

**Independent Auditor's 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**

BTW-Chapman Phase I, L.P.

April 30, 2016

BTW-Chapman Phase I, L.P.

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Independent Auditor's Report

Owner's Name: BTW-Chapman Phase I, L.P.
Project Name: Chapman Senior Apartments
Project Number: 2013-019

We have audited the costs included in the accompanying Georgia Department of Community Affairs ("DCA") Certification of Actual Cost and opinion as to Eligible Basis, the Owner's Certification of Funding Sources and Project Subsidy, and the building allocation of Qualified Basis Worksheet (the "Final Cost Certification") of BTW-Chapman Phase I, L.P. (the "Owner") for Chapman Senior Apartments ("the Project") as of April 30, 2016.

Management's Responsibility for the Final Cost Certification

Management is responsible for the preparation and fair presentation of the Final Cost Certification in accordance with financial reporting provisions and qualified allocation plan rules established by DCA. Management is also responsible for 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 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 audit opinion.

Opinion

In our opinion, the Final Cost Certification referred to above presents fairly, in all material respects, the actual costs of \$15,007,326 and eligible basis of \$13,825,392 of the Owner for the Project as of April 30, 2016, in accordance with financial reporting provisions and qualified allocation plan rules established by DCA.

Basis of Accounting

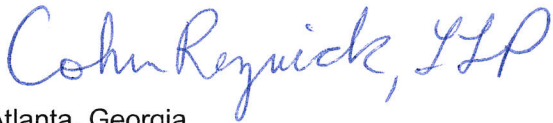
We draw attention to the financial reporting provisions of DCA, which require the Owner to account for actual costs and adjusted eligible basis in accordance with the basis of accounting the Owner uses for income tax purposes and to comply with the provisions of DCA's qualified allocation plan, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Restriction on Use

Our report is intended solely for the information and use of the Owner and DCA and is not intended to be and should not be used by anyone other than these specified parties.

Other

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

A handwritten signature in blue ink that reads "John Reznick, LLP". The signature is written in a cursive, flowing style.

Atlanta, Georgia
June 1, 2016

PART THREE - SOURCES OF FUNDS - BTW-Chapman Phase I - 2013-019

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 | Columbus Bank & Trust Company | 446,754 | 6.500% | 17 | 30 | 33,885 | Amortizing | No |
| Second Mortgage | Housing Authority of Columbus, GA | 3,700,000 | 0.250% | 42 | 42 | | Cash Flow | No |
| Third Mortgage | | | | | | | | |
| Other Source (specify) | | | | | | | | |
| Other Source (specify) | | | | | | | | |
| Deferred Developer Fees | New Affordable Housing Partners, LLC | 2,000 | | | | | | |
| Federal Grant | | | | | | | | |
| State, Local, or Private Grant | | | | | | | | |
| Federal Housing Credit Equity | RBC Tax Credit Equity, LLC | 7,546,862 | | | | | | |
| State Housing Credit Equity | RBC Tax Credit Equity, LLC | 3,311,710 | | | | | | |
| Historic Credit Equity | | | | | | | | |
| Investment Earnings from Tax-Exempt Bonds | | | | | | | | |
| Investment Earnings from Taxable Bonds | | | | | | | | |
| Income from Operations | | | | | | | | |
| Other Source (specify) | | | | | | | | |
| Other Source (specify) | | | | | | | | |
| Other Source (specify) | | | | | | | | |
| Total Permanent Financing: | | 15,007,326 | | | | | | |
| Total Development Costs from Development Cost Schedule: | | 15,007,326 | | | | | | |
| 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: | | | | | | | | | |

See Independent Auditor's Report.

PART FOUR - USES OF FUNDS - BTW-Chapman Phase I - 2013-019

CERTIFICATION OF ACTUAL COST AND OPINION AS TO ELIGIBLE BASIS

I. DEVELOPMENT COST SCHEDULE

| | TOTAL COST | New Construction Basis | Acquisition Basis | Rehabilitation Basis | Amorizable or Non-Depreciable Basis |
|---|----------------------------|-------------------------------|--------------------------|-----------------------------|--|
| PRE-DEVELOPMENT COSTS | | | | | |
| Property Appraisal | | | | | |
| Market Study | 6,050 | 6,050 | | | - |
| Environmental Report(s) | 58,002 | 58,002 | | | - |
| Accessibility Inspections and Plan Review | 8,760 | 8,760 | | | - |
| Green Building Program Certification Fee (LEED or Earthcraft) | 62,962 | 62,962 | | | - |
| Geotechnical Fees | 10,700 | 10,700 | | | - |
| Other: Asset Management Fee; Bank Fees | 966 | - | | | 966 |
| Subtotal | 147,440 | 146,474 | - | - | 966 |
| ACQUISITION | | | | | |
| Land | | | | | |
| Demolition | | | | | |
| Acquisition Legal Fees (if existing structures) | | | | | |
| Existing Structures | | | | | |
| Subtotal | - | | - | | - |
| SITE IMPROVEMENTS | | | | | |
| Site Preparation (On-site) | 591,707 | 271,707 | | | 320,000 |
| Site Preparation (Off-site) | | | | | |
| Subtotal | 591,707 | 271,707 | - | - | 320,000 |
| UNIT/BUILDING CONSTRUCTION | | | | | |
| Unit/Building Construction/New Construction | 8,913,054 | 8,913,054 | | | - |
| Unit/Building Construction/Rehab | | | | | |
| Project Amenities / Accessory Buildings | | | | | |
| Other: Additional Hard Costs | 136,003 | 136,003 | | | |
| Subtotal | 9,049,057 | 9,049,057 | - | - | - |
| CONTRACTOR SERVICES | | | | | |
| Builder's Overhead: 2.00% | 190,095 | 166,495 | | | - |
| Builder Profit: 6.00% | 570,286 | 555,940 | | | - |
| General Requirements 6.00% | 570,286 | 432,025 | | | - |
| Payment/performance bond or letter-of-credit fee or premium | | | | | |
| Subtotal | 1,154,460 | 1,154,460 | - | - | - |
| Total Construction Costs | 107,952.24 per unit | | | | |
| | 10,795,224 | | | | |
| | | 130.63 per sq ft | | | |

I. DEVELOPMENT COST SCHEDULE

| | TOTAL COST | New Construction Basis | Acquisition Basis | Rehabilitation Basis | Amortizable or Non-Depreciable Basis |
|---|----------------|------------------------|-------------------|----------------------|--------------------------------------|
| CONSTRUCTION PERIOD FINANCING | | | | | |
| Construction Loan Fee | 90,000 | 5,292 | | | 84,708 |
| Construction Loan Interest | 224,287 | 153,796 | | | 70,491 |
| Construction Legal Fees | | | | | |
| Construction Period Real Estate Tax | | | | | |
| Construction Insurance | 58,948 | 55,050 | | | 3,898 |
| Bridge Loan Fee and Bridge Loan Interest | | | | | |
| Other: _____ | | | | | |
| Subtotal | 373,235 | 214,138 | - | - | 159,097 |
| PROFESSIONAL SERVICES | | | | | |
| Architectural Fee - Design | 357,778 | 357,778 | | | - |
| Architectural Fee - Supervision | | | | | |
| Engineering | 110,263 | 110,263 | | | - |
| Real Estate Attorney | 101,381 | 76,351 | | | 25,030 |
| Accounting | 83,000 | 83,000 | | | - |
| Other: Landscaping | 70,605 | 70,605 | | | - |
| Subtotal | 723,027 | 697,997 | - | - | 25,030 |
| LOCAL GOVERNMENT FEES | | | | | |
| Building Permits | | | | | |
| Impact Fees | | | | | |
| Water Tap Fees <i>waived?</i> | | | | | |
| Sewer Tap Fees <i>waived?</i> | | | | | |
| Real Estate Taxes | | | | | |
| Subtotal | - | - | - | - | - |
| PERMANENT FINANCING FEES | | | | | |
| Permanent Loan Fees | | | | | |
| Permanent Loan Legal Fees | | | | | |
| Title and Recording Fees | 47,351 | 47,351 | | | - |
| As-Built Survey | 25,810 | 25,810 | | | - |
| Bond Issuance Premium | | | | | |
| Cost of Issuance / Underwriter's Discount | | | | | |
| Other: _____ | | | | | |
| Subtotal | 73,161 | 73,161 | - | - | - |

I. DEVELOPMENT COST SCHEDULE

| | TOTAL COST | New Construction Basis | Acquisition Basis | Rehabilitation Basis | Amortizable or Non-Depreciable Basis |
|--|----------------------|---------------------------|----------------------|-------------------------|--|
| DCA-RELATED COSTS | | | | | |
| DCA Loan Application Fee | | | | | - |
| Tax Credit Application Fee | 6,500 | | | | 6,500 |
| LIHTC Amendment Fees | 1,500 | | | | 1,500 |
| LIHTC Allocation Processing Fee | 61,613 | | | | 61,613 |
| LIHTC Compliance Monitoring Fee | 80,000 | | | | 80,000 |
| DCA Front End Analysis Fee (when ID of Interest) | | | | | - |
| DCA Final Inspection Fee | 3,000 | | | | 3,000 |
| Other: Preapplication Fees | 3,500 | | | | 3,500 |
| Subtotal | 156,113 | | | | 156,113 |
| EQUITY COSTS | | | | | |
| Partnership Organization Fees | | | | | |
| Tax Credit Legal Opinion | | | | | |
| Other: | | | | | |
| Subtotal | - | - | - | - | - |
| DEVELOPER'S FEE | | | | | |
| Developer's Overhead | | | | | |
| Consultant's Fee | | | | | |
| Developer's Fee | 1,723,281 | 1,723,281 | | | - |
| Subtotal | 1,723,281 | 1,723,281 | - | - | - |
| START-UP AND RESERVES | | | | | |
| Marketing | 18,721 | | | | 18,721 |
| Rent -Up Reserves | 20,007 | | | | 20,007 |
| Operating Deficit Reserve: | 275,000 | | | | 275,000 |
| Replacement Reserve | 35,000 | | | | 35,000 |
| Furniture, Fixtures and Equipment | 495,117 | 495,117 | | | - |
| Other: Subsidy Reserve | 150,000 | | | | 150,000 |
| Subtotal | 993,845 | 495,117 | - | - | 498,728 |
| OTHER COSTS | | | | | |
| Relocation | | | | | |
| Other: Interest Reserve | 22,000 | - | | | 22,000 |
| Other: | | | | | |
| Subtotal | 22,000 | - | - | - | 22,000 |
| TOTAL DEVELOPMENT COST | \$ 15,007,326 | \$ 13,825,392 | - | - | \$ 1,181,934 |
| Per Unit | 150,073.26 | | | | |
| Per Square Foot | 181.60 | | | | |

II. TAX CREDIT CALCULATION - BASIS METHOD

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

Total Subtractions From Basis:

| | New Construction Basis | 4% Acquisition Basis | Rehabilitation Basis |
|--|-------------------------------|-----------------------------|-----------------------------|
| | | | |
| | | | |
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| | | | |
| | | | |
| | | | |
| Total Subtractions From Basis: | 0 | | 0 |
| Eligible Basis Calculation | | | |
| Total Basis | 13,825,392 | 0 | 0 |
| Less Total Subtractions From Basis (see above) | 0 | | 0 |
| Total Eligible Basis | 13,825,392 | 0 | 0 |
| Eligible Basis Adjustment for DDA/QCT Location | 130% | | |
| Adjusted Eligible Basis | \$ 17,973,010 | 0 | 0 |
| Multiply Adjusted Eligible Basis by Applicable Fraction | 95.00% | 95.00% | 95.00% |
| Qualified Basis | 17,074,359 | 0 | 0 |
| Multiply Qualified Basis by Applicable Credit Percentage | 9.00% | | |
| Maximum Tax Credit Amount | 1,536,692 | 0 | 0 |
| Total Basis Method Tax Credit Calculation | | 1,536,692 | |

III. TAX CREDIT CALCULATION - GAP METHOD

Equity Gap Calculation

Total Development Cost
 Subtract Non-LIHTC (excluding deferred fee) Source of Funds
 Equity Gap
 Divide Equity Gap by 10
 Annual Equity Required
 Enter Final Federal and State Equity Factors (not including GP contribution)
 Total Gap Method Tax Credit Calculation

| | | | |
|--|----------------|---|---------|
| | 15,007,326 | | |
| | 4,146,754 | | |
| | 10,860,572 | | |
| | / 10 | | |
| | 1,086,057 | | |
| | 1.4100 | = | Federal |
| | 770,253 | | 0.9800 |
| | | | + |
| | | | State |
| | | | 0.4300 |

IV. TAX CREDIT CARRYOVER ALLOCATION

Allocation Year

V. FINAL TAX CREDIT ALLOCATION REQUEST

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 _____

See Independent Auditor's Report.

PART EIGHT - BUILDING BY BUILDING CREDIT ALLOCATION - BTW-Chapman Phase I - 2013-019

Cost Certification Date: 4/30/2016 Carryover Allocation Date: 12/20/2013 Project Address: 3725 Chapman Way, Columbus, GA 31903

Type of Activity: New Construction

Please do NOT include common space employee units!

| Building Address | Building Identification Number | Total Nbr of Residential Units | Total Residential Square Footage | Nbr of Low Income Units | Low Income Square Footage | Building's Eligible Basis | QCT/DDA Boost | Building's Adjusted Basis | Building's Applicable Fraction | Building's Qualified Basis | Date Placed In Service | Applic. Credit % | Tax Credit Amount | FINAL Tax Credit Allocation Request | |
|--------------------------------------|--------------------------------|--------------------------------|----------------------------------|-------------------------|---------------------------|---------------------------|---------------|---------------------------|--------------------------------|----------------------------|------------------------|------------------|-------------------|-------------------------------------|-------------------|
| | | | | | | | | | | | | | | Building's Qualified Basis | Tax Credit Amount |
| 3725 Chapman Way, Columbus, GA 31903 | GA-13-01901 | 100 | 82,640 | 95 | 78,508 | 13,825,392 | 130% | 17,973,010 | 95.00% | 17,074,359 | 11/17/2015 | 9.00% | 1,536,692 | 8,557,389 | 770,165 |
| | | | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| | | 100 | 82,640 | 95 | 78,508 | 13,825,392 | | 17,973,010 | | 17,074,359 | | | 1,536,692 | 8,557,389 | 770,165 |

See Independent Auditor's Report.