no
Air Cond	yes	no
Hot Water-Electric	yes	no
Water	no	no
Sewer	no	no
Trash	no	no
Comp vs. Subject	Inferior	

Tenant-Paid Technology		
Technology	Comp	Subj
Cable	yes	yes
Internet	yes	yes
Comp vs. Subject	Similar	

Visibility		
Rating (1-5 Scale)	Comp	Subj
Visibility	2.50	3.50
Comp vs. Subject	Inferior	

Access		
Rating (1-5 Scale)	Comp	Subj
Access	2.50	3.50
Comp vs. Subject	Inferior	

Neighborhood		
Rating (1-5 Scale)	Comp	Subj
Neighborhood	2.00	3.20
Comp vs. Subject	Inferior	

Proximity to Area Amenities		
Rating (1-5 Scale)	Comp	Subj
Area Amenities	2.40	3.70
Comp vs. Subject	Inferior	

Condition		
Rating (1-5 Scale)	Comp	Subj
Condition	3.75	4.00
Comp vs. Subject	Inferior	

Effective Age		
Rating (1-5 Scale)	Comp	Subj
Effective Age	2005	2005
Comp vs. Subject	Similar	

Site & Common Area Amenities		
Amenity	Comp	Subj
Ball Field	no	no
BBQ Area	yes	yes
Billiard/Game	no	no
Bus/Comp Ctr	no	yes
Car Care Ctr	no	no
Comm Center	yes	yes
Elevator	no	yes
Fitness Ctr	no	yes
Gazebo/Patio	no	yes
Hot Tub/Jacuzzi	no	no
Herb Garden	no	no
Horseshoes	no	no
Lake	no	no
Library	no	yes
Movie/Media Ctr	no	yes
Picnic Area	yes	yes
Playground	yes	no
Pool	yes	no
Sauna	no	no
Sports Court	yes	no
Walking Trail	no	no
Comp vs. Subject	Inferior	

Unit Amenities		
Amenity	Comp	Subj
Blinds	yes	yes
Ceiling Fans	yes	no
Carpeting	yes	no
Fireplace	no	no
Patio/Balcony	yes	yes
Storage	no	no
Comp vs. Subject	Superior	

Kitchen Amenities		
Amenity	Comp	Subj
Stove	yes	yes
Refrigerator	yes	yes
Disposal	yes	no
Dishwasher	yes	no
Microwave	no	no
Comp vs. Subject	Superior	

Air Conditioning		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Window Units	no	no
None	no	no
Comp vs. Subject	Similar	

Heat		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Baseboards	no	no
Boiler/Radiators	no	no
None	no	no
Comp vs. Subject	Similar	

Parking		
Amenity	Comp	Subj
Garage	no	no
Covered Pkg	no	no
Assigned Pkg	no	no
Open	yes	yes
None	no	no
Comp vs. Subject	Similar	

Laundry		
Amenity	Comp	Subj
Central	yes	yes
W/D Units	no	no
W/D Hookups	yes	no
Comp vs. Subject	Superior	

Security		
Amenity	Comp	Subj
Call Buttons	no	yes
Cont Access	no	yes
Courtesy Officer	no	no
Monitoring	no	yes
Security Alarms	no	no
Security Patrols	yes	no
Comp vs. Subject	Inferior	

Services		
Amenity	Comp	Subj
After School	no	na
Concierge	no	na
Hair Salon	no	na
Health Care	no	na
Housekeeping	no	na
Meals	no	na
Transportation	no	some
Comp vs. Subject	Similar	

Springfield Crossing Apartments is an existing multifamily development located at 3320 North Lumpkin Road in Columbus, Georgia. The property, which consists of 120 apartment units, was originally constructed in 2001 . This property is currently operated as a rent restricted property. The property currently stands at 96 percent occupancy.

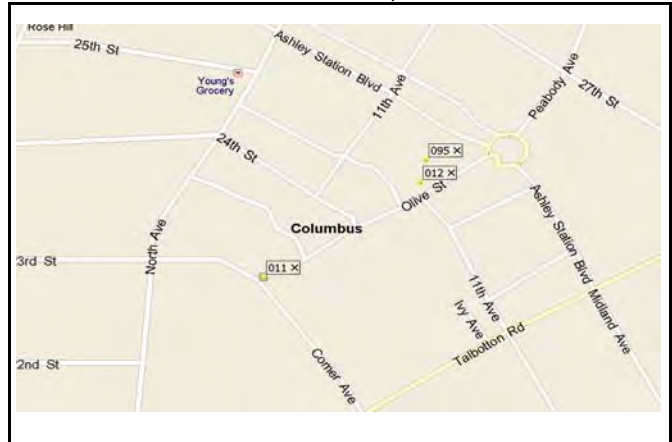
Project Information

Property Name	Veranda at Ashley Station		
Street Number	2321		
Street Name	Olive		
Street Type	Street		
City	Columbus		
State	Georgia		
Zip	31904		
Phone Number	(706) 576-6831		
Year Built	2013		
Year Renovated	na		
Minimum Lease	12		
Min. Security Dep.	Surety Bond		
Other Fees	\$118		
Waiting List	na		
Project Rent	Restricted		
Project Type	Elderly		
Project Status	Stabilized		
Financing	2012	Bond	
Vouchers			
Latitude	32.4864		
Longitude	-84.9793		
Nearest Crossroads	na		
AAC Code	15-086	095	

Photo



Location Map



Interview Notes

Person Interviewed	Ms. Kim, Leasing Agent		
Phone Number	(706) 576-6831		
Interview Date	30-Mar-15		
Interviewed By	JS		
<p>2012 Bonds awarded for construction of this property with 33 HUD units of project based rental assistance available to tenants. The market rate units pay their own W/S/T. Property operates with the "LRO" rental rate program which determines the rental rate with supply and demand. Contact advised they are no longer offering units at 50% AMI.</p>			

Unit Configuration

BR	BA	SF	Unit Type	Inc Limit	Rent Limit	HOME Units	Subs Units	Total Units	Vac Units	Street Rent	Disc	Net Rent	UA	Gross Rent
1	1.0	655	Garden/Flat	30%	30%	No	Yes	20		\$327		\$327	\$74	\$401
1	1.0	655	Garden/Flat	60%	60%	No	Yes	13		\$655		\$655	\$74	\$729
1	1.0	655	Garden/Flat	60%	60%	No	No	14		\$581		\$581	\$74	\$655
1	1.0	655	Garden/Flat	Mar	Mar	No	No	5		\$649		\$649	\$74	\$723
2	2.0	1087	Garden/Flat	Mar	Mar	No	No	11	2	\$710		\$710	\$122	\$832
Total / Average		730						63	2	\$544		\$544	\$82	\$626

Tenant-Paid Utilities		
Utility	Comp	Subj
Heat-Electric	yes	no
Cooking-Electric	yes	no
Other Electric	yes	no
Air Cond	yes	no
Hot Water-Electric	yes	no
Water	no	no
Sewer	no	no
Trash	no	no
Comp vs. Subject	Inferior	

Tenant-Paid Technology		
Technology	Comp	Subj
Cable	yes	yes
Internet	yes	yes
Comp vs. Subject	Similar	

Visibility		
Rating (1-5 Scale)	Comp	Subj
Visibility	3.25	3.50
Comp vs. Subject	Inferior	

Access		
Rating (1-5 Scale)	Comp	Subj
Access	3.25	3.50
Comp vs. Subject	Inferior	

Neighborhood		
Rating (1-5 Scale)	Comp	Subj
Neighborhood	2.40	3.20
Comp vs. Subject	Inferior	

Proximity to Area Amenities		
Rating (1-5 Scale)	Comp	Subj
Area Amenities	3.70	3.70
Comp vs. Subject	Similar	

Condition		
Rating (1-5 Scale)	Comp	Subj
Condition	4.50	4.00
Comp vs. Subject	Superior	

Effective Age		
Rating (1-5 Scale)	Comp	Subj
Effective Age	2010	2005
Comp vs. Subject	Superior	

Site & Common Area Amenities		
Amenity	Comp	Subj
Ball Field	no	no
BBQ Area	no	yes
Billiard/Game	no	no
Bus/Comp Ctr	yes	yes
Car Care Ctr	no	no
Comm Center	no	yes
Elevator	yes	yes
Fitness Ctr	yes	yes
Gazebo/Patio	no	yes
Hot Tub/Jacuzzi	no	no
Herb Garden	no	no
Horseshoes	no	no
Lake	no	no
Library	yes	yes
Movie/Media Ctr	no	yes
Picnic Area	no	yes
Playground	no	no
Pool	no	no
Sauna	no	no
Sports Court	no	no
Walking Trail	no	no
Comp vs. Subject	Inferior	

Unit Amenities		
Amenity	Comp	Subj
Blinds	yes	yes
Ceiling Fans	yes	no
Carpeting	yes	no
Fireplace	no	no
Patio/Balcony	no	yes
Storage	no	no
Comp vs. Subject	Superior	

Kitchen Amenities		
Amenity	Comp	Subj
Stove	yes	yes
Refrigerator	yes	yes
Disposal	yes	no
Dishwasher	yes	no
Microwave	no	no
Comp vs. Subject	Superior	

Air Conditioning		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Window Units	no	no
None	no	no
Comp vs. Subject	Similar	

Heat		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Baseboards	no	no
Boiler/Radiators	no	no
None	no	no
Comp vs. Subject	Similar	

Parking		
Amenity	Comp	Subj
Garage	no	no
Covered Pkg	no	no
Assigned Pkg	no	no
Open	yes	yes
None	no	no
Comp vs. Subject	Similar	

Laundry		
Amenity	Comp	Subj
Central	yes	yes
W/D Units	no	no
W/D Hookups	no	no
Comp vs. Subject	Similar	

Security		
Amenity	Comp	Subj
Call Buttons	no	yes
Cont Access	yes	yes
Courtesy Officer	no	no
Monitoring	no	yes
Security Alarms	no	no
Security Patrols	no	no
Comp vs. Subject	Inferior	

Services		
Amenity	Comp	Subj
After School	na	na
Concierge	na	na
Hair Salon	na	na
Health Care	na	na
Housekeeping	na	na
Meals	na	na
Transportation	na	some
Comp vs. Subject	Similar	

Veranda at Ashley Station is an existing multifamily development located at 2321 Olive Street in Columbus, Georgia. The property, which consists of 63 apartment units, was originally constructed in 2013. This property is currently operated as a rent restricted property. The property currently stands at 97 percent occupancy.

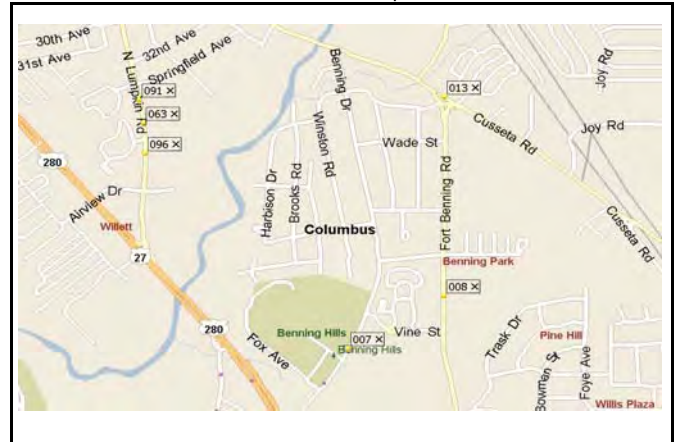
Project Information

Property Name	Victory Crossing Apartments
Street Number	3390
Street Name	North Lumpkin
Street Type	Road
City	Columbus
State	Georgia
Zip	30193
Phone Number	(706) 689-6979
Year Built	2003
Year Renovated	na
Minimum Lease	12
Min. Security Dep.	\$200
Other Fees	\$25
Waiting List	7 people
Project Rent	Restricted
Project Type	Family
Project Status	Stabilized
Financing	2002 Bond
Vouchers	15
Latitude	32.4351
Longitude	-84.9534
Nearest Crossroads	na
AAC Code	15-086 096

Photo



Location Map



Interview Notes

Person Interviewed	Ms. Lisa, Leasing Agent
Phone Number	(706) 689-8971
Interview Date	30-Mar-15
Interviewed By	JS

2002 Bonds awarded for construction of this property without project based rental assistance. There are no new apartments nearby. New Wal Mart. Contact advised that businesses in the area are not closing or laying off employees.

Unit Configuration

BR	BA	SF	Unit Type	Inc Limit	Rent Limit	HOME Units	Subs Units	Total Units	Vac Units	Street Rent	Disc	Net Rent	UA	Gross Rent
2	2.0	1002	Garden/Flat	60%	60%	No	No	96	8	\$570		\$570	\$110	\$680
3	2.0	1210	Garden/Flat	60%	60%	No	No	76	7	\$647		\$647	\$140	\$787
Total / Average		1,094						172	15	\$604		\$604	\$123	\$727

Tenant-Paid Utilities		
Utility	Comp	Subj
Heat-Electric	yes	no
Cooking-Electric	yes	no
Other Electric	yes	no
Air Cond	yes	no
Hot Water-Electric	yes	no
Water	no	no
Sewer	no	no
Trash	no	no
Comp vs. Subject	Inferior	

Tenant-Paid Technology		
Technology	Comp	Subj
Cable	yes	yes
Internet	yes	yes
Comp vs. Subject	Similar	

Visibility		
Rating (1-5 Scale)	Comp	Subj
Visibility	3.25	3.50
Comp vs. Subject	Inferior	

Access		
Rating (1-5 Scale)	Comp	Subj
Access	3.25	3.50
Comp vs. Subject	Inferior	

Neighborhood		
Rating (1-5 Scale)	Comp	Subj
Neighborhood	2.70	3.20
Comp vs. Subject	Inferior	

Proximity to Area Amenities		
Rating (1-5 Scale)	Comp	Subj
Area Amenities	2.30	3.70
Comp vs. Subject	Inferior	

Condition		
Rating (1-5 Scale)	Comp	Subj
Condition	4.00	4.00
Comp vs. Subject	Similar	

Effective Age		
Rating (1-5 Scale)	Comp	Subj
Effective Age	2005	2005
Comp vs. Subject	Similar	

Site & Common Area Amenities		
Amenity	Comp	Subj
Ball Field	no	no
BBQ Area	no	yes
Billiard/Game	no	no
Bus/Comp Ctr	yes	yes
Car Care Ctr	no	no
Comm Center	yes	yes
Elevator	no	yes
Fitness Ctr	no	yes
Gazebo/Patio	yes	yes
Hot Tub/Jacuzzi	no	no
Herb Garden	no	no
Horseshoes	no	no
Lake	no	no
Library	no	yes
Movie/Media Ctr	no	yes
Picnic Area	yes	yes
Playground	yes	no
Pool	yes	no
Sauna	no	no
Sports Court	no	no
Walking Trail	no	no
Comp vs. Subject	Inferior	

Unit Amenities		
Amenity	Comp	Subj
Blinds	yes	yes
Ceiling Fans	yes	no
Carpeting	yes	no
Fireplace	no	no
Patio/Balcony	yes	yes
Storage	no	no
Comp vs. Subject	Superior	

Kitchen Amenities		
Amenity	Comp	Subj
Stove	yes	yes
Refrigerator	yes	yes
Disposal	yes	no
Dishwasher	yes	no
Microwave	no	no
Comp vs. Subject	Superior	

Air Conditioning		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Window Units	no	no
None	no	no
Comp vs. Subject	Similar	

Heat		
Amenity	Comp	Subj
Central	yes	yes
Wall Units	no	no
Baseboards	no	no
Boiler/Radiators	no	no
None	no	no
Comp vs. Subject	Similar	

Parking		
Amenity	Comp	Subj
Garage	no	no
Covered Pkg	no	no
Assigned Pkg	no	no
Open	yes	yes
None	no	no
Comp vs. Subject	Similar	

Laundry		
Amenity	Comp	Subj
Central	yes	yes
W/D Units	no	no
W/D Hookups	yes	no
Comp vs. Subject	Superior	

Security		
Amenity	Comp	Subj
Call Buttons	no	yes
Cont Access	no	yes
Courtesy Officer	no	no
Monitoring	no	yes
Security Alarms	no	no
Security Patrols	no	no
Comp vs. Subject	Inferior	

Services		
Amenity	Comp	Subj
After School	no	na
Concierge	no	na
Hair Salon	no	na
Health Care	no	na
Housekeeping	no	na
Meals	no	na
Transportation	no	some
Comp vs. Subject	Similar	

Victory Crossing Apartments is an existing multifamily development located at 3390 North Lumpkin Road in Columbus, Georgia. The property, which consists of 172 apartment units, was originally constructed in 2003. This property is currently operated as a rent restricted property. The property currently stands at 91 percent occupancy.



## INTERVIEWS

### Housing Authority

Our analysis included an interview with the local housing authority to identify any competing projects in the market area. All such projects have been accounted for in the supply analysis section of this report.

### Planning & Zoning

Our analysis included an interview with the local planning and zoning office to identify any approved projects in the pipeline at this time. All such projects have been accounted for in the supply analysis section of this report.

### Property Management

Our research also included an interview with management at each property included in this report to inquire about the local economy and housing market. Select notes from these interviews follow:

---

Property Name: Arbor Pointe Phase 1	Property Key: 007
Person Interviewed: Ms. Amy, Leasing Agent	Phone Number: (706) 685-0777

Notes: 2007 TC's awarded for construction of this property with 74 units of project based rental assistance and 18 public housing subsidized units available to tenants. Property shares amenities with Phase 2 and 3. Ms. Twanda Torbert @ 706-571-2800, with Columbus Housing Authority gave rents for subsidized units.

---

Property Name: Arbor Pointe Phase 2	Property Key: 008
Person Interviewed: Ms. Amy, Leasing Agent	Phone Number: (706) 685-0777

Notes: 2008 TC's awarded for construction of this property with 75 units of project based rental assistance or public housing subsidized units available to tenants. Property shares amenities with Phase 1 and 3. Ms. Twanda Torbert @ 706-571-2800, with Columbus Housing Authority gave rents for subsidized units.

---

Property Name: Armour Landing Apartments	Property Key: 010
Person Interviewed: Ms. Teresa, Management	Phone Number: (706) 322-8270

Notes: Upstairs units with fireplaces are at the higher rent rates. Sister property to The Cloister. There are no new apartments or businesses nearby. Contact advised that businesses in the area are not closing or laying off employees.

---

Property Name: Ashley Station, Phase 1	Property Key: 011
Person Interviewed: Ms. Kim, Leasing Agent	Phone Number: (706) 576-6831

Notes: 2004 TC's awarded for construction of this HOPE VI property with 72 units of project based rental assistance available to tenants. Contact advised during our 2015 survey this property no longer has 50% units and the units not subsidized are either 60% or Market Rate. There are no new apartments or businesses nearby. Contact advised that businesses in the area are not closing or laying off employees.

---

Property Name: Ashley Station, Phase 2	Property Key: 012
Person Interviewed: Ms. Kim, Leasing Agent	Phone Number: (706) 576-6831

Notes: 2006 TC's awarded for construction of this HOPE VI property with 73 units of operational subsidies, through HA of Columbus, available to tenants. One 4-story building, with 62+ year head of household age requirements, has additional amenities suitable for older residents, including controlled access and elevator. Contact advised during our 2015 survey this property no longer has 50% units and the units not subsidized are either 60% or Market Rate. There are no new apartments or businesses nearby. Contact advised that

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Property Name: Avalon Apartments  
Person Interviewed: Ms. Stephanie, Leasing Agent  
Notes: 2007 TCs awarded for construction of this property without units of project based rental assistance available to tenants. Contact advised that Chapman Senior property is being demolished and rebuilt.

Property Key: 013  
Phone Number: (706) 689-7883

---

Property Name: Eagles Trace  
Person Interviewed: Mr. Alex, Leasing Agent  
Notes: 2002 TC's awarded for construction of this property without project based rental assistance. 5 units are employee/non-rental units. Rents reflect special pricing for 2BR 1BA for \$465 and 1/2 off 1st month for all units. There are no new apartments or businesses nearby. Contact advised that businesses in the area are not closing or laying off employees.

Property Key: 030  
Phone Number: (706) 689-6618

---

Property Name: Gardenbrook Apartments  
Person Interviewed: Ms. Josie, Management  
Notes: There are no new apartments or businesses nearby. Contact advised that businesses in the area are not closing or laying off employees. Management would not participate in our 2015 survey of this property, therefore the information in this report reflects our previous survey of this property.

Property Key: 039  
Phone Number: (888) 510-6861

---

Property Name: Heritage Place Apartments  
Person Interviewed: Ms. Gail, Management  
Notes: There are 80 total units at this property with 1 non-revenue unit.

Property Key: 046  
Phone Number: (706) 596-8111

---

Property Name: Lecraw On 13Th  
Person Interviewed: Ms. Patricia, Management  
Notes: There are no new apartments or businesses nearby. Contact advised that businesses in the area are not closing or laying off employees.

Property Key: 059  
Phone Number: (706) 324-2112

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Property Name: Liberty Garden Townhouses  
Person Interviewed: Mr. Charles Benton, Manager  
Notes: 1994 TC's awarded for rehabilitation of this property without project based rental assistance. New roofs in about 2008. There are no new apartments or businesses nearby. Contact advised that businesses in the area are not closing or laying off employees.

Property Key: 060  
Phone Number: (706) 323-8833

---

Property Name: Lumpkin Park  
Person Interviewed: Ms. Marla, Asst. Manger  
Notes: 2007 TCs awarded for construction of this property without units of project based rental assistance available to tenants. There are no new apartments but new Wal Mart nearby. Contact advised that businesses in the area are not closing or laying off employees.

Property Key: 063  
Phone Number: (706) 507-7666



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Property Name: Midtown Tower

Property Key: 107

Person Interviewed: Mr. Trevor Wood, Owner

Phone Number: (706) 587-1775

Notes: Tenants pay utilities and cable to management company.

## STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The title to the subject property is merchantable, and the property is free and clear of all liens and encumbrances, except as noted.
- No liability is assumed for matters legal in nature.
- Ownership and management are assumed to be in competent and responsible hands.
- No survey has been made by the appraiser. Dimensions are as supplied by others and are assumed to be correct.
- The report was prepared for the purpose so stated and should not be used for any other reason.
- All direct and indirect information supplied by the owner and their representatives concerning the subject property is assumed to be true and accurate.
- No responsibility is assumed for information supplied by others and such information is believed to be reliable and correct. This includes zoning and tax information provided by Municipal officials.
- The signatories shall not be required to give testimony or attend court or be at any governmental hearing with respect to the subject property unless prior arrangements have been made with the client.
- Disclosure of the contents of this report is governed by the By-Laws and Regulations of the Appraisal Institute.
- The legal description is assumed to be accurate.
- This report specifically assumes that there are no site, subsoil, or building contaminants present resulting from residual substances or construction materials, such as asbestos, radon gas, PCB, etc. Should any of these factors exist, the appraiser reserves the right to review these findings, review the value estimates, and change the estimates, if deemed necessary.
- The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with
- This analysis specifically assumes that the subject property is operated as described in this report.
- This analysis specifically assumes that the subject property is constructed/rehabilitated as described in this report.
- This analysis specifically assumes that the subject property is financed as described in this report.
- This analysis specifically assumes the timing set forth in this report.

## 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 are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- Jeff Carroll (Allen & Associates Consulting) made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification. Debbie Rucker and Frank Victory (Allen & Associates Consulting) assisted in compiling the data used in this report.
- As of the date of this report, Jeff Carroll (Allen & Associates Consulting) has completed the continuing education program of the Appraisal Institute.
- Jeffrey B. Carroll is presently licensed in good standing as a Certified General Real Estate Appraiser in the states of Delaware, Georgia, Maryland, North Carolina, South Carolina and Virginia, allowing him to appraise all types of real estate.

Respectfully submitted:

ALLEN & ASSOCIATES CONSULTING, INC.



Jeff Carroll

## DCA CERTIFICATION

I affirm that I have made a physical inspection of the market area and the subject property and that information has been used in the full study of the need and demand for the proposed units. The report was written according to DCA's market study requirements, the information included is accurate and the report can be relied upon by DCA as a true assessment of the low-income housing rental market. In addition, the document is assignable to other lenders that are parties to the DCA loan transaction, subject to prior written authorization by Allen & Associates Consulting.

To the best of my knowledge, the market can support the demand shown in the study. I understand that any misrepresentation of this statement may result in the denial of further participation in DCA's rental housing programs. I also affirm that I have no interest in the project or relationship with the ownership entity and my compensation is not contingent on this project being funded.



Jeff Carroll

## MISCELLANEOUS



**JEFFREY B. CARROLL**  
3116 Glen Summit Drive  
Charlotte, North Carolina 28270  
Phone: 704-905-2276 | Fax: 704-220-0470  
E-Mail: jcarroll@mba1988.hbs.edu

## Summary

Founder of Allen & Associates Consulting, a development consulting firm specializing in affordable housing. Performed over 2950 assignments in 46 states since 2000.

Founder of Tartan Residential, a firm specializing in the acquisition and development of affordable housing.

Co-founder of Delphin Properties, a firm specializing in the acquisition and development of manufactured home communities.

Wrote articles on affordable housing, development, property management, market feasibility, and financial analysis for Urban Land magazine, The Journal of Property Management, Community Management magazine, Merchandise magazine, HousingThink, and a publication of the Texas A&M Real Estate Research Center known as Terra Grande.

Conducted seminars on affordable housing, development, property management, market feasibility, and financial analysis for the American Planning Association, Community Management magazine, the Georgia Department of Community Affairs, the Manufactured Housing Institute, the National Association of State and Local Equity Funds, the Virginia Community Development Corporation, and the National Council of Affordable Housing Market Analysts.

Specialties: Specialties include affordable housing, low-income housing tax credits, tax-exempt bond transactions, multifamily, manufactured housing, development, development consulting, market studies, rent comparability studies, appraisals, capital needs assessments, and utility studies.

## Experience

President | Allen & Associates Consulting, Inc. | Charlotte, NC | 2000 - present

Founder of Allen & Associates Consulting, a development consulting firm specializing in affordable housing. Practice areas include low-income housing tax credits, tax-exempt bond transactions, development consulting, market studies, rent comparability studies, appraisals, capital needs assessments, and utility studies. Performed over 2650 development consulting assignments in 46 states since 2000. Major projects include:

- Bond-Financed New Construction - Retained to manage the development of a 140-unit bond financed townhome community. Responsible for all aspects of the proposed \$15 million development including project design, zoning, site plan approval, and identification of debt and equity sources for the project.
- Low-Income Housing Tax Credit Renovation - Handled the disposition of a 134-unit subsidized apartment community. Developed a comprehensive renovation plan and arranged the sale to another party willing to rehabilitate the property with low-income housing tax credits. The owner was initially prepared to sell the property for \$2 million; our efforts brought them \$5.2 million.
- Historic Tax Credit Adaptive Reuse - Assisted in putting together the redevelopment plan for a historic school building. The property, originally constructed in 1935, was subsequently renovated into 14 apartment units with a combination of historic and low-income housing tax credits. Our efforts helped breathe new life into the historic building.

President | Tartan Residential, Inc. | Charlotte, NC | 1997 - present

Founder of Tartan Residential, a firm specializing in the acquisition and development of affordable housing. Major projects include:

- Empire Building - Adaptive reuse of a historic hotel into 54 apartment units and 31,650 square feet of commercial space in Salisbury, North Carolina. The redevelopment is proposed to be financed with a combination of conventional debt and historic tax credits at an estimated cost of \$9.4 million. The project was originally built in 1859 and renovated in 1907. The building is currently vacant. This project is currently in the early planning stages.
- Tarheel Building - Renovation of a 16-unit historic apartment building and construction of 12 new units serving seniors in Williamston, North Carolina. The redevelopment is proposed to be financed with a combination of historic and low-income housing tax credits at an estimated cost of \$5 million. The project was originally built in 1920 and is currently vacant. Our development plans are being reviewed by the state historical preservation office at this time.
- Buchanan's Crossing Subdivision - A proposed 24-unit duplex development serving families in Kansas City. The property is planned to be built at an estimated cost of \$4.4 million. The project, located on the west side of N 65th Street, will be completely accessible with priority given to families with a member who has a mobility impairment. Construction is planned for late 2014.
- Buchanan's Crossing - A proposed 280-unit bond financed townhome development serving families in Kansas City. To be built in 3 phases at an estimated cost of \$30 million. This project is currently in the early planning stages.
- Davidson's Green - A proposed 96-unit tax credit financed apartment community serving seniors in Kansas City. To be built in 2 phases at an estimated cost of \$10 million. This project is currently in the early planning stages.

Co-Founder | Delphin Properties LLC | Charlotte, NC | 1998 - present

Co-founder of Delphin Properties, a firm specializing in the acquisition and development of manufactured home communities. Major projects include:

- Crystal Lakes - A 338-unit manufactured home community serving seniors in Fort Myers, Florida. Purchased the partially-constructed development, completed construction, and sold it for a \$1 million profit.
- Mahler's Glen - A 348-unit development originally planned as a manufactured home community serving families in Garner, North Carolina. Secured zoning and site plan approval, engineered the property (including a private wastewater treatment facility), and sold it to a national homebuilder for a \$2 million profit.
- Beacon Wood - A 363-unit development originally planned as a manufactured home community serving families in Crockery Township, Michigan. Secured zoning and site plan approval, engineered the property, and sold it to a regional homebuilder for a \$1 million profit.

Director of Development | Clayton, Williams & Sherwood, Inc. | Austin, TX | 1995 - 1997

Director of Development for Clayton, Williams & Sherwood, a privately-owned operator of manufactured home communities and apartment complexes. Major projects included:

- Multifamily Development - Managed the construction and lease-up of two apartment communities consisting of 564 units and valued at \$38 million. Each property leased up in excess of 25 units per month.

- Manufactured Home Community Development - Put together development plans for 4 manufactured home communities and 2 manufactured home subdivisions consisting of 2047 units and valued at \$63 million.

Assistant to the President | Southwest Property Trust | Dallas, TX | 1993 - 1995

Assistant to the President for Southwest Property Trust, a large apartment REIT. Provided support to management personnel operating a 12,000-unit apartment portfolio.

Investment Analyst/Manager | GE Capital | Dallas, TX | 1991 - 1993

Investment Analyst/Manager for GE Capital's Residential Construction Lending business. Assisted in the management of a \$500 million investment portfolio including 30 single family residential land development investments and 70 single family construction lines of credit.

Regional Manager | Clayton, Williams & Sherwood, Inc. | Newport Beach, CA | 1989 - 1991

Regional Manager for Clayton, Williams & Sherwood, a privately-owned operator of manufactured home communities and apartment complexes. Major projects included:

- Multifamily Management - Management of a 1200-unit apartment portfolio valued at over \$72 million. Implemented a portfolio-wide 10 percent rent increase while cutting operating expenses 3 percent resulting in a \$7 million increase in portfolio value.
- Manufactured Home Community Management - Management of a 1200-unit manufactured home community portfolio valued at over \$36 million. Implemented a 15 percent rent increase in a 500-unit community resulting in a \$4 million increase in property value.

## **Education**

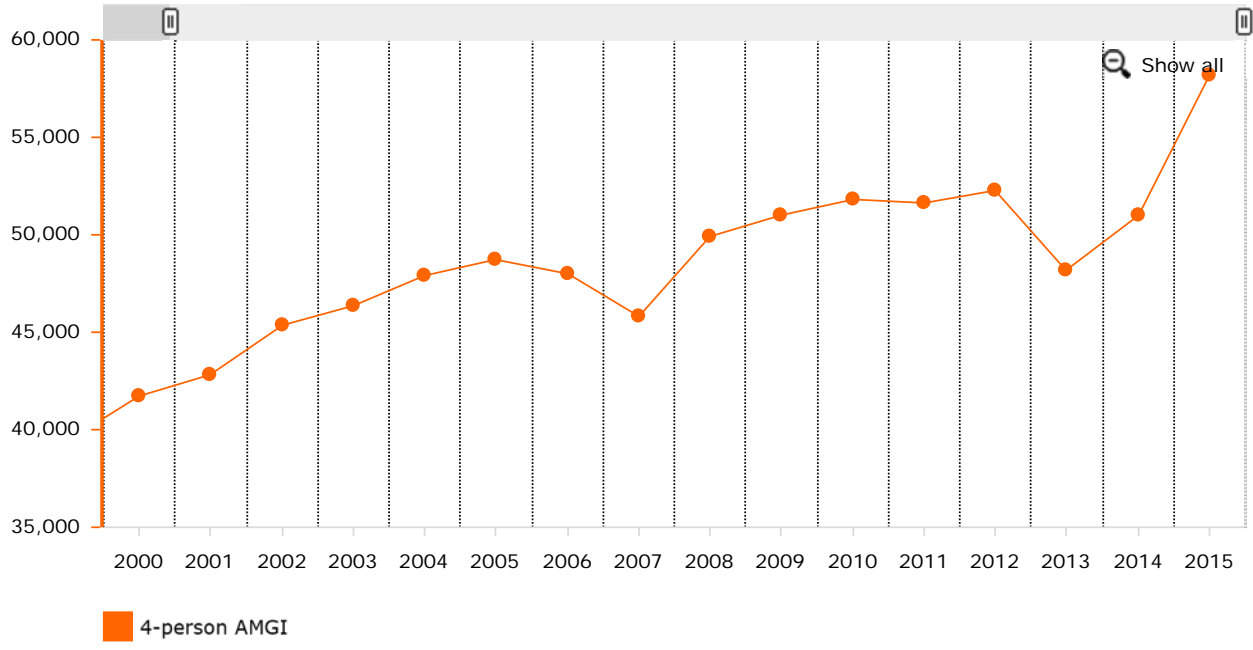
Harvard Business School | MBA, General Management, Real Estate, Economics | 1986 - 1988

Graduated in 1988 with an MBA from Harvard Business School. Emphasis in General Management and Real Estate with a minor concentration in Economics.

Clemson University | BS, Engineering, Economics | 1978 - 1983

Graduated in 1983 with a BS in Engineering from Clemson University. Minor concentration in Economics. Honors included Dean's List and Alpha Lambda Delta honorary. Elected officer for Phi Delta Theta social fraternity. Awarded scholarship on Clemson's varsity wrestling team.

chart by amcharts.com



Display:  4-person AMGI

**Average Increase (AMGI): 2.5%/year**

Close Window



# Rent & Income Limit Calculator ©

## Beta - Test Version

The Rent & Income Limit Calculator© has been updated for the FY 2015 HUD Income Limits and is being released in Beta form. The Rent & Income Limit Calculator© is still being tested for potential errors or calculation issues. **Before using the numbers from the Rent & Income Limit Calculator©, we strongly recommend that you check with the applicable state housing agency to verify that the state agrees with the numbers.**

If you would like to engage Novogradac & Company LLP to calculate the rent & income limits for your property, please contact Thomas Stagg at [thomas.stagg@novoco.com](mailto:thomas.stagg@novoco.com).

You can view demographic information and a detailed list of affordable housing properties in [compsMART+](#).

Click on the icons below to view historical charts.

### Program and Location Information



<b>Affordable Housing Program</b>	<b>IRS Section 42 Low-Income Housing Tax Credit (LIHTC)</b>
<b>Year (1)</b>	2015 (effective 03/06/15)
<b>State</b>	GA
<b>County</b>	Muscogee County
<b>MSA</b>	Columbus, GA-AL MSA
<b>Persons / Bedroom</b>	1.5 Person / Bedroom
<b>4-person AMI </b>	\$58,200
<b>National Non-Metropolitan Median Income (2)</b>	\$54,100
<b>HERA Special (3)</b>	Not eligible
<b>Hold Harmless (4)</b>	You have indicated that your project was placed in service on or after 03/06/2015 and is therefore eligible to have its income and rent limit held harmless beginning with the 2015 limits.
<b>Placed in Service Date (5)</b>	On or after 03/06/2015.
<b>Rent Floor Election (6)</b>	Effective on or after 03/06/2015.

### HUD Published Income Limits for 2015 (with no adjustments)






Display Income Limits

Hide Income Limits







		Section 8				
		HERA		Extremely	Very	Low
		Special	MTSP	Low	Low	Low
		50%	50%			
		Charts				
1	Person	\$20,400	\$18,900	\$11,770	\$18,900	\$30,250
2	Person	\$23,300	\$21,600	\$15,930	\$21,600	\$34,600
3	Person	\$26,200	\$24,300	\$20,090	\$24,300	\$38,900
4	Person	\$29,100	\$27,000	\$24,250	\$27,000	\$43,200
5	Person	\$31,450	\$29,200	\$28,410	\$29,200	\$46,700
6	Person	\$33,800	\$31,350	\$31,350	\$31,350	\$50,150
7	Person	\$36,100	\$33,500	\$33,500	\$33,500	\$53,600
8	Person	\$38,450	\$35,650	\$35,650	\$35,650	\$57,050
9	Person	\$40,750	\$37,800	\$33,950	\$37,800	\$60,500
10	Person	\$43,050	\$39,950	\$35,900	\$39,950	\$63,950

11 Person		\$45,400	\$42,100	\$37,850	\$42,100	\$67,400
12 Person		\$47,700	\$44,300	\$39,750	\$44,300	\$70,850

**LIHTC Income Limits for 2015**  
**(Based on 2015 MTSP Income Limits)**

	Charts	60.00%	30.00%	40.00%	50.00%	140.00%
1 Person		22,680	11,340	15,120	18,900	31,752
2 Person		25,920	12,960	17,280	21,600	36,288
3 Person		29,160	14,580	19,440	24,300	40,824
4 Person		32,400	16,200	21,600	27,000	45,360
5 Person		35,040	17,520	23,360	29,200	49,056
6 Person		37,620	18,810	25,080	31,350	52,668
7 Person		40,200	20,100	26,800	33,500	56,280
8 Person		42,780	21,390	28,520	35,650	59,892
9 Person		45,360	22,680	30,240	37,800	63,504
10 Person		47,940	23,970	31,960	39,950	67,116
11 Person		50,520	25,260	33,680	42,100	70,728
12 Person		53,160	26,580	35,440	44,300	74,424

**LIHTC Rent Limits for 2015**  
**(Based on 2015 MTSP/VI Income Limits)**

Bedrooms (People)	Charts	60.00%	30.00%	40.00%	50.00%	FMR	HOME Low Rent	HOME High Rent
Efficiency (1.0)		567	283	378	472	536	0	0
1 Bedroom (1.5)		607	303	405	506	628	0	0
2 Bedrooms (3.0)		729	364	486	607	745	0	0
3 Bedrooms (4.5)		843	421	562	702	1,026	0	0
4 Bedrooms (6.0)		940	470	627	783	1,319	0	0
5 Bedrooms (7.5)		1,037	518	691	864		0	0

The Rent & Income Limit Calculator© does not calculate low-income housing tax credit (LIHTC) limits greater than 50% LIHTC or 60% LIHTC limits, depending on the minimum set-aside elected with the IRS on Form 8609 in accordance with Internal Revenue Code Section 42(i)(3)(A). In other words, if the 20/50 minimum set-aside was elected then 50% LIHTC is the maximum rent calculated and allowed to qualify as a tax credit unit; or if the 40/60 minimum set-aside was elected then 60% LIHTC is the maximum allowed to qualify as a tax credit unit.

(1) The rent and income limits for each year are effective beginning with the effective date shown above. There is a grace period for 45 days to implement the new rent and income limits, which means that the old limits can be relied upon for 45 days after the effective date of the new limits. For example income limits effective 12/04/2012, can be relied on until 1/17/2013. For more information, see [Revenue Ruling 94-57, IRS Newsletter #50 and IRS LIHC Newsletter #48](#).

IRS LIHC Newsletter #48

LIHC Newsletter #48 and IRS Newsletter #50 clarifies that for projects placed in service during the 45-day grace period, the owner may choose the new or the old income limits. For example, if a project was placed in service on 1/8/2013 and the 2012 income limits are higher than the 2013 income limits, an owner may use the higher income limits from 2012 to income qualify tenants and set rents accordingly because the project was placed in service with the 45 day grace period.

Please note the Rent & Income Limit Calculator© does not apply a 45-day grace period, therefore, users who want to apply a 45-day grace period should select that they were placed in service as of the prior year.

For HUD FY2013 HUD originally issued income limits on December 4, 2012 then issued revised income limits on December 11, 2012. In IRS LIHC Newsletter #50, the IRS has stated that the effective date for the revised FY 2013 income limits is December 4, 2012. Based on this guidance the Rent & income limit calculator uses December 4, 2013 for the effective date for the revised FY 2013 limits. Please see IRS Newsletter #50 for more detail.

[http://www.novoco.com/low\\_income\\_housing/resource\\_files/irs\\_rulings/irs\\_newsletter/lihc\\_newsletter50.pdf](http://www.novoco.com/low_income_housing/resource_files/irs_rulings/irs_newsletter/lihc_newsletter50.pdf)

(2) An area may lose its rural area status. There is no clear guidance that a project is held harmless at the national non-metropolitan income limits when an area loses its rural status. The Rent & Income Limit Calculator© assumes that a project that is not indicated as rural in the current year was also not rural in the prior year, and therefore, does not receive hold harmless treatment based on the prior year national non-metro amount. Please consult your state agency and tax advisor for further clarification.

(3) A project uses HERA Special if income was determined prior to 1/1/2009 and the project is in a HERA Special county. A project's income limits are held harmless at the prior year income limits if income was determined in the prior year or earlier. Please note that the IRS has informally indicated that the definition of "determined" for purposes of the HERA Special and MTSP Hold Harmless income limits means that a project was placed in service. Please see IRS LIHC Newsletter #35 for more information about "determined" and projects with buildings that were placed in service before and after HUD income limit effective dates.

[IRS LIHC Newsletter #35](#)

(4) Internal Revenue Code Section 142(d)(2)(i) indicates that the hold harmless applies on a calendar year. The Rent & Income Limit Calculator© assumes that "calendar year" in the hold harmless rule means the HUD Fiscal Year. For example, the 2009 calendar year means the HUD Fiscal Year from 3/19/2009 through 5/13/2010. In other words, the Rent & Income Limit Calculator© assumes that "calendar year" in the hold harmless rule means the highest income level achieved during any HUD Fiscal Year.

The Rent & Income Limit Calculator© assumes that a rural project will receive hold harmless treatment at the national non-metro amount based on the prior year national non-metro amount if the national non-metro median income were to fall from year to year. If a rural project qualifies for HERA Special and the HERA Special is higher than the national non-metro, then the HERA Special amount will be used. Please note that the IRS has not issued guidance that specifically allows hold harmless treatment at the national non-metro amount for rural projects, however, Internal Revenue Code 42(g)(4) by reference to Internal Revenue Code 142(d)(2)(E) implies that hold harmless treatment would apply at the national non-metro amount for rural projects. Please consult your tax advisor for further clarification.

(5) Please note that for acquisition/rehabilitation projects, the IRS guidance indicates that income and rent limits are determined at the later of the acquisition date or when management begins income-qualifying households in the project. For example, if a project was acquired in 2011, the rehabilitation was placed-in-service in 2012, and management began income-qualifying households in 2011 then the project would be considered placed in service in 2011 for income and rent purposes. If a project was acquired in 2011, the rehabilitation was placed-in-service in 2012, and management began income-qualifying households when the rehabilitation placed-in-service in 2012, then the project would be considered placed in service in 2012 for income and rent purposes. Please consult your tax advisor for further



clarification.

[IRS LIHC Newsletter #35](#)

(6) The Rent & Income Limit Calculator© assumes all buildings in a project have a rent floor effective date under Revenue Procedure 94-57 in the same HUD income limit period. However, if your buildings have different a rent floor effective date under Revenue Procedure 94-57 in different HUD income limit periods, then you should run the calculator separately for each group of buildings in a particular HUD income limit period. The Rent & Income Limit Calculator© assumes that different AMGI limits (40%, 35%, 30%, etc.) chosen by the user will also have a rent floor under Revenue Procedure 94-57 from the same HUD income and rent limit period that applies to the federal level of 50% or 60%.

**Before using the numbers from the Rent & Income Limit Calculator©, we strongly recommend that you check with the applicable state housing agency to verify that the state agrees with the numbers. The numbers round down to the nearest \$1. Utility allowances are input by the user and are not reviewed or verified by Novogradac & Company LLP. Novogradac & Company LLP provides no assurance of the accuracy of the particular results you may obtain from the Rent & Income Limit Calculator©; which is designed only to be a quick reference tool and is no substitute for professional tax and accounting advice. The Rent & Income Limit Calculator© should not be used for any final financial decisions. IRS guidelines and actual HUD amounts should be used for any final decisions. Novogradac & Company LLP does not guarantee the accuracy of the amounts shown above. As consideration for your use of this tool, free of any requirement to pay any related monetary compensation to Novogradac & Company LLP, you agree to hold Novogradac & Company LLP harmless from any damages and claims related to use of the Rent & Income Limit Calculator©. If you do not agree with the terms of this paragraph, you may not use the Rent & Income Limit Calculator©.**

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