

APPRAISAL REPORT

BROOKFIELD MEWS (HAP/SUBSIDIZED APARTMENTS)
99 Tifton-Eldorado Road
Tifton, Tift County, Georgia 31794
CBRE, Inc. File No. 16-341AT-2768

Kelly Bousquet
Loan Processor
PRUDENTIAL AFFORDABLE MORTGAGE COMPANY
4350 N. Fairfax Drive, Suite 700
Arlington, Virginia 22203

FREDDIE MAC
8100 Jones Branch Drive
McLean, VA 22102

www.cbre.com/valuation

CBRE



November 3, 2016

Kelly Bousquet
Loan Processor
PRUDENTIAL AFFORDABLE MORTGAGE COMPANY
4350 N. Fairfax Drive, Suite 700
Arlington, Virginia 22203

And

FREDDIE MAC
8100 Jones Branch Drive
McLean, VA 22102

RE: Appraisal of Brookfield Mews (HAP/Subsidized Apartments)
99 Tifton-Eldorado Road
Tifton, Tift County, Georgia
CBRE, Inc. File No. 16-341AT-2768

Dear Ms. Bousquet:

At your request and authorization, CBRE, Inc. has prepared an appraisal of the market value of the referenced property. Our analysis is presented in the following Appraisal Report.

The subject represents a 120-unit garden style apartment property that is situated on a 15.474-acre site within the city limits of Tifton, Tift County, Georgia. The subject is more fully described, legally and physically, within the enclosed report.

The property is 100% subsidized by a project-based HAP (Housing Assistance Program)/Section 8 Contract, whereby tenants pay a portion of the rent based on their income, and HUD pays the remainder. Based on the provided information from the borrower, the subject currently has a 20-year contract that expires in December 2016. The borrower has applied for another 20-year contract, but the results of this application were not available as of the date of this report.

Our "as is" value assumes the property is subsidized by the current HAP/Section 8 contract in place. At the client's request, we have also estimated the subject's market value assuming no HAP/Section 8 Contract is in place, or "as market rate." The "as market rate" value represents a hypothetical value. Additionally, we have estimated the subject's prospective market value assuming a substantial renovation, though still subject to a HAP/Section 8 Contract in conjunction with an LIHTC award. This value also represents a hypothetical condition as neither the HAP contract or tax credits have been awarded. Lastly, we have also estimated the subject's prospective market value assuming a substantial renovation, though as a market rate property

absent of any subsidy or rent restrictions. CBRE has included this last value within the report, though it does not represent the highest and best use of the subject.

Based on the analysis contained in the following report, the market value of the subject is concluded as follows:

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
As Is, As HAP	Leased Fee Interest	September 7, 2016	\$5,550,000
As Is, As Market (Hypothetical)	Leased Fee Interest	September 7, 2016	\$4,175,000
Prospective - Renovated, As HAP/LIHTC (Hypothetical)	Leased Fee Interest	March 7, 2019	\$6,150,000
Prospective - Renovated, As Market (Hypothetical)	Leased Fee Interest	March 7, 2019	\$5,650,000

Compiled by CBRE

This report is addressed to Prudential Mortgage Capital Company, LLC, Freddie Mac, and any such other persons and/or entities as may be designated by Prudential Mortgage Capital Company, LLC, and their respective successors and assigns (collectively, "PMCC"). CBRE acknowledges and agrees that (i) the report may be relied upon by Prudential Mortgage Capital Company, LLC or one of its subsidiaries in determining whether to make a loan evidenced by a note secured by the Property (the "Mortgage Loan"), (ii) the Report may be relied upon by (a) any purchaser or investor in determining whether to purchase the Mortgage Loan or any interest in the Mortgage Loan from PMCC or any securities representing an interest in the Mortgage Loan and (b) any rating agency rating securities representing an interest in the Mortgage Loan, (iii) the Report may be referred to in and included with materials offering for sale the Mortgage Loan or an interest in the Mortgage Loan or such securities, (iv) persons who acquire the Mortgage Loan or an interest in the Mortgage Loan or such securities may rely on the Report, and (v) the Report speaks only as of its date in the absence of a specific written update of the Report signed and delivered by Aimee Morgan with CBRE.

The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter.

The following appraisal sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value. The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP), the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. It also conforms to Title XI Regulations and the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) updated in 1994 and further updated by the Interagency Appraisal and Evaluation Guidelines promulgated in 2010, as well as Freddie Mac underwriting guidelines.

This report is for the use and benefit of, and may be relied upon by

- a) the Seller/Servicer, Freddie Mac and any successors and assigns ("Lender");
- b) independent auditors, accountants, attorneys and other professionals acting on behalf of Lender;
- c) governmental agencies having regulatory authority over Lender;

- d) designated persons pursuant to an order or legal process of any court or governmental agency;
- e) prospective purchasers of the Mortgage; and
- f) with respect to any debt (or portion thereof) and/or securities secured, directly or indirectly, by the Property which is the subject of this report, the following parties and their respective successors and assigns:
 - any placement agent or broker/dealer and any of their respective affiliates, agents and advisors;
 - any initial purchaser or subsequent holder of such debt and/or securities;
 - any Servicer or other agent acting on behalf of the holders of such debt and/or securities;
 - any indenture trustee;
 - any rating agency; and
 - any institutional provider from time to time of any liquidity facility or credit support for such financings

In addition, this report, or a reference to this report, may be included or quoted in any offering circular, information circular, offering memorandum, registration statement, private placement memorandum, prospectus or sales brochure (in either electronic or hard copy format) in connection with a securitization or transaction involving such debt (or portion thereof) and/or securities.

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. 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).

Kelly Bousquet
September 28, 2016
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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



Steven Pejza
Senior Appraiser
Georgia State Certification No. 239207
Phone: 404-812-5081
Fax: 404-812-5051
Email: steve.pejza@cbre.com

Certification

We certify to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in or bias with respect to the property that is the subject of this report and have no personal interest in or bias with respect to the parties involved with this assignment.
4. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
5. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
6. This appraisal assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
7. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, as well as the requirements of the State of Georgia.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. As of the date of this report, Steven Pejza has completed the Standards and Ethics Education Requirements for Candidates/Practicing Affiliates of the Appraisal Institute.
11. Steven Pejza has made a personal inspection of the property that is the subject of this report.
12. Ronald A. Neyhart, MAI has provided a review of the appraisal as significant real property appraisal assistance to the persons signing this report.
13. Valuation & Advisory Services operates as an independent economic entity within CBRE, Inc. Although employees of other CBRE, Inc. divisions may be contacted as a part of our routine market research investigations, absolute client confidentiality and privacy were maintained at all times with regard to this assignment without conflict of interest.
14. Neither Steven Pejza nor Ronald A. Neyhart, MAI have provided appraisal services regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
15. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Georgia Real Estate Appraiser Classification and Regulation Act and the Rules and Regulations of the Georgia Real Estate Appraisers Board.



Steven Pejza
Georgia State Certification No. 239207

Subject Photographs



All pictures were taken on the date of inspection, September 7, 2016, by the appraiser Steven Pejza



Subject Exterior



Subject Exterior



Subject Exterior



Subject Exterior



Subject Exterior



Subject Exterior



Subject Interior



Subject Interior



Subject Interior



Subject Interior



Subject Interior



Subject Interior



Subject Parking



Subject Laundry



Subject Water Heater



Subject HVAC/Air Handler



Subject Mail Kiosk



Subject Sign

Executive Summary

Property Name	Brookfield Mews		
Location	99 Tifton-Eldorado Road, Tifton, Tift County, Georgia 31794		
Highest and Best Use	Hold for Future Apartment Development		
As If Vacant	Hold for Future Apartment Development		
As Proposed	Leased Fee Interest		
Property Rights Appraised	November 3, 2016		
Date of Report	September 7, 2016		
Date of Inspection	6 Months		
Estimated Exposure Time	6 Months		
Estimated Marketing Time	15.474 AC		
Land Area	674,047 SF		
Improvements	Apartment (Multi-family Subsidized Housing)		
Property Type	17		
Number of Buildings	2		
Number of Stories	120		
Number of Units Per Building	100,992 SF		
Gross Building Area	98,760 SF		
Net Rentable Area	120		
Number of Units	823 SF		
Average Unit Size	1981		
Year Built	Renovated	2019	
Condition	Fair		
Buyer Profile	Investor-Regional		
Financial Indicators	97.0%		
Subject's Stabilized Occupancy - As HAP	95.0%		
Subject's Stabilized Occupancy - As Market Rate	0.5%		
Stabilized Credit Loss - As Restricted	2.0%		
Stabilized Credit Loss - As Market Rate	7.00%		
Overall Capitalization Rate - As Is, As HAP	7.50%		
Overall Capitalization Rate - As Is, As Market (Hypothetical)	6.50%		
Overall Capitalization Rate - Prospective - As LIHTC/HAP (Hypothetical)			
Pro Forma Operating Data - As Is, As HAP	Total	Per Unit	
Effective Gross Income	\$849,026	\$7,075	
Operating Expenses	\$460,809	\$3,840	
Expense Ratio	54.28%		
Net Operating Income	\$388,217	\$3,235	
Pro Forma Operating Data - As Is, As Market (Hypothetical)			
Effective Gross Income	\$782,808	\$6,523	
Operating Expenses	\$470,006	\$3,917	
Expense Ratio	60.04%		
Net Operating Income	\$312,802	\$2,607	
Pro Forma Operating Data - Prospective, As LIHTC/HAP (Hypothetical)			
Effective Gross Income	\$849,026	\$7,075	
Operating Expenses	\$449,593	\$3,747	
Expense Ratio	52.95%		
Net Operating Income	\$399,433	\$3,329	

VALUATION		Total	Per Unit
AS IS			
As Is, As HAP On	September 7, 2016		
Sales Comparison Approach - As Market Rate		\$5,100,000	\$42,500
Income Capitalization Approach - As Market Rate		\$5,550,000	\$46,250
As Is, As Market (Hypothetical) On	September 7, 2016		
Sales Comparison Approach		\$4,000,000	\$33,333
Income Capitalization Approach		\$4,175,000	\$34,792
PROSPECTIVE, RENOVATED			
Prospective, Renovated, As HAP/LIHTC (Hypothetical) On	March 7, 2019		
Sales Comparison Approach		\$6,000,000	\$50,000
Income Capitalization Approach		\$6,150,000	\$51,250
Prospective, Renovated, As Market (Hypothetical) On	March 7, 2019		
Sales Comparison Approach		\$5,400,000	\$45,000
Income Capitalization Approach		\$5,650,000	\$47,083
Insurable Value		\$5,900,000	\$49,167
CONCLUDED MARKET VALUE			
Appraisal Premise	Interest Appraised	Date of Value	Value
As Is, As HAP	Leased Fee Interest	September 7, 2016	\$5,550,000
As Is, As Market (Hypothetical)	Leased Fee Interest	September 7, 2016	\$4,175,000
Prospective - Renovated, As HAP/LIHTC (Hypothetical)	Leased Fee Interest	March 7, 2019	\$6,150,000
Prospective - Renovated, As Market (Hypothetical)	Leased Fee Interest	March 7, 2019	\$5,650,000
Compiled by CBRE			

STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS (SWOT)

Strengths/ Opportunities

- The subject is one of a few multifamily properties in Tifton
- The subject currently benefits from a project-based HAP subsidy
- Limited competition with no known apartments proposed or under construction in the area
- The subject may be renovated by Low Income Housing Tax Credits (LIHTC) and sign a renewed 20-year HAP contract

Weaknesses/ Threats

- The subject may not receive a tax credit award and/or renew its HAP contract, forcing it to revert to a true market-rate operation

EXTRAORDINARY ASSUMPTIONS

An extraordinary assumption is defined as “an assumption directly related to a specific assignment, as of the effective date of the assignment results, could alter the appraiser’s opinions or conclusions.”¹

- CBRE assumes the subject will begin a significant renovation project in earlier 2017, lasting into early 2019.
- CBRE assumes that ownership will be able to complete the proposed renovations in a manner that will limit disruption to tenancy. Further, CBRE assumes that there will be no prolonged lease-up period at the end of the construction period.
- CBRE assumes the subject’s proposed construction will be constructed as described by developer using quality materials and workmanship, and within the time frame estimated.
- CBRE assumes the subject’s HAP subsidy contract, which expires in December 2016, will be renewed for a period of 20 years.
- CBRE assumes the subject to be operating at a stabilized occupancy rate as of all reported valuation dates.

HYPOTHETICAL CONDITIONS

A hypothetical condition is defined as “that which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.”²

- At the client’s request, CBRE has estimated the subject’s market value assuming no restriction or subsidy in place, or “as market rate.” As the subject is subsidized as of our September 2016 inspection, our “As Is, As Market” value assumes this hypothetical condition, or the absence of said subsidy.
- At the client’s request, CBRE has estimated the subject’s market value assuming a significant renovation due to an LIHTC award and renewal of the HAP contract subsidy for a period of 20 years. Although an LIHTC award would restrict the amount of rent that could be charged to tenants based on a formula, a HAP subsidy would pay the difference between the restricted rent level and the market rent level(s) for the subject and area, as approved by HUD.
- At the client’s request, CBRE has estimate the subject’s market value assuming a significant renovation, though free and clear of any HAP subsidy or LIHTC award. It is our opinion this option is not cost feasible and therefore does not represent the highest and best use of the subject.

¹ The Appraisal Foundation, *USPAP, 2014-2015* ed., U-3.

² Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 5th ed. (Chicago: Appraisal Institute, 2010), 97.

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Introduction

OWNERSHIP AND PROPERTY HISTORY

According to Tift County records, title to the property is currently vested in the name of SP Preservation LLC. This entity acquired the subject property in October 2015 for the sum of \$4,625,000 (\$38,541/unit). The owner will be applying for tax credits from the Georgia Department of Community Affairs (DCA) has budgeted \$4,294,197 (\$35,785/unit) in renovations for the subject, pending this award. Additionally, ownership has applied for 20-year renewal of the HAP contract. The existing HAP contract expires in December 2016.

On-site management indicated the subject property historically maintains occupancy near 100%, though occupancy was purposely reduced throughout 2016 in anticipation of beginning renovations. As of our inspection in September 2016, the occupancy rate was 85.8%, though management was reportedly beginning to stabilize the property. Ownership now anticipates beginning renovations in February 2017, ending in early 2019.

In sum, the property is 100% subsidized by a project-based HAP (Housing Assistance Program)/Section 8 Contract, whereby tenants pay a portion of the rent based on their income, and HUD pays the remainder. Effectively, the subject property is guaranteed to achieve HUD-approved market rental rates, which are generally higher than what could actually be achieved in the market. Furthermore, because the subsidy is tied to the project and not the tenant, the project typically maintains occupancy near 100%, which is above market norms. Although the existing contract expires in December 2016, the owner has applied to HUD to renew this contract for a period of 20 years. As of the date of this appraisal, the application was still pending. Additionally, ownership intends to apply to the Georgia DCA for tax credits in order to substantially renovate the subject. CBRE has valued the subject under 4 scenarios: the as is condition subject to a soon-to-be expired HAP contract, a hypothetical condition as a true market-rate property assuming the HAP contract is not renewed, a hypothetical prospective condition whereby the subject is awarded tax credits, is renovated, and has the HAP contract renewed for an additional 20 years, and a hypothetical prospective condition whereby the subject is renovated as a market rate project, free and clear of any subsidies or restrictions. However, it should be noted this last scenario is not cost-feasible in the opinion of CBRE.

INTENDED USER OF REPORT

This appraisal is to be used by Prudential Affordable Mortgage Company, and Freddie Mac, and no other user may rely on our report unless as specifically indicated in the report.

This report is for the use and benefit of, and may be relied upon by,

- a) the Seller/Servicer, Freddie Mac and any successors and assigns (“Lender”);
- b) independent auditors, accountants, attorneys and other professionals acting on behalf of Lender;

- c) governmental agencies having regulatory authority over Lender;
- d) designated persons pursuant to an order or legal process of any court or governmental agency;
- e) prospective purchasers of the Mortgage; and
- f) with respect to any debt (or portion thereof) and/or securities secured, directly or indirectly, by the Property which is the subject of this report, the following parties and their respective successors and assigns:
 - any placement agent or broker/dealer and any of their respective affiliates, agents and advisors;
 - any initial purchaser or subsequent holder of such debt and/or securities;
 - any Servicer or other agent acting on behalf of the holders of such debt and/or securities;
 - any indenture trustee;
 - any rating agency; and
 - any institutional provider from time to time of any liquidity facility or credit support for such financings

In addition, this report, or a reference to this report, may be included or quoted in any offering circular, information circular, offering memorandum, registration statement, private placement memorandum, prospectus or sales brochure (in either electronic or hard copy format) in connection with a securitization or transaction involving such debt (or portion thereof) and/or securities.

Intended Users - the intended user is the person (or entity) who the appraiser intends will use the results of the appraisal. The client may provide the appraiser with information about other potential users of the appraisal, but the appraiser ultimately determines who the appropriate users are given the appraisal problem to be solved. Identifying the intended users is necessary so that the appraiser can report the opinions and conclusions developed in the appraisal in a manner that is clear and understandable to the intended users. Parties who receive or might receive a copy of the appraisal are not necessarily intended users. The appraiser's responsibility is to the intended users identified in the report, not to all readers of the appraisal report.³

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the market value of the subject property.

DEFINITION OF VALUE

The current economic definition of market value agreed upon by agencies that regulate federal financial institutions in the U.S. (and used herein) is as follows:

³ Appraisal Institute, *The Appraisal of Real Estate*, 14th ed. (Chicago: Appraisal Institute, 2013), 50.

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.⁴

INTEREST APPRAISED

The value estimated represents the leased fee interest and defined as follows:

Leased Fee Interest - A freehold (ownership interest) where the possessory interest has been granted to another party by creation of a contractual landlord-tenant relationship (i.e., a lease).⁵

SCOPE OF WORK

This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2 of USPAP. The scope of the assignment relates to the extent and manner in which research is conducted, data is gathered and analysis is applied. CBRE, Inc. completed the following steps for this assignment:

Extent to Which the Property is Identified

The property is identified through the following sources:

- postal address
- assessor's records
- legal description

Extent to Which the Property is Inspected

Per FHLMC guidelines, the appraiser must inspect:

- A minimum of five units
- All vacant units to determine their state of readiness for occupancy
- All down units to determine and comment on the amount of repairs/renovations necessary to make them ready for occupancy

⁴ Interagency Appraisal and Evaluation Guidelines; December 10, 2010, Federal Register, Volume 75 Number 237, Page 77472.

⁵ *Dictionary of Real Estate Appraisal*, 113.

- At least one unit of each unit type and comment on the marketability of each unit type's floor plan, design, layout, amenities and level of finish

If this requirement results in more than 25 units to be inspected, the appraiser may sample the vacant units, but all down units must still be inspected regardless of the number of down units. The appraiser must clearly state how this sample was selected.

The units inspected are shown below:

INSPECTED UNITS			
Unit	Type	Unit	Type
4D	2BR/1BA, Vacant	12A	3BR/1.5BA, Vacant
5B	1BR/1BA, Vacant	13E	4BR/1.5BA, Vacant
6G	2BR/1BA, Vacant	13D	4BR/1.5BA, Vacant
7C	1BR/1BA, Vacant	15E	2BR/1BA, Vacant
9G	2BR/1BA, Vacant	15H	2BR/1BA, Vacant
12E	3BR/1.5BA, Vacant	16A	1BR/1BA, Vacant
12D	3BR/1.5BA, Vacant		

Source: CBRE

Type and Extent of the Data Researched

CBRE reviewed the following:

- applicable tax data
- zoning requirements
- flood zone status
- demographics
- income and expense data
- comparable data

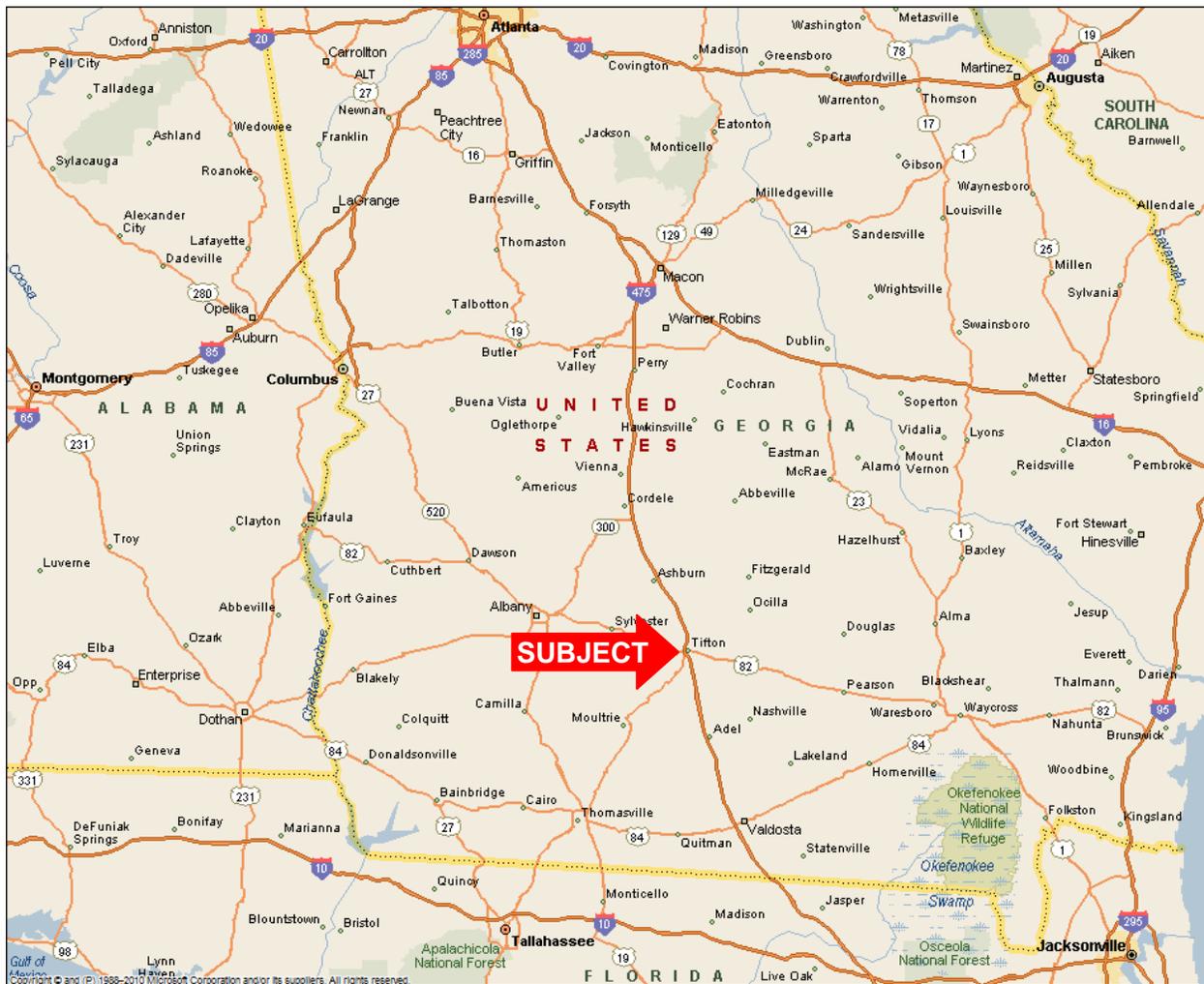
Type and Extent of Analysis Applied

CBRE, Inc. analyzed the data gathered through the use of appropriate and accepted appraisal methodology to arrive at a probable value indication via each applicable approach to value. The steps required to complete each approach are discussed in the methodology section.

Data Resources Utilized in the Analysis

DATA SOURCES	
<i>Item:</i>	<i>Source(s):</i>
Site Data	
Size	Tax Records
Improved Data	
Building Area	Rent roll, tax records
No. Bldgs.	Appraiser & Site Plan
Parking Spaces	Site survey
Year Built/Developed	Tax Records
Economic Data	
Deferred Maintenance:	N/A
Building Costs:	Marshall Valuation Service
Income Data:	Budgeted Operating Statement, Rent Comparables
Expense Data:	Budgeted Operating Statement, Expense Comparables
Other	
Owner	Southport Financial Real Estate
Housing Authority	Tifton Housing Authority, Georgia DCA
Data Not Provided	
ESA	N/A
PCR	N/A
Zoning Report	N/A
Compiled by CBRE	

Area Analysis



LOCATION

The subject is located in Tifton, Tift County, Georgia. A regional map showing the location of the subject is shown above.

POPULATION

Population statistics for Tifton, Tift County, and the state of Georgia are summarized in the following table.

AREA POPULATION STATISTICS

	Tifton	Tift County	Georgia
Population			
2016 Total Population	16,391	40,760	10,237,832
2010 Total Population	16,350	40,118	9,687,653
2000 Total Population	15,177	38,407	730,381
Growth 2013-2018	0.3%	1.6%	5.7%
Growth 2000-2013	7.7%	4.5%	1226.4%
2016 Median Age	32.6	35.4	36.2

Source: Claritas

As illustrated, the city of Tifton represents 40.8% of Tift County's population. Furthermore, all areas are projected to increase in population.

HOUSEHOLDS

Household statistics for Tifton, Tift County, and the state of Georgia are summarized in the following table.

AREA HOUSEHOLD STATISTICS

	Tifton	Tift County	Georgia
Households			
2016 Total Households	6,110	15,125	3,764,898
2010 Total Households	6,067	14,836	3,585,584
2000 Total Households	5,622	13,919	3,006,369
Growth 2013-2018	0.7%	1.9%	5.0%
Growth 2000-2013	7.9%	6.6%	19.3%
2016 Average Household Size	2.5	2.6	2.7

Source: Claritas

As with population, the number of households is projected to grow more rapidly in within the state of Georgia.

EDUCATION

Education statistics for Tifton, Tift County, and the state of Georgia are summarized in the following table.

AREA EDUCATION STATISTICS

	Tifton	Tift County	Georgia
Est. Pop Age 25+ by Educational Attainment			
2016 Pop 25+ by Educational Attainment: Less than 9th Grade	7.3%	7.7%	5.3%
2016 Pop 25+ by Educational Attainment: 9-12th Grade/No Diploma	14.0%	12.8%	8.9%
2016 Pop 25+ by Educational Attainment: High School Diploma	24.4%	26.4%	23.6%
2016 Pop 25+ by Educational Attainment: GED/Alternative Credential	5.7%	6.0%	4.8%
2016 Pop 25+ by Educational Attainment: Some College/No Degree	22.9%	20.7%	21.1%
2016 Pop 25+ by Educational Attainment: Associate`s Degree	7.8%	8.9%	7.0%
2016 Pop 25+ by Educational Attainment: Bachelor`s Degree	8.9%	8.4%	18.3%
2016 Pop 25+ by Educational Attainment: Grad/Professional Degree	9.0%	9.0%	11.0%

Source: Claritas

As illustrated, approximately 25.7% of Tifton residents over the age of 25 have some kind of college degree. This compares to 26.4% for residents of Tift County and 36.3% of residents of the state of Georgia.

EMPLOYMENT

Employment statistics for Tifton, Tift County, and the state of Georgia are summarized in the following table.

AREA EMPLOYMENT STATISTICS			
	Tifton	Tift County	Georgia
Est. Population Age 16+ by Employment			
In Armed Forces	0.0%	0.1%	0.1%
Civilian - Employed	64.0%	49.5%	11.4%
Civilian - Unemployed	10.3%	8.2%	1.4%
Not in Labor Force	56.1%	46.7%	9.4%
Est. Employed Pop. Age 16+ by Occupation			
Management	3.1%	3.6%	4.2%
Business Financial Ops Specialist	0.6%	0.9%	2.1%
Computer/Mathematical	0.1%	0.2%	1.2%
Architect/Engineer	0.1%	0.2%	0.7%
Life/Phys/Soc Science	0.1%	0.2%	0.3%
Community/Soc Svcs	0.6%	0.5%	0.7%
Legal	0.4%	0.3%	0.4%
Edu/Training/Library	2.5%	2.4%	2.7%
Arts/Entertain/Sports	0.4%	0.4%	0.7%
Health Practitioner/Tec	2.7%	2.8%	2.3%
Healthcare Support	1.2%	1.2%	0.8%
Protective Svcs	0.4%	0.7%	0.9%
Food Prep/Serving	3.1%	3.2%	2.5%
Building Grounds Maint	1.3%	1.6%	1.7%
Personal Services	2.1%	1.7%	1.2%
Sales/Related	2.7%	3.4%	5.0%
Office/Admin Support	5.0%	5.4%	5.4%
Farm/Fish/Forestry	1.3%	1.5%	0.2%
Construction/Extraction	2.1%	2.6%	2.1%
Maintenance Repair	1.4%	1.2%	1.5%
Production	1.8%	2.3%	2.6%
Transportation/Moving	2.8%	3.5%	2.9%
Source: Claritas			

As illustrated, the MSA has a good employment distribution, with a significant amount of office/admin support, management, and food prep/serving categories. The following table illustrates the labor force, employment and unemployment trends over the past several years.

TIFT COUNTY EMPLOYMENT TRENDS

Period	Labor Force	Employment	Unemployment	Unemployment Rate
1990	17,072	18,185	1,113	6.1
1991	17,407	18,857	1,450	7.7
1992	17,593	18,268	675	3.7
1993	17,587	18,266	679	3.7
1994	18,426	19,035	609	3.2
1995	19,214	19,786	572	2.9
1996	19,626	20,220	594	2.9
1997	20,195	20,753	558	2.7
1998	20,865	21,348	483	2.3
1999	19,629	20,734	1,105	5.3
2000	19,776	20,776	1,000	4.8
2001	19,114	20,285	1,171	5.8
2002	19,015	20,179	1,164	5.8
2003	18,795	19,952	1,157	5.8
2004	18,998	20,270	1,272	6.3
2005	18,560	19,705	1,145	5.8
2006	18,556	19,902	1,346	6.8
2007	19,077	20,386	1,309	6.4
2008	18,412	20,173	1,761	8.7
2009	18,164	20,407	2,243	11.0
2010	18,823	21,111	2,288	10.8
2011	19,340	21,289	1,949	9.2
2012	19,160	17,232	1,928	10.1
2013	18,708	17,118	1,590	8.5
2014	18,254	16,927	1,327	7.3
2015	18,001	16,892	1,109	6.2
2016 YTD	18,632	17,629	1,003	5.4

Source: Bureau of Labor Statistics

The table indicates that the Tifton area has maintained a relatively stable labor force, job base and unemployment rate during the 1990's and early 2000's. As illustrated, the number of jobs in Tifton County has remained relatively steadily over the past decade, while the unemployment rate has steadily decreased to date since its peak in 2009. We expect Tifton County to remain stable for the foreseeable future.

INCOME

Income statistics for Tifton, Tift County, and the state of Georgia are summarized in the following table.

AREA INCOME STATISTICS			
	Tifton	Tift County	Georgia
Est. Households by Household Income			
2016 Households with Income <\$15000	1,467	3,153	531,422
2016 Households with Income \$15000-\$24999	916	2,050	416,064
2016 Households with Income \$25000-\$34999	824	1,910	396,644
2016 Households with Income \$35000-\$49999	838	2,203	523,007
2016 Households with Income \$50000-\$74999	930	2,407	661,506
2016 Households with Income \$75000-\$99999	520	758	320,594
2016 Households with Income \$100000-\$149999	366	1,136	447,401
2016 Households with Income \$150000-\$199999	109	468	167,148
2016 Households with Income \$200000+	140	315	165,559
2016 Average Household Income	\$49,266	\$53,879	\$70,633

Source: Claritas

As illustrated, the state of Georgia has a higher median household income than city of Tifton or Tift County.

HOUSING

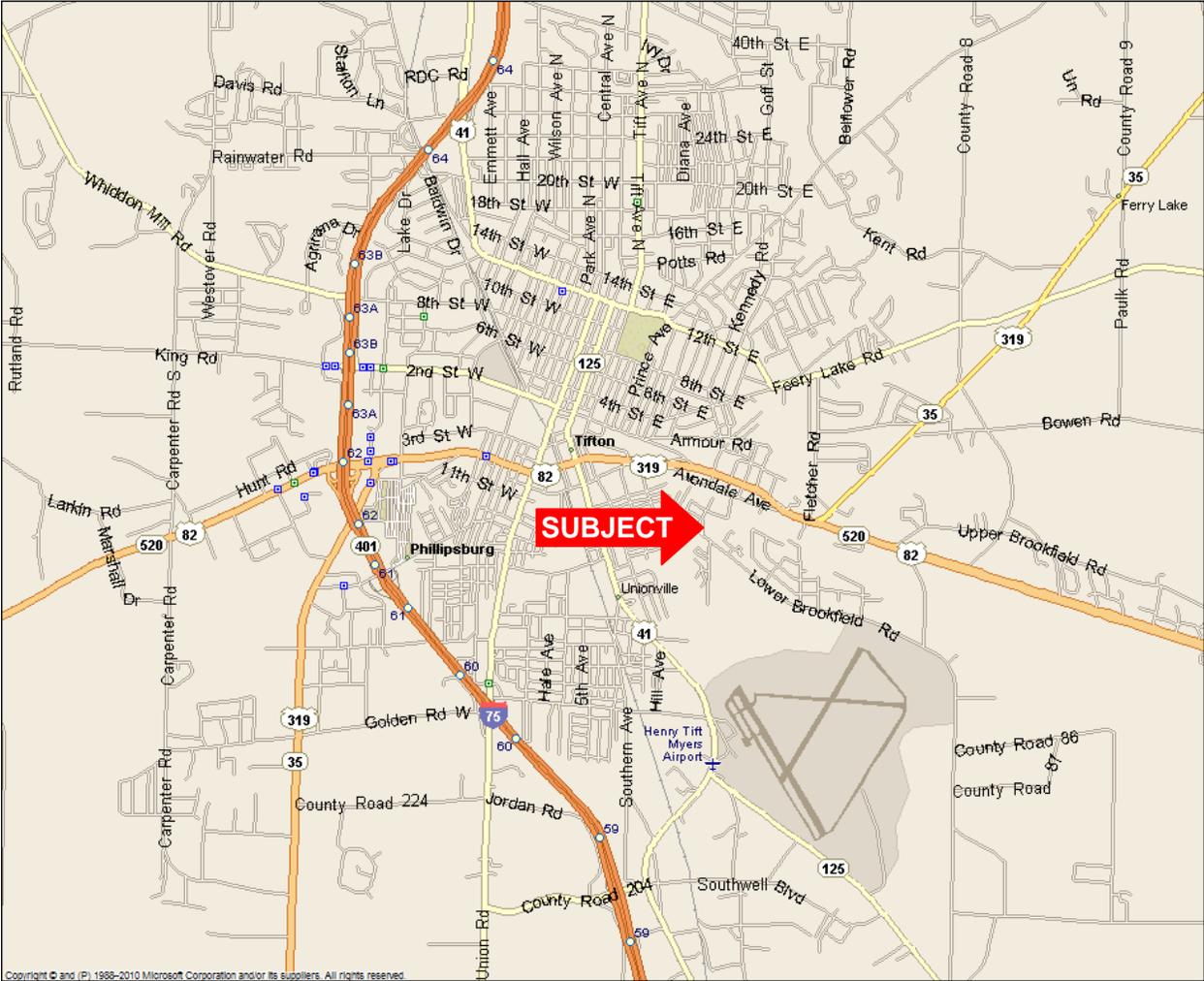
Housing statistics for Tifton, Tift County, and the state of Georgia are summarized in the following table.

AREA HOUSING STATISTICS			
	Tifton	Tift County	Georgia
Est. Tenure of Occupied Housing Units			
Owner Occupied	37.8%	49.1%	69.8%
Renter Occupied	62.2%	50.9%	30.2%
Est. All Owner-Occupied Housing Values			
2016 Owner Occupied Housing Units with Value <\$50000	5.0%	2.6%	4.4%
2016 Owner Occupied Housing Units with Value \$50000-\$99999	1.5%	0.9%	4.0%
2016 Owner Occupied Housing Units with Value \$100000-\$149999	1.8%	0.9%	2.1%
2016 Owner Occupied Housing Units with Value \$150000-\$199999	2.3%	0.9%	2.5%
2016 Owner Occupied Housing Units with Value \$200000-\$249999	10.9%	20.3%	7.9%
2016 Owner Occupied Housing Units with Value \$250000-\$299999	0.0%	0.1%	0.1%
2016 Owner Occupied Housing Units with Value \$300000-\$399999	0.1%	0.6%	0.9%
2016 Owner Occupied Housing Units with Value \$400000-\$499999	12.0%	11.5%	19.9%
2016 Owner Occupied Housing Units with Value \$500000-\$749999	12.8%	18.3%	18.1%
2016 Owner Occupied Housing Units with Value \$750000-\$999999	13.3%	13.8%	14.8%
2016 Owner Occupied Housing Units with Value \$1000000+	15.3%	13.5%	12.1%
2016 Median Value of Owner Occupied Housing Units	\$110,554	\$112,658	\$161,440

Source: Claritas

As illustrated, the city of Tifton has a much higher percentage of renter households than Tift County or the state of Georgia. Furthermore, it should be noted that the median owner-occupied property value is higher within the state of Georgia, as compared to the city of Tifton or Tift County. The median property value is \$110,554 in the city of Tifton, with the majority of owner-occupied properties being within the \$40,000 to \$100,000+ range.

Neighborhood Analysis



LOCATION

The subject property is located within the city limits of Tifton. The city of Tifton represents the Tift county seat.

BOUNDARIES

The neighborhood boundaries are not exact but generally conform to a five-mile radius from the subject.

LAND USE

Land uses within the subject neighborhood consist of residential single family with complementary institutional, commercial, and retail development. The area immediately surrounding the subject is essentially an established commercial corridor in west Tifton with more institutional/secondary

commercial uses located east toward downtown and more high density retail uses at the north end of the corridor. The retail development is directed toward area residents and people working in downtown Tifton which is the county seat of Tift County. Immediate retail uses are comprised of fast food restaurants, service stations, branch banks, smaller grocery stores, and day care/child activity centers.

Residential development in the neighborhood is a combination of multi-family and single-family residential with most housing priced to serve lower-middle income groups. A complete demographic profile is provided in the following section.

GROWTH PATTERNS

Growth patterns have occurred primarily along commercial thoroughfares such as U.S. 42 (Love Avenue) and U.S. Highway 82 (West 7th Avenue) in the immediate area and at major intersections with Interstate 75. The majority of the new retail development is located along U.S. 42. A Wal-Mart Super Center and Lowe's Home Improvement Store are both located along the south side of U.S. 42 west of Interstate 75. Several strip centers and free-standing retail uses surround the big box retailers.

ACCESS

Primary access to the subject neighborhood is provided by Interstate Highway 75 which is located at the subject frontage. I-75 provides access to Macon, Georgia to the north and Valdosta, Georgia to the south. Providing immediate access to the subject site is Tift Avenue (north/south) and 20th Street West (east west). Tift Avenue provides direct access to the central business district to the south and north Tift County to the north. 20th Street West provides access to I-75 to the west and eastern limits of the city of Tifton to the east.

DEMOGRAPHICS

Selected neighborhood demographics in 1-, 3-, and 5-mile radii from the subject are shown in the following table:

SELECTED NEIGHBORHOOD DEMOGRAPHICS			
99 Tifton Eldorado Road Tifton, GA	1 Mile	3 Miles	5 Miles
Population			
2021 Total Population	4,471	21,807	29,497
2016 Total Population	4,552	21,793	29,463
2010 Total Population	4,695	21,737	29,335
2000 Total Population	4,967	21,293	27,656
Annual Growth 2016 - 2021	-0.36%	0.01%	0.02%
Annual Growth 2010 - 2016	-0.51%	0.04%	0.07%
Annual Growth 2000 - 2010	-0.56%	0.21%	0.59%
Households			
2021 Total Households	1,614	8,466	11,023
2016 Total Households	1,638	8,427	10,971
2010 Total Households	1,681	8,356	10,874
2000 Total Households	1,745	7,915	10,095
Annual Growth 2016 - 2021	-0.29%	0.09%	0.09%
Annual Growth 2010 - 2016	-0.43%	0.14%	0.15%
Annual Growth 2000 - 2010	-0.37%	0.54%	0.75%
Income			
2016 Median Household Income	\$26,018	\$31,171	\$34,908
2016 Average Household Income	\$36,034	\$46,938	\$50,814
2016 Per Capita Income	\$13,210	\$18,327	\$19,690
2016 Pop 25+ College Graduates	110	2,159	3,197
Age 25+ Percent College Graduates - 2016	4.0%	15.6%	17.3%
Source: Nielsen/Claritas			

CONCLUSION

As illustrated, the demographic data reports minor growth in the neighborhood with regard to population and households due to the built-out nature of the neighborhood, with development relegated to infill and redevelopment of existing properties. The neighborhood currently has a lower to middle income demographic profile. Generally, the neighborhood can be characterized as mature, and, as a result, the demand for existing developments is expected to remain stable.

PARCEL MAP



Site Analysis

The following chart summarizes the salient characteristics of the subject site.

SITE SUMMARY			
Physical Description			
Gross Site Area	15.474 Acres		674,047 Sq. Ft.
Net Site Area	15.474 Acres		674,047 Sq. Ft.
Primary Road Frontage	Tifton Eldorado Road		n/a
Secondary Road Frontage	None		n/a
Additional Road Frontage	None		
Excess Land Area	None		n/a
Surplus Land Area	None		n/a
Shape	Trapezoid		
Topography	Level		
Zoning District	M-R, Multifamily Residential		
Flood Map Panel No. & Date	13277C0128E		29-Sep-10
Flood Zone	Zone X		
Adjacent Land Uses	Commercial and residential uses		
Earthquake Zone	N/A		
Comparative Analysis		<u>Rating</u>	
Visibility	Good		
Functional Utility	Adequate		
Traffic Volume	Good		
Adequacy of Utilities	Adequate		
Landscaping	Good		
Drainage	Adequate		
Utilities		<u>Provider</u>	<u>Adequacy</u>
Water	City of Tifton		Yes
Sewer	City of Tifton		Yes
Natural Gas	Propane for Laundry		Yes
Electricity	Colquit EMC		Yes
Cable TV/Internet	Various		Yes
Mass Transit	None		N/A
Other		<u>Yes</u>	<u>No</u>
Detrimental Easements			X
Encroachments			X
Deed Restrictions	X - LIHTC		
Reciprocal Parking Rights		X	
Source: Various sources compiled by CBRE			

Ingress/egress is provided to the site from a single curb cut along the north side of Tifton Eldorado Road.

Improvements Analysis

The following chart shows a summary of the improvements.

IMPROVEMENTS SUMMARY		
Property Type	Apartment	(Multi-family Subsidized Housing)
Number of Apartment Buildings	16	
Number of Office Buildings	1	
Number of Stories	2	
Gross Building Area	100,992 SF	
Net Rentable Area	98,760 SF	
Number of Units	120	
Average Unit Size	823 SF	
Development Density	7.8 Units/Acre	
Parking Improvements	Surface	
Parking Spaces:	181	
Parking Ratio (spaces/unit)	1.51	
Year Built	1981	Renovated: 2019
Actual Age	35 Years	
Effective Age	0 Years	
Total Economic Life	50 Years	
Remaining Economic Life	50 Years	
Age/Life Depreciation	0.0%	
Functional Utility	Typical	

Source: Various sources compiled by CBRE

UNIT MIX						
Unit Mix/Type	Comments	No. Units	Percent of Total	Unit Size (SF)	NRA (SF)	
1BR/1BA - 60% AMI	HAP/LIHTC	32	26.7%	656	20,992	
2BR/1BA - 60% AMI	HAP/LIHTC	64	53.3%	749	47,936	
3BR/1.5BA - 60% AMI	HAP/LIHTC	18	15.0%	1,232	22,176	
4BR/1.5BA - 60% AMI	HAP/LIHTC	6	5.0%	1,276	7,656	
Total/Average:		120	100.0%	823	98,760	

Source: Various sources compiled by CBRE

IMPROVEMENT DESCRIPTION & RATING					
Improvement Summary	Description	Comparative Rating			
		Good	Avg.	Fair	Poor
Foundation	Reinforced concrete		X		
Frame	Wood		X		
Exterior Walls	Vinyl siding & brick veneer		X		
Interior Walls	Textured and painted drywall		X		
Roof	Pitched with asphalt shingles		X		
Ceiling	Textured and painted drywall		X		
HVAC System	Pad mounted HVAC units		X		
Exterior Lighting	Incandescent & fluorescent fixtures		X		
Interior Lighting	Incandescent & fluorescent fixtures		X		
Flooring	Carpet and laminate		X		
Plumbing	Assumed adequate		X		
Elevators/Stairwells	Exterior Breezeways and interior stairs in TH units		X		
Life Safety and Fire Protection	Smoke detectors		X		
Amenities	Leasing office, playground, and laundry center		X		
Furnishings	Personal property excluded		N/A		
Parking	Asphalt paved open parking		X		
Landscaping	Grass, gravel and natural forest courtyards with planted beds		X		

Source: Various sources compiled by CBRE

The subject consists of 16, 2-story, walk-up, garden-style buildings. Additionally there is an office building that includes a laundry facility.

YEAR BUILT

The subject improvements were built in 1981 and have not been renovated in the interim. Management has replaced carpeting, appliances, and fixtures as necessary, and no units were considered “down” as of the CBRE inspection date. CBRE was not provided a renovation schedule and have estimated the completion date to be March 7, 2019, which includes a construction period of 30 Months, and a lease-up period of 0 Months.

PROPOSED RENOVATION

The subject's proposed renovations are extensive, and generally consist of replacing cabinetry, fixtures, floor coverings, appliances, exterior vinyl siding, and repairing various landscape and hardscape features.

CONSTRUCTION CLASS

Building construction class will be as follows:

D - Wood frame, floor and structure; considered combustible

The construction components will be in working condition and adequate for the building.

The overall quality of the facility will be considered to be average for the neighborhood and age. However, CBRE, Inc. is not qualified to determine structural integrity and it is recommended that the client/reader retain the services of a qualified, independent engineer or contractor to determine the structural integrity of the improvements prior to making a business decision.

FOUNDATION/FLOOR STRUCTURE

We have assumed the foundations are adequate load-bearing capacity to support the improvements. The floor structure is summarized as follows:

Ground Floor: Concrete slab on compacted fill

Other Floors: Plywood deck with light-weight concrete cover

STAIR SYSTEM

Exterior breezeways with staircases extending through the buildings will allow access to the upper levels in the buildings.

UTILITIES

Each unit will be individually metered for electrical usage as well as for water/sewer service. The landlord will be responsible for utility costs to the common areas and the individual vacant units with the tenants paying all other utility costs. The quoted rents will include trash removal. The units will be "total electric."

UNIT AMENITIES

Kitchens

Each unit will feature a full appliance package including a range/oven with vent-hood/microwave, refrigerator with icemaker, and dishwasher. Additionally, each unit features wood cabinets with laminate countertops, vinyl tile flooring in the living areas.

Bathrooms

Each bathroom will feature a commode, wood cabinet with laminate counter and built-in porcelain sink, wall-mounted medicine cabinet with vanity mirror and vinyl tile flooring.

Interior Features

Each unit will feature 9’ ft. ceilings, ceiling fans in the living areas, and window blinds.

ADA COMPLIANCE

All common areas of the property appear to have handicap accessibility and the required number of units have been designed for handicap occupancy. The client/reader’s attention is directed to the specific limiting conditions regarding ADA compliance.

ENVIRONMENTAL ISSUES

CBRE, Inc. is not qualified to detect the existence of any potentially hazardous materials such as lead paint, asbestos, urea formaldehyde foam insulation, or other potentially hazardous construction materials on or in the improvements. The existence of such substances may affect the value of the property. For the purpose of this assignment, we have specifically assumed there are no hazardous materials that would cause a loss in value to the subject.

CAPITAL EXPENDITURES / DEFERRED MAINTENANCE

At the completion of construction we assume the subject will have no deferred maintenance upon completion of construction. The total capital expenditure budget appears below, while the detailed budget is in the addenda.

CAPITAL IMPROVEMENTS	
Total Cap-X	\$4,294,197
Total Capital Improvements:	\$4,294,197
Source: Owner	

CONCLUSION

The improvements are expected to be in fair overall condition upon completion of construction. Overall, there are no known factors that adversely impact the marketability of the improvements.

Zoning

The following chart summarizes the subject's zoning requirements.

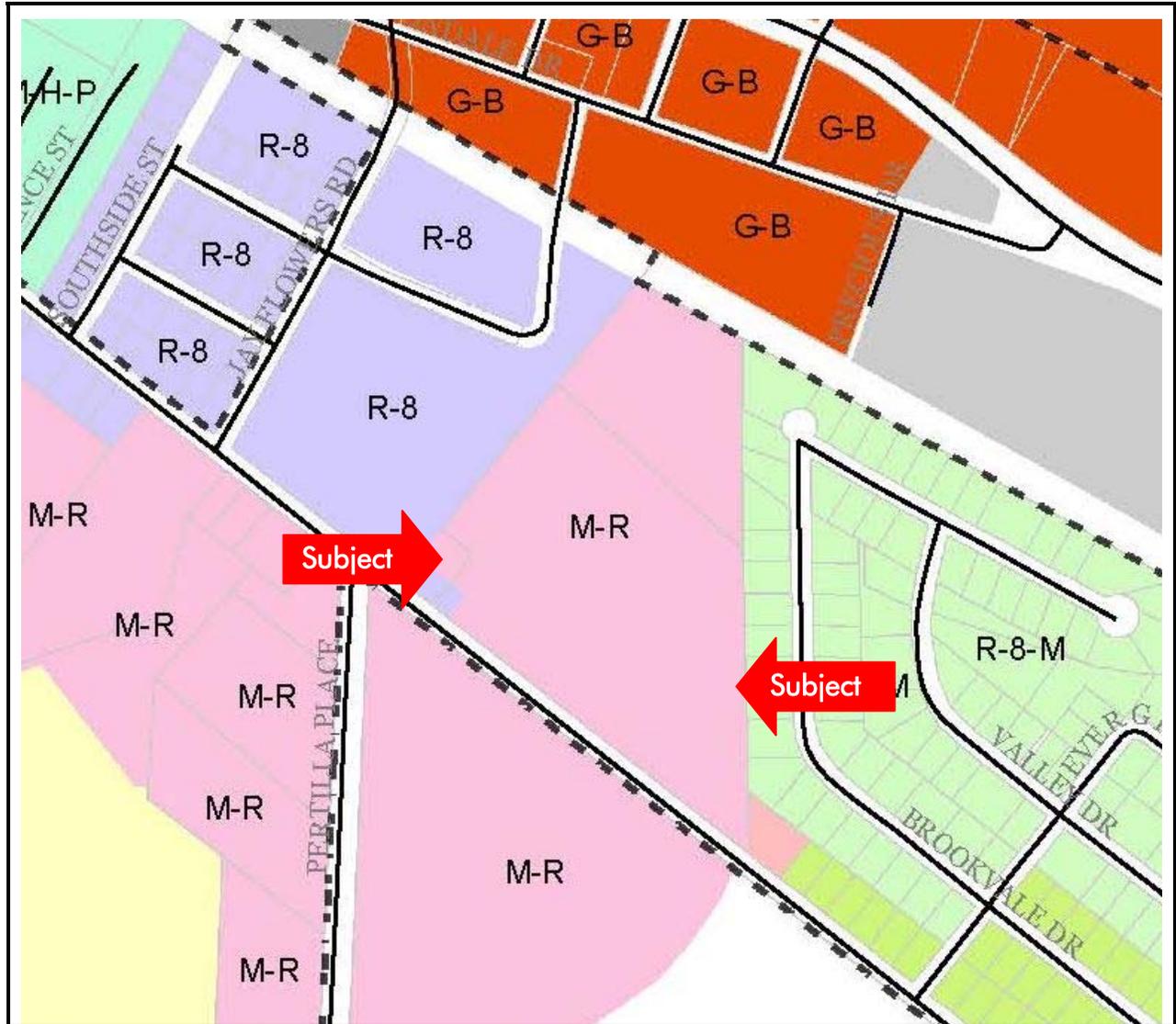
ZONING SUMMARY	
Current Zoning	M-R, Multifamily Residential
Legally Conforming	Yes
Uses Permitted	Apartments
Zoning Change	Not likely
Category	Zoning Requirement
Minimum Lot Size	6,000 Sq. Ft.
Minimum Setbacks	
Front Yard	65 Feet
Side Yard	8 Feet
Rear Yard	30 Feet
Open Space Requirement	500SF/Unit, or 60,000 SF Total
Implied Allowable Density	10 Units/Acre
Subject's Actual Density	7.8 Units/Acre
Parking Requirements	2.0 Space/Unit
Subject's Proposed Parking	1.51 Spaces/Unit
Source: City of Tifton Planning & Zoning Dept.	

ANALYSIS AND CONCLUSION

CBRE, Inc. has gathered available zoning information from the appropriate municipal authorities and reviewed the subject's improvements with respect to applicable zoning requirements. CBRE, Inc. is not qualified to inspect properties to determine zoning compliance; however we have not been made aware through our due diligence or outside sources of any issues that would prevent the property from being considered a legally conforming use.

The subject's improvements reflect a legal use that conforms to zoning regulations. We note the zoning code does not specifically state a maximum allowable density, rather, the code requires a minimum lot size, 500 square feet of open space for each unit, and 2 parking spaces per unit, all of which effectively limit the density when considered together. It is recommended that the local zoning personnel be contacted regarding more specific information which might be applicable to the subject.

ZONING MAP



Tax and Assessment Data

The subject is liable for real estate taxes in the city of Tifton and Tift County. Property in Tift County is assessed at 40% of the assessor's estimated market value. The 2016 tax rate was recently finalized at 39.906 per \$1,000 of assessment.

The following table illustrates the subject's 2016 tax value and our stabilized pro forma estimate.

AD VALOREM TAX INFORMATION					
Assessor's Market Value	Parcel Description	2016 (As Is, As HAP)	Pro Forma - As Is, As Market *	Pro Forma - Renovated, HAP/LIHTC *	Pro Forma - Renovated, Market *
T071 002		\$2,678,649			
Subtotal		\$2,678,649	\$2,505,000	\$3,690,000	\$3,390,000
Assessed Value @		40%	40%	40%	40%
		\$1,071,460	\$1,002,000	\$1,476,000	\$1,356,000
General Tax Rate	(per \$1,000 A.V.)	39.906	39.906	39.906	39.906
General Tax:		\$42,758	\$39,986	\$58,901	\$54,113
Total Taxes		\$42,758	\$39,986	\$58,901	\$54,113

Source: Houston County Assessor's Office; * denotes hypothetical scenarios

Within Tift County, the Tax Assessor's office has the ability to revalue a property in any calendar year.

The local Assessor's methodology for valuation focuses on income data as well as sales data.

According to Georgia tax law (SB 346), the tax value for the upcoming year is set equal to the purchase price in the current year provided the purchase price is below the current county tax value. This law went into effect in 2010. According to conversations with tax assessors, the assessors are not required to raise the tax value if the purchase price is above the current tax value.

DELINQUENCY

None noted.

TAX COMPARABLES

As a crosscheck to the subject's applicable real estate taxes, CBRE, Inc. has reviewed the real estate tax information according to Tift County for comparable properties in the market area. The following table summarizes the comparables employed for this analysis:

AD VALOREM TAX COMPARABLES										
Comparable Rental	Corner Of 30th Avenue and Tift Avenue	315 E. 20th Street	715 W. 12th Street	111 E. 20th Street	2010 Emmett Drive	909 West 20th Street	Subject's 2016 Tax Value (As Is, HAP)	Pro Forma - As Is, As Market *	Pro Forma - Renovated, HAP/LIHTC *	Pro Forma - Renovated, Market *
Year Built	1988	1993	1986	1986	1980	1984	1981	1981	1981	1981
No. Units	40	16	40	56	58	72	120	120	120	120
Tax Year	2016	2016	2016	2016	2016	2016	2016	2016	2016	2016
Assessor's Market Value	\$1,433,059	\$496,822	\$1,029,337	\$1,554,814	\$1,690,895	\$1,547,775	\$2,678,649	\$2,505,000	\$3,690,000	\$3,390,000
AV Per Unit	\$35,826	\$31,051	\$25,733	\$27,765	\$29,153	\$21,497	\$22,322	\$20,875	\$30,750	\$28,250

Source: Houston County Assessor's Office; * denotes hypothetical scenarios

The comparables range from \$21,497 to \$35,826 in taxable value per unit. In all scenarios the subject's tax value is within this range. We consider this reasonable as the subject in its as is condition is fair to average within the market and is valued toward the lower end of comparable range. In the hypothetical scenarios where the subject is renovated, the subject is valued nearer the upper end of the range, which is also reasonable. Furthermore, in both the as is and as renovated scenarios, the subject's value when subject to the HAP subsidy is greater than without the subsidy, which is also reasonable as the subsidy allows the subject to maintain above-market occupancy.

CONCLUSION

For market rate properties, our research indicates that typical buyers/investors are currently underwriting tax liabilities based on a tax value that is between 50% and 95% of an expected purchase price, but with particular attention typically paid to the tax values of comparable properties. Thus, we have estimated the subject's tax equal to approximately 60% of our estimated value in each scenario. Although this ratio of tax value to market value is toward the lower end of the range, it is reasonable within this market where there are relatively few transactions and the assessor does not aggressively mark tax values up to the sale price. Furthermore, we note the subject's current tax value \$2,678,649 of to its 2015 sale price of \$4,625,000 is 58%. We believe our estimate is how a typical buyer would underwrite the subject's tax liability.

Market Analysis

Marketability refers to the posture of the subject property within its marketplace and its ability to be leased, sold or marketed relative to its competition and current conditions. In this regard, we believe the subject property will continue to be competitive relative to other apartment developments in the submarket. Given the size of the Tifton-Tift County market, there is no formal active data service that reports on multi-family activity. Therefore, our data sources include market participants: owners, managers, and leasing agents. To assist in our analysis, we have utilized a demographic study prepared by Claritas.

Within this section, we have addressed the overall market trends influencing the Tifton apartment market, the trends occurring in the local submarket, the apartment characteristics of the subject's immediate area and our projections for the near- and long-term market acceptance of the subject property. The subject is considered a Class C garden style apartment community. The following apartment property definition, from *Income/Expense Analysis: Conventional Apartments 2005*, published by the Institute of Real Estate Management, may be applicable to the subject property:

Garden Type Projects: We consider this to be a group of low-rise apartment buildings situated on a sizable landscaped plot, under one management.

GREATER TIFTON APARTMENT MARKET OVERVIEW

The following discussion illustrates some general observations in the surrounding apartment market.

MARKET SUMMARY

The market area is comprised of small conventional (no subsidies) apartments and subsidized apartments directed towards families and the elderly. The Tifton area appears to be stable and apartment properties are generally well occupied. Based upon our personal inspection of the Tifton market, the following table presents the apartment complexes that responded and their applicable information.

APARTMENT MARKET SURVEY			
Name	Year Built	# of Units	Occupancy
Amelia Apartments	1980	58	100%
Fulwood Point Apartments	1986	40	95%
Homeplace Apartments	1993	16	100%
Huntington Apartments	1986	56	100%
Rose Hill Apartments	1988	40	100%
Park Place Apartments	1983	60	N/A
Regency Apartments	1960	48	N/A
Sunnyside	1984	72	99%
Complied by CBRE			

According to our survey quoted rental rates in Tifton vary significantly from \$420 to \$650 per month for floor plans ranging from a one-bedroom apartment to a three-bedroom. However, most rental rates appear to fall within the range of \$420 to \$595 per month. Based on our personal inspection of the apartment market in Tifton there are approximately 9-12 apartment complexes excluding the various single-family rental properties such as duplexes and quadraplexes. The Tifton apartment market contains an estimated 390 rental units within projects of varying size and quality. Additionally, according to the Tift County Planning and Zoning department there is one apartment project currently under construction. The Grove is being developed at the Southeast corner of Rainwater Road and Carpenter Road in the Northwest area of Tifton. The property will consist of a 56-unit new construction complex utilizing a Section 42 allocation. All of the units are designated for persons 55+ and over. The City of Tifton indicated a 48-unit project is under construction at 2760 E B Hamilton Drive in the western portion of Tifton. The property to be known as, The Residences of West Haven, will be located immediately south of West Haven Senior Village, which is in good condition. The vast majority of the apartment projects within Tifton are leased by tenants who lease by necessity, rather than as a preference to ownership.

Based on our survey of the eight apartment complexes in the Tifton apartment market, average occupancy was noted to be 95% +/-.

Demand Generators

Demand within the Tifton area is dependent upon the population and business bases. The population base is significantly impacted by the location, being rural and being primarily permanent residents. Relative to employers, the area has several large employers, which provides demand for retail products and services. Additionally, the area is continuing to experience minimal growth in the labor force and a declining rate of unemployment, indicating a positive level of job creation, though the environment is largely stable and absent of significant variations either way.

Barriers to Entry

There are no known physical or legal barriers to entry into the Tifton/Tift County area. There is available land for development. The only limiting factor is the location and the limited population base that allows for limited retail development over time as the population grows.

RENT RESTRICTION ANALYSIS

The Low Income Housing Tax Credit program is a federal program administered at the state and local levels of government. The subject property will receive Low Income Housing Tax Credits through the Georgia Department of Community Affairs. The Tax Credit allocation is either 9% or 4% of the qualified basis of the property depending on the funding sources.

LOW INCOME HOUSING TAX CREDIT PROGRAM

When a tax credit allocation is issued for an apartment complex, rental rates are restricted based on household incomes, which are restricted based on median household income limits set by HUD. It should be noted that HAP rent can exceed LIHTC rent, meaning a property that has been awarded tax credits can achieve rents greater than the LIHTC maximum. CBRE expects the subject to fit this description.

The rent restricted requirements of the subject property are described as follows:

- 100%, or 120 units will be income and rent restricted to 60% of the area median income (AMI), or less.

Under this program, the subject units are restricted to prospective tenants who qualify as “Low Income” and/or “Very Low Income” under the definitions of federal housing policy. The relevant definitions are defined by federal housing policy:

Moderate Income	At or below Area Median Family Income (MFI)
Low Income	At or below 80% of MFI, or 60% under LIHTC program
Very Low Income	At or below 50% of MFI
Extremely Low Income	At or below 30% of MFI

In analyzing the level of demand for the subject property under the LIHTC program, the requirements of the subject’s program, the percentage of area residents who qualify to live at the subject property and whether they could qualify to live at the property has been considered. This method of analysis allows a static quantification of the potential pool of residents at the subject property and to project future demand for the subject.

For the purpose of our analysis, considering the population density, number of potentially competing properties, commuter trends, etc., we have concluded the primary market area for the subject primary market area to the area within a 5-mile radius of the subject, which we believe is reasonable considering the size of Tifton and the project’s size. In addition, we note that the demographic report indicates that of the existing households within the primary market, approximately 54.3% are occupied by renters.

Demand

The rent restricted requirements of the subject property are described as follows:

- 100%, or 120 units will be income and rent restricted to 60% of the area median income (AMI), or less.

Restricted Rental Rates

The 2016 Tift County MFI is \$42,800. The median family income (MFI) (or AMI) is based on a four-person household, and adjustments are required to account for assumed differences in household sizes. For example, the income level for a three-person household is 90% of the four-person household. The following table illustrates MFI for the “low income” definition based on household size.

HUD MEDIAN FAMILY INCOME LIMITS BY HOUSEHOLD SIZE						
"LOW INCOME" - 60% OF MFI						
	1 Person HH 70% of 4-Person	2 Person HH 80% of 4-Person	3 Person HH 90% of 4-Person	4 Person HH 100% of 4-Person	5 Person HH 108% of 4-Person	6 Person HH 116% of 4-Person
60% of MFI	\$17,976	\$20,544	\$23,112	\$25,680	\$27,732	\$29,790
Compared to 100% of MFI	\$29,960	\$34,240	\$38,520	\$42,800	\$46,220	\$49,650

Source: HUD

HUD MEDIAN FAMILY INCOME LIMITS BY HOUSEHOLD SIZE						
"VERY LOW INCOME" - 50% OF MFI						
	1 Person HH 70% of 4-Person	2 Person HH 80% of 4-Person	3 Person HH 90% of 4-Person	4 Person HH 100% of 4-Person	5 Person HH 108% of 4-Person	6 Person HH 116% of 4-Person
50% of MFI	\$14,980	\$17,120	\$19,260	\$21,400	\$23,110	\$24,825
Compared to 100% of MFI	\$29,960	\$34,240	\$38,520	\$42,800	\$46,220	\$49,650

Source: HUD

While maximum household incomes are based on the number of persons in the household, the maximum rents are based on the number of bedrooms. Rent ceilings are based on 30 percent of the HUD "Low Income" for the County/MSA, adjusted for bedroom size. This is the gross rent.

Under HUD guidelines, each bedroom in an apartment unit is assumed to accommodate 1.5 persons. Therefore, an efficiency unit equates to a household of 1.0 persons, a one-bedroom unit equates to a household of 1.5 persons, a two-bedroom unit equates to a household of 3.0 persons, a three-bedroom unit equates to a household of 4.5 persons, and so on. The family income requirement for one-bedroom units is the average of the one- and two- person household. The two-bedroom units are based on the three-person household, and the three-bedroom units are the average of the five- and six-person household. The indicated family income limits levels are summarized in the following table.

HUD MEDIAN FAMILY INCOME LIMITS BY FLOOR PLAN					
"LOW INCOME" - 60% OF MFI					
	Efficiency Unit 1.0 Person HH	1-Bedroom Unit 1.5 Person HH	2-Bedroom Unit 3.0 Person HH	3-Bedroom Unit 4.5 Person HH	4-Bedroom Unit 6.0 Person HH
60% of MFI	\$17,976	\$19,260	\$23,112	\$26,710	\$29,790
Compared to 100% of MFI	\$29,960	\$32,100	\$38,520	\$44,510	\$49,650

Source: HUD

HUD MEDIAN FAMILY INCOME LIMITS BY FLOOR PLAN					
"VERY LOW INCOME" - 50% OF MFI					
	Efficiency Unit 1.0 Person HH	1-Bedroom Unit 1.5 Person HH	2-Bedroom Unit 3.0 Person HH	3-Bedroom Unit 4.5 Person HH	4-Bedroom Unit 6.0 Person HH
50% of MFI	\$14,980	\$16,050	\$19,260	\$22,260	\$24,825
Compared to 100% of MFI	\$29,960	\$32,100	\$38,520	\$44,510	\$49,650

Source: HUD

LIHTC rents are calculated using 2016 HUD Multifamily Tax Subsidy (MTSP) Income Limits effective 3/28/2016, assuming 1.5 persons per bedroom. For LIHTC projects with DCA HOME, there are two types of rents associated with the HOME Program: Low HOME rents and High HOME rents (both rents are taken directly from the 2016 HUD HOME Rents schedule effective 6/6/2016). DCA policy further restricts the HOME rents as follows: the HIGH HOME rent to the lesser of the LIHTC 60% rent or the published High HOME rent for the area, and the Low HOME rent to the lesser of the LIHTC 50% rent or the published Low HOME rent for the area. This means that calculated rents may be over-ridden in some instances, which is the case with the subject property. The following graphic displays the maximum allowable rents in various scenarios.

Tift Co.	LIHTC	60%	498	533	639	738	823	909
	LIHTC	50%	415	444	532	615	686	757
	LIHTC	30%	249	266	319	369	411	454
	HOME	High	521	524	675	839	916	992
	HOME	Low	435	466	560	646	721	796

The subject's maximum allowable monthly (gross) rent levels are summarized in the following table.

MAXIMUM ALLOWABLE GROSS RENT					
	% of Income for Housing	1-Bedroom Unit	2-Bedroom Unit	3-Bedroom Unit	4-Bedroom Unit
60% of MFI	30%	\$533	\$639	\$738	\$823

Compiled by: CBRE, Inc.

Utilities allowance can be calculated under one of several options, including estimations from the respective providers or tables set by the local public housing authority, the state allocating agency, local utility providers or HUD. In this analysis, we have utilized the utility allowances provided by the state allocating agency. The total utility allowance for the subject is summarized in the following table.

UTILITIES ALLOWANCE				
	1-Bedroom Unit	2-Bedroom Unit	3-Bedroom Unit	4-Bedroom Unit
Total	\$92	\$128	\$178	\$168

Source: Georgia Department of Community Affairs (DCA)

As noted, the tenants will be responsible for the electricity bill to the units as water/sewer and trash collection are included in the rent. Management is responsible for all utilities to vacant units and common areas.

Incorporating a deduction for the utilities allowance as required by the program guidelines, the concluded maximum rent for each unit type is summarized in the following table.

RESTRICTED RENT CONCLUSIONS										
No. Units	Unit Type	Unit Size	Total SF	Developer's			Concluded Rent \$/Unit	Concluded Annual Rent		
				Max (Net) LIHTC Rent \$/Unit	Proposed Net Rents \$/Unit	Sec. 8 / HAP Rent \$/Unit		\$/Unit	\$/SF	Total
32	1BR/1BA - 60% AMI	656 SF	20,992 SF	\$441	\$467	\$522	\$522	\$6,264	\$9.55	\$200,448
64	2BR/1BA - 60% AMI	749 SF	47,936 SF	\$511	\$544	\$585	\$585	\$7,020	\$9.37	\$449,280
18	3BR/1.5BA - 60% AMI	1,232 SF	22,176 SF	\$560	\$597	\$729	\$729	\$8,748	\$7.10	\$157,464
6	4BR/1.5BA - 60% AMI	1,276 SF	7,656 SF	\$655	\$697	\$836	\$836	\$10,032	\$7.86	\$60,192
120		823 SF	98,760 SF					\$7,228	\$8.78	\$867,384

Compiled by CBRE

As illustrated, the developer's proposed rents are at or below the maximum allowable (net) LIHTC rents.

The minimum and maximum income limits are shown in the following table.

RENT AND INCOME LIMITS			
	Max. Restr. Rental Rate	Minimum Income	Maximum Income
60% AMI/PBRA			
1-Bedroom Unit	\$441	\$13,230	\$19,260
2-Bedroom Unit	\$511	\$15,330	\$23,112
3-Bedroom Unit	\$560	\$16,800	\$26,710
4-Bedroom Unit	\$655	\$19,650	\$29,790
Compiled by CBRE, Rental Rate is "net" after utility allowance deduction			

The table indicates the income ranges necessary for residents to qualify for the subject's various unit types. The table also shows overlap in the ranges for income groups, indicating that within the income ranges, a potential renter with household income of, say, \$22,000 is a candidate for more than one unit type.

DEMOGRAPHIC ANALYSIS

Demand for residential properties is a direct function of demographic characteristics analyzed on the following pages.

Housing, Population and Household Formation

The following table illustrates the population and household changes for the subject neighborhood.

POPULATION AND HOUSEHOLD PROJECTIONS			
	1 Mile	3 Miles	5 Miles
Population			
2021 Total Population	4,471	21,807	29,497
2016 Total Population	4,552	21,793	29,463
2010 Total Population	4,695	21,737	29,335
2000 Total Population	4,967	21,293	27,656
Annual Growth 2016 - 2021	-0.36%	0.01%	0.02%
Annual Growth 2010 - 2016	-0.51%	0.04%	0.07%
Annual Growth 2000 - 2010	-0.56%	0.21%	0.59%
Households			
2021 Total Households	1,614	8,466	11,023
2016 Total Households	1,638	8,427	10,971
2010 Total Households	1,681	8,356	10,874
2000 Total Households	1,745	7,915	10,095
Annual Growth 2016 - 2021	-0.29%	0.09%	0.09%
Annual Growth 2010 - 2016	-0.43%	0.14%	0.15%
Annual Growth 2000 - 2010	-0.37%	0.54%	0.75%
Source: Nielsen/Claritas			

Income Distributions

Household income available for expenditure on housing and other consumer items is a primary factor in determining the price/rent level of housing demand in a market area. In the case of this study, projections of household income, particularly for renters, identifies in gross terms the market from which the subject submarket draws. The following table illustrates estimated household income distribution for the subject neighborhood.

HOUSEHOLD INCOME DISTRIBUTION			
Households by Income Distribution - 2016	1 Mile	3 Miles	5 Miles
<\$15000	31.44%	25.01%	22.52%
\$15000-\$24999	16.61%	15.87%	14.47%
\$25000-\$34999	14.35%	13.31%	13.09%
\$35000-\$49999	15.32%	13.92%	14.55%
\$50000-\$74999	12.52%	14.67%	15.44%
\$75000-\$99999	5.07%	8.10%	8.87%
\$100000-\$149999	3.36%	5.34%	6.47%
\$150000-\$199999	0.49%	1.84%	2.54%
\$200000+	0.85%	1.91%	2.03%
No Longer Used	0.00%	0.00%	0.00%

Source: Nielsen/Claritas

The following table illustrates the median and average household income levels for the subject neighborhood.

HOUSEHOLD INCOME LEVELS			
Income	1 Mile	3 Miles	5 Miles
2016 Median Household Income	\$26,018	\$31,171	\$34,908
2016 Average Household Income	\$36,034	\$46,938	\$50,814
2016 Per Capita Income	\$13,210	\$18,327	\$19,690

Source: Nielsen/Claritas

As noted above, the median household income is lower than the average household income, which is indicative of several very high-earning households skewing the simple average well above the median for the area. The median figure indicates there is a significant amount of low-earning households in the area.

Employment

An employment breakdown typically indicates the working class characteristics for a given market area. The specific employment population within the indicated radii of the subject is as follows:

EMPLOYMENT BY INDUSTRY			
Occupation	1 Mile	3 Miles	5 Miles
Agric/Forestry/Fishing/Hunting/Mining	0.91%	3.31%	3.80%
Construction	7.86%	7.07%	6.95%
Manufacturing	12.24%	7.89%	7.85%
Wholesale Trade	0.91%	1.47%	2.12%
Retail Trade	16.25%	12.99%	11.87%
Transportation/Warehousing/Utilities	4.61%	6.07%	6.16%
Information	0.00%	0.90%	1.32%
Estate/Rental/Leasing	1.97%	4.80%	4.79%
Prof/Scientific/Tech Services	0.83%	3.45%	4.12%
Mgmt of Companies/Enterprises	0.00%	0.00%	0.00%
Admin/Support/Waste Mgmt Svcs	5.14%	3.51%	3.09%
Educational Services	7.33%	9.88%	10.53%
Health Care/Social Assistance	17.46%	16.46%	16.46%
Arts/Entertainment/Recreation	0.08%	2.71%	2.13%
Accommodation/Food Services	14.89%	11.01%	9.87%
Other Services (excl Publ Adm)	4.76%	5.02%	5.55%
Public Administration	4.76%	3.46%	3.38%

Source: Nielsen/Claritas

As noted above, the most popular job categories are health care, retail, and hospitality, which is expected based on the household income profile for the area(s).

COMPETITIVE PROPERTIES

Comparable properties were surveyed in order to identify the current occupancy within the competitive market. The comparable data is summarized in the following table:

SUMMARY OF COMPARABLE APARTMENT RENTALS

Comp. No.	Name	Location	Distance from Subject	Type	Occupancy
1	Rose Hill Apartments	Corner Of 30th Avenue and Tift Avenue, Tifton, GA	2.7 Miles	Market Rate	100%
2	Homeplace Apartments	315 E. 20th Street, Tifton, GA	2.1 Miles	Market Rate	100%
3	Fulwood Point Apartments	715 W. 12th Street, Tifton, GA	2.1 Miles	Market Rate	95%
4	Huntington Apartments	111 E. 20th Street NWQ 20th ST. & Love Ave., Tifton, GA	2.1 Miles	Market Rate	100%
5	Amelia Apartments	2010 Emmett Drive, Tifton, GA	2.5 Miles	Market Rate	100%
6	Sunnyside	909 West 20th Street, Tifton, GA	5.3 Miles	Market Rate	99%
7	Regency Apartments	411 N. Virginia Avenue, Tifton, GA	2.2 Miles	Market Rate	94%
8	Park Place Apartments	2610 Emmett Drive, Tifton, GA	2 Miles	Market Rate	93%
Subject	Brookfield Mews	99 Tifton-Eldorado Road, Tifton, Georgia		HAP	N/A

 Compiled by CBRE

All of the comparables represent market rate properties. The comparables were selected based on location, age/condition, and size. The majority of comparable properties surveyed reported occupancy rates of 93% or better, and all are currently in average to good condition.

SUBJECT ANALYSIS

Occupancy

The subject's occupancy is detailed in the following chart.

OCCUPANCY	
Year	% PGI
2016 T-11 Annualized (HAP)	93%
Stabilized Budget (HAP/LIHTC/Restricted)	97%
CBRE Estimate - As Is, As HAP	97%
CBRE Estimate (Prospective)	97%
CBRE Estimate - As Market Rate	95%
Compiled by CBRE	

We note the budgeted figure also includes collection loss.

Based on the foregoing analysis, CBRE, Inc.'s conclusion of stabilized occupancy for the subject is illustrated in the following table. This estimate considers both the physical and economic factors of the market.

OCCUPANCY CONCLUSIONS	
Overall Tifton Market	95.0% +/-
Rent Comparables	97.7%
Subject's Stabilized Occupancy - As HAP	97.0%
Subject's Stabilized Occupancy - As Market Rate	95.0%
Lease-up Period	0 Months
Compiled by CBRE	

We have concluded to a stabilized occupancy level generally in line with the developer's estimate (considering our 1% credit loss estimate). However, this estimate appears conservative based upon overall market statistics and the rent comparable survey. Overall, we believe our estimate reflects how a typical buyer would analyze the subject property.

Absorption

According to the owner/borrower, the subject is typically occupied near 100% and maintains a waiting list as it is a subsidized property. At the time of CBRE inspection, the property was 85.8% occupied. This occupancy rate is lower than normal and the result of management purposely holding back units so that they may be renovated. As of the inspection date, management had been directed to begin re-leasing some of the vacant units. Furthermore, management though the subject could be fully leased within 30 days.

At the request of the client, CBRE has been asked to estimate an absorption rate if the subject were to lose its HAP contract. In this scenario, the subject would likely lose a number of tenants who currently benefit from the subsidy. As this scenario is without precedent, CBRE estimates the subject would lose 50% of its tenants, meaning 60 units would become vacant. CBRE previously estimated the stabilized occupancy in a market scenario (non-HAP) to be 95%, which would equate to 114 occupied units. As such, 54 units would need to be absorbed to achieve a stabilized occupancy. CBRE estimates this would occur in a relatively short period of time, say 4 months, which correlates to an absorption rate of 13.5 units/month. We note this approximately in line with management's estimate to re-stabilize the property under the expiring HAP contract. Overall, we feel this is reasonable as the subject would likely be charging lower rental rates in a scenario where the HAP contract expires. Additionally, the subject would likely accept Section 8 vouchers from qualified tenants in the event contract with the subject is not renewed. As such, the absorption period and therefore lost rent from the loss of the subject's HAP contract is expected to be minimal overall.

In both hypothetical scenarios where the subject is significantly renovated, we would expect the renovation project to be phased so as minimize vacancy during the renovation. Consequently, any post-renovation absorption of vacant units would be expected to be minimal.

CONCLUSION

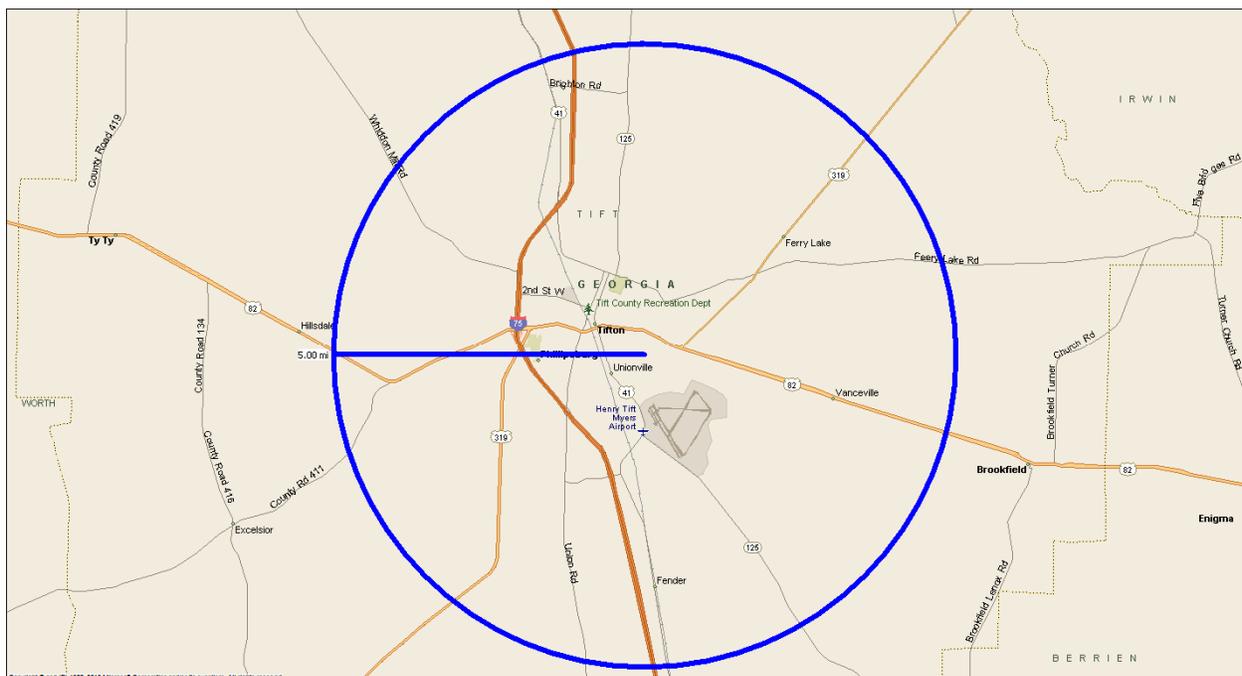
With respect to the subject property in particular, we believe it is well located for an apartment property. The site is conveniently located with respect to employment centers and major roadways, and the surrounding apartment developments are experiencing good levels of demand and this is expected to continue over the foreseeable future.

DEMAND ESTIMATE AND ANALYSIS

Housing Market Area (HMA)

The subject contains 120 existing units, and therefore the subject 120 units must be leased. This analysis estimates the market capture rate of the 120 existing units.

The subject is located in central Tift County. Given the size and demographics of the of the market area, the HMA has been determined to be a 5-mile radius from the subject property. The subject's HMA is indicated in the map below.



The boundaries generally consist of the Tifton city limits, plus some areas of unincorporated Tift County surrounding. In our opinion, tenants who live at the subject property will tend to work in the immediate area.

The following analysis applies to demand for market rate multi housing units within the subject HMA.

Household Trends

The chart below reflects the projected increase in household formations within the HMA for the next five years. With this data, we can project the need for additional housing.

HOUSEHOLD TRENDS			
Households	Subject HMA	Annual % Change	Avg. Size
2021 Projection	11,023	0.09%	2.68
2016 Estimate	10,971	0.18%	2.69
2010 Census	10,874	0.72%	2.70
2000 Census	10,095	-	2.74
Source: Claritas			

In the subject's HMA, the projection is for a small increase in households over the next five years, totaling 52 new units over this period with an average household size of approximately 2.69 persons.

Owner vs. Renter Households

The chart below reflects the percentage of owner versus renter households.

OWNER VS. RENTER HOUSEHOLDS					
Housing Unit Counts*	Total Occupied	Owners (%)	Owners (Total)	Renters (%)	Renters (Total)
2021 Projection	11,023	50.87%	5,607	49.13%	5,416
2016 Estimate	10,971	50.87%	5,581	49.13%	5,390
2000 Census	10,095	50.00%	5,048	50.00%	5,047
Source: Claritas					

Within the HMA, renters make up approximately 50% of the total households.

Forecast Rental Unit Demand

Based on a straight-line delineation of the household growth projections, our estimate of growth of rental households for the HMA is as follows:

FORECAST RENTAL UNIT DEMAND					
Year	2015	2016	2017	2018	2019
Additional Rental Housing Demand*	10.4	10.4	10.4	10.4	10.4
*Based on household formation trends projected by Claritas, Inc.					
Source: CBRE					

The additional rental housing demand is calculated as the difference between total renters in the 2021 projection (34,796) less the total renters in the 2016 estimate (32,164), divided by five years. The HMA household demand change is forecast to continue providing positive demand for multi housing properties. These projections are based on the rate of new household growth only and do not reflect demand from turnover.

Rent Structure Rationale

Occupancy assumptions are applied to the household make-up of the HMA to determine the potential demand and rents for new apartment units by floor plan. We assume that a target renter, within habitability constraints, is most likely to choose the most affordable housing format that suits the household size. Based on our experience with conventional multifamily developments, we have determined that the smaller one-bedroom units generally have from one to two occupants. The two-bedroom units may have up to three or four occupants. Three or more bedrooms would typically be rented to households with four or more occupants.

The following table illustrates the determination of appropriate unit mix based on household size. The table provides a comparison of the subject's proposed unit mix with that of the rent comparables.

UNIT MIX COMPARED TO RENT COMPARABLES				
	Subject		Rent Comps	
	# Units	Percent	# Units	Percent
1 Bedroom	32	26.7%	102	36.2%
2 Bedroom	64	53.3%	180	63.8%
3 Bedroom	18	15.0%	0	0.0%
4+ Bedroom	6	5.0%	0	0.0%
Total	120	100.0%	282	100.0%

Source: CBRE

In comparing the subject property's unit mix to the rent comparables, the subject is relatively well-aligned in terms of the number of two-bedroom units, but low on the number of one-bedroom units and high on the number of three and four-bedroom units. Variation is expected and overall the subject is considered to be well positioned in terms of unit mix. Overall, the subject's unit mix is considered reasonable.

Rent vs. Purchase Analysis

The following table presents the approximate cost of monthly home ownership based on the estimated median home price for the HMA.

RENT VS. PURCHASE ANALYSIS		
Home Purchase		Median
2015 Est. Home Price		\$109,771
Monthly Mortgage @	4.125% interest, 30 years	\$532
Tax/Ins./Maint. per Mo.		\$106
Total Housing Cost		\$638
Subject's Quoted Rent Range (Collectable + Utility Allowance)		\$515 - \$825

Source: CBRE

The data indicates that home ownership is likely not a viable alternative for the subject's desired income level. In addition, many of the homes in the HMA are in newer subdivision in the Fort Worth area and priced significantly higher than the median HMA price. Furthermore, this

analysis does not include any down payment or credit requirements, which are barriers to entry. In our opinion, a viable housing alternative in the subject's HMA would be significantly higher than the renter alternative.

Also of note, the current residential lending climate has resulted in significantly stricter qualification standards making the option of renting instead of purchasing more appealing for many would-be home buyers.

CAPTURE RATE ANALYSIS

Based on the preceding data, a capture rate analysis was performed to determine demand for additional rental housing in the HMA.

Demand from New Household Growth

Based on previously reported demographic data for the HMA, annual household growth over the next five years is projected to total 52 households.

The following table presents the various household income cohorts in the HMA projected to represent the target market for the subject.

HMA HOUSEHOLD INCOME				
Demographic Summary	5 Mile Radius	% Total	% Target	Est. Inc. Qual.
Households by Income Distribution - 2016	10,971	100.00%	14.73%	1,616
Less than \$15K	2,471	22.52%	10.00%	247
\$15K - \$25K	1,588	14.47%	40.00%	635
\$25K - \$35K	1,436	13.09%	40.00%	574
\$35K - \$50K	1,596	14.55%	10.00%	160
\$50K - \$75K	1,694	15.44%	0.00%	0
\$75K - \$100K	973	8.87%	0.00%	0
\$100K - \$150K	710	6.47%	0.00%	0
\$150K - \$250K	279	2.54%	0.00%	0
\$250K - \$500K	223	2.03%	0.00%	0
\$500K or more	0	0.00%	0.00%	0
2016 Average Household Income	\$50,814			
*Target income group based on subject income qualifications and maximum program rents				
Source: Claritas				

Approximately 14.73% of the households in the HMA are represented by one of the appropriate income cohorts. The percentage of qualified households based on income is factored together with the previously derived percentage of households that rent and the percentage of households appropriately sized given the subject unit mix and the HMA demographics. We have included the income brackets as identified by the qualified income bands chart previously.

Based on the demographics for the HMA, a total of 5 units per year (see following model) could be absorbed from new household growth.

Demand from Existing Household Turnover

Additional demand for new rental housing is derived from existing household turnover. Typical apartment turnover rates can be as high as 90% to 100% annually, but generally ranges from 60% to 80%, depending on location and quality of the complex. In this case, a conservative rate of 70% is utilized.

When applying the factors for percent income qualified, percent that plan to rent and the appropriate household size (supported in the Demand from New Household Growth section), a total of 595 new households are generated from existing household turnover.

Applying each of the foregoing factors for demand and potential competitive supply, the annual demand for rental housing is as follows:

ANNUAL DEMAND FOR RENTAL HOUSING			
Demand From New Household Growth			
Average Annual Household Growth From 2016 - 2021			10.4
x Percent Plan to Rent	52.50%	=	5
x Percent Income Qualified	14.73%	=	1
x Appropriate Household Size	100.00%	=	1
Concluded Demand From New Household Growth			1
Demand From Existing Household Turnover			
Total Existing Households			10,971
x Percent Household Turnover	70.00%	=	7,680
x Percent Plan to Rent	52.50%	=	4,031.84
x Percent Income Qualified	14.73%	=	594
x Appropriate Household Size	100.00%	=	594
Concluded Demand From Existing Household Turnover			594
Total Demand From New Household Growth and Turnover			595
Portion Origination within HMA			95%
Total Theoretical Demand for Rental Housing			626
Less Competitive Supply Coming On Line			-
Total Theoretical Demand for Rental Housing			626
Capture Rate for 120 Units			19.17%
Source: CBRE			

We are not aware of any new projects coming online in the subject's area, which is reasonable given the demand analysis presented above. Furthermore, this is reasonable given the highly stable population in the area which is expected to remain approximately level over the next 5 years.

Based on the preceding analysis, the market data indicates support for the subject property in the foreseeable future.

Highest and Best Use

In appraisal practice, the concept of highest and best use represents the premise upon which value is based. The four criteria the highest and best use must meet are:

- legally permissible;
- physically possible;
- financially feasible; and
- maximally productive.

The highest and best use analysis of the subject is discussed below.

AS VACANT

Legally Permissible

The legally permissible uses were discussed in the Site Analysis and Zoning Sections.

Physically Possible

The subject is adequately served by utilities, and has an adequate shape and size, sufficient access, etc., to be a separately developable site. There are no known physical reasons why the subject site would not support any legally probable development (i.e. it appears adequate for development). Existing structures on similar sites provides additional evidence for the physical possibility of development.

Financially Feasible

Potential uses of the site include multi-family residential and are discussed below. The determination of financial feasibility is dependent primarily on the relationship of supply and demand for the legally probable land uses versus the cost to create the uses. As discussed in the market analysis of this report, the subject apartment market is generally stabilized. We are aware of one recently completed conventional market rate development in the subject's neighborhood, with several tax credit properties under construction, or that have recently completed construction. However, it does not appear the subject's development would be feasible without its Low Income Housing Tax Credit award and other affordable funding. Considering the market rents in the neighborhood, and the external obsolescence indicated by the cost approach, it is our opinion that it would not be financially feasible to construct the subject without additional subsidies.

Maximally Productive - Conclusion

The final test of highest and best use of the site as if vacant is that the use be maximally productive, yielding the highest return to the land. In the case of the subject as if vacant, the analysis has indicated that an affordable apartment project would be most appropriate.

Based on the information presented above and upon information contained in the market and neighborhood analysis, we conclude that the highest and best use of the subject as if vacant would be to hold for future apartment development. Our analysis of the subject and its

respective market characteristics indicate the most likely buyer, as if vacant, would be an investor (land speculation).

AS IMPROVED

Legally Permissible

The site is currently a HAP-subsidized apartment development that is a legal, conforming use. The HAP contract is set to expire in December 2016 and is expected to be renewed. The owner is also expected to apply for tax credits and perform a significant renovation on the property.

Physically Possible

The layout and positioning of the improvements is considered functional for apartment use. While it would be physically possible for a wide variety of uses, based on the legal restrictions and the design of the improvements, the continued use of the property for apartment users would be the most functional use.

Financially Feasible

As noted previously, the apartment development would not be considered cost feasible without the additional subsidies (ie. HAP contract and/or Low Income Housing Tax Credits). Thus, it is our opinion that it would not be financially feasible to construct the subject without these additional subsidies. Additionally, it would not be feasible to renovate the subject without these subsidies either. The calculation for this is as follows:

Subject's acquisition price + proposed renovation cost = Basis in project

$\$4,625,000 + \$4,294,197 = \$8,919,197$ (Total basis if renovated without tax credits)

Estimated Market Value, As Renovated, As Market = \$5,650,000.

Thus, as the subject's acquisition cost and proposed renovation cost exceed the prospective market value after renovations are completed, the renovation scenario is only cost feasible if the capital for the renovation comes from the tax credit award.

Maximally Productive - Conclusion

As shown in the applicable valuation sections, buildings that are similar to the subject have been acquired or continue to be used by apartment owners/tenants. None of the comparable buildings have been acquired for conversion to an alternative use.

Based on the foregoing, the highest and best use of the property, as is and as proposed, is consistent with the existing use, as an affordable apartment development. Without additional subsidies the highest and best use would be to hold for future apartment development.

Appraisal Methodology

In appraisal practice, an approach to value is included or omitted based on its applicability to the property type being valued and the quality and quantity of information available.

COST APPROACH

The cost approach is based on the proposition that the informed purchaser would pay no more for the subject than the cost to produce a substitute property with equivalent utility. This approach is particularly applicable when the property being appraised involves relatively new improvements that represent the highest and best use of the land, or when it is improved with relatively unique or specialized improvements for which there exist few sales or leases of comparable properties.

SALES COMPARISON APPROACH

The sales comparison approach utilizes sales of comparable properties, adjusted for differences, to indicate a value for the subject. Valuation is typically accomplished using physical units of comparison such as price per square foot, price per unit, price per floor, etc., or economic units of comparison such as gross rent multiplier. Adjustments are applied to the physical units of comparison derived from the comparable sale. The unit of comparison chosen for the subject is then used to yield a total value. Economic units of comparison are not adjusted, but rather analyzed as to relevant differences, with the final estimate derived based on the general comparisons.

INCOME CAPITALIZATION APPROACH

The income capitalization approach reflects the subject's income-producing capabilities. This approach is based on the assumption that value is created by the expectation of benefits to be derived in the future. Specifically estimated is the amount an investor would be willing to pay to receive an income stream plus reversion value from a property over a period of time. The two common valuation techniques associated with the income capitalization approach are direct capitalization and the discounted cash flow (DCF) analysis.

METHODOLOGY APPLICABLE TO THE SUBJECT

In valuing the subject, only the sales comparison and income capitalization approaches are applicable and were utilized.

We note that the subject is currently subsidized by a HAP contract which is set to expire in December 2016. The owner/borrower has applied to renew this contract for a 20-year term and anticipates applying for Low Income Housing Tax Credits, which would provide capital for an extensive renovation of the project as well as income tax credits for a period of 10 years. The following bullet points identify the methodology used to value the subject in the various scenarios requested by the client.

- As Is, As HAP – This scenario represents the subject’s current status as of the inspection date in September 2016. As of this date, the subject is a fully subsidized project-based HAP property, though the HAP contract is expiring in December 2016 and has not yet been renewed as of the inspection date. This capitalization considers a few months of guaranteed income the probability the HAP contract will be renewed.
- As Is, Market Rate – This scenario assumes the subject is no longer subsidized, meaning that ownership will have to secure tenants through true market channels. This capitalization rate is higher to account for the additional risk associated with non-subsidized rental payments that would be the sole responsibility of tenants.
- Prospective – Renovated, As HAP (subsidized), As LIHTC (restricted) – This scenario features the lowest capitalization rate of the 4 options. Although the subject would be rent-restricted, it is assumed the HAP contract would secure additional revenue above the LIHTC maximums, and also assumes the subject will be significantly renovated. The assumed higher quality, longer RUL, and 20-year HAP contract make this the most attractive investment of the 4 situations.
- Prospective – Renovated, As Market – This scenario features the 2nd lowest capitalization rate of the 4 options. This scenario assumes the subject will be significantly renovated, but without the aid of subsidies. CBRE has included this scenario at the request of the client, however CBRE does not consider this situation to be cost feasible, and therefore it does not represent the highest and best use of the subject.

Insurable Value

Insurable value is defined as follows:

1. the value of an asset or asset group that is covered by an insurance policy; can be estimated by deducting costs of non-insurable items (e.g., land value) from market value.
2. value used by insurance companies as the basis for insurance. Often considered to be replacement or reproduction cost plus allowances for debris removal or demolition less deterioration and non-insurable items. Sometimes cash value or market value, but often entirely a cost concept.⁶
3. a type of value for insurance purposes.⁷

CBRE, Inc. has followed traditional appraisal standards to develop a reasonable calculation based upon industry practices and industry-accepted publications such as the Marshall Valuation Service. The methodology employed is a derivation of the cost approach and is not reliable for insurable value estimates. Actual construction costs and related estimates can vary greatly from this estimate.

The insurable value estimate presented herein is intended to reflect the value of the destructible portions of the subject, based on the replacement of physical items that are subject to loss from hazards (excluding indestructible items such as basement excavation, foundation, site work, land value and indirect costs). In the case of the subject, this estimate is based upon the base building costs (direct costs) as obtained via the Marshall Valuation Service cost guide, with appropriate deductions.

This analysis should not be relied upon to determine proper insurance coverage as only consultants considered experts in cost estimation and insurance underwriting are qualified to provide an insurable value. It is provided to aid the client/reader/user as part of their overall decision making process and no representations or warranties are made by CBRE, Inc. regarding the accuracy of this estimate. It is strongly recommended that other sources be utilized to develop any estimate of insurable value.

⁶ Marshall & Swift/Boeckh, LLC, *Marshall Valuation Service*, (Los Angeles: Marshall & Swift/Boeckh, LLC, 2010), Sec 3, p 2.

⁷ Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 5th ed. (Chicago: Appraisal Institute, 2010), 102.

INSURABLE VALUE

Primary Building Type:	Apartment	Height per Story:	9'
Effective Age:	0 YRS	Number of Buildings:	17
Condition:	Fair	Gross Building Area:	100,992 SF
Exterior Wall:	Brick & Vinyl	Net Rentable Area:	98,760 SF
Number of Units:	120	Average Unit Size:	823 SF
Number of Stories:	2		

MVS Sec/Page	12/16/Aug '16
Quality/Bldg. Class	Average/D
Building Component	Multi Resid
Component Sq. Ft.	100,992 SF
Base Square Foot Cost	\$71.55

Cost Multipliers	
Current Cost Multiplier	1.04
Local Multiplier	0.85
Final Square Foot Cost	<u>\$63.25</u>
Base Component Cost	\$6,387,764

Base Building Cost	<i>(via Marshall Valuation Service cost data)</i>	\$6,387,764
Appliances		\$180,000
Insurable Exclusions	10.0% of Total Building Cost	<u>(\$656,776)</u>
Indicated Insurable Value		\$5,910,988
Rounded		\$5,900,000
Value Per Building		\$347,059
Value Per Unit		\$49,167

Compiled by CBRE

Sales Comparison Approach – As Is, As HAP

The following map and table summarize the comparable data used in the valuation of the subject. A detailed description of each transaction is included in the addenda.



SUMMARY OF COMPARABLE APARTMENT SALES - AS IS, HAP CONTRACT

No.	Name	Transaction Type	Date	Year Built	No. Units	Avg. Unit Size	Actual Sale Price	Adjusted Sale Price ¹	Price Per Unit ¹	NOI Per Occ.	NOI Per Unit	OAR
1	Princeton Park, 301 Princeton Avenue, Gadsden, AL	Sale	Dec-15	1978	100	816	\$3,350,000	\$3,350,000	\$33,500	99%	\$2,399	7.16%
2	Hunter Haven Apartments, 5600 Hunter Road, Columbus, GA	Sale	Aug-15	1972	104	815	\$3,600,000	\$3,600,000	\$34,615	94%	\$2,250	6.50%
3	Carrollton Apartments, 1212 Stewart Street, Carrollton, GA	Sale	Jan-14	1974	50	810	\$1,425,000	\$1,425,000	\$28,500	98%	\$1,809	6.35%
4	Jackson Heights Apartments, 3700 Lowry Court, Tampa, FL	Sale	Feb-15	1971	111	747	\$6,327,000	\$6,327,000	\$57,000	100%	\$2,850	5.00%
5	Keystone Landing Apartments, 4266 Ridgestone Dr, Memphis, TN	Sale	Sep-13	1973	150	1,152	\$4,550,000	\$4,550,000	\$30,333	99%	\$1,529	5.04%
Subj.	Brookfield Mews, Pro 99 Tifton-Eldorado Road, Forma Tifton, Georgia	---	---	1981	120	823	---	---	---	97%	\$3,082	---

¹ Adjusted sale price for cash equivalency, lease-up and/or deferred maintenance (where applicable)

Compiled by CBRE

Our analysis assumes the subject is operating with its income and rent restrictions and HAP subsidy, whereby tenants pay 30% of their income toward rent with the Section 8 subsidy covering the difference between the tenant's share and the HUD-determined market rent level.

DISCUSSION/ANALYSIS OF IMPROVED SALES

Improved Sale One

The subject is a 100-unit subsidized Section 8 multifamily apartment community located at 301 Princeton Avenue, Gadsden, Etowah County, Alabama. This subsidy allows the renter to pay 30% of his or her income for rent while the subsidy pays the difference. To qualify, a renter must earn 50% or less of the Area Median Income. There is a minimum rent payment of not less than \$25 and as much as \$50 for all subsidy recipients at this property. The subject consists of 1 bedroom and 2 bedroom units. Unit amenities and site amenities were not made available. As verified by the broker, the property sold for \$3,350,000 (\$33,500/unit) on 8/31/15 at a cap rate of 7.16%. Occupancy at the time of sale was 99%.

This comparable was adjusted upward for market conditions, which have generally improved from this comparable's sale date and the subject's valuation date. Otherwise, no additional adjustments were warranted.

Improved Sale Two

This comparable represents the sale of a 104-unit multifamily garden apartment in Columbus, Muscogee County, Georgia. The property is located along Hunter Road in eastern Columbus. The property was constructed in 1972 and in average condition. The property has 21 units subsidized by a HAP Contract (1 year contract expiring in 2015, but expected to be renewed at similar terms). The remaining 83 units are rent and income restricted by a Section 236 program whereby tenants must earn 80% of the area median income, or less, which expires in November 2017. It is our understanding the buyer analyzed the in-place restrictions for the purchase price. The property sold in August 2015 for \$3,600,000, which equates to \$34,615 per unit. Based on the appraiser's estimated income and expenses, the purchase price implies a 6.5% capitalization rate.

This comparable was adjusted upward for market conditions, which have generally improved from this comparable's sale date and the subject's valuation date. Otherwise, no additional adjustments were warranted.

Improved Sale Three

This comparable represents the sale of a 50-unit multifamily apartment property in Carrollton, Carroll County, Georgia, that is 100% subsidized by a Section 8/HAP Contract. The property is located along Stewart Street. The property was constructed in 1974 and currently in average condition. The property features 1 and 2 bedroom units with an average unit size of 810 square feet. The property was subsidized by a one-year HAP contract for 50 units that was set to expire in June 2014, but was expected to be renewed at similar terms. The property sold in January 2014 for \$1,425,000, which equates to \$28,500 per unit. The property was purchased along with two other properties in Georgia subsidized by HAP contracts: Paradise East Apartments in

Atlanta and Linwood Apartments in Gainesville. Based on the existing (trailing 12 month) income, inclusive of replacement reserves, the sale implies a 6.35% capitalization rate.

This comparable was adjusted upward for market conditions, which have generally improved from this comparable's sale date and the subject's valuation date. Otherwise, no additional adjustments were warranted.

Improved Sale Four

This project is along Lowry Court and south of MLK Jr. Boulevard. This is an average to fair quality property that is comprised of nine, 2-story buildings. The property consist of 111 units spread among one, two, and three bedroom floor plans, ranging between 669 to 935 square feet. The property was originally built via a HUD loan with a HAP contract on 100% of the units. The project based Section 8 program caters to lower income tenants, with "market rent" set by HUD and adjusted annually. Tenants pay 30% of their monthly income, with the remainder paid by HUD. The buyer intends to renovate the property using substantial funds from the LIHTC rehab program. According to the broker, the units will be comprehensively renovated. As such, the sale price represents a low OAR, as the buyer was motivated by the availability of the LIHTC rehab funds and was willing to pay a premium for the property. The property will maintain its HAP contract subsequent to the sale.

This comparable was adjusted upward for market conditions, which have generally improved from this comparable's sale date and the subject's valuation date. Conversely, it was adjusted downward for its superior location as compared to the subject. Otherwise, no additional adjustments were warranted.

Improved Sale Five

This comparable represents the sale of a 150-unit multifamily garden property located in Memphis, Shelby County, Tennessee that is subsidized by a Section 8/HAP contract. This property is located along the northwest side of New Allen Road, between Egypt Central Road and Hawkins Mill Road, within the Memphis city limits, Shelby County. The property participates in the Housing Assistance Payment (HAP) program administered by the U.S. Department of Housing and Urban Development (HUD). The rental rates are subsidized via a HAP (Housing Assistance Payments) contract in which the residents only pay a portion of the rental rate based on 30% of their household income. The property was 99% occupied with a 2-2.5 year waiting list at the time of sale. The property sold in September 2013 for \$4,550,000, which equates to \$30,333 per unit. Based on the existing trailing 12 month income, inclusive of replacement reserves, the sale implied a 5.04% capitalization rate.

This comparable was adjusted upward for market conditions, which have generally improved from this comparable's sale date and the subject's valuation date. Otherwise, no additional adjustments were warranted.

SUMMARY OF ADJUSTMENTS

Based on our comparative analysis, the following chart summarizes the adjustments warranted to each comparable.

APARTMENT SALES ADJUSTMENT GRID - AS IS, HAP CONTRACT						
Comparable Number	1	2	3	4	5	Subj. Pro Forma
Transaction Type	Sale	Sale	Sale	Sale	Sale	---
Transaction Date	Dec-15	Aug-15	Jan-14	Feb-15	Sep-13	---
Year Built	1978	1972	1974	1971	1973	1981
No. Units	100	104	50	111	150	120
Avg. Unit Size	816	815	810	747	1,152	823
Actual Sale Price	\$3,350,000	\$3,600,000	\$1,425,000	\$6,327,000	\$4,550,000	---
Adjusted Sale Price ¹	\$3,350,000	\$3,600,000	\$1,425,000	\$6,327,000	\$4,550,000	---
Price Per Unit ¹	\$33,500	\$34,615	\$28,500	\$57,000	\$30,333	---
Occupancy	99%	94%	98%	100%	99%	97%
NOI Per Unit	\$2,399	\$2,250	\$1,809	\$2,850	\$1,529	\$3,082
OAR	7.16%	6.50%	6.35%	5.00%	5.04%	---
Adj. Price Per Unit	\$33,500	\$34,615	\$28,500	\$57,000	\$30,333	
Property Rights Conveyed	0%	0%	0%	0%	0%	
Financing Terms ¹	0%	0%	0%	0%	0%	
Conditions of Sale	0%	0%	0%	0%	0%	
Market Conditions (Time)	1%	1%	3%	2%	3%	
Subtotal - Price Per Unit	\$33,835	\$34,962	\$29,355	\$58,140	\$31,243	
Location	0%	0%	0%	-20%	0%	
Project Size	0%	0%	0%	0%	0%	
Avg. Unit Size	0%	0%	0%	0%	0%	
Age/Condition	0%	0%	0%	0%	0%	
Other	0%	0%	0%	0%	0%	
Project Amenities	0%	0%	0%	0%	0%	
Parking	0%	0%	0%	0%	0%	
Total Other Adjustments	0%	0%	0%	-20%	0%	
Indicated Value Per Unit	\$33,835	\$34,962	\$29,355	\$46,512	\$31,243	
Absolute Adjustment	1%	1%	3%	22%	3%	

¹ Adjusted for cash equivalency, lease-up and/or deferred maintenance (where applicable)

Compiled by CBRE

The comparables all represent garden-style apartment projects with a project-based HAP subsidy, as does the subject. Most of the comparables were adjusted to a similar degree and all are considered generally comparable to the subject in terms of age and condition. We note that although the comparables point to a trend of increasing capitalization rates, we were not able to confirm the start and end dates for each property's respective HAP contract. As the sample size is relatively small, it is possible the transactions with higher capitalization rates represent deals where the contract is expiring. However, most transactions still point to a price per unit between \$30,000 and \$35,000, with the exception being the comparable located in Tampa. At this point,

we note the subject's NOI is approximately on par with Comparable 4, which represents the top of the adjusted range. As such, we estimate the subject's value nearer the top of the range.

SALES COMPARISON APPROACH CONCLUSION

The following table presents the estimated value for the subject as indicated by the sales comparison approach.

SALES COMPARISON APPROACH - AS IS, HAP CONTRACT				
Total Units	X	Value Per Unit	=	Value
120	X	\$40,000	=	\$4,800,000
120	X	\$45,000	=	\$5,400,000

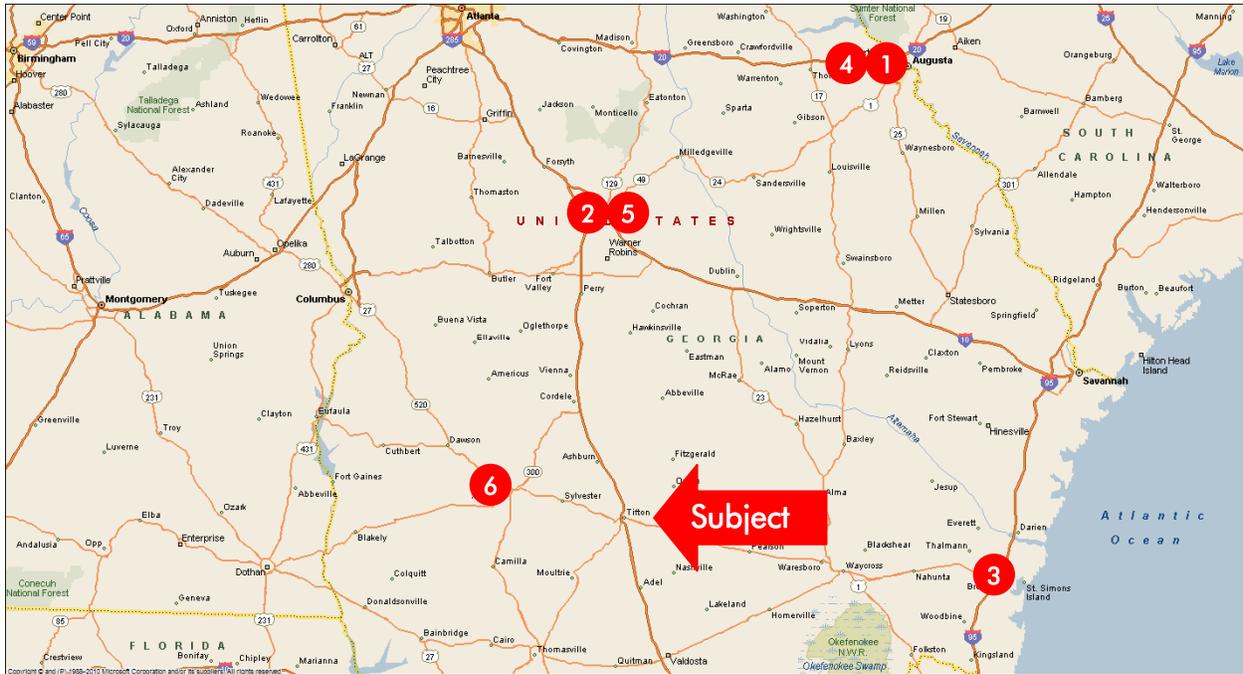
VALUE CONCLUSION

Indicated Stabilized Value	\$5,100,000
Rounded	\$5,100,000
Value Per Unit	\$42,500

Compiled by CBRE

Sales Comparison Approach – As Is, Market Rate (Hypothetical)

The following map and table summarize the comparable data used in the valuation of the subject. A detailed description of each transaction is included in the addenda.



SUMMARY OF COMPARABLE APARTMENT SALES - AS IS, AS MARKET (HYPOTHETICAL)

No.	Name	Transaction Type	Date	Year Built	No. Units	Avg. Unit Size	Distance from Subj	Actual Sale Price	Adjusted Sale Price ¹	Price Per Unit ¹	Occ.	NOI Per Unit	OAR
1	Magnolia Park Apartments, 2133 Vandivere Road, Augusta, GA	Sale	Mar-16	1969	171	968	163 Miles	\$4,950,000	\$4,950,000	\$28,947	97%	\$2,735	9.45%
2	The Landings At North Ingle, 3300 North Ingle Place, Macon, GA	Sale	Oct-15	1983	140	975	100 Miles	\$6,005,000	\$6,005,000	\$42,893	95%	\$2,810	6.55%
3	Camelia, 5800 Altama Avenue, Brunswick, GA	Sale	Sep-15	1973	111	943	120 Miles	\$4,750,000	\$4,750,000	\$42,793	97%	\$3,042	7.11%
4	River Ridge, 505 Thirteenth Street, Augusta, GA	Sale	Aug-15	1984	104	980	166 Miles	\$3,000,000	\$3,000,000	\$28,846	88%	\$1,999	6.93%
5	Highland Park, 461 Forest Hill Road, Macon, GA	Sale	Jul-15	1980	116	1,177	99 Miles	\$4,200,000	\$4,200,000	\$36,207	89%	\$2,353	6.50%
6	Sunchase, 1308 Hobson Street, Albany, GA	Sale	Jun-15	1997	100	1,053	39 Miles	\$2,800,000	\$2,800,000	\$28,000	90%	\$3,600	12.86%
	Subj. Brookfield Mews, Pro 99 Tifton-Eldorado Road, Forma Tifton, Georgia	---	---	1981	120	823	---	---	---	---	97%	\$2,607	---

¹ Adjusted sale price for cash equivalency, lease-up and/or deferred maintenance (where applicable)
Compiled by CBRE

Our analysis hypothetically assumes the subject is no longer operating with its income and rent restrictions.

DISCUSSION/ANALYSIS OF IMPROVED SALES

Improved Sale One

This comparable represents the sale of a 171-unit apartment property that was built in 1969. The property is located north of I-278 and east of I-520 along Damaschas Road and Vandivere Road. The property features one-, two-, and three-bedroom floor plans, with an average unit size of 968 square feet. The sale occurred in March 2016 for \$4,950,000, which equates to \$28,947 per unit. Based on the sale price, the T-3 income and T-12 expenses (adjusted for real estate taxes and \$275 per unit replacement reserves) equates a 9.45% capitalization rate. The property was restricted by low income housing tax credits, but began its 3-year decontrol period in November 2015. Given the property's current rents were below the maximum allowable LIHTC levels and there was minimal compliance remaining, the remaining restrictions had minimal to no impact on the purchase price.

This comparable was adjusted upward for market conditions, which have generally improved from this comparable's sale date and the subject's valuation date. This comparable was also adjusted upward for its older age as compared to the subject at the time of its respective sale. Conversely, it was adjusted downward for its superior location and larger average unit size. The basis for the unit size adjustment is that a larger unit will typically generate more total revenue than a smaller unit with all other things being equal. Therefore a larger unit is considered superior. Otherwise, no additional adjustments were warranted.

Improved Sale Two

This comparable represents the sale of a 140-unit garden style apartment property located within the city of Macon, Bibb County, GA. Known as the Landings at North Ingle, the property was built in 1982, and has a physical address of 3300 North Ingle Place. The improvements are situated on a 12.166-acre site, and consist of 14 two- and three-story residential buildings, and a freestanding leasing office/clubhouse facility. The property offers one-, two-, and three-bedroom units with an average unit size of 975 square feet. The property sold in October of 2015 for \$6,005,000, which equates to \$42,893 per unit. The sale price implies an overall capitalization rate of 6.55% based on trailing 3-month income and trailing 12-month expenses, inclusive of a \$300 per unit replacement reserve and a property tax revaluation at 86% of the purchase price. At the time of the sale the property was reported to be approximately 95% occupied, and in average overall condition. It was indicated that the buyer planned to begin a significant renovation plan to the property shortly after purchase.

This comparable was adjusted upward for market conditions. Conversely, it was adjusted downward for its superior location and larger average unit size. Otherwise, no additional adjustments were warranted.

Improved Sale Three

This reflects a contract for sale of the Camelia apartments, a 111-unit walk-up style apartment complex located in Brunswick, Georgia. The project is situated on 6.687 acres with frontage on Altama Avenue, a local commercial corridor. The project consists of a mix of 41 one-bedroom flats, 50 two-bedroom townhome style units and 20 three-bedroom townhome-style units. The property has been adequately maintained and conveys in an average overall condition. The project amenities include a pool, clubhouse and laundry facility and unit amenities include dishwashers, ceiling fans and private patios. The three-bedroom units also feature washer-dryer connections. The property sold in September of 2015 for \$4,750,000, or \$42,793 per unit. The trailing 12-months of income includes an irregular expense item of \$135,000 per year for a manager's salary, which in-fact is a payment directly to ownership, as there are also separate manager payroll and management fee expense items reflected in the historic operating expenses. When this expense is excluded, the contract price reflects a capitalization rate of approximately 7.1% based on the most recent year-end operations. A buyer's year-one pro-forma has not been provided.

This comparable was adjusted upward for market conditions, and for its older age as compared to the subject at the time of its respective sale. Conversely, it was adjusted downward for its superior location and larger average unit size. Otherwise, no additional adjustments were warranted.

Improved Sale Four

This comparable represents the sale of a 104-unit apartment in Augusta, Richmond County, Georgia. The property is located at 505 Thirteenth Street and was constructed in 1984. We are not aware of any substantial renovations. The property offers all two bedroom units with an average unit size of 980 square feet. The property sold in August 2015 for \$3,000,000 which equates to \$28,846 per unit. Based on the T-12 income, inclusive of \$300 per unit replacement reserves, the sale implies a 6.93% capitalization rate.

This comparable was adjusted upward for market conditions. Conversely, it was adjusted downward for its superior location and larger average unit size. Otherwise, no additional adjustments were warranted.

Improved Sale Five

This comparable represents the sale of a 116-unit apartment property located in Macon, Bibb County, Georgia. The property was built in 1980 and is located along the east side of Forest Hill Road, just south of Wimbish Road, in the north central portion of Macon. The property offers two, three and four bedroom units with an average unit size of 1,179 square feet. The property was approximately 89% occupied at the time of sale. The property sold in July 2015 for \$4,200,000, which equates to \$36,207 per unit. Based on the existing income, the sale implied a 6.5% capitalization rate.

This comparable was adjusted upward for market conditions. Conversely, it was adjusted downward for its superior location and larger average unit size. Otherwise, no additional adjustments were warranted.

Improved Sale Six

This comparable represents the sale of a 100-unit multifamily garden apartment in Albany, Dougherty County, Georgia. The property was constructed in 1997 with low income housing tax credits; however according to the seller the tax credits were wiped out from a foreclosure before the seller purchased the property and has was operating as a conventional, market rate property at the time of the June 2015 sale. The property offers two and three bedroom units with an average unit size of 1,053 square feet. The property sold in June 2015 for \$2,800,000 which equates to \$28,000 per unit. The seller indicated the property generated an income of \$50,000 per month and expenses of \$20,000 per month, which equates to a capitalization rate of 12.86%.

This comparable was adjusted upward for market conditions, and for its inferior location as compared to the subject. Conversely, it was adjusted downward for its superior (younger) age and larger average unit size. Otherwise, no additional adjustments were warranted.

SUMMARY OF ADJUSTMENTS

Based on our comparative analysis, the following chart summarizes the adjustments warranted to each comparable.

APARTMENT SALES ADJUSTMENT GRID - AS IS, AS MARKET (HYPOTHETICAL)							Subj. Pro Forma
Comparable Number	1	2	3	4	5	6	
Transaction Type	Sale	Sale	Sale	Sale	Sale	Sale	---
Transaction Date	Mar-16	Oct-15	Sep-15	Aug-15	Jul-15	Jun-15	---
Year Built	1969	1983	1973	1984	1980	1997	1981
No. Units	171	140	111	104	116	100	120
Avg. Unit Size	968	975	943	980	1,177	1,053	823
Distance from Subj	163 Miles	100 Miles	120 Miles	166 Miles	99 Miles	39 Miles	---
Actual Sale Price	\$4,950,000	\$6,005,000	\$4,750,000	\$3,000,000	\$4,200,000	\$2,800,000	---
Adjusted Sale Price ¹	\$4,950,000	\$6,005,000	\$4,750,000	\$3,000,000	\$4,200,000	\$2,800,000	---
Price Per Unit ¹	\$28,947	\$42,893	\$42,793	\$28,846	\$36,207	\$28,000	---
Occupancy	97%	95%	97%	88%	89%	90%	97%
NOI Per Unit	\$2,735	\$2,810	\$3,042	\$1,999	\$2,353	\$3,600	\$2,607
OAR	9.45%	6.55%	7.11%	6.93%	6.50%	12.86%	---
Adj. Price Per Unit	\$28,947	\$42,893	\$42,793	\$28,846	\$36,207	\$28,000	
Property Rights Conveyed	0%	0%	0%	0%	0%	0%	0%
Financing Terms ¹	0%	0%	0%	0%	0%	0%	0%
Conditions of Sale	0%	0%	0%	0%	0%	0%	0%
Market Conditions (Time)	1%	1%	1%	1%	1%	1%	
Subtotal - Price Per Unit	\$29,237	\$43,322	\$43,221	\$29,135	\$36,569	\$28,280	
Location	-5%	-5%	-5%	-5%	-5%	5%	
Project Size	0%	0%	0%	0%	0%	0%	
Age/Condition	10%	0%	10%	0%	0%	-10%	
Quality of Construction	0%	0%	0%	0%	0%	0%	
Avg. Unit Size	-5%	-5%	-5%	-5%	-10%	-5%	
Project Amenities	0%	0%	0%	0%	0%	0%	
Parking	0%	0%	0%	0%	0%	0%	
Total Other Adjustments	0%	-10%	0%	-10%	-15%	-10%	
Indicated Value Per Unit	\$29,237	\$38,990	\$43,221	\$26,221	\$31,084	\$25,452	
Absolute Adjustment	21%	11%	21%	11%	16%	21%	

¹ Adjusted for cash equivalency, lease-up and/or deferred maintenance (where applicable)
Compiled by CBRE

The comparables all represent garden-style apartment projects in lower-tier markets within Georgia. Additionally, all comparables represent conventional, market-rate deals free from any subsidies. Comparables 2 and 4 received the least amount of total adjustments, while Comparables 1, 3, and 6 received the highest degree of adjustments. All of the comparables were adjusted to a similar degree and all are considered generally comparable to the subject. After all adjustments, the comparables point to a range between approximately \$25,500/unit and \$43,200/unit, though 4 of the 6 comparables are below \$31,100. It is our opinion the subject's value (as an un-renovated property, at market, free and clear of any restrictions and/or subsidies) is in the lower portion of this range. This is primarily due to the subject's rural location and low median income in the Tifton area. As such, we estimate the subject's value as a market rate property to be within this narrower range.

SALES COMPARISON APPROACH CONCLUSION

The following table presents the estimated value for the subject as indicated by the sales comparison approach.

SALES COMPARISON APPROACH - AS IS, AS MARKET (HYPOTHETICAL)

Total Units	X	Value Per Unit	=	Value
120	X	\$30,000	=	\$3,600,000
120	X	\$35,000	=	\$4,200,000

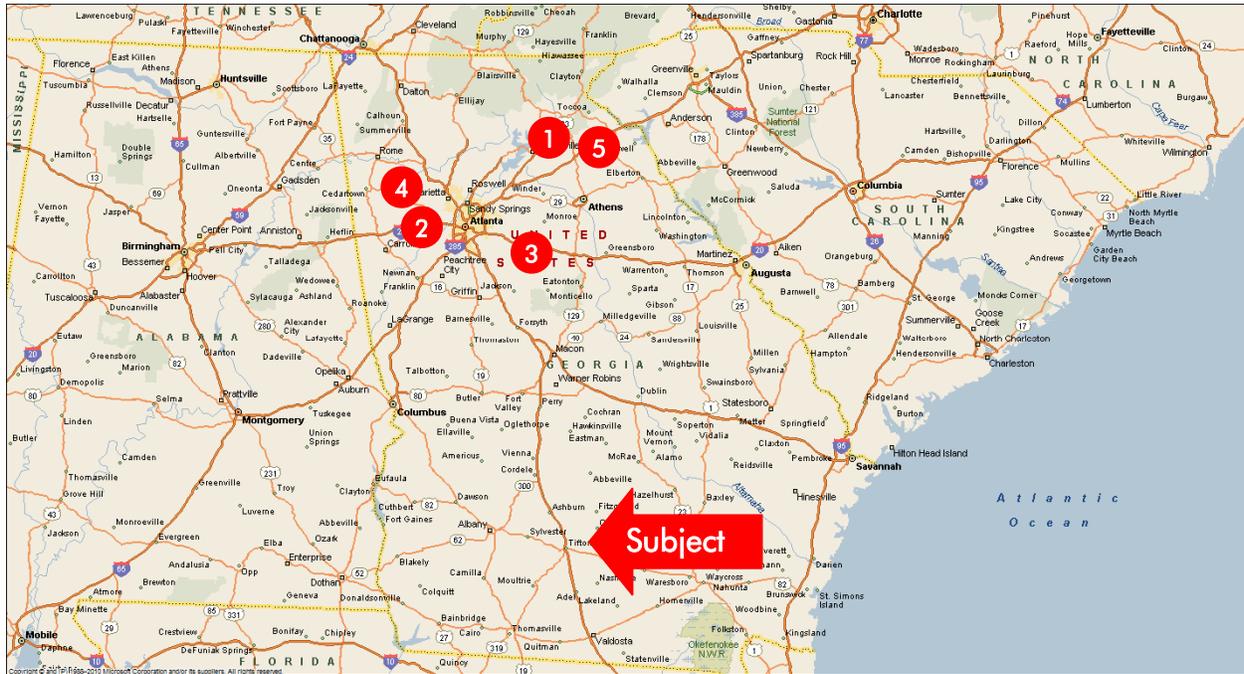
VALUE CONCLUSION

Indicated Stabilized Value	\$4,000,000
Lease-Up Discount	\$0
Indicated As Is Value	\$4,000,000
Rounded	\$4,000,000
Value Per Unit	\$33,333

Compiled by CBRE

Sales Comparison Approach – Prospective, Renovated, As LIHTC (Hypothetical)

The following map and table summarize the comparable data used in the valuation of the subject. A detailed description of each transaction is included in the addenda.



SUMMARY OF COMPARABLE APARTMENT SALES - PROSPECTIVE, RENOVATED, AS LIHTC (HYPOTHETICAL)

No.	Name	Transaction Type	Date	Year Built	No. Units	Avg. Unit Size	Actual Sale Price	Adjusted Sale Price ¹	Price Per Unit ¹	Occ.	NOI Per Unit	OAR
1	Lenox Park Apartments, 1000 Lenox Park Place, Gainesville, GA	Sale	May-15	2001	292	816	\$13,300,000	\$13,500,000	\$46,233	93%	\$2,050	4.43%
2	Millwood Park, 8242 Duralee Lane, Douglasville, GA	Sale	May-15	1999	172	1,164	\$7,000,000	\$7,000,000	\$40,698	75%	\$1,661	4.08%
3	Orchard Cove, 30 Gross Lake Drive, Covington, GA	Sale	May-15	2001	188	1,109	\$11,000,000	\$11,000,000	\$58,511	96%	\$4,066	6.95%
4	Rosewood Park, 2100 Mesa Valley Way, Austell, GA	Sale	May-15	1995	150	1,152	\$7,400,000	\$7,400,000	\$49,333	97%	\$4,134	8.38%
5	Plantation Ridge, 1022 Level Creek Road, Sugar Hill, GA	Sale	Mar-15	1999	218	1,152	\$16,005,000	\$16,005,000	\$73,417	99%	\$4,794	6.53%
Subj.	Brookfield Mews, Pro 99 Tifton-Eldorado Road, Forma Tifton, Georgia	---	---	1981	120	823	---	---	---	97%	\$3,235	---

¹ Adjusted sale price for cash equivalency, lease-up and/or deferred maintenance (where applicable)

Compiled by CBRE

Our analysis hypothetically assumes the subject is operating with both income and rent restrictions, as well as having been fully renovated.

DISCUSSION/ANALYSIS OF IMPROVED SALES

Improved Sale One

This comparable represents the sale of a 292-unit multifamily property in Gainesville, Hall County, Georgia. The property was constructed in 2000 as a tax credit (LIHTC) property and was reportedly qualified contract eligible at the time of sale but had not begun the process yet. The buyer planned to start the QC process. The property offers one, two, and three bedroom units with an average unit size of 1,090 square feet. The property sold in May 2015 for \$13,300,000. Based on the existing income, the sale implied a 4.5% capitalization rate. Based on the pro forma income, the cap rate was 7.2%. The broker estimated approximately \$200,000 in deferred maintenance including some down units. Therefore, we have included an adjusted price of \$13,500,000 or approximately \$46,233 per unit.

This comparable was adjusted upward for market conditions, which have generally improved from this comparable's sale date and the subject's valuation date. This comparable was also adjusted downward for its superior location. Otherwise, no additional adjustments were warranted.

Improved Sale Two

This comparable represents the sale of a 172-unit multifamily garden apartment in Douglasville, Douglas County, Georgia. The property is located along the east side of Durelee Lane with good access and visibility. The property is currently income and rent restricted by Low Income Housing Tax Credits (with all units restricted to 60% of the area median income); however, it is our understanding that all income and rent restrictions will end within one year. The property offers two and three bedroom units with an average unit size of 1,164 square feet. The property was purchased as part of a larger portfolio, and it is our understanding the purchase price reflects an allocated price. The property sold in May 2015 for \$7,000,000 which equates to \$40,698 per unit. We note that the buyer planned to perform renovations following acquisition. The property was approximately 75% occupied at the time of sale. Based on the March 2015 T-3 annualized income, inclusive of \$275/unit replacement reserves, the sale implies a 4.08% capitalization rate. We recognize that this capitalization rate reflects the property's income and rent restrictions and occupancy level. We note the property's occupancy averaged 89% in 2014, and had recently dropped as a result of the property management attempting to improve the property's bad debt.

This comparable was adjusted upward for market conditions and for having a below market occupancy. Conversely, it was adjusted downward for its larger average unit size as compared to the subject. Otherwise, no additional adjustments were warranted.

Improved Sale Three

This comparable represents the sale of a 188-unit multifamily garden apartment property in Covington, Newton County, Georgia. The property is located along Gross Lake Parkway and was constructed in 2001. The property offers one, two and three bedroom units with an average

unit size of 1,109 square feet. The property was approximately 96% occupied at the time of sale. The property sold in May 2015 for \$11,000,000, which equates to \$55,000 per unit. Based on the T-1 annualized income and market expenses, the sale price implies a 6.95% capitalization rate. We note that 126 out of the 188 units were affordable LIHTC units. The property was waiting for approval before they sent in the Qualified Contract (to exit the low income housing tax credit restrictions). According to the broker, the property was beginning of coming out of its tax credit compliance.

This comparable was adjusted upward for market conditions. Conversely, it was adjusted downward for its superior location and larger average unit size. Otherwise, no additional adjustments were warranted.

Improved Sale Four

This comparable represents the sale of a 150-unit apartment property that was built in 1995. The property is conveniently located on the East-West Connector north of Austell Road. The property is a tax credit property that we believe was qualified contract eligible. The property features two- and three-bedroom floor plans, with an average unit size of 1,152 square feet. The sale occurred as part of a 7-property portfolio in May 2015 for \$7,400,000, which equates to \$49,333 per unit. According to the broker, the sale implied an 8.38% capitalization rate.

This comparable was adjusted upward for market conditions. Conversely, it was adjusted downward for its superior location and larger average unit size. Otherwise, no additional adjustments were warranted.

Improved Sale Five

This comparable represents the sale of a 218-unit apartment property in Sugar Hill, Gwinnett County, Georgia. The property was constructed in 1998. The property is located just off of Peachtree Industrial Boulevard along Level Creek Road in northern Gwinnett County. The property features one-, two-, and three-bedroom floor plans, with an average unit size of 1,120 square feet. The sale occurred in March 2015 for \$16,005,000, which equates to \$73,417 per unit. According to the broker, the property was restricted with Low Income Housing Tax Credits (LIHTC) requiring 60% of its units to be at 60% AMI. The property's initial 15 year compliance period ended last year, and the property was eligible for a qualified contract so the new owner has the ability to transition the property out of the LIHTC program. Based on the T-3 income, the sale implies a 6.53% capitalization rate.

This comparable was adjusted upward for market conditions. Conversely, it was adjusted downward for its superior location and larger average unit size. Otherwise, no additional adjustments were warranted.

SUMMARY OF ADJUSTMENTS

Based on our comparative analysis, the following chart summarizes the adjustments warranted to each comparable.

APARTMENT SALES ADJUSTMENT GRID - PROSPECTIVE, RENOVATED, AS LIHTC (HYPOTHETICAL)						
Comparable Number	1	2	3	4	5	Subj. Pro Forma
Transaction Type	Sale	Sale	Sale	Sale	Sale	---
Transaction Date	May-15	May-15	May-15	May-15	Mar-15	---
Year Built	2001	1999	2001	1995	1999	1981
No. Units	292	172	188	150	218	120
Avg. Unit Size	816	1,164	1,109	1,152	1,152	823
Actual Sale Price	\$13,300,000	\$7,000,000	\$11,000,000	\$7,400,000	\$16,005,000	---
Adjusted Sale Price ¹	\$13,500,000	\$7,000,000	\$11,000,000	\$7,400,000	\$16,005,000	---
Price Per Unit ¹	\$46,233	\$40,698	\$58,511	\$49,333	\$73,417	---
Occupancy	93%	75%	96%	97%	99%	97%
NOI Per Unit	\$2,050	\$1,661	\$4,066	\$4,134	\$4,794	\$3,235
OAR	4.43%	4.08%	6.95%	8.38%	6.53%	---
Adj. Price Per Unit	\$46,233	\$40,698	\$58,511	\$49,333	\$73,417	
Property Rights Conveyed	0%	0%	0%	0%	0%	
Financing Terms ¹	0%	0%	0%	0%	0%	
Conditions of Sale	0%	0%	0%	0%	0%	
Market Conditions (Time)	1%	1%	1%	1%	2%	
Subtotal - Price Per Unit	\$46,695	\$41,105	\$59,096	\$49,827	\$74,886	
Location	-5%	-5%	-5%	-5%	-5%	
Project Size	0%	0%	0%	0%	0%	
Avg. Unit Size	0%	-5%	-5%	-5%	-5%	
Age/Condition	0%	0%	0%	0%	0%	
Other	0%	15%	0%	0%	0%	
Project Amenities	0%	0%	0%	0%	0%	
Parking	0%	0%	0%	0%	0%	
Total Other Adjustments	-5%	5%	-10%	-10%	-10%	
Indicated Value Per Unit	\$44,360	\$43,160	\$53,186	\$44,844	\$67,397	
Absolute Adjustment	6%	26%	11%	11%	12%	

¹ Adjusted for cash equivalency, lease-up and/or deferred maintenance (where applicable)

Compiled by CBRE

The comparables all represent garden-style apartment projects, primarily near metro Atlanta, and all are/were LIHTC deals. Comparables 1, 3, and 4 received the least amount of total adjustments, which implies they are most similar to the subject. However, we note this analysis represents a hypothetical condition whereby the subject has applied for and received tax credits, as well as an award for a significant renovation. Under this scenario, it is our opinion the subject's value would still be in the lower portion of the adjusted range. This is primarily due to the subject's rural location and low median income in the Tifton area, which is a component in the restricted rent and HUD market rent calculations.

SALES COMPARISON APPROACH CONCLUSION

The following table presents the estimated value for the subject as indicated by the sales comparison approach.

SALES COMPARISON APPROACH - PROSPECTIVE, RENOVATED, AS LIHTC (HYPOTHETICAL)				
Total Units	X	Value Per Unit	=	Value
120	X	\$45,000	=	\$5,400,000
120	X	\$55,000	=	\$6,600,000

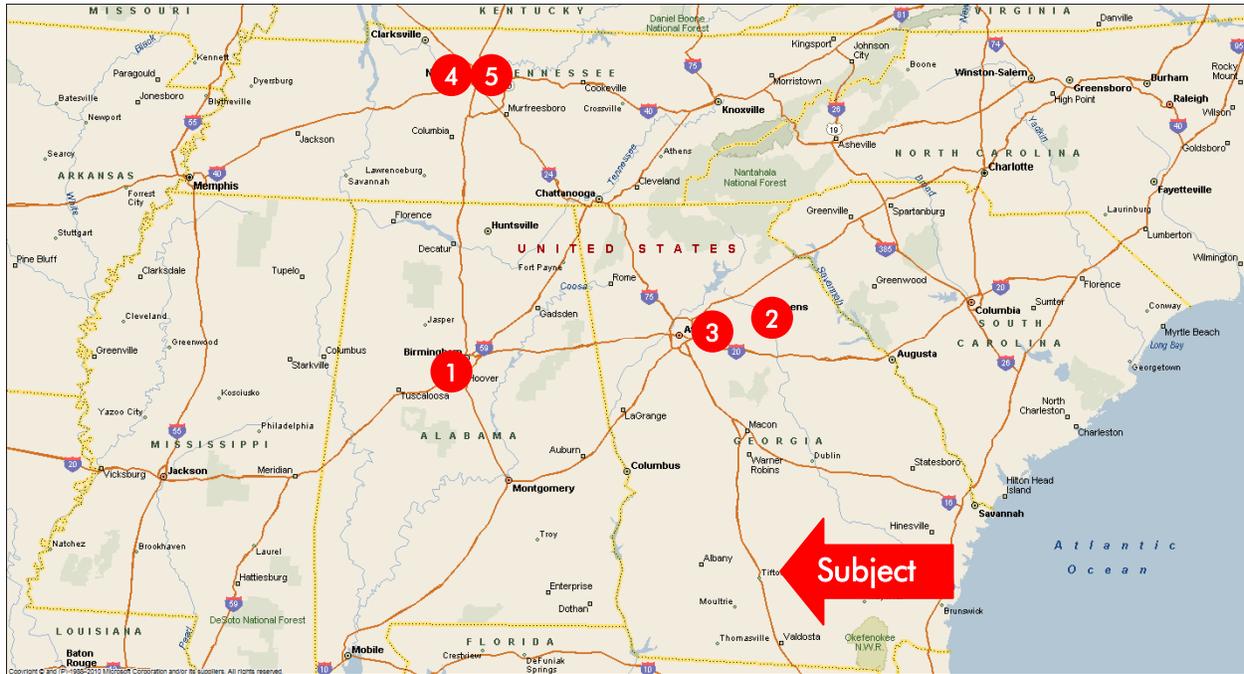
VALUE CONCLUSION

Indicated Stabilized Value	\$6,000,000
Rounded	\$6,000,000
Value Per Unit	\$50,000

Compiled by CBRE

Sales Comparison Approach – Prospective, Renovated, As Market (Hypothetical)

The following map and table summarize the comparable data used in the valuation of the subject. A detailed description of each transaction is included in the addenda.



SUMMARY OF COMPARABLE APARTMENT SALES - PROSPECTIVE, AS RENOVATED, AS MARKET

No.	Name	Transaction Type	Date	Year Built	No. Units	Avg. Unit Size	Distance from Subj	Actual Sale Price	Adjusted Sale Price ¹	Price Per Unit ¹	Occ.	NOI Per Unit	OAR
1	Cliffs at Rocky Ridge, 990 Wisteria Place, Hoover, AL	Sale	Jan-16	1977	323	1,153	235 Miles	\$18,500,000	\$18,500,000	\$57,276	91%	\$2,950	5.15%
2	Georgia Green, 700 Fourth Street, Athens, GA	Sale	Oct-15	1986	164	1,000	175 Miles	\$7,300,000	\$7,300,000	\$44,512	95%	\$2,460	5.53%
3	Hampton Woods Apartments, 2325 Woodcrest Walk, Lithonia, GA	Sale	Sep-15	1989	344	817	162 Miles	\$15,200,000	\$15,200,000	\$44,186	94%	\$2,750	6.22%
4	Archwood Meadows, 110 Archwood Place, Madison, TN	Sale	Mar-15	1978	112	1,031	380 Miles	\$6,770,000	\$6,770,000	\$60,446	98%	\$4,201	6.95%
5	Colony Manor, 825 Dickerson Pike, Goodlettsville, TN	Sale	Jan-15	1984	112	1,019	384 Miles	\$6,365,000	\$6,365,000	\$56,830	100%	\$3,296	5.80%
Subj.	Brookfield Mews, Pro 99 Tifton-Eldorado Road, Forma Tifton, Georgia	---	---	1981	120	823	---	---	---	---	97%	\$2,563	---

¹ Adjusted sale price for cash equivalency, lease-up and/or deferred maintenance (where applicable)
Compiled by CBRE

Our analysis hypothetically assumes the subject has been renovated and is no longer operating with its income and rent restrictions.

DISCUSSION/ANALYSIS OF IMPROVED SALES

Improved Sale One

Built in 1977, The Cliffs at Rocky Ridge (formerly known as Wisteria Park) in Hoover, Alabama, offers two- and three-stories of apartment living situated on well-kept landscaping and includes a mix of one-, two-, three-, and four-bedroom apartment homes totaling 376,350 rentable square feet. The community consists of 323 units averaging a spacious 1,165 square feet with one-bedroom units (745 to 780 square feet), two-bedroom units (945 to 1,170 square feet), three-bedroom units (1,450 square feet), and four-bedroom units (1,650 square feet). Amenities include gated controlled access, two swimming pools, tennis court, a resident clubhouse, business center, clothing care centers, and a fitness center. Apartment homes feature central heating and air, oversized balconies/patios, washer/dryer connections (select units), spacious closets, ceiling fans, and kitchens equipped with refrigerators, dishwashers, stoves/ovens, and garbage disposals. The property sold for \$18,500,000 (\$57,276 per unit) on 1/20/2016.

This comparable was adjusted upward for market conditions. Conversely, it was adjusted downward for its superior location and larger average unit size. Otherwise, no additional adjustments were warranted.

Improved Sale Two

This comparable represents the sale of a 164-unit townhome style apartment property located at 700 Fourth Street within the City of Athens, Clarke County, GA. The property is known as Georgia Green, and was built in 1986. The improvements are situated on a 12.62-acre site, and consist of 19, two-story residential buildings, a freestanding leasing office facility, and freestanding laundry facility. The property offers two-bedroom townhome style units with an average unit size of 1,000 square feet. The property sold in October of 2015 for \$7,300,000, which equates to \$44,512 per unit. The previous owner (seller) purchased the property in May of 2013, and proceeded to implement a significant renovation plan to the property at a cost of more than \$2,000,000. The renovations were reported to have encompassed both the interior and exterior of the improvements, as well as grounds and other landscaping improvements. The most recent sale price implies an overall capitalization rate of 5.53% based on trailing 3-month income and trailing 12-month expenses, inclusive of a \$275 per unit replacement reserve and a property tax revaluation at 90% of the purchase price. At the time of the sale the property was reported to be approximately 95% occupied, and in good overall condition.

This comparable was adjusted upward for market conditions. Conversely, it was adjusted downward for its superior location and larger average unit size. Otherwise, no additional adjustments were warranted.

Improved Sale Three

This comparable represents the sale of a 344-unit garden style apartment property located within the city of Lithonia, DeKalb County, GA. Known as the Hampton Woods, the property was built

in 1989, and has a physical address of 2325 Woodcrest Walk. The improvements are situated on a 30.565-acre site, and consist of 18 two- and three-story residential buildings, a freestanding clubhouse/leasing office facility, and freestanding fitness center/laundry facility. The property offers one- and two-bedroom units with an average unit size of 817 square feet. The property sold in September of 2015 for \$15,200,000, which equates to \$44,186 per unit. It was indicated that renovations to the property had been completed by the prior owner (seller) in 2005/2006 and included significant exterior building repairs to the residential buildings (new roofs, gutter repair, deck repair, chimney repair, siding repair, exterior painting, window repair or replacement, lighting repairs and fire sprinkler repair); as well as a remodeling the clubhouse, office, laundry facility and fitness center. The sale price implies an overall capitalization rate of 6.22% based on trailing 6-month annualized income and market expenses, inclusive of a \$250 per unit replacement reserve and a property tax revaluation at 85% of the purchase price. It was reported that the buyer's year one pro forma indicated an overall capitalization rate of 6.92%. At the time of the sale the property was reported to be approximately 94% occupied, and in average overall condition.

This comparable was adjusted upward for market conditions. Conversely, it was adjusted downward for its superior location. Otherwise, no additional adjustments were warranted.

Improved Sale Four

This comparable represents the sale of a 112-unit apartment property, located along the east side of Archwood Drive, between Old Hickory Boulevard (State Highway 45) and North Dupont Avenue, in Madison. The property, identified as Archwood Meadows, was developed in 1978, renovated in 2006 and was reportedly 97% occupied at the time of sale. The property offers one-, two-, and three-bedroom floor plans, with an average unit size of 1,031 square feet. Community amenities include onsite leasing, swimming pool, playground, pet play area and a laundry facility. Unit amenities include a fully equipped kitchen, and ceiling fans. Select units feature washer/dryer connections. The property sold in March 2015 for a reported purchase price of \$6,770,000 or \$60,446 per unit. The implied cap rate is 6.95% based on a reported trailing financials NOI of \$470,515.

This comparable was adjusted upward for market conditions. Conversely, it was adjusted downward for its superior location and larger average unit size. Otherwise, no additional adjustments were warranted.

Improved Sale Five

This comparable represents the sale of a 112-unit apartment property located at the intersection of S Dickerson Pike and Old Dickerson Pike, approximately one mile from Interstate 65 and Rivergate Mall in Goodlettsville (Davidson County), Tennessee. The property, identified as Colony Manor, was developed in 1984, renovated in 2001 and is was reportedly 100% occupied at the time of sale. The comparable offers one-, two, and three-bedroom floor plans, with an average unit size of 1019 square feet. Community amenities include leasing office/clubhouse,

swimming pool, playground and laundry facility. Unit amenities include a fully equipped kitchen, and private patio/balcony. Select units feature fireplace and washer/dryer connections. The property sold in January 2015 for a reported purchase price of \$6,365,000 or \$56,830 per unit. The implied cap rate is 5.8% based on a reported trailing financials NOI of \$369,170.

This comparable was adjusted upward for market conditions. Conversely, it was adjusted downward for its superior location and larger average unit size. Otherwise, no additional adjustments were warranted.

SUMMARY OF ADJUSTMENTS

Based on our comparative analysis, the following chart summarizes the adjustments warranted to each comparable.

APARTMENT SALES ADJUSTMENT GRID - PROSPECTIVE, AS RENOVATED, AS MARKET						
Comparable Number	1	2	3	4	5	Subj. Pro Forma
Transaction Type	Sale	Sale	Sale	Sale	Sale	---
Transaction Date	Jan-16	Oct-15	Sep-15	Mar-15	Jan-15	---
Year Built	1977	1986	1989	1978	1984	1981
No. Units	323	164	344	112	112	120
Avg. Unit Size	1,153	1,000	817	1,031	1,019	823
Distance from Subj	235 Miles	175 Miles	162 Miles	380 Miles	384 Miles	---
Actual Sale Price	\$18,500,000	\$7,300,000	\$15,200,000	\$6,770,000	\$6,365,000	---
Adjusted Sale Price ¹	\$18,500,000	\$7,300,000	\$15,200,000	\$6,770,000	\$6,365,000	---
Price Per Unit ¹	\$57,276	\$44,512	\$44,186	\$60,446	\$56,830	---
Occupancy	91%	95%	94%	98%	100%	97%
NOI Per Unit	\$2,950	\$2,460	\$2,750	\$4,201	\$3,296	\$2,563
OAR	5.15%	5.53%	6.22%	6.95%	5.80%	---
Adj. Price Per Unit	\$57,276	\$44,512	\$44,186	\$60,446	\$56,830	
Property Rights Conveyed	0%	0%	0%	0%	0%	
Financing Terms ¹	0%	0%	0%	0%	0%	
Conditions of Sale	0%	0%	0%	0%	0%	
Market Conditions (Time)	1%	1%	1%	2%	2%	
Subtotal - Price Per Unit	\$57,848	\$44,957	\$44,628	\$61,655	\$57,967	
Location	-10%	-5%	-10%	-10%	-10%	
Project Size	0%	0%	0%	0%	0%	
Age/Condition	0%	0%	0%	0%	0%	
Quality of Construction	0%	0%	0%	0%	0%	
Avg. Unit Size	-10%	-5%	0%	-5%	-5%	
Project Amenities	0%	0%	0%	0%	0%	
Parking	0%	0%	0%	0%	0%	
Total Other Adjustments	-20%	-10%	-10%	-15%	-15%	
Indicated Value Per Unit	\$46,279	\$40,462	\$40,165	\$52,407	\$49,272	
Absolute Adjustment	21%	11%	11%	17%	17%	

¹ Adjusted for cash equivalency, lease-up and/or deferred maintenance (where applicable)

Compiled by CBRE

The comparables all represent garden-style apartment projects that are older in age, but have been renovated to some degree. After all adjustments, the comparables point to a range between

approximately \$40,500/unit and \$52,400/unit. It is our opinion the subject's value (as a renovated property, at market, free and clear of any restrictions and/or subsidies) is in the lower portion of this range. This is primarily due to the subject's rural location and low median income in the Tifton area. As such, we estimate the subject's value as a market rate property to be within this narrower range. We note the subject's stabilized value in this scenario would not support the proposed renovation of \$4,294,197.

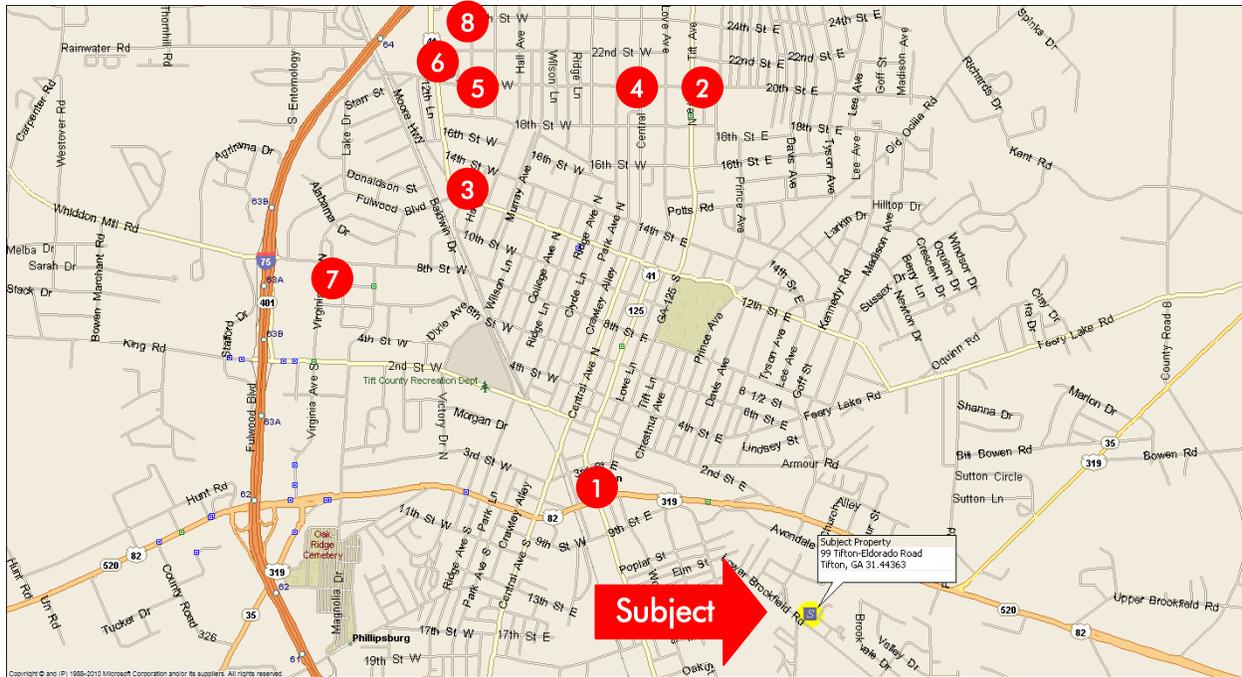
SALES COMPARISON APPROACH CONCLUSION

The following table presents the estimated value for the subject as indicated by the sales comparison approach.

SALES COMPARISON APPROACH - PROSPECTIVE, RENOVATED, AS MARKET				
Total Units	X	Value Per Unit	=	Value
120	X	\$40,000	=	\$4,800,000
120	X	\$50,000	=	\$6,000,000
VALUE CONCLUSION				
Indicated Stabilized Value				\$5,400,000
Lease-Up Discount				\$0
Indicated As Is Value				\$5,400,000
Rounded				\$5,400,000
Value Per Unit				\$45,000
Compiled by CBRE				

Income Capitalization Approach

The following map and table summarize the primary comparable data used in the valuation of the subject. A detailed description of each transaction is included in the addenda.



SUMMARY OF COMPARABLE APARTMENT RENTALS

Comp. No.	Property Name	Location	Year Built	Occ.	No. Units	Distance from Subj	Avg Unit (SF)	Avg. Rent Per Unit
1	Rose Hill Apartments	Corner Of 30th Avenue and Tift Avenue, Tifton, GA	1988	100%	40	3 Miles	988	\$609
2	Homeplace Apartments	315 E. 20th Street, Tifton, GA	1993	100%	16	2 Miles	950	\$580
3	Fulwood Point Apartments	715 W. 12th Street, Tifton, GA	1986	95%	40	2 Miles	950	\$595
4	Huntington Apartments	111 E. 20th Street NWQ 20th ST. & Love Ave., Tifton, GA	1986	100%	56	2 Miles	914	\$528
5	Amelia Apartments	2010 Emmett Drive, Tifton, GA	1980	100%	58	2 Miles	1,179	\$569
6	Sunnyside	909 West 20th Street, Tifton, GA	1984	99%	72	5 Miles	592	\$517
7	Regency Apartments	411 N. Virginia Avenue, Tifton, GA	1960	94%	48	2 Miles	1,000	\$581
8	Park Place Apartments	2610 Emmett Drive, Tifton, GA	1983	93%	60	2 Miles	767	\$478
Subj.	Brookfield Mews	99 Tifton-Eldorado Road, Tifton, Georgia	1981	86%	120	---	823	---

Compiled by CBRE

As mentioned, the subject is currently subsidized as a project-based HAP property through December 2016. The owner has re-applied for a 20-year HAP contract and will also apply to the Georgia DCA for tax credits to renovate the property beginning in 2017. Thus, it is anticipated the subject will be subject to rent restrictions via a LURA in the near future, but will also enjoy subsidized rental income above the LIHTC limits via the renewed HAP contract. It is expected that 100% of the units will have income and rent restricted based on 60% of the area median income, meaning the tenant's share of rental payments will not exceed a level based on area median income, their own household income, and floorplan/unit type. The income restriction of the LIHTC program will place a ceiling on the maximum rents that can be charged to a tenant by any property participating in the program. However, the HAP subsidy may increase the property's revenue to a full market level.

We note all of the comparables are conventional market rate properties. The rentals utilized represent the best data available for comparison with the subject.

Our analysis assumes the subject is complete and stabilized on March 7, 2019.

DISCUSSION/ANALYSIS OF RENT COMPARABLES

Rent Comparable One

This comparable represents a 40-unit apartment property, located at the corner of Tifton Avenue and 30th Avenue in downtown Tifton. The property, identified as Rose Hill Apartments, was developed in 1988 and is currently 100% occupied. The comparable offers two-bedroom floor plans only. Apartment amenities include washer/dryer connections, cable TV, and dishwasher. Water, sewer, and trash removal are included in the monthly rental rates. Due to occupancy, no concessions are currently being offered.

Rent Comparable Two

This comparable represents a 16-unit apartment property, located along 20th Street in downtown Tifton. The property, identified as Homeplace Apartments, was developed in 1993 and is currently 100% occupied. The comparable offers a two-bedroom floor plan only. Apartment amenities include washer/dryer connections, cable TV, and dishwasher. Water, sewer, and trash removal are included in the monthly rental rates. Due to occupancy, no concessions are currently being offered.

Rent Comparable Three

This comparable represents a 40-unit apartment property, located along 12th Street in downtown Tifton. The property, identified as Fullwood Point Apartments, was developed in 1986 and is currently 95% occupied. The comparable offers a two-bedroom floor plan only. Apartment amenities include washer/dryer connections, cable TV, and dishwasher. Water, sewer, and trash removal are included in the monthly rental rates. No concessions are currently being offered.

Rent Comparable Four

This comparable represents a 56-unit apartment complex, located along the north side of 20th Street East, just west of Love Avenue. The property, identified as Huntington Apartments, was developed in 1986 and is currently 100% occupied. The comparable offers one- and two-bedroom floor plans, with an average unit size of 914 square feet. Apartment amenities include washer/dryer connections, cable TV, and dishwasher. Range quoted on the two-bedroom units includes a premium for select units offering a fireplace. Water, sewer, and trash removal are included in the monthly rental rates. Due to occupancy, no concessions are currently being offered.

Rent Comparable Five

This comparable represents a 58-unit apartment property, located within the northwest quadrant of 20th Street West and Emmett Avenue. The property, identified as Amelia Apartments, was developed in 1980 and is currently 100% occupied. The property manager did not know the square footage of the townhomes, only that it was larger than the 2BR flats. Quoted rent range for select one- and two-bedroom floor plans include a premium for units with wood flooring versus carpet. Water, sewer, and trash removal are included in the monthly market rates. Due to occupancy, no concessions are currently being offered.

Rent Comparable Six

This comparable represents a 72-unit garden style apartment property, located along the north side of 20th Street, east of US Highway 41. The property, identified as Sunnyside, was developed in 1984 and is currently 99% occupied. Quoted rent range for select one- and two-bedroom floor plans include a premium for units with wood flooring versus carpet. Water, sewer, and trash removal are included in the monthly market rates. Due to occupancy, no concessions are currently being offered.

Rent Comparable Seven

This comparable represents a 48-unit garden style apartment property, located along the east side of Virginia Avenue, just south of 8th Avenue. The property, identified as Regency Apartments, was developed in 1960 and is currently 94% occupied. The comparable offers two- and three-bedroom floor plans, with an average unit size of 1,000 square feet. Apartment amenities include washer/dryer connections, cable TV, and dishwasher. Water, sewer, and trash removal are included in the monthly rental rates. No concessions are currently being offered.

Rent Comparable Eight

This comparable represents a 60-unit garden style apartment property, located within the southwest corner of Emmett Avenue and Fulwood Road. The property, identified as Park Place, was developed in 1983 and is currently 93% occupied. The square footages are general estimates by the property manager. The comparable offers one- and two-bedroom floor plans,

with an average unit size of 766 square feet. Water, sewer, and trash removal are included in the monthly rental rates. No concessions are currently being offered.

Generally, the comparables are similar to the subject, with the exception of Comparable 6, which is a pre-fabricated Cardinal-built property. Cardinal properties feature modular construction and have small unit sizes and a lack of amenities. Otherwise, the other comparables are of a similar vintage as the subject and have a similar overall appeal. We note Comparable 2 is the most recently constructed property in the competitive set, and all except Comparable 6 feature a larger average unit size as compared to the subject.

SUBJECT RENTAL INFORMATION

The following table shows the subject's unit mix and rental rates.

SUBJECT RENTAL INFORMATION									
Type	No. of Units	Unit Size (SF)	Unit Occ.	As Is (HAP)		As Is Market (Hypothetical)		Prospective (HAP/LIHTC & Market)	
				\$/Unit	Rent Per SF	\$/Unit	Rent Per SF	\$/Unit	Rent Per SF
1BR/1BA - 60% AMI	32	656 SF	91%	\$515	\$0.79	\$475	\$0.72	\$522	\$0.80
2BR/1BA - 60% AMI	64	749 SF	88%	\$577	\$0.77	\$575	\$0.77	\$585	\$0.78
3BR/1.5BA - 60% AMI	18	1,232 SF	78%	\$720	\$0.58	\$675	\$0.55	\$729	\$0.59
4BR/1.5BA - 60% AMI	6	1,276 SF	67%	\$825	\$0.65	\$775	\$0.61	\$836	\$0.66
Total/Average:	120	823 SF	86%	\$594	\$0.72	\$573	\$0.70	\$602	\$0.73

Compiled by CBRE, Net of Utility Allowance

The following represent the current plans for the subject property's rents:

- The rents in the table above reflect the subject's current rents per the September 2016 rent roll.
- The rental rates include trash removal and water/sewer service, with tenants responsible for their respective electricity, and any other utilities.
- The table also displays the subject's As Market rents, as estimated by CBRE, and assuming no renovation to the property.
- The table also displays the prospective rents assuming the property is awarded tax credits, renovated, and re-enrolled in the HAP program. Given the lack of competing properties in the area, CBRE considers the prospective, post-renovation HAP rents to be in line with what the market rents would be if the property were enhanced by a subsidy or encumbered by LIHTC restrictions.
- No concessions are in place as of the appraisal date, nor are any planned in the future.

MARKET RENT ESTIMATE

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

We note that the subject and the surveyed comparables all include water/sewer service in the rental rate, therefore no adjustments were made to the comparables for differences in utilities. Furthermore, none of the comparables are offering any concessions, nor is the subject, thus no comparables were adjusted for rent discounts.

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
Amelia Apartments	1BR/1BA	1,100 SF	\$500	\$0.45
Huntington Apartments	1 BR, 1 BA	800 SF	\$465	\$0.58
Subject (As Is, As HAP)	1BR/1BA - 60% AMI	656 SF	\$522	\$0.80
Subject (Proposed HAP)	1BR/1BA - 60% AMI	656 SF	\$522	\$0.80
Park Place Apartments	1BR/1BA	500 SF	\$425	\$0.85
Sunnyside	1 BR, 1 BA	576 SF	\$500	\$0.87

Compiled by CBRE

Under the "As Is, As HAP" scenario, the subject's one bedroom proposed existing HAP rents are within the range of the comparables, though there are a limited number of properties offering a 1BR option. Given the subject currently attains this rent via the HAP contract, we estimate this rent to continue for the "As Is, As HAP" scenario.

The "Proposed HAP" scenario assumes the subject has been renovated, awarded tax credits, and a renewed HAP contract. The rents in this scenario were provided by the owner and represent the anticipated maximum market rents that will be in place upon completion of the renovations.

The "As Market" scenario assumes the HAP subsidy is not renewed and the subject is not renovated. These rents do not appear in the floorplan comparisons, but are lower than the in-place HAP rents in every case.

Two-Bedroom Units

SUMMARY OF COMPARABLE RENTALS TWO BEDROOM UNITS				
Comparable	Plan Type	Size	Rental Rates	
			\$/Mo.	\$/SF
Amelia Apartments	2BR TH	1,400 SF	\$565	\$0.40
Amelia Apartments	2BR/1BA	1,200 SF	\$575	\$0.48
Park Place Apartments	2BR/1.5BA TH	1,000 SF	\$525	\$0.53
Huntington Apartments	2 BR, 1 BA	1,000 SF	\$565	\$0.57
Rose Hill Apartments	2 BR, 2 BA	1,100 SF	\$650	\$0.59
Regency Apartments	2 BR, 2 BA	900 SF	\$548	\$0.61
Homeplace Apartments	2 BR, 1 BA	950 SF	\$580	\$0.61
Fulwood Point Apartments	2 BR, 1 BA	950 SF	\$595	\$0.63
Rose Hill Apartments	2 BR, 1 BA	950 SF	\$595	\$0.63
Sunnyside	2 BR, 1 BA	864 SF	\$575	\$0.67
Sunnyside	2 BR, 2 BA	864 SF	\$650	\$0.75
Subject (As Is, As HAP)	2BR/1BA - 60% AMI	749 SF	\$585	\$0.78
Subject (Proposed HAP)	2BR/1BA - 60% AMI	749 SF	\$585	\$0.78

Compiled by CBRE

Similar to the 1BR floorplans, the subject's 2BR rents are near the top of the range on a \$/Unit basis, but set the top of the range on a \$/SF basis. This is reasonable given the subject features the smallest floorplan in the competitive set.

Three-Bedroom Units

SUMMARY OF COMPARABLE RENTALS THREE BEDROOM UNITS				
Comparable	Plan Type	Size	Rental Rates	
			\$/Mo.	\$/SF
Regency Apartments	3 BR, 2 BA	1,200 SF	\$648	\$0.54
Subject (As Is, As HAP)	3BR/1.5BA - 60% AMI	1,232 SF	\$729	\$0.59
Subject (Proposed HAP)	3BR/1.5BA - 60% AMI	1,232 SF	\$729	\$0.59

Compiled by CBRE

The subject is the only property with a 3BR floorplan in the competitive set except for the Regency Apartments. As such, we have utilized the in-place rent for the "As Is, As Restricted" scenario and utilized the owner's estimate for the "Proposed HAP" scenario. We note the owner's estimated rent is slightly above the current maximum allowable rent, which is reasonable.

Four-Bedroom Units

**SUMMARY OF COMPARABLE RENTALS
OTHER UNITS**

Comparable	Plan Type	Size	Rental Rates	
			\$/Mo.	\$/SF
Subject (As Is, As HAP)	4BR/1.5BA - 60% AMI	1,276 SF	\$836	\$0.66
Subject (Proposed HAP)	4BR/1.5BA - 60% AMI	1,276 SF	\$836	\$0.66

Compiled by CBRE

The subject is the only property with a 4BR floorplan in the competitive set. As such, we have utilized the in-place rent for the "As Is, As Restricted" scenario and utilized the owner's estimate for the "Proposed HAP" scenario. We note the owner's estimated rent is slightly above the current maximum allowable rent, which is reasonable.

MARKET RENT CONCLUSIONS

The following chart shows the market rent conclusions for the subject:

MARKET RENT CONCLUSIONS - AS IS, AS HAP									
No. Units	Unit Type	Unit Size	Total SF	Monthly Rent			Annual Rent		Annual Total
				\$/Unit	\$/SF	PRI	\$/Unit	\$/SF	
32	1BR/1BA - 60% AMI	656 SF	20,992 SF	\$522	\$0.80	\$16,704	\$6,264	\$9.55	\$200,448
64	2BR/1BA - 60% AMI	749 SF	47,936 SF	\$585	\$0.78	\$37,440	\$7,020	\$9.37	\$449,280
18	3BR/1.5BA - 60% AMI	1,232 SF	22,176 SF	\$729	\$0.59	\$13,122	\$8,748	\$7.10	\$157,464
6	4BR/1.5BA - 60% AMI	1,276 SF	7,656 SF	\$836	\$0.66	\$5,016	\$10,032	\$7.86	\$60,192
120		823 SF	98,760 SF	\$602	\$0.73	\$72,282	\$7,228	\$8.78	\$867,384

Compiled by CBRE

The table above shows the subject's current HAP rents as of the date of the report. These rents are approved by HUD and are periodically updated via a market study performed by a qualified professional.

The table below hypothetically assumes the subject is no longer subsidized by a HAP contract and must secure tenants in a competitive market:

MARKET RENT CONCLUSIONS - AS IS, AS MARKET RATE (HYPOTHETICAL)									
No. Units	Unit Type	Unit Size	Total SF	Monthly Rent			Annual Rent		Annual Total
				\$/Unit	\$/SF	PRI	\$/Unit	\$/SF	
32	1BR/1BA	656 SF	20,992 SF	\$475	\$0.72	\$15,200	\$5,700	\$8.69	\$182,400
64	2BR/1BA	749 SF	47,936 SF	\$575	\$0.77	\$36,800	\$6,900	\$9.21	\$441,600
18	3BR/2BA	1,232 SF	22,176 SF	\$675	\$0.55	\$12,150	\$8,100	\$6.57	\$145,800
6	4BR/2BA	1,276 SF	7,656 SF	\$775	\$0.61	\$4,650	\$9,300	\$7.29	\$55,800
120		823 SF	98,760 SF	\$573	\$0.70	\$68,800	\$6,880	\$8.36	\$825,600

Compiled by CBRE

The table below hypothetically assumes the subject is awarded LIHTC monies for a substantial renovation, is renovated, and further subsidized by a renewed HAP contract. These rents are slightly higher than the existing HUD-approved rents, which is reasonable.

MARKET RENT CONCLUSIONS - PROSPECTIVE, RENOVATED, AS HAP/LIHTC (HYPOTHETICAL)									
No. Units	Unit Type	Unit Size	Total SF	Monthly Rent			Annual Rent		Annual Total
				\$/Unit	\$/SF	PRI	\$/Unit	\$/SF	
32	1BR/1BA - 60% AMI	656 SF	20,992 SF	\$522	\$0.80	\$16,704	\$6,264	\$9.55	\$200,448
64	2BR/1BA - 60% AMI	749 SF	47,936 SF	\$585	\$0.78	\$37,440	\$7,020	\$9.37	\$449,280
18	3BR/1.5BA - 60% AMI	1,232 SF	22,176 SF	\$729	\$0.59	\$13,122	\$8,748	\$7.10	\$157,464
6	4BR/1.5BA - 60% AMI	1,276 SF	7,656 SF	\$836	\$0.66	\$5,016	\$10,032	\$7.86	\$60,192
120		823 SF	98,760 SF	\$602	\$0.73	\$72,282	\$7,228	\$8.78	\$867,384

Compiled by CBRE

The table below displays the hypothetical rents the subject could achieve if it were renovated, though not subject to any subsidies or restrictions. CBRE estimates the rents in this scenario to be the same as the other renovated scenario.

MARKET RENT CONCLUSIONS - PROSPECTIVE, RENOVATED, AS MARKET (HYPOTHETICAL)									
No. Units	Unit Type	Unit Size	Total SF	Monthly Rent			Annual Rent		Annual Total
				\$/Unit	\$/SF	PRI	\$/Unit	\$/SF	
32	1BR/1BA - 60% AMI	656 SF	20,992 SF	\$522	\$0.80	\$16,704	\$6,264	\$9.55	\$200,448
64	2BR/1BA - 60% AMI	749 SF	47,936 SF	\$585	\$0.78	\$37,440	\$7,020	\$9.37	\$449,280
18	3BR/1.5BA - 60% AMI	1,232 SF	22,176 SF	\$729	\$0.59	\$13,122	\$8,748	\$7.10	\$157,464
6	4BR/1.5BA - 60% AMI	1,276 SF	7,656 SF	\$836	\$0.66	\$5,016	\$10,032	\$7.86	\$60,192
120		823 SF	98,760 SF	\$602	\$0.73	\$72,282	\$7,228	\$8.78	\$867,384

Compiled by CBRE

CBRE assumes the subject's hypothetical, prospective post-renovation rents to be the same whether the property is HAP subsidized or operating free and clear of any restrictions. Given the relatively low median income in the area, most renters in the area rent by necessity rather than as a matter of preference.

RENT ADJUSTMENTS

Rent adjustments are sometimes necessary to account for differences in rental rates applicable to different units within similar floor plans due to items such as location within the property, view, and level of amenities. These rental adjustments may be in the form of rent premiums or rent discounts.

Rental premiums are not included in the developer's pro forma. Thus, no rent adjustments are required.

POTENTIAL RENTAL INCOME CONCLUSION

Within this analysis, (for each scenario) we have estimated the potential rental income that the subject will achieve over the next twelve months based on our market rent conclusions. We have included deductions for loss-to-lease, concessions, vacancy and credit loss, as necessary, to account for any expected losses in potential rental income. Our methodology is consistent with buyers in the market, who are typically analyzing acquisitions based on income levels they expect to achieve over the next twelve months. However, we note that buyers are currently placing significant emphasis on income levels being achieved in the most recent months in preparing their year one pro formas, with buyers' future-looking estimates generally being very close to

actual income levels in place. Further, buyers are typically adjusting any expenses to reasonable levels that are typically seen in the market, as needed.

OPERATING HISTORY

The following table presents the developer's stabilized operating budget for the subject.

OPERATING HISTORY						
Year-Occupancy	2016 T-11		Stabilized Budget		CBRE Estimate	
	Annualized (HAP)	93.4%	(HAP/LIHTC/Restricted)	97.0%	(HAP/LIHTC/Restricted)	97.0%
	Total	\$/Unit	Total	\$/Unit	Total ²	\$/Unit
Income						
Net Rental Income	\$788,351	\$6,570	\$866,942	\$7,225	\$867,384	\$7,228
Loss to Lease	-	-	-	-	-	-
Concessions	-	-	-	-	-	-
Vacancy	(51,992)	(433)	(26,008)	(217)	(26,022)	(217)
Credit Loss	(12,176)	(101)	-	-	(4,337)	(36)
Other Income	4,653	39	10,800	90	12,000	100
Effective Gross Income	\$728,837	\$6,074	\$851,734	\$7,098	\$849,026	\$7,075
Expenses						
Real Estate Taxes	\$39,324	\$328	\$50,844	\$424	\$58,901	\$491
Property Insurance	39,170	326	70,000	583	42,000	350
Natural Gas	297	2	655	5	240	2
Electricity	9,766	81	10,000	83	9,000	75
Water & Sewer	18,126	151	18,766	156	16,800	140
Cable Television	-	-	-	-	-	-
Trash Removal	9,186	77	12,000	100	9,600	80
Administrative & General	27,762	231	40,000	333	39,000	325
Repairs & Maintenance	16,346	136	44,000	367	27,000	225
Painting & Decorating	1,077	9	12,000	100	12,000	100
Grounds (Landscaping)	23,786	198	24,000	200	24,000	200
Security	-	-	-	-	-	-
Management Fee ¹	38,996	325	42,587	355	42,451	354
Administrative Payroll	57,430	479	60,750	506	57,000	475
Maintenance Payroll	56,484	471	54,000	450	57,000	475
Employee Taxes & Benefits	22,751	190	20,250	169	22,800	190
Employee Apts. (Non-Revenue Units)	-	-	-	-	-	-
Advertising & Leasing	1,645	14	2,500	21	1,800	15
Reserves for Replacement	-	-	-	-	30,000	250
Operating Expenses	\$362,146	\$3,018	\$462,352	\$3,853	\$449,593	\$3,747
Net Operating Income	\$366,690	\$3,056	\$389,382	\$3,245	\$399,433	\$3,329
	¹ (Mgmt. typically analyzed as a % of EGI)	5.4%	5.0%		5.0%	
					² (Some revenue categories may reflect net figures)	

Source: Pro forma provided by developer, T-11 represents 11 Mos between Sept 20, 2015 - August 20, 2016

LOSS TO LEASE

Loss-to-lease occurs because there are leases in-place at the property which are below the current quoted and/or market lease rates. That is, the subject will never attain 100% of its potential market rents at any given time because there are always existing leases in-place at lower rates assuming rental rates are increasing over time. The budgeted operating statement does not include a loss to lease. Therefore, we have not included a loss to lease within our analysis.

RENT CONCESSIONS

None of the rent comparables are currently offering concessions. The budgeted operating statements do not include a concession loss. Therefore, we have not included a concession loss within our analysis.

VACANCY

The subject's estimated stabilized occupancy rate was previously discussed in the market analysis. The subject's vacancy is detailed as follows:

VACANCY		
Year	Total	% PGI
2016 T-11 Annualized (HAP)	\$51,992	7%
Stabilized Budget (HAP/LIHTC/Restricted)	\$26,008	3%
Current	-----	14%
CBRE Estimate - As Is, As HAP	\$26,022	3%
CBRE Estimate - As Market Rate	\$41,280	5%
Compiled by CBRE		

We note the current vacancy rate is higher than the historical level. As previously noted, the subject held back new move-ins during the summer of 2016 in anticipation of renovations beginning. As renovations are now expected to begin in early 2017, the occupancy rate is being strategically stabilized to maximize occupancy once renovations do begin.

CREDIT LOSS

The credit loss estimate is an allowance for nonpayment of rent or other income. The subject's credit loss is detailed as follows:

CREDIT LOSS		
Year	Total	% PGI
2016 T-11 Annualized (HAP)	\$490	0.1%
Stabilized Budget (HAP/LIHTC/Restricted)	\$0	0.0%
CBRE Estimate - As Is, As HAP	\$4,337	0.5%
CBRE Estimate - As Market Rate	\$16,512	2.0%
Compiled by CBRE		

CBRE estimates the credit loss in the subsidized/restricted scenarios to be slightly higher than what was observed in the historical period. The CBRE-estimated rate is higher in the market scenario.

OTHER INCOME

Other income is supplemental to that derived from leasing of the improvements. This includes categories such as forfeited deposits, vending machines, late charges, etc.

The subject's ancillary income is detailed as follows:

OTHER INCOME		
Year	Total	\$/Unit
2016 T-11 Annualized (HAP)	\$4,653	\$39
Stabilized Budget (HAP/LIHTC/Restricted)	\$10,800	\$90
CBRE Estimate - As Is, As HAP	\$12,000	\$100
CBRE Estimate - As Market Rate	\$15,000	\$125
Compiled by CBRE		

Under the "As HAP/Restricted" scenario, we have included our estimate in line with the budgeted figure. We note that minimal fees are expected and it is our understanding that some fees cannot be charged for subsidized units. As such, our estimate is considered reasonable.

Under the "As Market" scenario, the estimate is slightly higher. However, we would not anticipate this to be a significant source of revenue.

EFFECTIVE GROSS INCOME

The subject's effective gross income is detailed as follows:

EFFECTIVE GROSS INCOME		
Year	Total	% Change
2016 T-11 Annualized (HAP)	\$728,837	---
Stabilized Budget (HAP/LIHTC/Restricted)	\$851,734	17%
CBRE Estimate - As Is, As HAP	\$849,026	0%
CBRE Estimate - As Market Rate	\$782,808	-8%
Compiled by CBRE		

Under the "As HAP/Restricted" scenario, our pro forma estimate is approximately in line with the budgeted figure.

Under the market rate scenario, our estimate is well below the budgeted amount, which is primarily due to CBRE estimating lower rents.

Overall, we believe our estimate is reasonable and well supported on a line by line basis.

OPERATING EXPENSE ANALYSIS

Expense Comparables

The following chart summarizes expenses obtained from comparable properties.

EXPENSE COMPARABLES					
Comparable Number	1	2	3	4	Subject
Location	Southeast	Georgia	Southeast	Southeast	
No. Units	100	150	153	116	120
Year Built	2003	2007	2003	1978	1981
Average Unit Size (SF)	825	873	869	422	823
Type	MKT/PBRA	LIHTC	LIHTC/Market	PBRA	Pro Forma
Expense Year	2014	2012	2014	2014	HAP Contract
Revenues	\$/Unit	\$/Unit	\$/Unit	\$/Unit	\$/Unit
Effective Gross Income	\$8,630	\$11,729	\$8,154	\$7,855	\$7,075
Expenses					
Real Estate Taxes	\$892	\$841	\$317	\$528	\$356
Property Insurance	375	263	376	225	350
Natural Gas	-	-	-	-	5
Electricity	424	1,343	266	952	85
Water & Sewer	850	273	656	333	155
Cable Television	-	283	-	-	-
Trash Removal	174	101	184	126	80
Administrative & General	453	185	470	219	325
Repairs & Maintenance	803	302	734	272	375
Painting & Decorating	62	108	83	48	100
Grounds (Landscaping)	112	189	123	43	200
Security	-	-	66	-	-
Management Fee ¹	370	456	325	439	354
Administrative Payroll	758	597	756	315	475
Maintenance Payroll	648	355	458	328	475
Employee Taxes & Benefits	274	126	353	143	190
Employee Apts. (Non-Revenue Units)	-	36	28	-	-
Advertising & Leasing	52	122	52	2	15
Ground Lease	-	-	-	-	-
Reserves for Replacement	-	-	-	-	300
Operating Expenses	\$6,245	\$5,578	\$5,247	\$3,973	\$3,840
Operating Expense Ratio	72.4%	47.6%	64.3%	50.6%	54.3%
¹ (Mgmt. typically analyzed as a % of EGI)	4.3%	3.9%	4.0%	5.6%	5.0%
² The median total differs from the sum of the individual amounts.					

Compiled by CBRE

The table above reflects expense comparables of affordable properties.

EXPENSE COMPARABLES - MARKET					
Comparable Number	1	2	3	4	Subject
Location	Southeast	Southeast	Southeast	Metro Atlanta	
No. Units	448	300	120	240	120
Year Built	2007	2008	2001	2003	1981
Average Unit Size (SF)	1,102	1,058	926	1,026	823
Expense Year	2015	2014	2014	2015	Pro Forma
Type	Market	Market	Market	Market	Market
Revenues	\$/Unit	\$/Unit	\$/Unit	\$/Unit	\$/Unit
Other Income	583	-	340	444	125
Effective Gross Income	\$12,022	\$12,210	\$8,475	\$11,591	\$6,523
Expenses					
Real Estate Taxes	\$926	\$1,413	\$860	\$783	\$333
Property Insurance	375	547	629	233	350
Natural Gas	-	-	2	-	5
Electricity	212	275	241	177	85
Water & Sewer	652	386	13	296	155
Cable Television	-	14	1	291	-
Trash Removal	60	71	78	81	80
Administrative & General	321	228	210	329	250
Repairs & Maintenance	219	297	217	804	375
Painting & Decorating	148	280	174	230	200
Grounds (Landscaping)	114	165	109	204	200
Security	-	-	-	-	-
Management Fee ¹	421	342	303	456	326
Administrative Payroll	550	569	460	658	400
Maintenance Payroll	339	321	460	398	475
Employee Taxes & Benefits	202	239	126	196	175
Employee Apts. (Non-Revenue Units)	102	185	51	194	57
Advertising & Leasing	145	115	171	214	150
Ground Lease	-	-	-	-	-
Reserves for Replacement	-	-	-	-	300
Operating Expenses	\$4,786	\$5,446	\$4,106	\$5,544	\$3,917
Operating Expense Ratio	39.8%	44.6%	48.4%	47.8%	60.0%
¹ (Mgmt. typically analyzed as a % of EGI)	3.5%	2.8%	3.6%	3.9%	5.0%
² The median total differs from the sum of the individual amounts.					

Compiled by CBRE

In order to estimate the subject's expenses under the "As Market Rate" scenario, we have considered the expense comparables at similar conventional market rate properties in the southeast.

A discussion of each expense category is presented on the following pages.

The expense comparables in the expense tables reflect the affordable expense comparables.

Real Estate Taxes

The comparable data and projections for the subject are summarized as follows:

REAL ESTATE TAXES		
Year	Total	\$/Unit
2016 T-11 Annualized (HAP)	\$39,324	\$328
Stabilized Budget (HAP/LIHTC/Restricted)	\$50,844	\$424
Expense Comparable 1	N/A	\$892
Expense Comparable 2	N/A	\$841
Expense Comparable 3	N/A	\$317
Expense Comparable 4	N/A	\$528
CBRE Estimate - As Is, As HAP	\$42,758	\$356
CBRE Estimate - As Market Rate	\$39,986	\$333
Compiled by CBRE		

Our estimate is based on our estimated tax value and the current (most recent) tax rate. The expense comparables in the table above reflect the affordable expense comparables.

Property Insurance

Property insurance expenses typically include fire and extended coverage and owner's liability coverage. The comparable data and projections for the subject are summarized as follows:

PROPERTY INSURANCE		
Year	Total	\$/Unit
2016 T-11 Annualized (HAP)	\$39,170	\$326
Stabilized Budget (HAP/LIHTC/Restricted)	\$70,000	\$583
Expense Comparable 1	N/A	\$375
Expense Comparable 2	N/A	\$263
Expense Comparable 3	N/A	\$376
Expense Comparable 4	N/A	\$225
CBRE Estimate - As Is, As HAP	\$42,000	\$350
CBRE Estimate - As Market Rate	\$42,000	\$350
Compiled by CBRE		

The owner's budgeted insurance expense is well above the historical figure and the comparable range. As such, CBRE estimates this expense to be more in line with the market as the subject is not located within a flood zone.

Natural Gas

The subject does not expect to incur a natural gas expense. The subject does utilize propane for the laundry room, but this expense was not itemized in the historicals.

Electricity

Electricity expenses are typically very property specific, and comparables offer a minimal indication of an appropriate level. We have found the best indication of this expense is the subject's recent historical and budgeted level. The comparable data and projections for the subject are summarized as follows:

ELECTRICITY		
Year	Total	\$/Unit
2016 T-11 Annualized (HAP)	\$9,766	\$81
Stabilized Budget (HAP/LIHTC/Restricted)	\$10,000	\$83
Expense Comparable 1	N/A	\$424
Expense Comparable 2	N/A	\$1,343
Expense Comparable 3	N/A	\$266
Expense Comparable 4	N/A	\$952
CBRE Estimate - As Is, As HAP	\$10,200	\$85
CBRE Estimate - As Market Rate	\$10,200	\$85
Compiled by CBRE		

As previously indicated, ownership is responsible for electric service to vacant units and common areas. As the subject is generally stabilized in the historical periods, we estimate this expense to be in line with the subject's own history.

Water & Sewer

As with the other utility expenses, water and sewer costs are typically very property specific. This expense has increased during recent years, which is a function of normal inflationary pressures. The comparable data and projections for the subject are summarized as follows:

WATER & SEWER		
Year	Total	\$/Unit
2016 T-11 Annualized (HAP)	\$18,126	\$151
Stabilized Budget (HAP/LIHTC/Restricted)	\$18,766	\$156
Expense Comparable 1	N/A	\$850
Expense Comparable 2	N/A	\$273
Expense Comparable 3	N/A	\$656
Expense Comparable 4	N/A	\$333
CBRE Estimate - As Is, As HAP	\$18,600	\$155
CBRE Estimate - As Market Rate	\$18,600	\$155
Compiled by CBRE		

As previously indicated, water/sewer service is included to the units. As the subject is generally stabilized in the historical periods, we estimate this expense to be in line with the subject's own history.

Cable Television/Internet

The subject does not incur a cable television/internet expense.

Trash Removal

The subject's weekly refuse services are provided by a local contractor. The comparable data and projections for the subject are summarized as follows:

TRASH REMOVAL		
Year	Total	\$/Unit
2016 T-11 Annualized (HAP)	\$9,186	\$77
Stabilized Budget (HAP/LIHTC/Restricted)	\$12,000	\$100
Expense Comparable 1	N/A	\$174
Expense Comparable 2	N/A	\$101
Expense Comparable 3	N/A	\$184
Expense Comparable 4	N/A	\$126
CBRE Estimate - As Is, As HAP	\$9,600	\$80
CBRE Estimate - As Market Rate	\$9,600	\$80
Compiled by CBRE		

Administrative & General

Administrative expenses typically include legal costs, accounting, items which are not provided by off-site management, telephone, supplies, furniture, and temporary help. The comparable data and projections for the subject are summarized as follows:

ADMINISTRATIVE & GENERAL		
Year	Total	\$/Unit
2016 T-11 Annualized (HAP)	\$27,762	\$231
Stabilized Budget (HAP/LIHTC/Restricted)	\$40,000	\$333
Expense Comparable 1	N/A	\$453
Expense Comparable 2	N/A	\$185
Expense Comparable 3	N/A	\$470
Expense Comparable 4	N/A	\$219
CBRE Estimate - As Is, As HAP	\$39,000	\$325
CBRE Estimate - As Market Rate	\$30,000	\$250
Compiled by CBRE		

With support from the expense comparables, we have included our estimate within the budgeted figure. We have assumed the subject will remain in compliance with all applicable expenses.

We note the conventional expense comparables indicate a range between \$210 and \$318 per unit. Therefore, with support from the expense comparables, we have not included a lower estimate for our expense "as market rate."

Repairs & Maintenance

This expense category includes the cost of routine repairs to the apartments units. The comparable data and projections for the subject are summarized as follows:

REPAIRS & MAINTENANCE		
Year	Total	\$/Unit
2016 T-11 Annualized (HAP)	\$16,346	\$136
Stabilized Budget (HAP/LIHTC/Restricted)	\$44,000	\$367
Expense Comparable 1	N/A	\$803
Expense Comparable 2	N/A	\$302
Expense Comparable 3	N/A	\$734
Expense Comparable 4	N/A	\$272
CBRE Estimate - As Is, As HAP	\$45,000	\$375
CBRE Estimate - As Market Rate	\$45,000	\$375
Compiled by CBRE		

Under both CBRE scenarios above, the subject property is not renovated, and therefore incurs an expense above the historical figure and in line with the comparables and budget.

In the “Prospective – As HAP/Restricted” scenario, the subject property is renovated and presumably sustains a lower maintenance cost. CBRE estimates this to be \$225/Unit/Year. We note this and the Replacement Reserve are the only 2 expense line items that deviate from the “As Is, As HAP” expense, which is largely based on the recent historical figure.

Painting & Decorating

This expense category includes normal cleaning, painting, decorating and other “make ready” costs expended prior to the initial move-in of a tenant. The comparable data and projections for the subject are summarized as follows:

PAINTING & DECORATING		
Year	Total	\$/Unit
2016 T-11 Annualized (HAP)	\$1,077	\$9
Stabilized Budget (HAP/LIHTC/Restricted)	\$12,000	\$100
Expense Comparable 1	N/A	\$62
Expense Comparable 2	N/A	\$108
Expense Comparable 3	N/A	\$83
Expense Comparable 4	N/A	\$48
CBRE Estimate - As Is, As HAP	\$12,000	\$100
CBRE Estimate - As Market Rate	\$24,000	\$200
Compiled by CBRE		

This expense is the same under both “HAP” scenarios as tenant turnover is relatively low in subsidized housing, particularly project-based deals. However, turnover is higher in market deals as there is no subsidy/incentive to stay put for the long term. As such, CBRE estimates the “As Market” expense to be greater.

The conventional expense comparables indicate a consistent range between \$184 and \$434 per unit. With support from the conventional expense comparables, we have included a slightly higher estimate “As Market Rate” as we would expect slightly higher turnover.

Grounds (Landscaping)

This expense item covers normal landscaping and grounds maintenance of the property. The comparable data and projections for the subject are summarized as follows:

GROUNDS (LANDSCAPING)		
Year	Total	\$/Unit
2016 T-11 Annualized (HAP)	\$23,786	\$198
Stabilized Budget (HAP/LIHTC/Restricted)	\$24,000	\$200
Expense Comparable 1	N/A	\$112
Expense Comparable 2	N/A	\$189
Expense Comparable 3	N/A	\$123
Expense Comparable 4	N/A	\$43
CBRE Estimate - As Is, As HAP	\$24,000	\$200
CBRE Estimate - As Market Rate	\$24,000	\$200
Compiled by CBRE		

The landscaping expense is expected to be similar whether the property is subsidized, restricted, or at-market. As such, we estimate this expense in line with the historicals.

Security

The subject does not expense to incur a separate security expense.

Management Fee

Management expenses are typically negotiated as a percentage of collected revenues (i.e., effective gross income). The comparable data and projections for the subject are summarized as follows:

MANAGEMENT FEE		
Year	Total	% EGI
2016 T-11 Annualized (HAP)	\$38,996	5.4%
Stabilized Budget (HAP/LIHTC/Restricted)	\$42,587	5.0%
CBRE Estimate - As Is, As HAP	\$42,451	5.0%
CBRE Estimate - As Market Rate	\$39,140	5.0%
Compiled by CBRE		

Professional management fees in the local market range from 3.0% to 5.0% for conventional properties and 4.0% to 10.0% for affordable properties. Given the subject's size and the competitiveness of the local market area, we believe our estimates are reasonable.

Administrative Payroll

This expense item reflects payroll costs associated with on-site management and other administrative personnel. The comparable data and projections for the subject are summarized as follows:

ADMINISTRATIVE PAYROLL		
Year	Total	\$/Unit
2016 T-11 Annualized (HAP)	\$57,430	\$479
Stabilized Budget (HAP/LIHTC/Restricted)	\$60,750	\$506
Expense Comparable 1	N/A	\$758
Expense Comparable 2	N/A	\$597
Expense Comparable 3	N/A	\$756
Expense Comparable 4	N/A	\$315
CBRE Estimate - As Is, As HAP	\$57,000	\$475
CBRE Estimate - As Market Rate	\$48,000	\$400
Compiled by CBRE		

We note HAP/Restricted properties typically incur a higher payroll expense than conventional deals due to the additional cost of auditing compliance. As such, CBRE estimates the payroll expense to be greater for the HAP/Restricted scenarios than the market option.

The conventional expense comparables include an administrative payroll between \$482 and \$634 per unit. Although the CBRE estimate is below the conventional range, we note the subject is located in a low-cost area thus payrolls are generally lower.

Maintenance Payroll

This expense item reflects payroll costs associated with the upkeep and maintenance of the property, including engineering and other maintenance personnel. The comparable data and projections for the subject are summarized as follows:

MAINTENANCE PAYROLL		
Year	Total	\$/Unit
2016 T-11 Annualized (HAP)	\$56,484	\$471
Stabilized Budget (HAP/LIHTC/Restricted)	\$54,000	\$450
Expense Comparable 1	N/A	\$648
Expense Comparable 2	N/A	\$355
Expense Comparable 3	N/A	\$458
Expense Comparable 4	N/A	\$328
CBRE Estimate - As Is, As HAP	\$57,000	\$475
CBRE Estimate - As Market Rate	\$57,000	\$475
Compiled by CBRE		

The conventional expense comparables indicate a range between \$353 and \$626 per unit. As there should be no difference in maintenance costs depending on the subject's status, the expense is the same for all 3 scenarios.

Employee Taxes & Benefits

This expense item includes all employee payroll taxes and other employment benefits for the subject. The comparable data and projections for the subject are summarized as follows:

EMPLOYEE TAXES & BENEFITS		
Year	Total	\$/Unit
2016 T-11 Annualized (HAP)	\$22,751	\$190
Stabilized Budget (HAP/LIHTC/Restricted)	\$20,250	\$169
Expense Comparable 1	N/A	\$274
Expense Comparable 2	N/A	\$126
Expense Comparable 3	N/A	\$353
Expense Comparable 4	N/A	\$143
CBRE Estimate - As Is, As HAP	\$22,800	\$190
CBRE Estimate - As Market Rate	\$21,000	\$175
Compiled by CBRE		

This expense typically approximates 20% to 25% of the combined payroll expense for similar properties. Therefore, we have estimated this expense at 20% of the combined administrative and maintenance salaries.

Employee Apartments (Non-Revenue Units)

Apartment properties typically include units that are non-revenue producing. These may include model units, employee units, or others. The comparable data and projections for the subject are summarized as follows:

EMPLOYEE APTS. (NON-REVENUE UNITS)		
Year	Total	\$/Unit
2016 T-11 Annualized (HAP)	\$0	\$0
Stabilized Budget (HAP/LIHTC/Restricted)	\$0	\$0
Expense Comparable 1	N/A	\$0
Expense Comparable 2	N/A	\$36
Expense Comparable 3	N/A	\$28
Expense Comparable 4	N/A	\$0
CBRE Estimate - As Is, As HAP	\$0	\$0
CBRE Estimate - As Market Rate	\$6,880	\$57
Compiled by CBRE		

Similar properties typically operate with one non-revenue unit for each 100 units. We have included 1 non-revenue unit within our expense estimates under the "Market Rate" scenario and no non-revenue units under the other scenarios.

Advertising & Leasing

This expense category accounts for placement of advertising, commissions, signage, brochures, and newsletters. The comparable data and projections for the subject are summarized as follows:

ADVERTISING & LEASING		
Year	Total	\$/Unit
2016 T-11 Annualized (HAP)	\$1,645	\$14
Stabilized Budget (HAP/LIHTC/Restricted)	\$2,500	\$21
Expense Comparable 1	N/A	\$52
Expense Comparable 2	N/A	\$122
Expense Comparable 3	N/A	\$52
Expense Comparable 4	N/A	\$2
CBRE Estimate - As Is, As HAP	\$1,800	\$15
CBRE Estimate - As Market Rate	\$18,000	\$150
Compiled by CBRE		

The conventional expense comparables indicate an expense between \$117 and \$453 per unit. CBRE expects this expense to be in line with historicals in the HAP/Restricted scenarios and more in line with the comparables in the As Market scenario.

Reserves for Replacement

Our estimate of reserves for replacement is based on discussions with knowledgeable market participants, who indicate a range from \$250 to \$400 per unit for comparable properties. Based on the age of the property we have included reserve at \$300 per unit in the "As Is, As HAP" and "As Market" scenarios, but at \$250 per unit in the "Prospective – As Restricted/HAP" scenario, which assumes a renovation.

OPERATING EXPENSE CONCLUSION

The comparable data and projections for the subject are summarized as follows:

OPERATING EXPENSES		
Year	Total	\$/Unit
2016 T-11 Annualized (HAP)	\$362,146	\$3,018
Stabilized Budget (HAP/LIHTC/Restricted)	\$462,352	\$3,853
Expense Comparable 1	N/A	\$6,245
Expense Comparable 2	N/A	\$5,578
Expense Comparable 3	N/A	\$5,247
Expense Comparable 4	N/A	\$3,973
CBRE Estimate - As Is, As HAP	\$460,809	\$3,840
CBRE Estimate - As Market Rate	\$470,006	\$3,917
Compiled by CBRE		

The 2 CBRE estimates above are similar, largely due to some offsetting expenses. The "Prospective – As Restricted/HAP" scenario is not shown, but is slightly lower than both due to the lower R&M and Replacement Reserve costs. Additionally, it should be noted the expenses in the "Prospective – As Restricted/HAP" scenario have been inflated by 0.0%/Year to account for the prospective valuation date.

NET OPERATING INCOME CONCLUSION

The comparable data and projections for the subject are summarized as follows:

NET OPERATING INCOME		
Year	Total	\$/Unit
2016 T-11 Annualized (HAP)	\$366,690	\$3,056
Stabilized Budget (HAP/LIHTC/Restricted)	\$389,382	\$3,245
CBRE Estimate - As Is, As HAP	\$388,217	\$3,235
CBRE Estimate - As Market Rate	\$312,802	\$2,607
Compiled by CBRE		

As Is, As HAP, the CBRE estimate is generally in line with the historical figure, which is reasonable as the historical figure represents this scenario.

The As Market scenario (which is a hypothetical condition), is far less than this historicals, which is also reasonable as the subject in this scenario is un-renovated, un-subsidized and must charge a more competitive rent.

In the "Prospective – As Restricted/HAP" scenario, the CBRE NOI estimate is \$3,329, which is approximately in line with the budgeted figure. This assumes a renovated property, subject to LIHTC rent restrictions, but also subsidized by a renewed HAP contract.

DIRECT CAPITALIZATION

Direct capitalization is a method used to convert a single year's estimated stabilized net operating income into a value indication. The following subsections represent different techniques for deriving an overall capitalization rate.

Comparable Sales

The overall capitalization rates (OARs) confirmed for the comparable sales analyzed in the sales comparison approach are as follows:

COMPARABLE CAPITALIZATION RATES - AS IS, HAP CONTRACT					
Secondary Sale	Sale Date	Sale Price \$/Unit	Occupancy	OAR Basis	OAR
1	Dec-15	\$33,500	99%	Existing Income, Mkt Expenses	7.16%
2	Aug-15	\$34,615	94%	Existing Income, Mkt Expenses	6.50%
3	Jan-14	\$28,500	98%	Existing Income, Mkt Expenses	6.35%
4	Feb-15	\$57,000	100%	Existing Income, Mkt Expenses	5.00%
5	Sep-13	\$30,333	99%	Existing Income, Mkt Expenses	5.04%
Indicated OAR:			97%		5.00%-7.16%
Compiled by: CBRE					

COMPARABLE CAPITALIZATION RATES - AS IS, AS MARKET (HYPOTHETICAL)					
Sale	Sale Date	Sale Price \$/Unit	Occupancy	OAR Basis	OAR
1	Mar-16	\$28,947	97%	Existing income, mkt expenses	9.45%
2	Oct-15	\$42,893	95%	Existing income, mkt expenses	6.55%
3	Sep-15	\$42,793	97%	Existing income, mkt expenses	7.11%
4	Aug-15	\$28,846	88%	Existing income, mkt expenses	6.93%
5	Jul-15	\$36,207	89%	Existing income, mkt expenses	6.50%
6	Jun-15	\$28,000	90%	Existing income, mkt expenses	12.86%
Indicated OAR:			97%		6.50%-12.86%

Compiled by: CBRE

COMPARABLE CAPITALIZATION RATES - PROSPECTIVE, RENOVATED, AS LIHTC (HYPOTHETICAL)					
Secondary Sale	Sale Date	Sale Price \$/Unit	Occupancy	OAR Basis	OAR
1	May-15	\$46,233	93%	Existing income, mkt expenses	4.43%
2	May-15	\$40,698	75%	Pro Forma	4.08%
3	May-15	\$58,511	96%	Existing income, mkt expenses	6.95%
4	May-15	\$49,333	97%	Existing income, mkt expenses	8.38%
5	Mar-15	\$73,417	99%	Existing income, mkt expenses	6.53%
Indicated OAR:			97%		4.08%-8.38%

Compiled by: CBRE

COMPARABLE CAPITALIZATION RATES - PROSPECTIVE, RENOVATED, AS MARKET (HYPOTHETICAL)					
Sale	Sale Date	Sale Price \$/Unit	Occupancy	OAR Basis	OAR
1	Jan-16	\$57,276	91%	Existing Income, Mkt Expenses	5.15%
2	Oct-15	\$44,512	95%	Existing Income, Mkt Expenses	5.53%
3	Sep-15	\$44,186	94%	Existing Income, Mkt Expenses	6.22%
4	Mar-15	\$60,446	98%	Existing Income, Mkt Expenses	6.95%
5	Jan-15	\$56,830	100%	Existing Income, Mkt Expenses	5.80%
Indicated OAR:			97%		5.15%-6.95%

Compiled by: CBRE

Comments:

- The range of capitalization rates is similar for HAP-subsidized properties (shown in the first table) as the range for renovated, market rate properties (shown in the last table)
- Capitalization rates for non-subsidized, un-renovated properties (2nd table) are generally greater than the cap rates of subsidized properties of a similar vintage (shown in first table)
- The capitalization rates for LIHTC properties (shown in the 3rd table) display a wide range and do not really point to a trend within the limited data points.

Published Investor Surveys

The results of the most recent investor surveys are summarized in the following chart.

OVERALL CAPITALIZATION RATES		
Investment Type	OAR Range	Average
<i>CBRE Apartments</i>		
Class A	3.50% - 8.00%	4.82%
Class B	3.75% - 8.25%	5.34%
Class C	4.00% - 11.50%	6.37%
<i>RealtyRates.com</i>		
Apartments	4.05% - 12.96%	8.50%
Garden/Suburban TH	4.05% - 11.66%	7.76%
Hi-Rise/Urban TH	5.04% - 12.96%	8.75%
Student Housing	4.73% - 12.48%	8.91%
<i>PwC Apartment</i>		
National Data	3.50% - 8.00%	5.29%
Indicated OAR:		5.26%-7.75%
Compiled by: CBRE		

Because of the subject's location, proposed construction, age-restricted, construction (elevator serviced), and size an OAR within the indicated range is considered appropriate.

Market Participants

The results of recent interviews with knowledgeable real estate professionals are summarized in the following table.

OVERALL CAPITALIZATION RATES		
Respondent	OAR - As Market Rate	Date of Survey
Confidential Broker	7.0% +/-	Sep-16
Confidential Broker	6.5%-7.5%	Sep-16
Indicated OAR - As Market Rate:		6.5%-7.5%
Compiled by: CBRE		

Band of Investment

The band of the investment technique has been utilized as a crosscheck to the foregoing techniques. The Mortgage Interest Rate and the Equity Dividend Rate (EDR) are based upon current market yields for similar investments. The analysis is shown in the following table.

BAND OF INVESTMENT			
Mortgage Interest Rate	4.25%		
Mortgage Term (Amortization Period)	25 Years		
Mortgage Ratio (Loan-to-Value)	75%		
Mortgage Constant (monthly payments)	0.06501		
Equity Dividend Rate (EDR)	9%		
Mortgage Requirement	75%	x	0.06501 = 0.04876
Equity Requirement	25%	x	0.09000 = 0.02250
	100%		0.07126
Indicated OAR:			7.10%
Compiled by: CBRE			

The mortgage interest rate, term, and LTV in the table above are based upon prevailing market terms. The EDR is based upon a the RealtyRates.com 2nd Quarter 2016 Investor Survey, which states a range between 6.49% and 15.70%, with an average between 10.09% and 11.55%. Loan-to-Value ratios range between 50%-90% per the Survey, with an average of 74%. However, although 80% leverage is still available, it is becoming more uncommon as lenders are requiring buyers to bring more equity to deals. With respect to the Mortgage Interest Rate, it can be variable based on the other terms such as LTV and Term, but it generally ranges from roughly 4.0% - 4.75% per the CBRE Capital Markets Group.

It should be noted this analysis may be diminished based on incongruences between a borrower's investment criteria and available market financing terms, such as a period of interest-only payback. Furthermore, the actual capitalization rate may be affected by creative financing, above market equity, or a borrower accepting below market returns on equity. We do not believe this would be a factor for the subject property however.

Capitalization Rate Conclusion

The following chart summarizes the OAR conclusions.

OVERALL CAPITALIZATION RATE - CONCLUSION	
Source	Indicated OAR
Comparable Sales	6.50%-12.86%
Comparable Sales (Secondary)	4.08%-8.38%
Published Surveys	5.26%-7.75%
Market Participants - As Market Rate	6.5%-7.5%
Band of Investment	7.10%
CBRE Estimate - As Is, As HAP	7.00%
CBRE Estimate - As Is, Market Rate *	7.50%
CBRE Estimate - Prospective, Renovated, As HAP/LIHTC	6.50%
CBRE Estimate - Prospective, Renovated, As Market *	7.25%
Compiled by: CBRE, * Denotes hypothetical scenario	

The capitalization rates selected by CBRE reflect the various scenarios the subject may experience.

- **As Is, As HAP** – This scenario represents the subject’s current status as of the inspection date in September 2016. As of this date, the subject is a fully subsidized project-based HAP property, though the HAP contract is expiring in December 2016 and has not yet been renewed as of the inspection date. This capitalization considers a few months of guaranteed income the probability the HAP contract will be renewed.
- **As Market Rate** – This scenario assumes the subject is no longer subsidized, meaning that ownership will have to secure tenants through true market channels. This capitalization rate is higher to account for the additional risk associated with non-subsidized rental payments that would be the sole responsibility of tenants.
- **Prospective – As Restricted/HAP** – This scenario features the lowest capitalization rate of the 4 options. Although the subject would be rent-restricted, it is assumed the HAP contract would secure additional revenue above the LIHTC maximums, and also assumes the subject will be significantly renovated. The assumed higher quality, longer RUL, and 20-year HAP contract make this the most attractive investment of the 3 situations.
- **Prospective – Renovated, As Market** – This scenario features the 2nd lowest capitalization rate of the 4 options. This scenario assumes the subject will be significantly renovated, but without the aid of subsidies. CBRE has included this scenario at the request of the client, however CBRE does not consider this situation to be cost feasible, and therefore it does not represent the highest and best use of the subject.

Direct Capitalization Summary

This scenario assumes the subject is operating with its HAP subsidy.

DIRECT CAPITALIZATION SUMMARY - AS IS, HAP CONTRACT

Income		\$/Unit/Yr	Total
Potential Rental Income		\$7,228	\$867,384
Loss to Lease	0.00%	0	-
Concessions	0.00%	0	-
Adjusted Rental Income		\$7,228	867,384
Vacancy	3.00%	(217)	(26,022)
Credit Loss	0.50%	(36)	(4,337)
Net Rental Income		\$6,975	\$837,026
Other Income		100	12,000
Effective Gross Income		\$7,075	\$849,026
Expenses			
Real Estate Taxes		\$356	\$42,758
Property Insurance		350	42,000
Natural Gas		5	600
Electricity		85	10,200
Water & Sewer		155	18,600
Cable Television		0	-
Trash Removal		80	9,600
Administrative & General		325	39,000
Repairs & Maintenance		375	45,000
Painting & Decorating		100	12,000
Grounds (Landscaping)		200	24,000
Security		0	-
Management Fee	5.00%	354	42,451
Administrative Payroll		475	57,000
Maintenance Payroll		475	57,000
Employee Taxes & Benefits		190	22,800
Employee Apts. (Non-Revenue Units)		0	-
Advertising & Leasing		15	1,800
Reserves for Replacement		300	36,000
Operating Expenses		\$3,840	\$460,809
Operating Expense Ratio			54.28%
Net Operating Income		\$3,235	\$388,217
OAR			7.00%
Indicated Stabilized Value			\$5,545,952
Rounded			\$5,550,000
Lease-Up Discount			-
Indicated As Complete			\$5,545,952
Rounded			\$5,550,000
Value Per Unit			\$46,250

Compiled by CBRE

This scenario hypothetically assumes the subject is operating as a conventional market rate property.

DIRECT CAPITALIZATION SUMMARY - AS IS, MARKET RATE (HYPOTHETICAL)			
Income		\$/Unit/Yr	Total
Potential Rental Income		\$6,880	\$825,600
Loss to Lease	0.00%	0	-
Concessions	0.00%	0	-
Adjusted Rental Income		\$6,880	825,600
Vacancy	5.00%	(344)	(41,280)
Credit Loss	2.00%	(138)	(16,512)
Net Rental Income		\$6,398	\$767,808
Other Income		125	15,000
Effective Gross Income		\$6,523	\$782,808
Expenses			
Real Estate Taxes		\$333	\$39,986
Property Insurance		350	42,000
Natural Gas		5	600
Electricity		85	10,200
Water & Sewer		155	18,600
Cable Television		0	-
Trash Removal		80	9,600
Administrative & General		250	30,000
Repairs & Maintenance		375	45,000
Painting & Decorating		200	24,000
Grounds (Landscaping)		200	24,000
Security		0	-
Management Fee	5.00%	326	39,140
Administrative Payroll		400	48,000
Maintenance Payroll		475	57,000
Employee Taxes & Benefits		175	21,000
Employee Apts. (Non-Revenue Units)		57	6,880
Advertising & Leasing		150	18,000
Reserves for Replacement		300	36,000
Operating Expenses		\$3,917	\$470,006
Operating Expense Ratio			60.04%
Net Operating Income		\$2,607	\$312,802
OAR			7.50%
Indicated Stabilized Value			\$4,170,691
Rounded			\$4,175,000
Lease-Up Discount			-
Indicated As Is Value			\$4,170,691
Rounded			\$4,175,000
Value Per Unit			\$34,756

Compiled by CBRE

This scenario hypothetically assumes the subject is renovated with an LIHTC award, as well as subsidized by a renewed 20-year HAP contract.

PROSPECTIVE DIRECT CAPITALIZATION SUMMARY - RENOVATED, AS HAP/LIHTC (HYPOTHETICAL)			
		\$/Unit/Yr	Total
Income			
Potential Rental Income		\$7,228	\$867,384
Loss to Lease	0.00%	\$0	-
Concessions	0.00%	\$0	-
Adjusted Rental Income		\$7,228	867,384
Vacancy	3.00%	(\$217)	(26,022)
Credit Loss	0.50%	(\$36)	(4,337)
Net Rental Income		\$6,975	\$837,026
Other Income		\$100	12,000
Effective Gross Income		\$7,075	\$849,026
Expenses			
Real Estate Taxes		\$451	\$58,901
Property Insurance		350	42,000
Natural Gas		2	240
Electricity		75	9,000
Water & Sewer		140	16,800
Cable Television		0	-
Trash Removal		80	9,600
Administrative & General		325	39,000
Repairs & Maintenance		225	27,000
Painting & Decorating		100	12,000
Grounds (Landscaping)		200	24,000
Security		0	-
Management Fee	5.00%	354	42,451
Administrative Payroll		475	57,000
Maintenance Payroll		475	57,000
Employee Taxes & Benefits		190	22,800
Employee Apts. (Non-Revenue Units)		0	-
Advertising & Leasing		15	1,800
Reserves for Replacement		250	30,000
Operating Expenses		\$3,747	\$449,593
Operating Expense Ratio			52.95%
Net Operating Income		\$3,329	\$399,433
OAR			/ 6.50%
Indicated Stabilized Value			\$6,145,123
Rounded			\$6,150,000
Deferred Maintenance			-
Lease-Up Discount			-
Indicated As Is Value			\$6,145,123
Rounded			\$6,150,000
Value Per SF			\$62.27

Compiled by CBRE

This scenario hypothetically assumes the subject is renovated, but is free from any HAP subsidy or LIHTC restrictions. CBRE does not consider this scenario to be cost feasible.

PROSPECTIVE DIRECT CAPITALIZATION SUMMARY - RENOVATED, AS MARKET (HYPOTHETICAL)			
		\$/Unit/Yr	Total
Income			
Potential Rental Income		\$7,228	\$867,384
Loss to Lease	0.00%	\$0	-
Concessions	0.00%	\$0	-
Adjusted Rental Income		\$7,228	867,384
Vacancy	3.00%	(\$217)	(26,022)
Credit Loss	0.50%	(\$36)	(4,337)
Net Rental Income		\$6,975	\$837,026
Other Income		\$125	15,000
Effective Gross Income		\$7,100	\$852,026
Expenses			
Real Estate Taxes		\$382	\$54,113
Property Insurance		350	42,000
Natural Gas		5	600
Electricity		85	10,200
Water & Sewer		160	19,200
Cable Television		0	-
Trash Removal		100	12,000
Administrative & General		250	30,000
Repairs & Maintenance		225	27,000
Painting & Decorating		200	24,000
Grounds (Landscaping)		200	24,000
Security		0	-
Management Fee	5.00%	355	42,601
Administrative Payroll		400	48,000
Maintenance Payroll		450	54,000
Employee Taxes & Benefits		170	20,400
Employee Apts. (Non-Revenue Units)		0	-
Advertising & Leasing		150	18,000
Reserves for Replacement		250	30,000
Operating Expenses		\$3,801	\$456,114
Operating Expense Ratio			53.53%
Net Operating Income		\$3,299	\$395,912
OAR			7.00%
Indicated Stabilized Value			\$5,655,882
Rounded			\$5,650,000
Deferred Maintenance			-
Lease-Up Discount			-
Indicated As Is Value			\$5,655,882
Rounded			\$5,650,000
Value Per SF			\$57.21

Compiled by CBRE

Reconciliation of Value

The value indications from the approaches to value are summarized as follows:

SUMMARY OF VALUE CONCLUSIONS				
	As Is, As HAP on	As Is, As Market (Hypothetical) on	Prospective, Renovated, As HAP/LIHTC (Hypothetical) on	Prospective, Renovated, As Market (Hypothetical) on
	September 7, 2016	September 7, 2016	March 7, 2019	March 7, 2019
Sales Comparison Approach	\$5,100,000	\$4,000,000	\$6,000,000	\$5,400,000
Income Capitalization Approach	\$5,550,000	\$4,175,000	\$6,150,000	\$5,650,000
Reconciled Value	\$5,550,000	\$4,175,000	\$6,150,000	\$5,650,000

Compiled by CBRE

The cost approach typically gives a reliable value indication when there is strong support for the replacement cost estimate and when there is minimal depreciation. Considering the property represents new construction, the reliability of the cost approach is considered good. Therefore, the cost approach is considered to provide a reliable value indication, but has been given tertiary emphasis in the final value reconciliation.

In the sales comparison approach, the subject is compared to similar properties that have been sold recently or for which listing prices or offers are known. The sales used in this analysis are considered somewhat comparable to the subject, and the required adjustments were based on reasonable and well-supported rationale. In addition, market participants are currently analyzing purchase prices on investment properties as they relate to available substitutes in the market. Therefore, the sales comparison approach is considered to provide a reliable value indication, but has been given secondary emphasis in the final value reconciliation.

The income capitalization approach is applicable to the subject since it is an income producing property leased in the open market. Market participants are primarily analyzing properties based on their income generating capability. Therefore, the income capitalization approach is considered a reasonable and substantiated value indicator and has been given primary emphasis in the final value estimate.

Based on the foregoing, the market value of the subject has been concluded as follows:

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
As Is, As HAP	Leased Fee Interest	September 7, 2016	\$5,550,000
As Is, As Market (Hypothetical)	Leased Fee Interest	September 7, 2016	\$4,175,000
Prospective - Renovated, As HAP/LIHTC (Hypothetical)	Leased Fee Interest	March 7, 2019	\$6,150,000
Prospective - Renovated, As Market (Hypothetical)	Leased Fee Interest	March 7, 2019	\$5,650,000

Compiled by CBRE

Assumptions and Limiting Conditions

1. Unless otherwise specifically noted in the body of the report, it is assumed that title to the property or properties appraised 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, Inc. is not aware of any title defects nor has it been advised of any unless such is specifically noted in the report. CBRE, Inc., however, has not examined title and makes no representations relative to the condition thereof. Documents dealing with liens, encumbrances, easements, deed restrictions, clouds and other conditions that may affect the quality of title have not been reviewed. Insurance against financial loss resulting in claims that may arise out of defects in the subject's title should be sought from a qualified title company that issues or insures title to real property.
2. Unless otherwise specifically noted in the body of this report, it is assumed: that the existing improvements on the property or properties being appraised are structurally sound, seismically safe and code conforming; that all building systems (mechanical/electrical, HVAC, elevator, plumbing, etc.) are in good working order with no major deferred maintenance or repair required; that the roof and exterior are in good condition and free from intrusion by the elements; that the property or properties have been engineered in such a manner that the improvements, as currently constituted, conform to all applicable local, state, and federal building codes and ordinances. CBRE, Inc. professionals are not engineers and are not competent to judge matters of an engineering nature. CBRE, Inc. 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. Unless otherwise specifically noted in the body of the report: no problems were brought to the attention of CBRE, Inc. by ownership or management; CBRE, Inc. inspected less than 100% of the entire interior and exterior portions of the improvements; and CBRE, Inc. was not furnished any engineering studies by the owners or by the party requesting this appraisal. If questions in these areas are critical to the decision process of the reader, the advice of competent engineering consultants should be obtained and relied upon. It is specifically assumed that any knowledgeable and prudent 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. Structural problems and/or building system problems may not be visually detectable. If engineering consultants retained should report negative factors of a material nature, or if such are later discovered, relative to the condition of improvements, such information could have a substantial negative impact on the conclusions reported in this appraisal. Accordingly, if negative findings are reported by engineering consultants, CBRE, Inc. reserves the right to amend the appraisal conclusions reported herein.
3. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property was not observed by the appraisers. CBRE, Inc. has no knowledge of the existence of such materials on or in the property. CBRE, Inc., however, is not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, contaminated groundwater or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

We have inspected, as thoroughly as possible by observation, the land; however, it was impossible to personally inspect conditions beneath the soil. Therefore, no representation is made as to these matters unless specifically considered in the appraisal.

4. All furnishings, equipment and business operations, except as specifically stated and typically considered as part of real property, have been disregarded with only real property being considered in the report unless otherwise stated. Any existing or proposed improvements, on or off-site, as well as any alterations or repairs considered, are assumed to be completed in a workmanlike manner according to standard practices based upon the information submitted to CBRE, Inc. This report may be subject to amendment upon re-inspection of the subject subsequent to repairs, modifications, alterations and completed new construction. Any estimate of Market Value is as of the date indicated; based upon the information, conditions and projected levels of operation.
5. It is assumed that all factual data furnished by the client, property owner, owner's representative, or persons designated by the client or owner to supply said data are accurate and correct unless otherwise specifically noted in the appraisal report. Unless otherwise specifically noted in the appraisal report, CBRE, Inc. has no reason to believe that any of the data furnished contain any material error. Information and data referred to in this paragraph include, without being limited to, 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 material error in any of the above data could have a substantial impact

on the conclusions reported. Thus, CBRE, Inc. reserves the right to amend conclusions reported if made aware of any such error. Accordingly, the client-addressee should carefully review all assumptions, data, relevant calculations, and conclusions within 30 days after the date of delivery of this report and should immediately notify CBRE, Inc. of any questions or errors.

6. The date of value to which any of the conclusions and opinions expressed in this report apply, is set forth in the Letter of Transmittal. Further, that the dollar amount of any value opinion herein rendered is based upon the purchasing power of the American Dollar on that date. This appraisal is based on market conditions existing as of the date of this appraisal. Under the terms of the engagement, we will have no obligation to revise this report to reflect events or conditions which occur subsequent to the date of the appraisal. However, CBRE, Inc. will be available to discuss the necessity for revision resulting from changes in economic or market factors affecting the subject.
7. CBRE, Inc. assumes no private deed restrictions, limiting the use of the subject in any way.
8. Unless otherwise noted in the body of the report, it is assumed that there are no mineral deposit or subsurface rights of value involved in this appraisal, whether they be gas, liquid, or solid. Nor are the rights associated with extraction or exploration of such elements considered unless otherwise stated in this appraisal report. Unless otherwise stated it is also assumed that there are no air or development rights of value that may be transferred.
9. CBRE, Inc. is not aware of any contemplated public initiatives, governmental development controls, or rent controls that would significantly affect the value of the subject.
10. The estimate of Market Value, which may be defined within the body of this report, is subject to change with market fluctuations over time. Market value is highly related to exposure, time promotion effort, terms, motivation, and conclusions surrounding the offering. The value estimate(s) consider the productivity and relative attractiveness of the property, both physically and economically, on the open market.
11. Any cash flows included in the analysis are forecasts of estimated future operating characteristics are predicated on the information and assumptions contained within the report. Any projections of income, expenses and economic conditions utilized in this report are not predictions of the future. Rather, they are estimates of current market expectations of future income and expenses. The achievement of the financial projections will be affected by fluctuating economic conditions and is dependent upon other future occurrences that cannot be assured. Actual results may vary from the projections considered herein. CBRE, Inc. does not warrant these forecasts will occur. Projections may be affected by circumstances beyond the current realm of knowledge or control of CBRE, Inc.
12. Unless specifically set forth in the body of the report, nothing contained herein shall be construed to represent any direct or indirect recommendation of CBRE, Inc. to buy, sell, or hold the properties at the value stated. Such decisions involve substantial investment strategy questions and must be specifically addressed in consultation form.
13. Also, unless otherwise noted in the body of this report, it is assumed that no changes in the present zoning ordinances or regulations governing use, density, or shape are being considered. The property is appraised assuming that 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 obtained or renewed for any use on which the value estimates contained in this report is based, unless otherwise stated.
14. This study may not be duplicated in whole or in part without the specific written consent of CBRE, Inc. nor may this report or copies hereof be transmitted to third parties without said consent, which consent CBRE, Inc. reserves the right to deny. Exempt from this restriction is duplication for the internal use of the client-addressee and/or transmission to attorneys, accountants, or advisors of the client-addressee. Also exempt from this restriction is transmission of the report to any court, governmental authority, or regulatory agency having jurisdiction over the party/parties for whom this appraisal was prepared, provided that this report and/or its contents shall not be published, in whole or in part, in any public document without the express written consent of CBRE, Inc. which consent CBRE, Inc. reserves the right to deny. Finally, this report shall not be advertised to the public or otherwise used to induce a third party to purchase the property or to make a "sale" or "offer for sale" of any "security", as such terms are defined and used in the Securities Act of 1933, as amended. Any third party, not covered by the exemptions herein, who may possess this report, is advised that they should rely on their own independently secured advice for any decision in connection with this property. CBRE, Inc. shall have no accountability or responsibility to any such third party.
15. Any value estimate provided in the report applies to the entire property, and any pro ration or division of the title into fractional interests will invalidate the value estimate, unless such pro ration or division of interests has been set forth in the report.

16. The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. Component values for land and/or buildings are not intended to be used in conjunction with any other property or appraisal and are invalid if so used.
17. The maps, plats, sketches, graphs, photographs and exhibits included in this report are for illustration purposes only and are to be utilized only to assist in visualizing matters discussed within this report. Except as specifically stated, data relative to size or area of the subject and comparable properties has been obtained from sources deemed accurate and reliable. None of the exhibits are to be removed, reproduced, or used apart from this report.
18. No opinion is intended to be expressed on matters which may require legal expertise or specialized investigation or knowledge beyond that customarily employed by real estate appraisers. Values and opinions expressed presume that environmental and other governmental restrictions/conditions by applicable agencies have been met, including but not limited to seismic hazards, flight patterns, decibel levels/noise envelopes, fire hazards, hillside ordinances, density, allowable uses, building codes, permits, licenses, etc. No survey, engineering study or architectural analysis has been made known to CBRE, Inc. unless otherwise stated within the body of this report. If the Consultant has not been supplied with a termite inspection, survey or occupancy permit, no responsibility or representation is assumed or made for any costs associated with obtaining same or for any deficiencies discovered before or after they are obtained. No representation or warranty is made concerning obtaining these items. CBRE, Inc. 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.
19. Acceptance and/or use of this report constitutes full acceptance of the Contingent and Limiting Conditions and special assumptions set forth in this report. It is the responsibility of the Client, or client's designees, to read in full, comprehend and thus become aware of the aforementioned contingencies and limiting conditions. Neither the Appraiser nor CBRE, Inc. assumes responsibility for any situation arising out of the Client's failure to become familiar with and understand the same. The Client is advised to retain experts in areas that fall outside the scope of the real estate appraisal/consulting profession if so desired.
20. CBRE, Inc. assumes that the subject analyzed herein will be under prudent and competent management and ownership; neither inefficient or super-efficient.
21. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined and considered in the appraisal report.
22. No survey of the boundaries of the property was undertaken. All areas and dimensions furnished are presumed to be correct. It is further assumed that no encroachments to the realty exist.
23. The Americans with Disabilities Act (ADA) became effective January 26, 1992. Notwithstanding any discussion of possible readily achievable barrier removal construction items in this report, CBRE, Inc. has not made a specific compliance survey and analysis of this property to determine whether it is in conformance with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the ADA. If so, this fact could have a negative effect on the value estimated herein. Since CBRE, Inc. has no specific information relating to this issue, nor is CBRE, Inc. qualified to make such an assessment, the effect of any possible non-compliance with the requirements of the ADA was not considered in estimating the value of the subject.
24. Client shall not indemnify Appraiser or hold Appraiser harmless unless and only to the extent that the Client misrepresents, distorts, or provides incomplete or inaccurate appraisal results to others, which acts of the Client approximately result in damage to Appraiser. Notwithstanding the foregoing, Appraiser shall have no obligation under this Section with respect to any loss that is caused solely by the active negligence or willful misconduct of a Client and is not contributed to by any act or omission (including any failure to perform any duty imposed by law) by Appraiser. Client shall indemnify and hold Appraiser harmless from any claims, expenses, judgments or other items or costs arising as a result of the Client's failure or the failure of any of the Client's agents to provide a complete copy of the appraisal report to any third party. In the event of any litigation between the parties, the prevailing party to such litigation shall be entitled to recover, from the other, reasonable attorney fees and costs.

ADDENDA

Addendum A

**FHLMC & STATEMENT OF LIMITING
CONDITIONS (FORM 439)**

CBRE, INC.

DEFINITION OF MARKET VALUE: The most probably price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

- Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession, but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

- 1. THE APPRAISER WILL NOT BE RESPONSIBLE FOR MATTERS OF A LEGAL NATURE THAT AFFECT EITHER THE PROPERTY BEING APPRAISED OR THE TITLE TO IT. THE APPRAISER ASSUMES THAT THE TITLE IS GOOD AND MARKETABLE AND, THEREFORE, WILL NOT RENDER ANY OPINIONS ABOUT THE TITLE. THE PROPERTY IS APPRAISED ON THE BASIS OF IT BEING UNDER RESPONSIBLE OWNERSHIP.**
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements, and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties,

express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alternations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower: the mortgages or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting services(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

CBRE, INC.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

11. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject, I have made a negative adjustment to reduce the adjusted sales price of the comparable, and if a significant item in a comparable property is inferior to, or less favorable than the subject, I have made a positive adjustment to increase the adjusted sales price of the comparable.
12. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report, and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
13. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
14. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, family status, or national origin of either the prospective owners or occupants of the subject or the present owners or occupants of the properties in the vicinity of the subject.
15. I have no present or contemplated future interest in the subject, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
16. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific results, or the

occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.

17. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time notes in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
18. I have personally inspected the interior and exterior areas of the subject and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject.
19. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraiser report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the Appraiser's Certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: Brookfield Mews, 99 Tifton-Eldorado Road, Tifton, Tift County, Georgia

APPRAISER:

SUPERVISORY APPRAISER (only if required):



Name: Steven Pejza
Date Signed: November 3, 2016
State Certification No.: #239207
or State License No.: Same
State: Georgia
Expiration Date of Certification or License: 08/2017

Name: _____
Date Signed: _____
State Certification No.: _____
or State License No.: Same
State: _____
Expiration Date of Certification or License: _____

DID Did not inspect the Property

Addendum B

IMPROVED COMPARABLE DATA SHEETS

Property Name Princeton Park
 Address 301 Princeton Avenue
 Gadsden, AL 35901
 United States

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

Unit Mix Detail

Rate Timeframe	N/A				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
1 BR	80	80%	699	\$609	\$0.87
2 BR	20	20%	997	\$793	\$0.80
Totals/Avg	100			\$646	\$0.85

**Improvements**

Land Area	14.200 ac	Status	Existing
Net Rentable Area (NRA)	75,860 sf	Year Built	1978
Total # of Units	100 Unit	Year Renovated	N/A
Average Unit Size	759 sf	Condition	N/A
Floor Count	1	Exterior Finish	N/A
General Amenities	N/A		
Unit-Specific Amenities	N/A		

Sale Summary

Recorded Buyer	N/A	Marketing Time	N/A
True Buyer	N/A	Buyer Type	N/A
Recorded Seller	Princeton Park Ltd	Seller Type	N/A
True Seller	N/A	Primary Verification	Bo Flurry, Rock Apartment Advisors
Interest Transferred	Leased Fee	Type	Sale
Current Use	N/A	Date	12/1/2015
Proposed Use	N/A	Sale Price	\$3,350,000
Listing Broker	N/A	Financing	N/A
Selling Broker	N/A	Cash Equivalent	\$3,350,000
Doc #	N/A	Capital Adjustment	\$0
		Adjusted Price	\$3,350,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Cash Equivalent Price/unit and /sf
12/2015	Sale	N/A	Princeton Park Ltd	\$3,350,000	\$33,500 / \$44.16

Units of Comparison

Static Analysis Method	Pro Forma (Stabilized)	Eff Gross Inc Mult (EGIM)	N/A
Buyer's Primary Analysis	Static Capitalization Analysis	Op Exp Ratio (OER)	N/A
Net Initial Yield/Cap. Rate	7.16%	Adjusted Price / sf	\$44.16
Projected IRR	N/A	Adjusted Price / Unit	\$33,500
Actual Occupancy at Sale	99%		

Financial

Revenue Type	Pro Forma Stabilized
Period Ending	N/A
Source	Broker
Price	\$3,350,000
Potential Gross Income	N/A
Economic Occupancy	N/A
Economic Loss	N/A
Effective Gross Income	N/A
Expenses	N/A
Net Operating Income	\$239,860
NOI / sf	\$3.16
NOI / Unit	\$2,399
EGIM	N/A
OER	N/A
Net Initial Yield/Cap. Rate	7.16%

Map & Comments



The subject is a 100-unit subsidized Section 8 multifamily apartment community located at 301 Princeton Avenue, Gadsden, Etowah County, Alabama. This subsidy allows the renter to pay 30% of his or her income for rent while the subsidy pays the difference. To qualify, a renter must earn 50% or less of the Area Median Income. There is a minimum rent payment of not less than \$25 and as much as \$50 for all subsidy recipients at this property. The subject consists of 1 bedroom and 2 bedroom units. Unit amenities and site amenities were not made available. As verified by the broker, the property sold for \$3,350,000 (\$33,500/unit) on 8/31/15 at a cap rate of 7.16%. Occupancy at the time of sale was 99%.

Property Name Hunter Haven Apartments
 Address 5600 Hunter Road
 Columbus, GA 31907
 United States

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

Unit Mix Detail

Rate Timeframe	N/A				
Unit Type	No.	%	Size	Rent	Rent / Area
No information recorded					
Totals/Avg	N/A			N/A	N/A

**Improvements**

Land Area	8.627 ac	Status	Existing
Net Rentable Area (NRA)	84,800 sf	Year Built	1972
Total # of Units	104 Unit	Year Renovated	N/A
Average Unit Size	815 sf	Condition	Average
Floor Count	N/A	Exterior Finish	Brick
General Amenities	Deed Restrictions, HAP Contract, Laundry Facility, On-Site Management, Park / Play Area		
Unit-Specific Amenities	Refrigerator		

Sale Summary

Recorded Buyer	Hunter Haven Columbus GA, LLC	Marketing Time	N/A
True Buyer	N/A	Buyer Type	N/A
Recorded Seller	Hunter Haven GA, LLC	Seller Type	N/A
True Seller	N/A	Primary Verification	Deed, Buyer
Interest Transferred	Leased Fee	Type	Sale
Current Use	Apartment	Date	8/28/2015
Proposed Use	Apartment	Sale Price	\$3,600,000
Listing Broker	N/A	Financing	Cash to Seller
Selling Broker	N/A	Cash Equivalent	\$3,600,000
Doc #	11621/255	Capital Adjustment	\$0
		Adjusted Price	\$3,600,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Cash Equivalent Price/unit and /sf
08/2015	Sale	Hunter Haven Columbus GA, LLC	Hunter Haven GA, LLC	\$3,600,000	\$34,615 / \$42.45

Units of Comparison

Static Analysis Method	Other (see comments)	Eff Gross Inc Mult (EGIM)	5.14
Buyer's Primary Analysis	Other	Op Exp Ratio (OER)	66.61%
Net Initial Yield/Cap. Rate	6.50%	Adjusted Price / sf	\$42.45
Projected IRR	N/A	Adjusted Price / Unit	\$34,615
Actual Occupancy at Sale	94%		

Financial

Revenue Type	Other See Comments
Period Ending	N/A
Source	Appraiser
Price	\$3,600,000
Potential Gross Income	\$700,894
Economic Occupancy	N/A
Economic Loss	N/A
Effective Gross Income	\$700,894
Expenses	\$466,865
Net Operating Income	\$234,029
NOI / sf	\$2.76
NOI / Unit	\$2,250
EGIM	5.14
OER	66.61%
Net Initial Yield/Cap. Rate	6.50%

Map & Comments



This comparable represents the sale of a 104-unit multifamily garden apartment in Columbus, Muscogee County, Georgia. The property is located along Hunter Road in eastern Columbus. The property was constructed in 1972 and in average condition. The property has 21 units subsidized by a HAP Contract (1 year contract expiring in 2015, but expected to be renewed at similar terms). The remaining 83 units are rent and income restricted by a Section 236 program whereby tenants must earn 80% of the area median income, or less, which expires in November 2017. It is our understanding the buyer analyzed the in-place restrictions for the purchase price. The property sold in August 2015 for \$3,600,000, which equates to \$34,615 per unit. Based on the appraiser's estimated income and expenses, the purchase price implies a 6.5% capitalization rate.

Property Name Carrollton Apartments
 Address 1212 Stewart Street
 Carrollton, GA 30117
 United States

Government Tax Agency Carroll
 Govt./Tax ID C03 0270020

Unit Mix Detail

Rate Timeframe	N/A				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
1BR/1BA	10	20%	750	\$593	\$0.79
2BR/1BA	40	80%	825	\$639	\$0.77
Totals/Avg	50			\$630	\$0.77

**Improvements**

Land Area	5.000 ac	Status	Existing
Net Rentable Area (NRA)	40,500 sf	Year Built	1974
Total # of Units	50 Unit	Year Renovated	N/A
Average Unit Size	810 sf	Condition	Average
Floor Count	2	Exterior Finish	Brick Veneer
General Amenities	N/A		
Unit-Specific Amenities	N/A		

Sale Summary

Recorded Buyer	Paradise Carrollton Apartments, LLC	Marketing Time	N/A
True Buyer	N/A	Buyer Type	N/A
Recorded Seller	Paradise Carrollton Apts., Ltd.	Seller Type	N/A
True Seller	N/A	Primary Verification	Deed, Buyer
Interest Transferred	N/A	Type	Sale
Current Use	N/A	Date	1/14/2014
Proposed Use	N/A	Sale Price	\$1,425,000
Listing Broker	N/A	Financing	N/A
Selling Broker	N/A	Cash Equivalent	\$1,425,000
Doc #	5306/771	Capital Adjustment	N/A
		Adjusted Price	\$1,425,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Cash Equivalent Price/unit and /sf
01/2014	Sale	Paradise Carrollton Apartments, LLC	Paradise Carrollton Apts., Ltd.	\$1,425,000	\$28,500 / \$35.19

Units of Comparison

Static Analysis Method	Trailing Actuals	Eff Gross Inc Mult (EGIM)	4.12
Buyer's Primary Analysis	Static Capitalization Analysis	Op Exp Ratio (OER)	73.86%
Net Initial Yield/Cap. Rate	6.35%	Adjusted Price / sf	\$35.19
Projected IRR	N/A	Adjusted Price / Unit	\$28,500
Actual Occupancy at Sale	98%		

Financial

Revenue Type	Trailing Actuals
Period Ending	N/A
Source	Seller
Price	\$1,425,000
Potential Gross Income	\$346,089
Economic Occupancy	100%
Economic Loss	\$0
Effective Gross Income	\$346,089
Expenses	\$255,629
Net Operating Income	\$90,460
NOI / sf	\$2.23
NOI / Unit	\$1,809
EGIM	4.12
OER	73.86%
Net Initial Yield/Cap. Rate	6.35%

Map & Comments

This comparable represents the sale of a 50-unit multifamily apartment property in Carrollton, Carroll County, Georgia, that is 100% subsidized by a Section 8/HAP Contract. The property is located along Stewart Street. The property was constructed in 1974 and currently in average condition. The property features 1 and 2 bedroom units with an average unit size of 810 square feet. The property was subsidized by a one-year HAP contract for 50 units that was set to expire in June 2014, but was expected to be renewed at similar terms. The property sold in January 2014 for \$1,425,000, which equates to \$28,500 per unit. The property was purchased along with two other properties in Georgia subsidized by HAP contracts: Paradise East Apartments in Atlanta and Linwood Apartments in Gainesville. Based on the existing (trailing 12 month) income, inclusive of replacement reserves, the sale implies a 6.35% capitalization rate.

Property Name Jackson Heights Apartments
 Address 3700 Lowry Court
 Tampa, FL 33610
 United States

Government Tax Agency Hillsborough
 Govt./Tax ID 173454-0000

Unit Mix Detail

Rate Timeframe	Monthly				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
1 BR/1 BA	38	34%	669	\$629	\$0.94
2 BR/1BA	51	46%	725	\$690	\$0.95
3 BR/1BA	22	20%	935	\$833	\$0.89
Totals/Avg	111			\$697	\$0.93

**Improvements**

Land Area	5.780 ac	Status	Existing
Net Rentable Area (NRA)	82,967 sf	Year Built	1971
Total # of Units	111 Unit	Year Renovated	N/A
Average Unit Size	747 sf	Condition	Average
Floor Count	2	Exterior Finish	Concrete Block
General Amenities	N/A		
Unit-Specific Amenities	N/A		

Sale Summary

Recorded Buyer	SP JH Apartments LLC	Marketing Time	3 Month(s)
True Buyer	N/A	Buyer Type	Corporation
Recorded Seller	Jackson Heights Apartments LLC	Seller Type	Corporation
True Seller	N/A	Primary Verification	Andrew Daitch / Marcus & Millichap
Interest Transferred	Leased Fee	Type	Sale
Current Use	Rental	Date	2/12/2015
Proposed Use	Rental	Sale Price	\$6,327,000
Listing Broker	Andrew Daitch	Financing	Market Rate Financing
Selling Broker	N/A	Cash Equivalent	\$6,327,000
Doc #	23082/1672	Capital Adjustment	\$0
		Adjusted Price	\$6,327,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Cash Equivalent Price/unit and /sf
02/2015	Sale	SP JH Apartments LLC	Jackson Heights Apartments LLC	\$6,327,000	\$57,000 / \$76.26

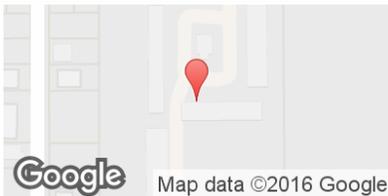
Units of Comparison

Static Analysis Method	Trailing Actuals	Eff Gross Inc Mult (EGIM)	N/A
Buyer's Primary Analysis	Static Capitalization Analysis	Op Exp Ratio (OER)	N/A
Net Initial Yield/Cap. Rate	5.00%	Adjusted Price / sf	\$76.26
Projected IRR	0.00%	Adjusted Price / Unit	\$57,000
Actual Occupancy at Sale	100%		

Financial

Revenue Type	Trailing Actuals
Period Ending	N/A
Source	Broker
Price	\$6,327,000
Potential Gross Income	N/A
Economic Occupancy	N/A
Economic Loss	N/A
Effective Gross Income	N/A
Expenses	N/A
Net Operating Income	\$316,300
NOI / sf	\$3.81
NOI / Unit	\$2,850
EGIM	N/A
OER	N/A
Net Initial Yield/Cap. Rate	5.00%

Map & Comments



This project is along Lowry Court and south of MLK Jr. Boulevard. This is an average to fair quality property that is comprised of nine, 2-story buildings. The property consist of 111 units spread among one, two, and three bedroom floor plans, ranging between 669 to 935 square feet. The property was originally built via a HUD loan with a HAP contract on 100% of the units. The project based Section 8 program caters to lower income tenants, with "market rent" set by HUD and adjusted annually. Tenants pay 30% of their monthly income, with the remainder paid by HUD. The buyer intends to renovate the property using substantial funds from the LIHTC rehab program. According to the broker, the units will be comprehensively renovated. As such, the sale price represents a low OAR, as the buyer was motivated by the availability of the LIHTC rehab funds and was willing to pay a premium for the property. The property will maintain its HAP contract subsequent to the sale.

Property Name Keystone Landing Apartments
 Address 4266 Ridgestone Dr
 Memphis, TN 38128
 United States

Government Tax Agency Shelby
 Govt./Tax ID 090017 00034

Unit Mix Detail

Rate Timeframe	N/A				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
1BR/1BA Section 8/HAP Contract	48	32%	500	\$481	\$0.96
2BR/1BA Market	17	11%	1,000	\$528	\$0.53
2BR/1BA Section 8/HAP Contract	71	47%	1,000	\$528	\$0.53
3BR/1.5BA Section 8/HAP Contract	12	8%	1,500	\$635	\$0.42
3BR/1.5BA Market	2	1%	1,525	\$635	\$0.42
Totals/Avg	150			\$523	\$0.58

**Improvements**

Land Area	9.630 ac	Status	Existing
Net Rentable Area (NRA)	133,050 sf	Year Built	1973
Total # of Units	150 Unit	Year Renovated	N/A
Average Unit Size	887 sf	Condition	Average
Floor Count	2	Exterior Finish	Brick
General Amenities	N/A		
Unit-Specific Amenities	N/A		

Sale Summary

Recorded Buyer	Keystone Landing Apartments, LLC	Marketing Time	N/A
True Buyer	N/A	Buyer Type	N/A
Recorded Seller	Ridgmont Investors LLC	Seller Type	N/A
True Seller	N/A	Primary Verification	Deed, Seller
Interest Transferred	Leased Fee	Type	Sale
Current Use	Multifamily	Date	9/12/2013
Proposed Use	Multifamily	Sale Price	\$4,550,000
Listing Broker	N/A	Financing	N/A
Selling Broker	N/A	Cash Equivalent	\$4,550,000
Doc #	13112486	Capital Adjustment	\$0
		Adjusted Price	\$4,550,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Cash Equivalent Price/unit and /sf
09/2013	Sale	Keystone Landing Apartments, LLC	Ridgmont Investors LLC	\$4,550,000	\$30,333 / \$34.20

Units of Comparison

Static Analysis Method	Trailing Actuals	Eff Gross Inc Mult (EGIM)	4.91
Buyer's Primary Analysis	Static Capitalization Analysis	Op Exp Ratio (OER)	75.27%
Net Initial Yield/Cap. Rate	5.04%	Adjusted Price / sf	\$34.20
Projected IRR	N/A	Adjusted Price / Unit	\$30,333
Actual Occupancy at Sale	99%		

Financial

Revenue Type	Trailing Actuals
Period Ending	N/A
Source	Seller
Price	\$4,550,000
Potential Gross Income	\$927,107
Economic Occupancy	N/A
Economic Loss	N/A
Effective Gross Income	\$927,107
Expenses	\$697,809
Net Operating Income	\$229,298
NOI / sf	\$1.72
NOI / Unit	\$1,529
EGIM	4.91
OER	75.27%
Net Initial Yield/Cap. Rate	5.04%

Map & Comments



This comparable represents the sale of a 150-unit multifamily garden property located in Memphis, Shelby County, Tennessee that is subsidized by a Section 8/HAP contract. This property is located along the northwest side of New Allen Road, between Egypt Central Road and Hawkins Mill Road, within the Memphis city limits, Shelby County. The property participates in the Housing Assistance Payment (HAP) program administered by the U.S. Department of Housing and Urban Development (HUD). The rental rates are subsidized via a HAP (Housing Assistance Payments) contract in which the residents only pay a portion of the rental rate based on 30% of their household income. The property was 99% occupied with a 2-2.5 year waiting list at the time of sale. The property sold in September 2013 for \$4,550,000, which equates to \$30,333 per unit. Based on the existing trailing 12 month income, inclusive of replacement reserves, the sale implied a 5.04% capitalization rate.

Property Name Magnolia Park Apartments
 Address 2133 Vandivere Road
 Augusta, GA 30904
 United States

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

Unit Mix Detail

Rate Timeframe	N/A				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
1 BR, 1 BA	14	8%	776	\$450	\$0.58
2 BR, 1 BA	49	29%	828	\$500	\$0.60
2 BR, 1.5 BA Loft	102	60%	1,037	\$525	\$0.51
3 BR, 2 BA	6	4%	1,391	\$650	\$0.47
Totals/Avg	171			\$516	\$0.53

**Improvements**

Land Area	0.000 ac	Status	N/A
Net Rentable Area (NRA)	165,556 sf	Year Built	1969
Total # of Units	171 Unit	Year Renovated	N/A
Average Unit Size	968 sf	Condition	Average
Floor Count	N/A	Exterior Finish	Brick Veneer
General Amenities	Laundry Facility, LIHTC (Low Income Housing Tax Credit), On-Site Management, Park / Play Area, Pitched Roofs		
Unit-Specific Amenities	Dishwasher, Refrigerator		

Sale Summary

Recorded Buyer	Magnolia Park Apts LLC	Marketing Time	N/A
True Buyer	N/A	Buyer Type	N/A
Recorded Seller	Jambas Investments LLC	Seller Type	N/A
True Seller	Reimer, ETAL	Primary Verification	Broker, Deed
Interest Transferred	Leased Fee	Type	Sale
Current Use	Apartment	Date	3/23/2016
Proposed Use	Apartment	Sale Price	\$4,950,000
Listing Broker	Jeremiah Jarmin, ETAL 404-445-1070	Financing	Not Available
Selling Broker	Robert Reimer, ETAL 706-855-1090	Cash Equivalent	\$4,950,000
Doc #	1525/183	Capital Adjustment	\$0
		Adjusted Price	\$4,950,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Cash Equivalent Price/unit and /sf
03/2016	Sale	Magnolia Park Apts LLC	Jambas Investments LLC	\$4,950,000	\$28,947 / \$29.90

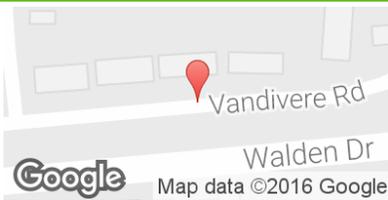
Units of Comparison

Static Analysis Method	Other (see comments)	Eff Gross Inc Mult (EGIM)	4.93
Buyer's Primary Analysis	Other	Op Exp Ratio (OER)	53.39%
Net Initial Yield/Cap. Rate	9.45%	Adjusted Price / sf	\$29.90
Projected IRR	N/A	Adjusted Price / Unit	\$28,947
Actual Occupancy at Sale	97%		

Financial

Revenue Type	Other See Comments
Period Ending	N/A
Source	N/A
Price	\$4,950,000
Potential Gross Income	N/A
Economic Occupancy	N/A
Economic Loss	N/A
Effective Gross Income	\$1,003,500
Expenses	\$535,739
Net Operating Income	\$467,761
NOI / sf	\$2.83
NOI / Unit	\$2,735
EGIM	4.93
OER	53.39%
Net Initial Yield/Cap. Rate	9.45%

Map & Comments



This comparable represents the sale of a 171-unit apartment property that was built in 1969. The property is located north of I-278 and east of I-520 along Damasccas Road and Vandivere Road. The property features one-, two-, and three-bedroom floor plans, with an average unit size of 968 square feet. The sale occurred in March 2016 for \$4,950,000, which equates to \$28,947 per unit. Based on the sale price, the T-3 income and T-12 expenses (adjusted for real estate taxes and \$275 per unit replacement reserves) equates a 9.45% capitalization rate. The property was restricted by low income housing tax credits, but began its 3-year decontrol period in November 2015. Given the property's current rents were below the maximum allowable LIHTC levels and there was minimal compliance remaining, the remaining restrictions had minimal to no impact on the purchase price.

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

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

Unit Mix Detail

Rate Timeframe	N/A				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
1 BR, 1 BA	32	23%	790	\$550	\$0.70
2 BR, 1 BA	48	34%	906	\$608	\$0.67
2 BR, 2 BA	30	21%	1,044	\$628	\$0.60
3 BR, 2 BA	30	21%	1,215	\$679	\$0.56
Totals/Avg	140			\$614	\$0.63

**Improvements**

Land Area	12.170 ac	Status	Existing
Net Rentable Area (NRA)	136,538 sf	Year Built	1983
Total # of Units	140 Unit	Year Renovated	N/A
Average Unit Size	975 sf	Condition	Average
Floor Count	2	Exterior Finish	Wood
General Amenities	Clubhouse, Indoor Athletic Facility, Laundry Facility, On-Site Management, Park / Play Area, Pool		
Unit-Specific Amenities	N/A		

Sale Summary

Recorded Buyer	The Landings Apartment Homes, LLC	Marketing Time	N/A
True Buyer	N/A	Buyer Type	N/A
Recorded Seller	AB Merion North Ingle Associates, LLC	Seller Type	N/A
True Seller	N/A	Primary Verification	Deed, Party to the Sale
Interest Transferred	Leased Fee	Type	Sale
Current Use	Apartments	Date	10/13/2015
Proposed Use	Apartments	Sale Price	\$6,005,000
Listing Broker	MHA	Financing	N/A
Selling Broker	N/A	Cash Equivalent	\$6,005,000
Doc #	9571/182	Capital Adjustment	\$0
		Adjusted Price	\$6,005,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Cash Equivalent Price/unit and /sf
10/2015	Sale	The Landings Apartment Homes, LLC	AB Merion North Ingle Associates, LLC	\$6,005,000	\$42,893 / \$43.98

Units of Comparison

Static Analysis Method	Other (see comments)	Eff Gross Inc Mult (EGIM)	5.78
Buyer's Primary Analysis	Static Capitalization Analysis	Op Exp Ratio (OER)	62.11%
Net Initial Yield/Cap. Rate	6.55%	Adjusted Price / sf	\$43.98
Projected IRR	N/A	Adjusted Price / Unit	\$42,893
Actual Occupancy at Sale	95%		

Financial

Revenue Type	Other See Comments
Period Ending	N/A
Source	N/A
Price	\$6,005,000
Potential Gross Income	N/A
Economic Occupancy	N/A
Economic Loss	N/A
Effective Gross Income	\$1,038,364
Expenses	\$644,944
Net Operating Income	\$393,420
NOI / sf	\$2.88
NOI / Unit	\$2,810
EGIM	5.78
OER	62.11%
Net Initial Yield/Cap. Rate	6.55%

Map & Comments



This comparable represents the sale of a 140-unit garden style apartment property located within the city of Macon, Bibb County, GA. Known as the Landings at North Ingle, the property was built in 1982, and has a physical address of 3300 North Ingle Place. The improvements are situated on a 12.166-acre site, and consist of 14 two- and three-story residential buildings, and a freestanding leasing office/clubhouse facility. The property offers one-, two-, and three-bedroom units with an average unit size of 975 square feet. The property sold in October of 2015 for \$6,005,000, which equates to \$42,893 per unit. The sale price implies an overall capitalization rate of 6.55% based on trailing 3-month income and trailing 12-month expenses, inclusive of a \$300 per unit replacement reserve and a property tax revaluation at 86% of the purchase price. At the time of the sale the property was reported to be approximately 95% occupied, and in average overall condition. It was indicated that the buyer planned to begin a significant renovation plan to the property shortly after purchase.

Property Name Camelia
Address 5800 Altama Avenue
 Brunswick, GA 31525
 United States

Government Tax Agency Glynn
Govt./Tax ID 03-01891

Unit Mix Detail

Rate Timeframe	Monthly				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
Efficiency	1	1%	400	\$345	\$0.86
1 BR, 1 BA	40	36%	690	\$500	\$0.72
2 BR, 1.5 BA	50	45%	1,032	\$580	\$0.56
3 BR, 2.5 BA	20	18%	1,255	\$690	\$0.55
Totals/Avg	111			\$569	\$0.60

**Improvements**

Land Area	6.687 ac	Status	Existing
Net Rentable Area (NRA)	104,700 sf	Year Built	1973
Total # of Units	111 Unit	Year Renovated	N/A
Average Unit Size	949 sf	Condition	Average
Floor Count	2	Exterior Finish	Precast Concrete
General Amenities	Clubhouse, Laundry Facility, Pool		
Unit-Specific Amenities	Dishwasher, Private Balcony / Patio		

Sale Summary

Recorded Buyer	5800 Altama Avenue, LP	Marketing Time	N/A
True Buyer	Meridian One Group	Buyer Type	Private Investor
Recorded Seller	Camelia Apartments LLC	Seller Type	Private Investor
True Seller	Byck Management Company	Primary Verification	Appraisal
Interest Transferred	Leased Fee	Type	Sale
Current Use	Apartments	Date	9/2/2015
Proposed Use	Apartments	Sale Price	\$4,750,000
Listing Broker	Casey Howard - Judge Commercial	Financing	Market Rate Financing
Selling Broker	Judge Commercial	Cash Equivalent	\$4,750,000
Doc #	3484/392	Capital Adjustment	\$0
		Adjusted Price	\$4,750,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Cash Equivalent Price/unit and /sf
09/2015	Sale	5800 Altama Avenue, LP	Camelia Apartments LLC	\$4,750,000	\$42,793 / \$45.37

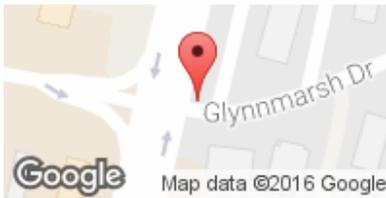
Units of Comparison

Static Analysis Method	Trailing Actuals	Eff Gross Inc Mult (EGIM)	6.42
Buyer's Primary Analysis	Static Capitalization Analysis	Op Exp Ratio (OER)	54.37%
Net Initial Yield/Cap. Rate	7.11%	Adjusted Price / sf	\$45.37
Projected IRR	N/A	Adjusted Price / Unit	\$42,793
Actual Occupancy at Sale	97%		

Financial

Revenue Type	Trailing Actuals	Other See Comments
Period Ending	12/30/2014	7/1/2016
Source	Owner/User	Appraiser
Price	\$4,750,000	\$4,750,000
Potential Gross Income	N/A	N/A
Economic Occupancy	N/A	N/A
Economic Loss	N/A	N/A
Effective Gross Income	\$740,021	\$797,763
Expenses	\$402,320	\$449,901
Net Operating Income	\$337,701	\$347,862
NOI / sf	\$3.23	\$3.32
NOI / Unit	\$3,042	\$3,134
EGIM	6.42	5.95
OER	54.37%	56.40%
Net Initial Yield/Cap. Rate	7.11%	7.32%

Map & Comments



This reflects a contract for sale of the Camelia apartments, a 111-unit walk-up style apartment complex located in Brunswick, Georgia. The project is situated on 6.687 acres with frontage on Altama Avenue, a local commercial corridor. The project consists of a mix of 41 one-bedroom flats, 50 two-bedroom townhome style units and 20 three-bedroom townhome-style units. The property has been adequately maintained and conveys in an average overall condition. The project amenities include a pool, clubhouse and laundry facility and unit amenities include dishwashers, ceiling fans and private patios. The three-bedroom units also feature washer-dryer connections. The property sold in September of 2015 for \$4,750,000, or \$42,793 per unit. The trailing 12-months of income includes an irregular expense item of \$135,000 per year for a manager's salary, which in-fact is a payment directly to ownership, as there are also separate manager payroll and management fee expense items reflected in the historic operating expenses. When this expense is excluded, the contract price reflects a capitalization rate of approximately 7.1% based on the most recent year-end operations. A buyer's year-one pro-forma has not been provided.

Property Name River Ridge
 Address 505 Thirteenth Street
 Augusta, GA 30901
 United States

Government Tax Agency Richmond
 Govt./Tax ID 036-4-340-00-0

Unit Mix Detail

Rate Timeframe	N/A				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
2BR/2BA	104	100%	980-0	N/A	N/A
Totals/Avg	104			\$0	\$0.00

**Improvements**

Land Area	4.440 ac	Status	N/A
Net Rentable Area (NRA)	101,920 sf	Year Built	1984
Total # of Units	104 Unit	Year Renovated	N/A
Average Unit Size	980 sf	Condition	Average
Floor Count	2	Exterior Finish	Brick
General Amenities	N/A		
Unit-Specific Amenities	N/A		

Sale Summary

Recorded Buyer	Downtown Augusta Living, LLC	Marketing Time	N/A
True Buyer	N/A	Buyer Type	N/A
Recorded Seller	Palace Augusta, LLC	Seller Type	N/A
True Seller	N/A	Primary Verification	Deed, Seller
Interest Transferred	Leased Fee	Type	Sale
Current Use	N/A	Date	8/31/2015
Proposed Use	N/A	Sale Price	\$3,000,000
Listing Broker	N/A	Financing	N/A
Selling Broker	N/A	Cash Equivalent	\$3,000,000
Doc #	1499/1555	Capital Adjustment	\$0
		Adjusted Price	\$3,000,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Cash Equivalent Price/unit and /sf
08/2015	Sale	Downtown Augusta Living, LLC	Palace Augusta, LLC	\$3,000,000	\$28,846 / \$29.43
09/2011	Available/Listing	N/A	13TH STREET LLC	\$2,200,000	\$21,154 / \$23.50

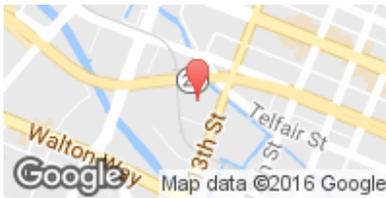
Units of Comparison

Static Analysis Method	Other (see comments)	Eff Gross Inc Mult (EGIM)	5.90
Buyer's Primary Analysis	Other	Op Exp Ratio (OER)	59.11%
Net Initial Yield/Cap. Rate	6.93%	Adjusted Price / sf	\$29.43
Projected IRR	N/A	Adjusted Price / Unit	\$28,846
Actual Occupancy at Sale	88%		

Financial

Revenue Type	Other See Comments
Period Ending	N/A
Source	N/A
Price	\$3,000,000
Potential Gross Income	N/A
Economic Occupancy	N/A
Economic Loss	N/A
Effective Gross Income	\$508,523
Expenses	\$300,595
Net Operating Income	\$207,928
NOI / sf	\$2.04
NOI / Unit	\$1,999
EGIM	5.90
OER	59.11%
Net Initial Yield/Cap. Rate	6.93%

Map & Comments



This comparable represents the sale of a 104-unit apartment in Augusta, Richmond County, Georgia. The property is located at 505 Thirteenth Street and was constructed in 1984. We are not aware of any substantial renovations. The property offers all two bedroom units with an average unit size of 980 square feet. The property sold in August 2015 for \$3,000,000 which equates to \$28,846 per unit. Based on the T-12 income, inclusive of \$300 per unit replacement reserves, the sale implies a 6.93% capitalization rate.

Property Name Highland Park
 Address 461 Forest Hill Road
 Macon, GA 31210
 United States

Government Tax Agency Bibb
 Govt./Tax ID N061-0169, 0170

Unit Mix Detail

Rate Timeframe	N/A				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
2 BR, 1 BA	24	21%	1,100	\$525	\$0.48
2 BR, 1.5 BA TH	65	56%	1,100	\$568	\$0.52
3 BR, 2 BA	16	14%	1,300	\$660	\$0.51
3 BR, 2.5 BA TH	4	3%	1,520	\$715	\$0.47
3 BR, 2.5 BA TH w/FP	6	5%	1,560	\$750	\$0.48
4 BR, 3.5 BA TH	1	1%	2,400	\$900	\$0.38
Totals/Avg	116			\$589	\$0.50

**Improvements**

Land Area	24.900 ac	Status	Existing
Net Rentable Area (NRA)	136,540 sf	Year Built	1980
Total # of Units	116 Unit	Year Renovated	N/A
Average Unit Size	1,177 sf	Condition	Average
Floor Count	2	Exterior Finish	Brick
General Amenities	Park / Play Area, Pitched Roofs, Pool, Surface Parking		
Unit-Specific Amenities	Private Balcony / Patio		

Sale Summary

Recorded Buyer	Lott Construction	Marketing Time	0 Month(s)
True Buyer	N/A	Buyer Type	N/A
Recorded Seller	WBCMT 2003-C4 / Torchlight Loan Services	Seller Type	N/A
True Seller	N/A	Primary Verification	Broker, Deed
Interest Transferred	Leased Fee	Type	Sale
Current Use	Apartment	Date	7/30/2015
Proposed Use	Apartment	Sale Price	\$4,200,000
Listing Broker	Robert Stickel, ETAL 404-422-5610	Financing	Other(See Comments)
Selling Broker	Steven Nordyke, ETAL 212-883-2800	Cash Equivalent	\$4,200,000
Doc #	9511/280	Capital Adjustment	\$0
		Adjusted Price	\$4,200,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Cash Equivalent Price/unit and /sf
07/2015	Sale	Lott Construction	WBCMT 2003-C4 / Torchlight Loan Services	\$4,200,000	\$36,207 / \$30.76

Units of Comparison

Static Analysis Method	Other (see comments)	Eff Gross Inc Mult (EGIM)	15.38
Buyer's Primary Analysis	Other	Op Exp Ratio (OER)	0.00%
Net Initial Yield/Cap. Rate	6.50%	Adjusted Price / sf	\$30.76
Projected IRR	0.00%	Adjusted Price / Unit	\$36,207
Actual Occupancy at Sale	89%		

Financial

Revenue Type	Other See Comments
Period Ending	N/A
Source	Other(See Comments)
Price	\$4,200,000
Potential Gross Income	\$0
Economic Occupancy	N/A
Economic Loss	N/A
Effective Gross Income	\$273,000
Expenses	\$0
Net Operating Income	\$273,000
NOI / sf	\$2.00
NOI / Unit	\$2,353
EGIM	15.38
OER	0.00%
Net Initial Yield/Cap. Rate	6.50%

Map & Comments



This comparable represents the sale of a 116-unit apartment property located in Macon, Bibb County, Georgia. The property was built in 1980 and is located along the east side of Forest Hill Road, just south of Wimbish Road, in the north central portion of Macon. The property offers two, three and four bedroom units with an average unit size of 1,179 square feet. The property was approximately 89% occupied at the time of sale. The property sold in July 2015 for \$4,200,000, which equates to \$36,207 per unit. Based on the existing income, the sale implied a 6.5% capitalization rate.

Property Name Sunchase
 Address 1308 Hobson Street
 Albany, GA 31705
 United States

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

Unit Mix Detail

Rate Timeframe	N/A				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
2 BR, 2 BA	50	50%	949	\$425	\$0.45
3 BR, 2 BA	50	50%	1,156	\$580	\$0.50
Totals/Avg	100			\$503	\$0.48

**Improvements**

Land Area	10.000 ac	Status	Existing
Net Rentable Area (NRA)	105,250 sf	Year Built	1997
Total # of Units	100 Unit	Year Renovated	N/A
Average Unit Size	1,053 sf	Condition	Good
Floor Count	2	Exterior Finish	Wood
General Amenities	Clubhouse		
Unit-Specific Amenities	N/A		

Sale Summary

Recorded Buyer	Sunchase Management, LLC	Marketing Time	N/A
True Buyer	N/A	Buyer Type	N/A
Recorded Seller	Sunchase Holdings, LLC	Seller Type	N/A
True Seller	N/A	Primary Verification	Seller
Interest Transferred	Leased Fee	Type	Sale
Current Use	N/A	Date	6/30/2015
Proposed Use	N/A	Sale Price	\$2,800,000
Listing Broker	N/A	Financing	N/A
Selling Broker	N/A	Cash Equivalent	\$2,800,000
Doc #	4233/99	Capital Adjustment	\$0
		Adjusted Price	\$2,800,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Cash Equivalent Price/unit and /sf
06/2015	Sale	Sunchase Management, LLC	Sunchase Holdings, LLC	\$2,800,000	\$28,000 / \$26.60

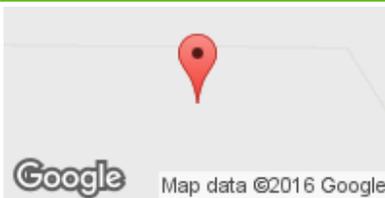
Units of Comparison

Static Analysis Method	Other (see comments)	Eff Gross Inc Mult (EGIM)	4.67
Buyer's Primary Analysis	Other	Op Exp Ratio (OER)	40.00%
Net Initial Yield/Cap. Rate	12.86%	Adjusted Price / sf	\$26.60
Projected IRR	N/A	Adjusted Price / Unit	\$28,000
Actual Occupancy at Sale	90%		

Financial

Revenue Type	Other See Comments
Period Ending	N/A
Source	N/A
Price	\$2,800,000
Potential Gross Income	N/A
Economic Occupancy	N/A
Economic Loss	N/A
Effective Gross Income	\$600,000
Expenses	\$240,000
Net Operating Income	\$360,000
NOI / sf	\$3.42
NOI / Unit	\$3,600
EGIM	4.67
OER	40.00%
Net Initial Yield/Cap. Rate	12.86%

Map & Comments



This comparable represents the sale of a 100-unit multifamily garden apartment in Albany, Dougherty County, Georgia. The property was constructed in 1997 with low income housing tax credits; however according to the seller the tax credits were wiped out from a foreclosure before the seller purchased the property and has was operating as a conventional, market rate property at the time of the June 2015 sale. The property offers two and three bedroom units with an average unit size of 1,053 square feet. The property sold in June 2015 for \$2,800,000 which equates to \$28,000 per unit. The seller indicated the property generated an income of \$50,000 per month and expenses of \$20,000 per month, which equates to a capitalization rate of 12.86%.

Property Name Lenox Park Apartments
 Address 1000 Lenox Park Place
 Gainesville, GA 30507
 United States

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

Unit Mix Detail

Rate Timeframe	Monthly				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
1 BR, 1 BA	73	25%	869	\$615	\$0.71
2 BR, 2 BA	73	25%	1,057	\$719	\$0.68
3 BR, 2 BA	73	25%	1,182	\$800	\$0.68
3 BR, 2 BA	73	25%	1,255	\$819	\$0.65
Totals/Avg	292			\$738	\$0.68

**Improvements**

Land Area	0.000 ac	Status	Existing
Net Rentable Area (NRA)	318,499 sf	Year Built	2001
Total # of Units	292 Unit	Year Renovated	N/A
Average Unit Size	1,091 sf	Condition	Good
Floor Count	N/A	Exterior Finish	Vinyl Siding
General Amenities	Pool		
Unit-Specific Amenities	N/A		

Sale Summary

Recorded Buyer	VCP Lenox, LLC	Marketing Time	N/A
True Buyer	N/A	Buyer Type	N/A
Recorded Seller	Lenox Park Partners, LP	Seller Type	N/A
True Seller	N/A	Primary Verification	Deed, Broker
Interest Transferred	Leased Fee	Type	Sale
Current Use	Apartment	Date	5/15/2015
Proposed Use	Apartment	Sale Price	\$13,300,000
Listing Broker	HFF, Michael Fox	Financing	Not Available
Selling Broker	N/A	Cash Equivalent	\$13,300,000
Doc #	7539-127	Capital Adjustment	\$200,000
		Adjusted Price	\$13,500,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Cash Equivalent Price/unit and /sf
05/2015	Sale	VCP Lenox, LLC	Lenox Park Partners, LP	\$13,300,000	\$45,548 / \$41.76

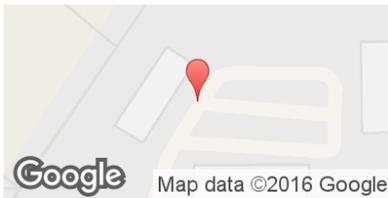
Units of Comparison

Static Analysis Method	Other (see comments)	Eff Gross Inc Mult (EGIM)	N/A
Buyer's Primary Analysis	Other	Op Exp Ratio (OER)	N/A
Net Initial Yield/Cap. Rate	4.43%	Adjusted Price / sf	\$42.39
Projected IRR	N/A	Adjusted Price / Unit	\$46,233
Actual Occupancy at Sale	93%		

Financial

Revenue Type	Other See Comments
Period Ending	N/A
Source	N/A
Price	\$13,500,000
Potential Gross Income	N/A
Economic Occupancy	N/A
Economic Loss	N/A
Effective Gross Income	N/A
Expenses	N/A
Net Operating Income	\$598,500
NOI / sf	\$1.88
NOI / Unit	\$2,050
EGIM	N/A
OER	N/A
Net Initial Yield/Cap. Rate	4.43%

Map & Comments



This comparable represents the sale of a 292-unit multifamily property in Gainesville, Hall County, Georgia. The property was constructed in 2000 as a tax credit (LIHTC) property and was reportedly qualified contract eligible at the time of sale but had not begun the process yet. The buyer planned to start the QC process. The property offers one, two, and three bedroom units with an average unit size of 1,090 square feet. The property sold in May 2015 for \$13,300,000. Based on the existing income, the sale implied a 4.5% capitalization rate. Based on the pro forma income, the cap rate was 7.2%. The broker estimated approximately \$200,000 in deferred maintenance including some down units. Therefore, we have included an adjusted price of \$13,500,000 or approximately \$46,233 per unit.

Property Name Millwood Park
 Address 8242 Duralee Lane
 Douglasville, GA 30134
 United States

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

Unit Mix Detail

Rate Timeframe	N/A				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
2BR/2BA	122	71%	1,100	\$725	\$0.66
3BR/2BA	50	29%	1,320	\$850	\$0.64
Totals/Avg	172			\$761	\$0.65

**Improvements**

Land Area	17.450 ac	Status	N/A
Net Rentable Area (NRA)	200,200 sf	Year Built	1999
Total # of Units	172 Unit	Year Renovated	N/A
Average Unit Size	1,164 sf	Condition	N/A
Floor Count	N/A	Exterior Finish	N/A
General Amenities	Clubhouse, Indoor Athletic Facility, Laundry Facility, LIHTC (Low Income Housing Tax Credit), On-Site Management, Park / Play Area, Pitched Roofs, Pool, Surface Parking		
Unit-Specific Amenities	Dishwasher, Refrigerator, Washer / Dryer Connections		

Sale Summary

Recorded Buyer	VCP Millwood, LLC	Marketing Time	N/A
True Buyer	N/A	Buyer Type	N/A
Recorded Seller	Millwood Park LP	Seller Type	N/A
True Seller	N/A	Primary Verification	Deed, Buyer
Interest Transferred	Leased Fee	Type	Sale
Current Use	Apartment	Date	5/13/2015
Proposed Use	Apartment	Sale Price	\$7,000,000
Listing Broker	N/A	Financing	Not Available
Selling Broker	N/A	Cash Equivalent	\$7,000,000
Doc #	3300/212	Capital Adjustment	\$0
		Adjusted Price	\$7,000,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Cash Equivalent Price/unit and /sf
05/2015	Sale	VCP Millwood, LLC	Millwood Park LP	\$7,000,000	\$40,698 / \$34.97

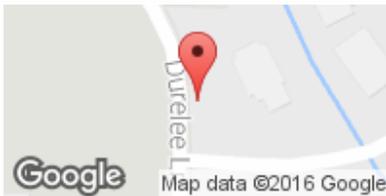
Units of Comparison

Static Analysis Method	Other (see comments)	Eff Gross Inc Mult (EGIM)	6.45
Buyer's Primary Analysis	Static Capitalization Analysis	Op Exp Ratio (OER)	73.69%
Net Initial Yield/Cap. Rate	4.08%	Adjusted Price / sf	\$34.97
Projected IRR	N/A	Adjusted Price / Unit	\$40,698
Actual Occupancy at Sale	75%		

Financial

Revenue Type	Other See Comments
Period Ending	N/A
Source	Buyer
Price	\$7,000,000
Potential Gross Income	N/A
Economic Occupancy	N/A
Economic Loss	N/A
Effective Gross Income	\$1,085,910
Expenses	\$800,189
Net Operating Income	\$285,721
NOI / sf	\$1.43
NOI / Unit	\$1,661
EGIM	6.45
OER	73.69%
Net Initial Yield/Cap. Rate	4.08%

Map & Comments



This comparable represents the sale of a 172-unit multifamily garden apartment in Douglasville, Douglas County, Georgia. The property is located along the east side of Durelee Lane with good access and visibility. The property is currently income and rent restricted by Low Income Housing Tax Credits (with all units restricted to 60% of the area median income); however, it is our understanding that all income and rent restrictions will end within one year. The property offers two and three bedroom units with an average unit size of 1,164 square feet. The property was purchased as part of a larger portfolio, and it is our understanding the purchase price reflects an allocated price. The property sold in May 2015 for \$7,000,000 which equates to \$40,698 per unit. We note that the buyer planned to perform renovations following acquisition. The property was approximately 75% occupied at the time of sale. Based on the March 2015 T-3 annualized income, inclusive of \$275/unit replacement reserves, the sale implies a 4.08% capitalization rate. We recognize that this capitalization rate reflects the property's income and rent restrictions and occupancy level. We note the property's occupancy averaged 89% in 2014, and had recently dropped as a result of the property management attempting to improve the property's bad debt.

Property Name Orchard Cove
 Address 30 Gross Lake Drive
 Covington, GA 30014
 United States

Government Tax Agency Newton
 Govt./Tax ID 0012-062F

Unit Mix Detail

Rate Timeframe	N/A				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
1 BR, 1 BA - 60% AMI	22	12%	794	\$620	\$0.78
1 BR, 1 BA - Market	22	12%	850	\$640	\$0.75
2 BR, 2 BA - 60% AMI	54	29%	1,119	\$720	\$0.64
2 BR, 2 BA - Market	54	29%	1,176	\$740	\$0.63
3 BR, 2 BA - 60% AMI	18	10%	1,320	\$830	\$0.63
3 BR, 2 BA - Market	18	10%	1,365-1,365	\$830-\$875	\$0.62
Totals/Avg	188			\$728	\$0.66

**Improvements**

Land Area	0.000 ac	Status	Existing
Net Rentable Area (NRA)	208,428 sf	Year Built	2001
Total # of Units	188 Unit	Year Renovated	N/A
Average Unit Size	1,109 sf	Condition	Good
Floor Count	2	Exterior Finish	N/A
General Amenities	Clubhouse, Pool, Surface Parking		
Unit-Specific Amenities	N/A		

Sale Summary

Recorded Buyer	N/A	Marketing Time	N/A
True Buyer	Trace McCreary (VCP)	Buyer Type	N/A
Recorded Seller	N/A	Seller Type	N/A
True Seller	Anthony Nickas & Margaret Wagner (First Atlantic Capital)	Primary Verification	Broker
Interest Transferred	Leased Fee	Type	Sale
Current Use	Apartment	Date	5/12/2015
Proposed Use	Apartment	Sale Price	\$11,000,000
Listing Broker	MHA	Financing	N/A
Selling Broker	N/A	Cash Equivalent	\$11,000,000
Doc #	N/A	Capital Adjustment	\$0
		Adjusted Price	\$11,000,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Cash Equivalent Price/unit and /sf
05/2015	Sale	N/A	N/A	\$11,000,000	\$58,511 / \$52.78

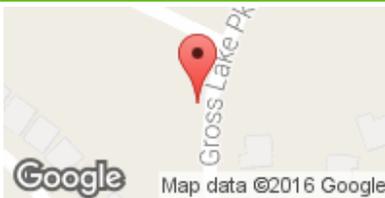
Units of Comparison

Static Analysis Method	Other (see comments)	Eff Gross Inc Mult (EGIM)	6.68
Buyer's Primary Analysis	Static Capitalization Analysis	Op Exp Ratio (OER)	53.58%
Net Initial Yield/Cap. Rate	6.95%	Adjusted Price / sf	\$52.78
Projected IRR	N/A	Adjusted Price / Unit	\$58,511
Actual Occupancy at Sale	96%		

Financial

Revenue Type	Other See Comments
Period Ending	N/A
Source	N/A
Price	\$11,000,000
Potential Gross Income	N/A
Economic Occupancy	N/A
Economic Loss	N/A
Effective Gross Income	\$1,647,000
Expenses	\$882,500
Net Operating Income	\$764,500
NOI / sf	\$3.67
NOI / Unit	\$4,066
EGIM	6.68
OER	53.58%
Net Initial Yield/Cap. Rate	6.95%

Map & Comments



This comparable represents the sale of a 188-unit multifamily garden apartment property in Covington, Newton County, Georgia. The property is located along Gross Lake Parkway and was constructed in 2001. The property offers one, two and three bedroom units with an average unit size of 1,109 square feet. The property was approximately 96% occupied at the time of sale. The property sold in May 2015 for \$11,000,000, which equates to \$55,000 per unit. Based on the T-1 annualized income and market expenses, the sale price implies a 6.95% capitalization rate. We note that 126 out of the 188 units were affordable LIHTC units. The property was waiting for approval before they sent in the Qualified Contract (to exit the low income housing tax credit restrictions). According to the broker, the property was beginning of coming out of its tax credit compliance.

Property Name Rosewood Park
 Address 2100 Mesa Valley Way
 Austell, GA 30106
 United States

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

Unit Mix Detail

Rate Timeframe	N/A				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
2 BR, 2 BA	35	23%	1,002	\$700	\$0.70
2 BR, 2 BA	28	19%	1,081	\$680	\$0.63
3 BR, 2 BA	23	15%	1,153	\$755	\$0.65
3 BR, 2 BA	10	7%	1,201	\$735	\$0.61
3 BR, 2 BA	20	13%	1,227	\$735	\$0.60
3 BR, 2 BA	34	23%	1,304	\$715	\$0.55
Totals/Avg	150			\$715	\$0.62

**Improvements**

Land Area	25.970 ac	Status	N/A
Net Rentable Area (NRA)	172,800 sf	Year Built	1995
Total # of Units	150 Unit	Year Renovated	N/A
Average Unit Size	1,152 sf	Condition	N/A
Floor Count	N/A	Exterior Finish	N/A
General Amenities	Pool		
Unit-Specific Amenities	N/A		

Sale Summary

Recorded Buyer	Varden Capital	Marketing Time	0 Month(s)
True Buyer	Sea Holdings	Buyer Type	N/A
Recorded Seller	Rosewood Park	Seller Type	N/A
True Seller	First Atlantic Capital	Primary Verification	Broker, Deed
Interest Transferred	Leased Fee	Type	Sale
Current Use	Apartment	Date	5/13/2015
Proposed Use	Apartment	Sale Price	\$7,400,000
Listing Broker	Josh Goldfarb, ETAL 404-442-5610	Financing	Other(See Comments)
Selling Broker	Anthony A Nikas, ETAL 617-720-6200	Cash Equivalent	\$7,400,000
Doc #	24964/1	Capital Adjustment	\$0
		Adjusted Price	\$7,400,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Cash Equivalent Price/unit and /sf
05/2015	Sale	Varden Capital	Rosewood Park	\$7,400,000	\$49,333 / \$42.82

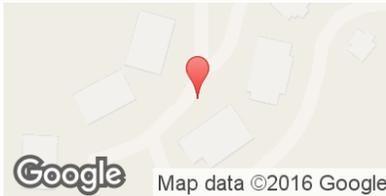
Units of Comparison

Static Analysis Method	Other (see comments)	Eff Gross Inc Mult (EGIM)	N/A
Buyer's Primary Analysis	Other	Op Exp Ratio (OER)	N/A
Net Initial Yield/Cap. Rate	8.38%	Adjusted Price / sf	\$42.82
Projected IRR	0.00%	Adjusted Price / Unit	\$49,333
Actual Occupancy at Sale	97%		

Financial

Revenue Type	Other See Comments
Period Ending	N/A
Source	Other(See Comments)
Price	\$7,400,000
Potential Gross Income	\$0
Economic Occupancy	N/A
Economic Loss	N/A
Effective Gross Income	N/A
Expenses	\$0
Net Operating Income	\$620,120
NOI / sf	\$3.59
NOI / Unit	\$4,134
EGIM	N/A
OER	N/A
Net Initial Yield/Cap. Rate	8.38%

Map & Comments



This comparable represents the sale of a 150-unit apartment property that was built in 1995. The property is conveniently located on the East-West Connector north of Austell Road. The property is a tax credit property that we believe was qualified contract eligible. The property features two- and three-bedroom floor plans, with an average unit size of 1,152 square feet. The sale occurred as part of a 7-property portfolio in May 2015 for \$7,400,000, which equates to \$49,333 per unit. According to the broker, the sale implied an 8.38% capitalization rate.

Property Name Plantation Ridge
Address 1022 Level Creek Road
Sugar Hill, GA 30518
United States

Government Tax Agency Gwinnett
Govt./Tax ID R7291-045

Unit Mix Detail

Rate Timeframe	N/A				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
1 BR, 1 BA	40	18%	885	\$685-\$695	\$0.78
2 BR, 2 BA	100	46%	1,086	\$815-\$825	\$0.76
3 BR, 3 BA	78	36%	1,284	\$925-\$935	\$0.72
Totals/Avg	218			\$836	\$0.75

**Improvements**

Land Area	17.550 ac	Status	Existing
Net Rentable Area (NRA)	244,152 sf	Year Built	1999
Total # of Units	218 Unit	Year Renovated	N/A
Average Unit Size	1,120 sf	Condition	Good
Floor Count	N/A	Exterior Finish	Fiber Cement Plank
General Amenities	Barbeque grills, Indoor Athletic Facility, Laundry Facility, LIHTC (Low Income Housing Tax Credit), On-Site Management, Park / Play Area, Pitched Roofs, Pool, Surface Parking		
Unit-Specific Amenities	Dishwasher, Private Balcony / Patio, Refrigerator, Washer / Dryer Connections		

Sale Summary

Recorded Buyer	Tralee Capital Partners	Marketing Time	N/A
True Buyer	N/A	Buyer Type	N/A
Recorded Seller	Level Creek Partners / American Mgmt. / Pinnacle	Seller Type	N/A
True Seller	N/A	Primary Verification	Deed, Broker
Interest Transferred	Leased Fee	Type	Sale
Current Use	N/A	Date	3/18/2015
Proposed Use	N/A	Sale Price	\$16,005,000
Listing Broker	Paul Vetter, ETAL 404-445-1070	Financing	N/A
Selling Broker	Larry Goodman 206-215-9700	Cash Equivalent	\$16,005,000
Doc #	53455/640	Capital Adjustment	\$0
		Adjusted Price	\$16,005,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Cash Equivalent Price/unit and /sf
03/2015	Sale	Tralee Capital Partners	Level Creek Partners / American Mgmt. / Pinnacle	\$16,005,000	\$73,417 / \$65.55

Units of Comparison

Static Analysis Method	Other (see comments)	Eff Gross Inc Mult (EGIM)	N/A
Buyer's Primary Analysis	Other	Op Exp Ratio (OER)	N/A
Net Initial Yield/Cap. Rate	6.53%	Adjusted Price / sf	\$65.55
Projected IRR	N/A	Adjusted Price / Unit	\$73,417
Actual Occupancy at Sale	1%		

Financial

Revenue Type	Other See Comments
Period Ending	N/A
Source	Broker
Price	\$16,005,000
Potential Gross Income	N/A
Economic Occupancy	N/A
Economic Loss	N/A
Effective Gross Income	N/A
Expenses	N/A
Net Operating Income	\$1,045,127
NOI / sf	\$4.28
NOI / Unit	\$4,794
EGIM	N/A
OER	N/A
Net Initial Yield/Cap. Rate	6.53%

Map & Comments



This comparable represents the sale of a 218-unit apartment property in Sugar Hill, Gwinnett County, Georgia. The property was constructed in 1998. The property is located just off of Peachtree Industrial Boulevard along Level Creek Road in northern Gwinnett County. The property features one-, two-, and three-bedroom floor plans, with an average unit size of 1,120 square feet. The sale occurred in March 2015 for \$16,005,000, which equates to \$73,417 per unit. According to the broker, the property was restricted with Low Income Housing Tax Credits (LIHTC) requiring 60% of its units to be at 60% AMI. The property's initial 15 year compliance period ended last year, and the property was eligible for a qualified contract so the new owner has the ability to transition the property out of the LIHTC program. Based on the T-3 income, the sale implies a 6.53% capitalization rate.

Property Name Cliffs at Rocky Ridge
 Address 990 Wisteria Place
 Hoover, AL 35216
 United States

Government Tax Agency Jefferson
 Govt./Tax ID 40 00 06 3 013 013.000

Unit Mix Detail

Rate Timeframe	N/A				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
1 BR, 1 BA	33	10%	745	\$585	\$0.79
1 BR, 1 BA	32	10%	780	\$640	\$0.82
2 BR, 1 BA	63	20%	945	\$675	\$0.71
2 BR, 1.5 BA	48	15%	1,120	\$720	\$0.64
2 BR, 2 BA	60	19%	1,170	\$729	\$0.62
3 BR, 2 BA	72	22%	1,450	\$925	\$0.64
4 BR, 2 BA	15	5%	1,650	\$989	\$0.60
Totals/Avg	323			\$749	\$0.67

**Improvements**

Land Area	7.000 ac	Status	Existing
Net Rentable Area (NRA)	372,480 sf	Year Built	1977
Total # of Units	323 Unit	Year Renovated	2014
Average Unit Size	1,129 sf	Condition	Average
Floor Count	3	Exterior Finish	Brick
General Amenities	Clubhouse		
Unit-Specific Amenities	N/A		

Sale Summary

Recorded Buyer	Elmington Capital Group	Marketing Time	N/A
True Buyer	Summit Equity Investments, Inc.	Buyer Type	N/A
Recorded Seller	PLF Cliffs Owner, LLC	Seller Type	N/A
True Seller	CLK Properties	Primary Verification	N/A
Interest Transferred	Leased Fee	Type	Sale
Current Use	N/A	Date	1/20/2016
Proposed Use	N/A	Sale Price	\$18,500,000
Listing Broker	N/A	Financing	Market Rate Financing
Selling Broker	N/A	Cash Equivalent	\$18,500,000
Doc #	N/A	Capital Adjustment	\$0
		Adjusted Price	\$18,500,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Cash Equivalent Price/unit and /sf
01/2016	Sale	Elmington Capital Group	PLF Cliffs Owner, LLC	\$18,500,000	\$57,276 / \$49.67

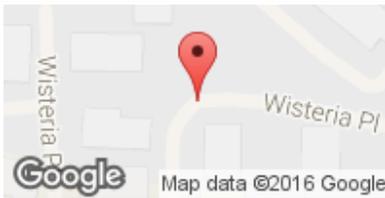
Units of Comparison

Static Analysis Method	Pro Forma (Stabilized)	Eff Gross Inc Mult (EGIM)	N/A
Buyer's Primary Analysis	Static Capitalization Analysis	Op Exp Ratio (OER)	N/A
Net Initial Yield/Cap. Rate	5.15%	Adjusted Price / sf	\$49.67
Projected IRR	N/A	Adjusted Price / Unit	\$57,276
Actual Occupancy at Sale	91%		

Financial

Revenue Type	Pro Forma Stabilized
Period Ending	N/A
Source	Broker
Price	\$18,500,000
Potential Gross Income	N/A
Economic Occupancy	N/A
Economic Loss	N/A
Effective Gross Income	N/A
Expenses	N/A
Net Operating Income	\$952,750
NOI / sf	\$2.56
NOI / Unit	\$2,950
EGIM	N/A
OER	N/A
Net Initial Yield/Cap. Rate	5.15%

Map & Comments



Built in 1977, The Cliffs at Rocky Ridge (formerly known as Wisteria Park) in Hoover, Alabama, offers two- and three-stories of apartment living situated on well-kept landscaping and includes a mix of one-, two-, three-, and four-bedroom apartment homes totaling 376,350 rentable square feet. The community consists of 323 units averaging a spacious 1,165 square feet with one-bedroom units (745 to 780 square feet), two-bedroom units (945 to 1,170 square feet), three-bedroom units (1,450 square feet), and four-bedroom units (1,650 square feet). Amenities include gated controlled access, two swimming pools, tennis court, a resident clubhouse, business center, clothing care centers, and a fitness center. Apartment homes feature central heating and air, oversized balconies/patios, washer/dryer connections (select units), spacious closets, ceiling fans, and kitchens equipped with refrigerators, dishwashers, stoves/ovens, and garbage disposals. The property sold for \$18,500,000 (\$57,276 per unit) on 1/20/2016.

Property Name Georgia Green
 Address 700 Fourth Street
 Athens, GA 30601
 United States

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

Unit Mix Detail

Rate Timeframe	N/A				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
2BR/1.5BA	163	99%	1,000	N/A	N/A
2BR/1.5BA	1	1%	1,040	N/A	N/A
Totals/Avg	164			\$0	\$0.00

**Improvements**

Land Area	12.620 ac	Status	Existing
Net Rentable Area (NRA)	164,040 sf	Year Built	1986
Total # of Units	164 Units	Year Renovated	2013
Average Unit Size	1,000 sf	Condition	Good
Floor Count	2	Exterior Finish	N/A
General Amenities	Laundry Facility, On-Site Management, Pool		
Unit-Specific Amenities	N/A		

Sale Summary

Recorded Buyer	Southeast Multifamily Partners I, LLC	Marketing Time	N/A
True Buyer	N/A	Buyer Type	N/A
Recorded Seller	HPI Athens I LLC	Seller Type	N/A
True Seller	N/A	Primary Verification	Deed, Party to the Sale
Interest Transferred	Leased Fee	Type	Sale
Current Use	Apartments	Date	10/30/2015
Proposed Use	Apartments	Sale Price	\$7,300,000
Listing Broker	N/A	Financing	N/A
Selling Broker	N/A	Cash Equivalent	\$7,300,000
Doc #	4400/359	Capital Adjustment	\$0
		Adjusted Price	\$7,300,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Cash Equivalent Price/unit and /sf
10/2015	Sale	Southeast Multifamily Partners I, LLC	HPI Athens I LLC	\$7,300,000	\$44,512 / \$44.50

Units of Comparison

Static Analysis Method	Other (see comments)	Eff Gross Inc Mult (EGIM)	6.70
Buyer's Primary Analysis	Static Capitalization Analysis	Op Exp Ratio (OER)	62.95%
Net Initial Yield/Cap. Rate	5.53%	Adjusted Price / sf	\$44.50
Projected IRR	N/A	Adjusted Price / Unit	\$44,512
Actual Occupancy at Sale	95%		

Financial

Revenue Type	Other See Comments
Period Ending	N/A
Source	N/A
Price	\$7,300,000
Potential Gross Income	N/A
Economic Occupancy	N/A
Economic Loss	N/A
Effective Gross Income	\$1,089,088
Expenses	\$685,619
Net Operating Income	\$403,469
NOI / sf	\$2.46
NOI / Unit	\$2,460
EGIM	6.70
OER	62.95%
Net Initial Yield/Cap. Rate	5.53%

Map & Comments



This comparable represents the sale of a 164-unit townhome style apartment property located at 700 Fourth Street within the City of Athens, Clarke County, GA. The property is known as Georgia Green, and was built in 1986. The improvements are situated on a 12.62-acre site, and consist of 19, two-story residential buildings, a freestanding leasing office facility, and freestanding laundry facility. The property offers two-bedroom townhome style units with an average unit size of 1,000 square feet. The property sold in October of 2015 for \$7,300,000, which equates to \$44,512 per unit. The previous owner (seller) purchased the property in May of 2013, and proceeded to implement a significant renovation plan to the property at a cost of more than \$2,000,000. The renovations were reported to have encompassed both the interior and exterior of the improvements, as well as grounds and other landscaping improvements. The most recent sale price implies an overall capitalization rate of 5.53% based on trailing 3-month income and trailing 12-month expenses, inclusive of a \$275 per unit replacement reserve and a property tax revaluation at 90% of the purchase price. At the time of the sale the property was reported to be approximately 95% occupied, and in good overall condition.

Property Name Hampton Woods Apartments
 Address 2325 Woodcrest Walk
 Lithonia, GA 30058
 United States

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

Unit Mix Detail

Rate Timeframe	N/A				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
1BR/1BA	48	14%	573	\$554	\$0.97
1BR/1BA	16	5%	573	\$546	\$0.95
1BR/1BA	80	23%	652	\$576	\$0.88
1BR/1BA	24	7%	652	\$564	\$0.87
2BR/2BA	136	40%	1,003	\$702	\$0.70
2BR/2BA	40	12%	1,003	\$674	\$0.67
Totals/Avg	344			\$632	\$0.77

**Improvements**

Land Area	30.565 ac	Status	Existing
Net Rentable Area (NRA)	281,008 sf	Year Built	1989
Total # of Units	344 Unit	Year Renovated	2006
Average Unit Size	817 sf	Condition	Average
Floor Count	2	Exterior Finish	Vinyl Siding
General Amenities	Indoor Athletic Facility, Laundry Facility, Outdoor Amenity, Outdoor Athletic Facility, Park / Play Area, Pool, Surface Parking		
Unit-Specific Amenities	Fireplace, Washer / Dryer Connections		

Sale Summary

Recorded Buyer	HCBH Hampton Woods, LLC	Marketing Time	N/A
True Buyer	N/A	Buyer Type	N/A
Recorded Seller	Hampton at Hawthorne Woods, L.P.	Seller Type	N/A
True Seller	N/A	Primary Verification	Deed Records, Party to the Sale
Interest Transferred	Leased Fee	Type	Sale
Current Use	Apartments	Date	9/10/2015
Proposed Use	Apartments	Sale Price	\$15,200,000
Listing Broker	N/A	Financing	N/A
Selling Broker	N/A	Cash Equivalent	\$15,200,000
Doc #	25156/419	Capital Adjustment	\$0
		Adjusted Price	\$15,200,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Cash Equivalent Price/unit and /sf
09/2015	Sale	HCBH Hampton Woods, LLC	Hampton at Hawthorne Woods, L.P.	\$15,200,000	\$44,186 / \$54.09

Units of Comparison

Static Analysis Method	Other (see comments)	Eff Gross Inc Mult (EGIM)	5.69
Buyer's Primary Analysis	Static Capitalization Analysis	Op Exp Ratio (OER)	64.57%
Net Initial Yield/Cap. Rate	6.22%	Adjusted Price / sf	\$54.09
Projected IRR	N/A	Adjusted Price / Unit	\$44,186
Actual Occupancy at Sale	94%		

Financial

Revenue Type	Pro Forma Stabilized	Other See Comments
Period Ending	N/A	N/A
Source	N/A	N/A
Price	\$15,200,000	\$15,200,000
Potential Gross Income	N/A	N/A
Economic Occupancy	N/A	N/A
Economic Loss	N/A	N/A
Effective Gross Income	\$2,756,524	\$2,669,454
Expenses	\$1,705,385	\$1,723,612
Net Operating Income	\$1,051,139	\$945,842
NOI / sf	\$3.74	\$3.37
NOI / Unit	\$3,056	\$2,750
EGIM	5.51	5.69
OER	61.87%	64.57%
Net Initial Yield/Cap. Rate	6.92%	6.22%

Map & Comments



This comparable represents the sale of a 344-unit garden style apartment property located within the city of Lithonia, DeKalb County, GA. Known as the Hampton Woods, the property was built in 1989, and has a physical address of 2325 Woodcrest Walk. The improvements are situated on a 30.565-acre site, and consist of 18 two- and three-story residential buildings, a freestanding clubhouse/leasing office facility, and freestanding fitness center/laundry facility. The property offers one- and two-bedroom units with an average unit size of 817 square feet. The property sold in September of 2015 for \$15,200,000, which equates to \$44,186 per unit. It was indicated that renovations to the property had been completed by the prior owner (seller) in 2005/2006 and included significant exterior building repairs to the residential buildings (new roofs, gutter repair, deck repair, chimney repair, siding repair, exterior painting, window repair or replacement, lighting repairs and fire sprinkler repair); as well as a remodeling the clubhouse, office, laundry facility and fitness center. The sale price implies an overall capitalization rate of 6.22% based on trailing 6-month annualized income and market expenses, inclusive of a \$250 per unit replacement reserve and a property tax revaluation at 85% of the purchase price. It was reported that the buyer's year one pro forma indicated an overall capitalization rate of 6.92%. At the time of the sale the property was reported to be approximately 94% occupied, and in average overall condition.

Property Name Archwood Meadows
 Address 110 Archwood Place
 Madison, TN 37115
 United States

Government Tax Agency Davidson
 Govt./Tax ID 04311018700

Unit Mix Detail

Rate Timeframe	Monthly				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
1 BR, 1 BA	36	32%	730	\$689	\$0.94
2 BR, 1.5 BA	38	34%	1,100	\$799	\$0.73
2 BR, 1.5 BA TH	18	16%	1,175	\$829	\$0.71
2 BR, 1.5 BA TH	12	11%	1,250	\$839	\$0.67
3 BR, 2.5 BA TH	8	7%	1,408	\$949	\$0.67
Totals/Avg	112			\$783	\$0.76

**Improvements**

Land Area	8.730 ac	Status	Existing
Net Rentable Area (NRA)	115,494 sf	Year Built	1978
Total # of Units	112 Unit	Year Renovated	2006
Average Unit Size	1,031 sf	Condition	Average
Floor Count	2	Exterior Finish	Vinyl Siding
General Amenities	Laundry Facility, On-Site Management, Outdoor Amenity , Park / Play Area, Pool, Surface Parking		
Unit-Specific Amenities	Dishwasher, Refrigerator, Washer / Dryer Connections		

Sale Summary

Recorded Buyer	Archwood Meadows LLC	Marketing Time	N/A
True Buyer	Lennox Companies	Buyer Type	N/A
Recorded Seller	Archwood BPI Partners LLC	Seller Type	N/A
True Seller	Brookside Properties	Primary Verification	Deed Records
Interest Transferred	Leased Fee	Type	Sale
Current Use	Multi-family	Date	3/11/2015
Proposed Use	Multi-family	Sale Price	\$6,770,000
Listing Broker	N/A	Financing	Market Rate Financing
Selling Broker	N/A	Cash Equivalent	\$6,770,000
Doc #	20150312-0021354	Capital Adjustment	\$0
		Adjusted Price	\$6,770,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Cash Equivalent Price/unit and /sf
03/2015	Sale	Archwood Meadows LLC	Archwood BPI Partners LLC	\$6,770,000	\$60,446 / \$58.62

Units of Comparison

Static Analysis Method	Trailing Actuals	Eff Gross Inc Mult (EGIM)	N/A
Buyer's Primary Analysis	Static Capitalization Analysis	Op Exp Ratio (OER)	N/A
Net Initial Yield/Cap. Rate	6.95%	Adjusted Price / sf	\$58.62
Projected IRR	N/A	Adjusted Price / Unit	\$60,446
Actual Occupancy at Sale	98%		

Financial

Revenue Type	Trailing Actuals
Period Ending	N/A
Source	Broker
Price	\$6,770,000
Potential Gross Income	N/A
Economic Occupancy	N/A
Economic Loss	N/A
Effective Gross Income	N/A
Expenses	N/A
Net Operating Income	\$470,515
NOI / sf	\$4.07
NOI / Unit	\$4,201
EGIM	N/A
OER	N/A
Net Initial Yield/Cap. Rate	6.95%

Map & Comments



This comparable represents the sale of a 112-unit apartment property, located along the east side of Archwood Drive, between Old Hickory Boulevard (State Highway 45) and North Dupont Avenue, in Madison. The property, identified as Archwood Meadows, was developed in 1978, renovated in 2006 and was reportedly 97% occupied at the time of sale. The property offers one-, two-, and three-bedroom floor plans, with an average unit size of 1,031 square feet. Community amenities include onsite leasing, swimming pool, playground, pet play area and a laundry facility. Unit amenities include a fully equipped kitchen, and ceiling fans. Select units feature washer/dryer connections. The property sold in March 2015 for a reported purchase price of \$6,770,000 or \$60,446 per unit. The implied cap rate is 6.95% based on a reported trailing financials NOI of \$470,515.

Property Name Colony Manor
 Address 825 Dickerson Pike
 Goodlettsville, TN 37072
 United States

Government Tax Agency Davidson
 Govt./Tax ID 025000064.00

Unit Mix Detail

Rate Timeframe	Monthly				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
1 BR, 1 BA	10	9%	714	\$650	\$0.91
1 BR, 1 BA	20	18%	722	\$650	\$0.90
2 BR, 2 BA	20	18%	995	\$730	\$0.73
2 BR, 2 BA	40	36%	1,052	\$870	\$0.83
3 BR, 2 BA TH	16	14%	1,382	\$945	\$0.68
3 BR, 2.5 BA TH	6	5%	1,404	\$970	\$0.69
Totals/Avg	112			\$802	\$0.79

**Improvements**

Land Area	8.490 ac	Status	Existing
Net Rentable Area (NRA)	114,096 sf	Year Built	1984
Total # of Units	112 Unit	Year Renovated	N/A
Average Unit Size	1,019 sf	Condition	Average
Floor Count	2	Exterior Finish	Brick
General Amenities	Clubhouse, Laundry Facility, On-Site Management, Pool, Surface Parking		
Unit-Specific Amenities	Dishwasher, Private Balcony / Patio, Refrigerator		

Sale Summary

Recorded Buyer	AHJ Colony Manor LLC	Marketing Time	N/A
True Buyer	A. H. Johnson	Buyer Type	N/A
Recorded Seller	Colony Manor LP	Seller Type	N/A
True Seller	N/A	Primary Verification	Deed Records, Broker
Interest Transferred	Leased Fee	Type	Sale
Current Use	Multi-family	Date	1/7/2015
Proposed Use	Multi-family	Sale Price	\$6,365,000
Listing Broker	N/A	Financing	Market Rate Financing
Selling Broker	N/A	Cash Equivalent	\$6,365,000
Doc #	21050108-0002285	Capital Adjustment	\$0
		Adjusted Price	\$6,365,000

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Cash Equivalent Price/unit and /sf
01/2015	Sale	AHJ Colony Manor LLC	Colony Manor LP	\$6,365,000	\$56,830 / \$55.79

Units of Comparison

Static Analysis Method	Trailing Actuals	Eff Gross Inc Mult (EGIM)	N/A
Buyer's Primary Analysis	Static Capitalization Analysis	Op Exp Ratio (OER)	N/A
Net Initial Yield/Cap. Rate	5.80%	Adjusted Price / sf	\$55.79
Projected IRR	N/A	Adjusted Price / Unit	\$56,830
Actual Occupancy at Sale	100%		

Financial

Revenue Type	Trailing Actuals
Period Ending	N/A
Source	Broker
Price	\$6,365,000
Potential Gross Income	N/A
Economic Occupancy	N/A
Economic Loss	N/A
Effective Gross Income	N/A
Expenses	N/A
Net Operating Income	\$369,170
NOI / sf	\$3.24
NOI / Unit	\$3,296
EGIM	N/A
OER	N/A
Net Initial Yield/Cap. Rate	5.80%

Map & Comments



This comparable represents the sale of a 112-unit apartment property located at the intersection of S Dickerson Pike and Old Dickerson Pike, approximately one mile from Interstate 65 and Rivergate Mall in Goodlettsville (Davidson County), Tennessee. The property, identified as Colony Manor, was developed in 1984, renovated in 2001 and is was reportedly 100% occupied at the time of sale. The comparable offers one-, two, and three-bedroom floor plans, with an average unit size of 1019 square feet. Community amenities include leasing office/clubhouse, swimming pool, playground and laundry facility. Unit amenities include a fully equipped kitchen, and private patio/balcony. Select units feature fireplace and washer/dryer connections. The property sold in January 2015 for a reported purchase price of \$6,365,000 or \$56,830 per unit. The implied cap rate is 5.8% based on a reported trailing financials NOI of \$369,170.

Addendum C

RENT COMPARABLE DATA SHEETS

Property Name Rose Hill Apartments
 Address Corner Of 30th Avenue and Tift Avenue
 Tifton, GA
 United States

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

Unit Mix Detail

Rate Timeframe	Monthly				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
2 BR, 1 BA	30	75%	950-0	\$595	\$0.63
2 BR, 2 BA	10	25%	1,100-0	\$650	\$0.59
Totals/Avg	40			\$609	\$0.62



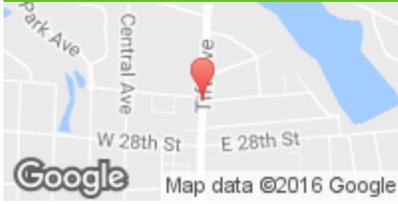
Improvements

Land Area	0.000 ac	Status	Existing
Net Rentable Area (NRA)	N/A	Year Built	1988
Total # of Units	40 Unit	Year Renovated	N/A
Average Unit Size	988 sf	Condition	Average
Floor Count	N/A	Exterior Finish	N/A
General Amenities	N/A		
Unit-Specific Amenities	N/A		

Rental Survey

Occupancy	100%	Utilities Included in Rent	Water, Sewer and Trash Removal
Lease Term	12 Mo(s).	Rent Premiums	None
Tenant Profile	Middle-income	Concessions	None
Survey Date	09/2016	Owner	N/A
Survey Notes	Property Contact: (229)386-9931	Management	Garvey & Garvey

Map & Comments



This comparable represents a 40-unit apartment property, located at the corner of Tifton Avenue and 30th Avenue in downtown Tifton. The property, identified as Rose Hill Apartments, was developed in 1988 and is currently 100% occupied. The comparable offers two-bedroom floor plans only. Apartment amenities include washer/dryer connections, cable TV, and dishwasher. Water, sewer, and trash removal are included in the monthly rental rates. Due to occupancy, no concessions are currently being offered.

Property Name Homeplace Apartments
 Address 315 E. 20th Street
 Tifton, GA
 United States

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

Unit Mix Detail

Rate Timeframe	Monthly				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
2 BR, 1 BA	16	100%	950	\$580	\$0.61
Totals/Avg	16			\$580	\$0.61



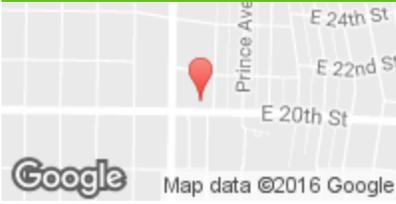
Improvements

Land Area	0.000 ac	Status	Existing
Net Rentable Area (NRA)	N/A	Year Built	1993
Total # of Units	16 Unit	Year Renovated	N/A
Average Unit Size	950 sf	Condition	Average
Floor Count	2	Exterior Finish	Masonry
General Amenities	N/A		
Unit-Specific Amenities	N/A		

Rental Survey

Occupancy	100%	Utilities Included in Rent	Water, Sewer and Trash Removal
Lease Term	12 Mo(s).	Rent Premiums	None
Tenant Profile	Middle-income	Concessions	None
Survey Date	09/2016	Owner	N/A
Survey Notes	Property Contact: (229)386-9931	Management	Garvey & Garvey

Map & Comments



This comparable represents a 16-unit apartment property, located along 20th Street in downtown Tifton. The property, identified as Homeplace Apartments, was developed in 1993 and is currently 100% occupied. The comparable offers a two-bedroom floor plan only. Apartment amenities include washer/dryer connections, cable TV, and dishwasher. Water, sewer, and trash removal are included in the monthly rental rates. Due to occupancy, no concessions are currently being offered.

Property Name Fulwood Point Apartments
 Address 715 W. 12th Street
 Tifton, GA
 United States

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

Unit Mix Detail

Rate Timeframe	Monthly				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
2 BR, 1 BA	40	100%	950	\$595	\$0.63
Totals/Avg	40			\$595	\$0.63



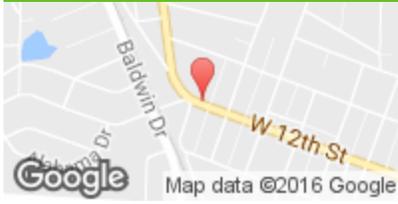
Improvements

Land Area	0.000 ac	Status	Existing
Net Rentable Area (NRA)	N/A	Year Built	1986
Total # of Units	40 Unit	Year Renovated	N/A
Average Unit Size	950 sf	Condition	Average
Floor Count	2	Exterior Finish	Brick Veneer
General Amenities	N/A		
Unit-Specific Amenities	N/A		

Rental Survey

Occupancy	95%	Utilities Included in Rent	Water, Sewer and Trash Removal
Lease Term	12 Mo(s).	Rent Premiums	None
Tenant Profile	Middle-income	Concessions	None
Survey Date	09/2016	Owner	N/A
Survey Notes	Property Contact: (229)386-9931	Management	Garvey & Garvey

Map & Comments



This comparable represents a 40-unit apartment property, located along 12th Street in downtown Tifton. The property, identified as Fullwood Point Apartments, was developed in 1986 and is currently 95% occupied. The comparable offers a two-bedroom floor plan only. Apartment amenities include washer/dryer connections, cable TV, and dishwasher. Water, sewer, and trash removal are included in the monthly rental rates. No concessions are currently being offered.

Property Name Huntington Apartments
 Address 111 E. 20th Street
 NWQ 20th ST. & Love Ave.
 Tifton, GA
 United States
 Government Tax Agency Tift
 Govt./Tax ID T40-55



Unit Mix Detail

Rate Timeframe	Monthly					
	Unit Type	No.	%	Size (sf)	Rent	Rent / sf
	1 BR, 1 BA	24	43%	800	\$465	\$0.58
	2 BR, 1 BA	32	57%	1,000	\$565-\$585	\$0.58
	Totals/Avg	56			\$528	\$0.58

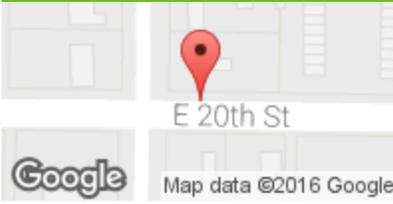
Improvements

Land Area	0.000 ac	Status	Existing
Net Rentable Area (NRA)	N/A	Year Built	1986
Total # of Units	56 Unit	Year Renovated	N/A
Average Unit Size	914 sf	Condition	Average
Floor Count	2	Exterior Finish	Brick Veneer
General Amenities	Laundry Facility, Pool		
Unit-Specific Amenities	N/A		

Rental Survey

Occupancy	100%	Utilities Included in Rent	Water, Sewer and Trash Removal
Lease Term	12 Mo(s).	Rent Premiums	\$20 extra for fireplace (2BR)
Tenant Profile	Middle-income	Concessions	None
Survey Date	09/2016	Owner	N/A
Survey Notes	Property Contact: (229)386-8425	Management	Gloria Findley

Map & Comments



This comparable represents a 56-unit apartment complex, located along the north side of 20th Street East, just west of Love Avenue. The property, identified as Huntington Apartments, was developed in 1986 and is currently 100% occupied. The comparable offers one- and two-bedroom floor plans, with an average unit size of 914 square feet. Apartment amenities include washer/dryer connections, cable TV, and dishwasher. Range quoted on the two-bedroom units includes a premium for select units offering a fireplace. Water, sewer, and trash removal are included in the monthly rental rates. Due to occupancy, no concessions are currently being offered.

Property Name Amelia Apartments
 Address 2010 Emmett Drive
 Tifton, GA 31794
 United States

Government Tax Agency Tift
 Govt./Tax ID T27-107

Unit Mix Detail

Rate Timeframe	Monthly				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
1BR/1BA	16	28%	1,100	\$500-\$525	\$0.47
2BR/1BA	40	69%	1,200	\$575-\$600	\$0.49
2BR TH	2	3%	1,400	\$650	\$0.46
Totals/Avg	58			\$569	\$0.48



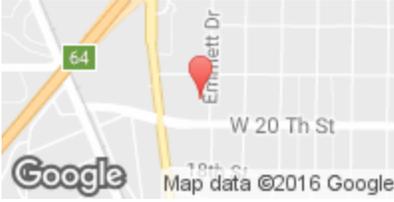
Improvements

Land Area	0.000 ac	Status	Existing
Net Rentable Area (NRA)	68,400 sf	Year Built	1980
Total # of Units	58 Unit	Year Renovated	N/A
Average Unit Size	1,179 sf	Condition	Average
Floor Count	2	Exterior Finish	Brick Veneer
General Amenities	N/A		
Unit-Specific Amenities	N/A		

Rental Survey

Occupancy	100%	Utilities Included in Rent	Water, Sewer, & Trash Removal
Lease Term	12 Mo(s).	Rent Premiums	See Comments
Tenant Profile	Middle Income Groups	Concessions	None
Survey Date	09/2016	Owner	N/A
Survey Notes	Property Contact: 229-386-2304	Management	Nijem Properties

Map & Comments



This comparable represents a 58-unit apartment property, located within the northwest quadrant of 20th Street West and Emmett Avenue. The property, identified as Amelia Apartments, was developed in 1980 and is currently 100% occupied. The property manager did not know the square footage of the townhomes, only that it was larger than the 2BR flats. Quoted rent range for select one- and two-bedroom floor plans include a premium for units with wood flooring versus carpet. Water, sewer, and trash removal are included in the monthly market rates. Due to occupancy, no concessions are currently being offered.

Property Name Sunnyside
 Address 909 West 20th Street
 Tifton, GA 31794
 United States

Government Tax Agency Tift
 Govt./Tax ID T027-106

Unit Mix Detail

Rate Timeframe	Monthly				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
studio	6	8%	288	\$420	\$1.46
1 BR, 1 BA	56	78%	576	\$500-\$525	\$0.89
2 BR, 1 BA	7	10%	864	\$575	\$0.67
2 BR, 2 BA	3	4%	864	\$650	\$0.75
Totals/Avg	72			\$517	\$0.87



Improvements

Land Area	0.000 ac	Status	Existing
Net Rentable Area (NRA)	42,624 sf	Year Built	1984
Total # of Units	72 Unit	Year Renovated	N/A
Average Unit Size	592 sf	Condition	Average
Floor Count	1	Exterior Finish	Wood
General Amenities	Laundry Facility		
Unit-Specific Amenities	N/A		

Rental Survey

Occupancy	99%	Utilities Included in Rent	Water, Sewer, & Trash
Lease Term	12 Mo(s).	Rent Premiums	See Comments
Tenant Profile	Middle Income Groups	Concessions	None
Survey Date	09/2016	Owner	N/A
Survey Notes	Property Contact: 229.386.2304	Management	Nigem Properties

Map & Comments



This comparable represents a 72-unit garden style apartment property, located along the north side of 20th Street, east of US Highway 41. The property, identified as Sunnyside, was developed in 1984 and is currently 99% occupied. Quoted rent range for select one- and two-bedroom floor plans include a premium for units with wood flooring versus carpet. Water, sewer, and trash removal are included in the monthly market rates. Due to occupancy, no concessions are currently being offered.

Property Name Regency Apartments
 Address 411 N. Virginia Avenue
 Tifton, GA
 United States

Government Tax Agency Tift
 Govt./Tax ID T016-54

Unit Mix Detail

Rate Timeframe	Monthly				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
2 BR, 2 BA	32	67%	900	\$548	\$0.61
3 BR, 2 BA	16	33%	1,200	\$648	\$0.54
Totals/Avg	48			\$581	\$0.58



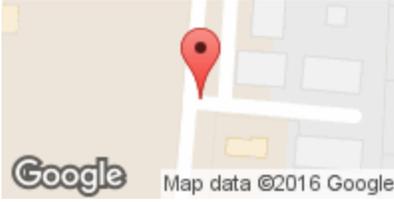
Improvements

Land Area	0.000 ac	Status	Existing
Net Rentable Area (NRA)	N/A	Year Built	1960
Total # of Units	48 Unit	Year Renovated	N/A
Average Unit Size	1,000 sf	Condition	Average
Floor Count	2	Exterior Finish	Masonry
General Amenities	N/A		
Unit-Specific Amenities	N/A		

Rental Survey

Occupancy	94%	Utilities Included in Rent	Water, Sewer and Trash Removal
Lease Term	12 Mo(s).	Rent Premiums	None
Tenant Profile	Middle-income	Concessions	None
Survey Date	10/2016	Owner	N/A
Survey Notes	Property Contact: 229-387-0800	Management	N/A

Map & Comments



This comparable represents a 48-unit garden style apartment property, located along the east side of Virginia Avenue, just south of 8th Avenue. The property, identified as Regency Apartments, was developed in 1960 and is currently 94% occupied. The comparable offers two- and three-bedroom floor plans, with an average unit size of 1,000 square feet. Apartment amenities include washer/dryer connections, cable TV, and dishwasher. Water, sewer, and trash removal are included in the monthly rental rates. No concessions are currently being offered.

Property Name Park Place Apartments
 Address 2610 Emmett Drive
 Tifton, GA
 United States

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

Unit Mix Detail

Rate Timeframe	Monthly				
Unit Type	No.	%	Size (sf)	Rent	Rent / sf
1BR/1BA	28	47%	500	\$425	\$0.85
2BR/1.5BA TH	32	53%	1,000	\$525	\$0.53
Totals/Avg	60			\$478	\$0.62



Improvements

Land Area	0.000 ac	Status	Existing
Net Rentable Area (NRA)	N/A	Year Built	1983
Total # of Units	60 Unit	Year Renovated	N/A
Average Unit Size	767 sf	Condition	Average
Floor Count	2	Exterior Finish	Vinyl Siding
General Amenities	Clubhouse, Pool		
Unit-Specific Amenities	N/A		

Rental Survey

Occupancy	93%	Utilities Included in Rent	Water/sewer, trash
Lease Term	12 Mo(s).	Rent Premiums	None
Tenant Profile	Middle Income Groups	Concessions	None
Survey Date	10/2016	Owner	N/A
Survey Notes	Property Contact: 229-386-0205	Management	Property Manager

Map & Comments

This comparable represents a 60-unit garden style apartment property, located within the southwest corner of Emmett Avenue and Fulwood Road. The property, identified as Park Place, was developed in 1983 and is currently 93% occupied. The square footages are general estimates by the property manager. The comparable offers one- and two-bedroom floor plans, with an average unit size of 766 square feet. Water, sewer, and trash removal are included in the monthly rental rates. No concessions are currently being offered.

Addendum D

OPERATING / SUBJECT DATA

**Contractor's and/or Mortgagor's
Cost Breakdown
Schedule of Values**

U.S. Department of Housing
and Urban Development
Office of Housing
Federal Housing Commissioner

OMB No. 2502-0044 (exp. 06/30/2016)

Public reporting burden for this collection of information is estimated to average 4 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This information is required to obtain benefits. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB Control Number.

Section 227 of the National Housing Act (Section 126 of the Housing Act of 1954, Public Law 560, 12 U.S.C., 1715r), authorizes the collection of this information. The information is required for a general contractor when an identity of interest exists between the general contractor and the mortgagor or when the mortgagor is a non-profit entity and a cost plus contract has been used. The information is used by HUD to facilitate the advances of mortgage proceeds and their monitoring.

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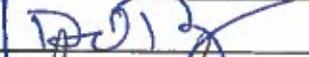
Date 1/9/2016	Sponsor SP Preservation LLC
Project No. 061-11353	Building Identification: Full Project
Name of Project: Brookfield Mews Apartments	Location: 99 Tifton-Eldorado Rd Tifton, GA 31794

This form represents the Contractor's and/or Mortgagor's firm costs and services as a basis for dispersing dollar amounts when insured advances are requested. Detailed instructions for completing this form are included on the reverse side.

Line	Div.	Trade Item	Cost	Trade Description
1	3	Concrete	\$ 20,000.00	Access ble unit concrete.
2	4	Masonry	\$ 15,000.00	Brick Repair
3	5	Metals	\$ 108,800.00	Stair Repairs
4	6	Rough Carpentry	\$ 461,604.00	General Carpentry
5	6	Finish Carpentry		
6	7	Waterproofing		
7	7	Insulation	\$ 40,635.00	Attic Insulation
8	7	Roofing		
9	7	Sheet Metal	\$ 20,742.00	Gutters and Downspouts
10	8	Doors	\$ 164,160.00	Interior and Exterior Doors.
11	8	Windows	\$ 137,020.00	Replace all Windows.
12	8	Glass		
13	9	Lath and Plaster		
14	9	Drywall	\$ 108,000.00	Allowance for the repair and replacement of drywall as needed.
15	9	Tile Work	\$ 15,890.00	Marble Window Sills.
16	9	Acoustical		
17	9	Wood Flooring		
18	9	Resilient Flooring	\$ 179,693.00	VCT flooring in all common areas.
19	9	Painting and Decorating	\$ 258,800.00	Painting of walls/doors trim and handrails/stairs. Removal of Popcorn ceilings.
20	10	Specialties	\$ 102,432.00	Sinage, Fire Stops, Shelving, Toilet accessories.
21	11	Specia. Equipment		
22	11	Cabinets	\$ 279,795.00	Cabinets and vanities whole sale replacement.
23	11	Appliances	\$ 165,142.00	Refrigerators, Stove, Vent hood, Dishwasher and Microwave.
24	12	Blinds and Shades, Artwork	\$ 8,400.00	Blinds shades and replacement marble sills.
25	12	Carpets	\$ 49,000.00	Carpets
26	13	Special Construction	\$ 148,000.00	Demo and Disposal.
27	14	Elevators		
28	15	Plumbing and Hot Water	\$ 410,000.00	Replacement of all water heaters, full bathroom tub surrounds, replace shower valves.
29	15	Heat and Ventilation	\$ 401,032.00	Replacement HVAC and cleaning ductwork.
30	15	Air Conditioning		
31	16	Electrical	\$ 405,882.00	Replace all fixtures and receptacles, exterior lighting, addition of Camera System
32		Subtotal (Structures)	\$ 3,495,027.00	
33		Accessory Structures	\$ 74,000.00	Community Building remodel and Maintenance Shed.
34		Total (Lines 32 and 33)	\$ 3,569,027.00	

Line	Div.	Trade Item	Cost	Trade Description			
35	2	Earthwork	\$ 5,000.00	Grading			
36	2	Site Utilities					
37	2	Roads and Walks	\$ 59,000.00	Re-pave the parking lots.			
38	2	Site Improvements	\$ 102,500.00	Install new Dumpsters/Surrounds. Site Demolition/Disposal, Fencing on East side of property			
39	2	Lawns and Planting	\$ 30,000.00	Re sod areas that are corrected for ADA. Allowance to prune trees and lay down pine straw.			
40	2	Unusual Site Conditions	\$ -	Nonresidential and Special Exterior Land Improvement			
41		Total Land Improvements	\$ 196,500.00	(costs included in trade item breakdown)		Offsite Costs	
42		Total Struct. & Land Imprvts.	\$ 3,765,527.00	Description		Est. Cost *	
43	1	General Requirements	\$ 234,300.00			Description Est. Cost *	
44		Subtotal (Lines 42 and 43)	\$ 3,999,827.00	\$ -		None \$ -	
45		Builder's Overhead	\$ 77,986.00	\$ -		\$ -	
46		Builder's Profit	\$ 216,374.00	Total \$ -		\$ -	
47		Subtotal (Lines 44 thru 46)	\$ 4,294,197.00	Other Fees		Total: \$ -	
48				Description		Cost *	
49		Other Fees	\$ -	\$ -		Demolition	
50		Bond Premium	\$ -	\$ -		(costs not included in trade item breakdown)	
51		Total for All Improvements	\$ 4,294,197.00	\$ -		None \$ -	
52		Builder's Profit Paid by Means Other Than Cash	\$ -	\$ -		\$ -	
53		Total for All Improvements Less Line 52	\$ 4,294,197.00	\$ -		\$ -	
				Total \$ -		Total: \$ -	

I hereby certify that all the information stated herein, as well as any information provided in the accompanying herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729,3802)

Mortgagor:		By:	J. David Page	Date:	
Contractor:		By:	Paul Page	Date:	
FHA (Processing Analyst)		Date	3/8/16	FHA (Chief, Cost Branch or Cost Analyst)	Date:
FHA (Chief Underwriter)					Date:

Instructions for Completing Form HUD-2328

This form is prepared by the contractor and/or mortgagor as a requirement for the issuance of a firm commitment. The firm replacement cost of the project also serves as a basis for the disbursement of dollar amounts when insured advances are requested. A detailed breakdown of trade items is provided along with spaces to enter dollar amounts and trade descriptions.

A separate form is prepared through line 32 for each structure type. A summation of these structure costs are entered on line 32 of a master form. Land improvements, General Requirements and Fees are completed through line 53 on the master 2328only.

- Date** -- Date form was prepared.
- Sponsor** -- Name of sponsor or sponsoring organization.
- Project No.** -- Eight-digit assigned project number.
- Building Identification** -- Number(s) or Letter(s) of each building as designated on plans.
- Name of Project** -- Sponsors designated name of project.
- Location** -- Street address, city and state.
- Division** -- Division numbers and trade items have been developed from the cost accounting section of the uniform system.
- Accessory Structures** -- This item reflects structures, such as: community, storage, maintenance, mechanical, laundry and project office buildings. Also included are garages and carports or other buildings. When the amount shown on line 33 is \$20,000.00 or 2% of line 32 whichever is less, a separate form HUD-2328 will be prepared through line 32 for Accessory Structures.

- Unusual Site Conditions** -- This trade item reflects rock excavation, high water table, excessive cut and fill, retaining walls, erosion, poor drainage and other on-site conditions considered unusual.
- Cost** -- Enter the cost being submitted by the Contractor or bids submitted by a qualified subcontractor for each trade item. These costs will include, as a minimum, prevailing wage rates as determined by the Secretary of Labor.
- Trade Description** -- Enter a brief description of the work included in each trade item.
- Other Fees** -- Includable are fees to be paid by the Contractor, such as sewer tap fees not included in the plumbing contract. Fees paid or to be paid by the Mortgagor are not to be included on this form.
- Total For All Improvements** -- This is the sum of lines 1 through 50 and is to include the total builder's profit (line 46).

**Contractor's and/or Mortgagor's
Cost Breakdown
Schedule of Values**

**U.S. Department of Housing
and Urban Development
Office of Housing
Federal Housing Commissioner**

OMB No. 2502-0044 (exp. 09/30/2014)

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Date: 1/9/2016	Sponsor SP Preservation LLC
Project No. 061-11353	Building Identification Accessory Buildings
Name of Project Brookfield Mews Apartments	Location: 99 Tifton-Eldorado Rd Tifton, GA 31794

This form represents the Contractor's and/or Mortgagor's firm costs and services as a basis for dispersing dollar amounts when insured advances are requested. Detailed instructions for completing this form are included on the reverse side.

Line	Div.	Trade Item	Cost	Trade Description
1	3	Concrete	\$ -	
2	4	Masonry	\$ -	
3	5	Metals	\$ -	
4	6	Rough Carpentry	\$ 4,000.00	Framing of new walls
5	6	Finish Carpentry	\$ 1,500.00	Finish work in Office including Trim.
6	7	Waterproofing	\$ -	
7	7	Insulation	\$ -	
8	7	Roofing	\$ -	
9	7	Sheet Metal	\$ -	
10	8	Doors	\$ 2,500.00	Doors for Office/Laundry Room
11	8	Windows	\$ 3,800.00	Windows for Office/ Laundry Room
12	8	Glass	\$ -	
13	9	Lath and Plaster	\$ -	
14	9	Drywall	\$ 3,000.00	Move Walls in Office
15	9	Tile Work	\$ -	
16	9	Acoustical	\$ -	
17	9	Wood Flooring	\$ -	
18	9	Resilient Flooring	\$ 3,700.00	Flooring for Office/Laundry Room
19	9	Painting and Decorating	\$ 4,000.00	Paint for Office/Laundry Room
20	10	Specialties	\$ -	
21	11	Special Equipment	\$ 41,000.00	Maintenance Shed, prebuilt structure.
22	11	Cabinets	\$ 2,500.00	Bullin Storage
23	11	Appliances	\$ -	
24	12	Binds and Shades, Artwork	\$ -	
25	12	Carpets	\$ -	
26	13	Special Construction	\$ -	
27	14	Elevators	\$ -	
28	15	Plumbing and Hot Water	\$ 5,500.00	Bathroom Remodel in Office.
29	15	Heat and Ventilation	\$ -	
30	15	Air Conditioning	\$ 2,500.00	new AC unit for Office
31	16	Electrical	\$ -	
32		Subtotal (Structures)	\$ 74,000.00	
33		Accessory Structures	\$ -	
34		Total (Lines 32 and 33)	\$ 74,000.00	

SECTION 011000 – SUMMARY GENERAL

1.1 PROJECT INFORMATION

- A. Project Identification: Brookfield Mews Apartments
 - 1. Project Location: 99 Tifton-Eldorado Road, Tifton Georgia 31794
- B. Owner: Owner: SP Preservation LLC, 5403 West Gray Street, Tampa, FL 33609
- C. Architect: Architectonics Studio, Inc.; 218 5th Ave. N.; St. Petersburg, FL 33701
- D. Contractor: : Vaughn Bay Construction, Inc.; 1911 65th Ave. W.; Tacoma, WA 98466
- E. Project Web Site: A project Web site administered by Architect will be used for purposes of managing communication and documents during the construction stage.
- F. The Work consists of the renovation of existing wood stud framed (2) two story structures of garden and town house styles. There is a combination of brick veneer at grade and vinyl lap siding on the upper floors. All brick is to remain. The unit matrix is as follows; 120 total units (26) 1 bed/1 bath, (6) 1 bed/ 1 bath handicapped, (64) 2 bed/ 1 bath, (18) 3 bed/ 1-1/2 bath, (6) 4 bed/ 1-1/2 bath. The three & four bedroom units are the townhouse style with internal stair to remain. The garden apts. will have replacement exterior staircases.

1.2 SCOPE OF WORK

UNITS - KITCHENS:

REFRIGERATOR	100% ENERGY STAR RATED, FULL SIZE
STOVE	100% SELF-CLEANING REPLACE ALL - CONVERT FROM GAS TO ELECTRIC (IF APPLICABLE)
HOOD FANS	REPLACE HOOD FAN IN 100% OF UNITS THAT VENT TO THE
EXTERIOR	
SINKS	NEW DOUBLE COMPARTMENT KITCHEN SINK AND FAUCETS
LIGHT FIXTURES	REPLACE 100% OF SWITCHES, PLATES, PLUGS, RECEPTACLES AND LIGHTS. PROVIDE GFI'S IN KITCHEN AND BATH CABINETS AND COUNTERTOPS REPLACE 100% OF KITCHEN CABINETS AND COUNTERTOPS.
DISHWASHERS	INSTALL NEW ENERGY STAR RATED DISHWASHERS IN 100% OF UNITS
FLOORING	PROVIDE NEW SHEET VINYL WITH MIN 0.080 MIN THICKNESS IN BATH & KITCHENS - COLOR COMPATIBLE WITH LOVING AREA WOOD LOOK.

UNITS - BATHROOMS:

BATHROOM CABINETS	NEW BATHROOM CABINETS/VANITIES AND MEDICINE CABINET IN 100% OF UNITS
SHOWERHEADS	REPLACE ALL SHOWERHEADS, MUST USE LESS THAN 2.5 GA PER MINUTE
TOILETS	REPLACE 100% OF TOILETS W/ NEW LOW FLOW TOILETS

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SINK REPLACE ALL BATHROOM SINKS/FAUCETS, MUST USE 2 GAL OF WATER PER MINUTE OR LESS
BATHTUBS RE-GLAZE EXISTING TUBS.
LIGHT FIXTURES REPLACE 100% OF SWITCHES, PLATES, PLUGS, RECEPTACLES AND LIGHTS. PROVIDE GFI'S IN KITCHEN AND BATH EXHAUST FAN ADD EXHAUST FAN THAT VENTS TO EXTERIOR
INTERIOR DOOR REPLACE BATHROOM ENTRY DOORS AND TRIM, SOLID CORE, 6 PANEL, AS NEEDED
FLOORING PROVIDE NEW SHEET VINYL WITH MIN 0.080 MIN THICKNESS IN BATH & KITCHENS - COLOR COMPATIBLE WITH LOVING AREA WOOD LOOK.

UNITS - BEDROOMS:

BEDROOM DOOR REPLACE BEDROOM ENTRY DOORS, SOLID CORE 6 PANEL, AS NEEDED
LIGHT FIXTURES 100% REPLACE LIGHT FIXTURES IN ALL BEDROOMS CEILING FANS 100% ADD ENERGY STAR LIGHT FIXTURE TO CEILING FANS, IF NO FAN PRESENT ADD NEW FAN WITH ES LIGHT FIXTURE.
FLOORING PROVIDE CARPET IN ALL BEDROOMS WITH APPROVED CARPET PAD UNDERNEATH

UNITS - GENERAL INTERIOR:

ENTRY DOOR REPLACE ENTRY DOOR WITH WITHER INSULATED HOLLOW METAL OR SOLID CORE WOOD 6 PANEL DOOR.
FLOORING INSTALL NEW WOOD LOOK LUXURY VINYL TILE IN ALL LIVING AREAS MIN 12 MIL THICKNESS AND 15 YR WARRANTY
WINDOWS REPLACE ALL WINDOWS WITH ENERGY STAR RATED, INSULATED, LOW-E, WINDOWS. ADD MARBLE WINDOW SILL
CLOSET DOORS REPLACE DOOR ON UTILITY CLOSETS IN ALL UNITS AS NEEDED
ATTIC INSULATION ADD INSULATION TO ATTIC; R-30
HVAC 14 SEER, NEW CONDENSERS/HANDLERS, NEW GRILLS, PROGRAMMABLE THERMOSTAT; SEAL AND INSULATE HEATING AND COOLING SYSTEM DUCTS WITH MASTIC OR METAL BACKED TAPE. PROVIDE FIRE DAMPERS AT ALL DUCT PENETRATIONS INTO & OUT OF RATED FLOOR OR CEILING / ROOF ASSEMBLIES AT UNIT BLDGS (NOT APPLC AT CLUBHOUSE)
INTERIOR PAINTING SEMI-GLOSS PAINT, LOW VOC PER GREEN ITEMS
ELECTRICAL INSTALL NEW RECEPTACLE PLATES/SWITCHES, NEW FLUORESCENT LIGHTS, DISCONNECT/RECONNECT AHU AND CU, NEW SMOKE DETECTORS PER CODE.
ELECTRICAL ENSURE EXTERIOR LIGHTS HAVE DAY LIGHT SENSORS.
HOT WATER HEATER REPLACE ELECTRIC WATER HEATERS WITH ENERGY STAR COMPLIANT WATER HEATERS.

EXTERIOR - GENERAL NOTES:

EXTERIOR STAIRCASES REPLACE ALL EXISTING EXTERIOR STAIRCASES. GC TO PROVIDE FULL AND COMPLETE SHOP DRAWINGS FOR ARCH APPROVAL BASED ON PROTOTYPE IN STRUCTURAL DRAWINGS PER FIELD CONDITIONS. INCLUDE GUARD & HANDRAILS AND CANE PROTECTION PER DETAILS.

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WALKWAYS	ALLOWANCE TO REPAIR DAMAGE. PROVIDE NEW SEAL COAT.
RAILINGS	ALLOWANCE TO REPAIR MINOR DAMAGE.
EXTERIORS	TUCK POINT AND REPAIR ANY DAMAGED BRICK AS NEEDED. PAINT TRIM
VINYL SIDING	PROVIDE COMMERCIAL GRADE NEW LAP SIDING WITH MIN 0.44" THICKNESS AND 30 YR WARRANTY AND ALL ASSOCIATED TRIMS AND FLASHING. COLOR TBD
SIGNAGE	ALL NEW SIGN PACKAGE. ALL UNITS, CLUBHOUSE AND 1 MONUMENT SIGN
LANDSCAPING	ALLOWANCE FOR SPOT REPAIRS AS DIRECTED BY OWNER
PARKING LOT	RESEAL/RE-STRIPE
SIDEWALK REPAIRS	AS NEEDED PATCH SIDEWALKS AS NEEDED, AND ELIMINATE TRIP HAZARDS
TRASH ENCLOSURES	PROVIDE ALL NEW CHAIN LIK DUMPSTER ENCLOSURES IN SAME AREAS OF EXISTING.
BUILDING DRAINAGE	NEW GUTTERS & DOWNSPOUTS WITH MIN 18" LONG AT GRADE TO ENSURE WATER TO FLOW AWAY FORM BLDGS. PROVIDE ADDITIONAL FILL A GRADE TO DIVERT WATER AWAY FROM BUILDING FOUNDATIONS

1.3 WORK RESTRICTIONS

- A. Contractor's Use of Premises: During construction, Contractor will have full use of site & building's indicated. Contractor's use of premises is limited only by Owner's right to perform work or employ other contractors on portions of Project and as follows:
 - 1. Owner & tenants will occupy premises during construction. Perform construction only during normal working hours (8 AM to 5 PM Monday thru Friday, other than holidays), unless otherwise agreed to in advance by Owner. Clean up work areas and return to usable condition at the end of each work period.
- B. Contractor to submit tenant relocation schedule to Owner

END OF SECTION 011000

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5000 ***INCOME***													
5100 RENTAL INCOME - APARTMENTS													
5120 RENT INCOME - TENANT	0.00	7,157.10	7,236.00	8,553.00	7,208.00	9,825.00	8,938.00	13,378.00	13,642.00	14,845.00	13,300.00	15,798.00	119,880.10
5121 RENT INCOME - HUD	0.00	4,534.00	62,974.00	61,657.00	64,110.00	61,493.00	62,380.00	57,940.00	57,676.00	56,473.00	58,018.00	55,520.00	602,775.00
5129 TOTAL RENT POTENTIAL	0.00	11,691.10	70,210.00	70,210.00	71,318.00	71,318.00	71,318.00	71,318.00	71,318.00	71,318.00	71,318.00	71,318.00	722,655.10
5199 TOTAL RENT INCOME	0.00	11,691.10	70,210.00	70,210.00	71,318.00	71,318.00	71,318.00	71,318.00	71,318.00	71,318.00	71,318.00	71,318.00	722,655.10
5200 LESS RENT DEDUCTIONS													
5220 VACANCY LOSS	0.00	0.00	(2,406.00)	(3,549.00)	(2,935.00)	(1,805.00)	(1,365.00)	(3,519.00)	(7,236.00)	(8,444.00)	(6,524.00)	(9,876.00)	(47,659.00)
5281 BAD DEBT - RENT	0.00	0.00	20.66	(517.29)	0.00	0.00	(2,149.97)	(1,390.52)	(1,979.95)	0.00	(5,020.15)	(123.74)	(11,160.96)
5295 TOTAL DEDUCTIONS	0.00	0.00	(2,385.34)	(4,066.29)	(2,935.00)	(1,805.00)	(3,514.97)	(4,909.52)	(9,215.95)	(8,444.00)	(11,544.15)	(9,999.74)	(58,819.96)
5299 NET RENT INCOME	0.00	11,691.10	67,824.66	66,143.71	68,383.00	69,513.00	67,803.03	66,408.48	62,102.05	62,874.00	59,773.85	61,318.26	663,835.14
5410 INTEREST INCOME - PROJ OPER	0.00	0.00	0.00	0.00	0.10	0.09	0.10	0.10	0.09	0.10	0.10	0.10	0.78
5440 INTEREST INC - REPL RESERVE	0.00	0.00	0.00	0.00	53.28	19.81	21.18	20.50	21.18	20.50	21.19	21.19	198.83
5495 TOTAL FINANCIAL REVENUE	0.00	0.00	0.00	0.00	53.38	19.90	21.28	20.60	21.27	20.60	21.29	21.29	199.61
5900 OTHER INCOME													
5910 LAUNDRY AND VENDING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	561.69	0.00	0.00	0.00	0.00	561.69
5920 LATE CHARGE - NSF	0.00	0.00	120.00	147.00	(3.00)	101.00	135.00	(12.00)	279.00	352.00	223.00	411.00	1,753.00
5930 DAMAGES CLEANING FEES	0.00	528.00	100.30	0.00	25.00	0.00	0.00	286.34	277.68	107.59	56.82	51.36	1,433.09
5960 COLLECTIONS INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	188.00	0.00	0.00	0.00	0.00	188.00
5990 MISC OTHER REVENUE	0.00	0.00	0.00	90.00	35.00	0.00	0.00	0.00	5.00	0.00	0.00	0.00	130.00
5995 TOTAL OTHER INCOME	0.00	528.00	220.30	237.00	57.00	101.00	135.00	1,024.03	561.68	459.59	279.82	462.36	4,065.78
5999 ***TOTAL INCOME***	0.00	12,219.10	68,044.96	66,380.71	68,493.38	69,633.90	67,959.31	67,453.11	62,685.00	63,354.19	60,074.96	61,801.91	668,100.53
6000 ***EXPENSES***													
6200 GENERAL - ADMINISTRATIVE EXP													
6210 ADVERTISING - MARKETING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	912.76	0.00	0.00	0.00	912.76
6235 RESIDENT SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.02	90.07	90.07	420.16
6311 OFFICE SUPPLIES	0.00	0.00	196.40	496.35	265.72	81.02	43.12	30.54	684.66	247.26	0.00	60.46	2,105.53
6313 OFFICE EQUIPMENT	0.00	0.00	115.04	0.00	0.00	0.00	599.99	100.56	0.00	0.00	0.00	0.00	815.59

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6314 POSTAGE - FED EX	0.00	0.00	0.00	0.00	0.00	1,022.62	181.48	100.00	0.00	66.88	0.00	24.20	1,395.18
6318 RESIDENT RETENTION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	595.28	0.00	0.00	0.00	595.28
6319 OFFICE EQUIP MAINT CONTRACT	0.00	0.00	0.00	52.43	0.00	0.00	79.88	0.00	0.00	249.66	0.00	0.00	381.97
6320 MANAGEMENT FEE	0.00	316.00	3,851.00	3,865.00	3,428.00	3,742.00	3,661.00	3,776.00	3,375.00	3,062.00	3,386.00	3,284.00	35,746.00
6360 TELEPHONE - COMMUNICATIONS	0.00	0.00	325.89	305.86	293.81	488.09	438.40	400.64	400.47	400.59	400.59	690.04	4,144.38
6365 COMPUTER - SOFTWARE MAINT	0.00	0.00	1,038.23	57.44	1,144.09	1,074.04	656.27	0.00	476.56	75.80	0.00	0.00	4,522.43
6372 TRAINING EDUCATION	0.00	66.80	0.00	0.00	0.00	86.38	0.00	89.94	0.00	0.00	0.00	0.00	243.12
6381 SECURITY DEPOSIT INTEREST	0.00	0.00	4.96	0.71	0.00	0.00	1.03	7.82	6.32	1.59	5.67	1.62	29.72
6385 TENANT SCREENING SERVICES	0.00	0.00	489.24	66.93	0.00	916.92	587.50	1,058.94	402.47	298.98	0.00	0.00	3,820.98
6389 MISC FEES DUES LICENSES	0.00	195.26	181.43	0.00	1,281.00	187.56	0.00	0.00	0.00	0.00	0.00	0.00	1,845.25
6390 MISC ADMINISTRATIVE	0.00	0.00	36.00	36.00	208.54	48.70	48.70	208.54	208.54	48.70	48.70	148.70	1,041.12
6391 BANK FEES	0.00	0.00	0.00	0.00	0.00	36.25	80.80	31.00	33.00	32.75	29.45	37.40	280.65
6394 TRAVEL MILEAGE PARKING	0.00	0.00	0.00	552.90	88.31	668.12	147.80	1,195.29	0.00	0.00	40.77	639.05	3,332.24
6395 COMPLIANCE MONITORING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	409.86	409.86
6398 EMPL ADVERTISING - SCREENING	0.00	175.00	407.75	11.06	0.00	0.00	0.00	0.00	0.00	0.00	66.91	0.00	660.72
6399 TOTAL GENERAL ADMIN EXP	0.00	753.06	6,645.94	5,444.68	6,709.47	8,351.70	6,525.97	6,999.27	7,095.06	4,724.23	4,068.16	5,385.40	62,702.94
6400 PAYROLL EXPENSES													
6410 MANAGERS SALARIES	0.00	0.00	4,004.27	4,116.80	3,742.69	3,739.41	3,774.78	3,614.77	3,446.88	3,847.45	3,276.11	4,043.12	37,606.28
6412 ASSISTANT MANAGER PAYROLL	0.00	0.00	1,287.00	1,393.10	1,438.40	1,184.40	1,491.10	1,411.30	1,439.00	1,668.25	1,678.50	2,046.70	15,037.75
6414 REPAIRS PAYROLL	0.00	0.00	3,994.70	4,010.09	3,395.40	3,672.52	4,033.30	3,666.62	3,895.38	3,959.13	3,784.22	4,083.18	38,494.54
6414.1 REPAIRS PAYROLL-TEMP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,230.21	3,190.05	4,142.48	986.85	1,732.73	13,282.32
6421 PAYROLL TAXES	0.00	0.00	1,016.80	1,042.44	939.13	914.42	774.58	711.56	715.08	769.85	672.18	778.23	8,334.27
6422 WORKERS COMPENSATION	0.00	0.00	169.00	169.00	169.00	169.00	169.00	169.00	169.00	169.00	172.00	0.00	1,524.00
6423 HEALTH INS - OTHER EMP BENEFIT	0.00	0.00	0.00	0.00	1,047.96	1,122.02	1,120.01	1,135.17	1,074.14	1,096.59	1,087.38	1,250.41	8,933.68
6428 PAYROLL PREPARATION	0.00	0.00	180.00	225.00	206.00	206.00	206.00	206.00	206.00	206.00	206.00	216.00	2,063.00
6429 TOTAL PAYROLL EXPENSES	0.00	0.00	10,651.77	10,956.43	10,938.58	11,007.77	11,568.77	14,144.63	14,135.53	15,858.75	11,863.24	14,150.37	125,275.84
6440 UTILITY EXPENSE													
6448 UTILITIES - VACANT	0.00	0.00	252.77	136.35	223.94	107.31	115.65	0.00	261.97	410.26	49.70	425.81	1,983.76
6449 UTILITIES - UNPAID TENANT	0.00	0.00	18.44	103.00	0.00	0.00	205.00	442.00	336.00	19.00	0.00	166.29	1,289.73
6450 ELECTRICITY - HOUSE	0.00	181.23	642.89	376.59	562.90	516.45	548.99	659.12	531.88	552.91	530.00	575.76	5,678.72
6451 WATER	0.00	0.00	646.47	748.95	559.85	590.35	711.13	646.47	679.41	747.73	597.67	733.92	6,661.95
6452 GAS	0.00	0.00	0.00	0.00	178.18	0.00	0.00	94.46	0.00	0.00	0.00	0.00	272.64
6453 SEWER	0.00	0.00	972.59	1,127.15	841.95	1,028.14	1,085.53	972.74	1,022.27	1,125.31	898.99	878.75	9,953.42
6455 GARBAGE - TRASH REMOVAL	0.00	0.00	918.60	930.21	935.07	904.26	890.80	875.86	721.90	737.30	753.36	753.36	8,420.72
6459 TOTAL UTILITY EXPENSE	0.00	181.23	3,451.76	3,422.25	3,301.89	3,146.51	3,557.10	3,690.65	3,553.43	3,592.51	2,829.72	3,533.89	34,260.94
6500 OPERATING AND MAINTENANCE EXP													
6512 CARPET CLEANING - REPAIR	0.00	0.00	0.00	0.00	105.00	140.00	0.00	0.00	0.00	155.85	100.00	160.00	660.85

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6515 CLEANING SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00	65.86	0.00	181.99	0.00	45.97	32.28	326.10
6519 EXTERMINATING - CONTRACT	0.00	0.00	95.00	0.00	5,280.50	95.00	9.50	1,690.50	840.50	95.00	330.00	1,065.50	9,501.50
6520 EXTERMINATING - SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00	65.16	46.12	0.00	0.00	16.44	9.63	137.35
6532 FIRE PROTECTION	0.00	0.00	0.00	0.00	0.00	141.69	82.43	0.00	0.00	0.00	82.43	0.00	306.55
6536 GROUNDS SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65.16	0.00	0.00	0.00	65.16
6537 GROUNDS CONTRACT	0.00	0.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,375.00	1,375.00	1,375.00	1,375.00	12,100.00
6541 REPAIRS - MAINT SUPPLIES	0.00	0.00	0.00	0.00	0.00	277.03	78.74	37.74	183.27	56.46	142.93	96.89	873.06
6542 REPAIRS CONTRACT	0.00	0.00	0.00	0.00	0.00	805.00	0.00	0.00	0.00	0.00	0.00	0.00	805.00
6543 PLUMBING REPAIRS - MAINT	0.00	0.00	0.00	0.00	0.00	422.62	454.91	350.18	130.12	23.71	285.93	54.48	1,721.95
6544 ELECTRICAL REPAIRS - MAINT	0.00	0.00	0.00	0.00	139.36	301.70	1,048.92	0.00	193.91	1.06	165.56	83.15	1,933.66
6546 HEAT - COOLING REPAIRS - MAINT	0.00	0.00	0.00	210.00	0.00	247.33	770.09	0.00	627.27	270.00	744.86	751.74	3,621.29
6549 APPLIANCE REPAIRS - MAINT	0.00	0.00	0.00	0.00	0.00	48.60	58.00	125.60	0.00	0.00	47.40	0.00	279.60
6557 WINDOWS - GLASS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	283.22	0.00	283.22
6561 PAINT SUPPLIES	0.00	0.00	778.82	0.00	771.04	1,420.00	0.00	(77.43)	252.98	0.00	149.75	399.82	3,694.98
6562 PAINT CONTRACT	0.00	0.00	0.00	0.00	0.00	550.00	0.00	0.00	0.00	0.00	0.00	0.00	550.00
6572 DOORS - CABINETS	0.00	0.00	0.00	58.82	0.00	88.22	126.54	0.00	0.00	0.00	37.29	0.00	310.87
6573 WINDOW COVERINGS - PARTS	0.00	0.00	0.00	0.00	0.00	0.00	344.60	0.00	0.00	0.00	140.98	0.00	485.58
6585 SMALL TOOLS	0.00	0.00	0.00	0.00	0.00	0.00	43.54	0.00	0.00	0.00	0.00	0.00	43.54
6586 KEYS - LOCKS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.75	60.48	0.00	64.23
6591 ROOF - GUTTER REPAIRS - CLEAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.43	0.00	0.00	0.00	10.43
6599 TOTAL OPERATING - MAINT	0.00	0.00	1,973.82	1,368.82	7,395.90	5,637.19	4,248.29	3,272.71	3,860.63	1,980.83	4,008.24	4,028.49	37,774.92
6700 TAXES - INSURANCE EXPENSE													
6710 REAL ESTATE TAXES	0.00	371.41	3,567.61	3,567.61	3,567.60	3,567.60	3,567.60	3,567.60	3,567.60	3,567.60	3,567.60	3,567.60	36,047.43
6720 PROPERTY INSURANCE	0.00	1,405.50	3,389.75	3,389.75	3,389.75	3,389.75	3,389.75	3,389.75	3,491.44	3,491.44	3,491.44	3,491.44	35,709.76
6729 INSURANCE - OTHER	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	95.76	100.00	0.00	195.76
6739 TOTAL TAX - INSURANCE EXP	0.00	1,776.91	6,957.36	6,957.36	6,957.35	6,957.35	6,957.35	6,957.35	7,059.04	7,154.80	7,159.04	7,059.04	71,952.95
6745 TOTAL OPERATING EXPENSES	0.00	2,711.20	29,680.65	28,149.54	35,303.19	35,100.52	32,857.48	35,064.61	35,703.69	33,311.12	29,928.40	34,157.19	331,967.59
6749 NET OPERATING INCOME	0.00	9,507.90	38,364.31	38,231.17	33,190.19	34,533.38	35,101.83	32,388.50	26,981.31	30,043.07	30,146.56	27,644.72	336,132.94
6750 NON-ROUTINE OPERATING & MAINT													
6755 FIRE PROTECT UPGRADE - EQUIP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,942.94	0.00	0.00	0.00	0.00	4,942.94
6758 VINYL - HARD FLOORING REPLACE	0.00	0.00	0.00	0.00	651.60	2,234.42	0.00	0.00	0.00	162.50	0.00	592.44	3,640.96
6759 CARPET REPLACEMENT	0.00	0.00	0.00	657.40	2,355.37	3,798.47	0.00	0.00	0.00	852.94	0.00	0.00	7,664.18
6766 HEATING - COOLING REPLACEMENT	0.00	0.00	0.00	0.00	0.00	0.00	432.39	0.00	1,450.00	0.00	0.00	0.00	1,882.39
6785 COMPUTER ADDITION/REPLACE	0.00	0.00	2,649.02	(2,649.02)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6799 TOTAL NON-ROUTINE OPER/MAINT	0.00	0.00	2,649.02	(1,991.62)	3,006.97	6,032.89	432.39	4,942.94	1,450.00	1,015.44	0.00	592.44	18,130.47
6800 DEBT - FINANCIAL EXPENSE													

Twelve Month Profit and Loss

BROOKFIELD MEWS APARTMENTS / SP Preservation LLC

For Year 2016

Account	Period End Sep 20, 2015	Period End Oct 20, 2015	Period End Nov 20, 2015	Period End Dec 31, 2015	Period End Jan 20, 2016	Period End Feb 20, 2016	Period End Mar 20, 2016	Period End Apr 20, 2016	Period End May 20, 2016	Period End Jun 20, 2016	Period End Jul 20, 2016	Period End Aug 20, 2016	Period End Total
6801 DEBT SERVICE													
6820 INTEREST ON MORTGAGE	0.00	0.00	15,538.75	15,037.33	15,538.57	15,538.58	14,536.08	15,538.58	15,037.33	15,496.67	14,960.49	15,416.97	152,639.35
6824 BRIDGE LOAN INTEREST EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00	0.00	0.00	12,000.00	0.00	42,000.00
6845 TOTAL DEBT SERVICE	0.00	0.00	15,538.75	15,037.33	15,538.57	15,538.58	14,536.08	45,538.58	15,037.33	15,496.67	26,960.49	15,416.97	194,639.35
6849 ACCOUNTING - FINANCIAL EXPENSE													
6860 LOAN COST AMORTIZATION	0.00	0.00	0.00	4,742.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,742.00
6870 DEPRECIATION EXPENSE	0.00	0.00	0.00	22,103.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,103.00
6873 LEGAL - OWNER	0.00	0.00	0.00	0.00	0.00	0.00	400.00	0.00	0.00	0.00	0.00	0.00	400.00
6899 TOTAL ACCOUNTING - FINAN EXP	0.00	0.00	0.00	26,845.00	0.00	0.00	400.00	0.00	0.00	0.00	0.00	0.00	27,245.00
8999 NET PROFIT - (LOSS)	0.00	9,507.90	20,176.54	(1,659.54)	14,644.65	12,961.91	19,733.36	(18,093.02)	10,493.98	13,530.96	3,186.07	11,635.31	96,118.12
9100 PRINCIPAL - RESERVES													
9120 MORTGAGE PRINCIPAL PAID	0.00	0.00	45.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.00
9195 TOTAL PRINCIPAL - RESERVE	0.00	0.00	45.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.00
9199 NET CASH FLOW FROM OPERATIONS	0.00	9,507.90	20,131.54	(1,659.54)	14,644.65	12,961.91	19,733.36	(18,093.02)	10,493.98	13,530.96	3,186.07	11,635.31	96,073.12

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Rent Roll Report
SP Preservation LLC
BROOKFIELD MEWS APARTMENTS
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Unit	ID	Type	Unit Status	Names	R S	Sq.Ft.	Market Rent	Code	Lease Charges	Gross Possible	Actual Potential Charges	M/I Date M/O Date	Lease Expires Trm-Type	Sec/Other Deposit	Ending Balance
01 - 01A	1	BD	OC	Claudisha Q Webster	C	656	515.00	HUD	393.00	515.00	515.00	07/31/15	06/30/17	198.00	(1.00)
	1	HUD	N					RENT	122.00				12-A	0.00	
								Total:	515.00						
01 - 01B	1	BDH	OC	Frederick C Gordon	C	656	515.00	HUD	377.00	515.00	515.00	05/11/09	04/30/17	159.00	44.00
	1	HUD	N					RENT	138.00				12-A	0.00	
								Total:	515.00						
01 - 01C	1	BD	OC	Alvin Russell	C	656	515.00	HUD	393.00	515.00	515.00	09/01/82	08/31/16	76.00	0.00
	1	HUD	N					RENT	122.00				7-A	0.00	
								Total:	515.00						
01 - 01D	1	BD	OC	Willie P Sanders	C	656	515.00	HUD	367.00	515.00	515.00	05/02/14	04/30/17	238.00	(5.00)
	1	HUD	N					RENT	148.00				12-A	0.00	
								Total:	515.00						
01 - 01E	2	BD	VA	Vacancy Loss		749	577.00			577.00					
		HUD	N												
01 - 01F	2	BD	OC	Takemma Jennings	C	749	577.00	HUD	681.00	577.00	577.00	06/19/15	05/31/17	154.00	(125.00)
	1	HUD	N	Taylor N Jennings				UR	(104.00)				12-A	0.00	
								Total:	577.00						
01 - 01G	2	BD	OC	Ashley N Charles	C	749	577.00	RENT	577.00	577.00	577.00	07/17/14	06/30/17	216.00	(311.00)
	1	HUD	N	Leslie A Charles				Total:	577.00				12-A	0.00	
				Skylar L Charles											
01 - 01H	2	BD	OC	Jasmine K Wright	C	749	577.00	HUD	665.00	577.00	577.00	05/03/13	04/30/17	50.00	0.00
	1	HUD	N	Jayden A Davis				UR	(88.00)				12-A	0.00	
				Jayce T Wright				Total:	577.00						
02 - 02A	1	BD	OC	Bobby L Anderson	C	656	515.00	HUD	296.00	515.00	515.00	06/20/08	05/31/17	199.00	(7.00)
	1	HUD	N					RENT	219.00				12-A	0.00	
								Total:	515.00						
02 - 02B	1	BD	OC	Brenda Henley	C	656	515.00	HUD	544.00	515.00	515.00	07/08/16	07/07/17	65.00	31.15
	2	HUD	N					UR	(29.00)				12	0.00	
								Total:	515.00						
02 - 02C	1	BD	OC	Henri V Jones	C	656	515.00	HUD	297.00	515.00	515.00	01/30/15	12/31/16	312.00	0.00
	1	HUD	N					RENT	218.00				12-A	0.00	
								Total:	515.00						
02 - 02D	1	BD	OC	Donna M Carr	C	656	515.00	HUD	584.00	515.00	515.00	09/17/10	08/31/16	50.00	0.00
	1	HUD	N					UR	(69.00)				7-A	0.00	
								Total:	515.00						
02 - 02E	2	BD	OC	Kymyada A Baker	C	749	577.00	HUD	652.00	577.00	577.00	04/15/15	03/31/17	157.00	(30.00)
	1	HUD	N	Angelo C Baker				UR	(75.00)				12-A	0.00	
				Kyson Y Downs				Total:	577.00						

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Unit	ID	Type	Unit Status	Names	R S	Sq.Ft.	Market Rent	Code	Lease Charges	Gross Possible	Actual Potential Charges	M/I Date M/O Date	Lease Expires Trm-Type	Sec/Other Deposit	Ending Balance
02 - 02F	2	BD	OC	Terrisha S Hudson	C	749	577.00	HUD	388.00	577.00	577.00	05/07/15	04/30/17	201.00	169.00
	1	HUD	N	Jessie J Durham III				RENT	189.00				12-A	0.00	
									Total:	577.00					
02 - 02G	2	BD	OC	Felicia Crapps	C	749	577.00	HUD	681.00	577.00	577.00	09/17/08	08/31/16	50.00	0.00
	1	HUD	N	Keshanti Calloway Quantavious J Carroll-Jr				UR	(104.00)				7-A	0.00	
									Total:	577.00					
02 - 02H	2	BD	OC	Ellen D Pridgon	C	749	577.00	HUD	539.00	577.00	577.00	08/17/00	07/31/16	50.00	(2.00)
	1	HUD	N	Zakee K Pridgon				RENT	38.00				7-A	0.00	
									Total:	577.00					
03 - 03A	1	BD	OC	Danielle S McCormick	C	656	515.00	HUD	571.00	515.00	515.00	10/19/15	10/31/16	50.00	0.00
	1	HUD	N					UR	(56.00)				9-A	0.00	
									Total:	515.00					
03 - 03B	1	BD	OC	Aretha B Tillman	C	656	515.00	HUD	393.00	515.00	515.00	11/02/87	10/31/16	90.00	0.00
	1	HUD	N					RENT	122.00				9-A	0.00	
									Total:	515.00					
03 - 03C	2	BD	OC	Shambray P Redding	C	749	577.00	HUD	613.00	577.00	577.00	04/25/14	03/31/17	25.00	(25.00)
	1	HUD	N	Travarious D Mike- jr				UR	(36.00)				12-A	0.00	
									Total:	577.00					
03 - 03D	2	BD	OC	Vanessa E Jackson	C	749	577.00	HUD	681.00	577.00	577.00	08/15/03	11/30/16	133.00	22.00
	1	HUD	N					UR	(104.00)				10-A	0.00	
									Total:	577.00					
03 - 03E	2	BD	OC	Charlatte N Davis	C	749	577.00	HUD	653.00	577.00	577.00	12/18/14	11/30/16	53.00	0.00
	1	HUD	N	Josiah L Simmons				UR	(76.00)				10-A	0.00	
									Total:	577.00					
03 - 03F	2	BD	OC	Keetra Jordan	C	749	577.00	HUD	681.00	577.00	577.00	06/21/13	05/31/17	50.00	0.00
	1	HUD	N	Shaondra S Scott Jonas J Scott Jayden Jordan				UR	(104.00)				12-A	0.00	
									Total:	577.00					
03 - 03G	2	BD	OC	Kotandi A Adams	C	749	577.00	HUD	462.00	577.00	577.00	05/07/01	04/30/17	59.00	779.00
	1	HUD	N	Jamoree D Davis A Mayal K Adams Serinna A Adams				RENT	115.00				12-A	0.00	
									Total:	577.00					
03 - 03H	2	BD	OC	Ashlea J Walker	C	749	577.00	HUD	681.00	577.00	577.00	09/02/15	08/31/16	56.00	0.00
	1	HUD	N	Anthony D Walker Chase N Walker Hunter E Walker				UR	(104.00)				7-A	0.00	
									Total:	577.00					
04 - 04A	1	BD	OC	Katherine Mills	C	656	515.00	HUD	393.00	515.00	515.00	02/02/90	01/31/17	181.00	(16.00)
	1	HUD	N					RENT	122.00				12-A	0.00	

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Unit	ID	Type	Unit Status	Names	R S	Sq.Ft.	Market Rent	Code	Lease Charges	Gross Possible	Actual Potential Charges	M/I Date M/O Date	Lease Expires Trm-Type	Sec/Other Deposit	Ending Balance
									Total:	515.00					
04 - 04B	1	BD	OC	Jermaine D Lampkin	C	656	515.00	HUD	579.00	515.00	515.00	01/30/15	12/31/16	60.00	0.00
	1	HUD	N					UR	(64.00)				12-A	0.00	
									Total:	515.00					
04 - 04C	2	BD	OC	Lakendra S Rogers	C	749	577.00	HUD	461.00	577.00	577.00	01/14/16	01/13/17	245.00	696.00
	2	HUD	N	Za'Nysia D Rogers				RENT	116.00				12	0.00	
				Zencorey K Rogers				Total:	577.00						
04 - 04D	2	BD	VA	Vacancy Loss		749	577.00			577.00					
		HUD	N												
04 - 04E	2	BD	OC	Chasity K Chandler	C	749	577.00	HUD	681.00	577.00	577.00	06/27/14	05/31/17	170.00	0.00
	1	HUD	N	Imani Z Chandler				UR	(104.00)				12-A	0.00	
				Kylan M Chandler				Total:	577.00						
				Kaelynn N Chandler											
04 - 04F	2	BD	OC	Brittney N Watts	C	749	577.00	HUD	342.00	577.00	577.00	10/11/11	09/30/16	320.00	(30.00)
	1	HUD	N					RENT	235.00				8-A	0.00	
									Total:	577.00					
04 - 04G	2	BD	OC	Melissa A Smith	C	749	577.00	HUD	676.00	577.00	577.00	05/11/05	04/30/17	45.00	5.00
	1	HUD	N					UR	(99.00)				12-A	0.00	
									Total:	577.00					
04 - 04H	2	BD	OC	Carisa M Dennard	C	749	577.00	HUD	648.00	577.00	577.00	02/04/15	01/31/17	89.00	0.00
	1	HUD	N	Kea'Nyja S Dennard				UR	(71.00)				12-A	0.00	
									Total:	577.00					
05 - 05A	1	BD	OC	Eric T Pettiford	C	656	515.00	HUD	519.00	515.00	515.00	04/01/15	03/31/17	60.00	(10.00)
	1	HUD	N					UR	(4.00)				12-A	0.00	
									Total:	515.00					
05 - 05B	1	BD	VA	Vacancy Loss		656	515.00			515.00					
		HUD	N												
05 - 05C	2	BD	VA	Vacancy Loss		749	577.00			577.00					
		HUD	N												
05 - 05D	2	BD	OC	Ambrica N Poke	C	749	577.00	HUD	473.00	577.00	577.00	01/14/16	01/13/17	233.00	(3.00)
	2	HUD	N	Zadien Z Poke				RENT	104.00				12	0.00	
									Total:	577.00					
05 - 05E	2	BD	OC	Felice N Traylor	C	749	577.00	HUD	518.00	577.00	577.00	03/15/13	02/28/17	98.00	(117.00)
	1	HUD	N	Mary R Sanford				RENT	59.00				12-A	0.00	
									Total:	577.00					
05 - 05F	2	BD	OC	Sharma R Harris	C	749	577.00	HUD	631.00	577.00	577.00	06/18/12	05/31/17	71.00	0.00
	1	HUD	N	Trinity K Harris				UR	(54.00)				12-A	0.00	

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Unit	ID	Type	Unit Status	Names	R S	Sq.Ft.	Market Rent	Code	Lease Charges	Gross Possible	Actual Potential Charges	M/I Date M/O Date	Lease Expires Trm-Type	Sec/Other Deposit	Ending Balance
									Total:	577.00					
05 - 05G	2	BD	OC	Stephanie L Thornton	C	749	577.00	RENT	577.00	577.00	577.00	07/25/11	06/30/17	168.00	(311.00)
	1	HUD	N	Kenquiata S Thornton Michael Bennefield III					Total:	577.00			12-A	0.00	
05 - 05H	2	BD	OC	Santana M Griggs	C	749	577.00	HUD	681.00	577.00	577.00	06/15/07	05/31/17	50.00	0.00
	1	HUD	N	Diamond Y Mccray				UR	(104.00)				12-A	0.00	
									Total:	577.00					
06 - 06A	1	BD	OC	Pranta L Davis	C	656	515.00	HUD	579.00	515.00	515.00	06/03/14	05/31/17	98.00	0.00
	1	HUD	N					UR	(64.00)				12-A	0.00	
									Total:	515.00					
06 - 06B	1	BD	OC	Jacquelin M Johnson	C	656	515.00	HUD	373.00	515.00	515.00	02/05/15	01/31/17	60.00	966.00
	1	HUD	N					RENT	142.00				12-A	0.00	
									Total:	515.00					
06 - 06C	1	BD	OC	Paris S Sheppard	C	656	515.00	HUD	584.00	515.00	515.00	12/28/10	11/30/16	50.00	0.00
	1	HUD	N					UR	(69.00)				10-A	0.00	
									Total:	515.00					
06 - 06D	1	BD	OC	Lillian Dover	C	656	515.00	HUD	584.00	515.00	515.00	03/17/15	02/28/17	60.00	0.00
	1	HUD	N					UR	(69.00)				12-A	0.00	
									Total:	515.00					
06 - 06E	2	BD	OC	Tracy N Thomas	C	749	577.00	HUD	498.00	577.00	577.00	09/01/04	08/31/16	59.00	(1.00)
	1	HUD	N	Tre'Quavion K Thomas				RENT	79.00				7-A	0.00	
									Total:	577.00					
06 - 06F	2	BD	OC	Nicole L Wilson	C	749	577.00	HUD	640.00	577.00	577.00	11/13/14	10/31/16	50.00	0.00
	1	HUD	N	Zamorion R White Zamya A Wilson				UR	(63.00)				9-A	0.00	
									Total:	577.00					
06 - 06G	2	BD	VA	Vacancy Loss		749	577.00				577.00				
		HUD	N												
06 - 06H	2	BD	OC	Valijeana Y Tabor	C	749	577.00	HUD	631.00	577.00	577.00	12/02/03	11/30/16	50.00	0.00
	1	HUD	N	Demontaye J Tabor				UR	(54.00)				10-A	0.00	
									Total:	577.00					
07 - 07A	1	BD	OC	Sharon T Gorman	C	656	515.00	HUD	584.00	515.00	515.00	12/30/11	11/30/16	50.00	0.00
	1	HUD	N					UR	(69.00)				10-A	0.00	
									Total:	515.00					
07 - 07B	1	BD	OC	Matisha A Davis	C	656	515.00	HUD	574.00	515.00	515.00	06/22/16	06/21/17	50.00	57.87
	2	HUD	N					UR	(59.00)				12	0.00	
									Total:	515.00					

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Unit	ID	Type	Unit Status	Names	R S	Sq.Ft.	Market Rent	Code	Lease Charges	Gross Possible	Actual Potential Charges	M/I Date M/O Date	Lease Expires Trm-Type	Sec/Other Deposit	Ending Balance
07 - 07C		1 BD	VA	Vacancy Loss		656	515.00			515.00					
		HUD	N												
07 - 07D		1 BD	OC	Andreanna D Bryant	C	656	515.00	HUD	499.00	515.00	515.00	09/14/15	08/31/16	110.00	0.00
	1	HUD	N					RENT	16.00				7-A	0.00	
								Total:	515.00						
07 - 07E		2 BD	OC	Nadia Mccullors	C	749	577.00	HUD	248.00	577.00	577.00	05/15/14	04/30/17	58.00	1,427.00
	1	HUD	N	Aviah Z Mccullors				RENT	329.00				12-A	0.00	
								Total:	577.00						
07 - 07F		2 BD	OC	Danelle S Ford	C	749	577.00	HUD	681.00	577.00	577.00	02/13/13	01/31/17	104.00	0.00
	1	HUD	N	Da'Quavious S Ford				UR	(104.00)				12-A	0.00	
								Total:	577.00						
07 - 07G		2 BD	OC	Alexis B Milner	C	749	577.00	HUD	656.00	577.00	577.00	08/15/14	07/31/16	53.00	92.00
	1	HUD	N	Jakadyn A Mccray				UR	(79.00)				7-A	0.00	
								Total:	577.00						
07 - 07H		2 BD	OC	Deidra Y Duncan	C	749	577.00	HUD	496.00	577.00	577.00	08/17/04	07/31/16	94.00	(27.00)
	1	HUD	N					RENT	81.00				6-A	0.00	
								Total:	577.00						
08 - 08A		1 BD	OC	Ferlando Cook	C	656	515.00	HUD	579.00	515.00	515.00	11/12/13	10/31/16	50.00	0.00
	1	HUD	N					UR	(64.00)				9-A	0.00	
								Total:	515.00						
08 - 08B		1 BD	OC	Lathasha Anderson	C	656	515.00	HUD	579.00	515.00	515.00	07/29/16	07/28/17	30.00	1,194.00
	2	HUD	N					UR	(64.00)				12	0.00	
								Total:	515.00						
08 - 08C		2 BD	OC	Parrish Thornton	C	749	577.00	HUD	670.00	577.00	577.00	06/30/14	05/31/17	51.00	254.00
	1	HUD	N	Jaque Thornton				UR	(93.00)				12-A	0.00	
				Jeremiah A Thorton				Total:	577.00						
08 - 08D		2 BD	OC	Catherine Gordon	C	749	577.00	HUD	490.00	577.00	577.00	11/10/08	10/31/16	99.00	289.00
	1	HUD	N					RENT	87.00				9-A	0.00	
								Total:	577.00						
08 - 08E		2 BD	OC	Monique N Swain	C	749	577.00	HUD	681.00	577.00	577.00	04/01/11	03/31/17	50.00	(34.00)
	1	HUD	N	Nevaeh M Swain				UR	(104.00)				12-A	0.00	
								Total:	577.00						
08 - 08F		2 BD	OC	Wanda D Foster	C	749	577.00	HUD	422.00	577.00	577.00	12/17/07	11/30/16	85.00	379.00
	1	HUD	N	Jikereayon S Taylor				RENT	155.00				11-A	0.00	
				Adreayon S Taylor Jr				Total:	577.00						
08 - 08G		2 BD	OC	Santiva S Redding	C	749	577.00	HUD	681.00	577.00	577.00	01/04/12	01/31/17	50.00	0.00
	1	HUD	N	Chasity J Redding				UR	(104.00)				12-A	0.00	
				Chazd'Niro G Redding				Total:	577.00						

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Unit	ID	Type	Unit Status	Names	R S	Sq.Ft.	Market Rent	Code	Lease Charges	Gross Possible	Actual Potential Charges	M/I Date M/O Date	Lease Expires Trm-Type	Sec/Other Deposit	Ending Balance
Anthony S Walker III															
08 - 08H	2	BD	OC	Kimberly N Woodard	C	749	577.00	HUD	598.00	577.00	577.00	02/19/13	01/31/17	192.00	293.00
	1	HUD	N	Jakai Woodard				UR	(21.00)				9-A	0.00	
				Trinady Woodard				Total:	577.00						
09 - 09A	1	BD	OC	Danielle S Mack	C	656	515.00	HUD	584.00	515.00	515.00	09/17/12	08/31/16	50.00	0.00
	1	HUD	N					UR	(69.00)				7-A	0.00	
								Total:	515.00						
09 - 09B	1	BD	OC	Linda Brown	C	656	515.00	RENT	515.00	515.00	515.00	07/13/12	06/30/17	50.00	(92.00)
	1	HUD	N					Total:	515.00				12-A	0.00	
09 - 09C	2	BD	OC	Candida J Clark	C	749	577.00	HUD	679.00	577.00	577.00	10/03/07	09/30/16	75.00	(4.00)
	1	HUD	N	Amir J Clark				UR	(102.00)				8-A	0.00	
								Total:	577.00						
09 - 09D	2	BD	OC	Keanu K Mitchell	C	749	577.00	HUD	306.00	577.00	577.00	03/31/15	02/28/17	70.00	879.00
	1	HUD	N	Tajaiden M Mitchell				RENT	271.00				8-A	0.00	
								Total:	577.00						
09 - 09E	2	BD	OC	Tiffany M Robinson	C	749	577.00	HUD	472.00	577.00	577.00	02/20/15	01/31/17	89.00	845.00
	1	HUD	N	Na'Yomi M Bivens				RENT	105.00				12-A	0.00	
								Total:	577.00						
09 - 09F	2	BD	OC	Dymon D Anderson	C	749	577.00	HUD	681.00	577.00	577.00	03/31/15	02/28/17	50.00	0.00
	1	HUD	N	Bentley K Anderson				UR	(104.00)				12-A	0.00	
								Total:	577.00						
09 - 09G	2	BD	VA	Vacancy Loss		749	577.00			577.00					
		HUD	N												
09 - 09H	2	BD	OC	Quarnisha S Alexander	C	749	577.00	HUD	475.00	577.00	577.00	05/02/12	04/30/17	50.00	657.00
	1	HUD	N	Za'Khia K Alexander				RENT	102.00				12-A	0.00	
								Total:	577.00						
10 - 10A	1	BD	OC	Willie M Farley	C	656	515.00	HUD	393.00	515.00	515.00	01/16/01	12/31/16	150.00	0.00
	1	HUD	N					RENT	122.00				12-A	0.00	
								Total:	515.00						
10 - 10B	1	BD	OC	Betty L Hood	C	656	515.00	HUD	393.00	515.00	515.00	04/14/03	03/31/17	65.00	(3.00)
	1	HUD	N					RENT	122.00				12-A	0.00	
								Total:	515.00						
10 - 10C	2	BD	OC	Kayla Lundy	C	749	577.00	HUD	435.00	577.00	577.00	02/01/13	01/31/17	289.00	539.00
	1	HUD	N	Kashi N Johnson				RENT	142.00				12-A	0.00	
				Kamela T Hughes				Total:	577.00						
10 - 10D	2	BD	OC	Courtney J Connell	C	749	577.00	HUD	681.00	577.00	577.00	09/03/14	08/31/16	216.00	(23.00)
	1	HUD	N	Distiney J Connell				UR	(104.00)				7-A	0.00	
								Total:	577.00						

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Unit	ID	Type	Unit Status	Names	R S	Sq.Ft.	Market Rent	Code	Lease Charges	Gross Possible	Actual Potential Charges	M/I Date M/O Date	Lease Expires Trm-Type	Sec/Other Deposit	Ending Balance
Shmore T Jones															
14 - 14A	3	BD	OC	Angela Y Clark	C	1,232	720.00	HUD	847.00	720.00	720.00	01/30/07	12/31/16	104.00	101.00
	1	HUD	N	Claxton D Whitehead Jr				UR	(127.00)				12-A	0.00	
				Jaquaveous R Clark				Total:	720.00						
Augusta E Smith															
14 - 14B	3	BD	OC	Augusta E Smith	C	1,232	720.00	HUD	580.00	720.00	720.00	12/11/03	11/30/16	50.00	33.00
	1	HUD	N	Torrance T Galmer				RENT	140.00				10-A	0.00	
				Keymoni Z Galmer				Total:	720.00						
Tasha R Nettles															
14 - 14C	3	BD	OC	Tasha R Nettles	C	1,232	720.00	HUD	780.00	720.00	720.00	11/21/07	10/31/16	234.00	0.00
	1	HUD	N	William A Rayburn				UR	(60.00)				9-A	0.00	
				Sara L Wiggins				Total:	720.00						
Priscilla D Willis															
14 - 14D	3	BD	OC	Priscilla D Willis	C	1,232	720.00	HUD	387.00	720.00	720.00	05/19/04	04/30/17	2.00	344.00
	1	HUD	N	Aerial R Bateman				RENT	333.00				12-A	0.00	
								Total:	720.00						
Roshunda L King															
14 - 14E	3	BD	OC	Roshunda L King	C	1,232	720.00	HUD	533.00	720.00	720.00	03/27/15	02/28/17	178.00	(1.00)
	1	HUD	N	Jerimiah R Shavers				RENT	187.00				9-A	0.00	
				Emoni A Newsome				Total:	720.00						
Vacancy Loss															
14 - 14F	3	BD	VA	Vacancy Loss		1,232	720.00			720.00					
		HUD	N												
Veronica L Simpson															
15 - 15A	1	BD	OC	Veronica L Simpson	C	656	515.00	HUD	584.00	515.00	515.00	08/23/07	07/31/16	254.00	0.00
	1	HUD	N					UR	(69.00)				6-A	0.00	
								Total:	515.00						
Lillie B Ford															
15 - 15B	1	BD	OC	Lillie B Ford	C	656	515.00	HUD	399.00	515.00	515.00	10/03/03	09/30/16	50.00	(50.00)
	1	HUD	N					RENT	116.00				8-A	0.00	
								Total:	515.00						
Teresa D Bryant															
15 - 15C	2	BD	OC	Teresa D Bryant	C	749	577.00	HUD	671.00	577.00	577.00	10/09/07	09/30/16	215.00	0.00
	1	HUD	N	Ke'Mya L Bryant				UR	(94.00)				8-A	0.00	
								Total:	577.00						
Azuranastage K Canady															
15 - 15D	2	BD	OC	Azuranastage K Canady	C	749	577.00	HUD	554.00	577.00	577.00	02/23/16	02/22/17	152.00	(24.00)
	2	HUD	N	Akeem J Canady				RENT	23.00				12	0.00	
								Total:	577.00						
Vacancy Loss															
15 - 15E	2	BD	VA	Vacancy Loss		749	577.00			577.00					
		HUD	N												
Ashley Robinson															
15 - 15F	2	BD	OC	Ashley Robinson	C	749	577.00	RENT	577.00	577.00	577.00	07/01/15	06/30/17	153.00	30.00
	1	HUD	N	Jaiveon D Robinson				Total:	577.00				12-A	0.00	

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Unit	ID	Type	Unit Status	R Names	S	Sq.Ft.	Market Rent	Code	Lease Charges	Gross Possible	Actual Potential Charges	M/I Date M/O Date	Lease Expires Trm-Type	Sec/Other Deposit	Ending Balance	
15 - 15G	2	BD	OC	Porsche Lockett	C	749	577.00	HUD	664.00	577.00	577.00	11/21/14	10/31/16	50.00	0.00	
	1	HUD	N	Zamiyah M Wooden				UR	(87.00)				9-A	0.00		
								Total:	577.00							
15 - 15H	2	BD	VA	Vacancy Loss		749	577.00			577.00						
		HUD	N													
16 - 16A	1	BD	VA	Vacancy Loss		656	515.00			515.00						
		HUD	N													
16 - 16B	1	BD	OC	Ashley D White	C	656	515.00	HUD	584.00	515.00	515.00	01/03/12	12/31/16	50.00	0.00	
	1	HUD	N					UR	(69.00)				12-A	0.00		
								Total:	515.00							
16 - 16C	2	BD	OC	Joshua O Albright	C	749	577.00	HUD	276.00	577.00	577.00	08/04/09	07/31/16	202.00	(10.00)	
	1	HUD	N	Sherrie J Albright				RENT	301.00				6-A	0.00		
								Total:	577.00							
16 - 16D	2	BD	OC	Leandra M Riggins	C	749	577.00	HUD	681.00	577.00	577.00	05/21/13	04/30/17	50.00	0.00	
	1	HUD	N	Leanna B James				UR	(104.00)				12-A	0.00		
				Christopher J Riggins				Total:	577.00							
16 - 16E	2	BD	VA	Vacancy Loss		749	577.00			577.00						
		HUD	N													
16 - 16F	2	BD	OC	Shamicka L Gordon	C	749	577.00	HUD	681.00	577.00	577.00	04/06/06	03/31/17	50.00	0.00	
	1	HUD	N	Taniyah M Gordon				UR	(104.00)				12-A	0.00		
								Total:	577.00							
16 - 16G	2	BD	OC	Lena M Mccall	C	749	577.00	HUD	336.00	577.00	577.00	05/05/11	04/30/17	128.00	986.00	
	1	HUD	N	Marcus D Denson Jr				RENT	241.00				12-A	0.00		
				Kirsten E Denson				Total:	577.00							
16 - 16H	2	BD	OC	Tameisha N White	C	749	577.00	HUD	653.00	577.00	577.00	10/13/15	10/31/16	53.00	0.00	
	1	HUD	N	Keloah L West				UR	(76.00)				9-A	0.00		
								Total:	577.00							
Total:																
							<u>Market Rent</u>		<u>Lease Rent</u>	<u>Gross Possible</u>	<u>Actual Potential Charges</u>		<u>Other Deposits</u>	<u>Total Deposits</u>	<u>Ending Balance</u>	
							71,318.00		60,627.00	71,318.00	60,627.00		11,539.00	11,539.00	12,171.02	

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Unit	ID	Type	Unit Status	R Names	S Sq.Ft.	Market Rent Code	Lease Charges	Gross Possible	Actual Potential Charges	M/I Date	Lease Expires	Sec/Other Deposit	Ending Balance		
Income Code:				Resident Stat.		Unit Stat.		Unit Analysis							
HUD				HUD Assistance	C	Current	OC	Occupied	Description					Units	Percent
RENT				Rent	P	Previous	VA	Vacant Available	Occupied					103	85.83
UR				UR-Util Allow Reiml					Vacant					17	14.17
									Down					0	0.00
									Total Units					120	100.00
									Construction					0	
									Waiting Lists					0	
									Employee					0	
									Model					0	
									Other Use					0	
									Total Special Use					0	0.00

Summary of Actual Charges by Income Code (Current, On-Notice, Transfer Out residents only)

HUD	HUD Assistance	56,645.00
RENT	Rent	8,607.00
UR	UR-Util Allow Reimb	-4,625.00

This Rent Roll includes Current Resident. '*' Indicates amounts not included in summary of lease charges

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Unit	ID	Type	Unit Status	Names	R S	Sq.Ft.	Market Rent	Code	Lease Charges	Gross Possible	Actual Potential Charges	M/I Date M/O Date	Lease Expires Trm-Type	Sec/Other Deposit	Ending Balance	
Grand Total :																
						<u>Market Rent</u>		<u>Lease Rent</u>		<u>Gross Possible</u>	<u>Actual Potential Charges</u>		<u>Security Deposits</u>	<u>Other Deposits</u>	<u>Total Deposits</u>	<u>Ending Balance</u>
						71,318.00		60,627.00		71,318.00	60,627.00		11,539.00	0.00	11,539.00	12,171.02

Grand Summary of Actual Charges by Income Code (Current, On-Notice, Transfer Out residents only)

HUD	HUD Assistance	56,645.00
RENT	Rent	8,607.00
UR	UR-Util Allow Reimb	-4,625.00

OPERATING BUDGET PROJECTIONS - AS-STABILIZED

**Brookfield
Tifton, GA**

INCOME

			PUPA	
Potential Rental Income		866,942	7,225	
Less: Vacancy/Collection Loss	3.00%	-26,008	-217	consistent with historicals
Effective Rental Income		840,933	7,008	

Utility Reimbursement		0	0
Interest Income		0	0
Laundry Income		0	0
Tenant Charges		0	0
Other Income		10,800	90
Total Other Income		10,800	90

TOTAL EFFECTIVE INCOME		851,733	7,098
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Variable Expenses

Payroll (Incl Mait, Tx, Benefits)		135,000	1,125
Maintenance Costs		80,000	667
Other Operating/Administrative		30,000	250
Audit Expense		7,500	63
Legal_Professional Fees		2,500	21
Misc Taxes_Licenses		2,500	21
Security		0	0
Bad Debt		0	0
SUBTOTAL VARIABLE EXPENSES		257,500	2,146

Fixed Expenses

Management Fee		42,587	355
Real Estate Taxes		50,844	424
Utilities - Electric		10,000	83
Utilities - Water/Sewer		18,766	156
Utilities - Gas		655	5
Utilities - Trash		12,000	100
Insurance (Property/Liability)		70,000	583
SUBTOTAL FIXED EXPENSES		204,852	1,707

TOTAL OPERATING EXPENSES		462,352	3,853
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NET OPERATING INCOME		\$389,382	3,245
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R/R Contribution		39,000	325
Adusted Net Operating Income		350,382	2,920

Debt Service - Must Pay		279,885	1.25 DEBT SERVICE COVERAGE RATIO
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Cash Flow Available for Distribution		70,497	
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Part G – Information on Mortgagor Entity

Name of Entity

Brookfield Mews Partners, LTD

Type of Entity

- Individual General Partnership Joint Tenancy/Tenants in Common Other (specify)
- Corporation Limited Partnership Trust

List all Principals Comprising Mortgagor Entity: provide name and title of each principal. Use extra sheets, if needed. If mortgagor is a:

- corporation, list: (1) all officers; (2) all directors; and (3) each stockholder having a 10% or more interest.
- partnership, list: (1) all general partners; and (2) limited partners having a 25% or more interest in the partnership.
- trust, list: (1) all managers, directors or trustees and (2) each beneficiary having at least a 10% beneficial interest in the trust.

Name and Title

Standard Development Co., Inc., General Partner

Name and Title

RECEIVED

OCT 06 2014

NHC

Part H – Owner Certification

To the best of my knowledge, all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name and Title
 T. B. Standard, President
 Standard Development Co., General Partner

Authorized Official's Signature

 Date (mm/dd/yyyy)
 10/02/2014

Part I – HUD/Lender Approval

Addendum Number

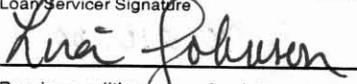
Branch Chief/Lender Official Signature

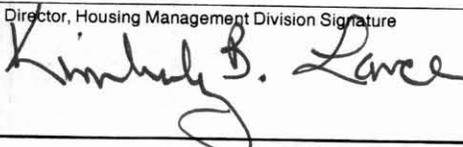
HAP Contract Number
GA060010045

Date (mm/dd/yyyy)

Exhibit Number

Director, Housing Management Division Signature

Loan Servicer Signature

 Date (mm/dd/yyyy)
 NHC 10/8/14


 Date (mm/dd/yyyy)
 10/8/14

Previous editions are obsolete

Addendum E

CLIENT CONTRACT INFORMATION

APPRAISAL ENGAGEMENT LETTER – AFFORDABLE

8/29/2016

Aimee Morgan
CBRE Valuation & Advisory Services
2100 McKinney Avenue, Suite 700
Dallas, TX 75201

Re: Freddie Mac Appraisal and Market Report

Program Type:
Immediate Commitment TEL Substantial Rehab

Brookfield Mews Apartments
99 Tifton-Eldorado Rd
Tifton, Georgia 31794

Program Type:

- 100% Section 8 HAP contract
- Interest Appraised: FEE SIMPLE ESTATE
- Substantial Rehab
- Restricted Rents: 100% at 60% AMI.

Dear Aimee:

Prudential Affordable Mortgage Company (PAMC) is processing an application for financing under Freddie Mac program for the above referenced project. We hereby authorize you to do a complete self contained appraisal on the above referenced real estate under the terms and conditions outlined in this letter. As part of the Freddie Mac requirements, we must have an appraisal completed **in accordance with Freddie Mac appraisal guidelines as specified in the Freddie Mac Seller/Service Guide**. It is important to carefully follow the instructions since Freddie Mac has requirements which vary in some respects from standard appraisal practices. Specific instructions are included herein and attached hereto, which must be considered, as applicable.

The analyses, opinions and conclusion in the appraisal report must be prepared (and so state that it is) in conformity with the Code of Ethics & Standards of Professional Practice of the Appraisal Institute, the Uniform Standards of Professional Appraisal Practice (USAP) as promulgated by the Appraisal Standards Board of the Appraisal Foundation of the current version of Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA), including its Title XI regulations

The requested assignment will consist of a full narrative report. The appraisal must contain the following analyses: (1) a cost approach (if deemed appropriate given property age), (2) an Insurable Value; (3) a market or sales comparison approach, and (4) an income approach to value which includes a determination of restricted AND market rents by comparison. See detailed guidance attached.

PLEASE ALSO NOTE, YOU MUST PROVIDE EVIDENCE THAT YOU CURRENTLY SATISFY THE ATTACHED APPRAISAL QUALIFICATION GUIDELINES AT TIME OF ACCEPTANCE OF THIS ENGAGEMENT.

Within the income approach, please provide at least two methods of capitalization rate selection, one of which should be the direct sales or band of investment method utilizing current market rates and terms. A correlation of the cap rate methods used should be provided to demonstrate support for the cap rate

selected. Discounted cash flow analysis may **not** be relied upon to determine the capitalized value but it may be provided as additional support.

We require the following value estimates:

- a. As Is (using current restrictions, if any).
- b. As-Proposed and restricted (assuming any proposed restrictions and completion of associated rehab/construction, contemplated as part of financing, if any) using the restricted rents of the low-income or other restricted units (combined with the market rents if mixed) and considering proposed rents estimated by the developer. For new tax credit transactions, please distinguish between land and improvement value.
- c. Assuming market rent and expenses ie unrestricted/unencumbered, fee simple estate
- d. Insurable Value

For properties with HAP contracts, you must attribute a value to any Section 8 overhang rents (ie excess rent above market/LIHTC restricted rents as applicable) using currently accepted appraisal standards.

In addition, for all To Be Built or To Be Substantially Rehabbed properties, a Market Study is required and may be incorporated in the report (guidelines attached).

The value estimate should be calculated using an estimate of net operating income based on today's rents and expenses, no projections may be considered for hypothetical value estimates. **Estimates of rents should include detailed analyses of at least three (3) market rate comparables, and three (3) LIHTC or other income-restricted comparables applicable for comparison to the subject as applicable, and concluded rents must be fully supported using these comparables. Estimating restricted rents based solely on published area median income calculations or other published sources, is not acceptable.**

If the financing contemplates bond credit enhancement, appraiser must derive a value estimate assuming a capitalization rate reflective of the below market financing using the band of investment technique. This capitalization rate may be up to 100 basis points less than the concluded market capitalization rate estimated by the appraiser. This rate should reflect current mortgage rates for a bond credit enhancement, and equity dividend rates assuming financing terms applicable for the subject property. Appraiser should discuss these terms with the lender.

If financing includes tax credits, appraisal should include a separate estimate of value of the tax credits, excluding the real estate. This estimate should consider the actual tax credits proposed to be, or actually awarded and their term, the purchase price of the tax credits as a ratio of face value, and the terms associated with this purchase price (i.e. partnership and ownership interest, percentage of cash flow, and other interests). Appraiser may discount the future benefits of the tax credits at an appropriate rate based on a reasonable rate of return in the market as of the date of appraisal. This rate of return should appropriately consider the risk associated with changes in market conditions, LIHTC program compliance and the like. Appraiser should fully support and address derivation of the discount rate in the narrative.

Insurable value must be completed in conformance with industry accepted standards, and must consider the cost to reconstruct the buildings. The value should exclude soft costs associated with financing fees, profit, soft costs, and hard costs associated with foundations and footings (basement walls should be included). Appliances and other fixtures associated with the property should be considered.

Special Issues

1. Section 42 Tax Credits or other income/rent regulatory restrictions:

a) The appraiser should demonstrate knowledge of the IRS Section 42 Housing Tax Credit program by providing a description of the program parameters. Any other deed restrictions affecting rent estimates must be discussed and applied. A calculation of the maximum allowable rents for each unit type should be made while showing the calculations of the median household incomes for the applicable MSA, gross

maximum allowable rents, the utility adjustments (if applicable) and the net maximum allowable rents. An analysis of the impact, if any, on the valuation as a result of the maximum allowable rents should be made.

b) The market analysis section should include an analysis of the percentage of available renters in the market area that would qualify for each unit type given the band of household income needed to qualify. The minimum household income will be based on the minimum qualifying standards set by the management company and the maximum household income is defined by the Section 42 income constraints or other regulatory constraints for the applicable unit.

The appraiser should make every effort to identify competitive LIHTC properties or income/rent restricted properties in the market area as applicable, and include them as sales, rental and/or tax comparables.

2. Deferred Maintenance or Required Repairs. If the appraiser identifies any deferred maintenance or required repairs in the course of the analysis, the appraiser should determine a market value, which **assumes the completion of needed repairs**. The appraiser should indicate any repairs upon which the value is conditioned in the reconciliation of value. PAMC will require an escrow for all needed repairs at closing based on the Physical Needs Assessment currently being completed for the property.

3. If the proposed financing contemplates rehabilitation via a Forward execution or an escrow agreement, appraiser should assume completion of the rehab and reflect this in the value conclusions.

4. Vacancy. Vacancy must be supported by published market trends and projections, as well as actual vacancy at the competitive properties. The analysis should also include a discussion of permit and new construction activity and its probable impact on current and future vacancy trends.

5. Other Income. The calculation of other income may include income from laundry facilities and parking income provided there is adequate history of consistent revenue. The appraiser must indicate whether laundry equipment is leased or owned. If the equipment is owned, then the appraiser should derive an income figure net of any operating expenses to run the facility. If parking income is derived from leases which run for a shorter period than the leases on the units, the appraiser must consider this factor (including the potential for cancellation in the warmer months) in calculating income from parking.

The calculation of Other Income may also include forfeited security deposits, late fees, utility reimbursements, storage fees, pet fees, washer and dryer rental (rental of washers and dryers to individual tenants), and cable income, and must demonstrate that this income is supported based on historical operations at the property if applicable, and common for the market, and the future duration of the income is easily predictable. Interest income may not be included in the Lender's calculation of income. Corporate premium income for such items as housekeeping and furniture rental are subject to the special conditions noted the guidelines.

If applicable, commercial income analysis must conform to the Freddie Mac guidelines attached hereto. **Please consider leasing commission and tenant improvement costs as additional capital costs to achieve lease up in your conclusions as applicable.**

6. Operating expense estimates must be sufficiently detailed and provide discussion of the forecasts on a line item basis in comparison to historical operations at the property and/or market comparable information. Appraiser must provide **at least** three expense comparables. This data may not be greater than 1.5 years old.

7. Real estate taxes. Any future assessments based on recently improved values or changes in local law should be taken into consideration when estimating real estate taxes. At least three tax comparables must be provided to demonstrate support for *market* tax estimates in the valuation process. For properties which have a tax abatement and an assessment that has not been challenged as result, simply concluding your concluded value X millage rate should not be assumed, nor should using an unchallenged assessment. Consideration for actual assessment criteria ie sales price, comparison to other property sales, should be presented, since assessed value may not be equivalent to your market value as is the case in many jurisdictions. Any tax abatement or PILOT programs must be fully explained in the narrative and estimates

of full tax liability when an abatement is in place, must be fully supported. **See attachment for guidelines on valuation of tax abatements.**

8. Sales Comparison Approach. Use of net income multiplier or comparison of NOI per unit of subject to comparables, when adjusting for differences, is not acceptable. Appraiser should consider the different characteristics of the subject and the comparables and adjust for each difference accordingly.

9. Cost Approach. Elimination of this approach due to age should be fully justified in the report. Please ensure replacement cost estimate and structure/classification correspond with building description. Cite the source and date of replacement cost data. Compare to actual/proposed costs from developer for recently constructed or proposed new construction. State your estimate of the remaining economic life of the property.

10. Income approach. Consider actual contract rents in place, when applicable, when concluding market rents. Include expense ratio and expenses per unit for expense comparables when available and apply both when concluding expenses for subject. Factors resulting from temporary market conditions should not be capitalized in perpetuity, but should be otherwise considered using a present value deduction. If a discounted cash flow analysis is necessary for non stabilized properties, please adequately support all assumptions.

11. Interest Appraised. For existing properties encumbered by leases, the appraiser should estimate the 'leased fee' interest in the property regardless whether subject leases are at market. A value for a property with a ground lease should be of the 'leasehold interest', regardless of ground lease payment terms.

12. Capitalization rate. Please discuss and relate the concluded capitalization rate to the subject's particular characteristics ie market, regional issue, physical condition, economic (vacancy, operational issues) and legal constraints (zoning and ownership structure). We require you to use EACH of the following techniques if applicable when concluding a cap rate (if sufficient data is unavailable or a particular technique is not applicable, please explain limitation in the report):

- a. actual sales
- b. published sources
- c. appraiser's surveys and interview with market participants
- d. band of investment method
- e. debt coverage ratio model

13. Disclaimers. Please research subject specifics as opposed to providing disclaimers. Disclaimers such as "a legal description was not provided" or "easements were not observed during our inspection" are unacceptable. Appraiser must research public records to obtain such information.

OTHER FREDDIE MAC REQUIREMENTS:

1. **If the property has any problematic materials, equipment and systems as described in Section 14.5(c) of the Seller/Service Guide, the appraiser must state within the report whether these conditions have any adverse impact on the value of the property. These materials include, but are not limited to, aluminum wiring, fire-retardant- treated plywood, and problem drywall. Please also review the environmental and engineering reports provided, and state whether any findings within these reports adversely impact the value of the property.**
2. **If the property is a non conforming use under zoning designation, please provide a statement of how this affects property value, impact on marketability relative to competition (cite specifics), or whether there is obsolescence impacting all approaches to value (if so, discuss). Please specifically state if parking and density comply with code based on your interpretation of the code, and provide specifics on damage restoration requirements in event of loss. Data should be supported based on code, please state your source of data (ie actual copy of code, on line (provide URL reference) or discussions with zoning representative)**

3. For properties that are encumbered by a HAP contract(s), appraiser must provide an estimate, with supporting documentation, of a monthly absorption rate applicable to the property should the HAP contract terminate, and the affected units were converted to market rental rate and
4. Crime statistics for the subject property, if available, and the neighborhood should be included, using current and prior year data. Please use available resources including the local police station (which may entail visiting the station since statistics are often not available via phone or on line.)
5. Anyone signing the report and/or acting as supervisory appraiser must also inspect the property.
6. Units inspected, date of inspection, and unit condition should be documented in the report
7. Findings from your review of the environmental and engineering reports supplied by PAMC should be summarized in the report. We will not accept final reports that do not provide this reference.
8. Cite sources for building and site specifics.
9. Occupancy should be defined as either physical or economic occupancy when surveying the competition.
10. Surveys of any type should be dated and assumptions or methodologies of the surveys should be clearly explained.

The reports must clearly state any limiting conditions and the intended purpose of the report. The appraiser must sign and date Form 439, Statement of Limiting Conditions and Appraisers Certification and attach Form 439 to the appraisal. If the appraiser elects to use form 71A the appraiser must delete the Certification and Contingent and Limiting Conditions printed on the form.

Anyone signing the Appraisal must comply with all Freddie Mac requirements, inspect the property, and accept full responsibility for the contents of the Appraisal.

Appraiser must certify that any problematic materials, equipment and systems identified in the PNA were considered in the evaluation of the property.

The reports must be addressed to Freddie Mac and PAMC and the attached Reliance Language included within the report.

These items must be included in the final report:

1. Lender appraisal engagement letter. *
2. Legal Description of the property. *
3. As-built Survey *
4. Current project rent roll certified by the Owner and Concession Statement, if applicable. *
5. Certified Operating statements, including profit and loss statements for the last three years and year-to-date statements. *
6. Copy of Reciprocal Use Agreements. Regulatory Agreements (existing or proposed) or any other restrictions affecting or will affect subject subject, including HAP Contract, if applicable. *
7. Copy of Ground Lease, if applicable. *
8. Evidence of any special restrictions or limitations to the property such as resale restrictions. *
9. Copies of all executed commercial leases, riders and addendums, if applicable.*
10. If an acquisition, a copy of the sales contract or any option contracts, contracts for deed or listings of the subject property.*
11. Engineering Report and Environmental Assessment, required only if conclusions would adversely affect the property value. PAMC will provide a copy of the reports, if applicable.*
12. A copy of the zoning ordinances applying to the subject property.
13. Color photographs of the property's exterior, interior common areas, typical unit interiors, surrounding area, rental comparables, sales comparables and commercial rental comparables.
14. Maps showing the location of the subject property relative to the location of the land comparables, current rental comparables, future rental comparables and sales comparables.
15. Any other information that ensures the completeness of the appraisal.
16. A list of units inspected during your site visit.
17. Copies of existing HAP contracts *

* Document or form to be provided by PAMC.

Site Visit

To arrange a site visit, please contact **Michael Sherard** of **Southport Financial Services** at **(813) 228-6988**. A list of items enclosed is included as an addendum to this letter. Any required items not provided at this time will be forwarded as soon as possible.

Timing and Fee

The agreed upon fee is \$6,500 for the appraisal and for the included market study. **Preliminary information;** including the projected income and expenses for the property, information on the rental comparables, and a preliminary value; is due as soon as possible. A **draft** (including a list of units inspected during your site visit) of the complete appraisal is due no later than **9/12/2016**. **One original** copy and **one electronic** copy of the appraisal are due upon review and final approval of PAMC. A five percent (5%) penalty will be assessed for each week the appraisal is late unless it is mutually agreed upon. Please acknowledge your acceptance of these terms by signing and returning the enclosed copy to my attention.

Should you have any questions or need additional documentation, please do not hesitate to contact me. I look forward to working with you.

Sincerely,
Harrison Hunt

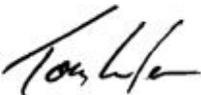
Please address and provide reports to:

Kelly Bousquet
Loan Processor
4350 N Fairfax Drive, Suite 700
Arlington VA 22203
Kelly.bousquet@prudential.com

Enclosures : applicable sections from guide

ACKNOWLEDGED AND AGREED BY:

Signature: 
Print Name: Aimee Morgan
Title: Sr. Appraiser, as agent for CBRE, Inc.
Date: 8/30/2016


Tony W. Lenamon, MAI
National Multifamily Practice Leader
As Agent for CBRE, Inc.

Prudential Mortgage Capital Company, LLC

“RELIANCE LANGUAGE”

This report is addressed to Prudential Mortgage Capital Company, LLC, Freddie Mac, and any such other persons and/or entities as may be designated by Prudential Mortgage Capital Company, LLC, and their respective successors and assigns (collectively, “PMCC”).

CBRE acknowledges and agrees that (i) the report may be relied upon by Prudential Mortgage Capital Company, LLC or one of its subsidiaries in determining whether to make a loan evidenced by a note secured by the Property (the “Mortgage Loan”), (ii) the Report may be relied upon by (a) any purchaser or investor in determining whether to purchase the Mortgage Loan or any interest in the Mortgage Loan from PMCC or any securities representing an interest in the Mortgage Loan and (b) any rating agency rating securities representing an interest in the Mortgage Loan, (iii) the Report may be referred to in and included with materials offering for sale the Mortgage Loan or an interest in the Mortgage Loan or such securities, (iv) persons who acquire the Mortgage Loan or an interest in the Mortgage Loan or such securities may rely on the Report, and (v) the Report speaks only as of its date in the absence of a specific written update of the Report signed and delivered by **Aimee Morgan** with **CBRE**.

**NOTE - NEW RELIANCE LANGUAGE REQUIRED BY FREDDIE MAC IS ATTACHED HERETO
AND MUST BE INCLUDED IN ALL REPORTS**

Freddie Mac

“RELIANCE LANGUAGE”

This report is for the use and benefit of, and may be relied upon by

- (a) Prudential Affordable Mortgage Company, Prudential Mortgage Capital Company, LLC, such other persons and/or entities as may be designated by Prudential Affordable Mortgage Company or Prudential Mortgage Capital Company, LLC and their respective subsidiaries, affiliates, successors and assigns, Freddie Mac and any successors and assigns (all of the foregoing individually and collectively referred to as “Lender”);
- (b) independent auditors, accountants, attorneys and other professionals acting on behalf of Lender;
- (c) governmental agencies having regulatory authority over Lender;
- (d) designated persons pursuant to an order or legal process of any court or governmental agency;
- (e) prospective purchasers of the Mortgage; and
- (f) with respect to any debt (or portion thereof) and/or securities secured, directly or indirectly, by the Property which is the subject of this report, the following parties and their respective successors and assigns:
 - any placement agent or broker/dealer and any of their respective affiliates, agents and advisors;
 - any initial purchaser or subsequent holder of such debt and/or securities;
 - any Servicer or other agent acting on behalf of the holders of such debt and/or securities;
 - any indenture trustee;
 - any rating agency; and
 - any institutional provider from time to time of any liquidity facility or credit support for such financings.

In addition, this report, or a reference to this report, may be included or quoted in any offering circular, information circular, offering memorandum, registration statement, private placement memorandum, prospectus or sales brochure (in either electronic or hard copy format) in connection with a securitization or transaction involving such debt (or portion thereof) and/or securities.

MARKET STUDY REQUIREMENTS

REPORT CONTENT

A. Executive Summary. Each market study should include a concise summary of the data, analysis and conclusions, including the following:

1. A concise description of the site and the immediately surrounding area.
2. A brief summary of the project including the proposed population to be served.
3. Precise statement of key conclusions reached by the analyst.
4. Precise statement of analyst's opinion of Market Feasibility including the prospect for long term performance of the property given housing and demographic trends and economic factors.
5. Provide recommendations and/or suggest modifications to the proposed project.
6. Provide a summary of market related strengths and/or weaknesses which may influence the subject development's Marketability , including compatibility with surrounding uses, the appropriateness of the subject property's location, unit sizes and configuration, and number of units.
7. A summary of positive and negative attributes and issues that will affect the property's performance and lease-up and points that will mitigate or reduce any negative attributes.

B. Project Description. The market study should include a project description to show the analyst's understanding of the project at the point in time the market study is undertaken. The project description should include:

1. Proposed number of units by: number of bedrooms and baths, income limit as a percent of AMI, unit size in square feet, and utility allowances for Tenant Paid Utilities, proposed rents, and Target Population, including income restrictions and any special needs set-asides.
2. The utilities expected to be paid by tenants and energy sources for tenant paid hot water, heat, cooking;
3. For rehabilitation projects, identification of any existing assisted housing program at the property such as Section 8, Section 202, Section 811, BMIR, Section 236, etc, as well as current occupancy levels, current rents and proposed rents.
4. Developer's projected dates for construction start and completion, and start of pre-leasing.
5. Description of: the number of buildings, design (walk-up, elevator, etc.), and number of stories, unit and common amenities, site amenities and parking. For rehabilitation projects provide a description of the methodology for the rehabilitation and the scope of work. The status or date of architectural plans and name of the architect should be referenced. A copy of the floor plans and elevations should be included as an attachment to the report.

D. Location and Market Area Definition

1. Define the Primary (PMA) and Secondary (SMA) Market Areas including a map that clearly delineates the areas and an explanation of the basis for the boundaries of the PMA and SMA.

Identify PMA and SMA boundaries by census tracts, jurisdictions, street names, or other geography forming the boundaries. Also define the larger geographic area in which the PMA is located (i.e. city, county, MSA, etc.). **The market area and information should be gathered using CENSUS TRACT geography.** If a census tract boundary significantly overlaps into areas that are not part of the designated market of sub-market, it may be necessary to break the census tract down to the block group data (exclude the use of concentric circles or rings to delineate the PMA or SMA).

2. Provide a description of the site characteristics including its size, shape, general topography and vegetation and proximity to adverse conditions (i.e. visible environmental and/or surrounding land uses). Specifically, the site description should address, at a minimum, the following:
 - A. Visible environmental or other concerns (i.e. surrounding land uses).
 - B. The location within the PMA/SMA and appropriateness of the neighborhood.
 - C. Access, ingress/egress, and visibility.
3. Provide photographs of the site and neighborhood, and a map clearly identifying the location of the project and the closest transportation linkages, shopping, schools, medical services, public transportation, places of worship, and other services such as libraries, community centers, banks, etc. In situations where it is not feasible to show all the categories on a map, the categories may be addressed in the narrative.
4. Describe the Marketability of the proposed development.
5. Describe and evaluate the visibility and accessibility of the site.
6. Provide information or statistics on crime in the Primary Market Area relative to data for the overall area. Address any local perceptions of crime or problems in the Primary Market Area.

D. Population and Households

1. Provide total population, age and income target data for the Primary Market Area using the 1990 Census, 2000 Census, current year estimates, and a five year projection. Data from other legitimate studies, such as Claritas, CACI and similar demographic information companies, with detail on Household size, tenure, age and other relevant categories may be provided. Provide the same information for the Secondary Market Area, if one has been defined. Indicate the source for all data, provide a methodology for estimates and provide an analysis of trends indicated by the data.
2. Provide a breakdown of Households by tenure for 1990 Census, 2000 Census, current year and five year projection.
3. Provide an analysis of trends indicated by the data and include reference sources for the data and methodology for analyzing the data.
4. Provide a breakdown of households by incomes in \$5,000-\$10,000 increments, by household size and by tenure for 1990 and 2000 Census, current year, and five year projection.

E. Employment and Economy. Provide data and analysis on the employment and economy of the Primary Market Area to give an understanding of the overall economic health of the community in which the Primary Market Area is located. List sources for the data and methodology for the analysis.

1. Provide a description of employment by industry sector for the Primary Market Area or smallest geographic area available that includes the Primary Market Area and compare the data to the larger geographic area, e.g. the city, county, labor market area, or MSA.

2. List major employers in the PMA, the type of business and the number employed and compare the data to the larger geographic area (i.e. MSA, County, Secondary Market Area, etc.).
3. Show the historical unemployment rate for the last ten years (or other appropriate period) for the PMA and compare to the larger geographic area (i.e. MSA, County, Secondary Market Area, etc.).
4. Show employment growth over the same period or a more recent, shorter period (last 5 years). Compare to the larger geographic area.
5. Comment on trends for employment in the PMA in relation to the subject.
6. If relevant, comment on the availability of affordable housing for employees of businesses and industries that draw from the Primary Market Area.
7. Provide a breakdown of typical wages by occupation.
8. Provide commuting patterns for workers such as how many workers in the PMA commute from surrounding areas outside the PMA.

F. Existing Rental Housing Stock. Provide information on other multifamily rental housing in the Primary Market Area and any rental housing proposed to be developed in the Primary Market Area. This section of the Market Study should include:

1. If relevant in the market, a 10-year, or other appropriate period, history of building permits, if available, by housing type and comments on building trends in relation to household trends.
2. Identify a list of existing Comparable Properties, including: name, location, population served, type of design, age and condition, number of units by bedroom type, rent levels, number of bedrooms and baths for each unit type, size in square footage of units, kitchen equipment, type of utilities (state whether paid by tenant or owner and energy sources for hot water, heat and cooking), unit and site amenities included, site staffing, occupancy rate, absorption history (if recently completed), name, address and phone number of property contact. Attach photos of each Comparable Property. Include a map identifying the location of each Comparable Property in relation to the subject.
3. An analysis must be completed for both market and restricted/LIHTC rents as noted below:
 - A. Market Rate: A minimum of four (4) market complexes should be included unless there are not four complexes in the market area. In that case, locate any existing rental units and explain where renters are living and under what conditions. These projects are to be analyzed to define what unrestricted "market" rents would be for the proposed project.
 - B. LIHTC/Affordable: All LIHTC projects within the subject PMA should be included. Discuss the adequacy of demand and impact of the proposed project on the occupancy of other LIHTC projects in the area. Also comment on any other LIHTC projects located outside of the competitive market area, but located within a reasonable distance from the proposed project or those which are determined to be competitive.
4. Describe the size of the overall rental market in the PMA, including the percentage of Market Rate and Affordable Housing properties. Discuss the primary voids in the market and discussion of proposed and/or pending market or LIHTC projects.
5. Provide a narrative evaluation of the subject property in relation to the Comparable Properties, and identify the Competitive Properties, which are most similar to the proposed development. The analyst should state why the comparables referenced have been selected, which are the most directly comparable, and explain why certain projects have not been referenced.

6. For each Comparable Property comparisons to the subject rents based on the Comparable Property Amenities, Tenant Paid Utilities, location, parking, concessions and rent increase or decrease trends.
7. Discuss the availability of affordable housing options, including purchase or sale of homes.
8. When relevant, include a list of LIHTC projects with allocations in or near the market area that are not placed in service, giving as much known detail as possible on estimated Placed-In-Service dates, unit mix and Income Levels to be served.
9. Discuss the impact of the subject development on the existing housing stock.
10. The Market Vacancy Rate for the Primary Market Area rental housing stock by population served (i.e. market rate, Low Income Housing Tax Credit, and Project Based Rent Assistance) and type of occupancy (i.e. family, seniors, special populations) and unit size.
11. Identify the number of people on waiting lists for each project.

G. Local Perspective of Rental Housing Market and Housing Alternatives. The Market Study should include a summary of the perspective on the rental market, need for the proposed housing and Unmet Housing Need in the market. The local perspective should consider:

1. Interviews with local planners, housing and community development officials and market participants to estimate proposed additions to the supply of housing that would compete with the subject and to evaluate the local perception of need for additional housing.
2. Interview local Public Housing Authority (PHA) officials and seek comment on need for housing and possible impact of the proposed development on their housing inventory and waiting lists for assisted housing. Include a statement on the number and availability of Housing Choice Vouchers and the number and types of households on the waiting lists for Housing Choice Vouchers. Compare subject's proposed rents to local payments standards or median rents.
3. The cost and availability of home ownership and mobile home living, if applicable. Rent vs. Buy Analysis required, if it is discovered during the preparation of the market study that the Project's rents are at levels comparable to the purchase of a new or existing home, including mobile homes/manufactured homes, as an alternative to renting. This analysis should be based on median home sales prices, current financing in the area and typical home owner expenses.

H. Analysis.

1. Provide a detailed analysis of the income levels of the potential tenants for the proposed units. State and support the minimum household income used for total housing expenses to set the lower limit of the targeted household income range. If required, provide an analysis based on the regulating agency's requirements.
2. Derive a Market Rent and an achievable rent and then compare them to the developer's proposed rent. Quantify and discuss Market Advantage of the subject and impact on Marketability.
3. Calculate the Capture Rate for each unit type for each Income Limit in the subject property incorporating any Housing Finance Agency or other regulating agency restrictions such as age, income, living in Substandard Conditions, renters versus home owners, household sizes, etc.
4. Calculate the Penetration Rate/Capture Rate for each unit type generally utilizing the following method. This analysis is to be accompanied by a narrative describing sources of information, targeted income bands used and any other pertinent data. The conclusion of this analysis should

clearly demonstrate that there is a sufficient base of tenants who will qualify and have the propensity to rent.

Demand Analysis Methodology

Eligible Households	xx% AMI	xx % AMI	Entire Project
Number of Existing Households xx Year (Age Appropriate)	19,353	19,353	19,353
Plus	+	+	+
Projected Change in the Number of Households at the Placed in Service Date	1,541	1,541	1,541
Equals	=	=	=
Total Number of Households at the Placed in Service Date	20,895	20,895	20,895
Multiplied	*	*	*
By the percentage of Renters based on the xxx Census	31.7%	31.7%	31.7%
Equals	=	=	=
Number of Renters at Placed in Service Date	6,616	6,616	6,616
Multiplied	*	*	*
By the Percentage of Income-Qualified Households	12.6%	30.5%	32.0%
Equals	=	=	=
Number of Age and Income Qualified Renter Households at the Placed in Service Date	831	2,019	2,120

Capture Rate Analysis

	xx% AMI	xx% AMI	Entire Project
Number of Age and Income Qualified Renter Households at the Placed in Service Date	831	2,019	2,120
Divided			
By the Number of Proposed Units in the Subject	20	76	96
Equals	=	=	=
Capture Rate	2.4%	3.8%	4.5%

Penetration Rate - Current Conditions

Existing LIHTC Units in the PMA	164
Plus	+
LIHTC units Under Construction or Awarded LIHTC	60
Plus	=
All LIHTC Units Existing and Under Construction	224
Divided	

By the Number of Age and Income Qualified Renter Households at the Placed in Service Date	2,120
Equals	=
Penetration Rate - Current Conditions	10.6%

Penetration Rate - Current Conditions plus Addition of Subject & Proposed LIHTC Developments	
All LIHTC Units Existing and Under Construction	224
Plus	+
Proposed LIHTC Units at Subject	96
Plus	+
Proposed LIHTC Units in the PMA, not yet to receive a LIHTC allocation	0
Equals	=
All LIHTC Units plus Proposed Units, including Subject	320
Divided	
By the Number of Age and Income Qualified Renter Households at the Placed in Service Date	2,120
Equals	=
Penetration Rate - Current Conditions plus Addition of Subject	15.1%

5. Define and justify the Absorption Period and Absorption Rate for the subject property. What is the estimated absorption of the project based on other recently completed projects and supply/demand analysis?
6. Project and explain any future changes in the housing stock within the market area.
7. Identify risks (i.e. Competitive Properties which may come on line at the same time as the subject property; declining population in the PMA, etc.), unusual conditions and mitigating circumstances. Evaluate need for voucher support or HUD contracts.
8. Provide documentation and descriptions that show the methodology for calculations in the analysis section and relate the conclusions to the data.
9. Statement as to proposed project feasibility. If not feasible, what adjustments to rent and unit mix, amenities and other issues should be made.

I. Other Requirements

1. Date report was prepared, date of inspection and name and telephone number of analyst preparing study;
2. Certification of no identity of interest between the analyst and the entity for whom the report is prepared;

3. Certification that recommendations and conclusions are based solely on professional opinion and best efforts;
4. Statement of qualifications;
5. List of sources for data in the Market Study;
6. Append current utility allowance schedule (or utility company provider letters).

In accordance with the Freddie Mac guide, the following appraisal guidelines must be satisfied at time of acceptance of this engagement.

Appraisal Qualification Criteria

In order to ensure that Prudential is in compliance Fannie Mae and Freddie Mac program requirements, the following steps will be adhered to:

- Completion/updating of the Vendor Qualification Questionnaire is required as part of the engagement process on an annual basis. If the form is out of date, then it will be attached to the engagement letter so that it can be completed and signed by the Vendor
- Require that the Vendor provide copies of their current Insurance accords to ensure compliance with program requirements
- Review program requirements as necessary to ensure Policies and Procedures are up to date with any recent changes.

Appraisal Questionnaire	Response
Copy of State License	
Evidence of Good Standing on State Roster for FIRREA	
Estimated Number on Multifamily property appraised in the past 12 months	
3 years of consecutive income property appraisal experience	
Completed two Multifamily appraisals in the subject's market in the prior 12 months	
Experience appraising similar properties (i.e., affordable, size, students, high-rise, etc)	
Confirmation of Insurance Coverage	
General Commercial Liability coverage of \$1M/\$2M	
Max Deductible of \$35,000	
Professional Liability coverage of \$1M/\$2M	
Max Deductible of \$100,000	
Carrier Credit Rating: S&P Rating of BBB or better , or AM Best Rating of A-, VI or higher	
Evidence of Coverage attached	

Above information is certified as up to date and accurate.

By: _____
 Name: _____
 Firm: _____
 Date: _____

Addendum F

QUALIFICATIONS

QUALIFICATIONS OF

RONALD A. NEYHART, MAI **Senior Managing Director**

CB Richard Ellis, Inc. – Valuation & Advisory Services
3280 Peachtree Road, Suite 1100
Atlanta, Georgia 30305
(404) 812-5020
(404) 812-5051 FAX

EDUCATIONAL

B.S. Finance and Real Estate - Florida State University

Appraisal Institute

Course 1A-1, 1A-2, 1B-A, 1B-B, 2-1, 2-2, SPP

LICENSE(S)/CERTIFICATION(S)

Georgia Real Estate Appraisal Board - Certified General Real Estate Appraiser - C000490
Tennessee Real Estate Commission - Certified General Real Estate Appraiser – 00050956
North Carolina Real Estate Appraisal Board – Certified General Real Estate Appraiser – A4051
Alabama Real Estate Appraisal Board – Certified General Real Estate Appraiser – G00484
South Carolina Real Estate Appraisers Board – Certified General Real Estate Appraiser – CG3429
Mississippi Real Estate Appraisal Board – Certified General Real Estate Appraiser – GA-575
Florida Real Estate Appraisal Board – Certified General Real Estate Appraiser – RZ2581
Kentucky Real Estate Appraisal Board – Certified General Real Estate Appraiser – 270
Ohio Real Estate Appraisal Board – Certified General Real Estate Appraiser – 2002018920

PROFESSIONAL

Appraisal Institute

Designated Member, (MAI), Certification No. 8484

EMPLOYMENT EXPERIENCE

1979-1982	American Appraisal Associates, Staff Appraiser	Atlanta, Georgia
1982-1984	Johnson, Lane, Space, Smith & Co., Account Executive	Atlanta, Georgia
1984 - 1992	CB Commercial Real Estate Group, Inc., Senior Real Estate Analyst	Atlanta, Georgia
1992-Present	Senior Managing Director CB Richard Ellis, Inc. Appraisal Services	Atlanta, Georgia

STATE OF GEORGIA
REAL ESTATE APPRAISERS BOARD

RONALD ALBERT NEYHART

490

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

RONALD M. HECKMAN
JEANMARIE HOLMES
KEITH STONE

JEFF A. LAWSON
Vice Chairperson

23462340

RONALD ALBERT NEYHART

490
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

ORIGINALLY LICENSED

06/10/1991

END OF RENEWAL
04/30/2017



WILLIAM L. ROGERS, JR.
Real Estate Commissioner

23462340

RONALD ALBERT NEYHART

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WILLIAM L. ROGERS, JR.
Real Estate Commissioner

23462340

QUALIFICATIONS OF

Steven Pejza Senior Appraiser

CBRE – Valuation & Advisory Services
3280 Peachtree Road, Suite 1400
Atlanta, Georgia 30305
404-812-5081
Fax 404-812-5051
steve.pejza@cbre.com

EDUCATIONAL

Bachelor of Science, Environmental Science – Indiana University
Master of City Planning – Georgia Institute of Technology

Appraisal Institute

Courses: Basic Principles, Basic Procedures, Basic Income Capitalization, Advanced Income Capitalization, Highest & Best Use and Market Analysis, Advanced Cost and Sales Comparison, Report Writing and Analysis and Advanced Applications

LICENSE(S)/CERTIFICATION(S)

Certified General Real Property Appraiser, Georgia – Certification Number 239207
Certified General Real Property Appraiser, South Carolina – Certification Number 5794
Certified General Real Property Appraiser, Alabama – Certification Number G00734
Certified General Real Property Appraiser, Tennessee – Certification Number 4536
Certified General Real Property Appraiser, Mississippi – Certification Number GA-1056
Certified General Real Property Appraiser, Kentucky – Certification Number 004486

EMPLOYMENT EXPERIENCE

1999 – 2001	PricewaterhouseCoopers, LLP Associate	Atlanta, Georgia
2001 – 2004	Cushman & Wakefield, Inc. Appraiser	Atlanta, Georgia
2004 – 2004	PricewaterhouseCoopers, LLP Associate	Atlanta, Georgia
2004 – 2009	Duff & Phelps, LLP Vice President	Atlanta, Georgia
2010 – Present	CB Richard Ellis, Inc. Senior Appraiser	Atlanta, Georgia

PROFESSIONAL

Associate Member, Appraisal Institute

STATE OF GEORGIA REAL ESTATE APPRAISERS BOARD

STEVEN PEJZA
239207

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

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D. SCOTT MURPHY
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Vice Chairperson

43003746

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Suite 1000 - International Tower
229 Peachtree Street, N.E.
Atlanta, GA 30303-1605

ORIGINALLY LICENSED
11/27/2000
END OF RENEWAL
08/31/2017



WILLIAM L. ROGERS, JR.
Real Estate Commissioner

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