



**NOVOGRADAC
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CERTIFIED PUBLIC ACCOUNTANTS

A MARKET STUDY OF:
LEGENDS OF
COVINGTON

A MARKET STUDY OF:

LEGENDS OF COVINGTON

**5188 Clark Street SW
Covington, Newton County, Georgia 30014**

**Effective Date: December 30, 2018
Report Date: April 15, 2019**

**Prepared for:
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**Prepared By
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April 15, 2019

Jordan E. Richter
Development Associate
Dominium
2905 Northwest Boulevard, Suite 150
Plymouth, MN 55441

Re: Application Market Study for Legends of Covington, located in Covington, Newton County, Georgia

Dear Mr. Richter:

At your request, Novogradac & Company LLP performed a study of the multifamily rental market in the Covington, Newton County, Georgia area relative to the above-referenced Low-Income Housing Tax Credit (LIHTC) project.

The purpose of this market study is to assess the viability of the proposed 198-unit senior LIHTC project. It will be a newly constructed affordable LIHTC project, with 198 revenue generating units, restricted to seniors 55 and older earning 60 percent of the Area Median Income (AMI) or less. The proposed Subject will consist of 102 one, 80 two, and 16 three-bedroom units at the 60 percent AMI levels. The following report provides support for the findings of the study and outlines the sources of information and the methodologies used to arrive at these conclusions.

The scope of this report meets the requirements of Georgia Department of Community Affairs (DCA), including the following:

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

Novogradac & Company LLP adheres to the market study guidelines promulgated by the National Council of Housing Market Analysts (NCHMA).

This report contains, to the fullest extent possible and practical, explanations of the data, reasoning, and analyses that were used to develop the opinions contained herein. The report also includes a thorough analysis of the scope of the study, regional and local demographic and economic studies, and market analyses including conclusions. The depth of discussion contained in the report is specific to the needs of the client. Information included in this report is accurate and the report can be relied upon by DCA as a true assessment of the low-income housing rental market. This report is completed in accordance with DCA

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market study guidelines. We inform the reader that other users of this document may underwrite the LIHTC rents to a different standard than contained in this report.

The Stated Purpose of this assignment is for tax credit application. You agree not to use the Report other than for the Stated Purpose, and you agree to indemnify us for any claims, damages or losses that we may incur as the result of your use of the Report for other than the Stated Purpose. Without limiting the general applicability of this paragraph, under no circumstances may the Report be used in advertisements, solicitations and/or any form of securities offering.

The authors of this report certify that we are not part of the development team, owner of the Subject property, general contractor, nor are we affiliated with any member of the development team engaged in the development of the Subject property or the development's partners or intended partners. Please do not hesitate to contact us if there are any questions regarding the report or if Novogradac & Company LLP can be of further assistance. It has been our pleasure to assist you with this project.

Respectfully submitted,
Novogradac & Company LLP



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A. EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

1. Project Description

Legends of Covington will be a newly constructed senior property located at 5188 Clark Street SW in Covington, Newton County, Georgia, which will consist of one, four-story, elevator-serviced residential building.

The following table illustrates the proposed unit mix.

PROPOSED RENTS								
Unit Type	Unit Size (SF)	Number of Units	Asking Rent	Utility Allowance (1)	Gross Rent	2018 LIHTC Maximum Allowable Gross Rent	2019 HUD Fair Market Rents	
@60%								
1BR / 1BA	747	102	\$713	\$103	\$816	\$842	\$966	
2BR / 2BA	997	80	\$852	\$128	\$980	\$1,011	\$1,106	
3BR / 2BA	1,350	16	\$970	\$161	\$1,131	\$1,167	\$1,427	
		198						

Notes (1) Source of Utility Allowance provided by the Developer.

The Subject's proposed rents are set below the 2018 maximum allowable levels at 60 percent of AMI. The Subject will offer slightly inferior to slightly superior in-unit amenities in comparison to the LIHTC comparables. The Subject will not offer in-unit washers and dryers, which some of the comparables offer, though it will offer hand rails and pull cords, which the majority of the comparables lack and are amenities that seniors desire. However, it should be noted that while the Subject will not offer in-unit washers and dryers, it will offer washer/dryer hookups and a central laundry facility. The Subject will offer slightly inferior to slightly superior property amenities in comparison to the LIHTC comparables. The Subject will not offer a playground or swimming pool, which some of the comparables offer, though it will offer a business center, recreational area, neighborhood network, and hairdresser/barber, which the majority of the comparables lack and are amenities that seniors desire. Further, the Subject will offer three-bedroom units, which the most proximate senior comparable does not offer. Therefore, we believe the Subject will have an advantage in the market by offering three-bedroom senior units. Overall, we believe that the proposed amenities will allow the Subject to effectively compete in the senior LIHTC market.

2. Site Description/Evaluation

The Subject site is located at 5188 Clark Street SW on the east side of Woodland Avenue. To the north of the Subject site is vacant land. Further north are retail/commercial uses in average condition concentrated along Turner Lake Road and Highway 278. To the east of the Subject site are single-family homes in good condition. Further east are light industrial/warehouse uses in average condition and single-family homes in average condition. To the south of the Subject site is vacant land. Further south, across Clark Street SW, are retail/commercial uses in average to good condition and single-family homes in average condition. To the west of the Subject site is vacant land. Further west, across Turner Lake Road North, is Newton County Senior Services, vacant land, and single-family homes in average condition. The Subject site is considered "Car-Dependent" by Walkscore with a rating of 44 out of 100. Personal crime in the PMA is below the MSA and above the nation as a whole. The Subject will offer limited access, perimeter fencing, video surveillance, and buzzer intercoms as security features, which is similar to the security features of the majority of the comparable properties. The Subject site is a desirable building site for rental housing. The Subject is located in a mixed-use neighborhood. The uses surrounding the Subject are in average to good condition and the site has good proximity to locational amenities, most of which are within 0.8 miles of the Subject site.

3. Market Area Definition

The PMA is generally defined by Annistown Road SW, Centerville Rosebud Road SW, Center Hill Church Road SW, and Youth Jersey Road SW to the north, Jersey Social Circle Road SE, W Hightower Trail, Highway 11, and the Newton County line to the east, the Newton County line and South River to the south, and South River to the west. This area encompasses Covington, Conyers and portions of Lithonia, Walnut Grove, Mansfield, and Social Circle. The approximate distances from the Subject to the farthest boundaries of the PMA in each direction are listed as follows:

North:	12.7 miles
East:	13.7 miles
South:	15.1 miles
West:	18.2 miles

The PMA was defined based on interviews with the local housing authority, property managers at comparable properties, and the Subject’s property manager. Many property managers indicated that a significant portion of their tenants come from out of state. Of those residents coming from within Georgia, most are coming from the Covington area and surrounding communities. Harristown Park, the only senior LITHC property in the Subject’s PMA, reports that tenants come from throughout the state in search for affordable senior housing. While we do believe the Subject will experience leakage from outside the PMA boundaries, per the 2018 DCA market study guidelines, we have not accounted for leakage in our demand analysis found later in this report. The Secondary Market Area (SMA) is defined as the Atlanta- Sandy Springs-Roswell, GA Metropolitan Statistical Area (MSA), which is comprised of 30 counties in northwest Georgia and encompasses 8,726 square miles.

4. Community Demographic Data

The senior population in the PMA and the MSA increased significantly from 2000 to 2010, though the rate of growth slowed from 2010 to 2018. Total senior population in the PMA is projected to increase at a rate of 2.6 percent annually from 2018 to 2023, which is a growth rate below that of the MSA but well above the nation as a whole during the same time period. The current senior population of the PMA is 75,141 and is expected to be 84,930 in 2023. Senior renter households are concentrated in the lowest income cohorts, with 22.8 percent of senior renters in the PMA earning between \$20,000 and \$39,999 annually. The Subject will target senior households earning between \$24,480 and \$35,940 for its units. The Subject should be well-positioned to service this market. Overall, population growth and the concentration of senior renter households at the lowest income cohorts indicates significant demand for affordable senior rental housing in the market.

According to *RealtyTrac* statistics, one in every 2,402 housing units nationwide was in some stage of foreclosure as of November 2018. Newton County is experiencing a foreclosure rate of one in every 785 homes, while Georgia experienced one foreclosure in every 2,504 housing units. Overall, Newton County is experiencing a higher foreclosure rate to the nation and state of Georgia, indicating a slightly weaker housing market. However, the Subject’s neighborhood does not have a significant amount of abandoned or vacant single-family homes that would impact the marketability of the Subject.

5. Economic Data

The largest industries in the PMA are healthcare/social assistance, retail trade, and educational services industries, which collectively comprise 34.3 percent of local employment. The five largest employers in Covington include C.R. Bard Inc., Pactiv Corporation, General Mills Inc., Guardian Automotive Corporation, and Clarion Metals, which are located within close proximity of the Subject site. The manufacturing sector is historically volatile during periods of economic downturn, while healthcare/social assistance and

educational services are typically more stable. This may help mitigate future job losses should the economy enter another period of instability.

The MSA has experienced annual employment growth from 2011 through 2019 year-to-date. The unemployment rate has continued to decrease annually since 2011 to current rate 3.2 percent. Total employment surpassed pre-recession levels in 2014 and the unemployment rate is below that of the nation. Overall, the economy has fully recovered from the most recent national recession and appears to be in an expansionary phase that has been ongoing since 2011. This indicates that the area will have continued demand for workforce and affordable housing for the foreseeable future.

6. Project-Specific Affordability and Demand Analysis

The following table illustrates the demand and capture rates for the Subject’s proposed units.

CAPTURE RATE ANALYSIS CHART

Unit Type	Minimum Income	Maximum Income	Units Proposed	Total Demand	Supply	Net Demand	Capture Rate	Absorption	Proposed Rents
1BR @60%	\$24,480	\$35,940	102	307	0	307	33.2%	8 to 9 months	\$713
2BR @60%	\$29,400	\$35,940	80	266	0	266	30.1%	8 to 9 months	\$852
3BR @60%	\$33,930	\$35,940	16	42	0	42	38.1%	8 to 9 months	\$970
@60% Overall	\$24,480	\$35,940	198	615	0	615	32.2%	8 to 9 months	-

We believe these calculated capture rates are reasonable, particularly as these calculations do not consider demand from outside the PMA or standard rental household turnover. The Subject’s capture rates are within the DCA thresholds. Further, the capture rates are moderate and indicate that sufficient demand exists for the Subject. Therefore, we believe there is adequate demand for the Subject.

7. Competitive Rental Analysis

Comparable properties are examined on the basis of physical characteristics, i.e. building type, age/quality, level of common amenities, absorption, as well as similarity in rent. We attempted to compare the Subject to complexes from the competing market to provide a broader picture of the health and available supply in the market. Our competitive survey includes 12 “true” comparable properties containing 2,486 units.

The availability of LIHTC data is considered limited; there are 12 LIHTC properties in the PMA, two of which targets seniors. It should be noted that Panola Gardens is a senior LIHTC property in the Subject’s PMA that has been excluded from our analysis as we were unable to contact a representative with the property. We utilized six affordable developments located between 0.7 and 21.2 miles from the Subject site, two of which are located outside the PMA (Alexander Crossing Apartments and Ashley Woods Apartments). These comparables are located between 15.8 and 21.2 miles from the Subject in Loganville and Stockbridge, and are reasonable proxies for the Subject as they are among the most proximate LIHTC properties that offer one, two, and three-bedroom units at 60 percent of AMI that would agree to participate in our survey. Loganville is a similar location compared to the Subject based on median household incomes and median rents. Stockbridge is a slightly inferior location compared to the Subject based on median household incomes and median rents. One of the comparable properties, Harristown Park, targets seniors, similar to the Subject, and all of the comparables offer generally similar unit types in comparison to the Subject.

The availability of market rate data is considered good. The Subject is located in Covington and there are several market rate properties in the area. We included six market rate properties located between 0.8 and 6.4 miles from the Subject site, all of which are located within the PMA. These comparables were built or renovated between the 1980s and 2018. Overall, we believe the market rate properties we used in our analysis are the most comparable. Other market rate properties were excluded based on proximity, condition, and unit mix.

When comparing the Subject’s rents to the average comparable rent, we do not include surveyed rents at lower AMI levels given that this artificially lowers the average surveyed rent. Including rents at lower AMI levels does not reflect an accurate average rent for rents at higher income levels. For example, if the Subject offers rents at the 50 and 60 percent of AMI levels, and there is a distinct difference at comparable properties between rents at the two AMI levels, we do not include the 50 percent of AMI rents in the average comparable rent for the 60 percent of AMI comparison.

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

SUBJECT COMPARISON TO MARKET RENTS

Unit Type	Subject Proposed Rent	Surveyed Min	Surveyed Max	Surveyed Average	Subject Rent Advantage
1BR / 1BA	\$713	\$588	\$1,065	\$842	18%
2BR / 2BA	\$852	\$603	\$1,349	\$1,025	20%
3BR / 2BA	\$970	\$840	\$1,575	\$1,158	19%

As illustrated, the Subject’s proposed rents are well below the surveyed average when compared to the comparables, both LIHTC and market rate.

Terraces At Fieldstone is achieving the highest one-bedroom unrestricted rents in the market. The Subject will be inferior to Terraces At Fieldstone. Terraces At Fieldstone was built in 1997, underwent renovations in 2018, and exhibits good condition, which is slightly inferior to the anticipated excellent condition of the Subject. Terraces At Fieldstone is located 6.4 miles from the Subject and offers a slightly superior location with respect to median gross rents. Terraces At Fieldstone offers slightly superior property amenities when compared to the Subject as it offers a playground, swimming pool, tennis court, and sauna, which the Subject will not offer, though it lacks a picnic area, recreational area, neighborhood network, and hairdresser/barber, which the Subject will offer and are amenities seniors desire. Terraces At Fieldstone offers similar in-unit amenities in comparison to the Subject as it offers fireplaces and vaulted ceilings, which the Subject will not offer, though it lacks hand rails and pull cords, which the Subject will offer and are amenities seniors desire. The lowest one-bedroom unrestricted rents at Terraces At Fieldstone are approximately 49 percent higher than the Subject’s one-bedroom rents at 60 percent of AMI.

Porterdale Mill Lofts is achieving the highest two and three-bedroom unrestricted rents in the market. The Subject will be similar to Porterdale Mill Lofts. Porterdale Mill Lofts was built in 2006 and exhibits average condition, which is inferior to the anticipated excellent condition of the Subject. Porterdale Mill Lofts is located 2.5 miles from the Subject and offers a similar location with respect to median gross rents. Porterdale Mill Lofts offers slightly inferior property amenities when compared to the Subject as it offers a swimming pool, which the Subject will not offer, though it lacks a business center, community room, picnic area, neighborhood network, and hairdresser/barber, which the Subject will offer and are amenities seniors desire. Porterdale Mill Lofts offers slightly superior in-unit amenities in comparison to the Subject as it offers in-unit washers and dryers, which the Subject will not offer, though it lacks hand rails and pull cords, which the Subject will offer and are amenities seniors desire. The lowest two and three-bedroom unrestricted rents at Porterdale Mill Lofts are approximately 44 and 62 percent higher than the Subject’s three-bedroom rents at 60 percent of AMI, respectively.

8. Absorption/Stabilization Estimate

None of the comparable properties were constructed recently. Therefore, we have extended our search for absorption data to the greater Atlanta metropolitan area. The properties are located within a 20 mile radius

of the Subject site. The following table illustrates five LIHTC properties and four market rate properties that were built since 2012 and were able to provide absorption information.

ABSORPTION

Property Name	Rent Structure	Tenancy	Year Built	Number of Units	Units Absorbed / Month
Henry Gardens	LIHTC	Family	2017	60	20
Red Oak Village	LIHTC	Senior	2017	60	30
Springs At Mcdonough	Market	Family	2017	268	17
1760 Apartment Homes	Market	Family	2016	239	17
The Point On Scott	Market	Family	2016	250	13
The Reserve At Decatur	Market	Family	2016	298	14
Mills Creek Crossing	LIHTC	Family	2015	200	17
Columbia Mill	LIHTC	Family	2014	100	20
Parkside At	LIHTC	Family	2012	196	60
Average				186	23

As illustrated, absorption rates range from 13 to 60 units per month, with an overall average of 23 units per month. Per DCA guidelines, we have calculated the absorption rate for the Subject to achieve 93 percent occupancy. Based on the absorption pace reported by the most recently constructed comparable properties, the waiting lists at the LIHTC comparables, and the strong demand for affordable housing in Covington, we anticipate that the Subject will absorb 22 to 24 units per month, for an absorption period of nine to ten months.

9. Overall Conclusion

Based upon our market research, demographic calculations and analysis, we believe there is adequate demand for the Subject property as proposed. The LIHTC and mixed-income comparables demonstrate an average vacancy of 2.4 percent, which is considered very low. Our contacts at Alexander Crossing Apartments, Ashley Woods Apartments, and Wellington Ridge report that all of the vacant units are pre-leased. According to our contact at Arbor Lakes Apartments, seven of the 14 vacant units are pre-leased. Further, four of the six LIHTC and mixed-income comparables report waiting lists, ranging from ten to 100 households in length. Additionally, Harristown Park, the most proximate LIHTC comparable and only senior property surveyed, is fully-occupied and maintains a waiting list that consists of 100 households. The very low vacancy rates and presence of waiting lists among the LIHTC and mixed-income comparables indicates strong demand for affordable housing in the area. The Subject will offer slightly inferior to slightly superior in-unit amenities in comparison to the LIHTC comparables. The Subject will not offer in-unit washers and dryers, which some of the comparables offer, though it will offer hand rails and pull cords, which the majority of the comparables lack and are amenities that seniors desire. However, it should be noted that while the Subject will not offer in-unit washers and dryers, it will offer washer/dryer hookups and a central laundry facility. The Subject will offer slightly inferior to slightly superior property amenities in comparison to the LIHTC comparables. The Subject will not offer a playground or swimming pool, which some of the comparables offer, though it will offer a business center, recreational area, neighborhood network, and hairdresser/barber, which the majority of the comparables lack and are amenities that seniors desire. Overall, we believe that the proposed amenities will allow the Subject to effectively compete in the senior LIHTC market. As new construction, the Subject will be in excellent condition upon completion and will be considered similar to superior in terms of condition to the majority of the comparable properties. The Subject's proposed unit sizes will be competitive with the comparable properties. Further, the Subject will offer three-bedroom units, which the most proximate senior comparable does not offer. Therefore, we believe the Subject will have an advantage in the market by offering three-bedroom senior units. We believe that it will fill a void in the market and will continue to perform well.

Summary Table: (must be completed by the analyst and included in the executive summary)										
Development Name:		Legends Of Covington						Total # Units:		198
Location:		5188 Clark Street SW Covington, GA 30014						# LIHTC Units:		198
PMA Boundary:		North: Annistown Road SW, Centerville Rosebud Road SW, Center Hill Church Road SW, and Youth Jersey Road SW; South: Newton County line and South River; East: Jersey Social Circle Road SE, W Hightower Trail, Highway 11, and the Newton County line; West: South River						Farthest Boundary Distance to Subject:		18.2 miles
Rental Housing Stock (found on page 61)										
Type	# Properties*	Total Units	Vacant Units	Average Occupancy						
All Rental Housing	36	4,348	126	97.1%						
Market-Rate Housing	13	1,989	70	96.5%						
Assisted/Subsidized Housing not to include LIHTC	11	502	35	93.0%						
LIHTC	12	1,857	21	98.9%						
Stabilized Comps	36	4,348	126	97.1%						
Properties in Construction & Lease Up	0	0	0	0.0%						
*Only includes properties in PMA										
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	
102	1BR at 60% AMI	1	747	\$713	\$842	\$1.13	18%	\$1,065	\$1.29	
80	2BR at 60% AMI	2	997	\$852	\$1,025	\$1.03	20%	\$1,349	\$0.98	
16	3BR at 60% AMI	2	1,350	\$970	\$1,158	\$0.86	19%	\$1,575	\$0.86	
Demographic Data (found on page 28)										
	2010		2018		October 2021					
Renter Households	6,457	15.2%	8,574	20.2%	9,393	19.9%				
Income-Qualified Renter HHs (LIHTC)	913	14.1%	1,212	14.1%	1,317	14.0%				
Targeted Income-Qualified Renter Household Demand (found on pages 41 to 59)										
Type of Demand	@60%	-	-	-	-	-	-	-	-	
Renter Household Growth	105	-	-	-	-	-	-	-	-	
Existing Households (Overburdened + Substandard)	656	-	-	-	-	-	-	-	-	
Homeowner conversion (Seniors)	15	-	-	-	-	-	-	-	-	
Total Primary Market Demand	776	-	-	-	-	-	-	-	-	
Less Comparable/Competitive Supply	0	-	-	-	-	-	-	-	-	
Adjusted Income-qualified Renter HHs**	776	-	-	-	-	-	-	-	-	
Capture Rates (found on page 59)										
Targeted Population	@60%	-	-	-	-	-	-	-	-	
Capture Rate:	32.2%	-	-	-	-	-	-	-	-	

*Includes LIHTC and unrestricted (when applicable)

**Not adjusted for demand by bedroom-type.

B. PROJECT DESCRIPTION

PROJECT DESCRIPTION

- 1. Project Address and Development Location:** The Subject site is located at 5188 Clark Street SW on the east side of Woodland Avenue in Covington, Newton County, Georgia 30014. The Subject site is currently vacant.
- 2. Construction Type:** The Subject will consist of one, four-story, elevator-serviced residential building. The Subject will be new construction.
- 3. Occupancy Type:** Housing for Older Persons ages 55 and older.
- 4. Special Population Target:** None.
- 5. Number of Units by Bedroom Type and AMI Level:** See following property profile.
- 6. Unit Size, Number of Bedrooms and Structure Type:** See following property profile.
- 7. Rents and Utility Allowances:** See following property profile.
- 8. Existing or Proposed Project-Based Rental Assistance:** See following property profile.
- 9. Proposed Development Amenities:** See following property profile.

LEGENDS OF COVINGTON – COVINGTON, GEORGIA – MARKET STUDY

Legends Of Covington	
Location	5188 Clark Street SW Covington, GA 30014 Newton County
Units	198
Type	Midrise (age-restricted) (4 stories)
Year Built / Renovated	2021 / n/a
Tenant Characteristics	Seniors 55+
Contact Name	Jordan Richter
Phone	763-354-5589



Market	
Program	@60%
Annual Turnover Rate	n/a
Units/Month Absorbed	n/a
Section 8 Tenants	n/a
Leasing Pace	n/a
Change in Rent (Past Year)	n/a
Concession	n/a

Utilities	
A/C	not included
Cooking	not included
Water Heat	not included
Heat	not included
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	included

Unit Mix (face rent)											
Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max rent?
1	1	Midrise (4 stories)	102	747	\$713	\$0	@60%	n/a	n/a	n/a	yes
2	2	Midrise (4 stories)	80	997	\$852	\$0	@60%	n/a	n/a	n/a	yes
3	2	Midrise (4 stories)	16	1,350	\$970	\$0	@60%	n/a	n/a	n/a	yes

Amenities	
In-Unit	Balcony/Patio Blinds Carpeting Central A/C Coat Closet Dishwasher Exterior Storage Garbage Disposal Hand Rails Microwave Oven Pull Cords Refrigerator Walk-In Closet Washer/Dryer hookup
	Security
	Intercom (Buzzer) Limited Access Perimeter Fencing Video Surveillance
Property	Business Center/Computer Lab Clubhouse/Meeting Room/Community Room Courtyard Elevators Exercise Facility Central Laundry Neighborhood Network Off-Street Parking On-Site Management Picnic Area Recreation Areas
	Premium
	Hairdresser / Barber
Services	none
	Other
	Bocce ball courts, corn hole courts

Comments

The proposed utility allowances are \$103, \$128, and \$161 for the one, two, and three-bedroom units, respectively.

- 10. Scope of Renovations:** The Subject will be new construction.
- 11. Placed in Service Date:** Construction on the Subject is expected to begin in September 2019 and be completed in October 2021.
- Conclusion:** The Subject will be an excellent-quality four-story, elevator-serviced, midrise style apartment building, comparable or superior to most of the inventory in the area. As new construction, the Subject will not suffer from deferred maintenance, functional obsolescence, or physical deterioration.

C. SITE EVALUATION

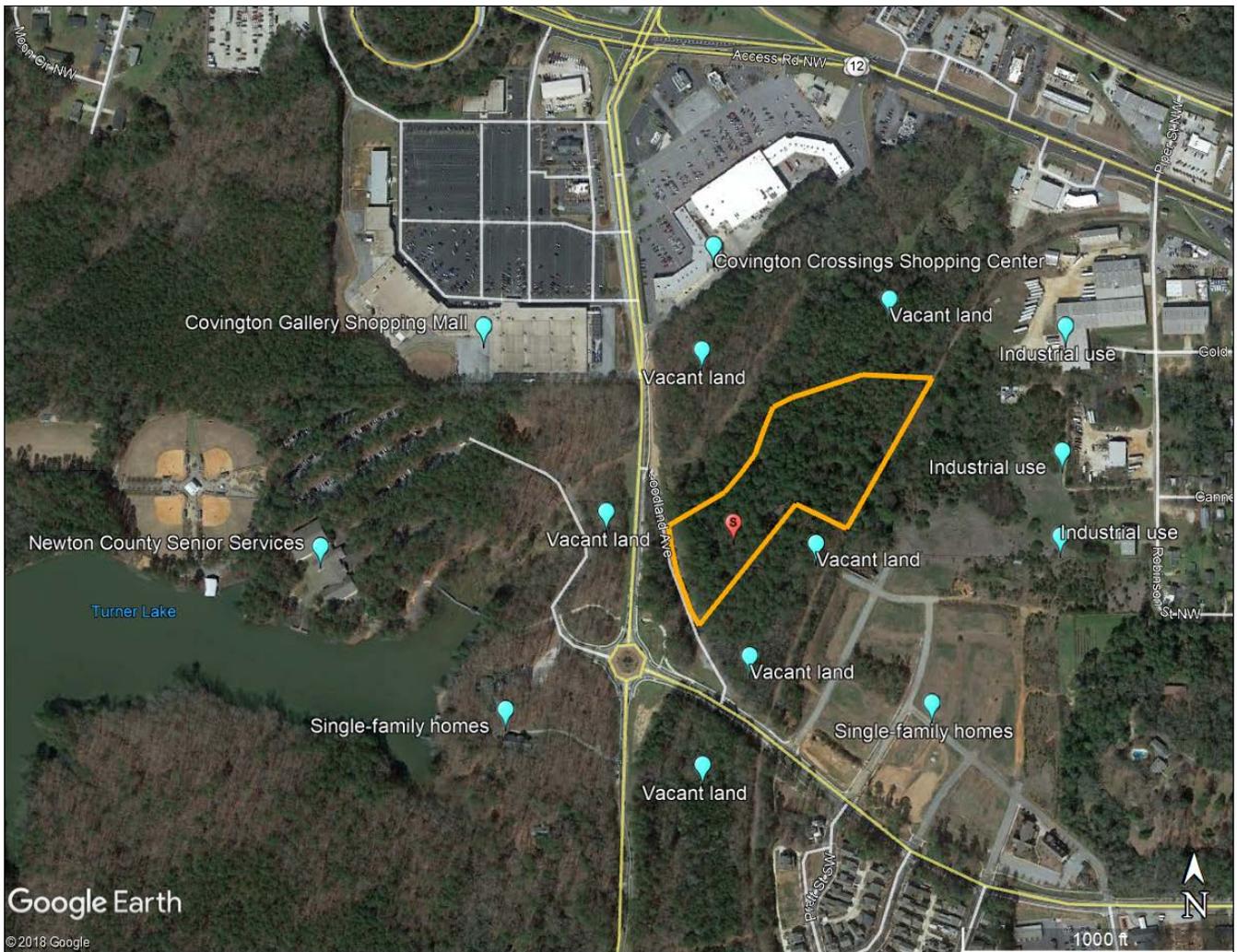
1. **Date of Site Visit and Name of Inspector:** Brian Neukam inspected the Subject on December 30, 2018.

2. **Physical Features of the Site:** The following illustrates the physical features of the site.

Frontage: The Subject has frontage along the east side of Woodland Avenue.

Visibility/Views: The Subject site is located at 5188 Clark Street SW on the east side of Woodland Avenue. Visibility will be good from Woodland Avenue and average from Clark Street SW and Turner Lake Road North. Views from the site will be average and initially will include wooded land to the north, south, and west, and single-family homes in good condition to the east.

Surrounding Uses: The following map illustrates the surrounding land uses.



The Subject site is located on the east side of Woodland Avenue. Views from the site will be average and initially will include wooded

land to the north, south, and west, and single-family homes in good condition to the east. The Subject site is considered “Car-Dependent” by *Walkscore* with a rating of 44 out of 100. The Subject site is a desirable building site for rental housing. The Subject is located in a mixed-use neighborhood. The uses surrounding the Subject are in average to good condition and the site has good proximity to locational amenities, most of which are within 0.8 miles of the Subject site.

Positive/Negative Attributes of Site:

We are unaware of any weaknesses of the site that would negatively impact the marketability of the Subject. The Subject’s close proximity to most locational amenities is considered a positive attribute of the site. The Subject site is within close proximity to Interstate 20, which provides convenient access to many employment centers.

3. Physical Proximity to Locational Amenities:

The Subject is located within 2.7 miles of all locational amenities, most of which are within 0.8 miles.

4. Pictures of Site and Adjacent Uses:

The following are pictures of the Subject site and adjacent uses.

PHOTOGRAPHS OF SUBJECT AND NEIGHBORHOOD



View of Subject site facing north



View of Subject site facing east



View of Subject site facing south



View of Subject site facing west



View southeast along Woodland Avenue



View northwest along Woodland Avenue



Commercial use in Subject's neighborhood



Commercial use in Subject's neighborhood



Commercial use in Subject's neighborhood



Commercial use in Subject's neighborhood



Commercial use in Subject's neighborhood



Commercial use in Subject's neighborhood



Single-family home in Subject's neighborhood



Single-family home in Subject's neighborhood



Single-family home in Subject's neighborhood



Single-family home in Subject's neighborhood



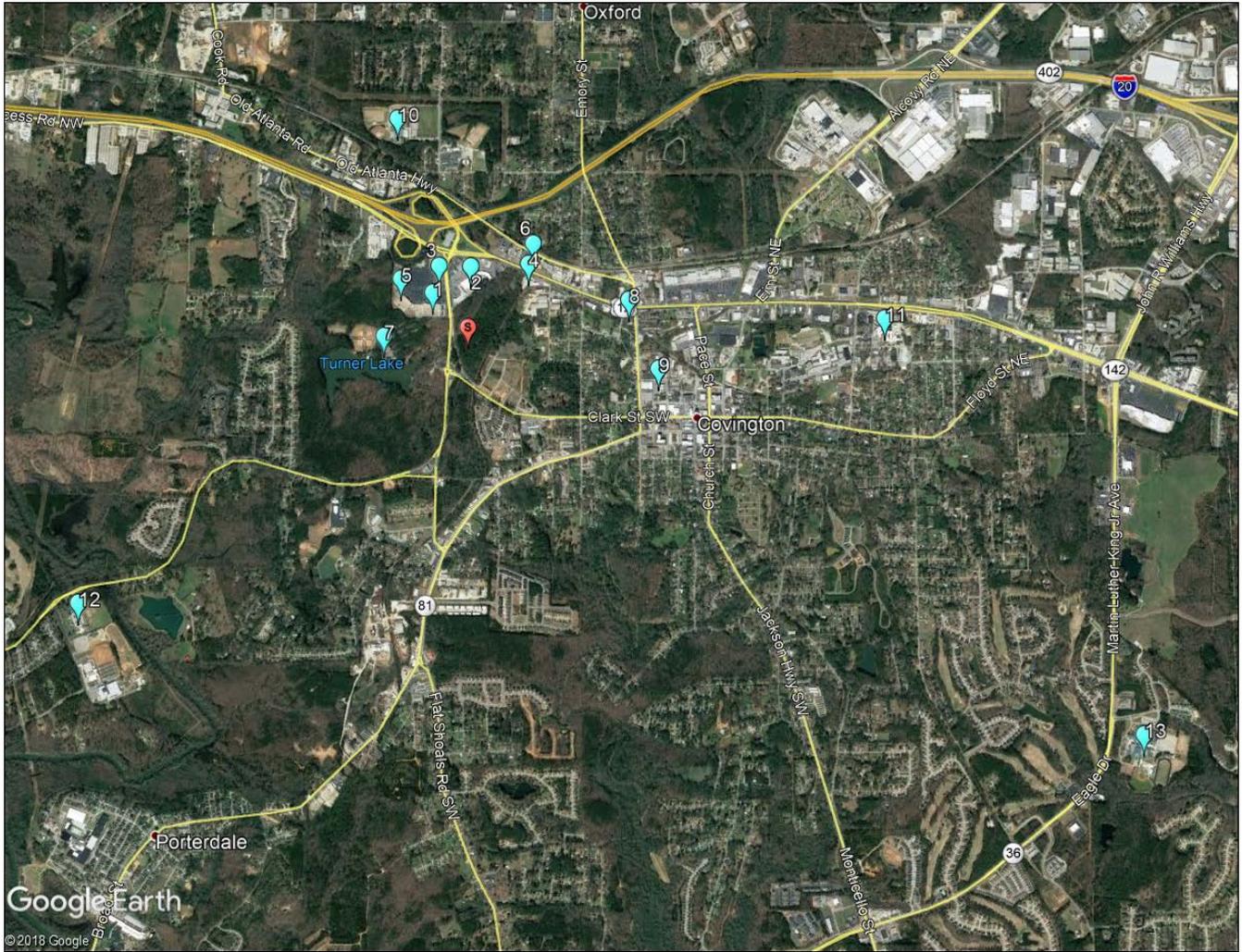
Single-family home in Subject's neighborhood



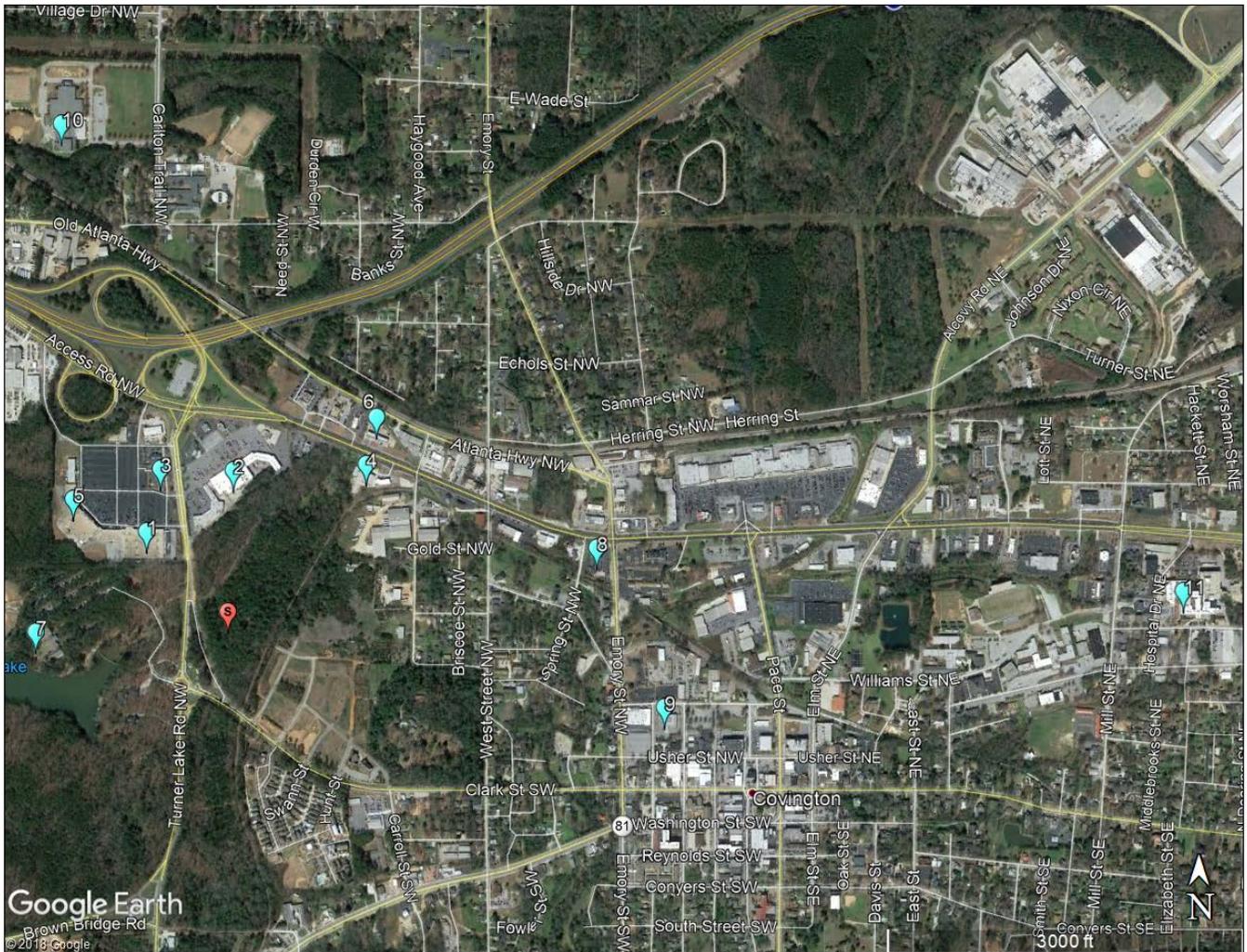
Single-family home in Subject's neighborhood

5. Proximity to Locational Amenities:

The following maps and table detail the Subject's distance from key locational amenities.



Source: Google Earth, December 2018



Source: Google Earth, December 2018

LOCATIONAL AMENITIES

Map #	Service or Amenity	Distance from Subject
1	Kmart	0.2 miles
2	Dollar General	0.2 miles
3	Arby's Restaurant	0.2 miles
4	Advance Auto Parts	0.2 miles
5	Ingles Market	0.3 miles
6	Raceway Gas Station	0.3 miles
7	Newton County Senior Services	0.3 miles
8	Rite Aid Pharmacy	0.5 miles
9	U.S. Post Office	0.7 miles
10	Cousins Middle School	0.8 miles
11	Piedmont Newton Hospital	1.5 miles
12	Porterdale Elementary School	1.6 miles
13	Eastside High School	2.7 miles

6. Description of Land Uses

The Subject site is located at 5188 Clark Street SW on the east side of Woodland Avenue. To the north of the Subject site is vacant land. Further north are retail/commercial uses in average condition

concentrated along Turner Lake Road and Highway 278. To the east of the Subject site are single-family homes in good condition. Further east are light industrial/warehouse uses in average condition and single-family homes in average condition. To the south of the Subject site is vacant land. Further south, across Clark Street, are retail/commercial uses in average to good condition and single-family homes in average condition. To the west of the Subject site is vacant land. Further west, across Turner Lake Road North, is Newton County Senior Services, vacant land, and single-family homes in average condition. The Subject site is considered “Car-Dependent” by *Walkscore* with a rating of 44 out of 100. The Subject site is a desirable building site for rental housing. The Subject is located in a mixed-use neighborhood. The uses surrounding the Subject are in average to good condition and the site has good proximity to locational amenities, most of which are within 0.8 miles of the Subject site.

7. Crime:

The following table illustrates crime statistics in the Subject’s PMA compared to the MSA and the nation, where an index of 100 is equal to that of the nation.

2018 CRIME INDICES

	PMA	Atlanta-Sandy Springs-Roswell, GA Metropolitan Statistical Area
Total Crime*	120	139
Personal Crime*	86	130
Murder	110	155
Rape	78	88
Robbery	101	163
Assault	79	118
Property Crime*	125	140
Burglary	135	147
Larceny	119	134
Motor Vehicle Theft	141	178

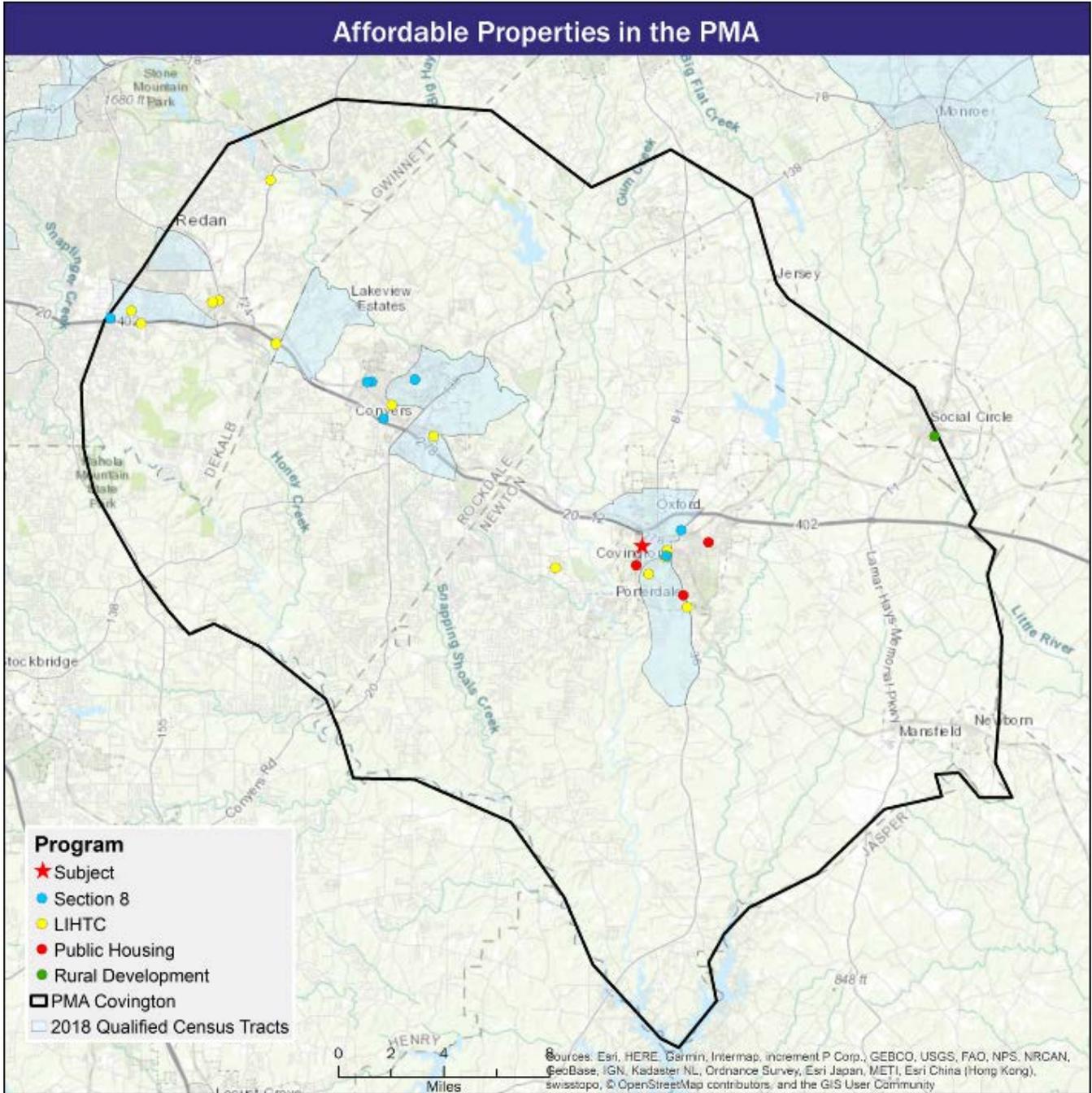
Source: Esri Demographics 2018, Novogradac & Company LLP, March 2019

*Unweighted aggregations

The crime risk indices shown above are based on the national average, which would be indicated as the number 100 in the table above. Any numbers shown deviating from the number 100 would thus be considered to be either above or below the national average. That is, an index of 125 would be 25 percent higher than the national average and an index of 75 would be 25 percent lower than the national average. As illustrated in the previous table, the most recent data indicates total crime within the PMA is below that of the MSA and above the national average. None of these crime indices are considered cause for concern. The Subject will offer limited access, perimeter fencing, video surveillance, and buzzer intercoms as security features. Most of the comparables also offer security features. Overall, the Subject’s security features will be

market-oriented.

8. Existing Assisted Rental Housing Property Map: The map on the following page and list identify all assisted rental housing properties in the PMA.



AFFORDABLE PROPERTIES IN THE PMA

Property Name	Program	Location	Tenancy	# of Units	Distance from Subject	Map Color
Legends Of Covington	LIHTC	Covington	Senior	198	-	Red Star
Granite Crossing	LIHTC	Lithonia	Family	75	15.3 miles	
Harristown Park	LIHTC	Covington	Senior	60	0.7 miles	
Panola Gardens	LIHTC	Lithonia	Senior	84	17.7 miles	
Terraces At Parkview	LIHTC	Lithonia	Family	54	15.6 miles	
Village At Walkers Bend	LIHTC	Covington	Family	32	0.9 miles	
Wellington Ridge	LIHTC	Covington	Family	220	2.5 miles	
Alexander At Stonecrest	LIHTC/Market	Lithonia	Family	262	16.5 miles	
Arbor Lakes Apartments	LIHTC/Market	Covington	Family	250	3.0 miles	
Greens At Stonecreek	LIHTC/Market	Lithonia	Family	138	13.3 miles	
Hills At Fairington	LIHTC/Market	Lithonia	Family	406	17.0 miles	
Magnolia Heights	LIHTC/Market	Covington	Family	200	2.4 miles	
Towne Pointe Apartments	LIHTC/Section 8	Conyers	Family	108	9.0 miles	
Fowler Court	Public Housing	Covington	Family	44	2.0 miles	
Holmes Court	Public Housing	Covington	Family	32	0.7 miles	
Jackson Highway	Public Housing	Covington	Family	14	2.1 miles	
South Walton Villas	Rural Development	Social Circle	Family	24	9.4 miles	
TFH Consolidated (AKA Alcovy)	Section 8	Covington	Senior	10	1.4 miles	
Covington Square	Section 8	Covington	Senior	114	0.8 miles	
Lexington Village	Section 8	Conyers	Family	107	9.0 miles	
Spivey Family	Section 8	Conyers	Family	69	9.9 miles	
Alice Williams Towers	Section 8	Lithonia	Senior	90	17.9 miles	
Rock Hill	Section 8	Conyers	Family	62	8.8 miles	
Spivey Senior	Section 8	Conyers	Senior	50	10.1 miles	

9. Road, Infrastructure or Proposed Improvements:

No other road, infrastructure or proposed improvements were noticed during our fieldwork.

10. Access, Ingress-Egress and Visibility of Site:

The Subject site can be accessed and has good visibility from the east side of Woodland Avenue. Woodland Avenue is a lightly trafficked two-lane access road that currently ends at the west side of the Subject site and provides access to Clark Street just south of the Subject site. Clark Street provides access to downtown Covington approximately 0.8 miles east of the Subject. Additionally, Clark Street intersects with Turner Lake Road just southwest of the Subject site, which provides direct access to Interstate 20 approximately 0.5 miles north of the Subject. Interstate 20 provides access to Augusta, Georgia approximately 110 miles to the east and to Atlanta, Georgia approximately 25 miles to the west. Overall, access is considered average and visibility is considered good from Woodland Avenue and average from Clark Street and Turner Lake Road.

11. Conclusion:

The Subject site is located at 5188 Clark Street on the east side of Woodland Avenue. To the north of the Subject site is vacant land. Further north are retail/commercial uses in average condition concentrated along Turner Lake Road and Highway 278. To the east of the Subject site are single-family homes in good condition. Further east are light industrial/warehouse uses in average condition and single-family homes in average condition. To the south of the Subject site is vacant land. Further south, across Clark Street, are retail/commercial uses in average to good condition and single-family homes in average condition. To the west of the Subject site is vacant land. Further west, across Turner Lake Road North, is Newton County Senior Services, vacant land, and single-family homes in average condition. The Subject site is considered “Car-Dependent” by *Walkscore* with a rating of 44 out of 100. Personal crime in the PMA is below the MSA and above the nation as a whole. The Subject will offer limited access, perimeter fencing, video surveillance, and buzzer intercoms as security features, which is similar to the security features of the majority of the comparable properties. The Subject site is a desirable building site for rental housing. The Subject is located in a mixed-use neighborhood. The uses surrounding the Subject are in average to good condition and the site has good proximity to locational amenities, most of which are within 0.8 miles of the Subject site.

D. MARKET AREA

PRIMARY MARKET AREA

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

Primary Market Area Map



Source: Google Earth, March 2019

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

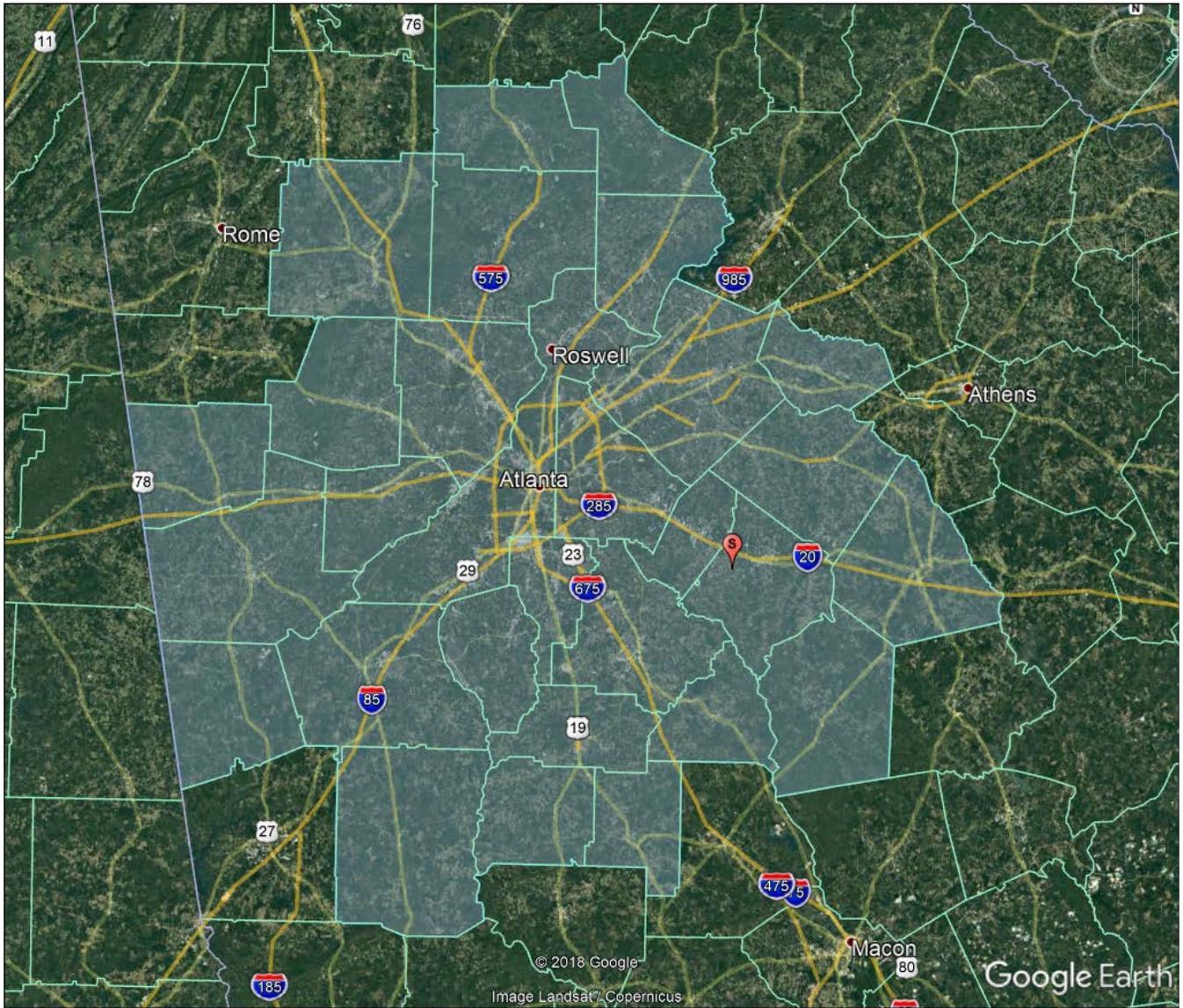
The PMA is generally defined by Annistown Road SW, Centerville Rosebud Road SW, Center Hill Church Road SW, and Youth Jersey Road SW to the north, Jersey Social Circle Road SE, W Hightower Trail, Highway 11, and the Newton County line to the east, the Newton County line and South River to the south, and South River to the west. This area encompasses Covington, Conyers and portions of Lithonia, Walnut Grove,

Mansfield, and Social Circle. The approximate distances from the Subject to the farthest boundaries of the PMA in each direction are listed as follows:

North:	12.7 miles
East:	13.7 miles
South:	15.1 miles
West:	18.2 miles

The PMA was defined based on interviews with the local housing authority, property managers at comparable properties, and the Subject's property manager. Many property managers indicated that a significant portion of their tenants come from out of state. Of those residents coming from within Georgia, most are coming from the Covington area and surrounding communities. Harristown Park, the only senior LITHC property in the Subject's PMA, reports that tenants come from throughout the state in search for affordable senior housing. While we do believe the Subject will experience leakage from outside the PMA boundaries, per the 2018 DCA market study guidelines, we have not accounted for leakage in our demand analysis found later in this report. The Secondary Market Area (SMA) is defined as the Atlanta- Sandy Springs-Roswell, GA Metropolitan Statistical Area (MSA), which is comprised of 30 counties in northwest Georgia and encompasses 8,726 square miles.

Secondary Market Area Map



Source: Google Earth, March 2019

E. COMMUNITY DEMOGRAPHIC DATA

COMMUNITY DEMOGRAPHIC DATA

The following sections will provide an analysis of the demographic characteristics within the market area. Data such as population, households and growth patterns will be studied to determine if the Primary Market Area (PMA) and the Atlanta-Sandy Springs-Roswell, GA MSA are areas of growth or contraction. The discussions will also describe typical household size and will provide a picture of the health of the community and the economy. The following demographic tables are specific to the populations of the PMA and the Atlanta-Sandy Springs-Roswell, GA MSA.

1. Population Trends

The following tables illustrate (a) Total Population, and (b) Population by Age Group within the population in the MSA, the PMA and nationally from 2000 through 2023.

1a. Total Population

The following table illustrates the total population within the PMA, MSA and nation from 2000 through 2023.

POPULATION						
Year	PMA		Atlanta-Sandy Springs-Roswell, GA Metropolitan Statistical Area		USA	
	Number	Annual	Number	Annual	Number	Annual
2000	204,987	-	4,261,895	-	281,038,168	-
2010	289,547	4.1%	5,286,728	2.4%	308,745,538	1.0%
2018	311,533	0.9%	5,891,925	1.4%	330,088,686	0.8%
Projected Mkt Entry October 2021	323,803	1.2%	6,183,180	1.5%	339,101,584	0.8%
2023	330,410	1.2%	6,340,010	1.5%	343,954,683	0.8%

Source: Esri Demographics 2018, Novogradac & Company LLP, March 2019

SENIOR POPULATION, 55+						
Year	PMA		Atlanta-Sandy Springs-Roswell, GA Metropolitan Statistical Area		USA	
	Number	Annual	Number	Annual	Number	Annual
2000	32,238	-	646,237	-	59,204,560	-
2010	56,117	7.4%	1,028,311	5.9%	76,750,713	3.0%
2018	75,141	4.1%	1,411,909	4.5%	95,707,633	3.0%
Projected Mkt Entry October 2021	81,504	2.6%	1,553,544	3.1%	101,595,756	1.9%
2023	84,930	2.6%	1,629,809	3.1%	104,766,284	1.9%

Source: Esri Demographics 2018, Novogradac & Company LLP, March 2019

Between 2000 and 2010 there was approximately 7.4 percent annual growth in senior population in the PMA, which was substantially higher than that of the MSA and of the nation. Between 2010 and 2018, there was approximately 4.1 percent annual growth in the senior population in the PMA, which trailed the MSA and exceeded the national senior population growth rate. Total senior population in the PMA is projected to increase at a rate of 2.6 percent annually from 2018 to 2023, which is a growth rate below that of the MSA and above the nation as a whole during the same time period. Overall, we believe that senior population growth in the PMA and MSA is a positive indication of demand for the Subject's proposed units.

1b. Total Population by Age Group

The tables on the following page illustrates the total population within the PMA and MSA from 2000 to 2023.

POPULATION BY AGE GROUP					
Age Cohort	PMA			Projected Mkt Entry October 2021	2023
	2000	2010	2018		
0-4	15,512	21,059	20,836	21,516	21,882
5-9	16,856	22,529	21,449	21,957	22,231
10-14	17,242	24,120	22,339	22,880	23,172
15-19	15,179	23,687	21,781	22,081	22,242
20-24	11,832	17,308	21,283	20,723	20,422
25-29	14,536	17,577	23,719	23,909	24,011
30-34	17,132	19,530	21,123	24,497	26,314
35-39	18,857	22,388	20,473	22,171	23,086
40-44	17,491	22,800	20,564	20,987	21,215
45-49	15,112	22,624	21,689	20,613	20,034
50-54	12,990	19,808	21,136	20,963	20,870
55-59	9,184	16,715	20,497	20,280	20,163
60-64	6,533	13,897	17,413	18,663	19,336
65-69	5,282	9,343	14,530	15,578	16,143
70-74	4,253	6,263	9,942	11,691	12,632
75-79	3,213	4,411	6,140	7,647	8,458
80-84	2,054	2,952	3,539	4,289	4,693
85+	1,719	2,536	3,080	3,356	3,505
Total	204,977	289,547	311,533	323,802	330,409

Source: Esri Demographics 2018, Novogradac & Company LLP, March 2019

POPULATION BY AGE GROUP

Atlanta-Sandy Springs-Roswell, GA Metropolitan Statistical Area					
Age Cohort	2000	2010	2018	Projected Mkt Entry October 2021	2023
0-4	318,718	380,735	382,402	398,953	407,865
5-9	325,853	394,306	398,594	407,212	411,853
10-14	314,167	390,992	409,292	419,959	425,703
15-19	290,064	378,372	391,878	406,357	414,153
20-24	289,487	341,650	395,195	395,913	396,300
25-29	363,934	377,057	444,697	451,549	455,239
30-34	382,069	386,120	422,567	472,830	499,895
35-39	396,706	417,987	417,742	445,435	460,346
40-44	359,953	415,233	402,436	421,544	431,833
45-49	307,240	411,635	415,663	404,134	397,926
50-54	267,442	364,330	399,550	405,750	409,088
55-59	186,716	301,331	381,689	384,033	385,295
60-64	131,017	252,453	323,874	351,476	366,339
65-69	101,827	170,690	268,305	293,559	307,158
70-74	82,788	114,130	186,724	221,632	240,429
75-79	65,285	81,144	115,987	146,600	163,084
80-84	42,347	57,082	68,975	84,057	92,178
85+	36,257	51,481	66,355	72,186	75,326
Total	4,261,870	5,286,728	5,891,925	6,183,180	6,340,010

Source: Esri Demographics 2018, Novogradac & Company LLP, March 2019

The largest age cohorts in the PMA in 2018 are between the ages of 25 through 29 and 10 through 14, which indicate the presence of families. However, age cohorts between 60 and over are expected to increase through market entry and 2023.

1c. Number of Elderly and Non-Elderly

The following table illustrates the elderly and non-elderly population within the PMA, SMA and nation from 2000 through 2023.

NUMBER OF ELDERLY AND NON-ELDERLY

Year	PMA			Atlanta-Sandy Springs-Roswell, GA Metropolitan Statistical Area		
	Total	Non-Elderly	Elderly (55+)	Total	Non-Elderly	Elderly (55+)
2000	204,987	172,749	32,238	4,261,895	3,615,658	646,237
2010	289,547	233,430	56,117	5,286,728	4,258,417	1,028,311
2018	311,533	236,392	75,141	5,891,925	4,480,016	1,411,909
Projected Mkt Entry October 2021	323,803	242,299	81,504	6,183,180	4,629,636	1,553,544
2023	330,410	245,480	84,930	6,340,010	4,710,201	1,629,809

Source: Esri Demographics 2018, Novogradac & Company LLP, March 2019

The senior population in the PMA is expected to increase through market entry and 2023, indicating demand for the Subject’s proposed units.

2. Household Trends

The following tables illustrate (a) Total Households and Average Household Size, (b) Household Tenure, (c) Households by Income, (d) Renter Households by Size, and (e) Housing for Older Persons Households 55+ within the population in the MSA, the PMA and nationally from 2000 through 2023.

2a. Total Number of Households and Average Household Size

The following tables illustrate the total number of households and average household size within the PMA, MSA and nation from 2000 through 2023.

HOUSEHOLDS WITH SENIOR HOUSEHOLDER, 55+

Year	PMA		Atlanta-Sandy Springs-Roswell, GA Metropolitan Statistical Area		USA	
	<i>Number</i>	<i>Annual</i>	<i>Number</i>	<i>Annual</i>	<i>Number</i>	<i>Annual</i>
2000	18,940	-	389,347	-	36,433,877	-
2010	32,586	7.2%	612,749	5.7%	45,892,723	2.6%
2018	42,377	3.6%	809,811	3.9%	55,492,459	2.5%
Projected Mkt Entry						
October 2021	47,310	3.6%	911,086	3.8%	59,289,694	2.1%
2023	49,966	3.6%	965,618	3.8%	61,334,359	2.1%

Source: Esri Demographics 2018, Novogradac & Company LLP, March 2019

AVERAGE HOUSEHOLD SIZE

Year	PMA		Atlanta-Sandy Springs-Roswell, GA Metropolitan Statistical Area		USA	
	<i>Number</i>	<i>Annual</i>	<i>Number</i>	<i>Annual</i>	<i>Number</i>	<i>Annual</i>
2000	2.84	-	2.68	-	2.59	-
2010	2.80	-0.1%	2.67	0.0%	2.58	-0.1%
2018	2.82	0.1%	2.69	0.1%	2.59	0.1%
Projected Mkt Entry						
October 2021	2.82	0.0%	2.69	0.1%	2.60	0.1%
2023	2.82	0.0%	2.70	0.1%	2.61	0.1%

Source: Esri Demographics 2018, Novogradac & Company LLP, March 2019

Senior household growth in the PMA exceeded the MSA and nation between 2000 and 2010 but slowed between 2010 and 2018. Over the next five years, senior household growth in the PMA is projected to increase at a rate below that of the MSA but well above nation as a whole. The average household size in the PMA is slightly larger than the national average at 2.82 persons in 2018. Over the next five years, the average household size is projected to remain relatively similar.

2b. Households by Tenure

The table below depicts household growth by tenure from 2000 through 2023.

PMA TENURE PATTERNS OF SENIORS 55+

Year	Owner-Occupied Units	Percentage Owner-Occupied	Renter-Occupied Units	Percentage Renter-Occupied
2000	16,058	84.8%	2,882	15.2%
2018	33,803	79.8%	8,574	20.2%
Projected Mkt Entry October 2021	37,917	80.1%	9,393	19.9%
2023	40,132	80.3%	9,834	19.7%

Source: Esri Demographics 2018, Novogradac & Company LLP, March 2019

As the table illustrates, senior households within the PMA reside in predominately owner-occupied residences. Nationally, approximately two-thirds of the population resides in owner-occupied housing units, and one-third resides in renter-occupied housing units. Therefore, there is a smaller percentage of renters in the PMA than the nation. This percentage is projected to decrease slightly over the next five years, although the number of renter households in the PMA is projected to increase by 1,260.

2c. Household Income

The following tables depict renter household income in the PMA and MSA in 2018, market entry, and 2023.

HOUSEHOLD INCOME DISTRIBUTION - PMA, 55+

Income Cohort	2018		Projected Mkt Entry October 2021		2023	
	Number	Percentage	Number	Percentage	Number	Percentage
\$0-9,999	2,946	7.0%	3,180	6.7%	3,306	6.6%
\$10,000-19,999	5,554	13.1%	5,910	12.5%	6,102	12.2%
\$20,000-29,999	4,388	10.4%	4,850	10.3%	5,099	10.2%
\$30,000-39,999	5,259	12.4%	5,711	12.1%	5,954	11.9%
\$40,000-49,999	4,489	10.6%	4,949	10.5%	5,197	10.4%
\$50,000-59,999	3,774	8.9%	4,290	9.1%	4,568	9.1%
\$60,000-74,999	4,322	10.2%	4,842	10.2%	5,122	10.3%
\$75,000-99,999	4,758	11.2%	5,390	11.4%	5,730	11.5%
\$100,000-124,999	2,788	6.6%	3,241	6.9%	3,485	7.0%
\$125,000-149,999	1,747	4.1%	2,076	4.4%	2,253	4.5%
\$150,000-199,999	1,460	3.4%	1,735	3.7%	1,883	3.8%
\$200,000+	892	2.1%	1,136	2.4%	1,267	2.5%
Total	42,377	100.0%	47,310	100.0%	49,966	100.0%

Source: HISTA Data / Ribbon Demographics 2018, Novogradac & Company LLP, March 2019

RENTER HOUSEHOLD INCOME DISTRIBUTION - Atlanta-Sandy Springs-Roswell, GA Metropolitan Statistical Area, 55+

Income Cohort	2018		Projected Mkt Entry October 2021		2023	
	Number	Percentage	Number	Percentage	Number	Percentage
\$0-9,999	25,389	13.1%	26,575	12.5%	27,213	12.3%
\$10,000-19,999	36,017	18.7%	37,110	17.5%	37,699	17.0%
\$20,000-29,999	25,927	13.4%	27,527	13.0%	28,388	12.8%
\$30,000-39,999	21,201	11.0%	22,768	10.7%	23,612	10.6%
\$40,000-49,999	16,328	8.5%	17,876	8.4%	18,709	8.4%
\$50,000-59,999	13,121	6.8%	14,732	6.9%	15,599	7.0%
\$60,000-74,999	13,150	6.8%	14,839	7.0%	15,748	7.1%
\$75,000-99,999	13,360	6.9%	15,467	7.3%	16,601	7.5%
\$100,000-124,999	9,583	5.0%	11,217	5.3%	12,097	5.4%
\$125,000-149,999	6,536	3.4%	8,017	3.8%	8,814	4.0%
\$150,000-199,999	5,818	3.0%	7,151	3.4%	7,868	3.5%
\$200,000+	6,688	3.5%	8,710	4.1%	9,798	4.4%
Total	193,118	100.0%	211,986	100.0%	222,146	100.0%

Source: HISTA Data / Ribbon Demographics 2018, Novogradac & Company LLP, March 2019

The Subject’s LIHTC units will target senior tenants earning between \$24,480 and \$35,940. As the table above depicts, approximately 22.8 percent of senior renter households in the PMA are earning incomes between \$20,000 and \$39,999, which is lower than the 24.4 percent of senior renter households in the MSA in 2018. These percentages are projected to decrease slightly through 2022, though the number of senior renter households in these income brackets is projected to increase.

2d. Renter Households by Number of Persons in the Household

The following table illustrates household size for all households in 2018, market entry and 2023. To determine the number of renter households by number of persons per household, the total number of households is adjusted by the percentage of renter households.

RENTER HOUSEHOLDS BY NUMBER OF PERSONS - PMA, 55+

Household Size	2018		Projected Mkt Entry October 2021		2023	
	Number	Percentage	Number	Percentage	Number	Percentage
1 Person	4,352	50.8%	4,734	50.4%	4,939	50.2%
2 Persons	2,492	29.1%	2,714	28.9%	2,833	28.8%
3 Persons	841	9.8%	944	10.0%	999	10.2%
4 Persons	404	4.7%	465	5.0%	498	5.1%
5+ Persons	485	5.7%	537	5.7%	565	5.7%
Total Households	8,574	100%	9,393	100%	9,834	100%

Source: HISTA Data / Ribbon Demographics 2018, Novogradac & Company LLP, March 2019

The majority of renter households in the PMA are one and two-person households, which bodes well for the Subject’s proposed units. These cohorts are projected to remain the largest through 2023.

Conclusion

The senior population in the PMA and the MSA increased significantly from 2000 to 2010, though the rate of growth slowed from 2010 to 2018. Total senior population in the PMA is projected to increase at a rate of 2.6 percent annually from 2018 to 2023, which is a growth rate below that of the MSA but well above the nation as a whole during the same time period. The current senior population of the PMA is 75,141 and is expected to be 84,930 in 2023. Senior renter households are concentrated in the lowest income cohorts, with 22.8 percent of senior renters in the PMA earning between \$20,000 and \$39,999 annually. The Subject will target senior households earning between \$24,480 and \$35,940 for its units. The Subject

should be well-positioned to service this market. Overall, population growth and the concentration of senior renter households at the lowest income cohorts indicates significant demand for affordable senior rental housing in the market.

F. EMPLOYMENT TRENDS

Employment Trends

The PMA is economically reliant on the healthcare/social assistance and manufacturing sectors. Employment levels decreased during the national recession. However, total employment in Newton County has increased modestly each year since 2010. Total employment surpassed pre-recession highs in 2014 and has shown consistent year-over-year growth.

1. Total Jobs

The following table illustrates the total jobs (also known as “covered employment”) in Newton County. Note that the data below was the most recent data available.

Year	Total Employment	% Change
2007	43,991	-
2008	43,889	-0.23%
2009	41,386	-6.05%
2010	41,903	1.23%
2011	42,641	1.73%
2012	43,208	1.31%
2013	43,659	1.04%
2014	44,689	2.30%
2015	46,362	3.61%
2016	48,393	4.20%
2017	50,000	3.21%
2018 YTD Average	50,148	3.50%
Aug-17	48,763	-
Aug-18	50,084	2.64%

Source: U.S. Bureau of Labor Statistics

YTD as of March 2019

Newton County has experienced strong total job growth in the past decade. During the national recession, Newton County experienced only two years of employment decline, which indicates that the economy was less impacted than the nation overall during this time. Total jobs in Newton County are currently 13.9 percent above the pre-recession high level of 2007, which is indicative of a strong economy that has successfully recovered from the national recession.

2. Total Jobs by Industry

The following table illustrates the total jobs (also known as “covered employment”) in Newton County as of the first quarter of 2018, the most recent data available. Note that the data below was the most recent data available.

**Q1 2018 Covered Employment
Newton County, Georgia**

	Number	Percent
Total, all industries	21,368	-
Goods-producing	6,295	-
Natural resources and mining	43	0.20%
Construction	1,435	6.72%
Manufacturing	4,817	22.54%
Service-providing	15,073	-
Trade, transportation, and utilities	5,084	23.79%
Information	396	1.85%
Financial activities	604	2.83%
Professional and business services	3,483	16.30%
Education and health services	2,514	11.77%
Leisure and hospitality	2,520	11.79%
Other services	399	1.87%
Unclassified	73	0.34%

Source: Bureau of Labor Statistics, 2019

Employment in Newton County is largely concentrated in the manufacturing and trade, transportation, and utilities sectors, which account for 46.3 percent of total employment in the county. Manufacturing is a relatively volatile industry during times of economic downturn while the trade, transportation, and utilities sector is considered a stable sector during times of economic uncertainty. The following table illustrates employment by industry for the PMA as of 2018 (most recent year available).

2018 EMPLOYMENT BY INDUSTRY

Industry	PMA		USA	
	Number Employed	Percent Employed	Number Employed	Percent Employed
Healthcare/Social Assistance	20,458	13.4%	22,154,439	14.0%
Retail Trade	16,481	10.8%	17,381,607	11.0%
Educational Services	15,426	10.1%	14,568,337	9.2%
Manufacturing	14,976	9.8%	15,694,985	9.9%
Transportation/Warehousing	10,741	7.1%	6,660,099	4.2%
Construction	10,719	7.0%	10,333,928	6.5%
Accommodation/Food Services	10,521	6.9%	11,958,374	7.6%
Public Administration	9,677	6.4%	7,345,537	4.7%
Prof/Scientific/Tech Services	8,683	5.7%	11,673,939	7.4%
Admin/Support/Waste Mgmt Svcs	8,044	5.3%	6,943,459	4.4%
Other Services	6,873	4.5%	7,758,801	4.9%
Finance/Insurance	6,338	4.2%	7,284,572	4.6%
Information	3,786	2.5%	2,881,691	1.8%
Wholesale Trade	3,223	2.1%	4,028,405	2.6%
Real Estate/Rental/Leasing	2,397	1.6%	3,165,171	2.0%
Arts/Entertainment/Recreation	1,803	1.2%	3,672,444	2.3%
Utilities	1,535	1.0%	1,433,069	0.9%
Agric/Forestry/Fishing/Hunting	465	0.3%	2,273,158	1.4%
Mgmt of Companies/Enterprises	59	0.0%	87,511	0.1%
Mining	57	0.0%	591,596	0.4%
Total Employment	152,262	100.0%	157,891,122	100.0%

Source: Esri Demographics 2018, Novogradac & Company LLP, March 2019

Employment in the PMA is concentrated in the healthcare/social assistance, retail trade, and educational services industries, which collectively comprise 34.3 percent of local employment. The large share of PMA employment in retail trade is notable as this industry is historically volatile, and prone to contraction during economic downturns. However, the PMA also has significant share of employment in the healthcare and educational services industries, which are historically known to offer greater stability during recessionary periods. Relative to the overall nation, the PMA features comparatively greater employment in the educational services, transportation/warehousing, and public administration industries. Conversely, the PMA is underrepresented in the accommodation/food services, professional/scientific/technical services, and other services industries.

3. Major Employers

The table below shows the largest employers in Covington, GA according to the Covington Newton County Chamber of Commerce.

MAJOR EMPLOYERS - COVINGTON, GA

#	Employer Name	Industry	# Of Employees
1	C.R. Bard, Inc.	Manufacturing	500-1,000
2	Pactiv Corp	Manufacturing	250-500
3	General Mills, Inc.	Manufacturing	250-500
4	Guardian Automotive Corp	Manufacturing	250-500
5	Clarion Metals	Manufacturing	250-500

Source: Covington Newton County Chamber of Commerce, March 2019.

All of the top employers in Covington are concentrated within the manufacturing industry. This indicates that Covington is a favorable area for manufacturing industries.

Expansions/Contractions

An important factor underlying the depth of demand for rental units in an area is the rate of employment expansions and contractions. According to the Georgia Department of Economic Development’s Worker Adjustment and Retraining Notification (WARN) Act notices, there have been no major layoffs or closures in Newton County from 2015 to year-to-date 2019.

We were unable to reach a representative with the Newton County Economic Development Department regarding any recent business expansions in the area. However, in June 2018 we spoke with Ms. Serra Hall, Director of Commercial Development with the Newton County Economic Development Department. According to Ms. Hall, Baxter Pharmaceutical began construction on a manufacturing plant in 2014 and production at the plant began in October 2018. The manufacturing plant represents a \$1 billion investment and created 1,500 new full-time jobs to the area and an additional 500 more in support roles. We conducted additional online research and learned that Nisshinbo Automotive Manufacturing, Inc. (NAMI) will create 100 jobs and invest \$72 million in an expansion of its Covington, GA facility. New jobs at the facility will include positions in production and administration.

4. Employment and Unemployment Trends

The following table details employment and unemployment trends for the Atlanta-Sandy Springs-Roswell, GA MSA from 2002 to November 2018.

EMPLOYMENT TRENDS (NOT SEASONALLY ADJUSTED)						
	Atlanta-Sandy Springs-Roswell, GA Metropolitan			USA		
	Statistical Area					
	Total Employment	% Change	Differential from peak	Total Employment	% Change	Differential from peak
2002	2,324,880	-	-19.7%	136,485,000	-	-11.0%
2003	2,347,173	1.0%	-19.0%	137,736,000	0.9%	-10.2%
2004	2,382,163	1.5%	-17.8%	139,252,000	1.1%	-9.2%
2005	2,445,674	2.7%	-15.6%	141,730,000	1.8%	-7.6%
2006	2,538,141	3.8%	-12.4%	144,427,000	1.9%	-5.8%
2007	2,618,825	3.2%	-9.6%	146,047,000	1.1%	-4.8%
2008	2,606,822	-0.5%	-10.0%	145,363,000	-0.5%	-5.2%
2009	2,452,057	-5.9%	-15.4%	139,878,000	-3.8%	-8.8%
2010	2,440,037	-0.5%	-15.8%	139,064,000	-0.6%	-9.3%
2011	2,486,895	1.9%	-14.1%	139,869,000	0.6%	-8.8%
2012	2,545,474	2.4%	-12.1%	142,469,000	1.9%	-7.1%
2013	2,572,589	1.1%	-11.2%	143,929,000	1.0%	-6.1%
2014	2,619,531	1.8%	-9.6%	146,305,000	1.7%	-4.6%
2015	2,684,742	2.5%	-7.3%	148,833,000	1.7%	-2.9%
2016	2,794,326	4.1%	-3.5%	151,436,000	1.7%	-1.2%
2017	2,896,736	3.7%	0.0%	153,337,000	1.3%	0.0%
2018 YTD Average*	2,979,582	2.9%	-	155,761,000	1.6%	-
Nov-2017	2,932,381	-	-	154,180,000	-	-
Nov-2018	2,979,589	1.6%	-	157,015,000	1.8%	-

Source: U.S. Bureau of Labor Statistics, March 2019

UNEMPLOYMENT TRENDS (NOT SEASONALLY ADJUSTED)

	<u>Atlanta-Sandy Springs-Roswell, GA Metropolitan</u>			<u>USA</u>		
	<u>Statistical Area</u>					
	<u>Unemployment Rate</u>	<u>Change</u>	<u>Differential from peak</u>	<u>Unemployment Rate</u>	<u>Change</u>	<u>Differential from peak</u>
2002	5.0%	-	0.6%	5.8%	-	1.4%
2003	4.9%	-0.2%	0.5%	6.0%	0.2%	1.6%
2004	4.8%	-0.1%	0.4%	5.5%	-0.5%	1.2%
2005	5.4%	0.6%	0.9%	5.1%	-0.5%	0.7%
2006	4.7%	-0.7%	0.2%	4.6%	-0.5%	0.3%
2007	4.4%	-0.2%	0.0%	4.6%	0.0%	0.3%
2008	6.2%	1.7%	1.7%	5.8%	1.2%	1.4%
2009	9.9%	3.8%	5.5%	9.3%	3.5%	4.9%
2010	10.3%	0.4%	5.9%	9.6%	0.3%	5.3%
2011	9.9%	-0.4%	5.5%	9.0%	-0.7%	4.6%
2012	8.8%	-1.1%	4.4%	8.1%	-0.9%	3.7%
2013	7.8%	-1.0%	3.4%	7.4%	-0.7%	3.0%
2014	6.8%	-1.0%	2.3%	6.2%	-1.2%	1.8%
2015	5.7%	-1.1%	1.3%	5.3%	-0.9%	0.9%
2016	5.1%	-0.6%	0.7%	4.9%	-0.4%	0.5%
2017	4.6%	-0.6%	0.1%	4.4%	-0.5%	0.0%
2018 YTD Average*	3.7%	-0.9%	-	3.9%	-0.4%	-
Nov-2017	4.1%	-	-	3.9%	-	-
Nov-2018	3.2%	-0.9%	-	3.5%	-0.4%	-

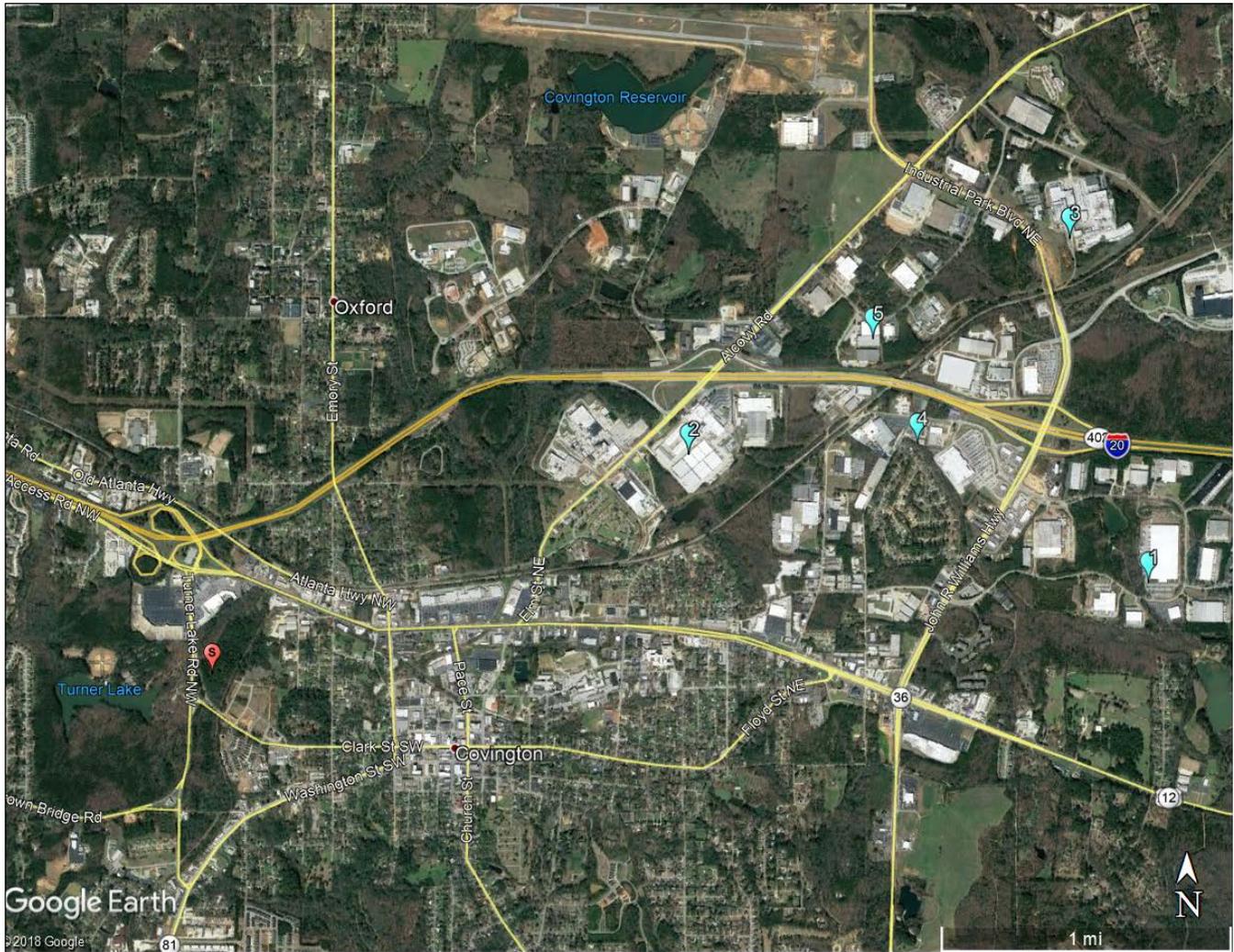
Source: U.S. Bureau of Labor Statistics, March 2019

Between 2002 and 2007, total employment in the MSA exhibited positive growth, with a pre-recession peak occurring in 2007. The MSA and the nation experienced their most significant recession-related employment losses in 2009, at the height of the recession. Overall, the MSA experienced total employment losses of 6.9 percent compared to 4.9 percent nationally. However, as of 2014, both the MSA and the nation had surpassed their pre-recession employment highs. Furthermore, the total employment growth in the MSA during the previous eight years outpaced the employment growth in the nation during the same time period.

Historically, the MSA has reported a lower unemployment rate relative to the nation. Unemployment in the MSA began increasing during 2008, at the onset of the national recession. The MSA maintained a higher unemployment rate throughout the entire recession relative to the nation. Unemployment in the MSA began decreasing in 2011 and has continued to decrease. As of November 2018, the unemployment rate in the MSA was 3.2 percent, which is slightly lower than the nation. Given that total employment in the MSA has surpassed its pre-recession levels and that unemployment continues to decrease, it appears the MSA has recovered and is in an expansionary phase, which should have a positive impact on local affordable rental housing demand. This indicates that the area will have continued demand for workforce and affordable housing for the foreseeable future.

5. Map of Site and Major Employment Concentrations

The following map and table details the largest employers in Covington, Georgia.



Source: Google Earth, March 2019

MAJOR EMPLOYERS - COVINGTON, GA

#	Employer Name	Industry	# Of Employees
1	C.R. Bard, Inc.	Manufacturing	500-1,000
2	Pactiv Corp	Manufacturing	250-500
3	General Mills, Inc.	Manufacturing	250-500
4	Guardian Automotive Corp	Manufacturing	250-500
5	Clarion Metals	Manufacturing	250-500

Source: Covington Newton County Chamber of Commerce, November 2018.

6. Conclusion

The largest industries in the PMA are healthcare/social assistance, retail trade, and educational services industries, which collectively comprise 34.3 percent of local employment. The five largest employers in Covington include C.R. Bard Inc., Pactiv Corporation, General Mills Inc., Guardian Automotive Corporation,

and Clarion Metals, which are located within close proximity of the Subject site. The manufacturing sector is historically volatile during periods of economic downturn, while healthcare/social assistance and educational services are typically more stable. This may help mitigate future job losses should the economy enter another period of instability.

The MSA has experienced annual employment growth from 2011 through 2019 year-to-date. The unemployment rate has continued to decrease annually since 2011 to current rate 3.2 percent. Total employment surpassed pre-recession levels in 2014 and the unemployment rate is below that of the nation. Overall, the economy has fully recovered from the most recent national recession and appears to be in an expansionary phase that has been ongoing since 2011. This indicates that the area will have continued demand for workforce and affordable housing for the foreseeable future.

G. PROJECT-SPECIFIC AFFORDABILITY AND DEMAND ANALYSIS

Project-Specific Affordability and Demand Analysis

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

1. Income Restrictions

LIHTC rents are based upon a percentage of the Area Median Gross Income (“AMI”), adjusted for household size and utilities. The Georgia Department of Community Affairs (“DCA”) will estimate the relevant income levels, with annual updates. The rents are calculated assuming that the maximum net rent a household will pay is 35 percent of its household income at the appropriate AMI level.

According to DCA, household size is assumed to be 1.5 persons per bedroom for LIHTC rent calculation purposes. For example, the maximum rent for a four-person household in a two-bedroom unit is based on an assumed household size of three persons (1.5 per bedroom). For income determination purposes, the maximum income is assumed to be 1.5 persons per bedroom rounded up to the nearest whole number. For example, maximum income for a one-bedroom unit is based on an assumed household size of two persons (1.5 persons per bedroom, rounded up).

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

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

2. Affordability

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

We provide a demand analysis for the as proposed scenario. We assume the maximum allowable rents.

55+ INCOME LIMITS

Unit Type	Minimum	Maximum
	Allowable	Allowable
	Income	Income
	@60%	
1BR	\$24,480	\$35,940
2BR	\$29,400	\$35,940
3BR	\$33,930	\$35,940

3. Demand

The demand for the Subject will be derived from three sources: new households, existing households and elderly homeowners likely to convert to rentership. These calculations are illustrated in the following tables.

3a. Demand from New Households

The number of new households entering the market is the first level of demand calculated. We utilized 2021, the anticipated date of market entry, as the base year for the analysis. Therefore, 2018 household population estimates are inflated to 2021 by interpolation of the difference between 2018 estimates and 2023 projections. This change in households is considered the gross potential demand for the Subject property. This number is adjusted for income eligibility and renter tenure. This is calculated as an annual demand number. In other words, this calculates the anticipated new households in 2021. This number takes the overall growth from 2018 to 2023 and applies it to its respective income cohorts by percentage. This number does not reflect lower income households losing population, as this may be a result of simple dollar value inflation.

3b. Demand from Existing Households

Demand for existing households is estimated by summing two sources of potential tenants. The first source is tenants who are rent overburdened. These are households who are paying over 35 percent of their income in housing costs. This data is interpolated using ACS data based on appropriate income levels.

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

3c. Demand from Elderly Homeowners likely to Convert to Rentership

An additional source of demand is also seniors likely to move from their own homes into rental housing. This source is only appropriate when evaluating senior properties and is determined by interviews with property managers in the PMA. As such, we have not accounted for any senior conversion to rentership.

3d. Other

Per the 2018 GA DCA Qualified Allocation Plan (QAP) and Market Study Manual, GA DCA does not consider demand from outside the Primary Market Area (PMA), including the Secondary Market Area (SMA). Therefore, we do not account for leakage from outside the PMA boundaries in our demand analysis.

DCA does not consider household turnover to be a source of market demand. Therefore, we do not account for household turnover in our demand analysis.

We calculated all of our capture rates based on household size. DCA guidelines indicate that properties with over 20 percent of their proposed units in three and four-bedroom units need to be adjusted to considered larger household sizes. Our capture rates incorporate household size adjustments for all of the Subject's units.

4. Net Demand, Capture Rates and Stabilization Conclusions

The following pages will outline the overall demand components added together (3(a), 3(b) and 3(c)) less the supply of competitive developments awarded and/or constructed or placed in service from 2016 to the present.

Additions to Supply

Additions to supply will lower the number of potential qualified households. Pursuant to our understanding of DCA guidelines, we deduct the following units from the demand analysis.

- Comparable/competitive LIHTC and bond units (vacant or occupied) that were funded, are under construction, or placed in service in 2016 through the present.

- Vacancies in projects placed in service prior to 2016 that have not reached stabilized occupancy (i.e. at least 90 percent occupied).
- Comparable/competitive conventional or market rate units that are proposed, are under construction, or entered the market from 2016 to present. As the following discussion will demonstrate, competitive market rate units are those with rent levels that are comparable to the proposed rents at the Subject.

Per GA DCA guidelines, competitive units are defined as those units that are of similar size and configuration and provide alternative housing to a similar tenant population, at rent levels comparative to those proposed for the Subject development. At the time of the report, there have been no recently allocated, placed in service, or stabilizing affordable rate developments between 2016 and present.

PMA Occupancy

Per DCA's guidelines, we determine the average occupancy rate based on all available competitive conventional and LIHTC properties in the PMA. The following table illustrates a combined average occupancy level for the PMA based on the total competitive units in the PMA.

PMA OCCUPANCY

Property Name	Program	Location	Tenancy	# of Units	Occupancy
Legends Of Covington	LIHTC	Covington	Senior	198	-
Granite Crossing	LIHTC	Lithonia	Family	75	100.0%
Harristown Park	LIHTC	Covington	Senior	60	100.0%
Panola Gardens	LIHTC	Lithonia	Senior	84	100.0%
Terraces At Parkview	LIHTC	Lithonia	Family	54	100.0%
Village At Walkers Bend	LIHTC	Covington	Family	32	N/A
Wellington Ridge	LIHTC	Covington	Family	220	99.5%
Alexander At Stonecrest	LIHTC/Market	Lithonia	Family	262	100.0%
Arbor Lakes Apartments	LIHTC/Market	Covington	Family	250	94.4%
Greens At Stonecreek	LIHTC/Market	Lithonia	Family	138	100.0%
Hills At Fairington	LIHTC/Market	Lithonia	Family	406	100.0%
Magnolia Heights	LIHTC/Market	Covington	Family	200	98.0%
Towne Pointe Apartments	LIHTC/Section 8	Conyers	Family	108	98.1%
Fowler Court	Public Housing	Covington	Family	44	100.0%
Holmes Court	Public Housing	Covington	Family	32	100.0%
Jackson Highway	Public Housing	Covington	Family	14	100.0%
South Walton Villas	Rural Development	Social Circle	Family	24	100.0%
TFH Consolidated (AKA Alcovy)	Section 8	Covington	Senior	10	100.0%
Covington Square	Section 8	Covington	Senior	114	N/A
Lexington Village	Section 8	Conyers	Family	107	98.1%
Spivey Family	Section 8	Conyers	Family	69	88.4%
Alice Williams Towers	Section 8	Lithonia	Senior	90	100.0%
Rock Hill	Section 8	Conyers	Family	62	74.2%
Spivey Senior	Section 8	Conyers	Senior	50	82.0%
36 Almon Church Road	Market	Covington	Family	30	100.0%
Leaf Stone Apartment Homes	Market	Covington	Family	232	100.0%
Park View Apartments	Market	Covington	Family	100	92.0%
Willow Creek Apartments	Market	Covington	Family	41	95.1%
Fieldcrest Walk	Market	Covington	Family	258	97.7%
Oxford Apartments	Market	Covington	Family	240	89.2%
Village Townhomes of Oxford	Market	Oxford	Family	40	85.0%
Salem Terrace	Market	Covington	Family	70	85.7%
Salem Chase	Market	Conyers	Family	64	96.9%
Salem Glen Apartments	Market	Conyers	Family	256	98.0%
Park at Arlington	Market	Covington	Family	188	100.0%
Porterdale Mill Lofts	Market	Porterdale	Family	154	98.7%
Terraces at Fieldstone	Market	Conyers	Family	316	99.1%
Average PMA Occupancy					97.1%

The average occupancy rate of competitive developments in the PMA is 97.1 percent.

Rehab Developments and PBRA

For any properties that are rehab developments, the capture rates will be based on those units that are vacant, or whose tenants will be rent burdened or over income as listed on the Tenant Relocation Spreadsheet. The Subject is a proposed rehab development that is currently 94.4 percent occupied. It should be noted that seven of the 14 vacant units are pre-leased. Renovations will occur with tenants in place. Therefore, buildings will be placed back in service on a rolling basis. As of the date of this report, a tenant income audit was unavailable; as such, we have assumed that tenants residing in the 60 percent AMI LIHTC units will continue to income-qualify to reside at the property and the developer noted that they will not need to be re-certified.

Units that are subsidized with PBRA or whose rents are more than 20 percent lower than the rent for other units of the same bedroom size in the same AMI band and comprise less than 10 percent of total units in the same AMI band will not be used in determining project demand. In addition, any units, if priced 30 percent lower than the average market rent for the bedroom type in any income segment, will be assumed to be leasable in the market and deducted from the total number of units in the project for determining capture rates.

5. Capture Rates

The above calculations and derived capture rates are illustrated in the following tables. Note that the demographic data used in the following tables, including tenure patterns, household size and income distribution through the projected market entry date of 2021 are illustrated in the previous section of this report.

RENTER HOUSEHOLD INCOME DISTRIBUTION - PMA, 55+

Income Cohort	2018		Projected Mkt Entry October 2021		2023	
	Number	Percentage	Number	Percentage	Number	Percentage
\$0-9,999	1,089	12.7%	1,136	12.1%	1,162	11.8%
\$10,000-19,999	2,172	25.3%	2,262	24.1%	2,310	23.5%
\$20,000-29,999	1,076	12.5%	1,187	12.6%	1,247	12.7%
\$30,000-39,999	1,040	12.1%	1,114	11.9%	1,154	11.7%
\$40,000-49,999	512	6.0%	591	6.3%	633	6.4%
\$50,000-59,999	669	7.8%	771	8.2%	826	8.4%
\$60,000-74,999	550	6.4%	616	6.6%	652	6.6%
\$75,000-99,999	447	5.2%	481	5.1%	499	5.1%
\$100,000-124,999	489	5.7%	581	6.2%	630	6.4%
\$125,000-149,999	230	2.7%	287	3.1%	318	3.2%
\$150,000-199,999	186	2.2%	224	2.4%	244	2.5%
\$200,000+	114	1.3%	143	1.5%	159	1.6%
Total	8,574	100.0%	9,393	100.0%	9,834	100.0%

Source: HISTA Data / Ribbon Demographics 2018, Novogradac & Company LLP, March 2019

60% AMI

NEW RENTER HOUSEHOLD DEMAND BY INCOME COHORT - @60%

Minimum Income Limit		\$24,480		Maximum Income Limit		\$35,940	
Income Category	New Renter Households - Total Change		Income Brackets	Percent within Cohort	Renter Households within Bracket		
	in Households PMA 2018 to Prj Mrkt Entry October 2021						
\$0-9,999	47	5.8%	\$0	0.0%	0		
\$10,000-19,999	90	11.0%	\$0	0.0%	0		
\$20,000-29,999	111	13.6%	\$5,519	55.2%	61		
\$30,000-39,999	74	9.0%	\$5,940	59.4%	44		
\$40,000-49,999	79	9.6%	\$0	0.0%	0		
\$50,000-59,999	102	12.5%	\$0	0.0%	0		
\$60,000-74,999	66	8.1%	\$0	0.0%	0		
\$75,000-99,999	34	4.1%	\$0	0.0%	0		
\$100,000-124,999	92	11.2%	\$0	0.0%	0		
\$125,000-149,999	57	7.0%	\$0	0.0%	0		
\$150,000-199,999	38	4.6%	\$0	0.0%	0		
\$200,000+	29	3.6%	\$0	0.0%	0		
Total	819	100.0%		12.9%	105		

POTENTIAL EXISTING HOUSEHOLD DEMAND BY INCOME COHORT - @60%

Minimum Income Limit		\$24,480		Maximum Income Limit		\$35,940	
Income Category	Total Renter Households PMA 2018		Income Brackets	Percent within Cohort	Households within Bracket		
\$0-9,999	1,089	12.7%	\$0	0.0%	0		
\$10,000-19,999	2,172	25.3%	\$0	0.0%	0		
\$20,000-29,999	1,076	12.5%	\$5,519	55.2%	594		
\$30,000-39,999	1,040	12.1%	\$5,940	59.4%	618		
\$40,000-49,999	512	6.0%	\$0	0.0%	0		
\$50,000-59,999	669	7.8%	\$0	0.0%	0		
\$60,000-74,999	550	6.4%	\$0	0.0%	0		
\$75,000-99,999	447	5.2%	\$0	0.0%	0		
\$100,000-124,999	489	5.7%	\$0	0.0%	0		
\$125,000-149,999	230	2.7%	\$0	0.0%	0		
\$150,000-199,999	186	2.2%	\$0	0.0%	0		
\$200,000+	114	1.3%	\$0	0.0%	0		
Total	8,574	100.0%		14.1%	1,212		

ASSUMPTIONS - @60%

Tenancy	55+	% of Income towards Housing				40%
Rural/Urban	Rural	Maximum # of Occupants				2
Persons in Household	OBR	1BR	2BR	3BR	4BR+	
1	0%	70%	25%	5%	0%	
2	0%	15%	75%	10%	0%	
3	0%	0%	0%	0%	0%	
4	0%	0%	0%	0%	0%	
5+	0%	0%	0%	0%	0%	

Demand from New Renter Households 2018 to October 2021

Income Target Population	@60%
New Renter Households PMA	819
Percent Income Qualified	12.9%
New Renter Income Qualified Households	105

Demand from Existing Households 2018

Demand from Rent Overburdened Households

Income Target Population	@60%
Total Existing Demand	8,574
Income Qualified	14.1%
Income Qualified Renter Households	1,212
Percent Rent Overburdened Prj Mrkt Entry October 2021	53.0%
Rent Overburdened Households	642

Demand from Living in Substandard Housing

Income Qualified Renter Households	1,212
Percent Living in Substandard Housing	1.1%
Households Living in Substandard Housing	13

Senior Households Converting from Homeownership

Income Target Population	@60%
Total Senior Homeowners	37,917
Rural Versus Urban	0.0%
Senior Demand Converting from Homeownership	15

Total Demand

Total Demand from Existing Households	671
Total New Demand	105
Total Demand (New Plus Existing Households)	776

Demand from Seniors Who Convert from Homeownership	15
Percent of Total Demand From Homeownership Conversion	2.0%
Is this Demand Over 2 percent of Total Demand?	No

By Bedroom Demand

One Person	50.4%	391
Two Persons	28.9%	224
Three Persons	10.0%	78
Four Persons	5.0%	38
Five Persons	5.7%	44
Total	100.0%	776

To place Person Demand into Bedroom Type Units

Of one-person households in studio units	0%	0
Of two-person households in studio units	0%	0
Of three-person households in studio units	0%	0
Of four-person households in studio units	0%	0
Of five-person households in studio units	0%	0
Of one-person households in 1BR units	70%	274
Of two-person households in 1BR units	15%	34
Of three-person households in 1BR units	0%	0
Of four-person households in 1BR units	0%	0
Of five-person households in 1BR units	0%	0
Of one-person households in 2BR units	25%	98
Of two-person households in 2BR units	75%	168
Of three-person households in 2BR units	0%	0
Of four-person households in 2BR units	0%	0
Of five-person households in 2BR units	0%	0
Of one-person households in 3BR units	5%	20
Of two-person households in 3BR units	10%	22
Of three-person households in 3BR units	0%	0
Of four-person households in 3BR units	0%	0
Of five-person households in 3BR units	0%	0
Of one-person households in 4BR units	0%	0
Of two-person households in 4BR units	0%	0
Of three-person households in 4BR units	0%	0
Of four-person households in 4BR units	0%	0
Of five-person households in 4BR units	0%	0
Of one-person households in 5BR units	0%	0
Of two-person households in 5BR units	0%	0
Of three-person households in 5BR units	0%	0
Of four-person households in 5BR units	0%	0
Of five-person households in 5BR units	0%	0
Total Demand		615

	Total Demand (Subject Unit Types)		Additions to Supply		Net Demand
0 BR	-	-	-	=	-
1 BR	307	-	0	=	307
2 BR	266	-	0	=	266
3 BR	42	-	0	=	42
4 BR	-	-	-	=	-
5 BR	-	-	-	=	-
Total	615		0		615

	Developer's Unit Mix		Net Demand		Capture Rate
0 BR	-	/	-	=	-
1 BR	102	/	307	=	33.2%
2 BR	80	/	266	=	30.1%
3 BR	16	/	42	=	38.1%
4 BR	-	/	-	=	-
5 BR	-	/	-	=	-
Total	198		615		32.2%

Conclusions

Our demand analysis is used to determine a base of demand for the Subject as a tax credit property. Several factors affect the indicated capture rates and are discussed following.

- The number of senior households in the PMA is expected to increase 3.6 percent between 2018 and the date of market entry.
- This demand analysis does not measure the PMA’s or Subject’s ability to attract additional or latent demand into the market from elsewhere by offering an affordable option. We believe this to be moderate and therefore the demand analysis is somewhat conservative in its conclusions because this demand is not included.

The following table illustrates demand and net demand for the Subject’s units. Note that these capture rates are not based on appropriate bedroom types, as calculated previously.

DEMAND AND NET DEMAND

DCA Conclusion Tables (Senior)	HH at @60% AMI (\$24,480 to \$35,940)
Demand from New Households (age and income appropriate)	105
PLUS	+
Demand from Existing Renter Households - Substandard Housing	13
PLUS	+
Demand from Existing Renter Housholds - Rent Overburdened Households	642
Sub Total	761
Demand from Existing Households - Elderly Homeowner Turnover (Limited to 2% where applicable)	15
Equals Total Demand	776
Less	-
Competitive New Supply	0
Equals Net Demand	776

CAPTURE RATE ANALYSIS CHART

Unit Type	Minimum Income	Maximum Income	Units Proposed	Total Demand	Supply	Net Demand	Capture Rate	Absorption	Average Market Rents	Minimum Market Rent	Maximum Market Rent	Proposed Rents
1BR @60%	\$24,480	\$35,940	102	307	0	307	33.2%	8 to 9 months	\$842	\$588	\$1,065	\$713
2BR @60%	\$29,400	\$35,940	80	266	0	266	30.1%	8 to 9 months	\$1,025	\$603	\$1,349	\$852
3BR @60%	\$33,930	\$35,940	16	42	0	42	38.1%	8 to 9 months	\$1,158	\$840	\$1,575	\$970
@60% Overall	\$24,480	\$35,940	198	615	0	615	32.2%	8 to 9 months	-	-	-	-

As the analysis illustrates, as proposed, the Subject’s capture rates at the 60 percent AMI level will range from 30.1 to 38.1 percent, with an overall capture rate of 32.2 percent. The Subject’s capture rates are within the DCA thresholds. Further, the capture rates are moderate and indicate that sufficient demand exists for the Subject. Therefore, we believe there is adequate demand for the Subject.

H. COMPETITIVE RENTAL ANALYSIS

Survey of Comparable Projects

Comparable properties are examined on the basis of physical characteristics, i.e. building type, age/quality, level of common amenities, absorption, as well as similarity in rent. We attempted to compare the Subject to complexes from the competing market to provide a broader picture of the health and available supply in the market. Our competitive survey includes 12 “true” comparable properties containing 2,486 units.

The availability of LIHTC data is considered limited; there are 12 LIHTC properties in the PMA, two of which targets seniors. It should be noted that Panola Gardens is a senior LIHTC property in the Subject’s PMA that has been excluded from our analysis as we were unable to contact a representative with the property. We utilized six affordable developments located between 0.7 and 21.2 miles from the Subject site, two of which are located outside the PMA (Alexander Crossing Apartments and Ashley Woods Apartments). These comparables are located between 15.8 and 21.2 miles from the Subject in Loganville and Stockbridge, and are reasonable proxies for the Subject as they are among the most proximate LIHTC properties that offer one, two, and three-bedroom units at 60 percent of AMI that would agree to participate in our survey. Loganville is a similar location compared to the Subject based on median household incomes and median rents. Stockbridge is a slightly inferior location compared to the Subject based on median household incomes and median rents. One of the comparable properties, Harristown Park, targets seniors, similar to the Subject, and all of the comparables offer generally similar unit types in comparison to the Subject.

The availability of market rate data is considered good. The Subject is located in Covington and there are several market rate properties in the area. We included six market rate properties located between 0.8 and 6.4 miles from the Subject site, all of which are located within the PMA. These comparables were built or renovated between the 1980s and 2018. Overall, we believe the market rate properties we used in our analysis are the most comparable. Other market rate properties were excluded based on proximity, condition, and unit mix.

A detailed matrix describing the individual competitive properties as well as the Subject is provided on the following pages. A map illustrating the location of the Subject in relation to comparable properties is also provided on the following pages. The properties are further profiled in the following write-ups. The property descriptions include information on vacancy, turnover, absorption, age, competition, and the general health of the rental market, when available.

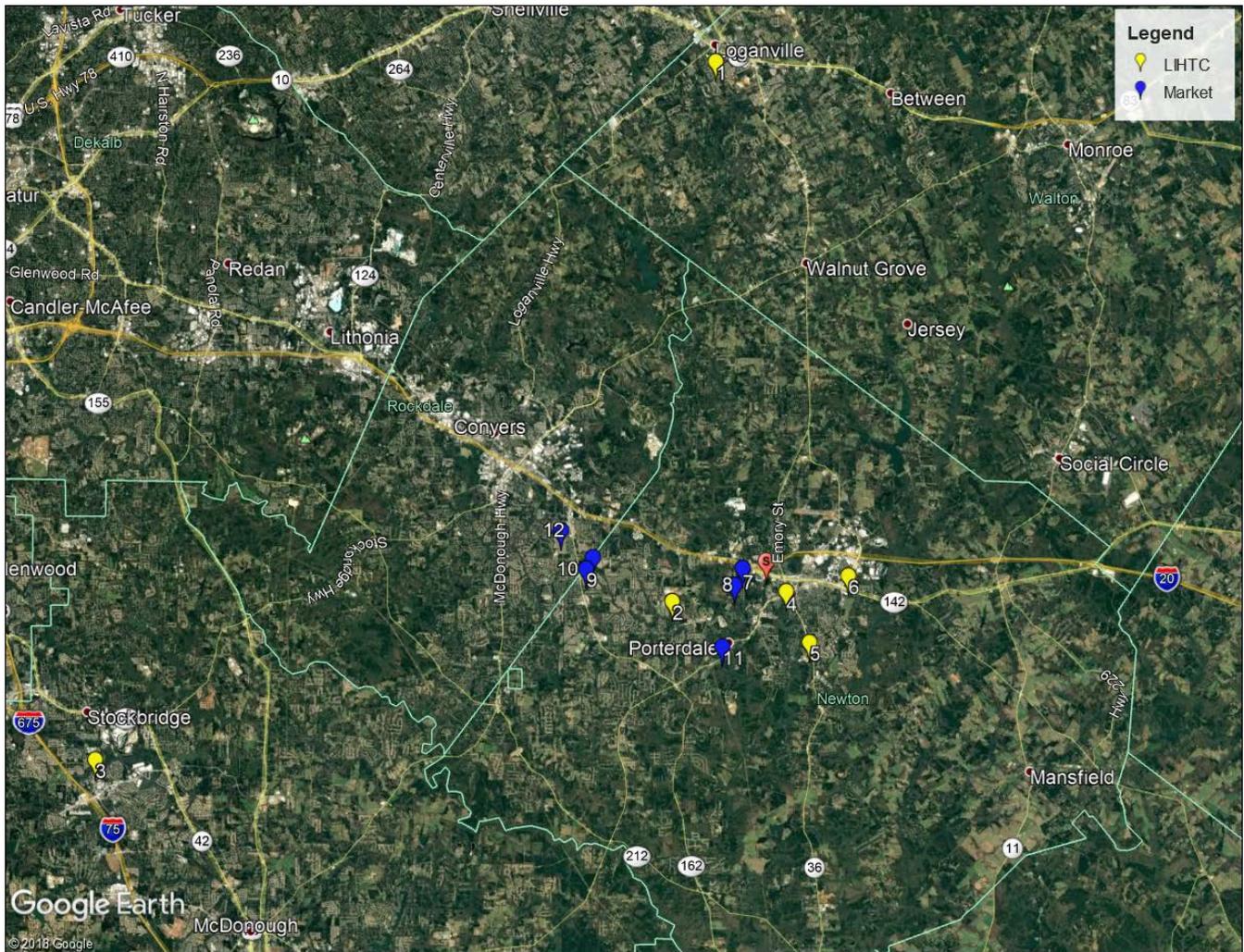
Excluded Properties

The following table illustrates properties within the PMA that are excluded from our analysis along with their reason for exclusion.

EXCLUDED PROPERTIES

Property Name	Program	Location	Tenancy	# of Units	Reason for Exclusion
Legends Of Covington	LIHTC	Covington	Senior	198	-
Granite Crossing	LIHTC	Lithonia	Family	75	More comparable properties
Panola Gardens	LIHTC	Lithonia	Senior	84	Unable to contact
Terraces At Parkview	LIHTC	Lithonia	Family	54	More comparable properties
Village At Walkers Bend	LIHTC	Covington	Family	32	Only 3 & 4BR units
Alexander At Stonecrest	LIHTC/Market	Lithonia	Family	262	More comparable properties
Greens At Stonecreek	LIHTC/Market	Lithonia	Family	138	More comparable properties
Hills At Fairington	LIHTC/Market	Lithonia	Family	406	More comparable properties
Towne Pointe Apartments	LIHTC/Section 8	Conyers	Family	108	More comparable properties
Fowler Court	Public Housing	Covington	Family	44	Subsidized rents
Holmes Court	Public Housing	Covington	Family	32	Subsidized rents
Jackson Highway	Public Housing	Covington	Family	14	Subsidized rents
South Walton Villas	Rural Development	Social Circle	Family	24	Subsidized rents
TFH Consolidated (AKA Alcovy)	Section 8	Covington	Senior	10	Subsidized rents
Covington Square	Section 8	Covington	Senior	114	Subsidized rents
Lexington Village	Section 8	Conyers	Family	107	Subsidized rents
Spivey Family	Section 8	Conyers	Family	69	Subsidized rents
Alice Williams Towers	Section 8	Lithonia	Senior	90	Subsidized rents
Rock Hill	Section 8	Conyers	Family	62	Subsidized rents
Spivey Senior	Section 8	Conyers	Senior	50	Subsidized rents
36 Almon Church Road	Market	Covington	Family	30	More comparable properties
Park View Apartments	Market	Covington	Family	100	More comparable properties
Willow Creek Apartments	Market	Covington	Family	41	Inferior age/condition
Village Townhomes of Oxford	Market	Oxford	Family	40	More comparable properties
Salem Terrace	Market	Covington	Family	70	More comparable properties
Salem Chase	Market	Conyers	Family	64	More comparable properties
Salem Glen Apartments	Market	Conyers	Family	256	More comparable properties

Comparable Rental Property Map



Source: Google Earth, January 2019

COMPARABLE PROPERTIES

#	Comparable Property	City	Rent Structure	Tenancy	Distance to Subject
S	Legends Of Covington	Covington	LIHTC/Market	Senior	-
1	Alexander Crossing Apartments*	Loganville	LIHTC/Market	Family	15.8 miles
2	Arbor Lakes Apartments	Covington	LIHTC/Market	Family	3.0 miles
3	Ashley Woods Apartments*	Stockbridge	LIHTC/Market	Family	21.2 miles
4	Harristown Park	Covington	LIHTC/Market	Senior	0.7 miles
5	Magnolia Heights	Covington	LIHTC	Family	2.4 miles
6	Wellington Ridge	Covington	LIHTC	Family	2.5 miles
7	Fieldcrest Walk	Covington	Market	Family	0.8 miles
8	Leaf Stone Apartments	Covington	Market	Family	1.0 miles
9	Oxford Apartments	Conyers	Market	Family	5.5 miles
10	Park At Arlington	Covington	Market	Family	5.3 miles
11	Porterdale Mill Lofts	Porterdale	Market	Family	2.5 miles
12	Terraces At Fieldstone	Conyers	Market	Family	6.4 miles

*Located outside PMA

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The following tables illustrate detailed information in a comparable framework for the Subject and the comparable properties.

SUMMARY MATRIX

Comp #	Property Name	Distance to Subject	Type / Built / Renovated	Rent Structure	Unit Description	#	%	Size (SF)	Restriction	Rent (Adj)	Max Rent?	Waiting List?	Vacant Units	Vacancy Rate
Subject	Legends Of Covington 5188 Clark Street SW Covington, GA 30014 Newton County	-	Midrise 4-stories 2021 / n/a Senior	@60%	1BR / 1BA	102	51.5%	747	@60%	\$713	Yes	N/A	N/A	N/A
					2BR / 2BA	80	40.4%	997	@60%	\$852	Yes	N/A	N/A	N/A
					3BR / 2BA	16	8.1%	1,350	@60%	\$970	Yes	N/A	N/A	N/A
						<u>198</u>								
1	Alexander Crossing Apartments 100 Alexander Crossing Loganville, GA 30052 Walton County	15.8 miles	Townhouse 2-stories 2003 / 2017 Family	@60%, Market	2BR / 2.5BA	120	50.0%	1,256	@60%	\$910	Yes	No	3	2.5%
					2BR / 2.5BA	N/A	N/A	1,256	Market	\$1,250	N/A	No	0	N/A
					2BR / 2.5BA	48	20.0%	1,256	Market	\$1,100	N/A	No	0	0.0%
					3BR / 2BA	48	20.0%	1,506	@60%	\$1,040	Yes	No	2	4.2%
					3BR / 2BA	N/A	N/A	1,506	Market	\$1,425	N/A	No	0	N/A
					3BR / 2BA	24	10.0%	1,506	Market	\$1,275	N/A	No	1	4.2%
	<u>240</u>											6	2.5%	
2	Arbor Lakes Apartments 431 Kirkland Road Covington, GA 30016 Newton County	3.0 miles	Garden 3-stories 2001 / n/a Family	@60%, Market	1BR / 1BA	28	11.2%	975	@60%	\$761	Yes	No	0	0.0%
					1BR / 1BA	8	3.2%	975	Market	\$935	N/A	No	3	37.5%
					2BR / 2BA	132	52.8%	1,150	@60%	\$922	Yes	No	6	4.6%
					2BR / 2BA	34	13.6%	1,150	Market	\$1,115	N/A	No	4	11.8%
					3BR / 2BA	40	16.0%	1,350	@60%	\$1,072	Yes	No	0	0.0%
					3BR / 2BA	8	3.2%	1,350	Market	\$1,165	N/A	No	1	12.5%
	<u>250</u>											14	5.6%	
3	Ashley Woods Apartments 1050 Rock Quarry Road Stockbridge, GA 30281 Henry County	21.2 miles	Garden 3-stories 1991 / 2008 Family	@50% (HOME), @60%, @60% (HOME)	1BR / 1BA	1	0.8%	748	@50% (HOME)	\$564	Yes	Yes	0	0.0%
					1BR / 1BA	13	10.2%	748	@60%	\$777	Yes	Yes	0	0.0%
					1BR / 1BA	2	1.6%	748	@60% (HOME)	\$730	Yes	Yes	0	0.0%
					2BR / 2BA	1	0.8%	1,010	@50% (HOME)	\$676	Yes	Yes	0	0.0%
					2BR / 2BA	60	46.9%	1,010	@60%	\$930	Yes	Yes	1	1.7%
					2BR / 2BA	3	2.3%	1,010	@60% (HOME)	\$726	Yes	Yes	0	0.0%
					3BR / 2BA	45	35.2%	1,134	@60%	\$1,066	Yes	Yes	0	0.0%
					3BR / 2BA	3	2.3%	1,039	@60% (HOME)	\$845	Yes	Yes	0	0.0%
	<u>128</u>											1	0.8%	
4	Harristown Park 2135 Reynolds St SW Covington, GA 30014 Newton County	0.7 miles	Midrise 4-stories 2011 / n/a Senior	@50%, @60%	1BR / 1BA	2	3.3%	671	@50%	\$528	No	Yes	0	0.0%
					1BR / 1BA	10	16.7%	671	@60%	\$588	No	Yes	0	0.0%
					2BR / 1BA	12	20.0%	841	@50%	\$594	No	Yes	0	0.0%
					2BR / 1BA	36	60.0%	841	@60%	\$603	No	Yes	0	0.0%
						<u>60</u>								
5	Magnolia Heights 10156 Magnolia Heights Circle Covington, GA 30014 Newton County	2.4 miles	Garden 3-stories 2001 / n/a Family	@60%, Market	1BR / 1BA	22	11.0%	975	@60%	\$622	No	Yes	0	0.0%
					1BR / 1BA	10	5.0%	975	Market	\$697	N/A	Yes	0	0.0%
					2BR / 2BA	103	51.5%	1,150	@60%	\$739	No	Yes	1	1.0%
					2BR / 2BA	41	20.5%	1,150	Market	\$779	N/A	Yes	2	4.9%
					3BR / 2BA	16	8.0%	1,350	@60%	\$840	No	Yes	1	6.3%
					3BR / 2BA	8	4.0%	1,350	Market	\$867	N/A	Yes	0	0.0%
	<u>200</u>											4	2.0%	
6	Wellington Ridge 9145 Wellington Drive Covington, GA 30014 Newton County	2.5 miles	Garden 3-stories 2003 / n/a Family	@60%	1BR / 1BA	70	31.8%	784	@60%	\$763	Yes	Yes	0	0.0%
					2BR / 2BA	122	55.5%	1,182	@60%	\$911	Yes	Yes	1	0.8%
					3BR / 2BA	28	12.7%	1,394	@60%	\$1,040	Yes	Yes	0	0.0%
						<u>220</u>								
7	Fieldcrest Walk 10238 Fieldcrest Walk Covington, GA 30014 Newton County	0.8 miles	Garden 2-stories 1980s / n/a Family	Market	1BR / 1BA	104	40.3%	864	Market	\$850	N/A	Yes	3	2.9%
					2BR / 1BA	20	7.8%	930	Market	\$875	N/A	Yes	3	15.0%
					2BR / 2BA	67	26.0%	980	Market	\$925	N/A	Yes	0	0.0%
					2BR / 2BA	67	26.0%	1,200	Market	\$1,050	N/A	Yes	0	0.0%
						<u>258</u>								
8	Leaf Stone Apartments 10100 Brown Bridge Road Covington, GA 30014 Newton County	1.0 miles	Garden 3-stories 2000 / n/a Family	Market	1BR / 1BA	63	27.2%	816	Market	\$1,040	N/A	No	0	0.0%
					2BR / 2BA	136	58.6%	1,072	Market	\$1,201	N/A	No	0	0.0%
					3BR / 2BA	33	14.2%	1,292	Market	\$1,415	N/A	No	0	0.0%
						<u>232</u>								
9	Oxford Apartments 50 Greenleaf Road Conyers, GA 30013 Newton County	5.5 miles	Garden 3-stories 1999 / 2018 Family	Market	1BR / 1BA	18	7.5%	636	Market	\$940	N/A	No	0	0.0%
					1BR / 1BA	42	17.5%	722	Market	\$975	N/A	No	0	0.0%
					2BR / 1BA	48	20.0%	894	Market	\$1,040	N/A	No	2	4.2%
					2BR / 2BA	114	47.5%	1,051	Market	\$1,095	N/A	No	3	2.6%
					3BR / 2BA	18	7.5%	1,304	Market	\$1,345	N/A	No	0	0.0%
	<u>240</u>											5	2.1%	
10	Park At Arlington 30 Grosslake Parkway Covington, GA 30016 Newton County	5.3 miles	Garden 2-stories 2001 / n/a Family	Market	1BR / 1BA	22	11.7%	795	Market	\$850	N/A	No	0	0.0%
					1BR / 1BA	22	11.7%	850	Market	\$850	N/A	No	0	0.0%
					2BR / 2BA	54	28.7%	1,119	Market	\$950	N/A	No	0	0.0%
					2BR / 2BA	54	28.7%	1,176	Market	\$975	N/A	No	0	0.0%
					3BR / 2BA	18	9.6%	1,320	Market	\$1,100	N/A	No	0	0.0%
					3BR / 2BA	18	9.6%	1,365	Market	\$1,200	N/A	No	0	0.0%
	<u>188</u>												0	0.0%
11	Porterdale Mill Lofts 1109 Main Street Porterdale, GA 30014 Newton County	2.5 miles	Midrise 3-stories 2006 / n/a Family	Market	1BR / 1BA	71	46.1%	755	Market	\$865	N/A	Yes	1	1.4%
					1BR / 1BA	9	5.8%	1,239	Market	\$1,001	N/A	Yes	0	0.0%
					2BR / 1BA	37	24.0%	1,142	Market	\$1,225	N/A	Yes	1	2.7%
					2BR / 2BA	31	20.1%	1,280	Market	\$1,256	N/A	Yes	0	0.0%
					2BR / 2BA	4	2.6%	1,374	Market	\$1,349	N/A	Yes	0	0.0%
					3BR / 2BA	2	1.3%	1,838	Market	\$1,575	N/A	Yes	0	0.0%
	<u>154</u>												2	1.3%
12	Terraces At Fieldstone 50 Loch Haven Drive Conyers, GA 30013 Rockdale County	6.4 miles	Garden 2-stories 1997 / 2018 Family	Market	1BR / 1BA	48	15.2%	823	Market	\$1,065	N/A	No	N/A	N/A
					2BR / 1BA	60	19.0%	1,155	Market	\$1,175	N/A	No	N/A	N/A
					2BR / 2BA	96	30.4%	1,186	Market	\$1,259	N/A	No	N/A	N/A
					2BR / 2BA	40	12.7%	1,212	Market	\$1,300	N/A	No	N/A	N/A
					2BR / 2BA	16	5.1%	1,236	Market	\$1,300	N/A	No	N/A	N/A
					3BR / 2BA	40	12.7%	1,367	Market	\$1,239	N/A	No	N/A	N/A
					3BR / 2BA	8	2.5%	1,429	Market	\$1,360	N/A	No	N/A	N/A
					3BR / 2BA	8	2.5%	1,470	Market	\$1,360	N/A	No	N/A	N/A
						<u>316</u>								

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RENT AND SQUARE FOOTAGE RANKING – All rents adjusted for utilities and concessions extracted from the market.							
	Units Surveyed:	2,486	Weighted Occupancy:	98.3%			
	Market Rate	1,388	Market Rate	98.8%			
	Tax Credit	1,098	Tax Credit	97.6%			
	One-Bedroom One Bath		Two-Bedroom Two Bath		Three-Bedroom Two Bath		
	Property	Average	Property	Average	Property	Average	
RENT	Terraces At Fieldstone (Market)	\$1,065	Porterdale Mill Lofts (Market)	\$1,349	Porterdale Mill Lofts (Market)	\$1,575	
	Leaf Stone Apartments (Market)	\$1,040	Terraces At Fieldstone (Market)	\$1,300	Leaf Stone Apartments (Market)	\$1,415	
	Porterdale Mill Lofts (Market)	\$1,001	Terraces At Fieldstone (Market)	\$1,300	Terraces At Fieldstone (Market)	\$1,360	
	Oxford Apartments (Market)	\$975	Terraces At Fieldstone (Market)	\$1,259	Terraces At Fieldstone (Market)	\$1,360	
	Oxford Apartments (Market)	\$940	Porterdale Mill Lofts (Market)	\$1,256	Oxford Apartments (Market)	\$1,345	
	Arbor Lakes Apartments (Market)	\$935	Porterdale Mill Lofts (Market)(1BA)	\$1,225	Terraces At Fieldstone (Market)	\$1,239	
	Porterdale Mill Lofts (Market)	\$865	Leaf Stone Apartments (Market)	\$1,201	Park At Arlington (Market)	\$1,200	
	Fieldcrest Walk (Market)	\$850	Terraces At Fieldstone (Market)(1BA)	\$1,175	Arbor Lakes Apartments (Market)	\$1,165	
	Park At Arlington (Market)	\$850	Arbor Lakes Apartments (Market)	\$1,115	Park At Arlington (Market)	\$1,100	
	Park At Arlington (Market)	\$850	Oxford Apartments (Market)	\$1,095	Arbor Lakes Apartments (@60%)	\$1,072	
	Ashley Woods Apartments (@60%)	\$777	Fieldcrest Walk (Market)	\$1,050	Ashley Woods Apartments (@60%)	\$1,066	
	Wellington Ridge (@60%)	\$763	Oxford Apartments (Market)(1BA)	\$1,040	Alexander Crossing Apartments (@60%)	\$1,040	
	Arbor Lakes Apartments (@60%)	\$761	Park At Arlington (Market)	\$975	Wellington Ridge (@60%)	\$1,040	
	Ashley Woods Apartments (@60%)	\$730	Park At Arlington (Market)	\$950	Legends Of Covington (@60%)	\$970	
	Legends Of Covington (@60%)	\$713	Ashley Woods Apartments (@60%)	\$930	Magnolia Heights (Market)	\$867	
	Magnolia Heights (Market)	\$697	Fieldcrest Walk (Market)	\$925	Ashley Woods Apartments (@60%)	\$845	
	Magnolia Heights (@60%)	\$622	Arbor Lakes Apartments (@60%)	\$922	Magnolia Heights (@60%)	\$840	
	Harristown Park (@60%)	\$588	Wellington Ridge (@60%)	\$911			
	Ashley Woods Apartments (@50%)	\$564	Alexander Crossing Apartments (@60%)(2.5BA)	\$910			
	Harristown Park (@50%)	\$528	Fieldcrest Walk (Market)(1BA)	\$875			
			Legends Of Covington (@60%)	\$852			
			Magnolia Heights (Market)	\$779			
			Magnolia Heights (@60%)	\$739			
			Ashley Woods Apartments (@60%)	\$726			
			Ashley Woods Apartments (@50%)	\$676			
			Harristown Park (@60%)(1BA)	\$603			
			Harristown Park (@50%)(1BA)	\$594			
	SQUARE FOOTAGE	Porterdale Mill Lofts (Market)	1,239	Porterdale Mill Lofts (Market)	1,374	Porterdale Mill Lofts (Market)	1,838
		Arbor Lakes Apartments (@60%)	975	Porterdale Mill Lofts (Market)	1,280	Alexander Crossing Apartments (@60%)	1,506
		Magnolia Heights (@60%)	975	Alexander Crossing Apartments (@60%)(2.5BA)	1,256	Terraces At Fieldstone (Market)	1,470
Arbor Lakes Apartments (Market)		975	Terraces At Fieldstone (Market)	1,236	Terraces At Fieldstone (Market)	1,429	
Magnolia Heights (Market)		975	Terraces At Fieldstone (Market)	1,212	Wellington Ridge (@60%)	1,394	
Fieldcrest Walk (Market)		864	Fieldcrest Walk (Market)	1,200	Terraces At Fieldstone (Market)	1,367	
Park At Arlington (Market)		850	Terraces At Fieldstone (Market)	1,186	Park At Arlington (Market)	1,365	
Terraces At Fieldstone (Market)		823	Wellington Ridge (@60%)	1,182	Arbor Lakes Apartments (Market)	1,350	
Leaf Stone Apartments (Market)		816	Park At Arlington (Market)	1,176	Magnolia Heights (@60%)	1,350	
Park At Arlington (Market)		795	Terraces At Fieldstone (Market)(1BA)	1,155	Legends Of Covington (@60%)	1,350	
Wellington Ridge (@60%)		784	Arbor Lakes Apartments (Market)	1,150	Magnolia Heights (Market)	1,350	
Porterdale Mill Lofts (Market)		755	Magnolia Heights (@60%)	1,150	Arbor Lakes Apartments (@60%)	1,350	
Ashley Woods Apartments (@50%)		748	Arbor Lakes Apartments (@60%)	1,150	Park At Arlington (Market)	1,320	
Ashley Woods Apartments (@60%)		748	Magnolia Heights (Market)	1,150	Oxford Apartments (Market)	1,304	
Ashley Woods Apartments (@60%)		748	Porterdale Mill Lofts (Market)(1BA)	1,142	Leaf Stone Apartments (Market)	1,292	
Legends Of Covington (@60%)		747	Park At Arlington (Market)	1,119	Ashley Woods Apartments (@60%)	1,134	
Oxford Apartments (Market)		722	Leaf Stone Apartments (Market)	1,072	Ashley Woods Apartments (@60%)	1,039	
Harristown Park (@50%)		671	Oxford Apartments (Market)	1,051			
Harristown Park (@60%)		671	Ashley Woods Apartments (@60%)	1,010			
Oxford Apartments (Market)		636	Ashley Woods Apartments (@50%)	1,010			
			Ashley Woods Apartments (@60%)	1,010			
			Legends Of Covington (@60%)	997			
			Fieldcrest Walk (Market)	980			
			Fieldcrest Walk (Market)(1BA)	930			
			Oxford Apartments (Market)(1BA)	894			
			Harristown Park (@60%)(1BA)	841			
			Harristown Park (@50%)(1BA)	841			
RENT PER SQUARE FOOT		Oxford Apartments (Market)	\$1.48	Oxford Apartments (Market)(1BA)	\$1.16	Leaf Stone Apartments (Market)	\$1.10
		Oxford Apartments (Market)	\$1.35	Leaf Stone Apartments (Market)	\$1.12	Oxford Apartments (Market)	\$1.03
		Terraces At Fieldstone (Market)	\$1.29	Porterdale Mill Lofts (Market)(1BA)	\$1.07	Terraces At Fieldstone (Market)	\$0.95
	Leaf Stone Apartments (Market)	\$1.27	Terraces At Fieldstone (Market)	\$1.07	Ashley Woods Apartments (@60%)	\$0.94	
	Porterdale Mill Lofts (Market)	\$1.15	Terraces At Fieldstone (Market)	\$1.06	Terraces At Fieldstone (Market)	\$0.93	
	Park At Arlington (Market)	\$1.07	Terraces At Fieldstone (Market)	\$1.05	Terraces At Fieldstone (Market)	\$0.91	
	Ashley Woods Apartments (@60%)	\$1.04	Oxford Apartments (Market)	\$1.04	Park At Arlington (Market)	\$0.88	
	Park At Arlington (Market)	\$1.00	Terraces At Fieldstone (Market)(1BA)	\$1.02	Arbor Lakes Apartments (Market)	\$0.86	
	Fieldcrest Walk (Market)	\$0.98	Porterdale Mill Lofts (Market)	\$0.98	Porterdale Mill Lofts (Market)	\$0.86	
	Ashley Woods Apartments (@60%)	\$0.98	Porterdale Mill Lofts (Market)	\$0.98	Park At Arlington (Market)	\$0.83	
	Wellington Ridge (@60%)	\$0.97	Arbor Lakes Apartments (Market)	\$0.97	Ashley Woods Apartments (@60%)	\$0.81	
	Arbor Lakes Apartments (Market)	\$0.96	Fieldcrest Walk (Market)	\$0.94	Arbor Lakes Apartments (@60%)	\$0.79	
	Legends Of Covington (@60%)	\$0.95	Fieldcrest Walk (Market)(1BA)	\$0.94	Wellington Ridge (@60%)	\$0.75	
	Harristown Park (@60%)	\$0.88	Ashley Woods Apartments (@60%)	\$0.92	Legends Of Covington (@60%)	\$0.72	
	Porterdale Mill Lofts (Market)	\$0.81	Fieldcrest Walk (Market)	\$0.88	Alexander Crossing Apartments (@60%)	\$0.69	
	Harristown Park (@50%)	\$0.79	Legends Of Covington (@60%)	\$0.85	Magnolia Heights (Market)	\$0.64	
	Arbor Lakes Apartments (@60%)	\$0.78	Park At Arlington (Market)	\$0.85	Magnolia Heights (@60%)	\$0.62	
	Ashley Woods Apartments (@50%)	\$0.75	Park At Arlington (Market)	\$0.83			
	Magnolia Heights (Market)	\$0.71	Arbor Lakes Apartments (@60%)	\$0.80			
	Magnolia Heights (@60%)	\$0.64	Wellington Ridge (@60%)	\$0.77			
			Alexander Crossing Apartments (@60%)(2.5BA)	\$0.72			
			Ashley Woods Apartments (@60%)	\$0.72			
			Harristown Park (@60%)(1BA)	\$0.72			
			Harristown Park (@50%)(1BA)	\$0.71			
			Magnolia Heights (Market)	\$0.68			
			Ashley Woods Apartments (@50%)	\$0.67			
			Magnolia Heights (@60%)	\$0.64			

PROPERTY PROFILE REPORT

Alexander Crossing Apartments

Effective Rent Date	3/01/2019
Location	100 Alexander Crossing Loganville, GA 30052 Walton County
Distance	15.8 miles
Units	240
Vacant Units	6
Vacancy Rate	2.5%
Type	Townhouse (2 stories)
Year Built/Renovated	2003 / 2017
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Cambridge, The Muses
Tenant Characteristics	Mixed tenancy, families
Contact Name	Jessica
Phone	770-466-2281



Market Information

Program	@60%, Market
Annual Turnover Rate	15%
Units/Month Absorbed	0
HCV Tenants	17%
Leasing Pace	Within one week
Annual Chg. in Rent	Market rents decreased 3%-9%
Concession	None
Waiting List	None

Utilities

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

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
2	2.5	Townhouse (2 stories)	120	1,256	\$910	\$0	@60%	No	3	2.5%	yes	None
2	2.5	Townhouse (2 stories)	N/A	1,256	\$1,250	\$0	Market	No	0	N/A	N/A	HIGH
2	2.5	Townhouse (2 stories)	48	1,256	\$1,100	\$0	Market	No	0	0.0%	N/A	LOW
3	2	Townhouse (2 stories)	48	1,506	\$1,040	\$0	@60%	No	2	4.2%	yes	None
3	2	Townhouse (2 stories)	N/A	1,506	\$1,425	\$0	Market	No	0	N/A	N/A	HIGH
3	2	Townhouse (2 stories)	24	1,506	\$1,275	\$0	Market	No	1	4.2%	N/A	LOW

Unit Mix

@60%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent	Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
2BR / 2.5BA	\$910	\$0	\$910	\$0	\$910	2BR / 2.5BA	\$1,100 - \$1,250	\$0	\$1,100 - \$1,250	\$0	\$1,100 - \$1,250
3BR / 2BA	\$1,040	\$0	\$1,040	\$0	\$1,040	3BR / 2BA	\$1,275 - \$1,425	\$0	\$1,275 - \$1,425	\$0	\$1,275 - \$1,425

Alexander Crossing Apartments, continued

Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	In-Unit Alarm	None
Carpeting	Central A/C	Patrol	
Coat Closet	Dishwasher		
Exterior Storage	Ceiling Fan		
Garbage Disposal	Microwave		
Oven	Refrigerator		
Vaulted Ceilings	Walk-In Closet		
Washer/Dryer hookup			
Property		Premium	Other
Car Wash	Clubhouse/Meeting Room/Community	None	None
Exercise Facility	Central Laundry		
Off-Street Parking(\$0.00)	On-Site Management		
Picnic Area	Playground		
Swimming Pool			

Comments

The contact reported strong demand for affordable housing in the area. A waiting list was recently purged. Price difference for market rate units are renovated and non renovated. Renovations include new appliances, hardwood floors, granite countertops, light fixtures, and new blinds.

Photos



PROPERTY PROFILE REPORT

Arbor Lakes Apartments

Effective Rent Date	12/28/2018
Location	431 Kirkland Road Covington, GA 30016 Newton County
Distance	3 miles
Units	250
Vacant Units	14
Vacancy Rate	5.6%
Type	Garden (3 stories)
Year Built/Renovated	2001 / N/A
Marketing Began	10/01/2016
Leasing Began	1/01/2017
Last Unit Leased	12/31/2017
Major Competitors	Brandon Glen, The Park at Arlington, Mag. Heights
Tenant Characteristics	Majority families from Newton County
Contact Name	Katessa
Phone	770-385-6166



Market Information

Program	@60%, Market
Annual Turnover Rate	19%
Units/Month Absorbed	21
HCV Tenants	30%
Leasing Pace	Within two weeks
Annual Chg. in Rent	Increased three to six percent
Concession	None
Waiting List	None

Utilities

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

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (3 stories)	28	975	\$746	\$0	@60%	No	0	0.0%	yes	None
1	1	Garden (3 stories)	8	975	\$920	\$0	Market	No	3	37.5%	N/A	None
2	2	Garden (3 stories)	132	1,150	\$907	\$0	@60%	No	6	4.5%	yes	None
2	2	Garden (3 stories)	34	1,150	\$1,100	\$0	Market	No	4	11.8%	N/A	None
3	2	Garden (3 stories)	40	1,350	\$1,057	\$0	@60%	No	0	0.0%	yes	None
3	2	Garden (3 stories)	8	1,350	\$1,150	\$0	Market	No	1	12.5%	N/A	None

Unit Mix

@60%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent	Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$746	\$0	\$746	\$15	\$761	1BR / 1BA	\$920	\$0	\$920	\$15	\$935
2BR / 2BA	\$907	\$0	\$907	\$15	\$922	2BR / 2BA	\$1,100	\$0	\$1,100	\$15	\$1,115
3BR / 2BA	\$1,057	\$0	\$1,057	\$15	\$1,072	3BR / 2BA	\$1,150	\$0	\$1,150	\$15	\$1,165

Arbor Lakes Apartments, continued

Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	Limited Access	Afterschool Program
Carpeting	Central A/C	Perimeter Fencing	
Coat Closet	Dishwasher	Video Surveillance	
Garbage Disposal	Hand Rails		
Microwave	Oven		
Pull Cords	Refrigerator		
Walk-In Closet	Washer/Dryer hookup		
Property		Premium	Other
Business Center/Computer Lab	Car Wash	None	None
Clubhouse/Meeting Room/Community	Exercise Facility		
Central Laundry	Off-Street Parking(\$0.00)		
On-Site Management	Picnic Area		
Playground	Recreation Areas		
Sport Court	Swimming Pool		
Tennis Court			

Comments

The property manager states that demand for affordable housing in the area is high. Seven of the 14 vacant units are pre-leased.

Photos



PROPERTY PROFILE REPORT

Ashley Woods Apartments

Effective Rent Date	11/08/2018
Location	1050 Rock Quarry Road Stockbridge, GA 30281 Henry County
Distance	21.2 miles
Units	128
Vacant Units	1
Vacancy Rate	0.8%
Type	Garden (3 stories)
Year Built/Renovated	1991 / 2008
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	North Park, Hyde Park, Mable Chase
Tenant Characteristics	Mixed tenancy
Contact Name	Ava
Phone	770-474-8444



Market Information

Program	@50% (HOME), @60%, @60% (HOME)
Annual Turnover Rate	5%
Units/Month Absorbed	N/A
HCV Tenants	40%
Leasing Pace	Pre-leased to one week
Annual Chg. in Rent	None
Concession	None
Waiting List	Yes: 60 households

Utilities

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

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (3 stories)	1	748	\$607	\$0	@50% (HOME)	Yes	0	0.0%	yes	None
1	1	Garden (3 stories)	13	748	\$820	\$0	@60%	Yes	0	0.0%	yes	None
1	1	Garden (3 stories)	2	748	\$773	\$0	@60% (HOME)	Yes	0	0.0%	yes	None
2	2	Garden (3 stories)	1	1,010	\$727	\$0	@50% (HOME)	Yes	0	0.0%	yes	None
2	2	Garden (3 stories)	60	1,010	\$981	\$0	@60%	Yes	1	1.7%	yes	None
2	2	Garden (3 stories)	3	1,010	\$777	\$0	@60% (HOME)	Yes	0	0.0%	yes	None
3	2	Garden (3 stories)	45	1,134	\$1,129	\$0	@60%	Yes	0	0.0%	yes	None
3	2	Garden (3 stories)	3	1,039	\$908	\$0	@60% (HOME)	Yes	0	0.0%	yes	None

Unit Mix

@50%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent	@60%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$607	\$0	\$607	-\$43	\$564	1BR / 1BA	\$773 - \$820	\$0	\$773 - \$820	-\$43	\$730 - \$777
2BR / 2BA	\$727	\$0	\$727	-\$51	\$676	2BR / 2BA	\$777 - \$981	\$0	\$777 - \$981	-\$51	\$726 - \$930
						3BR / 2BA	\$908 - \$1,129	\$0	\$908 - \$1,129	-\$63	\$845 - \$1,066

Ashley Woods Apartments, continued

Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	Patrol	None
Carpeting	Central A/C	Perimeter Fencing	
Coat Closet	Dishwasher		
Ceiling Fan	Oven		
Refrigerator	Walk-In Closet		
Washer/Dryer	Washer/Dryer hookup		
Property		Premium	Other
Clubhouse/Meeting Room/Community	Central Laundry	None	None
Off-Street Parking(\$0.00)	On-Site Management		
Picnic Area	Playground		
Swimming Pool			

Comments

The one vacant unit is pre-leased. According to the contact, there is strong demand for affordable housing in the area.

Photos



PROPERTY PROFILE REPORT

Harristown Park

Effective Rent Date	12/28/2018
Location	2135 Reynolds St SW Covington, GA 30014 Newton County
Distance	0.7 miles
Units	60
Vacant Units	0
Vacancy Rate	0.0%
Type	Midrise (age-restricted) (4 stories)
Year Built/Renovated	2011 / N/A
Marketing Began	11/01/2011
Leasing Began	12/01/2011
Last Unit Leased	4/30/2012
Major Competitors	Covington Square
Tenant Characteristics	Seniors 55+
Contact Name	Felicia
Phone	678-625-3235



Market Information

Program	@50%, @60%
Annual Turnover Rate	5%
Units/Month Absorbed	11
HCV Tenants	8%
Leasing Pace	Within two weeks
Annual Chg. in Rent	Increased up to 11 percent
Concession	None
Waiting List	Yes, 100 households

Utilities

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

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Midrise (4 stories)	2	671	\$528	\$0	@50%	Yes	0	0.0%	no	None
1	1	Midrise (4 stories)	10	671	\$588	\$0	@60%	Yes	0	0.0%	no	None
2	1	Midrise (4 stories)	12	841	\$594	\$0	@50%	Yes	0	0.0%	no	None
2	1	Midrise (4 stories)	36	841	\$603	\$0	@60%	Yes	0	0.0%	no	None

Unit Mix

@50%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent	@60%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$528	\$0	\$528	\$0	\$528	1BR / 1BA	\$588	\$0	\$588	\$0	\$588
2BR / 1BA	\$594	\$0	\$594	\$0	\$594	2BR / 1BA	\$603	\$0	\$603	\$0	\$603

Harristown Park, continued

Amenities

In-Unit		Security	Services
Blinds	Carpeting	Intercom (Buzzer)	None
Central A/C	Coat Closet	Limited Access	
Dishwasher	Ceiling Fan		
Garbage Disposal	Hand Rails		
Microwave	Oven		
Pull Cords	Refrigerator		
Walk-In Closet	Washer/Dryer		
Washer/Dryer hookup			
Property		Premium	Other
Business Center/Computer Lab	Clubhouse/Meeting Room/Community	None	Walking path; community
Elevators	Exercise Facility		
Off-Street Parking(\$0.00)	On-Site Management		
Picnic Area	Recreation Areas		

Comments

The contact reported strong demand for affordable senior housing in the area. The contact believes the property could likely achieve higher rents and was unable to give a reason why rents are below maximum allowable rents. The contact reported tenants come from throughout the state for affordable senior housing.

Photos



PROPERTY PROFILE REPORT

Magnolia Heights

Effective Rent Date	12/27/2018
Location	10156 Magnolia Heights Circle Covington, GA 30014 Newton County
Distance	2.4 miles
Units	200
Vacant Units	4
Vacancy Rate	2.0%
Type	Garden (3 stories)
Year Built/Renovated	2001 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Wellington Ridge Parkview
Tenant Characteristics	None identified
Contact Name	Claire
Phone	770-786-0458



Market Information

Program	@60%, Market
Annual Turnover Rate	30%
Units/Month Absorbed	N/A
HCV Tenants	10%
Leasing Pace	Pre-leased
Annual Chg. in Rent	Increased three percent
Concession	None
Waiting List	Yes; 40 households

Utilities

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

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (3 stories)	10	975	\$725	\$0	Market	Yes	0	0.0%	N/A	None
1	1	Garden (3 stories)	22	975	\$650	\$0	@60%	Yes	0	0.0%	no	None
2	2	Garden (3 stories)	41	1,150	\$815	\$0	Market	Yes	2	4.9%	N/A	None
2	2	Garden (3 stories)	103	1,150	\$775	\$0	@60%	Yes	1	1.0%	no	None
3	2	Garden (3 stories)	8	1,350	\$915	\$0	Market	Yes	0	0.0%	N/A	None
3	2	Garden (3 stories)	16	1,350	\$888	\$0	@60%	Yes	1	6.2%	no	None

Unit Mix

@60%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent	Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$650	\$0	\$650	-\$28	\$622	1BR / 1BA	\$725	\$0	\$725	-\$28	\$697
2BR / 2BA	\$775	\$0	\$775	-\$36	\$739	2BR / 2BA	\$815	\$0	\$815	-\$36	\$779
3BR / 2BA	\$888	\$0	\$888	-\$48	\$840	3BR / 2BA	\$915	\$0	\$915	-\$48	\$867

Magnolia Heights, continued

Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	Limited Access	None
Carpeting	Central A/C	Patrol	
Coat Closet	Dishwasher	Perimeter Fencing	
Exterior Storage	Garbage Disposal		
Oven	Refrigerator		
Walk-In Closet	Washer/Dryer hookup		
Property		Premium	Other
Basketball Court	Clubhouse/Meeting Room/Community	None	Ice-maker in units
Courtyard	Exercise Facility		
Central Laundry	Off-Street Parking(\$0.00)		
On-Site Management	Playground		
Swimming Pool			

Comments

There is a \$15 premium for affordable units that have been remodeled and a \$25 premium for market rate units that have been remodeled. Renovated rents have been reflected in the property profile. The contact reported that rents have increased to just below 2018 maximum allowable levels.

Photos



PROPERTY PROFILE REPORT

Wellington Ridge

Effective Rent Date	11/07/2018
Location	9145 Wellington Drive Covington, GA 30014 Newton County
Distance	2.5 miles
Units	220
Vacant Units	1
Vacancy Rate	0.5%
Type	Garden (3 stories)
Year Built/Renovated	2003 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Magnolia Heights
Tenant Characteristics	Mostly families from surrounding counties
Contact Name	Caroline
Phone	678-625-2777



Market Information

Program	@60%
Annual Turnover Rate	15%
Units/Month Absorbed	14
HCV Tenants	20%
Leasing Pace	Pre-leased
Annual Chg. in Rent	Increased three to four percent
Concession	None
Waiting List	Yes; 64 households

Utilities

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

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (3 stories)	70	784	\$748	\$0	@60%	Yes	0	0.0%	yes	None
2	2	Garden (3 stories)	122	1,182	\$896	\$0	@60%	Yes	1	0.8%	yes	None
3	2	Garden (3 stories)	28	1,394	\$1,025	\$0	@60%	Yes	0	0.0%	yes	None

Unit Mix

@60%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$748	\$0	\$748	\$15	\$763
2BR / 2BA	\$896	\$0	\$896	\$15	\$911
3BR / 2BA	\$1,025	\$0	\$1,025	\$15	\$1,040

Wellington Ridge, continued

Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	Limited Access	None
Carpeting	Central A/C	Perimeter Fencing	
Coat Closet	Dishwasher		
Exterior Storage	Garbage Disposal		
Microwave	Oven		
Refrigerator	Walk-In Closet		
Washer/Dryer hookup			
Property		Premium	Other
Business Center/Computer Lab	Car Wash	None	Library
Clubhouse/Meeting Room/Community	Exercise Facility		
Garage(\$30.00)	Central Laundry		
Off-Street Parking(\$0.00)	On-Site Management		
Picnic Area	Playground		
Sport Court	Swimming Pool		

Comments

The contact reported current occupancy has been typical so far in 2018. The one vacant unit at this property is pre-leased. Garage parking is available to tenants for an additional \$30 per month; the contact stated there are 25 garages available but could not provide a current utilization rate.

Photos



PROPERTY PROFILE REPORT

Fieldcrest Walk

Effective Rent Date	11/07/2018
Location	10238 Fieldcrest Walk Covington, GA 30014 Newton County
Distance	0.8 miles
Units	258
Vacant Units	6
Vacancy Rate	2.3%
Type	Garden (2 stories)
Year Built/Renovated	1980s / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	None identified
Tenant Characteristics	Mostly local tenants, families and some college students
Contact Name	Jordan
Phone	770-786-0445



Market Information

Program	Market
Annual Turnover Rate	14%
Units/Month Absorbed	N/A
HCV Tenants	0%
Leasing Pace	Within one week
Annual Chg. in Rent	Increased three percent
Concession	None
Waiting List	Yes; 7 households

Utilities

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

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (2 stories)	104	864	\$850	\$0	Market	Yes	3	2.9%	N/A	None
2	1	Garden (2 stories)	20	930	\$875	\$0	Market	Yes	3	15.0%	N/A	None
2	2	Garden (2 stories)	67	980	\$925	\$0	Market	Yes	0	0.0%	N/A	None
2	2	Garden (2 stories)	67	1,200	\$1,050	\$0	Market	Yes	0	0.0%	N/A	None

Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$850	\$0	\$850	\$0	\$850
2BR / 1BA	\$875	\$0	\$875	\$0	\$875
2BR / 2BA	\$925 - \$1,050	\$0	\$925 - \$1,050	\$0	\$925 - \$1,050

Fieldcrest Walk, continued

Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	None	None
Carpeting	Central A/C		
Coat Closet	Dishwasher		
Garbage Disposal	Oven		
Refrigerator	Washer/Dryer hookup		
Property		Premium	Other
Car Wash	Commercial/Retail	None	None
Central Laundry	Off-Street Parking(\$0.00)		
On-Site Management	Swimming Pool		
Tennis Court			

Comments

This property does not accept Housing Choice Vouchers. The contact stated all six vacant units are pre-leased.

Photos



PROPERTY PROFILE REPORT

Leaf Stone Apartments

Effective Rent Date	11/07/2018
Location	10100 Brown Bridge Road Covington, GA 30014 Newton County
Distance	1 mile
Units	232
Vacant Units	0
Vacancy Rate	0.0%
Type	Garden (3 stories)
Year Built/Renovated	2000 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Fieldcrest Walk; Wellington Ridge; Summerset
Tenant Characteristics	None identified
Contact Name	Rachel
Phone	770-784-8044



Market Information

Program	Market
Annual Turnover Rate	10%
Units/Month Absorbed	N/A
HCV Tenants	0%
Leasing Pace	Within one month
Annual Chg. in Rent	Increased 10 to 15 percent
Concession	None
Waiting List	None

Utilities

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

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (3 stories)	63	816	\$1,025	\$0	Market	No	0	0.0%	N/A	None
2	2	Garden (3 stories)	136	1,072	\$1,186	\$0	Market	No	0	0.0%	N/A	None
3	2	Garden (3 stories)	33	1,292	\$1,400	\$0	Market	No	0	0.0%	N/A	None

Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$1,025	\$0	\$1,025	\$15	\$1,040
2BR / 2BA	\$1,186	\$0	\$1,186	\$15	\$1,201
3BR / 2BA	\$1,400	\$0	\$1,400	\$15	\$1,415

Leaf Stone Apartments, continued

Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	Patrol	None
Carpeting	Central A/C		
Coat Closet	Dishwasher		
Exterior Storage	Ceiling Fan		
Garbage Disposal	Oven		
Refrigerator	Vaulted Ceilings		
Walk-In Closet	Washer/Dryer hookup		
Property		Premium	Other
Business Center/Computer Lab	Car Wash	None	None
Clubhouse/Meeting Room/Community	Exercise Facility		
Garage(\$75.00)	Central Laundry		
Off-Street Parking(\$0.00)	On-Site Management		
Picnic Area	Playground		
Swimming Pool			

Comments

This property does not accept Housing Choice Vouchers. The property utilizes a LRO pricing system, and rents change daily. The property offers garage parking for an additional \$75 per month.

Photos



PROPERTY PROFILE REPORT

Oxford Apartments

Effective Rent Date	3/04/2019
Location	50 Greenleaf Road Conyers, GA 30013 Newton County
Distance	5.5 miles
Units	240
Vacant Units	5
Vacancy Rate	2.1%
Type	Garden (3 stories)
Year Built/Renovated	1999 / 2018
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Terraces at Fieldstone, Orchard Cove, Arbor Lake
Tenant Characteristics	Mixed tenancy from local area
Contact Name	Lori
Phone	770-788-1165



Market Information

Program	Market
Annual Turnover Rate	20%
Units/Month Absorbed	0
HCV Tenants	0%
Leasing Pace	Within one week
Annual Chg. in Rent	Inc. 25-27% since 1Q18
Concession	None
Waiting List	None

Utilities

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

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (3 stories)	18	636	\$925	\$0	Market	No	0	0.0%	N/A	None
1	1	Garden (3 stories)	42	722	\$960	\$0	Market	No	0	0.0%	N/A	None
2	1	Garden (3 stories)	48	894	\$1,025	\$0	Market	No	2	4.2%	N/A	None
2	2	Garden (3 stories)	114	1,051	\$1,080	\$0	Market	No	3	2.6%	N/A	None
3	2	Garden (3 stories)	18	1,304	\$1,330	\$0	Market	No	0	0.0%	N/A	None

Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$925 - \$960	\$0	\$925 - \$960	\$15	\$940 - \$975
2BR / 1BA	\$1,025	\$0	\$1,025	\$15	\$1,040
2BR / 2BA	\$1,080	\$0	\$1,080	\$15	\$1,095
3BR / 2BA	\$1,330	\$0	\$1,330	\$15	\$1,345

Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	Limited Access	None
Carpeting	Central A/C	Patrol	
Coat Closet	Dishwasher		
Exterior Storage	Ceiling Fan		
Garbage Disposal	Oven		
Refrigerator	Walk-In Closet		
Washer/Dryer	Washer/Dryer hookup		
Property		Premium	Other
Exercise Facility	Central Laundry	None	None
Off-Street Parking(\$0.00)	On-Site Management		
Picnic Area	Playground		
Swimming Pool	Tennis Court		

Comments

Older units only have only washer/dryer hookups. As units become available they are getting renovated, which include new cabinets, appliances, and flooring. The property does not accept Housing Choice Vouchers. Rent increase is due to units being renovated as they become vacant. Rents for renovated units are reflected in the profile.

Photos



PROPERTY PROFILE REPORT

Park At Arlington

Effective Rent Date	11/07/2018
Location	30 Grosslake Parkway Covington, GA 30016 Newton County
Distance	5.3 miles
Units	188
Vacant Units	0
Vacancy Rate	0.0%
Type	Garden (2 stories)
Year Built/Renovated	2001 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Arbor Lakes, Wellington Ridge, Summerset
Tenant Characteristics	20% seniors
Contact Name	Property manager
Phone	678-342-7144



Market Information

Program	Market
Annual Turnover Rate	20%
Units/Month Absorbed	N/A
HCV Tenants	0%
Leasing Pace	Within two weeks
Annual Chg. in Rent	Increased six percent
Concession	None
Waiting List	None

Utilities

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

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (2 stories)	22	795	\$850	\$0	Market	No	0	0.0%	N/A	None
1	1	Garden (2 stories)	22	850	\$850	\$0	Market	No	0	0.0%	N/A	None
2	2	Garden (2 stories)	54	1,119	\$950	\$0	Market	No	0	0.0%	N/A	None
2	2	Garden (2 stories)	54	1,176	\$975	\$0	Market	No	0	0.0%	N/A	None
3	2	Garden (2 stories)	18	1,320	\$1,100	\$0	Market	No	0	0.0%	N/A	None
3	2	Garden (2 stories)	18	1,365	\$1,200	\$0	Market	No	0	0.0%	N/A	None

Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$850	\$0	\$850	\$0	\$850
2BR / 2BA	\$950 - \$975	\$0	\$950 - \$975	\$0	\$950 - \$975
3BR / 2BA	\$1,100 - \$1,200	\$0	\$1,100 - \$1,200	\$0	\$1,100 - \$1,200

Park At Arlington, continued

Amenities

In-Unit		Security	Services
Blinds	Carpeting	In-Unit Alarm	None
Central A/C	Coat Closet	Limited Access	
Dishwasher	Exterior Storage	Patrol	
Ceiling Fan	Garbage Disposal	Perimeter Fencing	
Oven	Refrigerator		
Walk-In Closet	Washer/Dryer hookup		
Property		Premium	Other
Business Center/Computer Lab	Clubhouse/Meeting Room/Community	None	None
Exercise Facility	Garage(\$50.00)		
Central Laundry	Off-Street Parking(\$0.00)		
On-Site Management	Picnic Area		
Playground	Recreation Areas		
Swimming Pool	Tennis Court		

Comments

The property has recently changed management and its name in the past year. It was formerly known as Orchard Cove Apartments. The property does not accept Housing Choice Vouchers. The property offers garage parking and tenant storage for an additional \$50 per month. Contact reported utilization rate of 100 percent for garages.

Photos



PROPERTY PROFILE REPORT

Porterdale Mill Lofts

Effective Rent Date	12/28/2018
Location	1109 Main Street Porterdale, GA 30014 Newton County
Distance	2.5 miles
Units	154
Vacant Units	2
Vacancy Rate	1.3%
Type	Midrise (3 stories)
Year Built/Renovated	2006 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	None identified
Tenant Characteristics	Young professionals
Contact Name	Kelsey
Phone	(770) 786-8283



Market Information

Program	Market
Annual Turnover Rate	25%
Units/Month Absorbed	N/A
HCV Tenants	0%
Leasing Pace	Pre-leased
Annual Chg. in Rent	None
Concession	None
Waiting List	Yes; unknown length

Utilities

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

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Midrise (3 stories)	71	755	\$865	\$0	Market	Yes	1	1.4%	N/A	None
1	1	Midrise (3 stories)	9	1,239	\$1,001	\$0	Market	Yes	0	0.0%	N/A	None
2	1	Midrise (3 stories)	37	1,142	\$1,225	\$0	Market	Yes	1	2.7%	N/A	None
2	2	Midrise (3 stories)	31	1,280	\$1,256	\$0	Market	Yes	0	0.0%	N/A	None
2	2	Midrise (3 stories)	4	1,374	\$1,349	\$0	Market	Yes	0	0.0%	N/A	None
3	2	Midrise (3 stories)	2	1,838	\$1,575	\$0	Market	Yes	0	0.0%	N/A	None

Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$865 - \$1,001	\$0	\$865 - \$1,001	\$0	\$865 - \$1,001
2BR / 1BA	\$1,225	\$0	\$1,225	\$0	\$1,225
2BR / 2BA	\$1,256 - \$1,349	\$0	\$1,256 - \$1,349	\$0	\$1,256 - \$1,349
3BR / 2BA	\$1,575	\$0	\$1,575	\$0	\$1,575

Porterdale Mill Lofts, continued

Amenities

In-Unit		Security	Services
Blinds	Carpet/Hardwood	Intercom (Buzzer)	None
Central A/C	Coat Closet	Limited Access	
Dishwasher	Microwave		
Oven	Refrigerator		
Washer/Dryer	Washer/Dryer hookup		
Property		Premium	Other
Elevators	Exercise Facility	None	None
Garage(\$0.00)	Off-Street Parking(\$0.00)		
On-Site Management	Recreation Areas		
Swimming Pool			

Comments

The property maintains a waiting list; however, the contact was unable to provide the number of households on it. The two vacant units are pre-leased.

Photos



PROPERTY PROFILE REPORT

Terraces At Fieldstone

Effective Rent Date	11/09/2018
Location	50 Loch Haven Drive Conyers, GA 30013 Rockdale County
Distance	6.4 miles
Units	316
Vacant Units	3
Vacancy Rate	0.9%
Type	Garden (2 stories)
Year Built/Renovated	1997 / 2018
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Lake St. James
Tenant Characteristics	Average age 30, average household size 3
Contact Name	Krystal
Phone	888.942.4213



Market Information

Program	Market
Annual Turnover Rate	33%
Units/Month Absorbed	N/A
HCV Tenants	0%
Leasing Pace	Within two weeks
Annual Chg. in Rent	Increased three to five percent
Concession	None
Waiting List	None

Utilities

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

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (2 stories)	48	823	\$1,050	\$0	Market	No	N/A	N/A	N/A	None
2	1	Garden (2 stories)	60	1,155	\$1,160	\$0	Market	No	N/A	N/A	N/A	None
2	2	Garden (2 stories)	96	1,186	\$1,244	\$0	Market	No	N/A	N/A	N/A	None
2	2	Garden (2 stories)	40	1,212	\$1,285	\$0	Market	No	N/A	N/A	N/A	None
2	2	Garden (2 stories)	16	1,236	\$1,285	\$0	Market	No	N/A	N/A	N/A	None
3	2	Garden (2 stories)	40	1,367	\$1,224	\$0	Market	No	N/A	N/A	N/A	None
3	2	Garden (2 stories)	8	1,429	\$1,345	\$0	Market	No	N/A	N/A	N/A	None
3	2	Garden (2 stories)	8	1,470	\$1,345	\$0	Market	No	N/A	N/A	N/A	None

Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$1,050	\$0	\$1,050	\$15	\$1,065
2BR / 1BA	\$1,160	\$0	\$1,160	\$15	\$1,175
2BR / 2BA	\$1,244 - \$1,285	\$0	\$1,244 - \$1,285	\$15	\$1,259 - \$1,300
3BR / 2BA	\$1,224 - \$1,345	\$0	\$1,224 - \$1,345	\$15	\$1,239 - \$1,360

Terraces At Fieldstone, continued

Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	Limited Access	None
Carpeting	Central A/C	Perimeter Fencing	
Coat Closet	Dishwasher		
Exterior Storage	Ceiling Fan		
Fireplace	Garbage Disposal		
Microwave	Oven		
Refrigerator	Vaulted Ceilings		
Walk-In Closet	Washer/Dryer hookup		
Property		Premium	Other
Clubhouse/Meeting Room/Community	Exercise Facility	None	None
Garage(\$100.00)	Central Laundry		
Off-Street Parking(\$0.00)	On-Site Management		
Playground	Sauna		
Swimming Pool	Tennis Court		

Comments

This property is currently undergoing renovations as units become vacant. Renovations include new flooring, paint, lighting, appliances, and cabinetry. Renovated units reflect a \$20 to \$50 premium over non-renovated units. Rents in the profile reflect renovated units. There are 48 detached garages available for an additional \$100 per month. The contact reported a utilization rate of 91.7 percent for garages. Two of the three vacant units at this property are pre-leased. The contact was not able to provide breakdown on vacancy by bedroom type.

Photos



1. The following information is provided as required by DCA:

Housing Choice Vouchers

We were unable to reach a representative of the Georgia Department of Community Affairs, but in April 2017, we spoke to Nancy Dove from the Athens Regional Office of the Georgia DCA. According to Ms. Dove, there were 758 Housing Choice Vouchers in Newton County. The DCA closed the waiting list in March 2017, and Ms. Dove reported that there were 913 households on the waiting list. Ms. Dove also indicated that there are no plans to open the waiting list back up in the foreseeable future. The following table illustrates voucher usage at the comparable properties.

TENANTS WITH VOUCHERS

Property Name	Rent Structure	Tenancy	Housing Choice Voucher Tenants
Alexander Crossing Apartments*	LIHTC/ Market	Family	17%
Arbor Lakes Apartments	LIHTC/ Market	Family	30%
Ashley Woods Apartments*	LIHTC/HOME	Family	40%
Harristown Park	LIHTC	Senior	8%
Magnolia Heights	LIHTC/ Market	Family	10%
Wellington Ridge	LIHTC	Family	20%
Fieldcrest Walk	Market	Family	0%
Leaf Stone Apartments	Market	Family	0%
Oxford Apartments	Market	Family	0%
Park At Arlington	Market	Family	0%
Porterdale Mill Lofts	Market	Family	0%
Terraces At Fieldstone	Market	Family	0%

*Located outside of the PMA

Housing Choice Voucher usage in this market ranges from zero to 40 percent. The LIHTC properties surveyed report a low to moderate reliance on tenants with vouchers. Thus, it appears that the Subject will not need to rely on voucher residents in order to maintain a high occupancy level. We believe the Subject would maintain a voucher usage of 20 percent.

Lease Up History

None of the comparable properties were constructed recently. Therefore, we have extended our search for absorption data to the greater Atlanta metropolitan area. The properties are located within a 20 mile radius of the Subject site. The following table illustrates five LIHTC properties and four market rate properties that were built since 2012 and were able to provide absorption information.

ABSORPTION

Property Name	Rent Structure	Tenancy	Year Built	Number of Units	Units Absorbed / Month
Henry Gardens	LIHTC	Family	2017	60	20
Red Oak Village	LIHTC	Senior	2017	60	30
Springs At Mcdonough	Market	Family	2017	268	17
1760 Apartment Homes	Market	Family	2016	239	17
The Point On Scott	Market	Family	2016	250	13
The Reserve At Decatur	Market	Family	2016	298	14
Mills Creek Crossing	LIHTC	Family	2015	200	17
Columbia Mill	LIHTC	Family	2014	100	20
Parkside At	LIHTC	Family	2012	196	60
Average				186	23

As illustrated, absorption rates range from 13 to 60 units per month, with an overall average of 23 units per month. Per DCA guidelines, we have calculated the absorption rate for the Subject to achieve 93 percent occupancy. Based on the absorption pace reported by the most recently constructed comparable properties, the waiting lists at the LIHTC comparables, and the strong demand for affordable housing in Covington, we anticipate that the Subject will absorb 22 to 24 units per month, for an absorption period of nine to ten months.

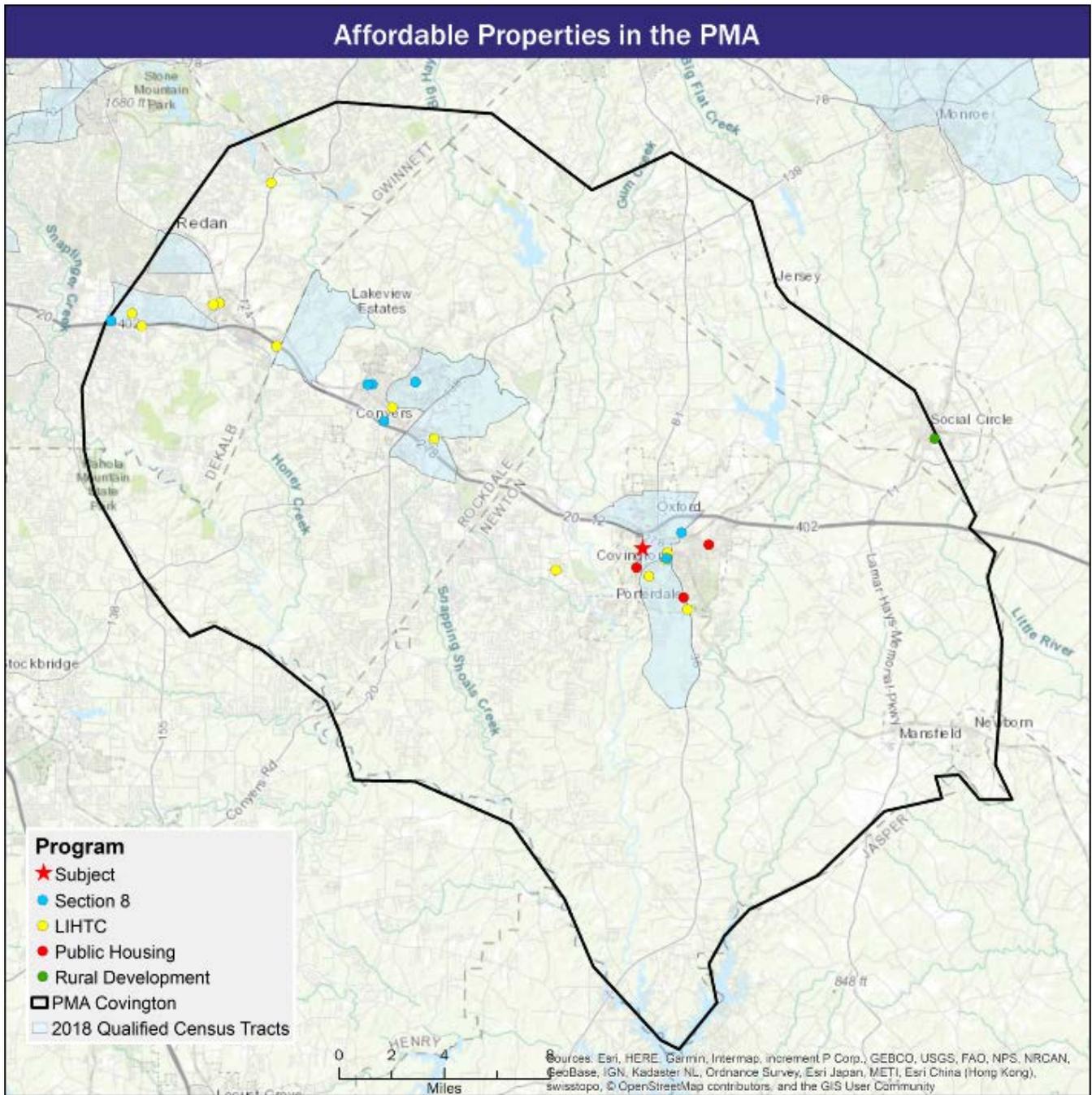
Phased Developments

The Subject is not part of a multi-phase development.

Rural Areas

The Subject is located in a rural area; however, existing competitive rental supply is sufficient from which to draw conclusions.

2. Competitive Project Map



COMPETITIVE PROJECTS

Property Name	Program	Location	Tenancy	# of Units	Distance from Subject	Map Color	
Legends Of Covington	LIHTC	Covington	Senior	198	-	Red Star	
Granite Crossing	LIHTC	Lithonia	Family	75	15.3 miles	Yellow	
Harristown Park	LIHTC	Covington	Senior	60	0.7 miles		
Panola Gardens	LIHTC	Lithonia	Senior	84	17.7 miles		
Terraces At Parkview	LIHTC	Lithonia	Family	54	15.6 miles		
Village At Walkers Bend	LIHTC	Covington	Family	32	0.9 miles		
Wellington Ridge	LIHTC	Covington	Family	220	2.5 miles		
Alexander At Stonecrest	LIHTC/Market	Lithonia	Family	262	16.5 miles		
Arbor Lakes Apartments	LIHTC/Market	Covington	Family	250	3.0 miles		
Greens At Stonecreek	LIHTC/Market	Lithonia	Family	138	13.3 miles		
Hills At Fairington	LIHTC/Market	Lithonia	Family	406	17.0 miles		
Magnolia Heights	LIHTC/Market	Covington	Family	200	2.4 miles		
Towne Pointe Apartments	LIHTC/Section 8	Conyers	Family	108	9.0 miles		
Fowler Court	Public Housing	Covington	Family	44	2.0 miles		Red
Holmes Court	Public Housing	Covington	Family	32	0.7 miles		
Jackson Highway	Public Housing	Covington	Family	14	2.1 miles		Green
South Walton Villas	Rural Development	Social Circle	Family	24	9.4 miles		
TFH Consolidated (AKA Alcovy)	Section 8	Covington	Senior	10	1.4 miles		Blue
Covington Square	Section 8	Covington	Senior	114	0.8 miles		
Lexington Village	Section 8	Conyers	Family	107	9.0 miles		
Spivey Family	Section 8	Conyers	Family	69	9.9 miles		
Alice Williams Towers	Section 8	Lithonia	Senior	90	17.9 miles		
Rock Hill	Section 8	Conyers	Family	62	8.8 miles		
Spivey Senior	Section 8	Conyers	Senior	50	10.1 miles		

3. Amenities

A detailed description of amenities included in both the Subject and the comparable properties can be found in the amenity matrix below.

LEGENDS OF COVINGTON – COVINGTON, GEORGIA – MARKET STUDY

AMENITY MATRIX

Subject	Alexander Crossing Apartments	Arbor Lakes Apartments	Ashley Woods Apartments	Harristown Park	Magnolia Heights	Wellington Ridge	Fieldcrest Walk	Leaf Stone Apartments	Oxford Apartments	Park At Arlington	Porterdale Mill Lofts	Terraces At Fieldstone
Rent Structure	LIHTC	LIHTC/Market	LIHTC/Market	LIHTC/HOME	LIHTC	LIHTC/Market	LIHTC	Market	Market	Market	Market	Market
Tenancy	Senior	Family	Family	Family	Senior	Family	Family	Family	Family	Family	Family	Family
Building												
Property Type	Midrise	Townhouse	Garden	Garden	Midrise	Garden	Garden	Garden	Garden	Garden	Midrise	Garden
# of Stories	4-stories	2-stories	3-stories	3-stories	4-stories	3-stories	3-stories	2-stories	3-stories	3-stories	2-stories	3-stories
Year Built	2021	2003	2001	1991	2011	2001	2003	1980s	2000	1999	2001	2006
Year Renovated	n/a	2017	n/a	2008	n/a	n/a	n/a	n/a	2018	n/a	n/a	2018
Commercial	no	no	no	no	no	no	no	yes	no	no	no	no
Elevators	yes	no	no	no	yes	no	no	no	no	no	yes	no
Courtyard	yes	no	no	no	no	yes	no	no	no	no	no	no
Utility Structure												
Cooking	no	no	no	no	no	no	no	no	no	no	no	no
Water Heat	no	no	no	no	no	no	no	no	no	no	no	no
Heat	no	no	no	no	no	no	no	no	no	no	no	no
Other Electric	no	no	no	no	no	no	no	no	no	no	no	no
Water	no	no	no	yes	no	yes	no	no	no	no	no	no
Sewer	no	no	no	yes	no	yes	no	no	no	no	no	no
Trash	yes	yes	no	yes	yes	no	no	yes	no	no	yes	no
Accessibility												
Hand Rails	yes	no	yes	no	yes	no	no	no	no	no	no	no
Pull Cords	yes	no	yes	no	yes	no	no	no	no	no	no	no
Unit Amenities												
Balcony/Patio	yes	yes	yes	yes	no	yes	yes	yes	yes	no	no	yes
Blinds	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Carpeting	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	no	yes
Hardwood	no	no	no	no	no	no	no	no	no	no	yes	no
Central A/C	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Ceiling Fan	no	yes	no	yes	yes	no	no	no	yes	yes	no	yes
Coat Closet	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Exterior Storage	yes	yes	no	no	no	yes	yes	no	yes	yes	no	yes
Fireplace	no	no	no	no	no	no	no	no	no	no	no	yes
Vaulted Ceilings	no	yes	no	no	no	no	no	no	yes	no	no	yes
Walk-In Closet	yes	yes	yes	yes	yes	yes	yes	no	yes	yes	no	yes
Washer/Dryer	no	no	no	yes	yes	no	no	no	yes	no	yes	no
W/D Hookup	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Kitchen												
Dishwasher	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Disposal	yes	yes	yes	no	yes	yes	yes	yes	yes	yes	no	yes
Microwave	yes	yes	yes	no	yes	no	yes	no	no	no	yes	yes
Oven	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Refrigerator	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Community												
Business Center	yes	no	yes	no	yes	no	yes	no	yes	no	yes	no
Community Room	yes	yes	yes	yes	yes	yes	yes	no	yes	no	no	yes
Central Laundry	yes	yes	yes	yes	no	yes	yes	yes	yes	yes	no	yes
On-Site Mgmt	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Recreation												
Basketball Court	no	no	no	no	no	yes	no	no	no	no	no	no
Exercise Facility	yes	yes	yes	no	yes	yes	yes	no	yes	yes	yes	yes
Playground	no	yes	yes	yes	no	yes	yes	no	yes	yes	no	yes
Swimming Pool	no	yes	yes	yes	no	yes	yes	yes	yes	yes	yes	yes
Picnic Area	yes	yes	yes	yes	yes	no	yes	no	yes	yes	no	no
Sport Court	no	no	yes	no	no	no	yes	no	no	no	no	no
Tennis Court	no	no	yes	no	no	no	no	yes	no	yes	no	yes
Sauna	no	no	no	no	no	no	no	no	no	no	no	yes
Recreational Area	yes	no	yes	no	yes	no	no	no	no	yes	yes	no
Neighborhood	yes	no	no	no	no	no	no	no	no	no	no	no
Hairdresser/Barber	yes	no	no	no	no	no	no	no	no	no	no	no
Security												
In-Unit Alarm	no	yes	no	no	no	no	no	no	no	yes	no	no
Intercom (Buzzer)	yes	no	no	no	yes	no	no	no	no	no	yes	no
Limited Access	no	no	yes	no	yes	yes	no	no	yes	yes	yes	yes
Patrol	no	yes	no	yes	no	yes	no	no	yes	yes	no	no
Perimeter Fencing	yes	no	yes	yes	no	yes	yes	no	no	no	no	yes
Video Surveillance	yes	no	yes	no	no	no	no	no	no	no	no	no
Parking												
Garage	no	no	no	no	no	no	yes	no	yes	no	yes	yes
Garage Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$30	\$0	\$75	\$0	\$50	\$0
Off-Street Parking	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes

The Subject will offer slightly inferior to slightly superior in-unit amenities in comparison to the LIHTC comparables. The Subject will not offer in-unit washers and dryers, which some of the comparables offer, though it will offer hand rails and pull cords, which the majority of the comparables lack and are amenities that seniors desire. However, it should be noted that while the Subject will not offer in-unit washers and dryers, it will offer washer/dryer hookups and a central laundry facility. The Subject will offer slightly inferior to slightly superior property amenities in comparison to the LIHTC comparables. The Subject will not offer a playground or swimming pool, which some of the comparables offer, though it will offer a business center, recreational area, neighborhood network, and hairdresser/barber, which the majority of the comparables lack and are amenities that seniors desire. Further, the Subject will offer three-bedroom units, which the most proximate senior comparable does not offer. Therefore, we believe the Subject will have an advantage

in the market by offering three-bedroom senior units. Overall, we believe that the proposed amenities will allow the Subject to effectively compete in the senior LIHTC market.

4. Comparable Tenancy

The Subject will target seniors age 55 and older. One of the comparable LIHTC properties also targets seniors. The remaining comparables target family households.

5. Vacancy

The following table illustrates the vacancy rates in the market.

OVERALL VACANCY

Property Name	Rent Structure	Total Units	Vacant Units	Vacancy Rate
Alexander Crossing Apartments*	LIHTC/ Market	240	6	2.5%
Arbor Lakes Apartments	LIHTC/ Market	250	14	5.6%
Ashley Woods Apartments*	LIHTC/HOME	128	1	0.8%
Harristown Park	LIHTC	60	0	0.0%
Magnolia Heights	LIHTC/ Market	200	4	2.0%
Wellington Ridge	LIHTC	220	1	0.5%
Fieldcrest Walk	Market	258	6	2.3%
Leaf Stone Apartments	Market	232	0	0.0%
Oxford Apartments	Market	240	26	10.8%
Park At Arlington	Market	188	0	0.0%
Porterdale Mill Lofts	Market	154	2	1.3%
Terraces At Fieldstone	Market	316	3	0.9%
Total LIHTC		1,098	26	2.4%
Total Market Rate		1,388	37	2.7%
Overall Total		2,486	63	2.5%

*Located outside of the PMA

Overall vacancy in the market is very low at 2.5 percent. The LIHTC and mixed-income comparables demonstrate an average vacancy of 2.4 percent, which is considered very low. Our contacts at Alexander Crossing Apartments, Ashley Woods Apartments, and Wellington Ridge report that all of the vacant units are pre-leased. According to our contact at Arbor Lakes Apartments, seven of the 14 vacant units are pre-leased. Further, four of the six LIHTC and mixed-income comparables report waiting lists, ranging from ten to 100 households in length. Additionally, Harristown Park, the most proximate LIHTC comparable and only senior property surveyed, is fully-occupied and maintains a waiting list that consists of 100 households. The very low vacancy rates and presence of waiting lists among the LIHTC and mixed-income comparables indicates strong demand for affordable housing in the area.

The vacancy rates among the market rate comparable properties range from zero to 10.8 percent, averaging 2.7 percent, which is considered very low. Oxford Apartments exhibits the highest vacancy rate among the market rate comparables at 10.8 percent. According to our contact at Oxford Apartments, the high turnover and vacancy rates at this property can be attributed to new management taking over in May 2018. Typical occupancy has historically ranged from one to three percent. The low vacancy rates among the other market rate comparables indicates strong demand for conventional housing in the area. We anticipate that the Subject will perform similarly to the affordable comparables and will maintain a vacancy rate of five percent or less. Based on the low vacancy rates and extensive waiting lists ranging list ranging from ten to 100 households for the LIHTC properties, we believe that there is sufficient demand for

additional affordable housing in the market. We do not believe that the Subject will impact the performance of the existing LIHTC properties if allocated.

6. Properties Under Construction and Proposed

We attempted to contact the City of Covington Planning Department multiple times in order to gather information on multifamily project either in the planning stages or currently under construction. At this time none of our phone calls have been returned. Further, we searched CoStar to identify any proposed, planned, or under construction multifamily developments within the PMA. According to CoStar, there are no proposed, planned, or under construction multifamily developments in the PMA.

7. Rental Advantage

The following table illustrates the Subject’s similarity to the comparable properties. We inform the reader that other users of this document may underwrite the LIHTC rents to a different standard than contained in this report.

SIMILARITY MATRIX

#	Property Name	Program	Tenancy	Property Amenities	Unit Features	Location	Age / Condition	Unit Sizes	Overall Comparison
1	Alexander Crossing Apartments	LIHTC/Market	Family	Slightly Superior	Slightly Inferior	Slightly Superior	Slightly Inferior	Superior	10
2	Arbor Lakes Apartments	LIHTC/Market	Family	Slightly Superior	Slightly Inferior	Slightly Superior	Inferior	Superior	5
3	Ashley Woods Apartments	LIHTC/HOME	Family	Slightly Superior	Slightly Superior	Slightly Superior	Inferior	Similar	5
4	Harristown Park	LIHTC	Senior	Similar	Slightly Superior	Similar	Slightly Inferior	Slightly Inferior	-5
5	Magnolia Heights	LIHTC/Market	Family	Slightly Superior	Slightly Inferior	Similar	Inferior	Slightly Superior	-5
6	Wellington Ridge	LIHTC	Family	Slightly Superior	Slightly Inferior	Similar	Inferior	Slightly Superior	-5
7	Fieldcrest Walk	Market	Family	Slightly Inferior	Inferior	Similar	Inferior	Slightly Superior	-20
8	Leaf Stone Apartments	Market	Family	Slightly Superior	Slightly Inferior	Similar	Inferior	Similar	-10
9	Oxford Apartments	Market	Family	Slightly Superior	Slightly Inferior	Slightly Superior	Inferior	Similar	-5
10	Park At Arlington	Market	Family	Slightly Superior	Slightly Inferior	Slightly Superior	Inferior	Slightly Superior	0
11	Porterdale Mill Lofts	Market	Family	Slightly Inferior	Slightly Superior	Similar	Inferior	Superior	0
12	Terraces At Fieldstone	Market	Family	Slightly Superior	Similar	Slightly Superior	Slightly Inferior	Slightly Superior	10

*Inferior=-10, slightly inferior=-5, similar=0, slightly superior=5, superior=10.

The rental rates at the LIHTC properties are compared to the Subject’s proposed 60 percent AMI rents in the following table.

LIHTC RENT COMPARISON @60%

Property Name	County	Tenancy	1BR	2BR	3BR	Rents at Max?
Legends Of Covington	Newton	Senior	\$713	\$852	\$970	No
2018 LIHTC Maximum Rent (Net)	Newton		\$739	\$883	\$1,006	
2018 LIHTC Maximum Rent (Net)	Henry		\$739	\$883	\$1,006	
2018 LIHTC Maximum Rent (Net)	Walton		\$739	\$883	\$1,006	
Alexander Crossing Apartments	Walton	Family	-	\$910	\$1,040	Yes
Arbor Lakes Apartments	Newton	Family	\$761	\$922	\$1,072	Yes
Ashley Woods Apartments	Henry	Family	\$777	\$930	\$1,066	Yes
Harristown Park	Newton	Senior	\$588	\$603	-	No
Magnolia Heights	Newton	Family	\$622	\$739	\$840	No
Wellington Ridge	Newton	Family	\$763	\$911	\$1,040	Yes
Average			\$702	\$836	\$1,012	

Newton County, Henry County, and Walton County all experienced peak AMI levels in 2018. Therefore, none of the comparable properties are “held harmless”. It should be noted that the 2018 maximum allowable levels in Henry County and Walton County are equal to the 2018 maximum allowable levels in Newton County. As such, all of the comparable LIHTC properties will operate with the same maximum allowable income and rent limits as the Subject’s proposed income and rent limits.

Four of the six surveyed LIHTC and mixed-income properties report achieving rents at the 2018 maximum allowable levels for their one, two, and three-bedroom units at 60 percent of AMI. However, the rents at these properties appear to be slightly above the maximum allowable levels. This is most likely due to differences in these properties utility structures and allowances from the Subject’s proposed utility structure. The LIHTC and mixed-income comparables demonstrate an average vacancy of 2.4 percent, which is considered very low. Further, four of the six LIHTC and mixed-income comparables report waiting lists, ranging from ten to 100 households in length. The very low vacancy rates and presence of waiting lists among the LIHTC and mixed-income comparables indicates maximum allowable rents are achievable in the area.

Harristown Park is located 0.7 miles from the Subject in Covington and offers a similar location to the Subject. Harristown Park was constructed in 2011 and exhibits good condition, which is considered slightly inferior to the anticipated excellent condition of the Subject upon completion. Harristown Park offers similar property amenities compared to the Subject and slightly superior in-unit amenities compared to the Subject as it offers in-unit washers and dryers, which the Subject will not offer, though it lacks balconies/patios and exterior storage, which the Subject will offer. Harristown Park offers slightly inferior unit sizes compared to the Subject. Overall, Harristown Park is considered slightly inferior to the Subject. Harristown Park is currently fully-occupied and maintains a waiting list 100 households in length. Harristown Park is achieving rents below the maximum allowable rents in Newton County. Further, the property contact stated that higher rents were likely achievable. As this property is fully-occupied and maintains an extensive waiting list, we believe the property has not fully tested the market.

Wellington Ridge is located 2.5 miles from the Subject in Covington and offers a similar location to the Subject. Wellington Ridge was constructed in 2003 and exhibits average condition, which is considered inferior to the anticipated excellent condition of the Subject upon completion. Wellington Ridge offers slightly superior property amenities compared to the Subject as it offers a playground and swimming pool, which the Subject will not offer, though it lacks a neighborhood network and hairdresser/barber, which the Subject will offer and are amenities that seniors desire. This property offers slightly inferior in-unit amenities compared to the Subject as it lacks hand rails and pull cords, which the Subject does offer and are amenities that seniors desire. Wellington Ridge offers slightly superior unit sizes compared to the Subject. Overall, Wellington Ridge is considered slightly inferior to the Subject. Wellington Ridge is currently 99.5 percent occupied and the one vacant unit at the property is pre-leased. Further, this property

maintains a waiting list 64 households in length. Wellington Ridge is achieving the maximum allowable rents in Newton County.

The Subject’s proposed rents are set below the 2018 maximum allowable levels. Four of the six comparable LIHTC and mixed-income properties reported achieving rents at the maximum allowable rent levels. It should be noted that Harristown Park is achieving rents below the maximum allowable rents in Newton County. As this property is fully-occupied and maintains an extensive waiting list consisting of 100 households, we believe the property has not fully tested the market. Further, four of the six LIHTC and mixed-income comparables report waiting lists, ranging from ten to 100 households in length. The very low vacancy rates and presence of waiting lists among the LIHTC and mixed-income comparables indicates maximum allowable rents are achievable in the area. Therefore, we believe that the Subject’s proposed rents, which are set below maximum allowable levels, are reasonable and achievable based on the anticipated excellent condition and competitive amenities that will be offered.

Analysis of “Market Rents”

Per DCA’s market study guidelines, “average market rent is to be a reflection of rents that are achieved in the market. In other words, the rents the competitive properties are currently receiving. Average market rent is not ‘Achievable unrestricted market rent.’” In an urban market with many tax credit comps, the average market rent might be the weighted average of those tax credit comps. In cases where there are few tax credit comps, but many market rate comps with similar unit designs and amenity packages, then the average market rent might be the weighted average of those market rate comps. In a small rural market there may be neither tax credit comps nor market rate comps with similar positioning as the subject. In a case like that the average market rent would be a weighted average of whatever rents were present in the market.

When comparing the Subject’s rents to the average comparable rent, we do not include surveyed rents at lower AMI levels given that this artificially lowers the average surveyed rent. Including rents at lower AMI levels does not reflect an accurate average rent for rents at higher income levels. For example, if the Subject offers rents at the 50 and 60 percent of AMI levels, and there is a distinct difference at comparable properties between rents at the two AMI levels, we do not include the 50 percent of AMI rents in the average comparable rent for the 60 percent of AMI comparison.

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

SUBJECT COMPARISON TO MARKET RENTS

Unit Type	Subject Proposed Rent	Surveyed Min	Surveyed Max	Surveyed Average	Subject Rent Advantage
1BR / 1BA	\$713	\$588	\$1,065	\$842	18%
2BR / 2BA	\$852	\$603	\$1,349	\$1,025	20%
3BR / 2BA	\$970	\$840	\$1,575	\$1,158	19%

As illustrated, the Subject’s proposed rents are well below the surveyed average when compared to the comparables, both LIHTC and market rate.

Terraces At Fieldstone is achieving the highest one-bedroom unrestricted rents in the market. The Subject will be inferior to Terraces At Fieldstone. Terraces At Fieldstone was built in 1997, underwent renovations in 2018, and exhibits good condition, which is slightly inferior to the anticipated excellent condition of the Subject. Terraces At Fieldstone is located 6.4 miles from the Subject and offers a slightly superior location with respect to median gross rents. Terraces At Fieldstone offers slightly superior property amenities when

compared to the Subject as it offers a playground, swimming pool, tennis court, and sauna, which the Subject will not offer, though it lacks a picnic area, recreational area, neighborhood network, and hairdresser/barber, which the Subject will offer and are amenities seniors desire. Terraces At Fieldstone offers similar in-unit amenities in comparison to the Subject as it offers fireplaces and vaulted ceilings, which the Subject will not offer, though it lacks hand rails and pull cords, which the Subject will offer and are amenities seniors desire. The lowest one-bedroom unrestricted rents at Terraces At Fieldstone are approximately 49 percent higher than the Subject’s one-bedroom rents at 60 percent of AMI.

Porterdale Mill Lofts is achieving the highest two and three-bedroom unrestricted rents in the market. The Subject will be similar to Porterdale Mill Lofts. Porterdale Mill Lofts was built in 2006 and exhibits average condition, which is inferior to the anticipated excellent condition of the Subject. Porterdale Mill Lofts is located 2.5 miles from the Subject and offers a similar location with respect to median gross rents. Porterdale Mill Lofts offers slightly inferior property amenities when compared to the Subject as it offers a swimming pool, which the Subject will not offer, though it lacks a business center, community room, picnic area, neighborhood network, and hairdresser/barber, which the Subject will offer and are amenities seniors desire. Porterdale Mill Lofts offers slightly superior in-unit amenities in comparison to the Subject as it offers in-unit washers and dryers, which the Subject will not offer, though it lacks hand rails and pull cords, which the Subject will offer and are amenities seniors desire. The lowest two and three-bedroom unrestricted rents at Porterdale Mill Lofts are approximately 44 and 62 percent higher than the Subject’s three-bedroom rents at 60 percent of AMI, respectively.

8. LIHTC Competition – DCA Funded Properties within the PMA

Capture rates for the Subject are considered moderate for all bedroom types. If allocated, the Subject will be slightly superior to the senior LIHTC comparable and inferior to slightly superior to the family LIHTC comparables. The LIHTC and mixed-income comparables demonstrate an average vacancy of 2.4 percent, which is considered very low. Our contacts at Alexander Crossing Apartments, Ashley Woods Apartments, and Wellington Ridge report that all of the vacant units are pre-leased. According to our contact at Arbor Lakes Apartments, seven of the 14 vacant units are pre-leased. Further, four of the six LIHTC and mixed-income comparables report waiting lists, ranging from ten to 100 households in length. Additionally, Harristown Park, the most proximate LIHTC comparable and only senior property surveyed, is fully-occupied and maintains a waiting list that consists of 100 households. The very low vacancy rates and presence of waiting lists among the LIHTC and mixed-income comparables indicates strong demand for affordable housing in the area.

There have been no tax credit allocations within the PMA within the last three years. In our research, we found there to be no new, planned, or under construction affordable rate properties within the PMA.

9. Rental Trends in the PMA

The table below depicts household growth by tenure from 2000 through 2023.

PMA TENURE PATTERNS OF SENIORS 55+

Year	Owner-Occupied Units	Percentage Owner-Occupied	Renter-Occupied Units	Percentage Renter-Occupied
2000	16,058	84.8%	2,882	15.2%
2018	33,803	79.8%	8,574	20.2%
Projected Mkt Entry October 2021	37,917	80.1%	9,393	19.9%
2023	40,132	80.3%	9,834	19.7%

Source: Esri Demographics 2018, Novogradac & Company LLP, March 2019

As the table illustrates, senior households within the PMA reside in predominately owner-occupied residences. Nationally, approximately two-thirds of the population resides in owner-occupied housing units, and one-third resides in renter-occupied housing units. Therefore, there is a smaller percentage of renters in the PMA than the nation. This percentage is projected to decrease slightly over the next five years, although the number of renter households in the PMA is projected to increase by 1,260.

Historical Vacancy

The following table details historical vacancy levels for the properties included as comparables.

Comparable Property	Total Units	2QTR 2014	1QTR 2015	2QTR 2016	1QTR 2017	2QTR 2018	3QTR 2018	4QTR 2018
Alexander Crossing Apartments	240	N/A	1.3%	0.0%	0.0%	1.7%	0.4%	2.5%
Arbor Lakes Apartments	250	5.2%	7.2%	5.2%	5.2%	2.8%	2.0%	5.6%
Ashley Woods Apartments	128	N/A	4.7%	0.0%	N/A	0.0%	0.0%	0.8%
Harristown Park	60	0.0%	N/A	0.0%	0.0%	0.0%	0.0%	0.0%
Magnolia Heights	200	10.0%	9.5%	0.5%	1.0%	N/A	2.0%	2.0%
Wellington Ridge	220	5.0%	5.0%	0.9%	N/A	0.5%	1.8%	0.5%
Fieldcrest Walk	258	8.1%	N/A	N/A	N/A	0.8%	0.0%	2.3%
Leaf Stone Apartments	232	0.9%	3.9%	3.4%	2.2%	0.4%	3.9%	0.0%
Oxford Apartments	240	0.4%	2.1%	2.1%	1.3%	N/A	N/A	10.8%
Park At Arlington	188	N/A	5.3%	N/A	0.0%	1.6%	1.1%	0.0%
Porterdale Mill Lofts	154	0.0%	N/A	0.0%	N/A	N/A	N/A	1.3%
Terraces At Fieldstone	316	N/A	4.1%	N/A	N/A	N/A	N/A	0.9%

As illustrated in the table, we were able to obtain historical vacancy rates at several of the comparable properties for several quarters in the past four years. In general, vacancy rates at the comparable LIHTC properties have decreased slightly since 2014. Overall, we believe that the current performance of the LIHTC and mixed-income comparable properties, as well as their historically low to moderate vacancy rates, indicate demand for affordable rental housing in the Subject’s market.

Change in Rental Rates

The following table illustrates rental rate increases as reported by the comparable properties.

RENT GROWTH			
Property Name	Rent Structure	Tenancy	Rent Growth
Alexander Crossing Apartments	LIHTC/ Market	Family	Increased to maximum allowable levels
Arbor Lakes Apartments	LIHTC/ Market	Family	Increased to maximum allowable levels
Ashley Woods Apartments	LIHTC/HOME	Family	Increased to maximum allowable levels
Harristown Park	LIHTC	Senior	Increased up to 11 percent
Magnolia Heights	LIHTC/ Market	Family	Increased to maximum allowable levels
Wellington Ridge	LIHTC	Family	Increased three to four percent
Fieldcrest Walk	Market	Family	Increased three percent
Leaf Stone Apartments	Market	Family	Changes daily
Oxford Apartments	Market	Family	No change to 12 percent increase
Park At Arlington	Market	Family	Increased six percent
Porterdale Mill Lofts	Market	Family	Increased four to nine percent
Terraces At Fieldstone	Market	Family	Increased three to five percent

Four of the six surveyed affordable properties report increasing rents to 2018 maximum allowable levels. The market rate properties reported rent growth up to 12 percent. We anticipate that the Subject would be able to achieve moderate rent growth in the future as a LIHTC property, limited by the increases in AMI growth.

10. Impact of Foreclosed, Abandoned and Vacant Structures

According to *RealtyTrac* statistics, one in every 2,402 housing units nationwide was in some stage of foreclosure as of November 2018. Newton County is experiencing a foreclosure rate of one in every 785 homes, while Georgia experienced one foreclosure in every 2,504 housing units. Overall, Newton County is experiencing a higher foreclosure rate to the nation and state of Georgia, indicating a slightly weaker housing market. However, the Subject's neighborhood does not have a significant amount of abandoned or vacant single-family homes that would impact the marketability of the Subject.

11. Primary Housing Void

Total LIHTC vacancy is very low at 2.4 percent, and Harristown Park, the only senior LIHTC comparable, is fully-occupied. Additionally, four of the six LIHTC comparables maintain waiting lists, ranging from ten to 100 households. The very low vacancy rates and presence of extensive waiting list among the LIHTC comparables indicates there is strong demand for additional affordable housing in the area. There is only one senior LIHTC property in the Subject's PMA. The Subject will offer three-bedroom units, which Harristown Park does not offer. As the demand analysis demonstrates, there is sufficient demand for the Subject's proposed three-bedroom units. As such, we believe that the Subject will fill a void in the market by providing affordable senior units to an underserved area restricted to households earning 60 percent of the AMI or less.

12. Effect of Subject on Other Affordable Units in Market

We are unaware of any LIHTC developments located in the PMA that have been allocated tax credits within the last three years. Total LIHTC vacancy is very low at 2.4 percent, and Harristown Park, the only senior LIHTC comparable, is fully-occupied. Additionally, four of the six LIHTC comparables maintain waiting lists, ranging from ten to 100 households. The very low vacancy rates and presence of extensive waiting list among the LIHTC comparables indicates there is strong demand for additional affordable housing in the area. In summary, the performance of the comparable LIHTC properties and the existence of waiting lists for affordable units indicates that the Subject will not negatively impact the existing affordable rental units in the market.

Conclusions

Based upon our market research, demographic calculations and analysis, we believe there is adequate demand for the Subject property as proposed. The LIHTC and mixed-income comparables demonstrate an average vacancy of 2.4 percent, which is considered very low. Our contacts at Alexander Crossing Apartments, Ashley Woods Apartments, and Wellington Ridge report that all of the vacant units are pre-leased. According to our contact at Arbor Lakes Apartments, seven of the 14 vacant units are pre-leased. Further, four of the six LIHTC and mixed-income comparables report waiting lists, ranging from ten to 100 households in length. Additionally, Harristown Park, the most proximate LIHTC comparable and only senior property surveyed, is fully-occupied and maintains a waiting list that consists of 100 households. The very low vacancy rates and presence of waiting lists among the LIHTC and mixed-income comparables indicates strong demand for affordable housing in the area. The Subject will offer slightly inferior to slightly superior in-unit amenities in comparison to the LIHTC comparables. The Subject will not offer in-unit washers and dryers, which some of the comparables offer, though it will offer hand rails and pull cords, which the majority of the comparables lack and are amenities that seniors desire. However, it should be noted that while the Subject will not offer in-unit washers and dryers, it will offer washer/dryer hookups and a central laundry facility. The Subject will offer slightly inferior to slightly superior property amenities in comparison to the LIHTC comparables. The Subject will not offer a playground or swimming pool, which some of the comparables offer, though it will offer a business center, recreational area, neighborhood network, and hairdresser/barber, which the majority of the comparables lack and are amenities that seniors desire. Overall, we believe that the proposed amenities will allow the Subject to effectively compete in the senior LIHTC market. As new construction, the Subject will be in excellent condition upon completion and will be considered similar to superior in terms of condition to the majority of the comparable properties. The

Subject's proposed unit sizes will be competitive with the comparable properties. Further, the Subject will offer three-bedroom units, which the most proximate senior comparable does not offer. Therefore, we believe the Subject will have an advantage in the market by offering three-bedroom senior units. We believe that it will fill a void in the market and will continue to perform well.

I. ABSORPTION AND STABILIZATION RATES

ABSORPTION AND STABILIZATION RATES

None of the comparable properties were constructed recently. Therefore, we have extended our search for absorption data to the greater Atlanta metropolitan area. The properties are located within a 20 mile radius of the Subject site. The following table illustrates five LIHTC properties and four market rate properties that were built since 2012 and were able to provide absorption information.

ABSORPTION

Property Name	Rent Structure	Tenancy	Year Built	Number of Units	Units Absorbed / Month
Henry Gardens	LIHTC	Family	2017	60	20
Red Oak Village	LIHTC	Senior	2017	60	30
Springs At McDonough	Market	Family	2017	268	17
1760 Apartment Homes	Market	Family	2016	239	17
The Point On Scott	Market	Family	2016	250	13
The Reserve At Decatur	Market	Family	2016	298	14
Mills Creek Crossing	LIHTC	Family	2015	200	17
Columbia Mill	LIHTC	Family	2014	100	20
Parkside At	LIHTC	Family	2012	196	60
Average				186	23

As illustrated, absorption rates range from 13 to 60 units per month, with an overall average of 23 units per month. Per DCA guidelines, we have calculated the absorption rate for the Subject to achieve 93 percent occupancy. Based on the absorption pace reported by the most recently constructed comparable properties, the waiting lists at the LIHTC comparables, and the strong demand for affordable housing in Covington, we anticipate that the Subject will absorb 22 to 24 units per month, for an absorption period of nine to ten months.

J. INTERVIEWS

Georgia Department of Community Affairs

We were unable to reach a representative of the Georgia Department of Community Affairs, but in April 2017, we spoke to Nancy Dove from the Athens Regional Office of the Georgia DCA. According to Ms. Dove, there were 758 Housing Choice Vouchers in Newton County. The DCA closed the waiting list in March 2017, and Ms. Dove reported that there were 913 households on the waiting list. Ms. Dove also indicated that there are no plans to open the waiting list back up in the foreseeable future. The payment standards for Newton County are listed below.

PAYMENT STANDARDS	
Unit Type	Standard
One-Bedroom	\$943
Two-Bedroom	\$1,083
Three-Bedroom	\$1,412

Source: GA Department of Community Affairs, effective January 1, 2018

The Subject’s proposed rents are set below the current payment standards. The maximum allowable LIHTC rents are below the 2018 payment standards and tenants with Housing Choice Vouchers would be able to reside at the Subject without paying additional rent out of pocket.

Planning

We attempted to contact the City of Covington Planning Department multiple times in order to gather information on multifamily project either in the planning stages or currently under construction. At this time none of our phone calls have been returned. Further, we searched CoStar to identify any proposed, planned, or under construction multifamily developments within the PMA. According to CoStar, there are no proposed, planned, or under construction multifamily developments in the PMA.

Covington-Newton Development Authority

We were unable to reach a representative with the Newton County Economic Development Department regarding any recent business expansions in the area. However, in June 2018 we spoke with Ms. Serra Hall, Director of Commercial Development with the Newton County Economic Development Department. According to Ms. Hall, Baxter Pharmaceutical began construction on a manufacturing plant in 2014 and production at the plant began in October 2018. The manufacturing plant represents a \$1 billion investment and created 1,500 new full-time jobs to the area and an additional 500 more in support roles. We conducted additional online research and learned that Nisshinbo Automotive Manufacturing, Inc. (NAMI) will create 100 jobs and invest \$72 million in an expansion of its Covington, GA facility. New jobs at the facility will include positions in production and administration.

Additional interviews can be found in the comments section of the property profiles.

K. CONCLUSIONS AND RECOMMENDATIONS

CONCLUSIONS

Demographics

The senior population in the PMA and the MSA increased significantly from 2000 to 2010, though the rate of growth slowed from 2010 to 2018. Total senior population in the PMA is projected to increase at a rate of 2.6 percent annually from 2018 to 2023, which is a growth rate below that of the MSA but well above the nation as a whole during the same time period. The current senior population of the PMA is 75,141 and is expected to be 84,930 in 2023. Senior renter households are concentrated in the lowest income cohorts, with 22.8 percent of senior renters in the PMA earning between \$20,000 and \$39,999 annually. The Subject will target senior households earning between \$24,480 and \$35,940 for its units. The Subject should be well-positioned to service this market. Overall, population growth and the concentration of senior renter households at the lowest income cohorts indicates significant demand for affordable senior rental housing in the market.

Employment Trends

The largest industries in the PMA are healthcare/social assistance, retail trade, and educational services industries, which collectively comprise 34.3 percent of local employment. The five largest employers in Covington include C.R. Bard Inc., Pactiv Corporation, General Mills Inc., Guardian Automotive Corporation, and Clarion Metals, which are located within close proximity of the Subject site. The manufacturing sector is historically volatile during periods of economic downturn, while healthcare/social assistance and educational services are typically more stable. This may help mitigate future job losses should the economy enter another period of instability.

The MSA has experienced annual employment growth from 2011 through 2019 year-to-date. The unemployment rate has continued to decrease annually since 2011 to current rate 3.2 percent. Total employment surpassed pre-recession levels in 2014 and the unemployment rate is below that of the nation. Overall, the economy has fully recovered from the most recent national recession and appears to be in an expansionary phase that has been ongoing since 2011. This indicates that the area will have continued demand for workforce and affordable housing for the foreseeable future.

Capture Rates

The following table illustrates the demand and capture rates for the Subject’s proposed units.

CAPTURE RATE ANALYSIS CHART

Unit Type	Minimum Income	Maximum Income	Units Proposed	Total Demand	Supply	Net Demand	Capture Rate	Absorption	Proposed Rents
1BR @60%	\$24,480	\$35,940	102	307	0	307	33.2%	8 to 9 months	\$713
2BR @60%	\$29,400	\$35,940	80	266	0	266	30.1%	8 to 9 months	\$852
3BR @60%	\$33,930	\$35,940	16	42	0	42	38.1%	8 to 9 months	\$970
@60% Overall	\$24,480	\$35,940	198	615	0	615	32.2%	8 to 9 months	-

We believe these calculated capture rates are reasonable, particularly as these calculations do not consider demand from outside the PMA or standard rental household turnover. The Subject’s capture rates are within the DCA thresholds. Further, the capture rates are moderate and indicate that sufficient demand exists for the Subject. Therefore, we believe there is adequate demand for the Subject.

Absorption

None of the comparable properties were constructed recently. Therefore, we have extended our search for absorption data to the greater Atlanta metropolitan area. The properties are located within a 20 mile radius of the Subject site. The following table illustrates five LIHTC properties and four market rate properties that were built since 2012 and were able to provide absorption information.

ABSORPTION

Property Name	Rent Structure	Tenancy	Year Built	Number of Units	Units Absorbed / Month
Henry Gardens	LIHTC	Family	2017	60	20
Red Oak Village	LIHTC	Senior	2017	60	30
Springs At Mcdonough	Market	Family	2017	268	17
1760 Apartment Homes	Market	Family	2016	239	17
The Point On Scott	Market	Family	2016	250	13
The Reserve At Decatur	Market	Family	2016	298	14
Mills Creek Crossing	LIHTC	Family	2015	200	17
Columbia Mill	LIHTC	Family	2014	100	20
Parkside At	LIHTC	Family	2012	196	60
Average				186	23

As illustrated, absorption rates range from 13 to 60 units per month, with an overall average of 23 units per month. Per DCA guidelines, we have calculated the absorption rate for the Subject to achieve 93 percent occupancy. Based on the absorption pace reported by the most recently constructed comparable properties, the waiting lists at the LIHTC comparables, and the strong demand for affordable housing in Covington, we anticipate that the Subject will absorb 22 to 24 units per month, for an absorption period of nine to ten months.

Vacancy Trends

The following table illustrates the vacancy rates in the market.

OVERALL VACANCY

Property Name	Rent Structure	Total Units	Vacant Units	Vacancy Rate
Alexander Crossing Apartments*	LIHTC/ Market	240	6	2.5%
Arbor Lakes Apartments	LIHTC/ Market	250	14	5.6%
Ashley Woods Apartments*	LIHTC/HOME	128	1	0.8%
Harristown Park	LIHTC	60	0	0.0%
Magnolia Heights	LIHTC/ Market	200	4	2.0%
Wellington Ridge	LIHTC	220	1	0.5%
Fieldcrest Walk	Market	258	6	2.3%
Leaf Stone Apartments	Market	232	0	0.0%
Oxford Apartments	Market	240	26	10.8%
Park At Arlington	Market	188	0	0.0%
Porterdale Mill Lofts	Market	154	2	1.3%
Terraces At Fieldstone	Market	316	3	0.9%
Total LIHTC		1,098	26	2.4%
Total Market Rate		1,388	37	2.7%
Overall Total		2,486	63	2.5%

*Located outside of the PMA

Overall vacancy in the market is very low at 2.5 percent. The LIHTC and mixed-income comparables demonstrate an average vacancy of 2.4 percent, which is considered very low. Our contacts at Alexander Crossing Apartments, Ashley Woods Apartments, and Wellington Ridge report that all of the vacant units are pre-leased. According to our contact at Arbor Lakes Apartments, seven of the 14 vacant units are pre-leased. Further, four of the six LIHTC and mixed-income comparables report waiting lists, ranging from ten to 100

households in length. Additionally, Harristown Park, the most proximate LIHTC comparable and only senior property surveyed, is fully-occupied and maintains a waiting list that consists of 100 households. The very low vacancy rates and presence of waiting lists among the LIHTC and mixed-income comparables indicates strong demand for affordable housing in the area.

The vacancy rates among the market rate comparable properties range from zero to 10.8 percent, averaging 2.7 percent, which is considered very low. Oxford Apartments exhibits the highest vacancy rate among the market rate comparables at 10.8 percent. According to our contact at Oxford Apartments, the high turnover and vacancy rates at this property can be attributed to new management taking over in May 2018. Typical occupancy has historically ranged from one to three percent. The low vacancy rates among the other market rate comparables indicates strong demand for conventional housing in the area. We anticipate that the Subject will perform similarly to the affordable comparables and will maintain a vacancy rate of five percent or less. Based on the low vacancy rates and extensive waiting lists ranging from ten to 100 households for the LIHTC properties, we believe that there is sufficient demand for additional affordable housing in the market. We do not believe that the Subject will impact the performance of the existing LIHTC properties if allocated.

Strengths of the Subject

The Subject will be among the newest LIHTC developments in the PMA upon completion. The Subject will exhibit excellent condition upon completion, which is superior to the existing LIHTC housing stock. The Subject will offer competitive amenity packages, which will include a hand rails, pull cords, a business center, recreational area, neighborhood network, and hairdresser/barber, which the majority of the comparables lack and area amenities that seniors desire. The Subject will offer a considerable rent advantage over the comparables; all of the Subject's rents are below the surveyed average of the LIHTC and market-rate comparables. Further, the Subject will offer three-bedroom units, which the most proximate senior comparable does not offer. Therefore, we believe the Subject will have an advantage in the market by offering three-bedroom senior units. Therefore, we believe the Subject will be well received in the market given its competitive advantage over the existing housing stock, competitive amenity packages, and rent advantage over the LIHTC and market-rate comparables.

Conclusion

Based upon our market research, demographic calculations and analysis, we believe there is adequate demand for the Subject property as proposed. The LIHTC and mixed-income comparables demonstrate an average vacancy of 2.4 percent, which is considered very low. Our contacts at Alexander Crossing Apartments, Ashley Woods Apartments, and Wellington Ridge report that all of the vacant units are pre-leased. According to our contact at Arbor Lakes Apartments, seven of the 14 vacant units are pre-leased. Further, four of the six LIHTC and mixed-income comparables report waiting lists, ranging from ten to 100 households in length. Additionally, Harristown Park, the most proximate LIHTC comparable and only senior property surveyed, is fully-occupied and maintains a waiting list that consists of 100 households. The very low vacancy rates and presence of waiting lists among the LIHTC and mixed-income comparables indicates strong demand for affordable housing in the area. The Subject will offer slightly inferior to slightly superior in-unit amenities in comparison to the LIHTC comparables. The Subject will not offer in-unit washers and dryers, which some of the comparables offer, though it will offer hand rails and pull cords, which the majority of the comparables lack and are amenities that seniors desire. However, it should be noted that while the Subject will not offer in-unit washers and dryers, it will offer washer/dryer hookups and a central laundry facility. The Subject will offer slightly inferior to slightly superior property amenities in comparison to the LIHTC comparables. The Subject will not offer a playground or swimming pool, which some of the comparables offer, though it will offer a business center, recreational area, neighborhood network, and hairdresser/barber, which the majority of the comparables lack and are amenities that seniors desire. Overall, we believe that the proposed amenities will allow the Subject to effectively compete in the senior LIHTC market. As new construction, the Subject will be in excellent condition upon completion and will be

considered similar to superior in terms of condition to the majority of the comparable properties. The Subject's proposed unit sizes will be competitive with the comparable properties. Further, the Subject will offer three-bedroom units, which the most proximate senior comparable does not offer. Therefore, we believe the Subject will have an advantage in the market by offering three-bedroom senior units. We believe that it will fill a void in the market and will continue to perform well.

Recommendations

We recommend the Subject as proposed.

L. SIGNED STATEMENT REQUIREMENTS

I affirm that I (or one of the persons signing below) 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 is 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. To the best of my knowledge, the market can support the project as 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.



Rebecca S. Arthur, MAI
Partner
Rebecca.Arthur@novoco.com
913-312-4615

April 15, 2019



Brian Neukam
Manager
Brian.Neukam@novoco.com

April 15, 2019



Travis Jorgenson
Jr. Analyst
Travis.Jorgenson@novoco.com

April 15, 2019

M. MARKET STUDY REPRESENTATION

Novogradac & Company LLP states that DCA may rely on the representation made in the market study provided and this document is assignable to other lenders that are parties to the DCA loan transaction.



Rebecca S. Arthur, MAI
Partner
Rebecca.Arthur@novoco.com
913-312-4615

April 15, 2019



Travis Jorgenson
Jr. Analyst
Travis.Jorgenson@novoco.com

April 15, 2019



Brian Neukam
Manager
Brian.Neukam@novoco.com

April 15, 2019

ADDENDUM A
Assumptions and Limiting Conditions

ASSUMPTIONS AND LIMITING CONDITIONS

1. In the event that the client provided a legal description, building plans, title policy and/or survey, etc., the market analyst has relied extensively upon such data in the formulation of all analyses.
2. The legal description as supplied by the client is assumed to be correct and the author assumes no responsibility for legal matters, and renders no opinion of property title, which is assumed to be good and merchantable.
3. All encumbrances, including mortgages, liens, leases, and servitudes, were disregarded in this valuation unless specified in the report. It was recognized, however, that the typical purchaser would likely take advantage of the best available financing, and the effects of such financing on property value were considered.
4. All information contained in the report, which others furnished, was assumed to be true, correct, and reliable. A reasonable effort was made to verify such information, but the author assumes no responsibility for its accuracy.
5. The report was made assuming responsible ownership and capable management of the property.
6. The sketches, photographs, and other exhibits in this report are solely for the purpose of assisting the reader in visualizing the property. The author made no property survey, and assumes no liability in connection with such matters. It was also assumed there is no property encroachment or trespass unless noted in the report.
7. The author of this report assumes no responsibility for hidden or unapparent conditions of the property, subsoil or structures, or the correction of any defects now existing or that may develop in the future. Equipment components were assumed in good working condition unless otherwise stated in this report.
8. It is assumed that there are no hidden or unapparent conditions for the property, subsoil, or structures, which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering, which may be required to discover such factors.
9. The investigation made it reasonable to assume, for report purposes, that no insulation or other product banned by the Consumer Product Safety Commission has been introduced into the Subject premises. Visual inspection by the market analyst did not indicate the presence of any hazardous waste. It is suggested the client obtain a professional environmental hazard survey to further define the condition of the Subject soil if they deem necessary.
10. Any distribution of total property value between land and improvements applies only under the existing or specified program of property utilization. Separate valuations for land and buildings must not be used in conjunction with any other study or market study and are invalid if so used.
11. Possession of the report, or a copy thereof, does not carry with it the right of publication, nor may it be reproduced in whole or in part, in any manner, by any person, without the prior written consent of the author particularly as to value conclusions, the identity of the author or the firm with which he or she is connected. Neither all nor any part of the report, or copy thereof shall be disseminated to the general public by the use of advertising, public relations, news, sales, or other media for public communication without the prior written consent and approval of the market analyst. Nor shall the market analyst,

firm, or professional organizations of which the market analyst is a member be identified without written consent of the market analyst.

12. Disclosure of the contents of this report is governed by the Bylaws and Regulations of the professional organization with which the market analyst is affiliated.
13. The author of this report is not required to give testimony or attendance in legal or other proceedings relative to this report or to the Subject property unless satisfactory additional arrangements are made prior to the need for such services.
14. The opinions contained in this report are those of the author and no responsibility is accepted by the author for the results of actions taken by others based on information contained herein.
15. Opinions of value contained herein are estimates. There is no guarantee, written or implied, that the Subject property will sell or lease for the indicated amounts.
16. All applicable zoning and use regulations and restrictions are assumed to have been complied with, unless nonconformity has been stated, defined, and considered in the market study report.
17. It is assumed that all required licenses, permits, covenants or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
18. On all studies, Subject to satisfactory completion, repairs, or alterations, the report and conclusions are contingent upon completion of the improvements in a workmanlike manner and in a reasonable period of time.
19. All general codes, ordinances, regulations or statutes affecting the property have been and will be enforced and the property is not Subject to flood plain or utility restrictions or moratoriums, except as reported to the market analyst and contained in this report.
20. The party for whom this report is prepared has reported to the market analyst there are no original existing condition or development plans that would Subject this property to the regulations of the Securities and Exchange Commission or similar agencies on the state or local level.
21. Unless stated otherwise, no percolation tests have been performed on this property. In making the market study, it has been assumed the property is capable of passing such tests so as to be developable to its highest and best use.
22. No in-depth inspection was made of existing plumbing (including well and septic), electrical, or heating systems. The market analyst does not warrant the condition or adequacy of such systems.
23. No in-depth inspection of existing insulation was made. It is specifically assumed no Urea Formaldehyde Foam Insulation (UFFI), or any other product banned or discouraged by the Consumer Product Safety Commission has been introduced into the property. The market analyst reserves the right to review and/or modify this market study if said insulation exists on the Subject property.
24. Estimates presented in this report are assignable to parties to the development's financial structure.

ADDENDUM B
Subject and Neighborhood Photographs

PHOTOGRAPHS OF SUBJECT AND NEIGHBORHOOD



View of Subject site facing north



View of Subject site facing east



View of Subject site facing south



View of Subject site facing west



View southeast along Woodland Avenue



View northwest along Woodland Avenue



Commercial use in Subject's neighborhood



Commercial use in Subject's neighborhood



Commercial use in Subject's neighborhood



Commercial use in Subject's neighborhood



Commercial use in Subject's neighborhood



Commercial use in Subject's neighborhood



Single-family home in Subject's neighborhood



Single-family home in Subject's neighborhood



Single-family home in Subject's neighborhood



Single-family home in Subject's neighborhood



Single-family home in Subject's neighborhood



Single-family home in Subject's neighborhood

ADDENDUM C
Qualifications

STATEMENT OF PROFESSIONAL QUALIFICATIONS
REBECCA S. ARTHUR, MAI

I. Education

University of Nebraska, Lincoln, Nebraska
Bachelor of Science in Business Administration – Finance

Appraisal Institute
Designated Member (MAI)

II. Licensing and Professional Affiliation

Member of Kansas Housing Association
Board of Directors 2017 - Present
Designated Member of the Appraisal Institute (MAI)
Kansas City Chapter of the Appraisal Institute Board of Directors – 2013 & 2014
Member of National Council of Housing Market Analysts (NCHMA)
Member of Commercial Real Estate Women (CREW) Network

State of Arkansas Certified General Real Estate Appraisal No. CG2682
State of Arizona Certified General Real Estate Appraisal No. 31992
State of California Certified General Real Estate Appraiser No. AG041010
State of Hawaii Certified General Real Estate Appraiser No. CGA-1047
State of Iowa Certified General Real Estate Appraiser No. CG03200
State of Indiana Certified General Real Estate Appraiser No. CG41300037
State of Kansas Certified General Real Estate Appraiser No. G-2153
State of Minnesota Certified General Real Estate Appraiser No. 40219655
State of Missouri Certified General Real Estate Appraiser No. 2004035401
State of Louisiana Certified General Real Estate Appraiser No. 4018
State of Texas Certified General Real Estate Appraiser No. TX-1338818-G

III. Professional Experience

Partner, Novogradac & Company LLP
Principal, Novogradac & Company LLP
Manager, Novogradac & Company LLP
Real Estate Analyst, Novogradac & Company LLP
Corporate Financial Analyst, Deloitte & Touche LLP

IV. Professional Training

Various Continuing Education Classes as required by licensing, 2016 & 2017
USPAP Update, January 2016
Forecasting Revenue, June 2015
Discounted Cash Flow Model, June 2015
Business Practices and Ethics, April 2015
HUD MAP Training – June 2013
The Appraiser as an Expert Witness: Preparation & Testimony, April 2013
How to Analyze and Value Income Properties, May 2011
Appraising Apartments – The Basics, May 2011
HUD MAP Third Party Tune-Up Workshop, September 2010

HUD MAP Third Party Valuation Training, June 2010
HUD LEAN Third Party Training, January 2010
National Uniform Standards of Professional Appraisal Practice, April 2010
MAI Comprehensive Four Part Exam, July 2008
Report Writing & Valuation Analysis, December 2006
Advanced Applications, October 2006
Highest and Best Use and Market Analysis, July 2005
HUD MAP – Valuation Advance MAP Training, April 2005
Advanced Sales Comparison and Cost Approaches, April 2005
Advanced Income Capitalization, October 2004
Basic Income Capitalization, September 2003
Appraisal Procedures, October 2002
Appraisal Principals, September 2001

V. Real Estate Assignments

A representative sample of Valuation or Consulting Engagements includes:

- In general, have managed and conducted numerous market analyses and appraisals for various types of commercial real estate since 2001, with an emphasis on multifamily housing and land.
- Have managed and conducted numerous market and feasibility studies for multifamily housing. Properties types include Section 42 Low Income Housing Tax Credit (LIHTC) Properties, Section 8, USDA and/or conventional. Local housing authorities, developers, syndicators, HUD and lenders have used these studies to assist in the financial underwriting and design of multifamily properties. Analysis typically includes; unit mix determination, demand projections, rental rate analysis, competitive property surveying, and overall market analysis. The Subjects include both new construction and rehabilitation properties in both rural and metro regions throughout the United States and its territories.
- Have managed and conducted numerous appraisals of multifamily housing. Appraisal assignments typically involved determining the as is, as if complete and the as if complete and stabilized values. Additionally, encumbered LIHTC and unencumbered values were typically derived. The three traditional approaches to value are developed with special methodologies included to value tax credit equity, below market financing and PILOT agreements.
- Performed market studies and appraisals of proposed new construction and existing properties under the HUD Multifamily Accelerated Processing (MAP) program. These reports meet the requirements outlined in HUD Handbook 4465.1 and Chapter 7 of the HUD MAP Guide for 221(d)(4) and 223(f) programs, as well as the LIHTC PILOT Program.
- Performed numerous market study/appraisals assignments for USDA RD properties in several states in conjunction with acquisition rehabilitation redevelopments. Documents are used by states, FannieMae, USDA, and the developer in the underwriting process. Market studies are compliant to State, FannieMae, and USDA requirements. Appraisals are compliant to FannieMae and USDA HB-1-3560 Chapter 7 and Attachments.
- Completed numerous FannieMae and FreddieMac appraisals of affordable and market rate multi-family properties for DUS Lenders.
- Managed and Completed numerous Section 8 Rent Comparability Studies in accordance with

HUD's Section 8 Renewal Policy and Chapter 9 for various property owners and local housing authorities.

- Managed and conducted various City and County-wide Housing Needs Assessments in order to determine the characteristics of existing housing, as well as determine the need for additional housing within designated areas.
- Performed numerous valuations of the General and/or Limited Partnership Interest in a real estate transaction, as well as LIHTC Year 15 valuation analysis.

VI. Speaking Engagements

A representative sample of industry speaking engagements follows:

- Institute for Professional Education and Development (IPED): Tax Credit Seminars
- Institute for Responsible Housing Preservation (IRHP): Annual Meetings
- Midwest FHA Lenders Conference: Annual Meetings
- Southwest FHA Mortgage Association Lenders Conference: Annual Meetings
- National Council of Housing Market Analysts (NCHMA): Seminars and Workshops
- National Council of State Housing Agencies: Housing Credit Connect Conferences
- National Leased Housing Association: Annual Meeting
- Nebraska's County Assessors: Annual Meeting
- Novogradac & Company LLP: LIHTC, Developer and Bond Conferences
- AHF Live! Affordable Housing Finance Magazine Annual Conference
- Kansas Housing Conference
- California Council for Affordable Housing (CCAH) Meetings

**STATEMENT OF PROFESSIONAL QUALIFICATIONS
BRIAN NEUKAM**

EDUCATION

Georgia Institute of Technology, Bachelor of Industrial Engineering, 1995

State of Georgia Certified General Real Property Appraiser No.329471

State of North Carolina Certified General Appraiser No. 8284

State of South Carolina Certified General Appraiser No. 7493

State of Illinois Certified General Appraiser No. 553.002704

PROFESSIONAL TRAINING

National USPAP and USPAP Updates

General Appraiser Market Analysis and Highest & Best Use

General Appraiser Sales Comparison Approach

General Appraiser Site Valuation and Cost Approach

General Appraiser Income Capitalization Approach I and II

General Appraiser Report Writing and Case Studies

EXPERIENCE

Novogradac & Company LLP, Manager, December 2016-present

Novogradac & Company LLP, Senior Real Estate Analyst, September 2015- December 2016

J Lawson & Associates, Associate Appraiser, October 2013- September 2015

Carr, Lawson, Cantrell, & Associates, Associate Appraiser, July 2007-October 2013

REAL ESTATE ASSIGNMENTS

A representative sample of due diligence, consulting or valuation assignments includes:

- Prepare market studies and appraisals throughout the U.S. for proposed and existing family and senior Low-Income Housing Tax Credit (LIHTC), market rate, HOME financed, USDA Rural Development, and HUD subsidized properties. Appraisal assignments involve determining the as is, as if complete, and as if complete and stabilized values.
- Conduct physical inspections of subject properties and comparables to determine condition and evaluate independent physical condition assessments.
- Performed valuations of a variety of commercial properties throughout the Southeast which included hotels, gas stations and convenience stores, churches, funeral homes, full service and fast-food restaurants, stand-alone retail, strip shopping centers, distribution warehouse and manufacturing facilities, cold storage facilities, residential and commercial zoned land, and residential subdivision lots. Intended uses included first mortgage, refinance, foreclosure/repossession (REO), and divorce.
- Employed discounted cash flow analysis (utilizing Argus or Excel) to value income-producing properties and prepare or analyze cash flow forecasts.
- Reviewed and analyzed real estate leases, including identifying critical lease data such as commencement/expiration dates, various lease option types, rent and other income, repair and maintenance obligations, Common Area Maintenance (CAM), taxes, insurance, and other important lease clauses.

STATEMENT OF PROFESSIONAL QUALIFICATIONS

Travis Jorgenson

I. Education

Georgia Institute of Technology- Atlanta, GA
Bachelors of Business Administration and Management, General Management

II. Professional Experience

Analyst, Novogradac & Company LLP, December 2018 – Present
Junior Analyst, Novogradac & Company LLP, July 2017 – December 2018
Claims Analyst, Zelis Healthcare, May 2017 - July 2017
Automotive Research Intern, Hearst Autos, October 2016-May 2017

III. Research Assignments

A representative sample of work on various types of projects:

- Assist in performing and writing market studies and appraisals of proposed and existing Low-Income Housing Tax credit (LIHTC) properties
- Research web-based rent reasonableness systems and contact local housing authorities for utility allowance schedules, payment standards, and housing choice voucher information
- Assisted numerous market and feasibility studies for family and senior affordable housing. Local housing authorities, developers, syndicators and lenders have used these studies to assist in the financial underwriting and design of market-rate and Low-Income Housing Tax Credit (LIHTC) properties. Analysis typically includes: unit mix determination, demand projections, rental rate analysis, competitive property surveying and overall market analysis.

ADDENDUM D
Summary Matrix

SUMMARY MATRIX

Comp #	Property Name	Distance to Subject	Type / Built / Renovated	Rent Structure	Unit Description	#	%	Size (SF)	Restriction	Rent (Adj)	Max Rent?	Waiting List?	Vacant Units	Vacancy Rate
Subject	Legends Of Covington 5188 Clark Street SW Covington, GA 30014 Newton County	-	Midrise 4-stories 2021 / n/a Senior	@60%	1BR / 1BA	102	51.5%	747	@60%	\$713	Yes	N/A	N/A	N/A
					2BR / 2BA	80	40.4%	997	@60%	\$852	Yes	N/A	N/A	N/A
					3BR / 2BA	16	8.1%	1,350	@60%	\$970	Yes	N/A	N/A	N/A
						<u>198</u>								
1	Alexander Crossing Apartments 100 Alexander Crossing Loganville, GA 30052 Walton County	15.8 miles	Townhouse 2-stories 2003 / 2017 Family	@60%, Market	2BR / 2.5BA	120	50.0%	1,256	@60%	\$910	Yes	No	3	2.5%
					2BR / 2.5BA	N/A	N/A	1,256	Market	\$1,250	N/A	No	0	N/A
					2BR / 2.5BA	48	20.0%	1,256	Market	\$1,100	N/A	No	0	0.0%
					3BR / 2BA	48	20.0%	1,506	@60%	\$1,040	Yes	No	2	4.2%
					3BR / 2BA	N/A	N/A	1,506	Market	\$1,425	N/A	No	0	N/A
					3BR / 2BA	24	10.0%	1,506	Market	\$1,275	N/A	No	1	4.2%
	<u>240</u>										6	2.5%		
2	Arbor Lakes Apartments 431 Kirkland Road Covington, GA 30016 Newton County	3.0 miles	Garden 3-stories 2001 / n/a Family	@60%, Market	1BR / 1BA	28	11.2%	975	@60%	\$761	Yes	No	0	0.0%
					1BR / 1BA	8	3.2%	975	Market	\$935	N/A	No	3	37.5%
					2BR / 2BA	132	52.8%	1,150	@60%	\$922	Yes	No	6	4.6%
					2BR / 2BA	34	13.6%	1,150	Market	\$1,115	N/A	No	4	11.8%
					3BR / 2BA	40	16.0%	1,350	@60%	\$1,072	Yes	No	0	0.0%
					3BR / 2BA	8	3.2%	1,350	Market	\$1,165	N/A	No	1	12.5%
	<u>250</u>										14	5.6%		
3	Ashley Woods Apartments 1050 Rock Quarry Road Stockbridge, GA 30281 Henry County	21.2 miles	Garden 3-stories 1991 / 2008 Family	@50% (HOME), @60%, @60% (HOME)	1BR / 1BA	1	0.8%	748	@50% (HOME)	\$564	Yes	Yes	0	0.0%
					1BR / 1BA	13	10.2%	748	@60%	\$777	Yes	Yes	0	0.0%
					1BR / 1BA	2	1.6%	748	@60% (HOME)	\$730	Yes	Yes	0	0.0%
					2BR / 2BA	1	0.8%	1,010	@50% (HOME)	\$676	Yes	Yes	0	0.0%
					2BR / 2BA	60	46.9%	1,010	@60%	\$930	Yes	Yes	1	1.7%
					2BR / 2BA	3	2.3%	1,010	@60% (HOME)	\$726	Yes	Yes	0	0.0%
					3BR / 2BA	45	35.2%	1,134	@60%	\$1,066	Yes	Yes	0	0.0%
					3BR / 2BA	3	2.3%	1,039	@60% (HOME)	\$845	Yes	Yes	0	0.0%
	<u>128</u>										1	0.8%		
4	Harristown Park 2135 Reynolds St SW Covington, GA 30014 Newton County	0.7 miles	Midrise 4-stories 2011 / n/a Senior	@50%, @60%	1BR / 1BA	2	3.3%	671	@50%	\$528	No	Yes	0	0.0%
					1BR / 1BA	10	16.7%	671	@60%	\$588	No	Yes	0	0.0%
					2BR / 1BA	12	20.0%	841	@50%	\$594	No	Yes	0	0.0%
					2BR / 1BA	36	60.0%	841	@60%	\$603	No	Yes	0	0.0%
						<u>60</u>								
5	Magnolia Heights 10156 Magnolia Heights Circle Covington, GA 30014 Newton County	2.4 miles	Garden 3-stories 2001 / n/a Family	@60%, Market	1BR / 1BA	22	11.0%	975	@60%	\$622	No	Yes	0	0.0%
					1BR / 1BA	10	5.0%	975	Market	\$697	N/A	Yes	0	0.0%
					2BR / 2BA	103	51.5%	1,150	@60%	\$739	No	Yes	1	1.0%
					2BR / 2BA	41	20.5%	1,150	Market	\$779	N/A	Yes	2	4.9%
					3BR / 2BA	16	8.0%	1,350	@60%	\$840	No	Yes	1	6.3%
					3BR / 2BA	8	4.0%	1,350	Market	\$867	N/A	Yes	0	0.0%
	<u>200</u>										4	2.0%		
6	Wellington Ridge 9145 Wellington Drive Covington, GA 30014 Newton County	2.5 miles	Garden 3-stories 2003 / n/a Family	@60%	1BR / 1BA	70	31.8%	784	@60%	\$763	Yes	Yes	0	0.0%
					2BR / 2BA	122	55.5%	1,182	@60%	\$911	Yes	Yes	1	0.8%
					3BR / 2BA	28	12.7%	1,394	@60%	\$1,040	Yes	Yes	0	0.0%
	<u>220</u>										1	0.5%		
7	Fieldcrest Walk 10238 Fieldcrest Walk Covington, GA 30014 Newton County	0.8 miles	Garden 2-stories 1980s / n/a Family	Market	1BR / 1BA	104	40.3%	864	Market	\$850	N/A	Yes	3	2.9%
					2BR / 1BA	20	7.8%	930	Market	\$875	N/A	Yes	3	15.0%
					2BR / 2BA	67	26.0%	980	Market	\$925	N/A	Yes	0	0.0%
					2BR / 2BA	67	26.0%	1,200	Market	\$1,050	N/A	Yes	0	0.0%
						<u>258</u>								
8	Leaf Stone Apartments 10100 Brown Bridge Road Covington, GA 30014 Newton County	1.0 miles	Garden 3-stories 2000 / n/a Family	Market	1BR / 1BA	63	27.2%	816	Market	\$1,040	N/A	No	0	0.0%
					2BR / 2BA	136	58.6%	1,072	Market	\$1,201	N/A	No	0	0.0%
					3BR / 2BA	33	14.2%	1,292	Market	\$1,415	N/A	No	0	0.0%
	<u>232</u>										0	0.0%		
9	Oxford Apartments 50 Greenleaf Road Conyers, GA 30013 Newton County	5.5 miles	Garden 3-stories 1999 / 2018 Family	Market	1BR / 1BA	18	7.5%	636	Market	\$940	N/A	No	0	0.0%
					1BR / 1BA	42	17.5%	722	Market	\$975	N/A	No	0	0.0%
					2BR / 1BA	48	20.0%	894	Market	\$1,040	N/A	No	2	4.2%
					2BR / 2BA	114	47.5%	1,051	Market	\$1,095	N/A	No	3	2.6%
					3BR / 2BA	18	7.5%	1,304	Market	\$1,345	N/A	No	0	0.0%
	<u>240</u>										5	2.1%		
10	Park At Arlington 30 Grosslake Parkway Covington, GA 30016 Newton County	5.3 miles	Garden 2-stories 2001 / n/a Family	Market	1BR / 1BA	22	11.7%	795	Market	\$850	N/A	No	0	0.0%
					1BR / 1BA	22	11.7%	850	Market	\$850	N/A	No	0	0.0%
					2BR / 2BA	54	28.7%	1,119	Market	\$950	N/A	No	0	0.0%
					2BR / 2BA	54	28.7%	1,176	Market	\$975	N/A	No	0	0.0%
					3BR / 2BA	18	9.6%	1,320	Market	\$1,100	N/A	No	0	0.0%
					3BR / 2BA	18	9.6%	1,365	Market	\$1,200	N/A	No	0	0.0%
	<u>188</u>										0	0.0%		
11	Porterdale Mill Lofts 1109 Main Street Porterdale, GA 30014 Newton County	2.5 miles	Midrise 3-stories 2006 / n/a Family	Market	1BR / 1BA	71	46.1%	755	Market	\$865	N/A	Yes	1	1.4%
					1BR / 1BA	9	5.8%	1,239	Market	\$1,001	N/A	Yes	0	0.0%
					2BR / 1BA	37	24.0%	1,142	Market	\$1,225	N/A	Yes	1	2.7%
					2BR / 2BA	31	20.1%	1,280	Market	\$1,256	N/A	Yes	0	0.0%
					2BR / 2BA	4	2.6%	1,374	Market	\$1,349	N/A	Yes	0	0.0%
	<u>154</u>										2	1.3%		
12	Terraces At Fieldstone 50 Loch Haven Drive Conyers, GA 30013 Rockdale County	6.4 miles	Garden 2-stories 1997 / 2018 Family	Market	1BR / 1BA	48	15.2%	823	Market	\$1,065	N/A	No	N/A	N/A
					2BR / 1BA	60	19.0%	1,155	Market	\$1,175	N/A	No	N/A	N/A
					2BR / 2BA	96	30.4%	1,186	Market	\$1,259	N/A	No	N/A	N/A
					2BR / 2BA	40	12.7%	1,212	Market	\$1,300	N/A	No	N/A	N/A
					2BR / 2BA	16	5.1%	1,236	Market	\$1,300	N/A	No	N/A	N/A
					3BR / 2BA	40	12.7%	1,367	Market	\$1,239	N/A	No	N/A	N/A
					3BR / 2BA	8	2.5%	1,429	Market	\$1,360	N/A	No	N/A	N/A
					3BR / 2BA	8	2.5%	1,470	Market	\$1,360	N/A	No	N/A	N/A
	<u>316</u>										3	0.9%		

ADDENDUM E
Site Plan

LEGENDS OF COVINGTON

COVINGTON, GA

12-06-2018

ARCHITECTURAL SITE PLAN - CSP.1



VICINITY MAP:



OWNER INFORMATION:

DOMINIUM
 2905 NORTHWEST BLVD SUITE 150
 PLYMOUTH, MN 55441
 PHONE 763-354-5589

SITE INFORMATION:

ZONING: CORRIDOR MIXED USE CM

80% BUILDING COVERAGE MAX.
 11.6% BUILDING COVERAGE PROPOSED.

20% OPEN SPACE
 63% OPEN SPACE PROPOSED.

90% MAX IMPERVIOUS SURFACE.
 36% IMPERVIOUS SURFACE PROPOSED.

MAX. BUILDING HT. 75'

TOTAL SITE AREA: +/- 12.0 ACRES
 NET SITE AREA: +/- 12.0 ACRES

SETBACKS:
 SIDE: 10'
 REAR: 20'

DENSITY: 16.6 UNITS PER ACRE
 PARKING SPACES: 210 SURFACE SPACES
 (PROVIDED @ .7 SPACES PER BEDROOM)

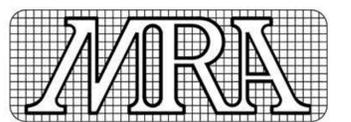
PROJECT UNIT MIX:

MIN. UNIT SIZE:	600 S.F.
1-BEDROOM UNITS:	100 (51%)
2-BEDROOM UNITS:	82 (41%)
3-BEDROOM UNITS:	16 (8%)
TOTAL UNITS:	198

AMENITY LOCATIONS:



ELEVATOR LOCATIONS:



PLOTTED: 12/6/2018 5:37:44 PM - DRAWING: P:\DOMINIUM\2018-075 COVINGTON, GA\2018 PRELIM\CSP.1 ARCHITECTURAL SITE PLANDWG - PLOTTED BY: KDESAI - COPYRIGHT 2018