

GLYNN ABBINGTON WOODS, LP

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

JANUARY 31, 2015

INDEPENDENT AUDITOR'S REPORT

Owner's Name: Glynn Abbington Woods, LP
Project Name: Abbington Woods Apartments
Project Number: TCAA # 2012-036

To the Partners
Glynn Abbington Woods, LP

We have audited the costs included in the accompanying Tax Credit Allocation Agency ("TCAA") Final Cost Certification (the "Final Cost Certification") of Glynn Abbington Woods, LP (the "Owner") for Abbington Woods Apartments ("the Project") as of January 31, 2015.

Owner and Owner Management's Responsibility for the Schedule

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

Auditor's Responsibility

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

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

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

Opinion

In our opinion, the Final Cost Certification presents fairly, in all material respects, the actual costs of \$8,405,224 and eligible basis of \$7,350,346 of the Owner for the Project as of January 31, 2015, on the basis of accounting described below.

Basis of Accounting

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

Restriction on Use

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

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

A handwritten signature in cursive script that reads "Stanley, Aronson & Wynn, LLP".

Atlanta, Georgia

March 02, 2015

PART FOUR - USES OF FUNDS - Glynn Abbotton Woods, LP - 2012-036

CERTIFICATION OF ACTUAL COST AND OPINION AS TO ELIGIBLE BASIS

I. DEVELOPMENT COST SCHEDULE

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
PRE-DEVELOPMENT COSTS					
Property Appraisal	6,500	6,500			
Market Study	7,700	7,700			
Environmental Report(s)	5,800	5,800			
Soil Borings	-	-			
Boundary and Topographical Survey	10,785	10,785			
Zoning/Site Plan Fees	3,975	3,975			
Other:					
Subtotal	34,760	34,760	-	-	-
ACQUISITION					
Land	605,000				605,000
Demolition					
Acquisition Legal Fees (if existing structures)					
Existing Structures					
Subtotal	605,000		-		605,000
SITE IMPROVEMENTS					
Site Preparation (On-site)	1,053,890	1,053,890			
Site Preparation (Off-site)					
Subtotal	1,053,890	1,053,890	-	-	-
UNIT/BUILDING CONSTRUCTION					
Unit/Building Construction/New Construction	4,012,020	4,012,020			
Unit/Building Construction/Rehab					
Project Amenities / Accessory Buildings					
Other:					
Subtotal	4,012,020	4,012,020	-	-	-
CONTRACTOR SERVICES					
Builder's Overhead: 2.00%	101,318	101,318			
Builder Profit: 6.00%	303,955	140,117			
General Requirements 6.00%	303,955	252,183			
Payment/performance bond or letter-of-credit fee or premium	42,676	42,676			
Subtotal	536,294	536,294	-	-	-
Total Construction Costs					
	<i>100,039.36 per unit</i>				
	<i>5,602,204</i>				
	<i>85.23 per sq ft</i>				

PART FOUR - USES OF FUNDS - Glynn Abbotton Woods, LP - 2012-036

CERTIFICATION OF ACTUAL COST AND OPINION AS TO ELIGIBLE BASIS

I. DEVELOPMENT COST SCHEDULE

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
CONSTRUCTION PERIOD FINANCING					
Construction Loan Fee	77,189	77,189			
Construction Loan Interest	161,407	106,247			55,160
Construction Legal Fees	24,682	24,682			
Construction Period Real Estate Tax	5,285	4,653			632
Construction Insurance	45,658	33,028			12,630
Bridge Loan Fee and Bridge Loan Interest					
Other: Construction Inspection Fees	11,250	11,250			
Subtotal	325,471	257,049	-	-	68,422
PROFESSIONAL SERVICES					
Architectural Fee - Design	156,750	156,750			
Architectural Fee - Supervision		-			
Engineering	28,853	28,853			
Real Estate Attorney	56,000	56,000			
Accounting	24,500	24,500			
Other: Green Bldg Consult, Accessibility Consult, Landscap	97,299	97,299			
Subtotal	363,402	363,402	-	-	-
LOCAL GOVERNMENT FEES					
Building Permits	17,234	17,234			
Impact Fees		-			
Water Tap Fees <i>waived?</i>	70,040	70,040			
Sewer Tap Fees <i>waived?</i>	39,453	39,453			
Real Estate Taxes					
Subtotal	126,727	126,727	-	-	-
PERMANENT FINANCING FEES					
Permanent Loan Fees	8,000				8,000
Permanent Loan Legal Fees					
Title and Recording Fees	18,540	18,540			
As-Built Survey	9,450	9,450			
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other:					
Subtotal	35,990	27,990	-	-	8,000

PART FOUR - USES OF FUNDS - Glynn Abbotton Woods, LP - 2012-036

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I. DEVELOPMENT COST SCHEDULE

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
DCA-RELATED COSTS		DCA-RELATED COSTS			
DCA Loan Application Fee	1,000				1,000
Tax Credit Application Fee	6,500				6,500
DCA Waiver Fees	1,000				1,000
LIHTC Allocation Processing Fee 35,752	40,860				40,860
LIHTC Compliance Monitoring Fee 39,200	44,800				44,800
DCA Front End Analysis Fee (when ID of Interest)					-
DCA Final Inspection Fee					-
Other:					
Subtotal	94,160				94,160
EQUITY COSTS		EQUITY COSTS			
Partnership Organization Fees	2,500				2,500
Tax Credit Legal Opinion					
Other:					
Subtotal	2,500	-	-	-	2,500
DEVELOPER'S FEE		DEVELOPER'S FEE			
Developer's Overhead					
Consultant's Fee					
Developer's Fee	932,108	932,108			
Subtotal	932,108	932,108	-	-	-
START-UP AND RESERVES		START-UP AND RESERVES			
Marketing					-
Rent -Up Reserves	33,008				33,008
Operating Deficit Reserve:	139,936				139,936
Replacement Reserve					
Furniture, Fixtures and Equipment	62,106	62,106			
Other: Tax & Insurance escrow	28,848				28,848
Subtotal	263,898	62,106	-	-	201,792
OTHER COSTS		OTHER COSTS			
Relocation					
Other: Miscellaneous bank fees	304				304
Other: 45L energy credit study	18,700				18,700
Subtotal	19,004	-	-	-	19,004
TOTAL DEVELOPMENT COST	8,405,224	7,406,346	-	-	998,878
Per Unit	150,093.29				
Per Square Foot	127.87				

PART FOUR - USES OF FUNDS - Glynn Abbotton Woods, LP - 2012-036

CERTIFICATION OF ACTUAL COST AND OPINION AS TO ELIGIBLE BASIS

II. TAX CREDIT CALCULATION - BASIS METHOD

	New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
Subtractions From Eligible Basis			
Amount of federal grant(s) used to finance qualifying development costs			
Amount of federal below market rate loan			
Amount of nonqualified nonrecourse financing			
Costs of Nonqualifying units of higher quality			
Nonqualifying excess portion of higher quality units			
Historic Tax Credit (Residential Portion Only)			
Other <small>45L credit basis reduction by 50%</small>	56,000		
Total Subtractions From Basis:	56,000		0
Eligible Basis Calculation			
Total Basis	7,406,346	0	0
Less Total Subtractions From Basis (see above)	56,000		0
Total Eligible Basis	7,350,346	0	0
Eligible Basis Adjustment for DDA/QCT Location	100.00%		
Adjusted Eligible Basis	7,350,346	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	100.00%	100.00%	100.00%
Qualified Basis	7,350,346	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	661,531	0	0
Total Basis Method Tax Credit Calculation	661,531		

III. TAX CREDIT CALCULATION - GAP METHOD

Equity Gap Calculation			
Total Development Cost	8,405,224		
Subtract Non-LIHTC (excluding deferred fee) Source of Funds	2,078,400		
Equity Gap	6,326,824		
Divide Equity Gap by 10	/ 10		
Annual Equity Required	632,682		
Enter Final Federal and State Equity Factors (not including GP contribution)	1.2014	=	Federal
Total Gap Method Tax Credit Calculation	526,621		0.8740
			+ State
			0.3274

IV. TAX CREDIT CARRYOVER ALLOCATION

Allocation Year 2013 510,748

V. FINAL TAX CREDIT ALLOCATION REQUEST

510,748

I certify that all information provided above is true, correct, complete and reflects the full extent of all project costs and eligible basis which apply (or are expected to apply) to the above-mentioned development.

Owner Signature

Name - Please Type

Date

PART THREE - SOURCES OF FUNDS - Glynn Abbington Woods, LP - 2012-036

I. PERMANENT FINANCING

Financing Type	Name of Financing Entity	Principal Amount	Interest Rate	Term (Years)	Amort. (Years)	Annual Debt Svc Per Terms Given	Loan Type	Balloon?
First Mortgage	DCA HOME Loan	2,000,000	1.000%	20	0		Amortizing	Yes
Second Mortgage								
Third Mortgage								
Other Source (specify)								
Other Source (specify)								
Deferred Developer Fees	REA Ventures Group, LLC	191,594						
Federal Grant								
State, Local, or Private Grant								
Federal Housing Credit Equity	Tax Credit Holdings - Abbington Wood	4,418,402						
State Housing Credit Equity	Tax Credit Holdings - Abbington Wood	1,716,828						
Historic Credit Equity								
Investment Earnings from Tax-Exempt Bonds								
Investment Earnings from Taxable Bonds								
Income from Operations								
Other Source (specify) 45L energy credits	Tax Credit Holdings - Abbington Wood	78,400						
Other Source (specify)								
Other Source (specify)								
Total Permanent Financing:		8,405,224						
Total Development Costs from Development Cost Schedule:		8,405,224						
Surplus/(Shortage) of Permanent Funds to Development Costs:		0						

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

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

VII. OWNER COMMENTS AND CLARIFICATIONS

The first mortgage has a 20 year term with an annual debt service that changes yearly. The pro forma properly details about the yearly debt service over the 20 year term.

