

MARKET STUDY

FORSYTH GARDENS
500 Cabiness Road
Forsyth, Georgia 31029
CBRE, Inc. File No. 19-361HO-3984-3

Asia Williams
PRESERVATION PARTNERS
1481 N. Dallas Parkway, Ste. 275
Dallas, Texas 75254

www.cbre.com/valuation

The CBRE logo is displayed in a bold, dark green, sans-serif font. It is positioned in the lower right quadrant of the white content area. The background of the entire page features a complex digital graphic with a grid of green dots and binary code (0s and 1s) in various shades of green, creating a sense of depth and data visualization.

August 27, 2019

Asia Williams
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1481 N. Dallas Parkway, Ste. 275
Dallas, Texas 75254

RE: Market study of Forsyth Gardens
500 Cabiness Road
Forsyth, Georgia 31029
CBRE, Inc. File No. 19-361HO-3984-3

Dear Ms. Williams:

At your request and authorization, CBRE, Inc. has prepared an application market study of the above referenced property.

The purpose of this market study is to assess the viability of the existing 78-unit Section 8/LIHTC multifamily development known as Forsyth Gardens that is proposed for LIHTC renovations. Following renovations using the LIHTC program, the property will continue to be restricted to households earning 60 percent of the Area Median Income (AMI), or less. In addition, all 78 units will continue to benefit from a HAP contract post renovation.

The following scope of work is provided by The Georgia Department of Community Affairs (DCA):

- Executive Summary
- Project Description
- Site Evaluation
- Market Area
- Community Demographic Area
- Employment Trends
- Project-Specific Affordability & Demand Analysis
- Competitive Rental Analysis (Existing Competitive Rental Environment)
- Absorption & Stabilization Rates
- Interviews
- Conclusions & Recommendations

Ms. Asia Williams
August 27, 2018

The intended use and user of our report are specifically identified in our report as agreed upon in our contract for services and/or reliance language found in the report. As a condition to being granted the status of an intended user, any intended user who has not entered into a written agreement with CBRE in connection with its use of our report agrees to be bound by the terms and conditions of the agreement between CBRE and the client who ordered the report. No other use or user of the report is permitted by any other party for any other purpose. Dissemination of this report by any party to any non-intended users does not extend reliance to any such party, and CBRE will not be responsible for any unauthorized use of or reliance upon the report, its conclusions or contents (or any portion thereof).

The authors of this report certify that there exists no identity of interest between the analysts and the entity for which the report is prepared, the applicant or its principals (general partners, members, etc.). The recommendations and conclusions are based solely on the professional opinions and best efforts of the analysts. The report was written according to DCA's market study requirements, the information included is accurate and the report can be relied upon by DCA as a true assessment of the low-income housing rental market. DCA may rely on the representation made in the market study.

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if CBRE can be of further service, please contact us.

Respectfully submitted,

CBRE - VALUATION & ADVISORY SERVICES



Matt Hummel
Vice President
Georgia State Certification No. 394283
Phone: 816-968-5891
Fax: 816-968-5890
Email: matt.hummel@cbre.com



Chris Williams, MAI
Managing Director
Phone: 816-968-5818
Fax: 816-968-5890
Email: christopher.williams@cbre.com



Melissa K. Blakely, MAI
Vice President
Georgia State Certification No. 345527
Phone: 678-849-4292
Fax: 404-812-5051
Email: melissa.blakely@cbre.com

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Executive Summary

Project Description

The subject is a 78-unit multi-family low-rise located at 500 Cabiness Road in Forsyth, Georgia. The property consists of 20 one and two-story residential apartment buildings and a single one-story leasing office. The improvements were constructed in 1980, and are located on a 10.84-acre site. The property will be renovated with \$30,000 per unit hard costs with an estimated completion date of December 2020. The project will continue to be family oriented.

The following table illustrates the proposed unit mix and proposed post renovation rents.

PROPOSED RENTS									
Type	No. of Units	Unit Size (SF)	Unit Occ.	Net LIHTC Rents \$/Unit	Utility Allowance \$/Unit	Gross LIHTC Rents \$/Unit	Current HAP Rent \$/Unit	CBRE's Proposed Post Renovation Contract Rents \$/Unit	Net Rent Per SF
1BR/1BA 60%/HAP	16	620	100%	\$525	\$96	\$621	\$622	\$740	\$1.19
2BR/1BA 60%/HAP	40	580	98%	\$650	\$126	\$776	\$630	\$835	\$1.44
3BR/1.5BA 60%/HAP	18	842	100%	\$750	\$172	\$922	\$681	\$1,010	\$1.20
4BR/2BA 60%/HAP	4	950 SF	100%	\$840	\$224	\$1,064	\$738	\$1,160	\$1.22
Total/Average:	78	668 SF	99%	-----				\$873	\$1.31

Compiled by CBRE

The subject's units will continue to operate with a Section 8 project-based subsidy post renovation covering all 78 units. Tenants in these units will pay 30 percent of their income towards rent, not to exceed the LIHTC rent limits. Following renovations, the subject's amenity package is considered to be similar or slightly superior to the LIHTC and market rate comparables in terms of in-unit amenities and similar or superior to the LIHTC and market rate comparables in terms of property amenities. Upon renovation, the subject will offer refrigerators, range/oven, and microwaves, as well as in-unit washer/dryers and free wireless internet, which the majority of the comparables do not offer. In addition, the subject will offer a community room, business center, recreation area, fitness center, dog park, community garden and barbeque area. However, will not offer a swimming pool, which the majority of the comparables offer. Overall, we believe that the proposed amenities will allow the subject to effectively compete in the market.

Total hard costs have been estimated at \$30,000 per unit, or \$2,340,000 total according to the developer. The scope of renovation will include the following: updated landscaping, new kitchen appliances, countertops and cabinets, flooring, windows, and painting. In addition, the following amenities will be added: microwaves, free wireless internet, in-unit washer/dryers (two, three, and four-bedroom units only), surveillance cameras, community room, business center, BBQ area with pergola, fitness center, dog park, community garden.

Site Description/Evaluation

The subject's site is well suited for multifamily dwelling units. The subject is well situated along the west side of Cabiness Road in Forsyth, GA. There is average visibility and access. The subject's site is generally level and irregularly shape (which is typical of multifamily sites). The surrounding uses are in average condition and the site has good proximity to locational amenities which are generally within 2.7 miles from the subject. The project is in a higher crime area according to Trulia.com relative to greater Forsyth. Street noise was not noted to be a nuisance by the appraiser during the site inspection, nor were any factors observed in the subject's immediate vicinity that would negatively affect the perceived quality of the neighborhood. We are not aware of any road or infrastructure improvements planned or under construction in the PMA. The subject site is considered comparable to existing communities in the market area with similar access to community amenities and services.

Market Area Definition

We have defined the subject's primary market area (PMA) as the following area:

- North: Monroe County Northernmost Boundary
- South: Highway 80
- East: Piedmont National Wildlife Refuge
- West: Monroe County Western Boundary

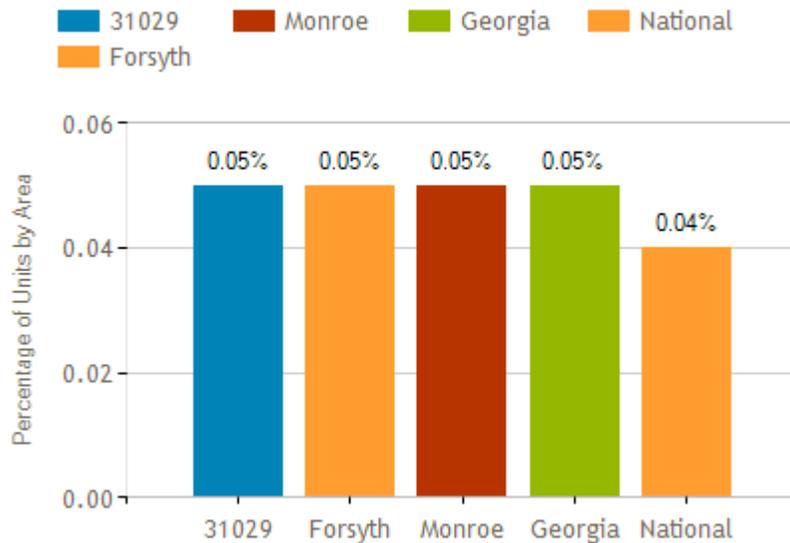
The city of Forsyth is the county seat of Monroe County. The city is approximately five square miles and in 2010 had a population of approximately 3,788. Monroe County consists of approximately 398 square miles and in 2018 had a population of approximately 27,520. The city of Forsyth and Monroe County is part of the Macon, GA MSA. The boundaries of the PMA are approximately 6.4 miles to the west, 11 miles to the north, 11 miles to the east, and approximately 19 mile to the south of the subject property. The PMA was defined based on interviews with the property managers at comparable properties and the subject's property manager. We have not considered leakage outside the PMA within our analysis.

Community Demographic Data

The population and number of households grew in the PMA between 2010 and 2019, and are expected to continue to grow over the next five years. The current population of the PMA is 66,810 in 2019 and expected to grow to 68,624 by 2024.

Renter households are concentrated in the lowest income cohorts, with 28.7% percent of renters in the PMA earning less than \$35,000 annually. The subject will target households earning between \$0 and \$44,460 for its LIHTC units. The subject will continue to benefit from its Section 8 Subsidy which subsidizes all 78 of the subject's units. The demographics as well as the subject's current waiting list and historical occupancy suggest significant demand for affordable rental housing in the market.

According to RealtyTrac.com, the subject's zip code of 31029 is experiencing 1 foreclosure for every 2,179 housing units. This rate of foreclosure is generally similar to that of the city of Forsyth, Monroe County, GA, the state of Georgia and slightly higher than the national average.



We did not observe a significant amount of abandoned or boarded up structures in the neighborhood that would impact the marketability of the subject.

Economic Data

The highest employment sectors are health care/social assistance, educational services and the retail trade sectors. Together, these industries comprise 39.16% of all jobs in the PMA. According to the Development Authority of Monroe County, the largest employers in Monroe County include: Monroe County Board of Education, Georgia Department of Corrections, Georgia Power Company/Plant Scherer, Monroe County Commission and Al Burrus Correctional Institute. These employers are considered relatively stable with most of them in the government/healthcare/corrections facility sectors.

The city of Forsyth has experienced relatively stable employment trends. The Macon, GA MSA, which includes Bibb, Crawford, Monroe and Twiggs counties in Georgia, has experienced a generally increasing labor force from 2009. Slightly declines in the labor force have occurred from month to month in 2019 with overall labor force increasing.

The unemployment rate in the Macon, GA MSA peaked in 2010 at 11.7% and has consistently decreased every year since. The unemployment rate increased slightly from its low in April 2019 of 3.4% and is currently at 4.2%. This is compared to the national unemployment rate of 3.6% in July 2019 and 3.7% unemployment rate in Georgia during the same period.

According to the Department of Labor, there was one company in Monroe County, GA that reported layoffs over the previous three years. Monroe County Hospital reported 120 layoffs in May, 2017.

We are not aware of any major expansions/additions.

Overall, the city of Forsyth, GA appears to be performing generally similarly to the state of Georgia and national average. As such, we expect this economy will have continued demand for workforce and affordable housing for the foreseeable future.

Project-Specific Affordability and Demand Analysis

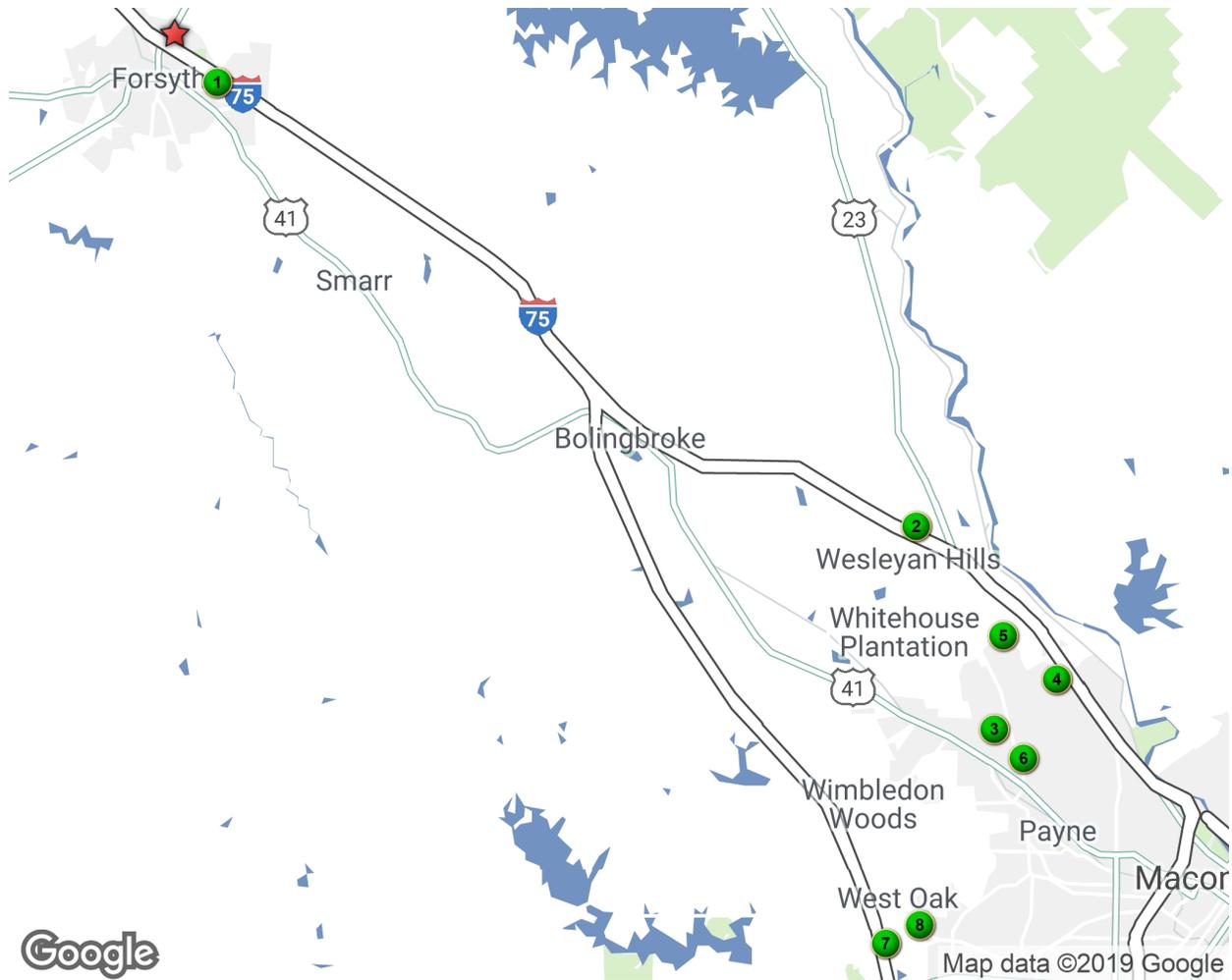
The following table illustrates the demand and capture rates for the subject's units as proposed.

Unit Type	Units Proposed	Income Limits		Total Demand	Supply	Net Demand	Capture Rate	Absorption	Average Market Rent	Market Rents Band Min	Market Rents Band Max	Proposed Rents
1BR/1BA 60% AMI/HAP	16	\$0	\$30,660	425	0	425	3.8%	3-4 months	\$653	\$550	\$775	\$525
1BR/1BA 60% AMI	16	\$24,651	\$30,660	219	0	219	7.3%	7 months	653	\$550	\$775	\$525
2BR/1BA 60% AMI/HAP	40	\$0	\$34,500	480	0	480	8.3%	3-4 months	\$862	\$674	\$1,150	\$650
2BR/1BA 60% AMI	40	\$29,589	\$34,500	247	0	247	16.2%	7 months	862	\$674	\$1,150	\$650
3BR/1.5BA 60% AMI/HAP	18	\$0	\$41,400	126	0	126	14.3%	3-4 months	\$931	\$773	\$1,160	\$750
3BR/1.5BA 60% AMI	18	\$34,149	\$41,400	65	0	65	27.8%	7 months	931	\$773	\$1,160	\$750
4BR/2BA 60% AMI/HAP	4	\$0	\$44,460	144	0	144	2.8%	3-4 months	\$1,051	\$867	\$1,225	\$840
4BR/2BA 60% AMI	4	\$38,126	\$44,460	74	0	74	5.4%	7 months	1051	\$867	\$1,225	\$840
Overall - With Subsidy	78	\$0	\$44,460	1175	0	1175	6.6%	3-4 months				
Overall - Without Subsidy	78	\$24,651	\$44,460	605	0	605	12.9%	7 months				

Per Georgia DCA guidelines, capture rates below 30% for projects in urban markets such as the PMA are considered acceptable. Given the subject's low capture rate of 6.6% the project is considered acceptable. Further, the strong waiting lists, occupancy, and low capture rate indicate the strong need for additional affordable housing in this market, particularly subsidized housing such as the subject property.

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 identified the following comparable properties.



COMPARABLE RENTAL PROPERTIES

Map ID	Project Name	Year Built	Total Units	Occ. Rate	Distance to Subject	Waiting List	Target Market
1	Holiday Cove Apartments	1987	100	95%	1.2 Miles	No	Market
2	Legacy at Rivers Crossing	1987/2006	200	92%	15 Miles	No	Market
3	Waverly Pointe Apartments	1971	100	100%	18 Miles	No	Market
4	The Landings at North Ingle	1982/2017	140	99%	18 Miles	No	Market
5	Carriage Hills	1977	160	98%	17 Miles	No	Market
6	Magnolia Crossing	1980	115	90%	19 Miles	No	Market
7	West Club (LIHTC)*	1997	140	96%	20 Miles	Yes	Low Income Families (60% AMI)
8	Pinewood Park (LIHTC)*	2006	148	95%	20 Miles	Yes	Low Income Families (60% AMI)

* Located outside of the PMA

Compiled by CBRE

The availability of family oriented, non-subsidized LIHTC properties in the subject's PMA is considered low. As such, we have included two family oriented LIHTC developments that are located slightly outside the PMA in northwest Macon. The lack of family oriented affordable housing in the PMA indicates a strong demand for quality affordable housing in the area.

We note the subject is currently benefiting from a Section 8 contract which subsidizes all 78 of the units. As such, all of the tenants contribute 30% of their income as rent.

SUBJECT COMPARISON TO COMPARABLE RENTS - MARKET RENTS

Unit Type	Subject Proposed		Surveyed Minimum	Surveyed Maximum	Surveyed Average	Rent Advantage
	LIHTC Rent					
1BR/1BA - 60% AMI	\$525		\$550	\$775	\$653	24%
2BR/1BA - 60% AMI	\$650		\$674	\$1,150	\$862	33%
3BR/1.5BA - 60% AMI	\$750		\$773	\$1,160	\$931	24%
4BR/2BA - 60% AMI	\$840		\$867	\$1,225	\$1,051	25%

Compiled by CBRE

The proposed 60% AMI rents are well below the surveyed range of the rent comparables for each bedroom type. The proposed rents indicate an 24% to 33% rent advantage to comparable properties (market rate and affordable). This emphasizes the strong demand for affordable housing in this market.

Absorption/Stabilization Estimate

We have calculated the absorption to 93 percent occupancy, per DCA guidelines.

The subject is a proposed renovation of an existing Section 8 property. According the provided rent roll, dated July 5, 2019, the property is 98.7% occupied with a waiting list, which is typical for the subject property and properties with this level of subsidy. Given the level of subsidy in place, and expected in the future, we have assumed the existing tenants would remain in place, or be relocated to new units and utilize a tenant relocation plan. Based on the current and historical occupancy, as well as the current waiting list, we have assumed the subject would achieve stabilization upon completion of construction.

We were able to locate one multifamily development that is located slightly outside of the PMA that was recently developed and is undergoing stabilization. Lofts at Zebulon is a 241-unit market rate multifamily development that was built in 2019.

The property is currently 73% occupied and conversations with the property manager indicated that the development has absorbed approximately 20 units per month.

If the property were to be 100% vacant with no tenant relocation plan upon completion of construction, we believe the property would achieve a stabilized occupancy within a three to four-month period considering the length of waiting lists at comparable subsidized properties. Absent the proposed subsidies, we believe the subject would stabilize at a slightly slower rate of approximately ten units per month or an absorption period of seven months.

Overall Conclusion

We believe there is strong demand for the subject property. The LIHTC properties are currently 95% to 96% occupied with a weighted average of 95.4%. The conventional comparables indicate an average occupancy rate of 95.4%. The subject will offer similar to slightly superior in-unit and community amenities in comparison to the LIHTC and market-rate comparable properties and will allow the subject to compete and remain marketable. Post-renovation, the subject will be considered similar to slightly superior in terms of condition to the majority of the comparable properties. Based on the existing and projected demand for affordable housing, we believe that the subject is feasible, and the market **can** support the project.

Summary Table

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

Development Name:	<u>Forsyth Gardens</u>	Total # Units:	<u>78</u>
Location:	<u>500 Cabiness Road, Forsyth, Georgia</u>	# LIHTC Units:	<u>78</u>
PMA Boundary:	<u>North Monroe County Northernmost Boundary</u>		
	<u>South Highway 80</u>		
	<u>East Piedmont National Wildlife Refuge</u>		
	<u>West Monroe County Western Boundary</u>		

RENTAL HOUSING STOCK found on page 43

Type	# Properties*	Total Units	Vacant Units	Average Occupancy
All Rental Housing	57	5,804	272	95.3%
Market-Rate Housing	53	5,530	274	95.0%
Assisted/Subsidized Housing not to include LIHTC	3	238	5	97.9%
LIHTC	1	36	0	100.0%
Stabilized Comps	57	5,804	272	95.3%
Properties in Construction & Lease-Up	1	92	N/A	N/A

Subject Development					Average Market Rent			Highest Undadjusted Comp Rent		
# Units	# Bedrooms	# Baths	Size (SF)	Proposed Tenant Rent	Per Unit	Per SF	Advantage	Per Unit	Per SF	
1BR/1BA 60%/HAP	1	1	620	\$525		740	\$1.19	24%	\$775	\$1.04
2BR/1BA 60%/HAP	2	1	580	\$650		835	\$1.44	33%	\$1,150	\$1.09
3BR/1.5BA 60%/HAP	3	1.5	842	\$750		1010	\$1.20	24%	\$1,160	\$0.75
4BR/2BA 60%/HAP	4	2	950	\$840		1160	\$1.22	25%	\$1,225	\$0.58

DEMOGRAPHIC DATA

(found on page) 28-32

	2019		2020		2024	
Renter Households	8,881	33.8%	9,005	34.5%	9,948	36.8%
Income-Qualified Renter HH (LIHTC)	1,159	13.0%	1,175	13.0%	1,298	13.0%

Targeted Income-Qualified Renter Housing Demand

found on page 38-49

Type of Demand	30%	50%	60%	Market Rate	Other: 60%/Sec. 8	Overall
Renter Household Growth	N/A	N/A	24	N/A	47	47
Existing Households (Overburden + Substandard)	N/A	N/A	581	N/A	1128	1128
Homeowner conversion (seniors)	N/A	N/A	0	N/A	0	0
Total Primary Market Demand	N/A	N/A	605	N/A	1175	1175
Less Comparable/Competitive Supply	N/A	N/A	0	N/A	0	0
Adjusted Income-qualified Renter HHs	N/A	N/A	605	N/A	1175	1175

PROJECT DESCRIPTION

1. Project Address and Development Location	The Subject is located at 500 Cabiness Road, Forsyth, Georgia, 31029
2. Construction Type	The Subject consists of 20 one and two-story residential buildings and a single one-story leasing office. The buildings are wood frame with brick and wood siding exteriors and pitched roofs. The subject was originally constructed in 1980.
3. Occupancy Type	Families
4. Special Population Target:	None.
5. Number of Units by Bedroom Type and AMI Level	See subject profile
6. Unit Size, Number of Bedrooms and Structure Type:	See subject profile
7. Rents and Utility Allowances:	See subject profile
8. Existing or Proposed Project-Based Rental Assistance:	The subject is currently subsidized by a Section 8/HAP contract which covers all 78 of the subject's units. Following the proposed renovations, the subject will continue to benefit from the HAP contract
9. Proposed Development Amenities:	See subject profile

PROPERTY PROFILE – POST RENOVATION

Property Name Forsyth Gardens
 Address 500 Cabiness Road
 Forsyth, GA 31029
 United States

Government Tax Agency Monroe
 Govt./Tax ID N/A

Unit Mix Detail

Rate Timeframe	Monthly				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
2BR/1BA - 60% AMI	40	51%	580	\$650	\$1.12
1BR/1BA - 60% AMI	16	21%	620	\$525	\$0.85
3BR/1.5BA - 60% AMI	18	23%	842	\$750	\$0.89
4BR/2BA - 60% AMI	4	5%	950	\$841	\$0.89
Totals/Avg	78			\$657	\$0.98



Improvements

Land Area	10.700 ac	Status	Existing
Net Rentable Area (NRA)	52,076 sf	Year Built	1980
Total # of Units	78 Unit	Year Renovated	N/A
Average Unit Size	668 sf	Condition	Average
Floor Count	2	Exterior Finish	Brick Veneer
Property Features	Gated / Controlled Access, LIHTC (Low Income Housing Tax Credit), On-Site Management		
Project Amenities	Barbeque Area, Business Center, Clubhouse, Dog Park / Run, Fitness Center, Laundry Facility, Playground, Vegetable Garden		
Unit Amenities	Microwave Oven, Range / Oven, Refrigerator, Washer / Dryer		

Rental Survey

Occupancy	100%	Utilities Included in Rent	N/A
Lease Term	N/A	Rent Premiums	N/A
Tenant Profile	N/A	Concessions	N/A
Survey Date	08/2019	Owner	N/A
Survey Notes	N/A	Management	N/A

10. Scope of Renovations

Renovations will reportedly have hard costs of \$30,000 per unit, or \$2,340,000 total. According to information provided by the developer, the Subject's scope of renovation will include, but will not be limited to: updated landscaping, new kitchen appliances, countertops and cabinets, flooring, windows, and painting. In addition, the following amenities will be added: microwaves, in-unit washer/dryers, free wireless internet, surveillance cameras, community room, business center, fitness center, dog park, package center, community garden, and BBQ area with pergola. Given the scope of the renovation, the in-unit and project amenities are expected to be competitive with the majority of existing communities in the market area.

11. Current Rents

Based on the 7/5/2019 rent roll, the current rents are the subject are contract rents based on its Section 8 agreement, with tenants paying 30% of their income as rent.

CURRENT RENTS						
Unit Type	Unit Size (SF)	Number of Units	Current Contract Rent	Minimum Tenant Paid Rent	Maximum Tenant Paid Rent	Average Tenant Paid Rent
1BR/1BA	620	16	\$622	\$0	\$445	\$195
2BR/1BA	580	40	\$630	\$0	\$630	\$114
3BR/1.5BA	842	18	\$681	\$0	\$681	\$164
4BR/2BA	950	4	\$738	\$0	\$238	\$60

12. Current Occupancy
- According to the 7/5/2019 rent roll, the project is currently 98.7% occupied. The project has a waiting list.
13. Current Tenant Income:
- Most of the current tenants at the Subject have incomes that would be too low to qualify for the Subject without its current Section 8 subsidy. Most of the current tenants have annual incomes under \$15,000.
14. Placed in Service Date
- The subject was originally built in 1980. The renovations will occur with tenants in place. Therefore, buildings will be placed back in service on a rolling basis. Renovations are expected to be complete by December 2020.
- Conclusion
- Post renovation, the subject will consist of good quality brick and siding buildings that will be comparable to most of the inventory in the PMA. Following the renovation, the subject will not suffer from deferred maintenance, or any kind of obsolescence.

Site Evaluation

PROJECT DESCRIPTION

1. Date of Site Visit and Name of Inspector: Melissa Blakely, MAI inspected the site on Friday, July 19, 2019

SITE SUMMARY

Physical Description

Gross Site Area	10.70 Acres	466,092 Sq. Ft.
Net Site Area	10.70 Acres	466,092 Sq. Ft.
Primary Road Frontage	Carriage Lane	
Excess Land Area	None	
Surplus Land Area	None	
Shape	Irregular	
Topography	Generally Level	
Zoning District	RM - Residential Multifamily	
Flood Map Panel No. & Date	13207C0120E	7-Jun-17
Flood Zone	Zone X (Unshaded)	
Adjacent Land Uses	Commercial and residential uses	
Earthquake Zone	N/A	

Comparative Analysis

Rating

Visibility	Average
Functional Utility	Assumed adequate
Traffic Volume	Average
Adequacy of Utilities	Assumed adequate
Landscaping	Assumed excellent
Drainage	Assumed adequate

Utilities

Adequacy

Water	City of Forsyth	Yes
Sewer	City of Forsyth	Yes
Natural Gas	Georgia Natural Gas	Yes
Electricity	Georgia Power	Yes

Other

Yes

No

Unknown

Detrimental Easements		X
Encroachments		X
Deed Restrictions	See comments	
Reciprocal Parking Rights		X

Source: Various sources compiled by CBRE

The subject will participate in the Low Income Housing Tax Credit (LIHTC) program following renovations.

Subject Aerial & Plat Map



Aerial View



Parcel Map

SITE AND IMMEDIATE SURROUNDING AREA

The subject has frontage along the west side of Cabiness Road. The area is a predominately residential area with some commercial and retail developments as well as undeveloped land. To the north of the subject is wooded, undeveloped land, followed by single-family homes in fair to average condition. To the east of the subject is a nursing home and Forestry Commission followed by undeveloped land. To the south of the subject's site is undeveloped land. To the west of the subject's site is undeveloped land followed by a single-family homes in average condition.

POSITIVE/NEGATIVE ATTRIBUTES OF SITE

We are not aware of any negative attributes. The subject is located within close proximity to locational amenities.

PHYSICAL PROXIMITY TO LOCATIONAL AMENITIES

The subject is located within 2.7 miles of most locational amenities/employers as will be discussed further.

PICTURES OF SITE AND ADJACENT USES



Subject Exterior



Subject Exterior



Subject Exterior



Subject Exterior



Subject Exterior



Subject Exterior



Subject Exterior



Subject Exterior



Playground



Central Laundry



Typical Kitchen



Typical Kitchen



Typical Dining Area



Typical Kitchen



Typical Living Room



Typical Bathroom



Typical Bedroom



Typical Kitchen



Typical Bathroom



Typical Bedroom



Typical Bedroom



Washer/Dryer Hookup



Surrounding Land Uses



Surrounding Land Uses



Surrounding Land Uses



Surrounding Land Uses



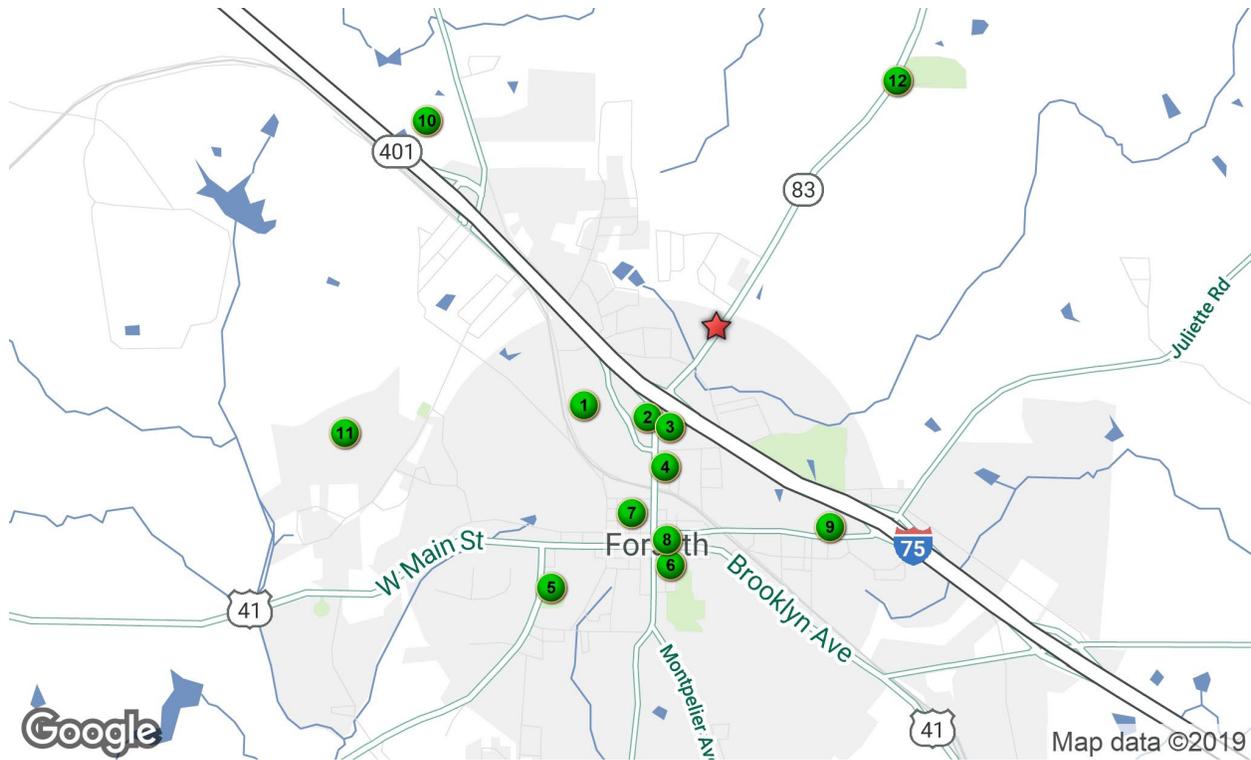
Surrounding Land Uses



Surrounding Land Uses

PROXIMITY TO LOCATIONAL AMENITIES

The following table and map illustrate the Subject’s proximity to necessary services. Map numbers correspond with the Locational Amenities Map, presented below.



LOCATIONAL AMENITIES		
#	Amenity	Distance (Driving)
1	Walmart Supercenter	1.0 Mile
2	Shell Gas Station	0.9 Miles
3	Al's Market	0.9 Miles
4	Family Dollar	0.8 Miles
5	Monroe County Hospital	1.7 Miles
6	Forsyth Police Department	1.1 Miles
7	City of Forsyth Fire Department	0.9 Miles
8	Banks-Stephens Elementary School	1.2 Miles
9	CVS Pharmacy	1.8 Miles
10	Monroe County Recreation Department	2.0 Miles
11	Forsyth Golf Course	2.3 Miles
12	Katherine B Sutton Elementary School	2.7 Miles

Compiled by CBRE

DESCRIPTION OF LAND USES

The subject's site is located in northeastern Forsyth approximately two miles northeast of the downtown area. The subject is surrounded by predominantly residential uses to the north and west including single-family homes in average condition and small multifamily developments in average condition. To the east and south of the subject are primarily retail and commercial establishments in average to good condition as well as undeveloped land. The site is considered a desirable location for multifamily uses, with close proximity to major roadways, but in a quiet residential setting.

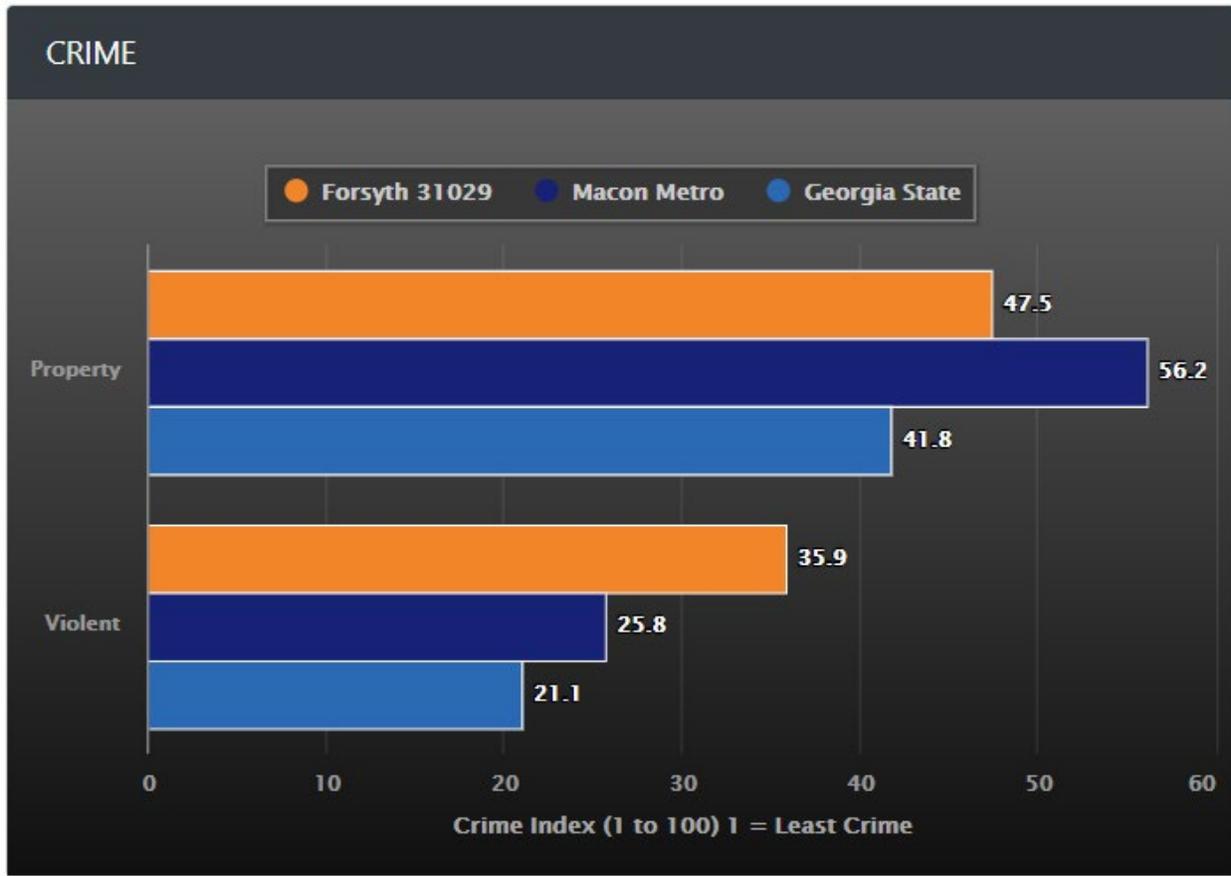
According to walkscore.com the subject's site has a walk score of 19 which is considered car dependent, and a bike score of 31 which is considered somewhat bike-able.

NUISANCES/CRIME RATES

Street noise was not noted to be a nuisance by the appraiser during the site inspection, nor were any factors observed in the subject's immediate vicinity that would negatively affect the perceived quality of the neighborhood.

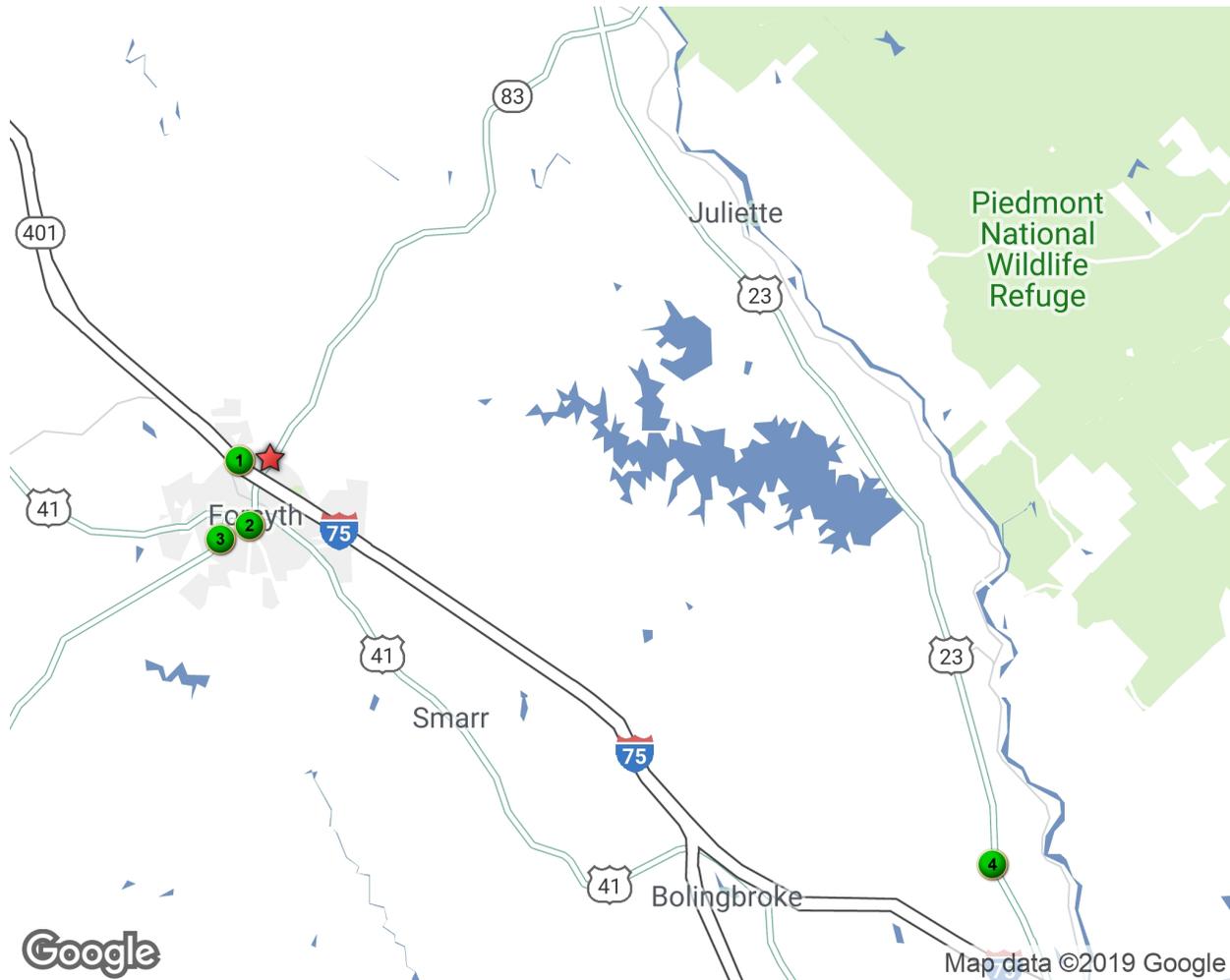
In terms of crime, according to Trulia.com, the subject's zip codes experience **moderate crime** relative to greater Forsyth.

However, according to bestplaces.com, the subject's zip code has a lower property crime rate relative to the Macon Metro. However, a higher violent crime rate relative to the Macon Metro and the state of Georgia.



Source: Bestplaces.com

EXISTING ASSISTED RENTAL HOUSING PROPERTY MAP



ASSISTED/SUBSIDIZED PROPERTIES IN THE PMA				
	Property Name	Program	Tenancy	Occupancy
1	Elder Manor	Section 8/LIHTC	Senior	100.0%
2	Brentwood Place Apartments	Section 8/LIHTC	Senior	100.0%
3	Union Hill Apartments	Section 8	Family	100.0%
4	Oak Ridge Apartments	LIHTC	Family	100.0%

Compiled by CBRE

Oak Ridge was not included as a rent comparable as the development is significantly smaller than the subject with only 36 units and offers only two-bedroom unit types. The affordable comparables utilized in this report are in generally similar locations compared to Oak Ridge Apartments, however, provide a more reliable comparison to the subject.

ROAD, INFRASTRUCTURE, OR PROPOSED IMPROVEMENTS

We did not witness any road, infrastructure, or proposed improvements during our fieldwork.

ACCESS, INGRESS-EGRESS AND VISIBILITY OF SITE:

Comparative Analysis	<u>Rating</u>
Visibility	Average
Functional Utility	Assumed adequate
Traffic Volume	Average
Adequacy of Utilities	Assumed adequate
Landscaping	Assumed excellent
Drainage	Assumed adequate

The subject has average access, visibility and ingress/egress for a multifamily site. Access to the site is provided by Cabiness Road/Highway 83.

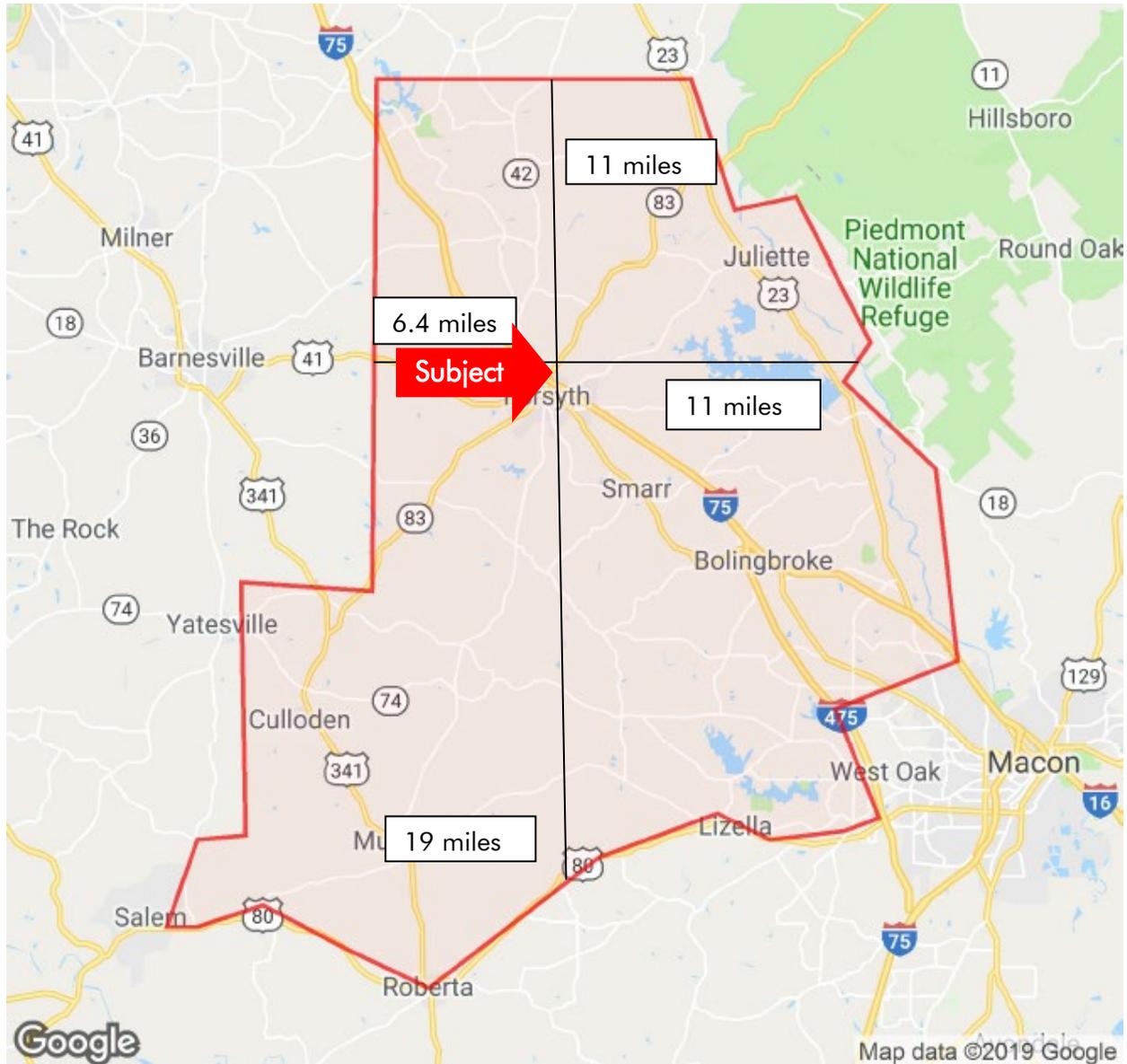
CONCLUSION

The subject site is well located and afforded average access and average visibility from roadway frontage. There are no known detrimental uses in the immediate vicinity other than above average crime rates. Overall, there are no known factors which are considered to prevent the site from development to its highest and best use, as if vacant, or adverse to the existing use of the site.

Market Area

PRIMARY MARKET AREA (PMA)

The following map illustrates the subject's PMA.



We have defined the subject's primary market area (PMA) as the following:

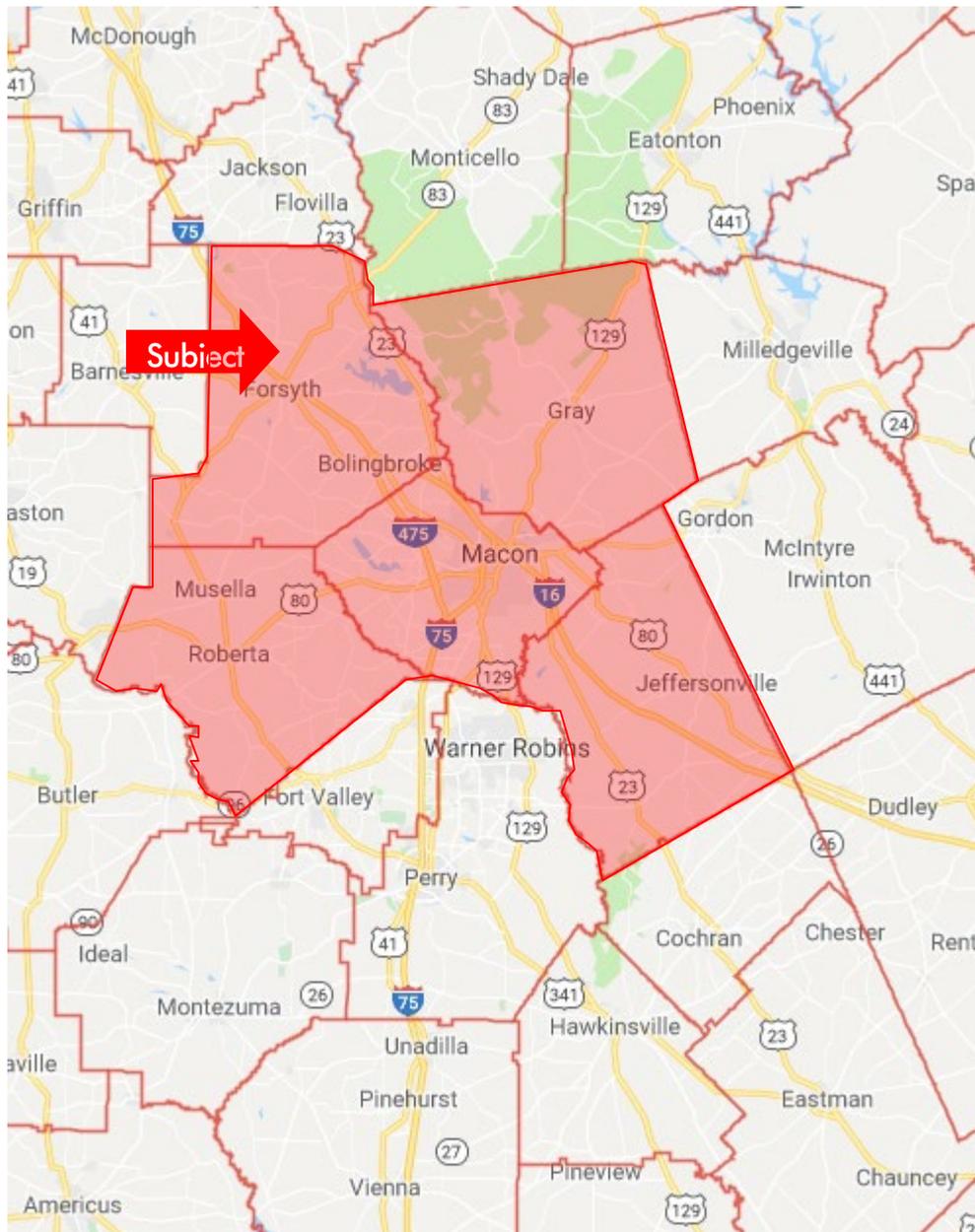
- North: Monroe County northernmost boundary
- South: Highway 80
- East: Piedmont National Wildlife Refuge
- West: Monroe County western boundary

The city of Forsyth is the county seat of Monroe County. The city is approximately five square miles and in 2010 had a population of approximately 3,788. Monroe County consists of approximately 398 square miles and in 2018 had a population of approximately 27,520. The city

of Forsyth and Monroe County is part of the Macon, GA MSA. The boundaries of the PMA are approximately 6.4 miles to the west, 11 miles to the north, 11 miles to the east, and approximately 19 mile to the south of the subject property. The PMA was defined based on interviews with the property managers at comparable properties and the subject's property manager. We have not considered leakage outside the PMA within our analysis.

SECONDARY MARKET AREA (SMA)

The secondary market area (SMA) for the Subject is the Macon, GA Metropolitan Statistical Area (MSA), which is comprised of five counties: Bibb, Crawford, Jones, Monroe and Twiggs. A map of the SMA is as follows.



Community Demographic Data

This section of the report provides the demographic information for the subject's PMA, giving historical data as well as current data and estimates. The subject property will be renovated with a proposed completion date of December 2020. Our projections are based on current data, such as census data, ESRI, and American Community Survey as prepared by Claritas. We have also utilized the American Fact Finder for additional US Census data.

POPULATION TRENDS

The following table illustrates population projections from 2000 through 2024.

POPULATION PROJECTIONS			
	PMA	MSA	Georgia
Population			
2024 Total Population	68,624	234,483	11,253,742
2020 Total Population - Projected Market Entry	67,329	234,005	10,787,018
2019 Total Population	66,810	233,802	10,655,025
2010 Total Population	63,135	232,293	9,687,653
2000 Total Population	54,006	222,368	8,186,453
Annual Growth 2019 - 2024	0.54%	0.06%	1.10%
Annual Growth 2010 - 2019	0.65%	0.07%	1.03%
Annual Growth 2000 - 2010	1.69%	0.45%	1.70%

Source: ESRI

As illustrated, total population increased between 2000 and 2019. This trend is expected to continue through 2024. We have applied the annual population growth of 0.65% between 2010 and 2019 in order to estimate the size of the population in December 2020, the expected completion date of the subject property. Per DCA guidelines, projections must be based on historical trends.

The population and household growth in the PMA indicate the need for affordable housing and continued demand for the subject's units.

POPULATION BY AGE GROUP				
PMA	2010	2019	Projected Market Entry - December 2020	2024
Age 0-4	3,686	3,535	3,562	3,566
Age 5-9	4,052	3,832	3,862	3,793
Age 10-14	4,332	4,182	4,214	4,212
Age 15-19	4,153	3,977	4,008	4,081
Age 20-24	3,800	3,755	3,784	3,556
Age 25-29	3,987	4,290	4,323	3,808
Age 30-34	3,713	4,365	4,399	4,322
Age 35-39	4,113	4,363	4,397	4,647
Age 40-44	4,264	3,993	4,024	4,567
Age 45-49	4,820	4,350	4,384	4,122
Age 50-54	5,115	4,355	4,389	4,401
Age 55-59	4,747	4,835	4,873	4,325
Age 60-64	3,881	4,851	4,889	4,748
Age 65-69	2,823	4,244	4,277	4,623
Age 70-74	1,972	3,163	3,188	3,855
Age 75-79	1,493	2,059	2,075	2,776
Age 80-84	1,158	1,318	1,328	1,717
85 and Older	1,025	1,343	1,353	1,505
Median Age	39.70	41.40	41.82	42.50

Source: ESRI

The largest cohorts in the PMA are ages 60-64, 55-59, 30-34 and 35-39, which indicate a presence of families. There is a relatively even distribution of population by age in the PMA.

HOUSEHOLD TRENDS

The following table illustrates population projections from 2000 through 2024.

NUMBER OF HOUSEHOLD PROJECTIONS			
Households			
2024 Total Households	27,003	90,049	4,155,781
2020 Total Households - Projected Market Entry	26,615	89,889	4,019,337
2019 Total Households	26,249	89,732	3,937,153
2010 Total Households	24,634	88,999	3,585,584
2000 Total Households	20,367	84,338	3,006,369
Annual Growth 2019 - 2024	0.57%	0.07%	1.11%
Annual Growth 2010 - 2019	0.73%	0.09%	1.09%
Annual Growth 2000 - 2010	2.10%	0.55%	1.93%

Source: ESRI

Similarly, the number of households also increased between 2000 and 2019 and is expected to continue through 2024. We utilized the annual growth rate of 0.73% between 2010 and 2019 in order to project the number of households in the PMA in December 2020, the expected completion date of the subject property.

TOTAL NUMBER OF HOUSEHOLDS AND AVERAGE HOUSEHOLD SIZE

AVERAGE HOUSEHOLD SIZE			
	PMA	MSA	Georgia
Year			
2024 Household Size	2.49	2.51	2.64
2020 Household Size - Projected Market Entry	2.49	2.52	2.64
2019 Household Size	2.49	2.52	2.64
2010 Household Size	2.50	2.53	2.68
2000 Household Size	2.53	2.55	2.72

Source: ESRI

We have assumed the household size remains stable from the 2019 estimate in order to estimate our market entry date of December 2020. The PMA average household size is slightly smaller in the PMA as compared to the MSA and the state of Georgia.

HOUSEHOLDS BY TENURE

TENURE PATTERNS PMA				
Year	Owner Occupied Units	Percentage Owner Occupied	Renter-Occupied Units	Percentage Renter Occupied
2024	17,055	63.2%	9,948	36.8%
2020 Projected Market Entry	17,126	65.5%	9,005	34.5%
2019	17,368	66.2%	8,881	33.8%
2010	17,456	70.9%	7,178	29.1%
2000	15,347	75.4%	5,020	24.6%

Source: ESRI

TENURE PATTERNS SMA				
Year	Owner Occupied Units	Percentage Owner Occupied	Renter-Occupied Units	Percentage Renter Occupied
2024	52,308	58.1%	37,741	41.9%
2020 Projected Market Entry	53,948	59.5%	36,756	40.5%
2019	53,482	59.6%	36,250	40.4%
2010	56,346	63.3%	32,653	36.7%
2000	55,606	65.9%	28,732	34.1%

Source: ESRI

As the table illustrates, households within the PMA live primarily in owner-occupied housing units, at a generally similar distribution as the SMA which has a slightly higher renter-occupied demographic profile. In 2019, 33.8% of the housing units in the PMA were renter-occupied. This trend is expected to increase, with approximately 36.8% of the population in the PMA residing in renter-occupied housing units in 2024. This trend bodes well for the subject's housing units.

HOUSEHOLD BY INCOME

The following table illustrates household income distribution in the PMA.

RENTER HOUSEHOLD INCOME DISTRIBUTION - PMA						
Income Cohort	2019		Projected Market Entry - December 2020		2024	
	Number	Percentage	Number	Percentage	Number	Percentage
<\$15000	758	8.5%	769	8.5%	657	6.6%
\$15000-\$24999	904	10.2%	917	10.2%	873	8.8%
\$25000-\$34999	889	10.0%	901	10.0%	864	8.7%
\$35000-\$49999	1,291	14.5%	1,309	14.5%	1,335	13.4%
\$50000-\$74999	1,564	17.6%	1,586	17.6%	1,722	17.3%
\$75000-\$99999	1,076	12.1%	1,091	12.1%	1,282	12.9%
\$100000-\$149999	1,357	15.3%	1,376	15.3%	1,777	17.9%
\$150000-\$199999	452	5.1%	458	5.1%	643	6.5%
\$200000+	589	6.6%	598	6.6%	795	8.0%
Total	8,881	100%	9,005	100%	9,948	100%

We have utilized the household growth rate between 2010 and 2019 in order to project the 2020 figures above for our projected market entry date.

The largest portion of residents in the PMA earn \$50,000 to \$74,999 per year. In addition, 28.7% of the renter population earn less than \$34,999 in the subject's PMA. This suggests a strong demand for affordable housing, and particularly subsidized housing.

RENTER HOUSEHOLDS BY NUMBER OF PERSONS – PMA

RENTER HOUSEHOLD BY NUMBER OF PERSONS - PMA						
	2010		2019		Projected Market Entry - 2020	
	Number	Percentage	Number	Percentage	Number	Percentage
With 1 Person	1,774	25%	4,007	45%	4,063	45%
With 2 Persons	1,957	27%	2,054	23%	2,083	23%
With 3 Persons	1,661	23%	1,167	13%	1,183	13%
With 4 Persons	833	12%	798	9%	809	9%
With 5+ Persons	953	13%	855	10%	867	10%
Total Renter	7,178		8,881		9,005	

Source: ESRI, American Fact Finder, U.S. Census Bureau, 2010-2017

The table above represents the best data available for this market. We have applied the distribution of renters in 2019, the most recent available, to our 2020 projected market entry data. As illustrated, the majority of households (68%) reside in one and two person households.

CONCLUSIONS

The subject's demographics bode well for the strong demand for affordable housing in this market. The PMA has the largest percentage of the population in the \$50,000 to \$74,999 income bracket. The number of households and population figures have increased in the past, and are expected to grow in the future. The PMA also has a high percentage of renter occupied housing units. Based on the tax credit rent restrictions, the subject will target incomes between \$0

and \$44,460. However, all rentable units will continue to benefit from a Section 8 subsidy post renovation with all tenants contributing rent based on their income.

Employment Trends

The following table illustrates labor force, total employment, total unemployment, and the unemployment rates in Macon, Georgia MSA from 2009 to July 2019.

MACON, GA (MSA)			
Year	Labor Force	% Change	Employment
2009	81,500	-	74,247
2010	80,400	-1.3%	70,993
2011	81,600	1.5%	72,134
2012	82,500	1.1%	73,590
2013	83,200	0.8%	75,046
2014	85,300	2.5%	78,391
2015	86,400	1.3%	80,352
2016	88,000	1.9%	82,808
2017	88,500	0.6%	83,367
2018	88,600	0.1%	84,170
Jan-19	88,700	0.1%	84,354
Feb-19	88,800	0.1%	84,982
Mar-19	89,100	0.3%	85,536
Apr-19	89,000	-0.1%	85,974
May-19	89,400	0.4%	86,003
Jun-19	89,700	0.3%	85,933
Jul-19	89,600	-0.1%	85,837

Source St. Louis Federal Reserve, 8/2019

The Macon, GA MSA has experienced a generally increasing labor force from 2009. Slightly declines in the labor force have occurred from month to month in 2019 with overall labor force increasing.

TOTAL JOBS BY INDUSTRY

EMPLOYMENT BY INDUSTRY			
Occupation	PMA	MSA	Georgia
Agric/Forestry/Fishing/Hunting/Mining	1.14%	0.82%	0.87%
Construction	5.11%	5.85%	6.90%
Manufacturing	5.21%	6.89%	10.23%
Wholesale Trade	2.79%	2.26%	2.74%
Retail Trade	11.68%	11.72%	11.05%
Transportation/Warehousing/Utilities	5.52%	6.02%	6.87%
Information	1.89%	1.38%	2.36%
Finance/Insurance/Real Estate/Rental/Leasing	9.29%	7.66%	6.11%
Prof/Scientific/Tech Services	5.99%	4.54%	6.91%
Mgmt of Companies/Enterprises	0.00%	0.03%	0.23%
Admin/Support/Waste Mgmt Svcs	3.71%	4.02%	4.46%
Educational Services	12.19%	10.61%	8.99%
Health Care/Social Assistance	15.29%	16.77%	11.86%
Arts/Entertainment/Recreation	2.11%	1.27%	1.69%
Accommodation/Food Services	6.76%	8.66%	8.81%
Other Services (excl Publ Adm)	4.58%	4.79%	4.97%
Public Administration	6.73%	6.70%	4.94%

Source: ESRI

As illustrated, the highest employment sectors are health care/social assistance, educational services and the retail trade sectors. Together, these industries comprise 39.16% of all jobs in the PMA.

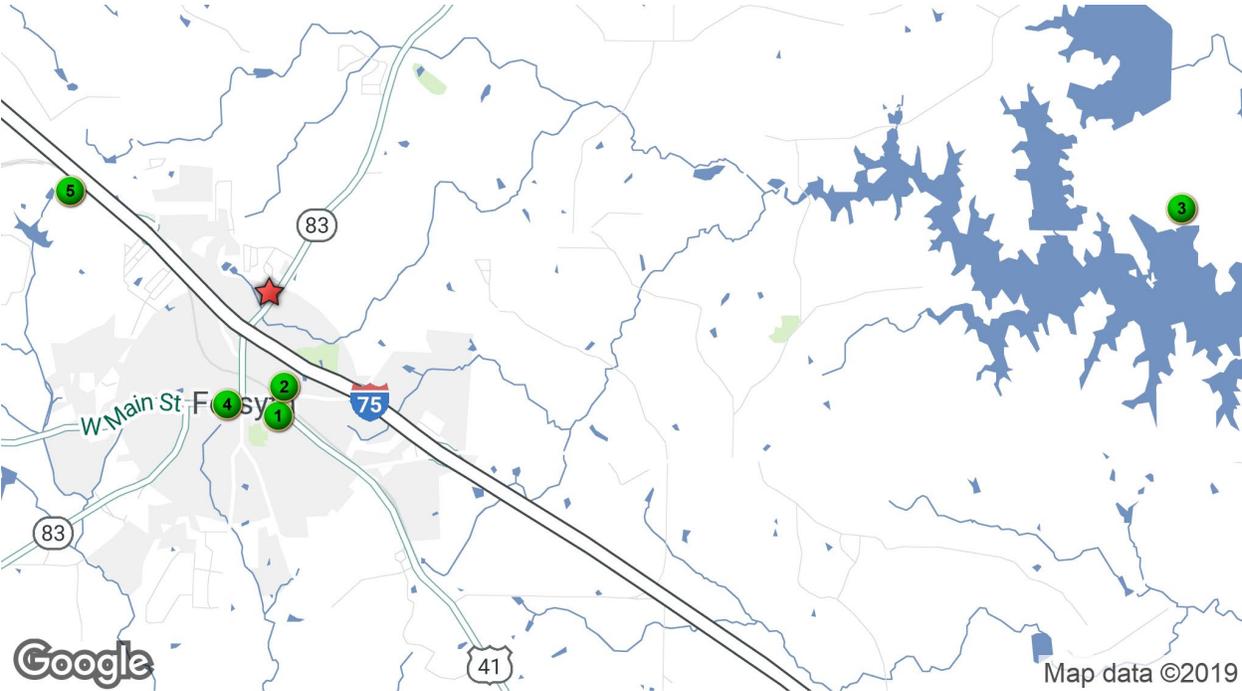
MAJOR EMPLOYERS

The following table illustrates the major employers in Monroe County, GA.

MAJOR EMPLOYERS - MONROE COUNTY, GA		
Rank	Company	Industry
1	Monroe County Board of Education	Education
2	Georgia Department of Corrections	Correctional Facility
3	Georgia Power Company/Plant Scherer	Power Plant
4	Monroe County Commission	Public
5	Al Burrus Correctional Institute	Correctional Facility
6	Georgia Public Safety Training Center	Public
7	Monroe County Hospital	Health Care
8	City of Forsyth	Public
9	Wal-Mart	Retail
10	Bolingreen Nursing Home	Health Care

Source: Development Authority of Monroe County

The following map illustrates the top employers the subject’s area.



Many of Monroe Counties largest employers are associated with education, correctional facilities or public sector industry. These are stable employment industries and provide a consistent base of employment in Monroe County.

WARN NOTICES

According to the Department of Labor, there was one company in Monroe County, GA that reported layoffs over the previous three years. Monroe County Hospital reported 120 layoffs in May, 2017.

We are not aware of any major expansions/additions.

UNEMPLOYMENT TRENDS

MACON, GA (MSA)		
Year	Unemployment	Unemployment Rate
2009	7,254	8.9%
2010	9,407	11.7%
2011	9,466	11.6%
2012	8,910	10.8%
2013	8,154	9.8%
2014	6,909	8.1%
2015	6,048	7.0%
2016	5,192	5.9%
2017	5,133	5.8%
2018	4,430	5.0%
Jan-19	4,346	4.9%
Feb-19	3,818	4.3%
Mar-19	3,564	4.0%
Apr-19	3,026	3.4%
May-19	3,397	3.8%
Jun-19	3,767	4.2%
Jul-19	3,763	4.2%

Source St. Louis Federal Reserve, 8/2019

The unemployment rate in the Macon, GA MSA peaked in 2010 at 11.7% and has consistently decreased every year since. The unemployment rate increased slightly from its low in April 2019 of 3.4% and is currently at 4.2%. This is compared to the national unemployment rate of 3.6% in July 2019 and 3.7% unemployment rate in Georgia during the same period.

CONCLUSIONS

Overall, the city of Forsyth appears to be performing generally similarly to the state of Georgia and nation. As such, we expect this economy will have continued demand for workforce and affordable housing for the foreseeable future.

Unemployment in the MSA is currently 4.2% (July 2019) which is considered low, however is slightly higher than the state and national rates in the same period. The major employers in Monroe County, GA are predominately in healthcare, public or correctional facility sectors, which

are considered relatively stable. The highest employment sectors are health care/social assistance, educational services and the retail trade sectors services.

Project Specific Affordability and Demand Analysis

Based on the guidelines provide by the Georgia DCA, we analyzed the potential number of qualified households that the subject property would likely capture.

Income Restrictions

The subject's maximum income limits are as follows by bedroom type:

FAMILY INCOME LIMITS				
Unit Type	Minimum Allowable Income	Maximum Allowable Income	Minimum Allowable Income	Maximum Allowable Income
	60% AMI		60% AMI/Section 8	
1BR/1BA	\$24,651	\$30,660	\$0	\$30,660
2BR/1BA	\$29,589	\$34,500	\$0	\$34,500
3BR/1.5BA	\$26,630	\$41,400	\$0	\$41,400
4BR/2BA	\$34,149	\$44,460	\$0	\$44,460

Compiled by CBRE

According to DCA guidelines, the maximum allowable Area Median Income (AMI) level per household for all bedroom types will be based on a standard of 1.5 persons per bedroom for family developments rounded up to the next whole number.

The minimum income limits are calculated assuming that the maximum gross rent a household will pay is 35 percent of its household income at the appropriate AMI level.

Affordability

According to DCA guidelines, our analysis assumes families pay no more than 35% of their income towards rent, and seniors pay no more than 40% of their income towards rent. We have utilized these guidelines to calculate the minimum income levels for the subject property. Post-renovation, the subject will continue to be subsidized by a Section 8 contract whereby tenants will contribute 30% of their income towards rent, with some tenants having no income.

Demand

The demand for the subject will be derived from three sources: a) new households in the market area, b) existing households, rent overburdened, or in substandard housing, and c) elderly homeowners likely to convert to renters (if relevant).

Demand from New Households

The first component of the demand analysis is the number of new households entering the market, or new units required in the market area due to projected household growth from migration into the market and growth from existing households in the market. The estimated date of completion is December 2020; therefore, we have utilized this date as the base year for the analysis. Therefore, 2019 household population estimates are inflated to 2020 based on historical trends. This change in households is considered the gross potential demand for the

Subject property. The gross potential demand is then adjusted or discounted for income eligibility and renter tenure, resulting in a net demand number.

Demand from Existing Households

The second source of demand is projected from rent over-burdened households, if any, within the age group, income groups and tenure (renters) targeted for the proposed development. We have assumed that the rent-overburdened analysis includes households paying greater than 35% (Family), or greater than 40% (Senior) of their income toward gross rent; and households in substandard housing should be determined based on age, income bands and tenure that apply.

Elderly Homeowners likely to convert to renters

N/A

Net Demand, Capture Rates and Stabilization Conclusions

The overall demand components added together (demand from new households, demand from existing renter households in substandard housing, demand from existing renter households that are rent overburdened and demand from the secondary market area) less the supply of competitive vacant and/or units constructed in the past 2 years. Comparable units (vacant or occupied) funded, under construction or placed in service in 2018 and 2019 must be subtracted to calculate net demand. Vacancies in projects placed in service prior to 2018 which have not reached stabilized occupancy (i.e. at least 90% occupied) must also be considered as part of the supply.

Additions to Supply

Per DCA’s guidelines we have deducted all 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. The supply needs to include all competitive units in properties that have not yet reached stabilized occupancy, including those recently funded by DCA, proposed for funding for a bond allocation from DCA, and existing or planned conventional rental properties. There are four multifamily properties that are under construction, planned or proposed in the subject’s PMA, the details of which are summarized in the following table.

UNDER CONSTRUCTION/PROPOSED/PLANNED DEVELOPMENTS IN THE PMA				
Development Name	Address	Size	Competitive Units	Additional Details
The Station at River Crossing	214 Sheraton Drive	92	0	Family oriented market rate to be completed in 2019
Macon North Apartments	600-700 Lamar Road	240	0	Senior oriented market rate to be completed in 2021
3568 Northside Drive	3568 Northside Drive	92	0	Senior oriented market rate to be completed in 2021
Sterling Heights	1691 Wesleyan Drive	120	0	Senior oriented market rate to be completed in 2022
Total		452	0	

Compiled by CBRE

None of the additions to supply within the PMA will be competitive with the subject. All of the comparables are market rate developments with three of the comparables targeting seniors.

PMA Occupancy

Per DCA’s guidelines, the following table outlines the average occupancy rate based on all available competitive conventional and affordable (including LIHTC) properties in the PMA.

OVERALL PMA OCCUPANCY

Property Name	Program	Tenancy	Occupancy
St Georges Court	Market	Family	94.0%
The Iris at Park Pointe	Market	Family	92.9%
Heritage Apartments	Market	Family	98.3%
Farview Apartments	Market	Family	94.0%
Estates at Barrington	Market	Family	96.0%
Bristol Park Apartments	Market	Family	91.9%
Logan Senior Village	Market	Senior	94.8%
Lofts at Bass	Market	Family	94.4%
Indian Springs Apartments	Market	Family	98.0%
Heritage Apartments	Market	Family	94.1%
Vineyard Place	Market	Family	97.3%
Pinegate	Market	Family	91.7%
Rivoli Run Apartments	Market	Family	94.7%
Ava Park	Market	Family	92.5%
Thomaston Garden Apartments	Market	Family	96.0%
Vineyard Villas	Market	Family	98.7%
Magnolia Crossing*	Market	Family	90.0%
Waverly Pointe*	Market	Family	100.0%
Forest Village	Market	Family	91.6%
Forest Ridge Apartments	Market	Family	92.6%
Gables at Wolf Creek Apartments	Market	Senior	96.3%
Pineview Apartments	Market	Family	95.0%
The Gardens Townhome Apartments	Market	Family	94.2%
Vineyard Creek	Market	Family	95.0%
Avera Estates	Market	Family	95.0%
Magnolia Townhomes	Market	Family	92.0%
Oak Ridge Apartments	LIHTC	Family	100.0%
Spring Chase Apartments	Market	Family	93.3%
Glencoe Trace Apartments	Market	Family	95.8%
Hannah's Mill Apartments	Market	Family	96.0%
St. Phillip Villas	Market	Family	93.3%
Parkhill	Market	Family	91.7%
Holiday Cove Apartments*	Market	Family	95.0%
Towaliga Village Apartments	Market	Family	98.6%
Carriage Hills*	Market	Family	98.0%
The Park at Northside	Market	Family	96.9%
Ashley Woods Apartments	Market	Family	99.0%
Elder Manor	Section 8	Senior	100.0%
The Landings at North Ingle*	Market	Family	99.0%
Whispering Woods	Market	Family	92.6%
The Oaks at Park Pointe	Market	Family	96.4%
Vineyard Hill	Market	Family	100.0%
Fairmont Homes	Market	Family	93.4%
Garden Gate Apartments	Market	Family	94.4%
Adrian on Riverside	Market	Family	96.4%
Brentwood Place Apartments	Section 8	Family	97.0%
Riverstone Apartments	Market	Family	95.0%
Grove at River Place	Market	Family	90.0%
Arbor Trace Townhomes	Market	Family	97.0%
Thomaston Crossing	Market	Family	96.0%
Hunter's Run Luxury Apartments	Market	Family	96.0%
Northwood	Market	Family	96.4%
Union Hill Apartments	Section 8	Family	98.0%
Powell Place Apartments	Market	Family	93.8%
Legacy at Rivers Crossing*	Market	Family	92.0%
Weighted Average			95.3%

Compiled by CBRE

* Utilized as a comparable

The overall average indicated is 95.3%. We note that several of the properties operating below 93% are undergoing renovations or recently completed and are still undergoing absorption.

Rehab Developments and PBRA

According to the DCA guidelines, “Capture rate calculations for proposed rehab developments 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 provided by the applicant and will be included in the study as an addendum. Tenants who are income qualified to remain in the property at the proposed stabilized renovated rents will be deducted from the property unit count prior to determining the applicable capture rates. If the developer intends to relocate all of the tenants in the property as part of the renovation process, then the property will be evaluated as if it is New Construction. Units that are subsidized with PBRA or whose rents are more than 20% lower than the rent for other units of the same bedroom size in the same AMI band and comprise less than 10% of the total units in the same AMI band will not be used in determining project demand. In addition, any units, if priced 30% 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.”

All of the subject’s 100 rentable units will benefit from a Section 8 contract subsidy and therefore these units are presumed leasable.

Capture Rates

As previously illustrated, the renter household income distribution for the PMA is as follows:

RENTER HOUSEHOLD INCOME DISTRIBUTION - PMA						
Income Cohort	2019		Projected Market Entry - December 2020		2024	
	Number	Percentage	Number	Percentage	Number	Percentage
<\$15000	758	8.5%	769	8.5%	604	6.6%
\$15000-\$24999	904	10.2%	917	10.2%	802	8.8%
\$25000-\$34999	889	10.0%	901	10.0%	784	8.6%
\$35000-\$49999	1,282	14.5%	1,300	14.5%	1,226	13.4%
\$50000-\$74999	1,564	17.6%	1,586	17.6%	1,581	17.3%
\$75000-\$99999	1,076	12.1%	1,091	12.1%	1,178	12.9%
\$100000-\$149999	1,357	15.3%	1,376	15.3%	1,632	17.9%
\$150000-\$199999	452	5.1%	458	5.1%	591	6.5%
\$200000+	589	6.6%	598	6.6%	730	8.0%
Total	8,872	100%	8,996	100%	9,128	100%

NEW RENTER HOUSEHOLD DEMAND BY INCOME COHORT - 60% WITH SUBSIDY

Minimum Income Limit	\$0	Maximum Income Limit	\$44,460
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Income Cohort	New Renter Households - Total Change in Households PMA 2019 to Prj Mrkt Entry December 2020		Income Brackets	Percent within Cohort	Renter Households within Bracket
<\$15000	11	9%	\$15,000	100%	11
\$15000-\$24999	13	10%	\$9,999	100%	13
\$25000-\$34999	12	10%	\$9,999	100%	12
\$35000-\$49999	18	14%	\$14,999	63%	11
\$50000-\$74999	22	18%			
\$75000-\$99999	15	12%			
\$100000-\$149999	19	15%			
\$150000-\$199999	6	5%			
\$200000+	8	7%			
Total	124	100%			47

ASSUMPTIONS - 60% AMI WITH SUBSIDY

Tenancy	Family	% of Income Toward Housing				35%
Urban/Rural	Urban	Maximum # of Occupants				6
Person in Household	1BR	2BR	3BR	4BR		
1	70%	30%	0%	0%		
2	20%	80%	0%	0%		
3	0%	60%	40%	0%		
4	0%	10%	50%	40%		
5+	0%	0%	10%	90%		

Demand from New Renter Households 2018 to Prj Mrkt Entry December 2020		
Income Target Population	60% - With Subsidy	
New Renter Households PMA		124
Percent Income Qualified		38%
		47
Demand from Existing Households in 2018		
Demand from Rent Overburdened Households		
Income Target Population	60% - With Subsidy	
Total Existing Demand		8,996
Income Qualified		38%
Income Qualified Renter Households		3,407
Percent Rent Overburdened Prj Mrkt Entry December 2020		33%
Rent Overburdened Households		1,118
Demand from Living in Substandard Household		
Income Qualified Renter Households		3,407
Percent Living in Substandard Housing		0.25%
Households Living in Substandard Housing		9
Total Demand		
Total Demand from Existing Households		1,126
Adjustment Factor - Leakage from SMA	100%	0
Adjusted Demand from Existing Households		1126
Total New Demand		47
Total Demand (New Plus Existing Households)		1,173
Demand from Seniors Who Convert from Homeownership		0
Percent of Total Demand From Homeownership Conversion		0%
Is this Demand Over 2 percent of Total Demand?	No	
By Bedroom Demand		
One Person	41%	836
Two Persons	32%	649
Three Persons	15%	302
Four Persons	8%	156
Five Persons	5%	92
Total	100%	2,036

Capture Rate: 60% - Subsidy in Place

To place Person Demand into Bedroom Type Units

Of one-person households in 1BR units	70%	371
Of two-person households in 1BR units	20%	54
Of one-person households in 2BR units	30%	159
Of two-person households in 2BR units	80%	217
Of three-person households in 2BR units	60%	93
Of four-person households in 2BR units	10%	11
Of three-person households in 3BR units	40%	62
Of four-person households in 3BR units	50%	53
Of five-person households in 3BR units	10%	11
Of four-person households in 4BR units	40%	42
Of five-person households in 4BR units	90%	102
Total Demand		1,175

Total Demand (Subject Unit Type)		Less Additions to Supply	Net Demand
1BR	425	0	425
2BR	480	0	480
3BR	126	0	126
4BR	144	0	144
Total	1,031		1,031

Developer's Unit Mix		Divided by Net Demand	Capture Rate
1BR	16	425	3.8%
2BR	40	480	8.3%
3BR	18	126	14.3%
4BR	4	144	2.8%
Total	78	1175	6.6%

CAPTURE RATE – 60% ABSENT SUBSIDY

EXISTING RENTER HOUSEHOLD DEMAND BY INCOME COHORT - 60% WITHOUT SUBSIDY

Minimum Income Limit	\$24,651	Maximum Income Limit			\$44,460
Income Cohort	Households - Total Change in Households PMA 2018 to Prj Mrkt		Income Brackets	Percent within Cohort	Renter Households within Bracket
<\$15000	769	9%			
\$15000-\$24999	917	10%	\$9,999	3%	32
\$25000-\$34999	901	10%	\$9,999	100%	901
\$35000-\$49999	1,300	14%	\$14,999	63%	820
\$50000-\$74999	1,586	18%			
\$75000-\$99999	1,091	12%			
\$100000-\$149999	1,376	15%			
\$150000-\$199999	458	5%			
\$200000+	598	7%			
Total	8,996	100%			1753

NEW RENTER HOUSEHOLD DEMAND BY INCOME COHORT - 60% WITHOUT SUBSIDY

Minimum Income Limit	\$24,651	Maximum Income Limit			\$44,460
Income Cohort	New Renter Households - Total Change in Households PMA 2018 to Prj Mrkt Entry December 2020		Income Brackets	Percent within Cohort	Renter Households within Bracket
<\$15000	11	9%			
\$15000-\$24999	13	10%	\$9,999	3%	0
\$25000-\$34999	12	10%	\$9,999	100%	12
\$35000-\$49999	18	14%	\$14,999	63%	11
\$50000-\$74999	22	18%			
\$75000-\$99999	15	12%			
\$100000-\$149999	19	15%			
\$150000-\$199999	6	5%			
\$200000+	8	7%			
Total	124	100%			24

ASSUMPTIONS - 60% AMI WITHOUT SUBSIDY

Tenancy	Family	% of Income Toward Housing				35%
Urban/Rural	Urban	Maximum # of Occupants				6
Person in Household	1BR	2BR	3BR	4BR		
1	70%	30%	0%	0%		
2	20%	80%	0%	0%		
3	0%	60%	40%	0%		
4	0%	10%	50%	40%		
5+	0%	0%	10%	90%		

Demand from New Renter Households 2018 to Prj Mrkt Entry December 2020		
Income Target Population	60% - Without Subsidy	
New Renter Households PMA		124
Percent Income Qualified		19%
		24
Demand from Existing Households in 2018		
Demand from Rent Overburdened Households		
Income Target Population	60% - Without Subsidy	
Total Existing Demand		8,996
Income Qualified		19%
Income Qualified Renter Households		1,753
Percent Rent Overburdened Prj Mrkt Entry December 2019		33%
Rent Overburdened Households		575
Demand from Living in Substandard Household		
Income Qualified Renter Households		1,753
Percent Living in Substandard Housing		0.25%
Households Living in Substandard Housing		4
Total Demand		
Total Demand from Existing Households		579
Adjustment Factor - Leakage from SMA	100%	0
Adjusted Demand from Existing Households		579
Total New Demand		24
Total Demand (New Plus Existing Households)		603
Demand from Seniors Who Convert from Homeownership		0
Percent of Total Demand From Homeownership Conversion		0%
Is this Demand Over 2 percent of Total Demand?	No	
By Bedroom Demand		
One Person	45%	272
Two Persons	23%	140
Three Persons	13%	79
Four Persons	9%	54
Five Persons	10%	58
Total	100%	603

Capture Rate: 60% - Absent Subsidy

To place Person Demand into Bedroom Type Units

Of one-person households in 1BR units	70%	191
Of two-person households in 1BR units	20%	28
Of one-person households in 2BR units	30%	82
Of two-person households in 2BR units	80%	112
Of three-person households in 2BR units	60%	48
Of four-person households in 2BR units	10%	5
Of three-person households in 3BR units	40%	32
Of four-person households in 3BR units	50%	27
Of five-person households in 3BR units	10%	6
Of four-person households in 4BR units	40%	22
Of five-person households in 4BR units	90%	52
Total Demand		605

Total Demand (Subject Unit Type)		Less Additions to Supply	Net Demand
1BR	219	0	219
2BR	247	0	247
3BR	65	0	65
4BR	74	0	74
Total	605		605

Developer's Unit Mix	Divided by	
	Net Demand	Capture Rate
1BR	16	7.3%
2BR	40	16.2%
3BR	18	27.8%
4BR	4	5.4%
Total	78	12.9%

Conclusions

The subject property (as subsidized) indicates an overall capture rate of 6.6%, with bedroom types ranging from 3.8% for one-bedroom units, 8.4% for two bedroom units, 14.3% for three-bedroom units and 2.8% for four-bedroom units.

Without subsidy, the capture rates are higher but still considered reasonable with an overall capture rate of 12.9%, a one-bedroom capture rate of 7.3%, a two-bedroom capture rate of 16.2%, a three-bedroom capture rate of 27.8% and a four-bedroom capture rate of 5.4%.

The subject's low capture rates are due to the subject's small project size, the subject's variety of unit types, the low amount of new supply in this market, and the increasing household growth trends in the PMA.

Demand and Net Demand		
	HH at 60% AMI - Absent Subsidy (\$24,651 to \$44,460 income)	HH at 60% AMI - With Subsidy (\$0 to \$44,460 income)
Demand from New Households (age and income appropriate)	24	47
PLUS Demand from Existing Renter Households - Substandard Housing	4	9
PLUS Demand from Existing Renter Households - Rent Overburdened Households	575	1,118
PLUS Secondary Market Demand adjustment IF ANY Subject to 15% Limitation	0	0
Subtotal	603	1,173
Demand from Existing Households - Elderly Homeowner Turnover (Limited to 20% where applicable)	0	0
Equals Total Demand	603	1,173
Less		
Competitive New Supply	0	0
Equals Net Demand	603	1,173

CAPTURE RATE ANALYSIS CHART

Unit Type	Units Proposed	Income Limits		Total Demand	Supply	Net Demand	Capture Rate	Absorption	Average Market Rent	Market Rents Band Min	Market Rents Band Max	Proposed Rents
1BR/1BA 60% AMI/HAP	16	\$0	\$30,660	425	0	425	3.8%	3-4 months	\$653	\$550	\$775	\$525
1BR/1BA 60% AMI	16	\$24,651	\$30,660	219	0	219	7.3%	7 months	653	\$550	\$775	\$525
2BR/1BA 60% AMI/HAP	40	\$0	\$34,500	480	0	480	8.3%	3-4 months	\$862	\$674	\$1,150	\$650
2BR/1BA 60% AMI	40	\$29,589	\$34,500	247	0	247	16.2%	7 months	862	\$674	\$1,150	\$650
3BR/1.5BA 60% AMI/HAP	18	\$0	\$41,400	126	0	126	14.3%	3-4 months	\$931	\$773	\$1,160	\$750
3BR/1.5BA 60% AMI	18	\$34,149	\$41,400	65	0	65	27.8%	7 months	931	\$773	\$1,160	\$750
4BR/2BA 60% AMI/HAP	4	\$0	\$44,460	144	0	144	2.8%	3-4 months	\$1,051	\$867	\$1,225	\$840
4BR/2BA 60% AMI	4	\$38,126	\$44,460	74	0	74	5.4%	7 months	1051	\$867	\$1,225	\$840
Overall - With Subsidy	78	\$0	\$44,460	1175	0	1175	6.6%	3-4 months				
Overall - Without Subsidy	78	\$24,651	\$44,460	605	0	605	12.9%	7 months				

Competitive Rental Analysis

Survey of Comparable Projects

We performed a competitive rental analysis of the local market. We surveyed both market rate and affordable housing rental properties.

We have included a total of eight comparables, two of which are LIHTC properties and six are market rate properties. Both of the LIHTC comparables are located just outside the PMA, in the northwest suburbs of Macon, GA approximately 20 miles from the subject. The market rate comparables are all located within 19 miles of the subject. One of the comparables is located in Forsyth in a similar location to the subject while the remaining comparables are located in the northwest suburbs of Macon, 15 to 20 miles from the subject.

To locate comparable properties we utilized the CBRE database, CoStar, Axiometrics, www.Rent.com, and wwwApartments.com as well as physically driving the market area and speaking to local property managers. Additionally, we identified comparable properties through discussions with area property managers regarding competition among properties.

The LIHTC comparables were built between 1997 and 2006. The market rate comparables were built between 1971 and 1987.

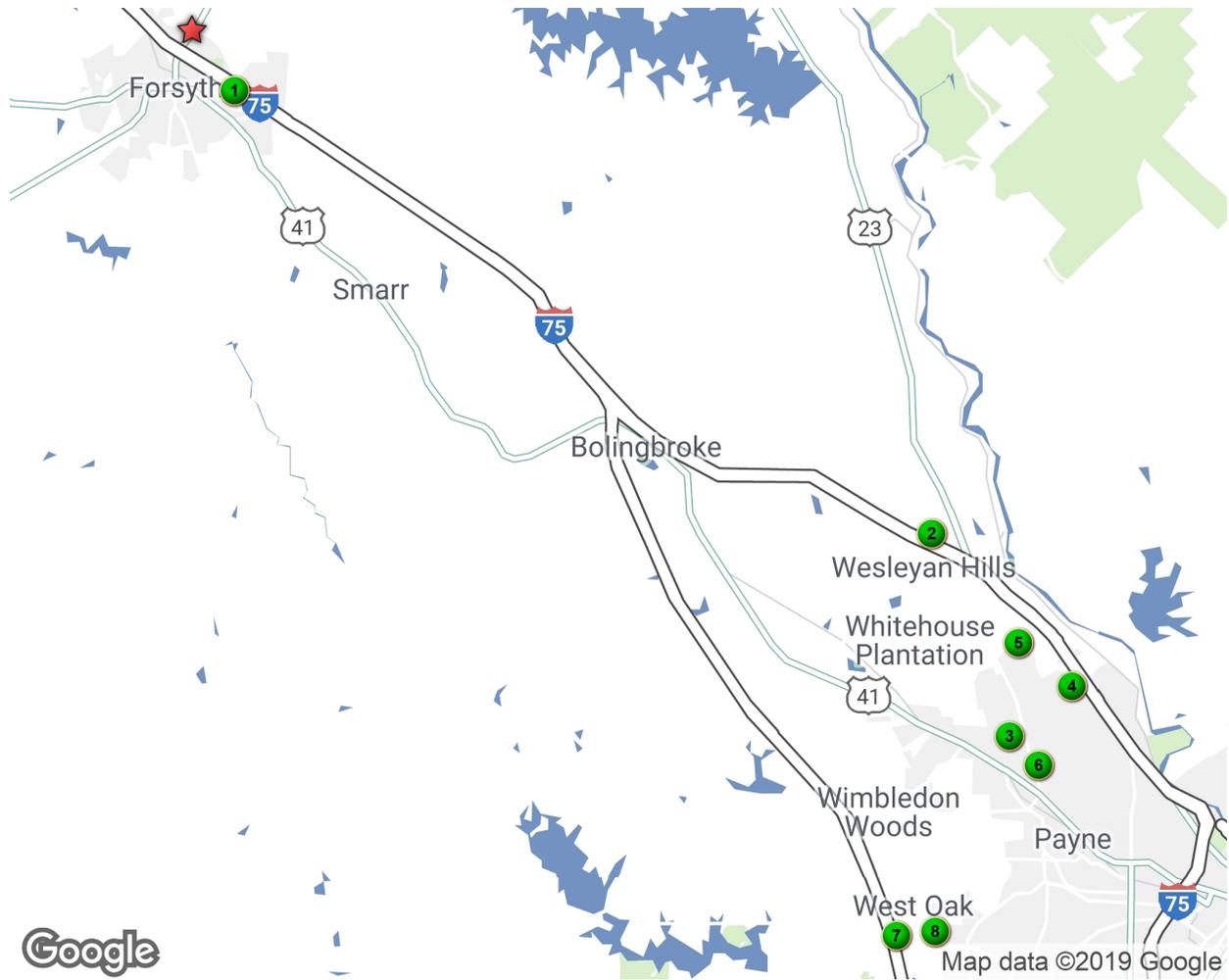
Unit sizes are reported on a net basis for comparable properties, which is the typical basis reported within the apartment industry.

Excluded Properties

The following table illustrates properties that have been excluded from our analysis.

EXCLUDED PROPERTIES			
Project Name	Type	Tenancy	Reason for Exclusion
St Georges Court	Market	Family	More Comparable Properties
The Iris at Park Pointe	Market	Family	More Comparable Properties
Heritage Apartments	Market	Family	More Comparable Properties
Farview Apartments	Market	Family	More Comparable Properties
Estates at Barrington	Market	Family	More Comparable Properties
Bristol Park Apartments	Market	Family	More Comparable Properties
Logan Senior Village	Market	Senior	Dissimilar Tenancy
Lofts at Bass	Market	Family	More Comparable Properties
Indian Springs Apartments	Market	Family	More Comparable Properties
Heritage Apartments	Market	Family	More Comparable Properties
Vineyard Place	Market	Family	More Comparable Properties
Pinegate	Market	Family	More Comparable Properties
Rivoli Run Apartments	Market	Family	More Comparable Properties
Ava Park	Market	Family	More Comparable Properties
Thomaston Garden Apartments	Market	Family	More Comparable Properties
Vineyard Villas	Market	Family	More Comparable Properties
Forest Village	Market	Family	More Comparable Properties
Forest Ridge Apartments	Market	Family	More Comparable Properties
Gables at Wolf Creek Apartments	Market	Senior	Dissimilar Tenancy
Pineview Apartments	Market	Family	More Comparable Properties
The Gardens Townhome Apartments	Market	Family	More Comparable Properties
Vineyard Creek	Market	Family	More Comparable Properties
Avera Estates	Market	Family	More Comparable Properties
Magnolia Townhomes	Market	Family	More Comparable Properties
Spring Chase Apartments	Market	Family	More Comparable Properties
Glencoe Trace Apartments	Market	Family	More Comparable Properties
Hannah's Mill Apartments	Market	Family	More Comparable Properties
St. Phillip Villas	Market	Family	More Comparable Properties
Parkhill	Market	Family	More Comparable Properties
Towaliga Village Apartments	Market	Family	More Comparable Properties
The Park at Northside	Market	Family	More Comparable Properties
Ashley Woods Apartments	Market	Family	More Comparable Properties
The Arbors Apartments	Section 8	Family	Subsidized Rents
Whispering Woods	Market	Family	More Comparable Properties
The Oaks at Park Pointe	Market	Family	More Comparable Properties
Vineyard Hill	Market	Family	More Comparable Properties
Fairmont Homes	Market	Family	More Comparable Properties
Garden Gate Apartments	Market	Family	More Comparable Properties
Adrian on Riverside	Market	Family	More Comparable Properties
River Walk Apartments	Section 8	Family	Subsidized Rents
Riverstone Apartments	Market	Family	More Comparable Properties
Grove at River Place	Market	Family	More Comparable Properties
Arbor Trace Townhomes	Market	Family	More Comparable Properties
Thomaston Crossing	Market	Family	More Comparable Properties
Hunter's Run Luxury Apartments	Market	Family	More Comparable Properties
Northwood	Market	Family	More Comparable Properties
Ashton Hills	Section 8	Senior	Subsidized Rents
Union Hill Apartments	Section 8	Family	Subsidized Rents
Powell Place Apartments	Market	Family	More Comparable Properties

Compiled by CBRE



SUMMARY OF COMPARABLE APARTMENT RENTALS

Comp. No.	Property Name	Location	YOC / Reno'd	Occ.	No. Units	Type	Distance from Subj
1	Holiday Cove Apartments	601 Holiday Circle Forsyth, GA	1987	95%	100	Market	1.2 Miles
2	Legacy At Rivers Crossing	1800 Wesleyan Drive Macon, GA	1987 / 2006	92%	200	Market	15 Miles
3	Waverly Pointe Apartments	624 Forest Hill Rd Macon, GA	1971	100%	100	Market	18 Miles
4	The Landings At North Ingle	3300 North Ingle Place Macon, GA	1982 / 2017	99%	140	Market	18 Miles
5	Carriage Hills	3871 Northside Drive Macon, GA	1977	98%	160	Market	17 Miles
6	Magnolia Crossing	461 Forest Hill Road Macon, GA	1980	90%	115	Market	19 Miles
7	West Club	159 Steven Drive Macon, GA	1997	96%	140	LIHTC	20 Miles
8	Pinewood Park	4755 Mercer University Drive Macon, GA	2006	95%	148	LIHTC/Market	20 Miles
Subj.	Forsyth Gardens	500 Cabiness Road, Forsyth, Georgia	Proposed 2020	-	78		---

Compiled by CBRE

Complete comparable write-ups have been included within the addenda of this report.

Housing Choice Vouchers

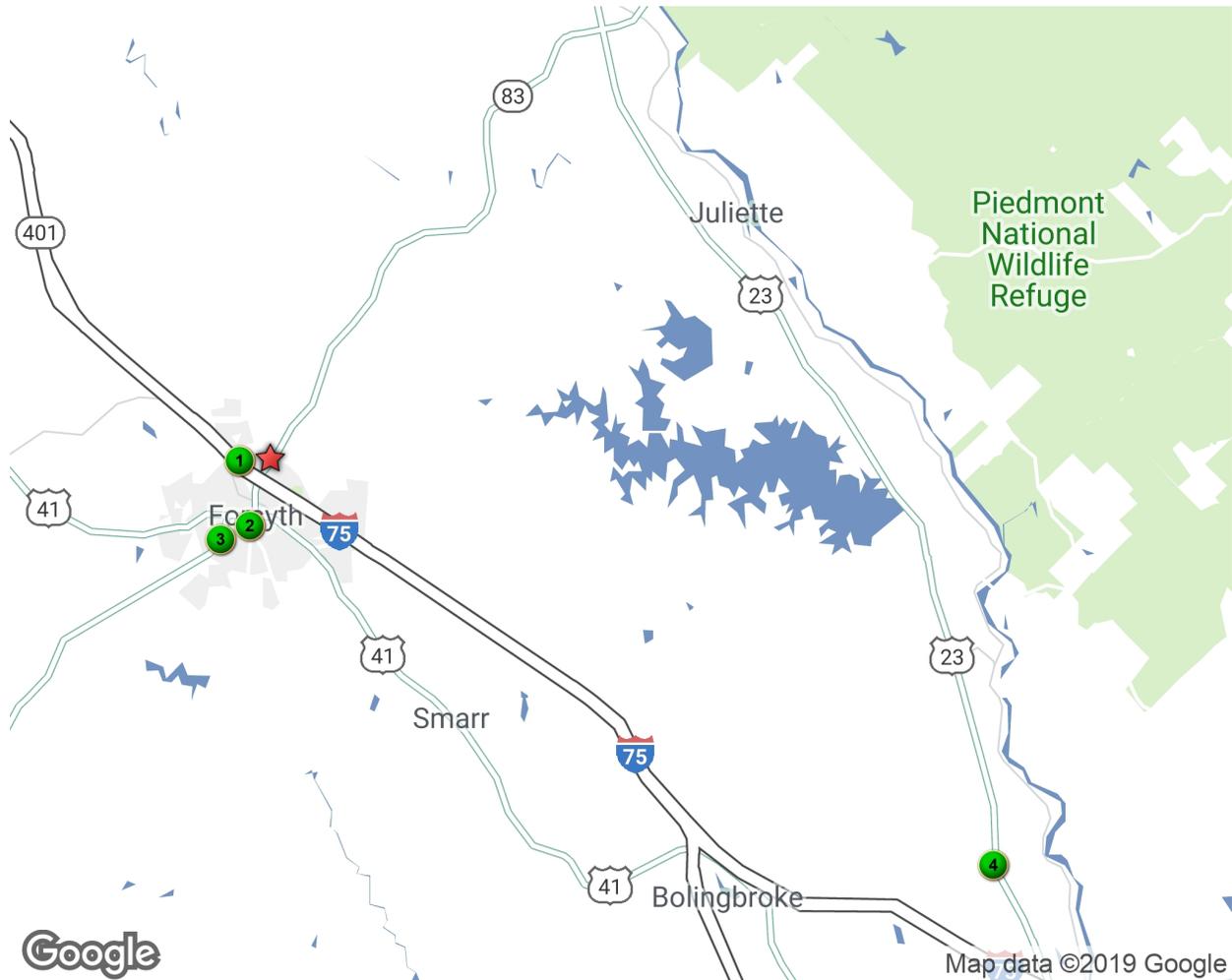
We contacted David Samloff, director of Operations with the Georgia Department of Community Affairs. As of the date of this report, our calls have not been returned.

Rural Area

The subject is not located within a rural area.

Competitive Property Map

EXISTING ASSISTED RENTAL HOUSING PROPERTY MAP IN PMA



ASSISTED/SUBSIDIZED PROPERTIES IN THE PMA				
	Property Name	Program	Tenancy	Occupancy
1	Elder Manor	Section 8/LIHTC	Senior	100.0%
2	Brentwood Place Apartments	Section 8/LIHTC	Senior	100.0%
3	Union Hill Apartments	Section 8	Family	100.0%
4	Oak Ridge Apartments	LIHTC	Family	100.0%

Compiled by CBRE

Amenities

The subject’s amenity package is considered to be slightly inferior or inferior in-unit amenities in comparison to the LIHTC comparables and slightly inferior to inferior to the market-rate comparable properties and generally inferior project amenities. The subject’s units offer refrigerators, range/oven and washer/dryer connections, but does not offer a dishwasher, microwave private balcony/patio which the majority of comparables include. Further, the subject offers a laundry facility and recreation area but does not offer a pool, exercise facility, business center, community room or which the majority of the comparables include. Following

renovations, the subject will add the following amenities: microwaves, free wireless internet, in-unit washer/dryers (two, three, and four-bedroom units only), surveillance cameras, community room, business center, BBQ area with pergola, fitness center, dog park, community garden.

Comparable Tenancy

The subject targets families, similar to the comparables.

Vacancy

The following table illustrates the vacancy rates in the market.

SUMMARY OF COMPARABLE APARTMENT RENTALS				
Comp. No.	Name	Location	Development Type	Occupancy
1	Holiday Cove Apartments	600 Holiday Circle, Forsyth, GA	Market Rate	95%
2	Legacy At Rivers Crossing	1800 Wesleyan Drive, Macon, GA	Market Rate	92%
3	Waverly Pointe Apartments	624 Forest Hill Rd, Macon, GA	Market Rate	100%
4	The Landings At North Ingle	3300 North Ingle Place, Macon, GA	Market Rate	99%
5	Carriage Hills	3871 Northside Drive, Macon, GA	Market Rate	98%
6	Magnolia Crossing	461 Forest Hill Road, Macon, GA	Market Rate	90%
7	West Club	159 Steven Drive, Macon, GA	LIHTC	96%
8	Pinewood Park	4755 Mercer University Drive, Macon, GA	LIHTC/Market	95%
Subject	Forsyth Gardens	500 Cabiness Road, Forsyth, Georgia	LIHTC/Section 8	-
Compiled by CBRE				

Comparables 1-6 represent conventional market rate properties, and Comparables 7 and 8 represent LIHTC properties.

The affordable properties reported occupancies of 96% and 95%.

The market rate properties range between 90% and 100%, and average 95.4%. Given the level of subsidy, the current waiting list at the subject property, limited turnover as part of the renovation, as well as the recent and current occupancy rates, we do not expect the property to have occupancy issues as proposed.

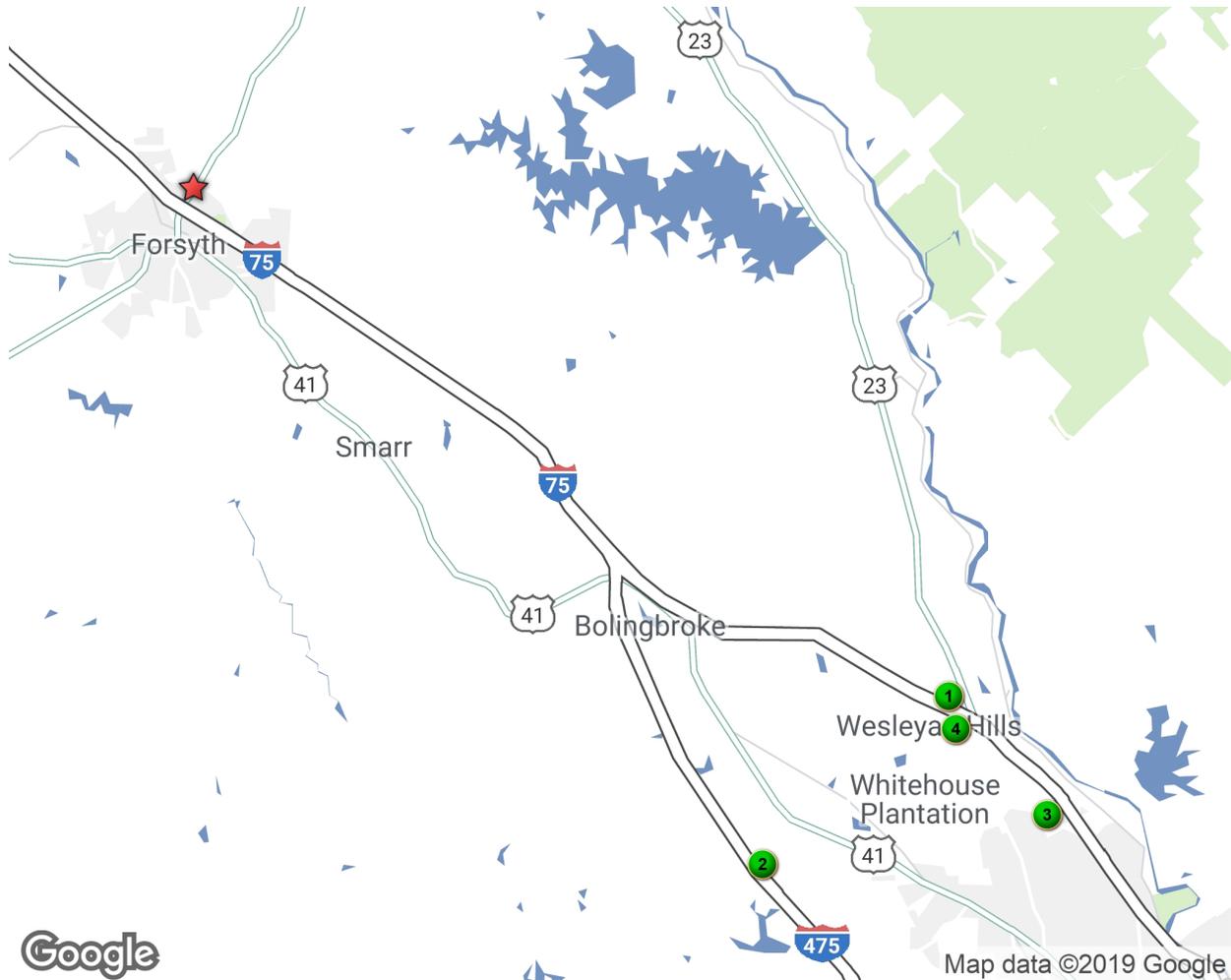
Given that the subject is an existing property that is fully leased (99% occupied), we do not believe that the subject will impact the performance of the existing affordable properties if allocated.

Properties Under Construction and Proposed

Based on our research from CoStar, Axiometrics, and conversations with the local planning department, we are aware of one project that is under construction and three project's proposed

in the subject’s PMA. None of these developments will be directly competitive with the subject as they are all unrestricted market rate developments, three of which will target seniors.

The following map details the planned, proposed or under construction developments in the PMA.



UNDER CONSTRUCTION/PROPOSED/PLANNED DEVELOPMENTS IN THE PMA

Development Name	Map No.	Address	Size	Competitive Units	Additional Details
The Station at River Crossing	1	214 Sheraton Drive	92	92	Family oriented market rate to be completed in 2019
Macon North Apartments	2	600-700 Lamar Road	240	0	Senior oriented market rate to be completed in 2021
3568 Northside Drive	3	3568 Northside Drive	92	0	Senior oriented market rate to be completed in 2021
Sterling Heights	4	1691 Wesleyan Drive	120	0	Senior oriented market rate to be completed in 2022
Total			452	0	

Complied by CBRE

Average Market Rent

The rentals utilized represent the best data available for comparison with the subject. Comparables 1-6 represent conventional market rate properties, and comparables 7-8 represent LIHTC properties.

DISCUSSION/ANALYSIS OF RENT COMPARABLES

Rent Comparable One

This comparable rental represents Holiday Cove Apartments, a 100-unit garden-style property at 600 Holiday Circle, Forsyth, GA. The improvements were originally constructed in 1987 and were considered in average condition at the time of our research. The structure's exterior walls depict vinyl siding construction components and the average unit size is 825 square feet. Project/unit amenities include the following: playground, pool, on-site management, pitched roofs, surface parking, ceiling fans, dishwasher, microwave oven, private patios / balconies, range / oven, refrigerator with icemaker, washer / dryer connections. According to the unit mix and asking rates for this property, the average base rental rate is \$0.82 per square foot monthly (\$675/unit), based upon typical lease terms of 6 months. No rent premiums were reported. No utilities are included with the rent and no concessions are currently offered. The property is currently 95% leased. This comparable represents a 100-unit apartment property located on Holiday Circle in Forsyth, Georgia. The property, identified as Holiday Cove, was developed in 1987 and is currently 95% occupied. The comparable offers one- and two-bedroom floorplans, with an average unit size of 825 square feet. Units are sub-metered for water and sewer, with the tenant responsible for usage. Management is not currently offering any concessions.

Upon renovation, the subject's units will be considered similar or slightly superior with respect to age/condition, similar or slightly inferior with respect to amenities, and similar with respect to location. Overall, this comparable will be considered similar.

Rent Comparable Two

This comparable rental represents Legacy At Rivers Crossing Apartments, a 200-unit garden-style property at 1800 Wesleyan Drive, Macon, GA. The improvements were originally constructed in 1987 and were considered in average condition at the time of our research. The structure's exterior walls depict vinyl siding construction components and the average unit size is 1,007 square feet. Project/unit amenities include the following: business center, clubhouse, fitness center, laundry facility, pool, tennis court, exterior stairwells, on-site management, pitched roofs, surface parking, 8-foot ceilings, black appliances, carpeted flooring, dishwasher, laminate countertops, range / oven, refrigerator, white / beige appliances. According to the unit mix and asking rates for this property, the average base rental rate is \$0.92 per square foot monthly (\$931/unit), based upon typical lease terms of 12 months. Rent premiums were reported as level, view. No utilities are included with the rent and no concessions are currently offered. The property is currently 92% leased. This comparable represents a 200-unit apartment property, located along Wesleyan Drive, approximately one-quarter mile north of Interstate 75. The property, known as Legacy at Rivers Crossing was developed in 1987 and is currently 93% occupied. Community amenities include a tennis court, pool, fitness center, and laundry facility. The pool area and fitness center were recently upgraded. Units feature a fully-equipped kitchens. The property offers one-, two- and three-bedroom floor plans, with an average unit size of 1,007

square feet. Resident pays \$5 per month for pest control, \$10 per month for trash removal, along with a \$4 administrative billing fee.

Upon renovation, the subject's units will be considered similar with respect to age/condition, superior with respect to amenities, and slightly inferior with respect to location. Overall, this comparable will be considered similar.

Rent Comparable Three

This comparable rental represents Waverly Pointe Apartments, a 100-unit garden-style property at 624 Forest Hill Rd, Macon, GA. The improvements were originally constructed in 1971 and were considered in average condition at the time of our research. The structure's exterior walls depict vinyl siding construction components and the average unit size is 1,100 square feet. Project/unit amenities include the following: barbeque area, playground, gated / controlled access, on-site management, pitched roofs, surface parking, black appliances, carpeted flooring, ceiling fans, dishwasher, laminate countertops, range / oven, refrigerator, vinyl flooring, washer / dryer connections. According to the unit mix and asking rates for this property, the average base rental rate is \$0.79 per square foot monthly (\$868/unit), based upon typical lease terms of 12 months. No rent premiums were reported. No utilities are included with the rent and no concessions are currently offered. The property is currently 100% leased. This comparable represents a 100-unit apartment property located on Forest Hill Road in Macon, Georgia. The property, identified as Waverly Pointe, was developed in 1971 and is currently 100% occupied. The property offers one-, two-, three-, and four-bedroom floorplans with an average unit size of 1,100 square feet. Community amenities include a playground and grill area. Units feature a full kitchen appliance package and washer/dryer connections. Water/sewer is individually metered, with tenants responsible for usage. Management is not currently offering any concessions.

Upon renovation, the subject's units will be considered superior with respect to age/condition, superior with respect to amenities, and slightly inferior with respect to location. Overall, this comparable will be considered inferior.

Rent Comparable Four

This comparable rental represents The Landings At North Ingle Apartments, a 140-unit garden-style-property at 3300 North Ingle Place, Macon, GA. The improvements were originally constructed in 1982 and were considered in average condition at the time of our research. The structure's exterior walls depict vinyl siding construction components and the average unit size is 975 square feet. Project/unit amenities include the following: clubhouse, fitness center, laundry facility, playground, pool, tennis court, on-site management, pitched roofs, surface parking, black appliances, carpeted flooring, ceramic tile flooring, dishwasher, garbage disposal, granite countertops, laminate countertops, private patios / balconies, range / oven, refrigerator, stainless steel appliances. According to the unit mix and asking rates for this property, the average base rental rate is \$0.86 per square foot monthly (\$837/unit), based upon typical lease terms of 12 months. Rent premiums are discussed further below. No utilities are included with the rent and

no concessions are currently offered. The property is currently 99% leased. This comparable represents a 140-unit apartment property, located along the south side of Northside Drive, just west of Riverside Drive in Macon, Georgia. The property, identified as The Landings at North Ingle, was developed in 1982 and is currently 99% occupied. In 2017 some of the units received renovations. Interiors feature hardwood vinyl, new carpet, SS/appliances, new cabinetry, granite countertops, etc. Management indicated the property will keep some classic units. Select two- and three-bedroom apartments have been previously updated with white cabinets and new appliances and are charged a \$50 per month premium. The property offers one-, two- and three-bedroom floor plans, with an average unit size of 975 square feet. There is a \$20 premium charged for select floor levels. Management employs a RUBS for reimbursement of water and sewer and the units are individually sub-metered for electricity. Resident pays \$6 per month for trash removal. No concessions are currently being offered. Rents listed are for renovated units.

Upon renovation, the subject's units will be considered superior with respect to age/condition, similar with respect to amenities, and slightly inferior with respect to location. Overall, this comparable will be considered slightly inferior.

Rent Comparable Five

This comparable rental represents Carriage Hills Apartments, a 160-unit garden-style property at 3871 Northside Drive, Macon, GA. The improvements were originally constructed in 1977 and were considered in average condition at the time of our research. The structure's exterior walls depict brick veneer construction components and the average unit size is 1,193 square feet. Project/unit amenities include the following: laundry facility, playground, pool, on-site management, black appliances, carpeted flooring, ceiling fans, dishwasher, garbage disposal, laminate countertops, private patios / balconies, range / oven, tub / shower combo, vinyl flooring, washer / dryer connections. According to the unit mix and asking rates for this property, the average base rental rate is \$0.68 per square foot monthly (\$812/unit), based upon typical lease terms of 12 months. No rent premiums were reported. Utilities included with the rent are trash and no concessions are currently offered. The property is currently 98% leased. This comparable represents a 160-unit garden style apartment property, located along the north side of Northside Drive, between Tom Hill Boulevard and Forest Hill Road. The property, identified as Carriage Hills, was developed in 1978 and is currently 98% occupied. Some units have been updated with new counters and lighting. The property offers good access and exposure from Northside Drive. The property is a combination of brick and vinyl siding (new siding, windows, and doors installed in 2001). The comparable offers one-, two-, and three-bedroom floor plans, with an average unit size of 1,192 square feet. Trash removal are included in the monthly rental rates. No concessions are currently being offered.

Upon renovation, the subject's units will be considered similar with respect to age/condition, similar with respect to amenities, and slightly inferior with respect to location. Overall, this comparable will be considered similar.

Rent Comparable Six

This comparable rental represents Magnolia Crossing Apartments, a 115-unit garden-style property at 461 Forest Hill Road, Macon, GA. The improvements were originally constructed in 1980 and were considered in average condition at the time of our research. The structure's exterior walls depict brick construction components and the average unit size is 1,240 square feet. Project/unit amenities include the following: barbeque area, clubhouse, outdoor fireplace, playground, pool, on-site management, pitched roofs, surface parking, black appliances, carpeted flooring, ceiling fans, dishwasher, garbage disposal, laminate countertops, range / oven, refrigerator, vinyl flooring, washer / dryer connections. According to the unit mix and asking rates for this property, the average base rental rate is \$0.75 per square foot monthly (\$932/unit), based upon typical lease terms of 12 months. No rent premiums were reported. Utilities included with the rent are pest control and no concessions are currently offered. The property is currently 90% leased. This comparable represents a 115-unit apartment property, located along the east side of Forest Hill Road, just south of Wimbish Road, in the north central portion of Macon, Georgia. The property, identified as Magnolia Crossing, was developed in 1980 and is 90% occupied. The comparable offers two-, three-, and four-bedroom floorplans, with an average unit size of 1,240 square feet. Community amenities include a fire pit and picnic area, playground, and pool. Units feature a black appliance package, fireplace, vinyl flooring in common areas, and washer/dryer hookups.

Upon renovation, the subject's units will be considered similar with respect to age/condition, superior with respect to amenities, and slightly inferior with respect to location. Overall, this comparable will be considered slightly inferior.

Rent Comparable Seven

This comparable rental represents West Club Apartments, a 140-unit garden-style property at 159 Steven Drive, Macon, GA. The improvements were originally constructed in 1997 and were considered in average condition at the time of our research. The structure's exterior walls depict vinyl siding construction components and the average unit size is 1,091 square feet. Project/unit amenities include the following: clubhouse, fitness center, laundry facility, pool, on-site management, dishwasher, range / oven, refrigerator, washer / dryer connections. According to the unit mix and asking rates for this property, the average base rental rate is \$0.61 per square foot monthly (\$666/unit), based upon typical lease terms of 6 months. No rent premiums were reported. Utilities included with the rent are water, sewer, trash and no concessions are currently offered. The property is currently 96% leased. This comparable represents a 140-unit tax credit apartment property, located along the south side of Mercer University Drive, just east of Interstate 475. The property, identified as West Club, was developed in 1997 and is currently 100%

occupied. The property offers one-, two-, three- and four-bedroom floor plans, with an average unit size of 1,091 square feet. Rental rates are restricted to maximum allowable levels. Water and sewer costs are included in the quoted rental rates. No concessions are currently being offered.

Upon renovation, the subject's units will be considered superior with respect to age/condition, superior with respect to amenities, and slightly inferior with respect to location. Overall, this comparable will be considered slightly inferior.

Rent Comparable Eight

This comparable rental represents Pinewood Park Apartments, a 148-unit garden-style property at 4755 Mercer University Drive, Macon, GA. The improvements were originally constructed in 2006 and were considered in average condition at the time of our research. The structure's exterior walls depict vinyl siding construction components and the average unit size is 1,165 square feet. Project/unit amenities include the following: barbeque area, business center, clubhouse, fitness center, laundry facility, playground, pool, gated / controlled access, lihtc (low income housing tax credit), on-site management, pitched roofs, surface parking, dishwasher, private patios / balconies, range / oven, refrigerator, washer / dryer connections. According to the unit mix and asking rates for this property, the average base rental rate is \$0.48 per square foot monthly (\$561/unit), based upon typical lease terms of 12 months. No rent premiums were reported. Utilities included with the rent are water, sewer, trash removal & pest control and no concessions are currently offered. The property is currently 95% leased. This comparable represents a 148-unit LIHTC apartment property located on Mercer University Drive in Macon, Georgia. The property, identified as Pinewood Park, was developed in 2006 and is currently 96% occupied. The comparable offers one-, two-, and three-bedroom floorplans, with an average unit size of 1,165 square feet. The property has units rent restricted to 30%, 50%, and 60% of the area median income along with market rate units. Community amenities include a clubhouse, fitness center, laundry facility, swimming pool, playground, and gated entrances. Unit amenities include a full kitchen appliance package and washer/dryer connections. Water, sewer, trash, and pest control are included in the quoted rental rates. Residents pay an additional \$35 per month for cable. Management is not currently offering any concessions.

Upon renovation, the subject's units will be considered similar with respect to age/condition, superior with respect to amenities, and slightly inferior with respect to location. Overall, this comparable will be considered slightly inferior.

MARKET RENT ESTIMATE

In order to estimate the market rates for the various floor plans, the subject unit types have been compared with similar units in the comparable projects.

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.'

The following is a discussion of each unit type.

One-Bedroom Units

SUMMARY OF COMPARABLE RENTALS ONE BEDROOM UNITS				
Comparable	Plan Type	Size	Rental Rates	
			\$/Mo.	\$/SF
West Club	1 BR, 1 BA - 60% AMI	778 SF	\$550	\$0.71
Pinewood Park	1 BR, 1 BA - 60% AMI	846 SF	\$568	\$0.67
Waverly Pointe Apartments	1 BR, 1 BA	600 SF	\$605	\$1.01
Subject (CBRE As Is Achievable Contract Rents)	1BR/1BA	620 SF	\$605	\$0.98
Subject (Net Maximum Allowable LIHTC)	1BR/1BA	620 SF	\$622	\$1.00
Holiday Cove Apartments	1 BR, 1 BA	750 SF	\$625	\$0.83
Pinewood Park	1 BR, 1 BA	846 SF	\$650	\$0.77
Legacy At Rivers Crossing	1 BR, 1 BA	805 SF	\$670	\$0.83
Carriage Hills	1BR/1BA	1,000 SF	\$715	\$0.71
The Landings At North Ingle	1 BR, 1 BA	790 SF	\$715	\$0.91
Subject (CBRE Post Renovation Contract Rents)	1BR/1BA	620 SF	\$740	\$1.19
Legacy At Rivers Crossing	1 BR, 1 BA	745 SF	\$775	\$1.04

Compiled by CBRE

The comparables indicate an average market rent of \$653 per unit or \$0.82/SF, considering the affordable and market rate units.

Two-Bedroom Units

SUMMARY OF COMPARABLE RENTALS TWO BEDROOM UNITS				
Comparable	Plan Type	Size	Rental Rates	
			\$/Mo.	\$/SF
Pinewood Park	2 BR, 2 BA - 60% AMI	1,186 SF	\$674	\$0.57
West Club	2 BR, 2 BA - 60% AMI	1,021 SF	\$675	\$0.66
Subject (CBRE As Is Achievable Contract Rents)	2BR/1BA	580 SF	\$680	\$1.17
Holiday Cove Apartments	2 BR, 2 BA	900 SF	\$725	\$0.81
Subject (Net Maximum Allowable LIHTC)	2BR/1BA	580 SF	\$739	\$1.27
Pinewood Park	2 BR, 2 BA - MKT	1,186 SF	\$780	\$0.66
The Landings At North Ingle	2 BR, 1 BA	906 SF	\$790	\$0.87
Carriage Hills	2BR/1.5BA	1,175 SF	\$800	\$0.68
Magnolia Crossing	2BR/1BA	1,100 SF	\$800	\$0.73
Subject (CBRE Post Renovation Contract Rents)	2BR/1BA	580 SF	\$835	\$1.44
Legacy At Rivers Crossing	2 BR, 1 BA	978 SF	\$875	\$0.89
Waverly Pointe Apartments	2 BR, 1.5 BA	1,100 SF	\$875	\$0.80
The Landings At North Ingle	2 BR, 2 BA	1,044 SF	\$930	\$0.89
Legacy At Rivers Crossing	2 BR, 2 BA	1,188 SF	\$975	\$0.82
Legacy At Rivers Crossing	2 BR, 2 BA	1,112 SF	\$990	\$0.89
Legacy At Rivers Crossing	2 BR, 2 BA	1,127 SF	\$1,035	\$0.92
Legacy At Rivers Crossing	2 BR, 2 BA	1,053 SF	\$1,150	\$1.09

Compiled by CBRE

The comparables indicate an average market rent of \$862 per unit or \$0.80/SF, considering the affordable and market rate units.

Three-Bedroom Units

SUMMARY OF COMPARABLE RENTALS THREE BEDROOM UNITS				
Comparable	Plan Type	Size	Rental Rates	
			\$/Mo.	\$/SF
Pinewood Park	3 BR, 2 BA - 60% AMI	1,373 SF	\$773	\$0.56
West Club	3 BR, 2 BA - 60% AMI	1,212 SF	\$779	\$0.64
Subject (Maximum Allowable LIHTC)	3BR/1.5BA	842 SF	\$824	\$0.98
Pinewood Park	3 BR, 2 BA - MKT	1,373 SF	\$850	\$0.62
Subject (CBRE As Is Achievable Contract Rents)	3BR/1.5BA	842 SF	\$865	\$1.03
Carriage Hills	3BR/2BA	1,300 SF	\$870	\$0.67
Waverly Pointe Apartments	3 BR, 1.5 BA	1,300 SF	\$925	\$0.71
The Landings At North Ingle	3 BR, 2 BA	1,215 SF	\$950	\$0.78
Legacy At Rivers Crossing	3 BR, 2 BA	1,250 SF	\$995	\$0.80
Subject (CBRE Post Renovation Contract Rents)	3BR/1.5BA	842 SF	\$1,010	\$1.20
Magnolia Crossing	3BR/2.5BA TH	1,520 SF	\$1,075	\$0.71
Magnolia Crossing	3BR/2.5BA TH w/FP	1,543 SF	\$1,160	\$0.75

Compiled by CBRE

The comparables indicate an average market rent of \$931 per unit or \$0.69/SF, considering the affordable and market rate units.

Four-Bedroom Units

SUMMARY OF COMPARABLE RENTALS FOUR BEDROOM UNITS				
Comparable	Plan Type	Size	Rental Rates	
			\$/Mo.	\$/SF
West Club	4 BR, 2 BA - 60% AMI	1,348 SF	\$867	\$0.64
Subject (Maximum Allowable LIHTC)	4BR/2BA	950 SF	\$887	\$0.93
Subject (CBRE As Is Achievable Contract Rents)	4BR/2BA	950 SF	\$985	\$1.04
Waverly Pointe Apartments	4 BR, 2 BA	1,400 SF	\$1,060	\$0.76
Subject (CBRE Post Renovation Contract Rents)	4BR/2BA	950 SF	\$1,160	\$1.22
Magnolia Crossing	4BR/3.5BA TH	2,100 SF	\$1,225	\$0.58

Compiled by CBRE

The comparables indicate an average market rent of \$1,051 per unit or \$0.65/SF, considering the affordable and market rate units.

MARKET RENT CONCLUSIONS

The subject represents a property currently subsidized by a Section 8 contract, and will continue to be subsidized following the completion of the planned renovation. These contract rents are based on market levels; therefore, we have not considered the restricted rents within our estimation of market rent.

The following table illustrates the achievable market rents for the subject in its current condition.

MARKET RENT CONCLUSIONS - AS IS									
No. Units	Unit Type	Unit Size	Total SF	Monthly Rent			Annual Rent		Annual Total
				\$/Unit	\$/SF	PRI	\$/Unit	\$/SF	
16	1BR/1BA	620	9,920 SF	\$605	\$0.98	\$9,680	\$7,260	\$11.71	\$116,160
40	2BR/1BA	580	23,200 SF	\$680	\$1.17	\$27,200	\$8,160	\$14.07	\$326,400
18	3BR/1.5BA	842	15,156 SF	\$865	\$1.03	\$15,570	\$10,380	\$12.33	\$186,840
4	4BR/2BA	950 SF	3,800 SF	\$985	\$1.04	\$3,940	\$11,820	\$12.44	\$47,280
78		668 SF	52,076 SF	\$723	\$1.08	\$56,390	\$8,675	\$12.99	\$676,680

Compiled by CBRE

The following table assumes the completion of the planned renovation.

MARKET RENT CONCLUSIONS - AS RENOVATED									
No. Units	Unit Type	Unit Size	Total SF	Monthly Rent			Annual Rent		Annual Total
				\$/Unit	\$/SF	PRI	\$/Unit	\$/SF	
16	1BR/1BA	620	9,920 SF	\$740	\$1.19	\$11,840	\$8,880	\$14.32	\$142,080
40	2BR/1BA	580	23,200 SF	\$835	\$1.44	\$33,400	\$10,020	\$17.28	\$400,800
18	3BR/1.5BA	842	15,156 SF	\$1,010	\$1.20	\$18,180	\$12,120	\$14.39	\$218,160
4	4BR/2BA	950 SF	3,800 SF	\$1,160	\$1.22	\$4,640	\$13,920	\$14.65	\$55,680
78		668 SF	52,076 SF	\$873	\$1.31	\$68,060	\$10,471	\$15.68	\$816,720

Compiled by CBRE

The table above reflects the expected HAP contract rents post renovation, which we believe also reflect market rents.

Rental Advantage

The following table illustrates the subject's proposed LIHTC rents to the comparable properties.

SUBJECT COMPARISON TO COMPARABLE RENTS - MARKET RENTS					
Unit Type	Subject Proposed				
	LIHTC Rent	Surveyed Minimum	Surveyed Maximum	Surveyed Average	Rent Advantage
1BR/1BA - 60% AMI	\$525	\$550	\$775	\$653	24%
2BR/1BA - 60% AMI	\$650	\$674	\$1,150	\$862	33%
3BR/1.5BA - 60% AMI	\$750	\$773	\$1,160	\$931	24%
4BR/2BA - 60% AMI	\$840	\$867	\$1,225	\$1,051	25%

Compiled by CBRE

The proposed 60% AMI rents are well below the surveyed average of the rent comparables for each bedroom type. The proposed rents indicate a 24% to 33% rent advantage to comparable properties (market rate and affordable). This emphasizes the strong demand for affordable housing in this market.

DCA Funded Projects within PMA

According to the DCA Program Awards Database, there have been no new developments funded in the subject's PMA over the previous five years.

Rental Trends in the PMA

The following table illustrates tenure patterns in the PMA.

TENURE PATTERNS PMA				
Year	Owner Occupied Units	Percentage Owner Occupied	Renter-Occupied Units	Percentage Renter Occupied
2024	17,055	63.2%	9,948	36.8%
2020 Projected Market Entry	17,126	65.5%	9,005	34.5%
2019	17,368	66.2%	8,881	33.8%
2010	17,456	70.9%	7,178	29.1%
2000	15,347	75.4%	5,020	24.6%

Source: ESRI

As illustrated, the percentage of renter occupied housing units has increased from 2000 to 2019, a trend that is expected to continue through 2024.

Monroe County Submarket

Important characteristics of the Monroe County apartment submarket are summarized below:

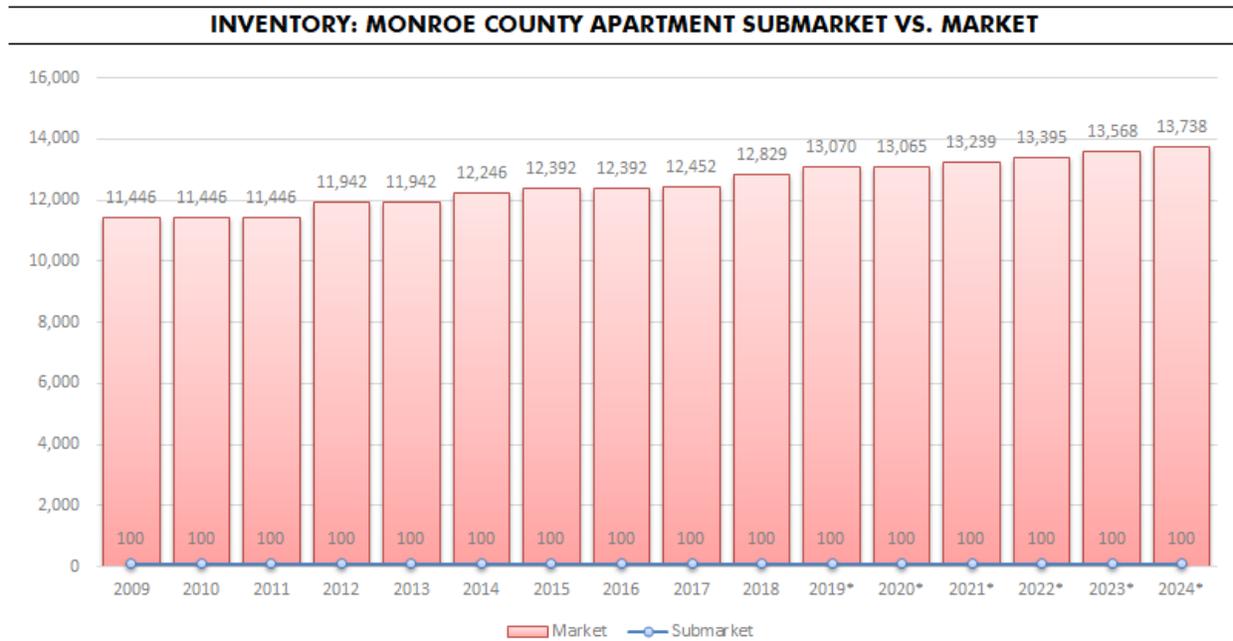
MONROE COUNTY APARTMENT SUBMARKET								
Year Ending	Inventory (Units)	Completions (Units)	Occupied Stock (Units)	Occupancy	Asking Rent (\$/Unit/Mo.)	Asking Rent Change	Net Absorption (Units)	Sales Price (\$/Unit)
2009	100	0	90	89.8%	\$562.39	-3.57%	0	\$0
2010	100	0	91	91.0%	\$566.76	0.78%	0	\$0
2011	100	0	91	90.8%	\$570.34	0.63%	0	\$0
2012	100	0	91	90.8%	\$578.52	1.43%	0	\$0
2013	100	0	90	90.4%	\$587.96	1.63%	0	\$0
2014	100	0	90	90.2%	\$593.92	1.01%	0	\$0
2015	100	0	92	92.4%	\$600.00	1.02%	2	\$0
2016	100	0	92	91.8%	\$601.66	0.28%	-1	\$0
2017	100	0	93	93.0%	\$642.11	6.72%	1	\$0
2018	100	0	94	94.0%	\$650.00	1.23%	1	\$0
2019 Q1	100	0	94	94.0%	\$650.00	0.00%	0	\$0
2019 Q2	100	0	94	94.0%	\$650.00	0.00%	0	\$0
2019 Q3*	100	0	94	93.7%	\$650.00	0.00%	0	\$0
2019 Q4*	100	0	94	93.6%	\$650.58	0.09%	0	\$0
2020*	100	0	93	93.3%	\$651.43	0.13%	0	\$0
2021*	100	0	93	92.8%	\$650.39	-0.16%	0	\$0
2022*	100	0	92	92.5%	\$647.59	-0.43%	0	\$0
2023*	100	0	92	92.1%	\$643.07	-0.70%	0	\$0
2024*	100	0	92	91.6%	\$637.89	-0.81%	0	\$0

*Future Projected Data according to Costar

Source: Costar, 2nd Quarter 2019

The Monroe County apartment submarket consists of approximately 100 units of apartment space.

Historical Inventory for the market and submarket are indicated in the table below:

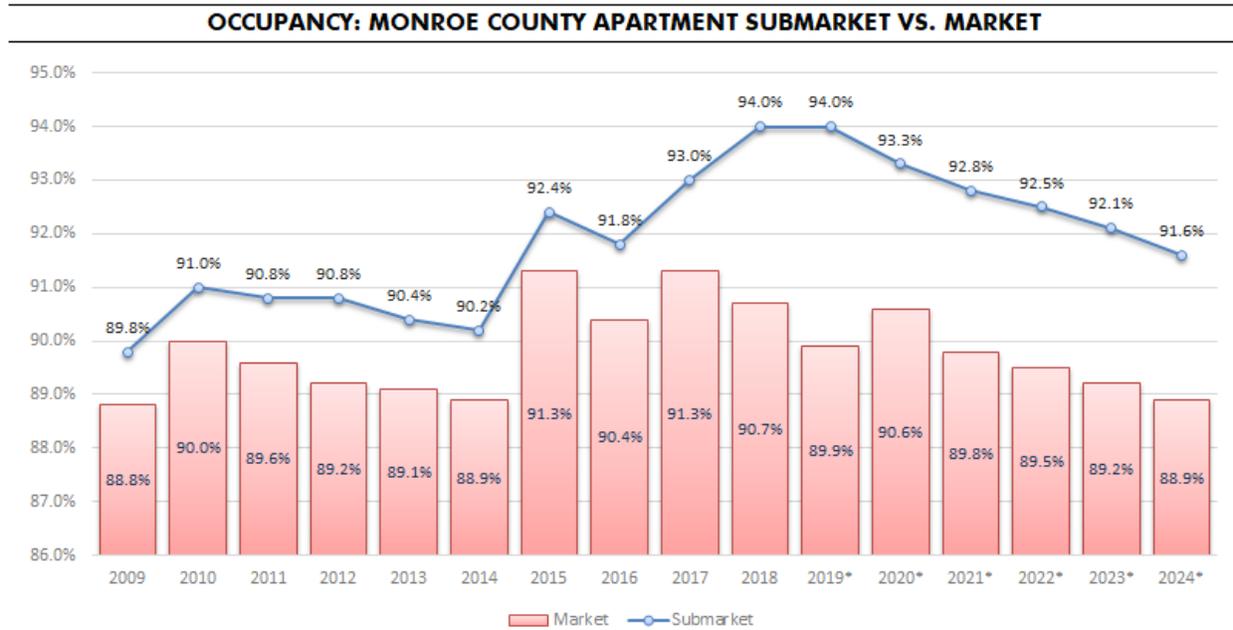


* Future Projected Data according to Costar

Source: Costar, 2nd Quarter 2019

The current submarket inventory represents approximately 0.8% of the overall market inventory.

Occupancy

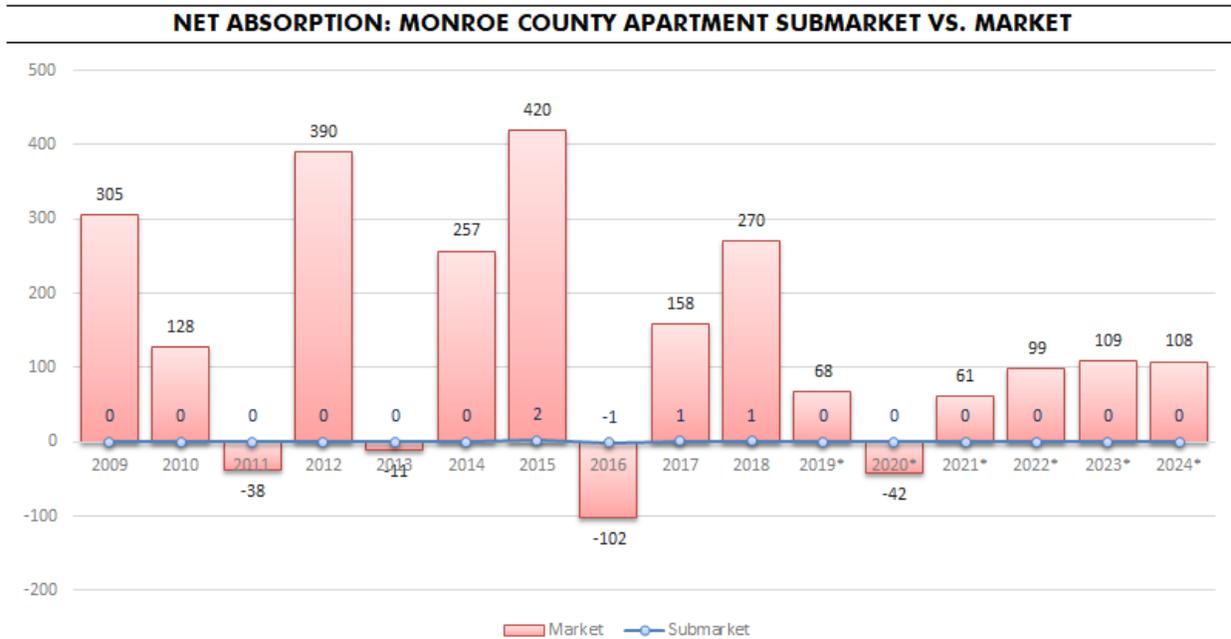


* Future Projected Data according to Costar

Source: Costar, 2nd Quarter 2019

As of 2nd Quarter 2019, there were approximately 94 units of occupied apartment space, resulting in an occupancy rate of 94.0% for the submarket. This reflects no change from the previous quarter’s occupancy of 94.0%, and no change from an occupancy rate of 94.0% for the same quarter last year. The subject’s current occupancy is below the 89.9% overall market occupancy and below the 95.7% submarket occupancy.

Net Absorption

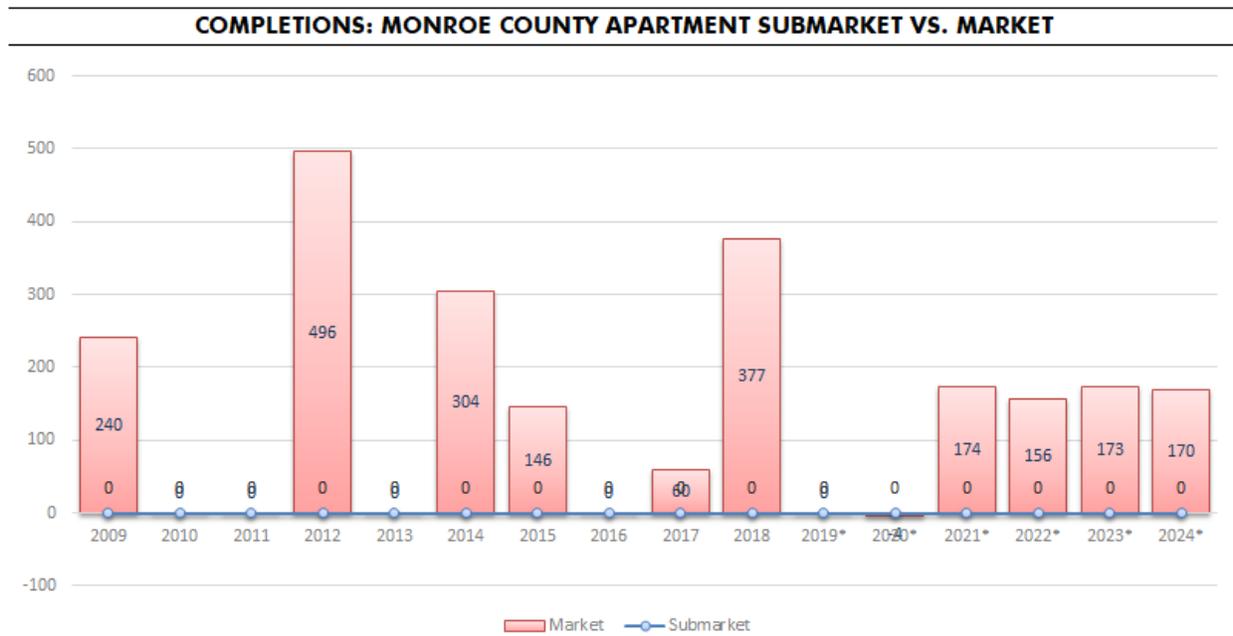


* Future Projected Data according to Costar

Source: Costar, 2nd Quarter 2019

The submarket experienced zero units of net absorption for the current quarter. This is unchanged from the previous quarter’s zero units of net absorption, and indicates a decline from the positive 1 units of net absorption from a year ago. Overall, the submarket has experienced 0 units of net absorption for the current year-to-date period. The submarket’s current net absorption of 0 units is below the overall market net absorption of positive 68 units.

Completions

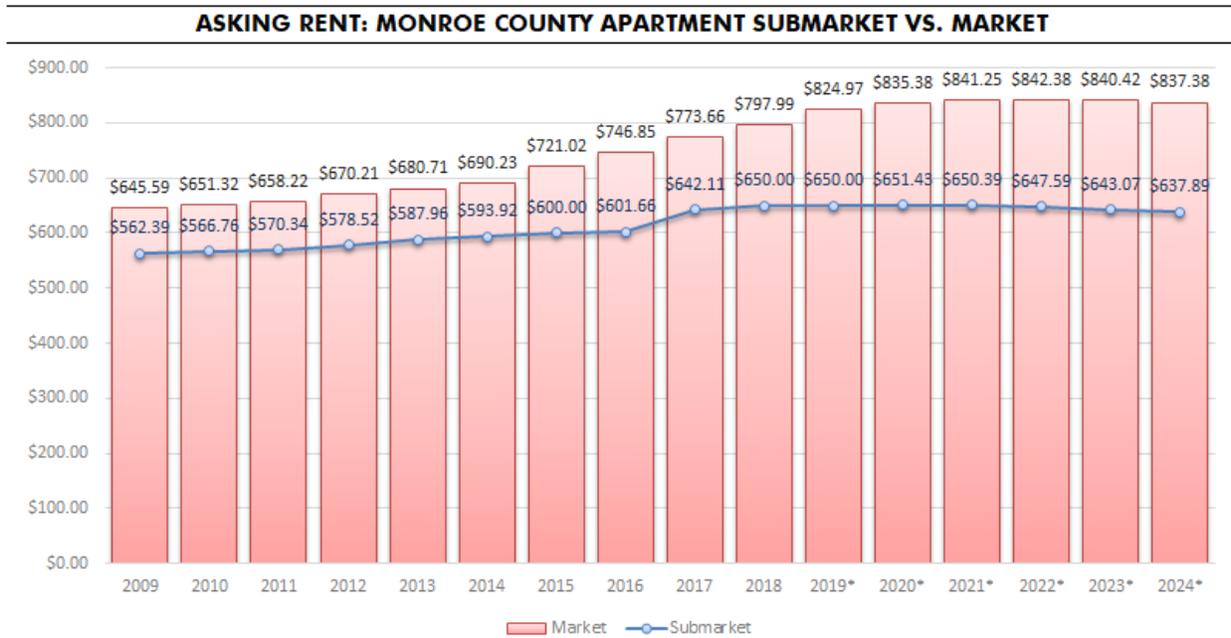


* Future Projected Data according to Costar

Source: Costar, 2nd Quarter 2019

The submarket had no completions for the current quarter, which indicates no change from the previous quarter’s zero completions, and no change from the zero completions from a year ago. Overall, the submarket has achieved completions of zero units for the current year-to-date period.

Asking Rent



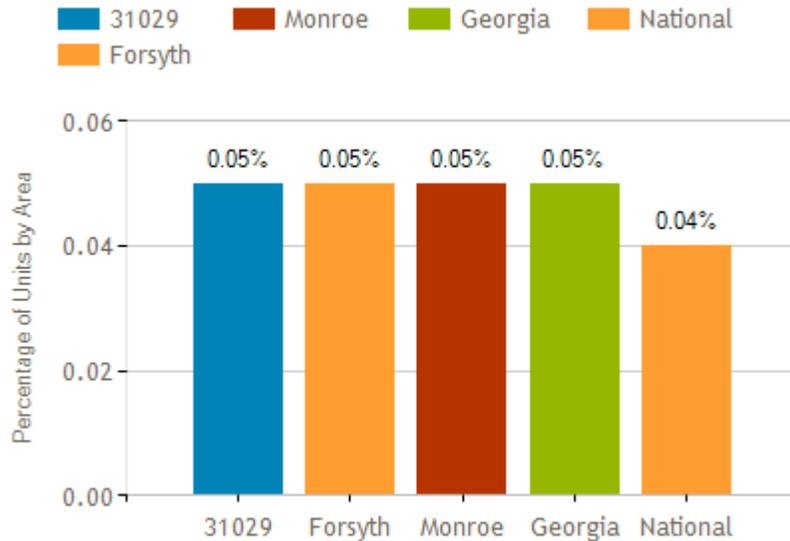
* Future Projected Data according to Costar

Source: Costar, 2nd Quarter 2019

The submarket achieved average asking rent of \$650.00, which indicates no change from the previous quarter’s asking rent of \$650.00, and no change from the asking rent of \$650.00 from a year ago. The submarket’s current asking rent of \$650.00 is below the overall market asking rent of \$824.97.

Impact of Foreclosed, abandoned, and vacant, single and multifamily homes, and commercial properties in the PMA

According to RealtyTrac.com, the subject’s zip code of 31029 is experiencing 1 foreclosure for every 2,179 housing units. This rate of foreclosure is generally similar to that of the city of Forsyth, Monroe County, GA, the state of Georgia and slightly higher than the national average.



We did not observe a significant amount of abandoned or boarded up structures in the neighborhood that would impact the marketability of the subject.

Primary Housing Void

Several subsidized properties indicated that they maintain waiting lists. The subject has a waiting list that is just under a year. The higher presence of waiting lists and high occupancy at comparable properties indicate a strong demand for affordable housing in this market. In addition, the strong demographics of renter households earning lower incomes suggests a strong demand for affordable housing.

Effect of Subject on Other Affordable Units in PMA

As previously mentioned, we do not expect the subject's renovation to impact the long term success of other affordable units within the subject's PMA given the high occupancy, waiting lists, and low income demographics, and increasing renter household tenure patterns.

Conclusion

In conclusion, the strong demographics of the subject's market (low income and high renter tenure patterns, the vacancy trends, rental trends, limited proposed new construction, and waiting lists all indicate the strong demand for affordable housing in this market. The subject represents an existing Section 8 contract property with 78 subsidized units with a one year waiting list. Several of the affordable properties maintain waiting lists.

The subject will offer similar amenities (or slightly superior) following the renovation, and will be considered similar or superior with respect to age/condition. The subject's location is considered similar to slightly inferior to the competitors. Overall, the property will be considered competitive in this market.

Overall, we believe there is strong demand for the subject's units and it will perform well in this market and not negatively impact any other affordable properties in this market.

Absorption & Stabilization

We have calculated the absorption to 93 percent occupancy, per DCA guidelines.

The subject is a proposed renovation of an existing Section 8 property. According to the provided rent roll, dated July 5, 2019, the property is 98.7% occupied with a waiting list, which is typical for the subject property and properties with this level of subsidy. Given the level of subsidy in place, and expected in the future, we have assumed the existing tenants would remain in place, or be relocated to new units and utilize a tenant relocation plan. Based on the current and historical occupancy, as well as the current waiting list, we have assumed the subject would achieve stabilization upon completion of construction.

We were able to locate one multifamily development that is located slightly outside of the PMA that was recently developed and is undergoing stabilization. Lofts at Zebulon is a 241-unit market rate multifamily development that was built in 2019.

The property is currently 73% occupied and conversations with the property manager indicated that the development has absorbed approximately 20 units per month.

If the property were to be 100% vacant with no tenant relocation plan upon completion of construction, we believe the property would achieve a stabilized occupancy within a three to four-month period considering the length of waiting lists at comparable subsidized properties. Absent the proposed subsidies, we believe the subject would stabilize at a slightly slower rate of approximately ten units per month or an absorption period of seven months.

Interviews

Georgia Department of Community Affairs

We contacted David Samloff, director of Operations with the Georgia Department of Community Affairs. As of the date of this report, our calls have not been returned.

Planning

We contacted Kelsey Fortner, Zoning Officer with the Monroe County Georgia Planning and Zoning Department, for information on any planned or proposed multifamily developments in the subject's PMA. She was unaware of any projects in Monroe County that were currently under development or proposed.

Forsyth-Monroe County Chamber of Commerce

We attempted to contact the Forsyth-Monroe County Chamber of Commerce for an interview, but our calls and emails were not returned. However, based on an internet search, we could not locate any recent news articles about business expansions or contractions in the area.

Conclusions and Recommendations

Based upon our research, the overall market, demographics, and demand figures, we believe there is strong support for the subject as proposed. The affordable properties are currently 95% to 96% occupied with a weighted average of 95.4%. The conventional comparables indicate an average of 95.4%. The subject's proposed renovation, will allow the subject to continue to compete within the market by offering in-unit and community amenities that are in-line with market standards. The renovation will greatly improve the overall quality of the subject and allow the subject to continue to provide affordable housing in an area that is in high demand. We believe the market **can** support subject and will help fill a void in the market. In addition, the subject will have no issue maintaining at least a 93% occupancy rate.

Signed Statement Requirements

I affirm that I (or one of the persons signing below) have made a physical inspection of the market area and the subject property and that information has been used in the full study of the need and demand for the proposed units. The report was written according to DCA's market study requirements, the information included is accurate and the report can be relied upon by DCA as a true assessment of the low-income housing rental market.

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.



Matt Hummel
Vice President
Georgia State Certification No. 394283
Phone: 816-968-5891
Fax: 816-968-5890
Email: matt.hummel@cbre.com



Chris Williams, MAI
Managing Director
Phone: 816-968-5818
Fax: 816-968-5890
Email: christopher.williams@cbre.com



Melissa K. Blakely, MAI
Vice President
Georgia State Certification No. 345527
Phone: 678-849-4292
Fax: 404-812-5051
Email: melissa.blakely@cbre.com

Market Study Representation

DCA may rely on the representation made in the market study provided, and indicate that the document is assignable to other lenders that are parties to the DCA loan transaction.

Assumptions and Limiting Conditions

1. CBRE, Inc. through its appraiser (collectively, "CBRE") has inspected through reasonable observation the subject property. However, it is not possible or reasonably practicable to personally inspect conditions beneath the soil and the entire interior and exterior of the improvements on the subject property. Therefore, no representation is made as to such matters.
2. The report, including its conclusions and any portion of such report (the "Report"), is as of the date set forth in the letter of transmittal and based upon the information, market, economic, and property conditions and projected levels of operation existing as of such date. The dollar amount of any conclusion as to value in the Report is based upon the purchasing power of the U.S. Dollar on such date. The Report is subject to change as a result of fluctuations in any of the foregoing. CBRE has no obligation to revise the Report to reflect any such fluctuations or other events or conditions which occur subsequent to such date.
3. Unless otherwise expressly noted in the Report, CBRE has assumed that:
 - (i) Title to the subject property is clear and marketable and that there are no recorded or unrecorded matters or exceptions to title that would adversely affect marketability or value. CBRE has not examined title records (including without limitation liens, encumbrances, easements, deed restrictions, and other conditions that may affect the title or use of the subject property) and makes no representations regarding title or its limitations on the use of the subject property. Insurance against financial loss that may arise out of defects in title should be sought from a qualified title insurance company.
 - (ii) Existing improvements on the subject property conform to applicable local, state, and federal building codes and ordinances, are structurally sound and seismically safe, and have been built and repaired in a workmanlike manner according to standard practices; all building systems (mechanical/electrical, HVAC, elevator, plumbing, etc.) are in good working order with no major deferred maintenance or repair required; and the roof and exterior are in good condition and free from intrusion by the elements. CBRE has not retained independent structural, mechanical, electrical, or civil engineers in connection with this appraisal and, therefore, makes no representations relative to the condition of improvements. CBRE appraisers are not engineers and are not qualified to judge matters of an engineering nature, and furthermore structural problems or building system problems may not be visible. It is expressly assumed that any purchaser would, as a precondition to closing a sale, obtain a satisfactory engineering report relative to the structural integrity of the property and the integrity of building systems.
 - (iii) Any proposed improvements, on or off-site, as well as any alterations or repairs considered will be completed in a workmanlike manner according to standard practices.
 - (iv) Hazardous materials are not present on the subject property. CBRE is not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, contaminated groundwater, mold, or other potentially hazardous materials may affect the value of the property.
 - (v) No mineral deposit or subsurface rights of value exist with respect to the subject property, whether gas, liquid, or solid, and no air or development rights of value may be transferred. CBRE has not considered any rights associated with extraction or exploration of any resources, unless otherwise expressly noted in the Report.
 - (vi) There are no contemplated public initiatives, governmental development controls, rent controls, or changes in the present zoning ordinances or regulations governing use, density, or shape that would significantly affect the value of the subject property.
 - (vii) All required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, nor national government or private entity or organization have been or can be readily obtained or renewed for any use on which the Report is based.
 - (viii) The subject property is managed and operated in a prudent and competent manner, neither inefficiently or super-efficiently.
 - (ix) The subject property and its use, management, and operation are in full compliance with all applicable federal, state, and local regulations, laws, and restrictions, including without limitation environmental laws, seismic hazards, flight patterns, decibel levels/noise envelopes, fire hazards, hillside ordinances, density, allowable uses, building codes, permits, and licenses.
 - (x) The subject property is in full compliance with the Americans with Disabilities Act (ADA). CBRE is not qualified to assess the subject property's compliance with the ADA, notwithstanding any discussion of possible readily achievable barrier removal construction items in the Report.

- (xi) All information regarding the areas and dimensions of the subject property furnished to CBRE are correct, and no encroachments exist. CBRE has neither undertaken any survey of the boundaries of the subject property nor reviewed or confirmed the accuracy of any legal description of the subject property.

Unless otherwise expressly noted in the Report, no issues regarding the foregoing were brought to CBRE's attention, and CBRE has no knowledge of any such facts affecting the subject property. If any information inconsistent with any of the foregoing assumptions is discovered, such information could have a substantial negative impact on the Report. Accordingly, if any such information is subsequently made known to CBRE, CBRE reserves the right to amend the Report, which may include the conclusions of the Report. CBRE assumes no responsibility for any conditions regarding the foregoing, or for any expertise or knowledge required to discover them. Any user of the Report is urged to retain an expert in the applicable field(s) for information regarding such conditions.

4. CBRE has assumed that all documents, data and information furnished by or behalf of the client, property owner, or owner's representative are accurate and correct, unless otherwise expressly noted in the Report. Such data and information include, without limitation, numerical street addresses, lot and block numbers, Assessor's Parcel Numbers, land dimensions, square footage area of the land, dimensions of the improvements, gross building areas, net rentable areas, usable areas, unit count, room count, rent schedules, income data, historical operating expenses, budgets, and related data. Any error in any of the above could have a substantial impact on the Report. Accordingly, if any such errors are subsequently made known to CBRE, CBRE reserves the right to amend the Report, which may include the conclusions of the Report. The client and intended user should carefully review all assumptions, data, relevant calculations, and conclusions of the Report and should immediately notify CBRE of any questions or errors within 30 days after the date of delivery of the Report.
5. CBRE assumes no responsibility (including any obligation to procure the same) for any documents, data or information not provided to CBRE, including without limitation any termite inspection, survey or occupancy permit.
6. All furnishings, equipment and business operations have been disregarded with only real property being considered in the Report, except as otherwise expressly stated and typically considered part of real property.
7. Any cash flows included in the analysis are forecasts of estimated future operating characteristics based upon the information and assumptions contained within the Report. Any projections of income, expenses and economic conditions utilized in the Report, including such cash flows, should be considered as only estimates of the expectations of future income and expenses as of the date of the Report and not predictions of the future. Actual results are affected by a number of factors outside the control of CBRE, including without limitation fluctuating economic, market, and property conditions. Actual results may ultimately differ from these projections, and CBRE does not warrant any such projections.
8. The Report contains professional opinions and is expressly not intended to serve as any warranty, assurance or guarantee of any particular value of the subject property. Other appraisers may reach different conclusions as to the value of the subject property. Furthermore, market value is highly related to exposure time, promotion effort, terms, motivation, and conclusions surrounding the offering of the subject property. The Report is for the sole purpose of providing the intended user with CBRE's independent professional opinion of the value of the subject property as of the date of the Report. Accordingly, CBRE shall not be liable for any losses that arise from any investment or lending decisions based upon the Report that the client, intended user, or any buyer, seller, investor, or lending institution may undertake related to the subject property, and CBRE has not been compensated to assume any of these risks. Nothing contained in the Report shall be construed as any direct or indirect recommendation of CBRE to buy, sell, hold, or finance the subject property.
9. No opinion is expressed on matters which may require legal expertise or specialized investigation or knowledge beyond that customarily employed by real estate appraisers. Any user of the Report is advised to retain experts in areas that fall outside the scope of the real estate appraisal profession for such matters.
10. CBRE assumes no responsibility for any costs or consequences arising due to the need, or the lack of need, for flood hazard insurance. An agent for the Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.
11. Acceptance or use of the Report constitutes full acceptance of these Assumptions and Limiting Conditions and any special assumptions set forth in the Report. It is the responsibility of the user of the Report to read in full, comprehend and thus become aware of all such assumptions and limiting conditions. CBRE assumes no responsibility for any situation arising out of the user's failure to become familiar with and understand the same.
12. The Report applies to the property as a whole only, and any pro ration or division of the title into fractional interests will invalidate such conclusions, unless the Report expressly assumes such pro ration or division of interests.

13. The allocations of the total value estimate in the Report between land and improvements apply only to the existing use of the subject property. The allocations of values for each of the land and improvements are not intended to be used with any other property or appraisal and are not valid for any such use.
14. The maps, plats, sketches, graphs, photographs, and exhibits included in this Report are for illustration purposes only and shall be utilized only to assist in visualizing matters discussed in the Report. No such items shall be removed, reproduced, or used apart from the Report.
15. The Report shall not be duplicated or provided to any unintended users in whole or in part without the written consent of CBRE, which consent CBRE may withhold in its sole discretion. Exempt from this restriction is duplication for the internal use of the intended user and its attorneys, accountants, or advisors for the sole benefit of the intended user. Also exempt from this restriction is transmission of the Report pursuant to any requirement of any court, governmental authority, or regulatory agency having jurisdiction over the intended user, provided that the Report and its contents shall not be published, in whole or in part, in any public document without the written consent of CBRE, which consent CBRE may withhold in its sole discretion. Finally, the Report shall not be made available to the public or otherwise used in any offering of the property or any security, as defined by applicable law. Any unintended user who may possess the Report is advised that it shall not rely upon the Report or its conclusions and that it should rely on its own appraisers, advisors and other consultants for any decision in connection with the subject property. CBRE shall have no liability or responsibility to any such unintended user.

ADDENDA

Addendum A

RENT COMPARABLE DATA SHEETS

Property Name Holiday Cove Apartments
 Address 600 Holiday Circle
 Forsyth, GA 31029
 United States

Government Tax Agency Monroe
 Govt./Tax ID 054 005D

Unit Mix Detail

Rate Timeframe	Monthly				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
1 BR, 1 BA	50	50%	750	\$625	\$0.83
2 BR, 2 BA	50	50%	900	\$725	\$0.81
Totals/Avg	100			\$675	\$0.82

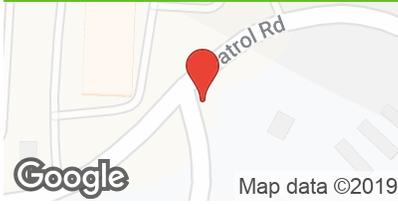


Improvements

Land Area	7.360 ac	Status	Existing
Net Rentable Area (NRA)	82,500 sf	Year Built	1987
Total # of Units	100 Unit	Year Renovated	N/A
Average Unit Size	825 sf	Condition	Average
Floor Count	2	Exterior Finish	Vinyl Siding
Property Features	On-Site Management, Pitched Roofs, Surface Parking		
Project Amenities	Playground, Pool		
Unit Amenities	Ceiling Fans, Dishwasher, Microwave Oven, Private Patios / Balconies, Range / Oven, Refrigerator with Icemaker, Washer / Dryer Connections		

Rental Survey

Occupancy	95%	Utilities Included in Rent	None
Lease Term	6 - 12 Mo(s).	Rent Premiums	None
Tenant Profile	Middle Income	Concessions	None
Survey Date	07/2019	Owner	The Jack & Shirley Treadwell
Survey Notes	Leasing Agent: Pamela (478-994-4505)	Management	N/A

Map & Comments

This comparable represents a 100-unit apartment property located on Holiday Circle in Forsyth, Georgia. The property, identified as Holiday Cove, was developed in 1987 and is currently 95% occupied. The comparable offers one- and two-bedroom floorplans, with an average unit size of 825 square feet. Units are sub-metered for water and sewer, with the tenant responsible for usage. Management is not currently offering any concessions.

Property Name Legacy At Rivers Crossing
 Address 1800 Wesleyan Drive
 Macon, GA 33210
 United States

Government Tax Agency Bibb
 Govt./Tax ID L003-0095

Unit Mix Detail

Rate Timeframe	Monthly				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
1 BR, 1 BA	48	24%	745	\$775	\$1.04
1 BR, 1 BA	16	8%	805	\$670	\$0.83
2 BR, 1 BA	16	8%	978	\$875	\$0.89
2 BR, 2 BA	24	12%	1,053	\$1,150	\$1.09
2 BR, 2 BA	16	8%	1,112	\$990	\$0.89
2 BR, 2 BA	40	20%	1,127	\$1,035	\$0.92
2 BR, 2 BA	16	8%	1,188	\$975	\$0.82
3 BR, 2 BA	24	12%	1,250	\$995	\$0.80
Totals/Avg	200			\$931	\$0.92



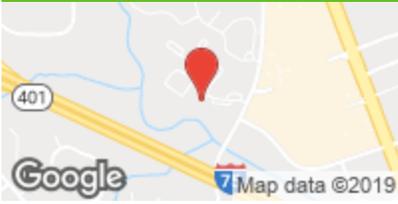
Improvements

Land Area	53.250 ac	Status	Existing
Net Rentable Area (NRA)	201,440 sf	Year Built	1987
Total # of Units	200 Unit	Year Renovated	2006
Average Unit Size	1,007 sf	Condition	Average
Floor Count	2	Exterior Finish	Vinyl Siding
Property Features	Exterior Stairwells, On-Site Management, Pitched Roofs, Surface Parking		
Project Amenities	Business Center, Clubhouse, Fitness Center, Laundry Facility, Pool, Tennis Court		
Unit Amenities	8-Foot Ceilings, Black Appliances, Carpeted Flooring, Dishwasher, Laminate Countertops, Range / Oven, Refrigerator, White / Beige Appliances		

Rental Survey

Occupancy	92%	Utilities Included in Rent	None
Lease Term	12 Mo(s).	Rent Premiums	Level, View
Tenant Profile	Middle Income	Concessions	None
Survey Date	07/2019	Owner	River Crossing Associates, LLC
Survey Notes	Leasing Agent: Myra (478-474-1048)	Management	Onsite

Map & Comments



This comparable represents a 200-unit apartment property, located along Wesleyan Drive, approximately one-quarter mile north of Interstate 75. The property, known as Legacy at Rivers Crossing was developed in 1987 and is currently 93% occupied. Community amenities include a tennis court, pool, fitness center, and laundry facility. The pool area and fitness center were recently upgraded. Units feature a fully-equipped kitchens. The property offers one-, two- and three-bedroom floor plans, with an average unit size of 1,007 square feet. Resident pays \$5 per month for pest control, \$10 per month for trash removal, along with a \$4 administrative billing fee.

Property Name Waverly Pointe Apartments
 Address 624 Forest Hill Rd
 Macon, GA 31210
 United States

Government Tax Agency Bibb
 Govt./Tax ID N053-0132

Unit Mix Detail

Rate Timeframe	Monthly				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
1 BR, 1 BA	20	20%	600	\$605	\$1.01
2 BR, 1.5 BA	40	40%	1,100	\$875	\$0.80
3 BR, 1.5 BA	20	20%	1,300	\$925	\$0.71
4 BR, 2 BA	20	20%	1,400	\$1,060	\$0.76
Totals/Avg	100			\$868	\$0.79



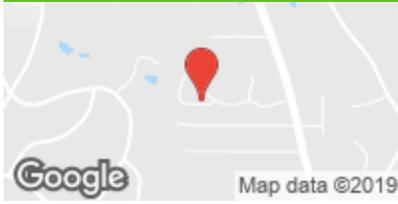
Improvements

Land Area	15.200 ac	Status	Existing
Net Rentable Area (NRA)	110,000 sf	Year Built	1971
Total # of Units	100 Unit	Year Renovated	N/A
Average Unit Size	1,100 sf	Condition	Average
Floor Count	2	Exterior Finish	Vinyl Siding
Property Features	Gated / Controlled Access, On-Site Management, Pitched Roofs, Surface Parking		
Project Amenities	Barbeque Area, Playground		
Unit Amenities	Black Appliances, Carpeted Flooring, Ceiling Fans, Dishwasher, Laminate Countertops, Range / Oven, Refrigerator, Vinyl Flooring, Washer / Dryer Connections		

Rental Survey

Occupancy	100%	Utilities Included in Rent	None
Lease Term	12 Mo(s).	Rent Premiums	None
Tenant Profile	Middle Income	Concessions	None
Survey Date	07/2019	Owner	Blalock Properties, LLC
Survey Notes	Leasing Agent: Tony (206-471-8866)	Management	N/A

Map & Comments



This comparable represents a 100-unit apartment property located on Forest Hill Road in Macon, Georgia. The property, identified as Waverly Pointe, was developed in 1971 and is currently 100% occupied. The property offers one-, two-, three-, and four-bedroom floorplans with an average unit size of 1,100 square feet. Community amenities include a playground and grill area. Units feature a full kitchen appliance package and washer/dryer connections. Water/sewer is individually metered, with tenants responsible for usage. Management is not currently offering any concessions.

Property Name The Landings At North Ingle
 Address 3300 North Ingle Place
 Macon, GA 31210
 United States

Government Tax Agency Bibb
 Govt./Tax ID N052-0122

Unit Mix Detail

Rate Timeframe		Monthly			
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
1 BR, 1 BA	32	23%	790	\$715	\$0.91
2 BR, 1 BA	48	34%	906	\$790	\$0.87
2 BR, 2 BA	30	21%	1,044	\$930	\$0.89
3 BR, 2 BA	30	21%	1,215	\$950	\$0.78
Totals/Avg	140			\$837	\$0.86



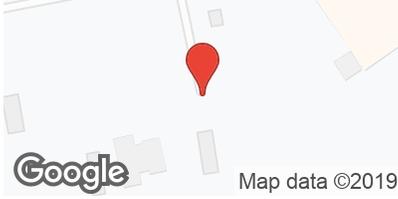
Improvements

Land Area	12.160 ac	Status	Existing
Net Rentable Area (NRA)	136,538 sf	Year Built	1982
Total # of Units	140 Unit	Year Renovated	2017
Average Unit Size	975 sf	Condition	Average
Floor Count	2	Exterior Finish	Vinyl Siding
Property Features	On-Site Management, Pitched Roofs, Surface Parking		
Project Amenities	Clubhouse, Fitness Center, Laundry Facility, Playground, Pool, Tennis Court		
Unit Amenities	Black Appliances, Carpeted Flooring, Ceramic Tile Flooring, Dishwasher, Garbage Disposal, Granite Countertops, Laminate Countertops, Private Patios / Balconies, Range / Oven, Refrigerator, Stainless Steel Appliances, Washer / Dryer Connections , White / Beige Appliances		

Rental Survey

Occupancy	99%	Utilities Included in Rent	None
Lease Term	12 Mo(s).	Rent Premiums	See Comments
Tenant Profile	Middle Income Groups	Concessions	None
Survey Date	07/2019	Owner	Henssler - The Landings at North Ingle
Survey Notes	Leasing Agent: Tawanna (478-477-9400)	Management	Onsite

Map & Comments



This comparable represents a 140-unit apartment property, located along the south side of Northside Drive, just west of Riverside Drive in Macon, Georgia. The property, identified as The Landings at North Ingle, was developed in 1982 and is currently 99% occupied. In 2017 some of the units received renovations. Interiors feature hardwood vinyl, new carpet, SS/appliances, new cabinetry, granite countertops, etc. Management indicated the property will keep some classic units. Select two- and three-bedroom apartments have been previously updated with white cabinets and new appliances and are charged a \$50 per month premium. The property offers one-, two- and three-bedroom floor plans, with an average unit size of 975 square feet. There is a \$20 premium charged for select floor levels. Management employs a RUBS for reimbursement of water and sewer and the units are individually sub-metered for electricity. Resident pays \$6 per month for trash removal. No concessions are currently being offered. Rents listed are for renovated units.

Property Name Carriage Hills
 Address 3871 Northside Drive
 Macon, GA 31210
 United States

Government Tax Agency Bibb
 Govt./Tax ID N/A

Unit Mix Detail

Rate Timeframe	Monthly				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
1BR/1BA	24	15%	1,000	\$715	\$0.71
2BR/1.5BA	80	50%	1,175	\$800	\$0.68
3BR/2BA	56	35%	1,300	\$870	\$0.67
Totals/Avg	160			\$812	\$0.68

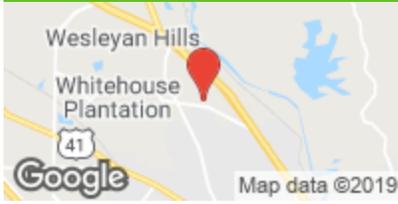


Improvements

Land Area	12.780 ac	Status	Existing
Net Rentable Area (NRA)	190,800 sf	Year Built	1977
Total # of Units	160 Unit	Year Renovated	N/A
Average Unit Size	1,193 sf	Condition	Average
Floor Count	2	Exterior Finish	Brick Veneer
Property Features	On-Site Management		
Project Amenities	Laundry Facility, Playground, Pool		
Unit Amenities	Black Appliances, Carpeted Flooring, Ceiling Fans, Dishwasher, Garbage Disposal, Laminate Countertops, Private Patios / Balconies, Range / Oven, Tub / Shower Combo, Vinyl Flooring, Washer / Dryer Connections		

Rental Survey

Occupancy	98%	Utilities Included in Rent	Trash
Lease Term	12 Mo(s).	Rent Premiums	None
Tenant Profile	Middle-income	Concessions	None
Survey Date	07/2019	Owner	N/A
Survey Notes	Leasing Agent: Kendra (478-477-6211)	Management	S&S Property Management

Map & Comments

This comparable represents a 160-unit garden style apartment property, located along the north side of Northside Drive, between Tom Hill Boulevard and Forest Hill Road. The property, identified as Carriage Hills, was developed in 1978 and is currently 98% occupied. Some units have been updated with new counters and lighting. The property offers good access and exposure from Northside Drive. The property is a combination of brick and vinyl siding (new siding, windows, and doors installed in 2001). The comparable offers one-, two-, and three-bedroom floor plans, with an average unit size of 1,192 square feet. Trash removal are included in the monthly rental rates. No concessions are currently being offered.

Property Name Magnolia Crossing
 Address 461 Forest Hill Road
 Macon, GA 31210
 United States

Government Tax Agency Bibb
 Govt./Tax ID N061-0169

Unit Mix Detail

Rate Timeframe	Monthly				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
2BR/1BA	24	21%	1,100	\$800	\$0.73
2BR/1.5BA TH	64	56%	1,225	\$925	\$0.76
3BR/2BA	16	14%	1,271	\$1,025	\$0.81
3BR/2.5BA TH	5	4%	1,520	\$1,075	\$0.71
3BR/2.5BA TH w/FP	5	4%	1,543	\$1,160	\$0.75
4BR/3.5BA TH	1	1%	2,100	\$1,225	\$0.58
Totals/Avg	115			\$932	\$0.75



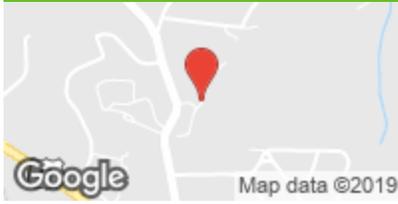
Improvements

Land Area	24.900 ac	Status	Existing
Net Rentable Area (NRA)	142,551 sf	Year Built	1980
Total # of Units	115 Unit	Year Renovated	N/A
Average Unit Size	1,240 sf	Condition	Average
Floor Count	2	Exterior Finish	Brick
Property Features	On-Site Management, Pitched Roofs, Surface Parking		
Project Amenities	Barbeque Area, Clubhouse, Outdoor Fireplace, Playground, Pool		
Unit Amenities	Black Appliances, Carpeted Flooring, Ceiling Fans, Dishwasher, Garbage Disposal, Laminate Countertops, Range / Oven, Refrigerator, Vinyl Flooring, Washer / Dryer Connections		

Rental Survey

Occupancy	90%	Utilities Included in Rent	Pest Control
Lease Term	12 Mo(s).	Rent Premiums	None
Tenant Profile	Middle Income	Concessions	None
Survey Date	07/2019	Owner	Carter Multifamily
Survey Notes	Leasing Agent: Patricia (478-405-8848)	Management	King Management Solutions

Map & Comments



This comparable represents a 115-unit apartment property, located along the east side of Forest Hill Road, just south of Wimbish Road, in the north central portion of Macon, Georgia. The property, identified as Magnolia Crossing, was developed in 1980 and is 90% occupied. The comparable offers two-, three-, and four-bedroom floorplans, with an average unit size of 1,240 square feet. Community amenities include a fire pit and picnic area, playground, and pool. Units feature a black appliance package, fireplace, vinyl flooring in common areas, and washer/dryer hookups.

Property Name West Club
 Address 159 Steven Drive
 Macon, GA 31210
 United States

Government Tax Agency Bibb
 Govt./Tax ID L081-0142

Unit Mix Detail

Rate Timeframe	Monthly				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
1 BR, 1 BA - 30% AMI	7	5%	778	\$235	\$0.30
1 BR, 1 BA - 60% AMI	1	1%	778	\$550	\$0.71
2 BR, 2 BA - 50% AMI	36	26%	1,021	\$546	\$0.53
2 BR, 2 BA - 60% AMI	40	29%	1,021	\$675	\$0.66
3 BR, 2 BA - 60% AMI	48	34%	1,212	\$779	\$0.64
4 BR, 2 BA - 60% AMI	8	6%	1,348	\$867	\$0.64
Totals/Avg	140			\$666	\$0.61



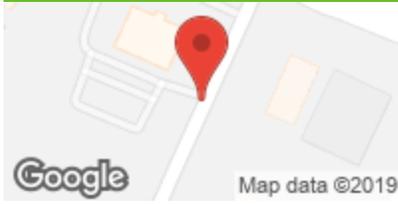
Improvements

Land Area	17.060 ac	Status	N/A
Net Rentable Area (NRA)	N/A	Year Built	1997
Total # of Units	140 Unit	Year Renovated	N/A
Average Unit Size	1,091 sf	Condition	Average
Floor Count	2	Exterior Finish	Vinyl Siding
Property Features	On-Site Management		
Project Amenities	Clubhouse, Fitness Center, Laundry Facility, Pool		
Unit Amenities	Dishwasher, Range / Oven, Refrigerator, Washer / Dryer Connections		

Rental Survey

Occupancy	96%	Utilities Included in Rent	Water, Sewer, Trash
Lease Term	6 - 12 Mo(s).	Rent Premiums	None
Tenant Profile	Lower Income Groups	Concessions	None
Survey Date	07/2019	Owner	N/A
Survey Notes	478-476-3500	Management	Concord Mngt

Map & Comments



This comparable represents a 140-unit tax credit apartment property, located along the south side of Mercer University Drive, just east of Interstate 475. The property, identified as West Club, was developed in 1997 and is currently 100% occupied. The property offers one-, two-, three- and four-bedroom floor plans, with an average unit size of 1,091 square feet. Rental rates are restricted to maximum allowable levels. Water and sewer costs are included in the quoted rental rates. No concessions are currently being offered.

Property Name Pinewood Park
 Address 4755 Mercer University Drive
 Macon, GA 31210
 United States

Government Tax Agency Bibb
 Govt./Tax ID L082-0199

Unit Mix Detail

Rate Timeframe	Monthly				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
1 BR, 1 BA - 30% AMI	7	5%	846	\$223	\$0.26
1 BR, 1 BA - 50% AMI	7	5%	846	\$427	\$0.50
1 BR, 1 BA - 60% AMI	8	5%	846	\$568	\$0.67
1 BR, 1 BA - MKT	8	5%	846	\$650	\$0.77
2 BR, 2 BA - 30% AMI	20	14%	1,186	\$267	\$0.23
2 BR, 2 BA - 50% AMI	20	14%	1,186	\$512	\$0.43
2 BR, 2 BA - 60% AMI	20	14%	1,186	\$674	\$0.57
2 BR, 2 BA - MKT	20	14%	1,186	\$780	\$0.66
3 BR, 2 BA - 30% AMI	9	6%	1,373	\$295	\$0.21
3 BR, 2 BA - 50% AMI	9	6%	1,373	\$582	\$0.42
3 BR, 2 BA - 60% AMI	10	7%	1,373	\$773	\$0.56
3 BR, 2 BA - MKT	10	7%	1,373	\$850	\$0.62
Totals/Avg	148			\$561	\$0.48



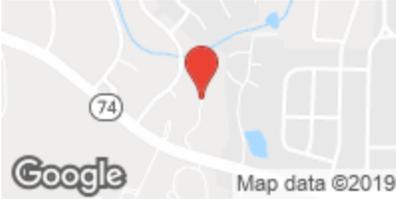
Improvements

Land Area	9.290 ac	Status	Existing
Net Rentable Area (NRA)	172,434 sf	Year Built	2006
Total # of Units	148 Unit	Year Renovated	N/A
Average Unit Size	1,165 sf	Condition	Average
Floor Count	2	Exterior Finish	Vinyl Siding
Property Features	Gated / Controlled Access, LIHTC (Low Income Housing Tax Credit), On-Site Management, Pitched Roofs, Surface Parking		
Project Amenities	Barbeque Area, Business Center, Clubhouse, Fitness Center, Laundry Facility, Playground, Pool		
Unit Amenities	Dishwasher, Private Patios / Balconies, Range / Oven, Refrigerator, Washer / Dryer Connections		

Rental Survey

Occupancy	95%	Utilities Included in Rent	Water, Sewer, Trash Removal & Pest Control
Lease Term	12 Mo(s).	Rent Premiums	None
Tenant Profile	LIHTC & Market	Concessions	None
Survey Date	08/2019	Owner	Resource Housing of America
Survey Notes	2018 Tax Appraisal Value \$3,067,686	Management	N/A

Map & Comments



This comparable represents a 148-unit LIHTC apartment property located on Mercer University Drive in Macon, Georgia. The property, identified as Pinewood Park, was developed in 2006 and is currently 96% occupied. The comparable offers one-, two-, and three-bedroom floorplans, with an average unit size of 1,165 square feet. The property has units rent restricted to 30%, 50%, and 60% of the area median income along with market rate units. Community amenities include a clubhouse, fitness center, laundry facility, swimming pool, playground, and gated entrances. Unit amenities include a full kitchen appliance package and washer/dryer connections. Water, sewer, trash, and pest control are included in the quoted rental rates. Residents pay an additional \$35 per month for cable. Management is not currently offering any concessions.

Addendum B

CLIENT CONTRACT INFORMATION

Proposal and Contract for Services

June 18, 2019

Asia A. Williams

PRESERVATION PARTNERS

21515 Hawthorne Boulevard, Suite 150
Torrance, California 90503
Phone: 310.802.6686
Email: Asia@preservationpartners.org

RE: Assignment Agreement
6 Georgia Deals,
Please see property List on Page 3

Dear Ms. Williams:

We are pleased to submit this proposal and our Terms and Conditions for this assignment.

PROPOSAL SPECIFICATIONS

Purpose:	To estimate the Market Value of the referenced real estate
Premise:	As Is
Rights Appraised:	Fee Simple
Intended Use:	Mortgage Underwriting purposes
Intended User:	The intended user is PRESERVATION PARTNERS ("Client"), and such other parties and entities (if any) expressly recognized by CBRE as "Intended Users" (as further defined herein).
Reliance:	Reliance on any reports produced by CBRE under this Agreement is extended solely to parties and entities expressly acknowledged in a signed writing by CBRE as Intended Users of the respective reports, provided that any conditions to such acknowledgement required by CBRE or hereunder have been satisfied. Parties or entities other than Intended Users who obtain a copy of the report or any portion thereof (including Client if it is not named as an Intended User), whether as a result of its direct dissemination or by any other means, may not rely upon any opinions or conclusions contained in the report or such portions thereof, and CBRE will not be responsible for any unpermitted use of the report, its conclusions or contents or have any liability in connection therewith.

CBRE, Inc.
4520 Main Street
Kansas City, Missouri 64111
www.cbre.us/valuation

Christopher Williams, MAI
Managing Director

Inspection:	CBRE will conduct a physical inspection of both the interior and exterior of the subject property, as well as its surrounding environs on the effective date of appraisal.
Valuation Approaches:	All applicable approaches to value will be considered.
Report Type:	DCA Appraisal, Market Study and HUD RCS
Appraisal Standards:	USPAP
Appraisal Fee:	\$69,000 - \$11.5 K Each for 6 Properties
Expenses:	Fee includes all associated expenses
Retainer:	A retainer is not required for this assignment
Payment Terms:	Final payment is due upon delivery of the final report or within thirty (30) days of your receipt of the draft report, whichever is sooner. The fee is considered earned upon delivery of the draft report.
Delivery Instructions:	<p>We will invoice you for the assignment in its entirety at the completion of the assignment.</p> <p>CBRE encourages our clients to join in our environmental sustainability efforts by accepting an electronic copy of the report.</p> <p>An Adobe PDF file via email will be delivered to asia@preservationpartners.org. The client has requested No (0) bound final copy (ies).</p>
Delivery Schedule:	
Preliminary Value:	Not Required
Draft Report:	Not Required
Final Report:	Four (4) weeks from receipt of signed proposal
Start Date:	The appraisal process will start upon receipt of your signed agreement and the property specific data.
Acceptance Date:	These specifications are subject to modification if this proposal is not accepted within three business days from the date of this letter.

When executed and delivered by all parties, this letter, together with the Terms and Conditions and the Specific Property Data Request attached hereto and incorporated herein, will serve as the Agreement for appraisal services by and between CBRE and Client. Each person signing below represents that it is authorized to enter into this Agreement and to bind the respective parties hereto.

We appreciate this opportunity to be of service to you on this assignment. If you have additional questions, please contact us.

Sincerely,

CBRE, Inc.
Valuation & Advisory Services



Christopher Williams, MAI
Managing Director
As Agent for CBRE, Inc.
T 816.968.5818
Kansas Certification No. G-2100
Missouri Certification No. 2004030518
Oklahoma Certification No. 12897CGA
Texas Certification No. 1338787-G
Louisiana Certification No. G 4289
christopher.williams@cbre.com

PROPERTY LIST

Property Name	Property Location	Appraisal Fee
Athens Gardens	135 Coleridge Court, Athens, GA	\$11,500
Clarke Gardens	110 Carriage Court, Athens, GA	\$11,500
Forsyth Gardens	500 Cabiness Road, Forsyth, GA	\$11,500
Catoosa Gardens	17 Dahlia Lane, Fort Oglethorpe, GA	\$11,500
Cartersville Gardens	378 Old Mill Rd., Cartersville, GA	\$11,500
Calhoun Gardens	110 Richardson Road, Calhoun, GA	\$11,500
Assignment Total:		\$69,000

AGREED AND ACCEPTED

FOR PRESERVATION PARTNERS ("CLIENT"):

Asia Williams

Signature

06/24/2019

Date

Asia A. Williams

Name

Project Manager

Title

310-422-1970

Phone Number

asia@preservationpartners.org

E-Mail Address

TERMS AND CONDITIONS

1. The Terms and Conditions herein are part of an agreement for appraisal services (the "Agreement") between CBRE, Inc. (the "Appraiser") and the client signing this Agreement, and for whom the appraisal services will be performed (the "Client"), and shall be deemed a part of such Agreement as though set forth in full therein. The Agreement shall be governed by the laws of the state where the appraisal office is located for the Appraiser executing this Agreement.
2. Client shall be responsible for the payment of all fees stipulated in the Agreement. Payment of the appraisal fee and preparation of an appraisal report (the "Appraisal Report, or the "report") are not contingent upon any predetermined value or on an action or event resulting from the analyses, opinions, conclusions, or use of the Appraisal Report. Final payment is due as provided in the Proposal Specifications Section of this Agreement. If a draft report is requested, the fee is considered earned upon delivery of the draft report. It is understood that the Client may cancel this assignment in writing at any time prior to delivery of the completed report. In such event, the Client is obligated only for the prorated share of the fee based upon the work completed and expenses incurred (including travel expenses to and from the job site), with a minimum charge of \$500. Additional copies of the Appraisal Reports are available at a cost of \$250 per original color copy and \$100 per photocopy (black and white), plus shipping fees of \$30 per report.
3. If Appraiser is subpoenaed or ordered to give testimony, produce documents or information, or otherwise required or requested by Client or a third party to participate in meetings, phone calls, conferences, litigation or other legal proceedings (including preparation for such proceedings) because of, connected with or in any way pertaining to this engagement, the Appraisal Report, the Appraiser's expertise, or the Property, Client shall pay Appraiser's additional costs and expenses, including but not limited to Appraiser's attorneys' fees, and additional time incurred by Appraiser based on Appraiser's then-prevailing hourly rates and related fees. Such charges include and pertain to, but are not limited to, time spent in preparing for and providing court room testimony, depositions, travel time, mileage and related travel expenses, waiting time, document review and production, and preparation time (excluding preparation of the Appraisal Report), meeting participation, and Appraiser's other related commitment of time and expertise. Hourly charges and other fees for such participation will be provided upon request. In the event Client requests additional appraisal services beyond the scope and purpose stated in the Agreement, Client agrees to pay additional fees for such services and to reimburse related expenses, whether or not the completed report has been delivered to Client at the time of such request.
4. Appraiser shall have the right to terminate this Agreement at any time for cause effective immediately upon written notice to Client on the occurrence of fraud or the willful misconduct of Client, its employees or agents, or without cause upon 5 days written notice.
5. In the event Client fails to make payments when due then, from the date due until paid, the amount due and payable shall bear interest at the maximum rate permitted in the state where the office is located for the Appraiser executing the Agreement. In the event either party institutes legal action against the other to enforce its rights under this Agreement, the prevailing party shall be entitled to recover its reasonable attorney's fees and expenses. Each party waives the right to a trial by jury in any action arising under this Agreement.
6. Appraiser assumes there are no major or significant items or issues affecting the Property that would require the expertise of a professional building contractor, engineer, or environmental consultant for Appraiser to prepare a valid report. Client acknowledges that such additional expertise is not covered in the Appraisal fee and agrees that, if such additional expertise is required, it shall be provided by others at the discretion and direction of the Client, and solely at Client's additional cost and expense.
7. In the event of any dispute between Client and Appraiser relating to this Agreement, or Appraiser's or Client's performance hereunder, Appraiser and Client agree that such dispute shall be resolved by means of binding arbitration in accordance with the commercial arbitration rules of the American Arbitration Association, and judgment upon the award rendered by an arbitrator may be entered in any court of competent jurisdiction. Depositions may be taken and other discovery obtained during such arbitration proceedings to the same extent as authorized in civil judicial proceedings in the state where the office of the Appraiser executing this Agreement is located. The arbitrator shall be limited to awarding compensatory damages and shall have no authority to award punitive, exemplary or similar damages. The prevailing party in the arbitration proceeding shall be entitled to recover its expenses from the losing party, including costs of the arbitration proceeding, and reasonable attorney's fees. Client acknowledges that Appraiser is being retained hereunder as an independent contractor to perform the services described herein and nothing in this Agreement shall be deemed to create any other relationship between

Client and Appraiser. This engagement shall be deemed concluded and the services hereunder completed upon delivery to Client of the Appraisal Report discussed herein.

8. All statements of fact in the report which are used as the basis of the Appraiser's analyses, opinions, and conclusions will be true and correct to Appraiser's actual knowledge and belief. Appraiser does not make any representation or warranty, express or implied, as to the accuracy or completeness of the information or the condition of the Property furnished to Appraiser by Client or others. TO THE FULLEST EXTENT PERMITTED BY LAW, APPRAISER DISCLAIMS ANY GUARANTEE OR WARRANTY AS TO THE OPINIONS AND CONCLUSIONS PRESENTED ORALLY OR IN ANY APPRAISAL REPORT, INCLUDING WITHOUT LIMITATION ANY WARRANTY OF FITNESS FOR ANY PARTICULAR PURPOSE EVEN IF KNOWN TO APPRAISER. Furthermore, the conclusions and any permitted reliance on and use of the Appraisal Report shall be subject to the assumptions, limitations, and qualifying statements contained in the report.
9. Appraiser shall have no responsibility for legal matters, including zoning, or questions of survey or title, soil or subsoil conditions, engineering, or other similar technical matters. The report will not constitute a survey of the Property analyzed.
10. Client shall provide Appraiser with such materials with respect to the assignment as are requested by Appraiser and in the possession or under the control of Client. Client shall provide Appraiser with sufficient access to the Property to be analyzed, and hereby grants permission for entry unless discussed in advance to the contrary.
11. The data gathered in the course of the assignment (except data furnished by Client) and the report prepared pursuant to the Agreement are, and will remain, the property of Appraiser. With respect to data provided by Client, Appraiser shall not violate the confidential nature of the Appraiser-Client relationship by improperly disclosing any proprietary information furnished to Appraiser. Notwithstanding the foregoing, Appraiser is authorized by Client to disclose all or any portion of the report and related data as may be required by statute, government regulation, legal process, or judicial decree, including to appropriate representatives of the Appraisal Institute if such disclosure is required to enable Appraiser to comply with the Bylaws and Regulations of such Institute as now or hereafter in effect.
12. Unless specifically noted, in preparing the Appraisal Report the Appraiser will not be considering the possible existence of asbestos, PCB transformers, or other toxic, hazardous, or contaminated substances and/or underground storage tanks (collectively, "Hazardous Material") on or affecting the Property, or the cost of encapsulation or removal thereof. Further, Client represents that there is no major or significant deferred maintenance of the Property that would require the expertise of a professional cost estimator or contractor. If such repairs are needed, the estimates are to be prepared by others, at Client's discretion and direction, and are not covered as part of the Appraisal fee.
13. In the event Client intends to use the Appraisal Report in connection with a tax matter, Client acknowledges that Appraiser provides no warranty, representation or prediction as to the outcome of such tax matter. Client understands and acknowledges that any relevant taxing authority (whether the Internal Revenue Service or any other federal, state or local taxing authority) may disagree with or reject the Appraisal Report or otherwise disagree with Client's tax position, and further understands and acknowledges that the taxing authority may seek to collect additional taxes, interest, penalties or fees from Client beyond what may be suggested by the Appraisal Report. Client agrees that Appraiser shall have no responsibility or liability to Client or any other party for any such taxes, interest, penalties or fees and that Client will not seek damages or other compensation from Appraiser relating to any such taxes, interest, penalties or fees imposed on Client, or for any attorneys' fees, costs or other expenses relating to Client's tax matters.
14. Appraiser shall have no liability with respect to any loss, damage, claim or expense incurred by or asserted against Client arising out of, based upon or resulting from Client's failure to provide accurate or complete information or documentation pertaining to an assignment ordered under or in connection with this Agreement, including Client's failure, or the failure of any of Client's agents, to provide a complete copy of the Appraisal Report to any third party.

LIMITATION OF LIABILITY. EXCEPT TO THE EXTENT ARISING FROM SECTION 16 BELOW, OR SECTION 17 IF APPLICABLE, IN NO EVENT SHALL EITHER PARTY OR ANY OF ITS AFFILIATE, OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, OR CONTRACTORS BE LIABLE TO THE OTHER, WHETHER BASED IN CONTRACT, WARRANTY, INDEMNITY, NEGLIGENCE, STRICT LIABILITY OR OTHER TORT OR OTHERWISE, FOR ANY SPECIAL, CONSEQUENTIAL, PUNITIVE, INCIDENTAL OR INDIRECT DAMAGES, AND AGGREGATE DAMAGES IN CONNECTION WITH THIS AGREEMENT FOR EITHER PARTY (EXCLUDING THE OBLIGATION TO PAY THE FEES REQUIRED HEREUNDER) SHALL NOT EXCEED THE GREATER OF THE TOTAL FEES PAYABLE TO APPRAISER UNDER THIS AGREEMENT OR TEN THOUSAND DOLLARS (\$10,000). THIS LIABILITY LIMITATION SHALL NOT APPLY IN THE EVENT OF A FINAL FINDING BY AN ARBITRATOR OR A COURT OF COMPETENT JURISDICTION THAT SUCH LIABILITY IS THE RESULT OF A PARTY'S FRAUD OR WILLFUL MISCONDUCT.

16. Client shall not disseminate, distribute, make available or otherwise provide any Appraisal Report prepared hereunder to any third party (including without limitation, incorporating or referencing the Appraisal Report, in whole or in part, in any offering or other material intended for review by other parties) except to (i) any third party expressly acknowledged in a signed writing by Appraiser as an "Intended User" of the Appraisal Report provided that either Appraiser has received an acceptable release from such third party with respect to such Appraisal Report or Client provides acceptable indemnity protections to Appraiser against any claims resulting from the distribution of the Appraisal Report to such third party, (ii) any third party service provider (including rating agencies and auditors) using the Appraisal Report in the course of providing services for the sole benefit of an Intended User, or (iii) as required by statute, government regulation, legal process, or judicial decree. In the event Appraiser consents, in writing, to Client incorporating or referencing the Appraisal Report in any offering or other materials intended for review by other parties, Client shall not distribute, file, or otherwise make such materials available to any such parties unless and until Client has provided Appraiser with complete copies of such materials and Appraiser has approved all such materials in writing. Client shall not modify any such materials once approved by Appraiser. In the absence of satisfying the conditions of this paragraph with respect to a party who is not designated as an Intended User, in no event shall the receipt of an Appraisal Report by such party extend any right to the party to use and rely on such report, and Appraiser shall have no liability for such unauthorized use and reliance on any Appraisal Report. In the event Client breaches the provisions of this paragraph, Client shall indemnify, defend and hold Appraiser, and its affiliates and their officers, directors, employees, contractors, agents and other representatives (Appraiser and each of the foregoing an "Indemnified Party" and collectively the "Indemnified Parties"), fully harmless from and against all losses, liabilities, damages and expenses (collectively, "Damages") claimed against, sustained or incurred by any Indemnified Party arising out of or in connection with such breach, regardless of any negligence on the part of any Indemnified Party in preparing the Appraisal Report.
17. Furthermore, Client shall indemnify, defend and hold each of the Indemnified Parties harmless from and against any Damages in connection with (i) any transaction contemplated by this Agreement or in connection with the appraisal or the engagement of or performance of services by any Indemnified Party hereunder, (ii) any Damages claimed by any user or recipient of the Appraisal Report, whether or not an Intended User, (iii) any actual or alleged untrue statement of a material fact, or the actual or alleged failure to state a material fact necessary to make a statement not misleading in light of the circumstances under which it was made with respect to all information furnished to any Indemnified Party or made available to a prospective party to a transaction, or (iv) an actual or alleged violation of applicable law by an Intended User (including, without limitation, securities laws) or the negligent or intentional acts or omissions of an Intended User (including the failure to perform any duty imposed by law); and will reimburse each Indemnified Party for all reasonable fees and expenses (including fees and expenses of counsel) (collectively, "Expenses") as incurred in connection with investigating, preparing, pursuing or defending any threatened or pending claim, action, proceeding or investigation (collectively, "Proceedings") arising therefrom, and regardless of whether such Indemnified Party is a formal party to such Proceeding. Client agrees not to enter into any waiver, release or settlement of any Proceeding (whether or not any Indemnified Party is a formal party to such Proceeding) without the prior written consent of Appraiser (which consent will not be unreasonably withheld or delayed) unless such waiver, release or settlement includes an unconditional release of each Indemnified Party from all liability arising out of such Proceeding.
18. Time Period for Legal Action. Unless the time period is shorter under applicable law, except in connection with paragraphs 16 and 17 above, Appraiser and Client agree that any legal action or lawsuit by one party against the other party or its affiliates, officers, directors, employees, contractors, agents, or other representatives, whether based in contract, warranty, indemnity, negligence, strict liability or other tort or otherwise, relating to (a) this Agreement or the Appraisal Report, (b) any services or appraisals under this Agreement or (c) any acts or conduct relating to such services or appraisals, shall be filed within two (2) years from the date of delivery to Client of the Appraisal Report to which the claims or causes of action in the legal action or lawsuit relate. The time period stated in this section shall not be extended by any incapacity of a party or any delay in the discovery or accrual of the underlying claims, causes of action or damages.

Proposal and Contract for Services

SPECIFIC PROPERTY DATA REQUEST

In order to complete this assignment under the terms outlined, CBRE, Inc., Valuation & Advisory Services, will require the following specific information for the property:

1. PLEASE NOTIFY US IMMEDIATELY IF ANY OTHER CBRE SERVICE LINE (INCLUDING CAPSTONE) IS INVOLVED IN THE BROKERAGE, FINANCING, INVESTMENT OR MANAGEMENT OF THIS ASSET.
Right-click to select data request list

If any of the requested data and information is not available, CBRE, Inc., reserves the right to extend the delivery date by the amount of time it takes to receive the requested information or make other arrangements. Please have the requested information delivered to the following:

Christopher Williams, MAI
Managing Director
christopher.williams@cbre.com
CBRE, Inc.
Valuation & Advisory Services
4520 Main Street
Kansas City, Missouri 64111

Addendum C

QUALIFICATIONS

Chris Williams, MAI

Director, Kansas City, MO

CBRE



T +1 816 968 5818
F +1 816 968 5890
Christopher.williams@cbre.com

4520 Main Street
Suite 600
Kansas City, MO 64111

Experience

Chris M. Williams, MAI, is a Director with over nineteen years of real estate appraisal and consulting experience. Mr. Williams is in the Valuation & Advisory Services Group's Kansas City office in the South Central Region. Mr. Williams' primary geographical location is Kansas, Western Missouri, and the entire region for golf courses.

Mr. Williams is a member of the Golf Valuation Group. Since 1997, Mr. Williams specializes in the valuation of golf courses with over 300 valuations. He also has extensive experience appraising retail and office properties. Mr. Williams' experience encompasses a wide variety of property types including golf courses, office buildings, retail, residential subdivisions, industrial, condominiums, and mixed use developments. Mr. Williams has worked on properties in over twenty-five states, but his primary geographical experience is the Midwest. Prior to joining CBRE, Mr. Williams was Senior Analyst at Integra Realty Resources in Kansas City

Professional Affiliations / Accreditations

- Appraisal Institute, Designated Member (MAI), No. 12721
- Certified General Real Property Appraiser
 - State of Kansas, No. G-2100
 - State of Missouri, No. 2004030518
 - State of Arkansas, No. CG 4095
 - State of Oklahoma, No. 12867CGA
 - State of Texas, No. TX-1338787-G
- Licensed Real Estate Agent, State of Kansas, No. SP00054357

Education

- The University of Missouri-Kansas City, Kansas City, MO, Masters of Business Administration
- The University of Kansas, Lawrence, KS, Bachelor of Business Administration

Clients

- Bank of America Merrill Lynch
- Bank of the West
- Cole
- Enterprise Bank & Trust
- First National Bank of Kansas
- Grandbridge Real Estate Capital
- Regions Bank
- Deutsche Asset and Wealth Management

Matt Hummel

Vice President, Kansas City, MO

CBRE



T +1 816.968.5891
M +1 816.304.2519
Matt.Hummel@cbre.com

4520 Main Street
Suite 600
Kansas City, MO 64111

Experience

Matt Hummel, is a Vice President and Practice Leader for the CBRE Valuation & Advisory Services National Affordable Group. Mr. Hummel and his team of experienced and specialized appraisal professionals provide comprehensive valuations on complex real estate. Products and services offered extend beyond real property valuation and include market/feasibility studies, Rent Comparability Studies, consulting services, site inspections and due diligence support.

Mr. Hummel has extensive experience and specializes in performing market feasibility studies, appraisals, and consulting services for a broad cross-section of clients in the low-income housing tax credit industry, including developers, lenders, syndicators and state agencies at national level. Additional areas of expertise include the valuation and analysis of USDA Rural Development properties and those applying for FHA financing through U.S. Department of Housing and Urban Development's MAP program.

Prior to joining CBRE, Mr. Hummel was a manager at Novogradac & Company LLP

Professional Affiliations/ Accreditations

Appraisal Institute Candidate for Designation

State of Kansas Certified General Real Estate Appraiser No. G-2959
State of Washington Certified General Real Estate Appraiser No. 1102285
State of California Certified General Real Estate Appraiser No. 3002505
State of Missouri Certified General Real Estate Appraiser No. 2014030618
State of Texas Certified General Real Estate Appraiser No. TX1380146-G
State of Illinois Certified General Real Estate Appraiser No. 553.002534
State of Iowa Certified General Real Estate Appraiser No. CG03581

Education

Rockhurst University – Kansas City, Missouri

- Master of Business Administration - Concentration in Management and International

University of Missouri-Columbia, Missouri

- Bachelor of Business Administration - Finance and Banking

Speaking Engagements

Novogradac LIHTC 101 Workshop
Mississippi Housing Corporation Panel Speaker
Indiana Housing Corporation Panel Speaker
Washington Housing Conference Panel Speaker

STATE OF GEORGIA REAL ESTATE APPRAISERS BOARD

MATTHEW ALLEN HUMMEL

394283

IS AUTHORIZED TO TRANSACT BUSINESS IN GEORGIA AS A
CERTIFIED GENERAL REAL PROPERTY APPRAISER

THE PRIVILEGE AND RESPONSIBILITIES OF THIS APPRAISER CLASSIFICATION SHALL CONTINUE IN EFFECT AS LONG AS THE APPRAISER PAYS REQUIRED APPRAISER FEES AND COMPLIES WITH ALL OTHER REQUIREMENTS OF THE OFFICIAL CODE OF GEORGIA ANNOTATED, CHAPTER 43-39-A. THE APPRAISER IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL FEES ON A TIMELY BASIS.

D. SCOTT MURPHY
Chairperson

JEFF A. LAWSON
Vice Chairperson

JEANMARIE HOLMES
WILLIAM A. MURRAY
KEITH STONE

10334314

MATTHEW ALLEN HUMMEL

394283
Status ACTIVE

CERTIFIED GENERAL REAL PROPERTY
APPRAISER

THIS LICENSE EXPIRES IF YOU FAIL TO PAY
RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY
REQUIRED EDUCATION IN A TIMELY MANNER.

State of Georgia
Real Estate Commission
Suite 1000 - International Tower
229 Peachtree Street, N.E.
Atlanta, GA 30303-1605



LYNN DEMPSEY
Real Estate Commissioner

10334314

MATTHEW ALLEN HUMMEL

394283
Status ACTIVE

CERTIFIED GENERAL REAL PROPERTY
APPRAISER

THIS LICENSE EXPIRES IF YOU FAIL TO PAY
RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY
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State of Georgia
Real Estate Commission
Suite 1000 - International Tower
229 Peachtree Street, N.E.
Atlanta, GA 30303-1605



LYNN DEMPSEY
Real Estate Commissioner

10334314

HUMMEL, MATTHEW
3822 W 58TH STREET
MISSION, KS 66205