

Integra Realty Resources

Atlanta

Appraisal of Real Property

Mill Creek Place Apartments

Rent-Restricted Multifamily Property

7101 West Strickland Street

Douglasville, Douglas County, Georgia 30134

Prepared For:

Dominium Development & Acquisition, LLC

Effective Date of the Appraisal:

August 29, 2017

Report Format:

Appraisal Report – Comprehensive Format

IRR - Atlanta

File Number: 101-2017-0461





Mill Creek Place Apartments
7101 West Strickland Street
Douglasville, Georgia



September 27, 2017

Jordan Richter
Development Associate
Dominium Development & Acquisition, LLC
2905 Northwest Blvd. #150
Plymouth, MN 55441

SUBJECT: Market Value Appraisal
Mill Creek Place Apartments
7101 West Strickland Street
Douglasville, Douglas County, Georgia 30134
IRR - Atlanta File No. 101-2017-0461

Dear Mr. Richter:

Integra Realty Resources – Atlanta is pleased to submit the accompanying appraisal of the referenced property. The purpose of the appraisal is to develop an opinion of the market value as is of the leased fee interest in the property. As requested, we also estimate the prospective market value upon completion/stabilization as if unencumbered by restricted rents and the prospective market value upon completion/stabilization as encumbered by restricted rents. The client for the assignment is Dominium Development & Acquisition, LLC, and the intended use is for loan underwriting purposes.

The subject is an existing rent-restricted multifamily property containing 128 dwelling units. The improvements were constructed in 2000 and are 100% leased as of the effective appraisal date. The site area is 15.99 acres or 696,524 square feet.

The appraisal is intended to conform to the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, applicable state appraisal regulations, and the appraisal guidelines of Dominium Development & Acquisition, LLC. The appraisal is also prepared in accordance with the appraisal regulations issued in connection with the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA).

To report the assignment results, we use the Appraisal Report option of Standards Rule 2-2(a) of USPAP. As USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal, we adhere to the Integra Realty Resources internal standards for an Appraisal Report – Comprehensive Format. This format contains the greatest depth and detail of IRR’s available report types.

Based on the valuation analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, our opinion of value is as follows:

Value Conclusions			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value As Is	Leased Fee	August 29, 2017	\$9,700,000
Prospective Market Value Upon Completion/Stabilization As If Unencumbered by Restricted Rents	Leased Fee	October 1, 2018	\$15,000,000
Prospective Market Value Upon Completion/Stabilization As Encumbered by Restricted Rents	Leased Fee	October 1, 2018	\$12,300,000
Land Value- Net of Demolition Costs	Fee Simple	August 29, 2017	\$30,000

Since the renovations will occur as the units remain occupied or at turnover, the upon completion and stabilized values are equal.

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. We were not provided a property conditions report. Therefore, we assume the property does not suffer from significant deferred maintenance that would affect the usability of the property as a multifamily property. The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.
 1. The Prospective Market Value Upon Completion/Stabilization As If Unencumbered by Restricted Rents applies a hypothetical condition that the property is unencumbered by restricted rents which is contrary to the status of the property as of the effective date of value.

The opinions of value expressed in this report are based on estimates and forecasts that are prospective in nature and subject to considerable risk and uncertainty. Events may occur that could cause the performance of the property to differ materially from our estimates, such as changes in the economy, interest rates, capitalization rates, financial strength of tenants, and behavior of investors, lenders, and consumers. Additionally, our opinions and forecasts are based partly on data obtained from interviews and third party sources, which are not always completely reliable. Although we are of the opinion that our findings are reasonable based on available evidence, we are not responsible for the effects of future occurrences that cannot reasonably be foreseen at this time.



Jordan Richter
Dominium Development & Acquisition, LLC
September 27, 2017
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If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

Integra Realty Resources - Atlanta

A handwritten signature in black ink that reads "Sherry L. Watkins". The signature is written in a cursive, flowing style.

Sherry L. Watkins, MAI, FRICS, ASA
Certified General Real Estate Appraiser
Georgia Certificate # CG001536
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Summary of Salient Facts and Conclusions

Part One

Property Name	Mill Creek Place Apartments
Address	7101 West Strickland Street Douglasville, Douglas County, Georgia 30134
Property Type	Rent-Restricted Multifamily - LIHTC
Owner of Record	Douglasville Leased Housing Associates I, LLLP
Tax ID	0193025A007
Land Area	15.99 acres; 696,524 SF
Number of Units	128
Gross Building Area	167,546 SF
Rentable Floor Area	163,760 SF
Percent Leased	100%
Year Built; Year Renovated	2000; 2018
Zoning Designation	DCD, Design Concept Development
Highest and Best Use - As if Vacant	Multifamily use
Highest and Best Use - As Improved	Continued multifamily use
Exposure Time; Marketing Period	6 months; 6 months
Date of the Report	September 27, 2017

Value Conclusions

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value As Is	Leased Fee	August 29, 2017	\$9,700,000
Prospective Market Value Upon Completion/Stabilization As If Unencumbered by Restricted Rents	Leased Fee	October 1, 2018	\$15,000,000
Prospective Market Value Upon Completion/Stabilization As Encumbered by Restricted Rents	Leased Fee	October 1, 2018	\$12,300,000
Land Value- As If Vacant	Fee Simple	August 29, 2017	\$30,000

The values reported above are subject to the definitions, assumptions, and limiting conditions set forth in the accompanying report of which this summary is a part. No party other than Dominion Development & Acquisition, LLC and Georgia Department of Community Affairs may use or rely on the information, opinions, and conclusions contained in the report. It is assumed that the users of the report have read the entire report, including all of the definitions, assumptions, and limiting conditions contained therein.

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

- We were not provided a property conditions report. Therefore, we assume the property does not suffer from significant deferred maintenance that would affect the usability of the property as a multifamily property. The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.
 - The Prospective Market Value Upon Completion/Stabilization As If Unencumbered by Restricted Rents applies a hypothetical condition that the property is unencumbered by restricted rents which is contrary to the status of the property as of the effective date of value.

Part Two		
Average Unit Size (SF)	1,279	
Land Value	\$30,000	(\$234/Unit)
Sales Comparison Approach		
Number of Sales	7	
Range of Sale Dates	Mar-15 to Apr-17	
Range of Unit Prices	\$55,270 - \$76,923	
Indicated Value ("As Is")	\$9,600,000	(\$75,000/Unit)
Income Capitalization Approach		
Potential Gross Income at Stabilization	\$1,240,251	(\$9,689/Unit)
Stabilized % Vacancy & Collection Loss	3.5%	
Concessions	0.5%	
Effective Gross Income	\$1,215,641	(\$9,497/Unit)
Operating Expenses	\$683,074	(\$5,337/Unit)
Operating Expense Ratio	52.5%	
Net Operating Income at Stabilization	\$532,567	(\$4,161/Unit)
Capitalization Rate Applied and Value	5.50%	\$9,700,000
Indicated Value ("As Is")	\$9,700,000	(\$75,781/Unit)
Market Value Conclusion ("As Is")	\$9,700,000	(\$75,781/Unit)

Quality Assurance

Delivering superior value is a top priority at IRR and we place a premium on feedback from our valued clients. By learning more about your experience with IRR, we will be better able to serve your needs – to enhance our products, service offerings, and client communications.

Attached is a short survey applicable to this appraisal report and the service that you received. Please take a few minutes to share your experience of IRR with us. Your feedback will be reviewed by our Quality Control team. If you desire a follow-up telephone call, please provide your contact information and a member of our Quality Control team will contact you.

Access the online survey here: quality.irr.com.

Thank you in advance for assisting us with this important endeavor. Please feel free to contact your Local Office using the contact information provided within the letter of transmittal or our Quality Control team at quality@irr.com, with any questions or suggestions you may have.

General Information

Identification of Subject

The subject is an existing rent-restricted multifamily property containing 128 dwelling units. The improvements were constructed in 2000 and are 100% leased as of the effective appraisal date. The site area is 15.99 acres or 696,524 square feet. A legal description of the property is in the addenda.

Property Identification

Property Name	Mill Creek Place Apartments
Address	7101 West Strickland Street Douglasville, Georgia 30134
Tax ID	0193025A007
Owner of Record	Douglasville Leased Housing Associates I, LLLP

Sale History

The most recent closed sale of the subject is summarized as follows:

Sale Date	July 31, 2017
Seller	Columbia Gardens, L.P.
Buyer	Douglasville Leased Housing Associates I, LLLP
Sale Price	\$9,650,000
Recording Instrument Number	Douglas County Warranty Deed Book 3512 Page 979
Expenditures Since Purchase	Renovations to be completed by September 1, 2018.

The sale price is consistent with our Market Value As Is Encumbered by Restrict Rents conclusion of \$9,700,000. To the best of our knowledge, no other sale or transfer of ownership has taken place within a three-year period prior to the effective appraisal date.

Purpose of the Appraisal

The purpose of the appraisal is to develop an opinion of the market value as is of the leased fee interest in the property as of the effective date of the appraisal, August 29, 2017. As requested, we also estimate the prospective market value upon completion/stabilization as if unencumbered by restricted rents of the leased fee interest, as of October 1, 2018. In addition, we estimate the prospective market value upon completion/stabilization as encumbered by restricted rents of the leased fee interest, as of October 1, 2018. The date of the report is September 27, 2017. The appraisal is valid only as of the stated effective date or dates.

Definition of Market Value

Market value is defined as:

“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:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 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.”

(Source: Code of Federal Regulations, Title 12, Chapter I, Part 34.42[g]; also Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77472)

Definition of As Is Market Value

As is market value is defined as, “The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date.”

(Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 6th ed. (Chicago: Appraisal Institute, 2015); also Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77471)

Definition of Property Rights Appraised

Fee simple estate is defined as, “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

Leased fee interest is defined as, “The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary rights when the lease expires.”

Lease is defined as: “A contract in which rights to use and occupy land, space, or structures are transferred by the owner to another for a specified period of time in return for a specified rent.”

Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 6th ed. (Chicago: Appraisal Institute, 2015)

Intended Use and User

The intended use of the appraisal is for loan underwriting purposes. The client is Dominion Development & Acquisition, LLC. The intended users are Dominion Development & Acquisition, LLC and Georgia Department of Community Affairs. The appraisal is not intended for any other use or user. No party or parties other than Dominion Development & Acquisition, LLC may use or rely on the information, opinions, and conclusions contained in this report.

Applicable Requirements

This appraisal is intended to conform to the requirements of the following:

- Uniform Standards of Professional Appraisal Practice (USPAP);
- Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
- Applicable state appraisal regulations;
- Appraisal requirements of Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA), revised June 7, 1994;
- Interagency Appraisal and Evaluation Guidelines issued December 10, 2010;
- Appraisal guidelines of Dominion Development & Acquisition, LLC.

Report Format

This report is prepared under the Appraisal Report option of Standards Rule 2-2(a) of USPAP. As USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal, we adhere to the Integra Realty Resources internal standards for an Appraisal Report – Comprehensive Format. This format contains the greatest depth and detail of IRR’s available report types.

Prior Services

USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. We have not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Scope of Work

To determine the appropriate scope of work for the assignment, we considered the intended use of the appraisal, the needs of the user, the complexity of the property, and other pertinent factors. Our concluded scope of work is described below.

Valuation Methodology

Appraisers usually consider the use of three approaches to value when developing a market value opinion for real property. These are the cost approach, sales comparison approach, and income capitalization approach. Use of the approaches in this assignment is summarized as follows:

Approaches to Value		
Approach	Applicability to Subject	Use in Assignment
Cost Approach	Not Applicable	Not Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach	Applicable	Utilized

The **income capitalization approach** is the most reliable valuation method for the subject due to the following:

- The probable buyer of the subject would base a purchase price decision primarily on the income generating potential of the property and an anticipated rate of return.
- Sufficient market data regarding income, expenses, and rates of return, is available for analysis.

The **sales comparison approach** is an applicable valuation method because:

- There is an active market for similar properties, and sufficient sales data is available for analysis.
- This approach directly considers the prices of alternative properties having similar utility.

The **cost approach** is not applicable to the assignment considering the following:

- The age of the property would limit the reliability of an accrued depreciation estimate.
- This approach is not typically used by market participants, except for new or nearly new properties.

Research and Analysis

The type and extent of our research and analysis is detailed in individual sections of the report. This includes the steps we took to verify comparable sales, which are disclosed in the comparable sale profile sheets in the addenda to the report. Although we make an effort to confirm the arms-length nature of each sale with a party to the transaction, it is sometimes necessary to rely on secondary verification from sources deemed reliable.

Inspection

Sherry L. Watkins, MAI, FRICS, ASA, conducted an interior and exterior inspection of the property on August 29, 2017. Interior inspections included a total of 10 units, representing all of the unit types.

Significant Appraisal Assistance

It is acknowledged that Zach Fraysier (Georgia Registered Real Estate Appraiser 351694) made a significant professional contribution to this appraisal, consisting of participating in the property inspection, conducting research on the subject and transactions involving comparable properties, performing appraisal analyses, and assisting in report writing, under the supervision of the persons signing the report.

Economic Analysis

Douglas County Area Analysis

Douglas County is located in north central Georgia approximately 17 miles west of Atlanta. It is 200 square miles in size and has a population density of 719 persons per square mile. Douglas County is part of the Atlanta-Sandy Springs-Roswell, GA Metropolitan Statistical Area, hereinafter called the Atlanta MSA, as defined by the U.S. Office of Management and Budget.

Population

Douglas County has an estimated 2017 population of 143,821, which represents an average annual 1.2% increase over the 2010 census of 132,403. Douglas County added an average of 1,631 residents per year over the 2010-2017 period, but its annual growth rate lagged the Atlanta MSA rate of 1.4%.

Looking forward, Douglas County's population is projected to increase at a 1.2% annual rate from 2017-2022, equivalent to the addition of an average of 1,833 residents per year. Douglas County's growth rate is expected to lag that of the Atlanta MSA, which is projected to be 1.3%.

Population Trends

	Population			Compound Ann. % Chng	
	2010 Census	2017 Estimate	2022 Projection	2010 - 2017	2017 - 2022
Douglas County, GA	132,403	143,821	152,987	1.2%	1.2%
Atlanta MSA	5,286,728	5,843,277	6,234,160	1.4%	1.3%

Source: Environics Analytics

Employment

Total employment in Douglas County is currently estimated at 41,723 jobs. Between year-end 2006 and the present, employment rose by 3,564 jobs, equivalent to a 9.3% increase over the entire period. There were gains in employment in seven out of the past ten years despite the national economic downturn and slow recovery. Douglas County's rate of employment growth over the last decade surpassed that of the Atlanta MSA, which experienced an increase in employment of 8.8% or 207,551 jobs over this period.

A comparison of unemployment rates is another way of gauging an area's economic health. Over the past decade, the Douglas County unemployment rate has been consistently higher than that of the Atlanta MSA, with an average unemployment rate of 7.9% in comparison to a 7.2% rate for the Atlanta MSA. A higher unemployment rate is a negative indicator.

Recent data shows that the Douglas County unemployment rate is 4.9% in comparison to a 4.5% rate for the Atlanta MSA, a negative sign that is consistent with the fact that Douglas County has underperformed the Atlanta MSA in the rate of job growth over the past two years.

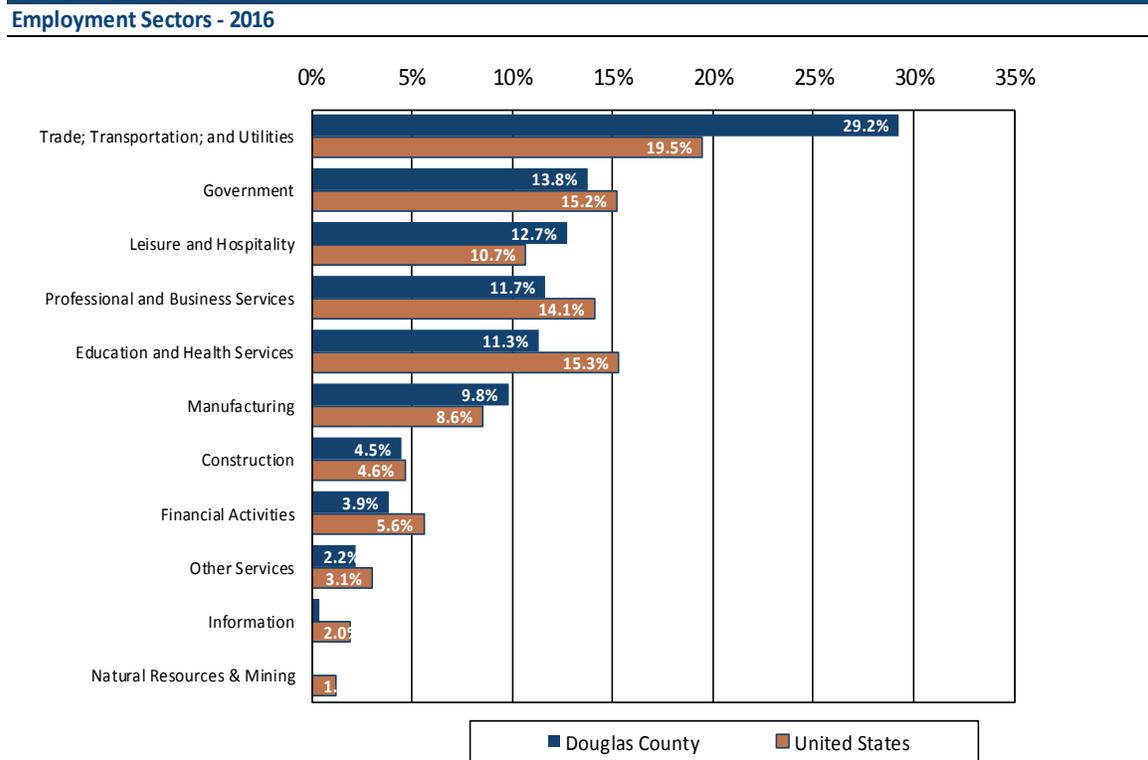
Employment Trends

Year	Total Employment (Year End)				Unemployment Rate (Ann. Avg.)	
	Douglas County	% Change	Atlanta MSA	% Change	Douglas County	Atlanta MSA
2006	38,159		2,347,089		5.0%	4.7%
2007	40,862	7.1%	2,367,761	0.9%	4.7%	4.4%
2008	40,279	-1.4%	2,270,752	-4.1%	6.5%	6.2%
2009	36,188	-10.2%	2,150,014	-5.3%	10.8%	9.9%
2010	36,804	1.7%	2,167,155	0.8%	11.2%	10.3%
2011	35,814	-2.7%	2,210,116	2.0%	10.9%	9.9%
2012	36,662	2.4%	2,251,291	1.9%	9.6%	8.8%
2013	38,979	6.3%	2,318,359	3.0%	8.6%	7.8%
2014	39,547	1.5%	2,408,012	3.9%	7.4%	6.8%
2015	40,401	2.2%	2,482,211	3.1%	6.3%	5.7%
2016	41,723	3.3%	2,554,640	2.9%	5.5%	5.1%
Overall Change 2006-2016	3,564	9.3%	207,551	8.8%		
Avg Unemp. Rate 2006-2016					7.9%	7.2%
Unemployment Rate - May 2017					4.9%	4.5%

Source: Bureau of Labor Statistics and Economy.com. Employment figures are from the Quarterly Census of Employment and Wages (QCEW). Unemployment rates are from the Current Population Survey (CPS). The figures are not seasonally adjusted.

Employment Sectors

The composition of the Douglas County job market is depicted in the chart below. A complete data set is not available for the Atlanta MSA, so we will compare Douglas County to the United States. Total employment for the two areas is broken down by major employment sector, and the sectors are ranked from largest to smallest based on the percentage of Douglas County jobs in each category.



Source: Bureau of Labor Statistics and Economy.com

Douglas County has greater concentrations than the United States in the following employment sectors:

1. Trade; Transportation; and Utilities, representing 29.2% of Douglas County payroll employment compared to 19.5% for the nation overall. This sector includes jobs in retail trade, wholesale trade, trucking, warehousing, and electric, gas, and water utilities.
2. Leisure and Hospitality, representing 12.7% of Douglas County payroll employment compared to 10.7% for the nation overall. This sector includes employment in hotels, restaurants, recreation facilities, and arts and cultural institutions.
3. Manufacturing, representing 9.8% of Douglas County payroll employment compared to 8.6% for the nation overall. This sector includes all establishments engaged in the manufacturing of durable and nondurable goods.



4. Unclassified, representing 0.5% of Douglas County payroll employment compared to 0.2% for the nation overall.

Douglas County is underrepresented in the following sectors:

1. Government, representing 13.8% of Douglas County payroll employment compared to 15.2% for the nation overall. This sector includes employment in local, state, and federal government agencies.
2. Professional and Business Services, representing 11.7% of Douglas County payroll employment compared to 14.1% for the nation overall. This sector includes legal, accounting, and engineering firms, as well as management of holding companies.
3. Education and Health Services, representing 11.3% of Douglas County payroll employment compared to 15.3% for the nation overall. This sector includes employment in public and private schools, colleges, hospitals, and social service agencies.
4. Construction, representing 4.5% of Douglas County payroll employment compared to 4.6% for the nation overall. This sector includes construction of buildings, roads, and utility systems.

Major Employers

Major employers in Douglas County are shown in the following table.

Major Employers - Douglas County, GA

	Name
1	American Red Cross
2	Axcess Resources, LLC
3	Hyundai Motor Finance Co
4	Medline Industries, Inc.
5	Select Personnel Services
6	Silver Line Building Products, LLC
7	Southeastern Freight Lines
8	The Kroger Company
9	Walmart
10	Wellstar Health System, Inc.

Source: Georgia Department of Labor

Gross Domestic Product

Gross Domestic Product (GDP) is a measure of economic activity based on the total value of goods and services produced in a defined geographic area. Although GDP figures are not available at the county level, data reported for the Atlanta MSA is considered meaningful when compared to the nation overall, as Douglas County is part of the MSA and subject to its influence.

Economic growth, as measured by annual changes in GDP, has been somewhat lower in the Atlanta MSA than the United States overall during the past eight years. The Atlanta MSA has grown at a 0.9% average annual rate while the United States has grown at a 1.3% rate. As the national economy improves, the Atlanta MSA has recently performed better than the United States. GDP for the Atlanta MSA rose by 2.9% in 2015 while the United States GDP rose by 2.5%.

The Atlanta MSA has a per capita GDP of \$53,216, which is 6% greater than the United States GDP of \$50,054. This means that Atlanta MSA industries and employers are adding relatively more value to the economy than their counterparts in the United States overall.

Gross Domestic Product				
Year	(\$ Mil)		(\$ Mil)	
	Atlanta MSA	% Change	United States	% Change
2008	285,001		14,718,301	
2009	271,120	-4.9%	14,320,114	-2.7%
2010	272,427	0.5%	14,628,165	2.2%
2011	276,516	1.5%	14,833,679	1.4%
2012	280,911	1.6%	15,126,281	2.0%
2013	285,802	1.7%	15,348,044	1.5%
2014	295,397	3.4%	15,691,181	2.2%
2015	303,903	2.9%	16,088,249	2.5%
Compound % Chg (2008-2015)		0.9%		1.3%
GDP Per Capita 2015	\$53,216		\$50,054	

Source: Bureau of Economic Analysis and Economy.com; data released September 2016. The release of state and local GDP data has a longer lag time than national data. The data represents inflation-adjusted "real" GDP stated in 2009 dollars.

Household Income

Douglas County has a lower level of household income than the Atlanta MSA. Median household income for Douglas County is \$55,794, which is 6.7% less than the corresponding figure for the Atlanta MSA.

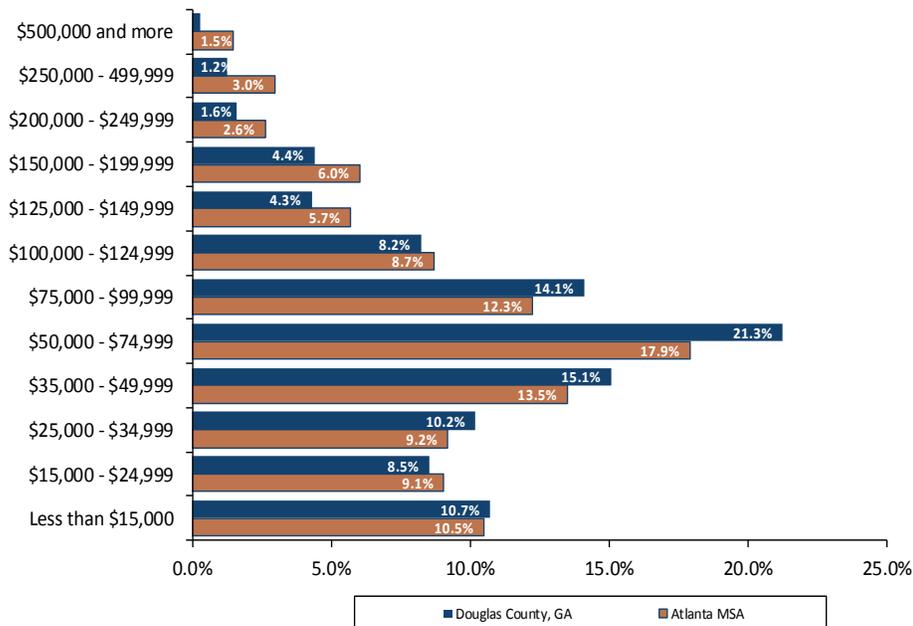
Median Household Income - 2017

	Median
Douglas County, GA	\$55,794
Atlanta MSA	\$59,801
Comparison of Douglas County, GA to Atlanta MSA	- 6.7%

Source: Environics Analytics

The following chart shows the distribution of households across twelve income levels. Douglas County has a greater concentration of households in the middle income levels than the Atlanta MSA. Specifically, 36% of Douglas County households are between the \$35,000 - \$75,000 levels in household income as compared to 31% of Atlanta MSA households. A lesser concentration of households is apparent in the higher income levels, as 34% of Douglas County households are at the \$75,000 or greater levels in household income versus 40% of Atlanta MSA households.

Household Income Distribution - 2017



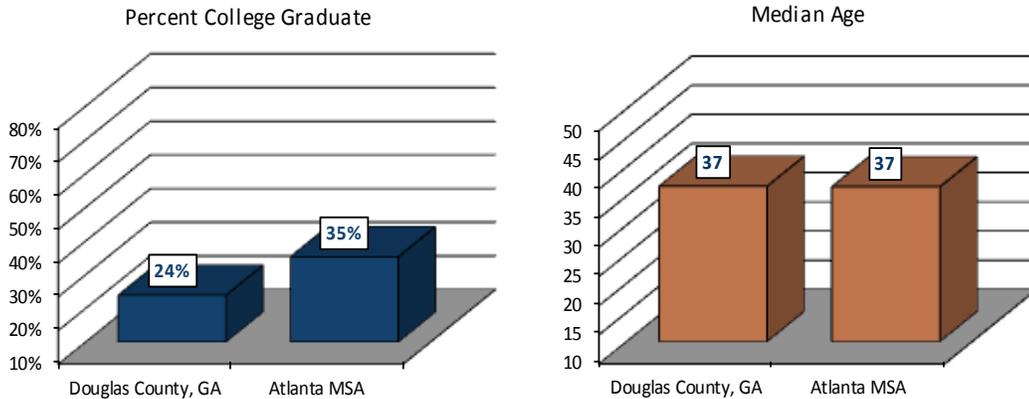
Source: Environics Analytics



Education and Age

Residents of Douglas County have a lower level of educational attainment than those of the Atlanta MSA. An estimated 24% of Douglas County residents are college graduates with four-year degrees, versus 35% of Atlanta MSA residents. People in Douglas County are similar in age to their Atlanta MSA counterparts. The median age of both Douglas County and the Atlanta MSA is 37 years.

Education & Age - 2017

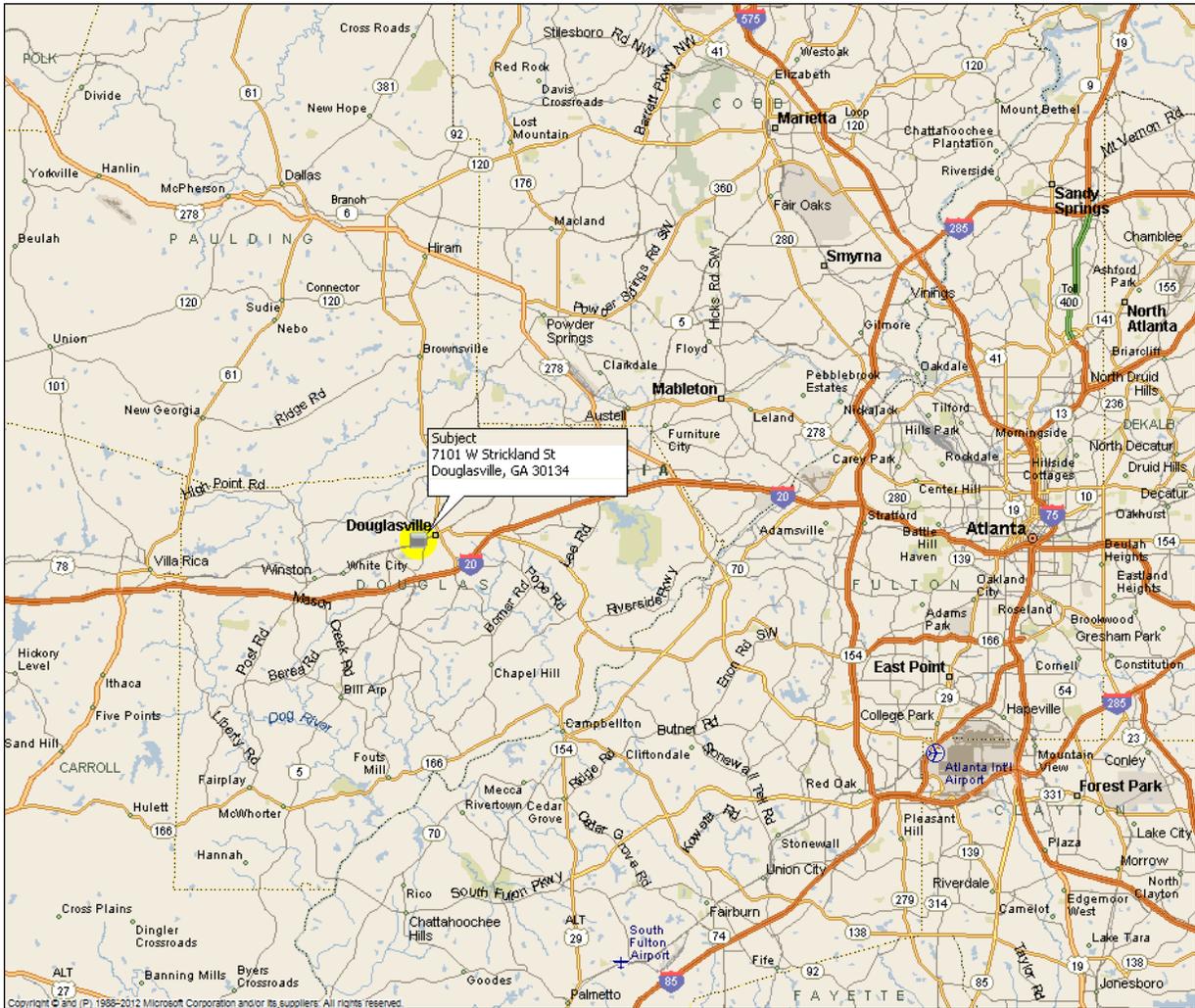


Source: Environics Analytics

Conclusion

The Douglas County economy has experienced higher unemployment, slower job growth and a slower population growth than experienced in the overall Atlanta MSA area. However, Douglas County does benefit from being part of the Atlanta MSA, which is the ninth most populous metropolitan area in the country, and generates a higher level of GDP per capita than the nation overall. On balance, we anticipate that the Douglas County economy will experience limited growth, only modestly increasing the demand for real estate.

Area Map



Surrounding Area Analysis

Boundaries

The subject is located in the City of Douglasville which is located in Douglas County, Georgia. Douglasville is part of the Atlanta MSA's I-20 West submarket and generally is delineated as follows:

North Cedar Mountain & Maroney Mill Road

South Interstate 20

East S Burnt Hickory Road

West City of Winston

A map identifying the location of the property follows this section.

Access and Linkages

Primary access to the area is provided by Interstate 20 (I-20), a major arterial that crosses the Atlanta MSA in an east/west direction. Access to the subject from I-20 is provided by Campbellton Street and East Broad Street, and travel time from the major arterial to the subject is about 5-10 minutes. Overall, vehicular access is average. The primary mode of transportation in this area is the automobile.

Demand Generators

The City of Douglasville is a suburban area of Atlanta. The area benefits from its accessibility to employment centers in the Atlanta MSA such as the Fulton Industrial area which is a major manufacturing and warehousing employment center.

These demand generators support the demographic profile described in the following section.

Demographics

A demographic profile of the surrounding area, including population, households, and income data, is presented in the following table.

Surrounding Area Demographics					
2017 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius	Douglas County,	
				GA	Atlanta MSA
Population 2010	5,528	32,481	77,143	132,403	5,286,728
Population 2017	5,925	34,702	82,500	143,821	5,843,277
Population 2022	6,306	36,656	87,033	152,987	6,234,160
Compound % Change 2010-2017	1.0%	0.9%	1.0%	1.2%	1.4%
Compound % Change 2017-2022	1.3%	1.1%	1.1%	1.2%	1.3%
Households 2010	1,876	11,749	26,552	46,624	1,943,885
Households 2017	2,054	12,675	28,558	50,562	2,158,578
Households 2022	2,199	13,425	30,179	53,736	2,307,874
Compound % Change 2010-2017	1.3%	1.1%	1.0%	1.2%	1.5%
Compound % Change 2017-2022	1.4%	1.2%	1.1%	1.2%	1.3%
Median Household Income 2017	\$40,276	\$48,702	\$54,239	\$55,794	\$59,801
Average Household Size	2.5	2.7	2.9	2.8	2.7
College Graduate %	17%	18%	21%	24%	35%
Median Age	35	35	37	37	37
Owner Occupied %	45%	58%	72%	70%	66%
Renter Occupied %	55%	42%	28%	30%	34%
Median Owner Occupied Housing Value	\$105,011	\$120,585	\$130,549	\$139,888	\$190,897
Median Year Structure Built	1995	1993	1994	1996	1993
Avg. Travel Time to Work in Min.	36	35	36	34	33

Source: Environics Analytics

As shown above, the current population within a 3-mile radius of the subject is 34,702, and the average household size is 2.7. Population in the area has grown since the 2010 census, and this trend is projected to continue over the next five years. Compared to Douglas County overall, the population within a 3-mile radius is projected to grow at a slower rate.

Median household income is \$48,702, which is lower than the household income for Douglas County. Residents within a 3-mile radius have a lower level of educational attainment than those of Douglas County, while median owner occupied home values are considerably lower.

Land Use

In the immediate vicinity of the subject, land uses include a mix of single-family and multifamily uses as well as commercial uses along the W Strickland Street and US Highway 78 corridor. Other land use characteristics are summarized as follows:

Surrounding Area Land Uses	
Character of Area	Suburban
Infrastructure/Planning	Average
Prospective Change in Land Use	No likely changes observed.
Prevailing Direction of Growth	East
Subject's Immediate Surroundings	
North	Cedar Place SFR subdivision
South	W Strickland Street, Railroad, US Highway 78 and commercial uses
East	Douglas County Housing Authority duplexes and office
West	Single-family residential and Cedar Place SFR subdivision

Development Activity and Trends

During the last five years, development within a three-mile radius surrounding the subject property has been predominantly to the east of the subject property on the east side of the City of Douglasville. Uses developed in this time-frame have consisted of a Dollar General retail store, a gun range and store, a small office building, a retail strip-building, and a Academy Sports gym. The pace of development has generally been intermittent over this time. There are no projects under construction at this time according to CoStar. There is one retail strip-building being proposed in the area.

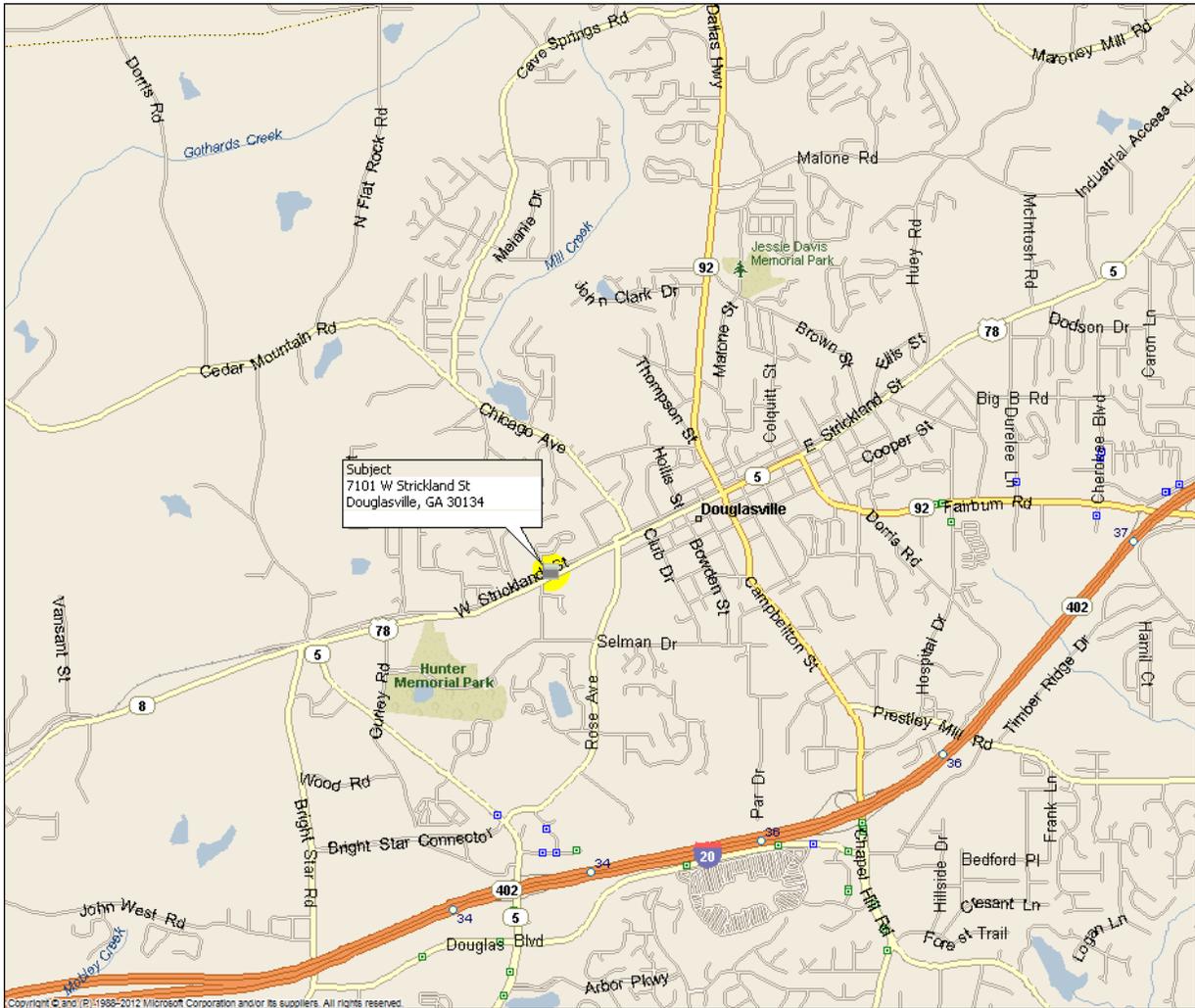
Outlook and Conclusions

The immediate surrounding area in which the subject property is situated in the City of Douglasville is in a mature stage of its life cycle where recent development has not occurred within the past five years. Given the history of the area and the growth trends, it is anticipated that property values will remain stable in the near future.

In comparison to other areas in the region, the area is rated as follows:

Surrounding Area Attribute Ratings	
Highway Access	Average
Demand Generators	Average
Employment Stability	Below Average- Residents commute
Property Compatibility	Average
General Appearance of Properties	Average
Appeal to Market	Average
Price/Value Trend	Average

Surrounding Area Map



Multifamily Market Analysis

Metro Area Overview

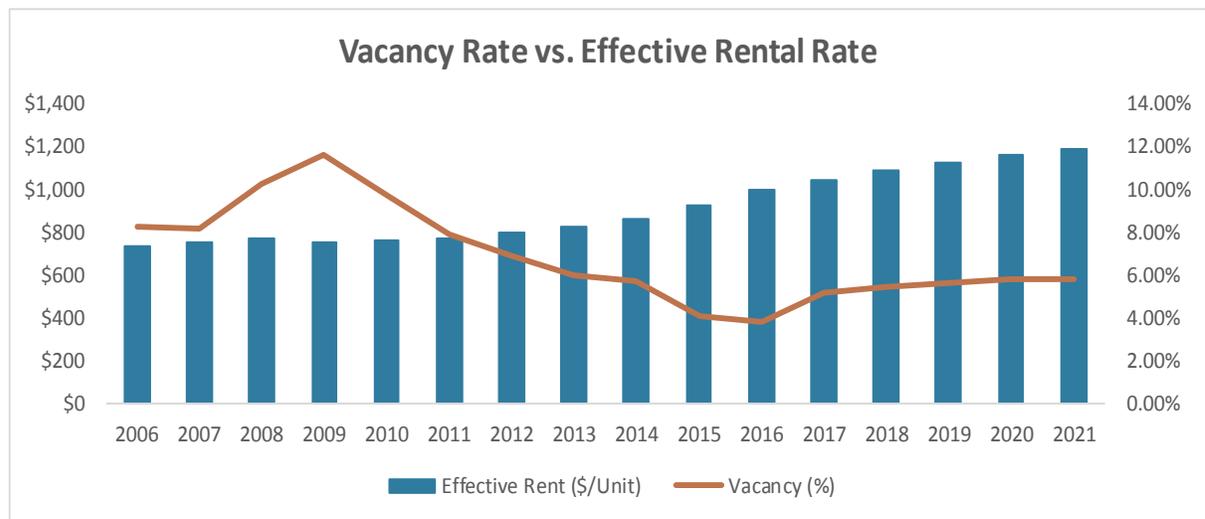
The subject is located in the Atlanta metro area as defined by REIS. Supply and demand indicators, including inventory levels, absorption, vacancy, and rental rates for all classes of space are presented in the ensuing table.

Atlanta Multifamily Market Trends and Forecasts

Year	Inventory (Units)	Occupied (Units)	Vacancy (Units)	Vacancy (%)	Completions (Units)	Absorption (Units)	Effective Rent (\$/Unit)	Effective Rental Rate (% Change)	Gross Revenue (\$/Unit)
2006	340,750	312,357	28,393	8.30%	4,405	-318	\$733	1.10%	\$753
2007	345,151	316,829	28,322	8.20%	5,404	4,472	\$759	3.50%	\$775
2008	351,409	315,135	36,274	10.30%	6,802	-1,694	\$769	1.30%	\$773
2009	358,151	316,595	41,556	11.60%	6,840	1,460	\$756	-1.70%	\$747
2010	362,468	327,411	35,057	9.70%	4,613	10,816	\$763	1.00%	\$764
2011	363,405	334,590	28,815	7.90%	2,152	7,179	\$775	1.60%	\$789
2012	364,352	339,365	24,987	6.90%	1,197	4,775	\$797	2.70%	\$814
2013	367,713	345,781	21,932	6.00%	3,851	6,416	\$825	3.60%	\$850
2014	372,646	351,445	21,201	5.70%	5,721	5,664	\$860	4.30%	\$887
2015	380,235	364,501	15,734	4.10%	7,629	13,056	\$929	8.00%	\$974
2016	388,569	373,611	14,958	3.80%	9,180	9,110	\$999	7.50%	\$1,048
Q2 2017	392,013	374,426	17,587	4.50%	1,300	555	\$1,023	1.50%	\$1,062
2017	399,403	378,745	20,658	5.20%	10,871	5,134	\$1,048	4.90%	\$1,077
2018	409,108	386,430	22,678	5.50%	9,705	7,685	\$1,093	4.30%	\$1,117
2019	413,027	389,709	23,318	5.60%	3,919	3,279	\$1,131	3.50%	\$1,155
2020	415,458	391,467	23,991	5.80%	2,431	1,758	\$1,163	2.80%	\$1,184
2021	418,229	393,866	24,363	5.80%	2,771	2,399	\$1,188	2.10%	\$1,207
2006 - 2016 Average	363,168	336,147	27,021	7.50%	5,254	5,540	\$815	2.99%	\$834

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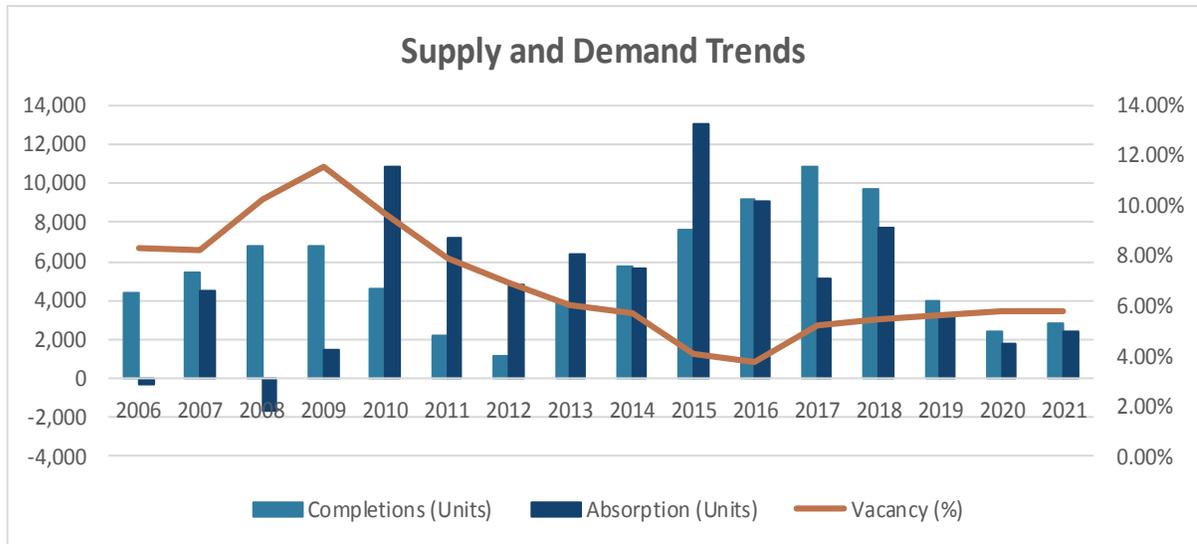
Market Trends Key Takeaways



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- The current vacancy rate in the metro area is 4.5%; the vacancy rate has decreased by 340 bps from 2011.
- Four-year forecasts project a 5.8% vacancy rate in the metro area, representing an increase of 130 bps by year end 2021.
- Effective rent averages \$1,023/Unit in the metro area; future rent values are expected to increase by 16.1% to \$1,188/Unit by year end 2021.



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- Inventory in the metro area has increased by 7.9% from 2011, while the occupied stock has increased by 11.9%.
- Between 2011 and 2016, completions have averaged 4,955 Units annually and reached a peak of 9,180 Units in 2016.
- Between 2011 and 2016, absorption figures reached a peak of 13,056 Units in 2015 and a low of 4,775 Units in 2012.



Class B/C Multifamily Market

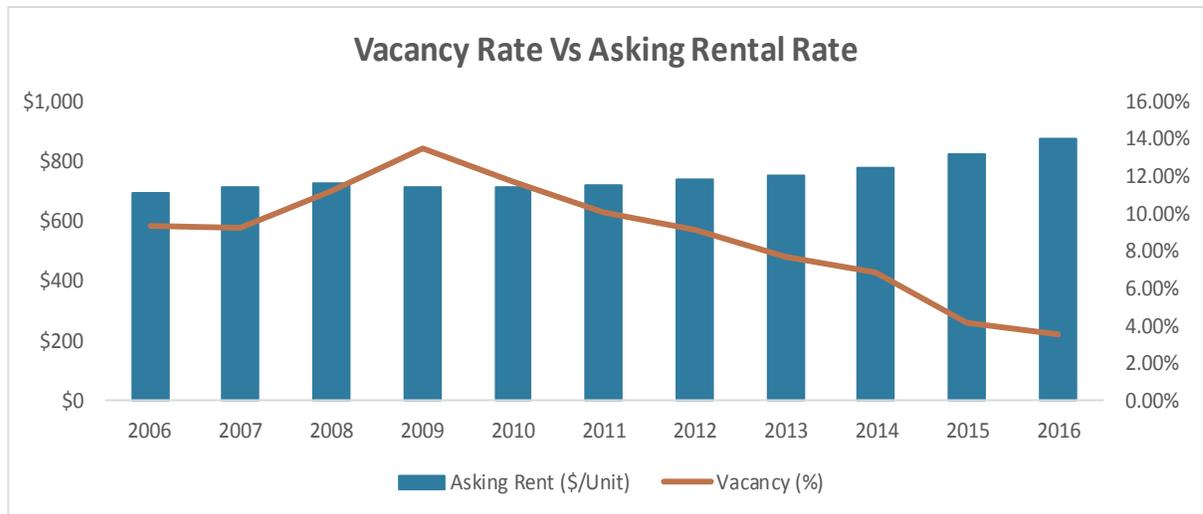
The subject is a Class B property as defined by REIS. Supply and demand indicators, including inventory levels, absorption, vacancy, and rental rates for all Class B/C space in the Atlanta metro area are presented in the following table.

Atlanta Multifamily Class B/C Market Trends

Year	Inventory (Units)	Occupied (Units)	Vacancy (Units)	Vacancy (%)	Completions (Units)	Absorption (Units)	Asking Rent (\$/Unit)	Asking Rental Rate (% Change)	Gross Revenue (\$/Unit)
2006	171,892	155,767	16,125	9.40%	320	-2,296	\$697	-0.10%	\$632
2007	171,523	155,795	15,728	9.20%	935	28	\$715	2.60%	\$649
2008	172,410	153,179	19,231	11.20%	1,431	-2,616	\$727	1.70%	\$646
2009	172,915	149,632	23,283	13.50%	603	-3,547	\$715	-1.70%	\$619
2010	172,774	152,576	20,198	11.70%	155	2,944	\$715	0.00%	\$631
2011	171,559	154,220	17,339	10.10%	0	1,644	\$723	1.10%	\$650
2012	171,548	155,917	15,631	9.10%	239	1,697	\$737	1.90%	\$670
2013	171,058	157,809	13,249	7.70%	0	1,892	\$756	2.60%	\$697
2014	170,270	158,440	11,830	6.90%	0	631	\$776	2.60%	\$722
2015	170,230	163,035	7,195	4.20%	0	4,595	\$825	6.30%	\$790
2016	169,666	163,688	5,978	3.50%	282	653	\$875	6.10%	\$844
Q2 2017	169,510	162,907	6,603	3.90%	0	-315	\$891	0.90%	\$856
2006 - 2016 Average	171,440	156,369	15,072	8.77%	360	511	\$751	2.10%	\$686

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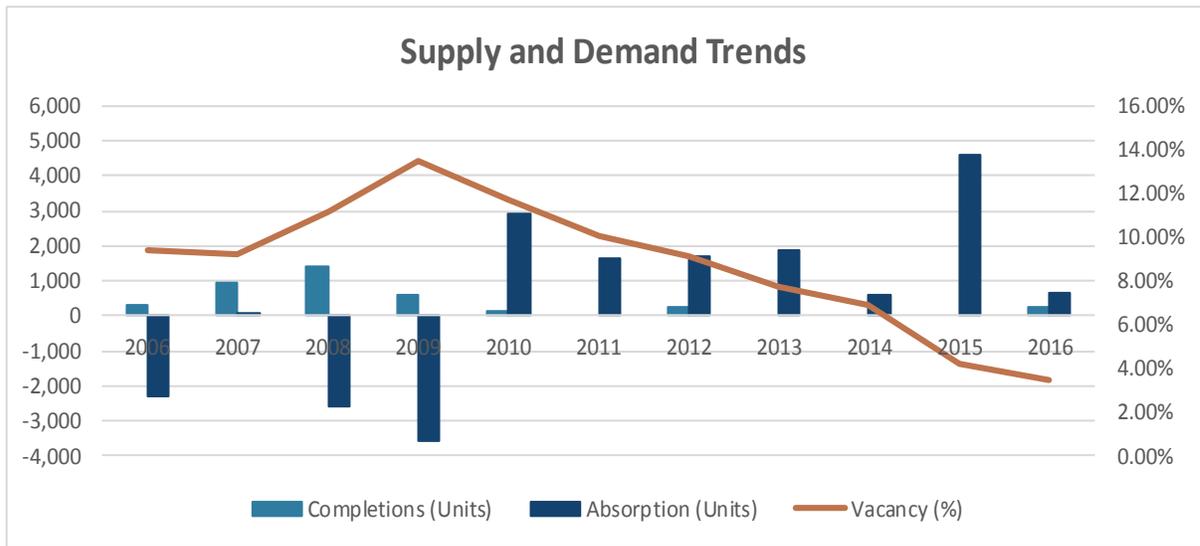
Multifamily Class B/C Market Key Takeaways



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- The current vacancy rate for Class B/C properties in the metro area is 3.9%; the vacancy rate has decreased by 620 bps from 2011.
- Asking rent currently averages \$891/Unit and has increased by 23.2% from 2011.





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- Class B/C metro area inventory has decreased by 1.2% from 2011, while the occupied stock has increased by 5.6%.
- Between 2011 and 2016, completions have averaged 87 Units annually and reached a peak of 282 Units in 2016.
- Between 2011 and 2016, absorption figures reached a peak of 4,595 Units in 2015 and a low of 631 Units in 2014.
- Between 2011 and 2016, gross revenue for Class B/C properties in the metro area averaged \$729/Unit and has increased by 27.8%.



Submarket Overview

The subject is located in the I-20 West submarket. In order to evaluate the market appeal of the subject's submarket in comparison to others in the Atlanta metro area, we compare key supply and demand indicators for all classes of space in the ensuing table.

Atlanta Multifamily Submarket Comparison						
Submarket	Inventory (Buildings)	Inventory (Units)	Asking Rent (\$/Unit)	Vacancy (%)	Free Rent (mos)	Expenses (%)
Clarkston/Stn Mtn	80	16,806	\$874	2.20%	0.93	38.70%
I-20 East	57	12,557	\$916	2.90%	0.89	34.50%
Decatur/Avondale	101	17,645	\$1,091	4.80%	0.99	38.30%
South DeKalb	21	4,844	\$798	4.90%	1.20	37.70%
North DeKalb	180	37,205	\$1,215	4.60%	0.77	37.90%
Buckhead	105	26,271	\$1,552	7.50%	1.14	39.20%
Clayton/Henry	170	31,336	\$907	3.90%	1.07	37.80%
Midtown	109	21,459	\$1,619	8.60%	1.44	38.30%
Roswell/Alpharetta	87	25,502	\$1,160	4.10%	0.85	38.40%
Central I-75 West	59	10,229	\$1,273	7.10%	0.84	38.30%
South Fulton	212	34,044	\$857	4.10%	0.67	38.70%
Sandy Spg/Dunwoody	95	26,025	\$1,230	3.60%	0.77	36.50%
Cherokee County	29	5,321	\$1,045	3.80%	0.60	36.00%
Marietta	156	35,894	\$1,051	3.80%	1.01	37.90%
North Gwinnett	87	24,822	\$1,076	4.40%	1.12	37.80%
Smyrna	99	25,322	\$1,128	4.60%	0.92	39.30%
South Gwinnett	118	27,687	\$974	3.10%	0.90	37.50%
I-20 West	46	9,044	\$882	2.60%	0.66	36.10%
Market Averages/Totals	1,811	392,013	\$1,092	4.49%	0.93	37.72%

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I-20 West Submarket Snapshot

- The submarket contains 2.5% of the metro building inventory and 2.3% of the metro unit inventory.
- The submarket's asking rent is \$882/Unit which is less than the metro average of \$1,092/Unit.
- The submarket's vacancy rate is 2.60% which is less than the metro average of 4.49%.
- Operating expenses, as a percent of potential rent revenue, average 36.1% in the submarket compared to 37.7% for the overall metro area.
- Average free rent in the subject property's submarket is less than the free rent for the metro area.

In comparison to other submarkets in the region, the I-20 West submarket is rated as follows:

Submarket Attribute Ratings

Market Size/Stature	Below Average
Market Demand	Stable
Vacancy Trends	Stable
Threat of New Supply	Below Average
Rental Trends	Increasing

Submarket Analysis

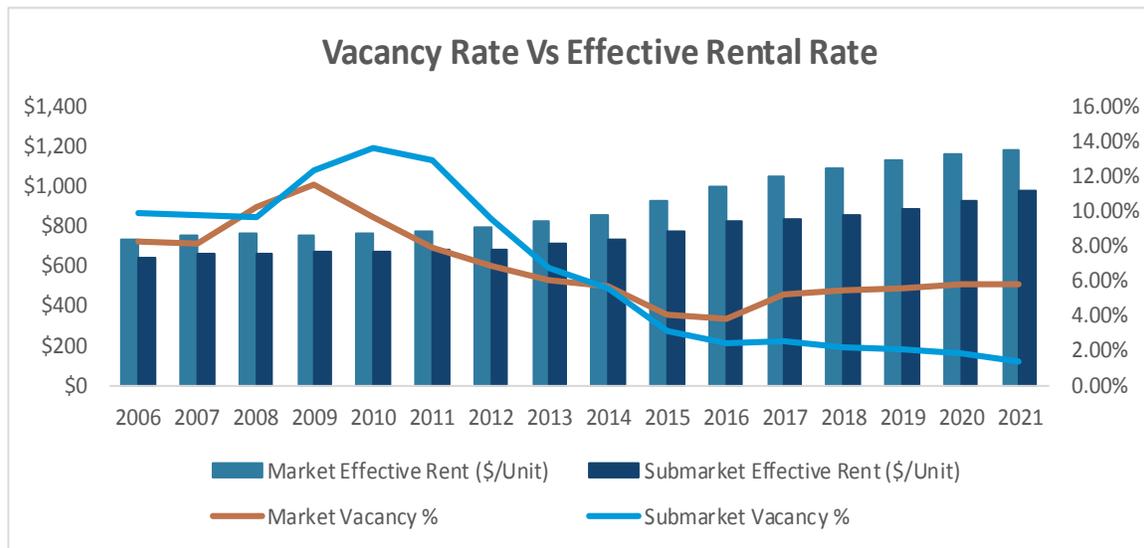
Supply and demand indicators for all classes of space in the I-20 West submarket are displayed in the following table.

I-20 West Multifamily Submarket Trends and Forecasts

Year	Inventory (Units)	Occupied (Units)	Vacancy (Units)	Vacancy (%)	Completions (Units)	Absorption (Units)	Effective Rent (\$/Unit)	Effective Rental Rate (% Change)	Gross Revenue (\$/Unit)
2006	8,740	7,875	865	9.90%	0	-227	\$643	-0.50%	\$651
2007	8,740	7,883	857	9.80%	0	8	\$664	3.30%	\$664
2008	8,740	7,892	848	9.70%	0	9	\$658	-0.90%	\$655
2009	8,740	7,656	1,084	12.40%	0	-236	\$670	1.80%	\$644
2010	8,740	7,543	1,197	13.70%	0	-113	\$667	-0.40%	\$622
2011	9,044	7,877	1,167	12.90%	304	334	\$685	2.80%	\$645
2012	9,044	8,176	868	9.60%	0	299	\$687	0.30%	\$666
2013	9,044	8,429	615	6.80%	0	253	\$709	3.20%	\$706
2014	9,044	8,538	506	5.60%	0	109	\$729	2.70%	\$732
2015	9,044	8,764	280	3.10%	0	226	\$777	6.60%	\$798
2016	9,044	8,827	217	2.40%	0	63	\$826	6.30%	\$856
Q2 2017	9,044	8,809	235	2.60%	0	18	\$834	0.60%	\$859
2017	9,044	8,818	226	2.50%	0	-9	\$841	1.80%	\$865
2018	9,044	8,849	195	2.20%	0	31	\$858	2.00%	\$887
2019	9,044	8,858	186	2.10%	0	9	\$888	3.50%	\$915
2020	9,044	8,880	164	1.80%	0	22	\$930	4.70%	\$952
2021	9,044	8,917	127	1.40%	0	37	\$975	4.80%	\$990
2006 - 2016 Average	8,906	8,133	773	8.72%	28	66	\$701	2.29%	\$694

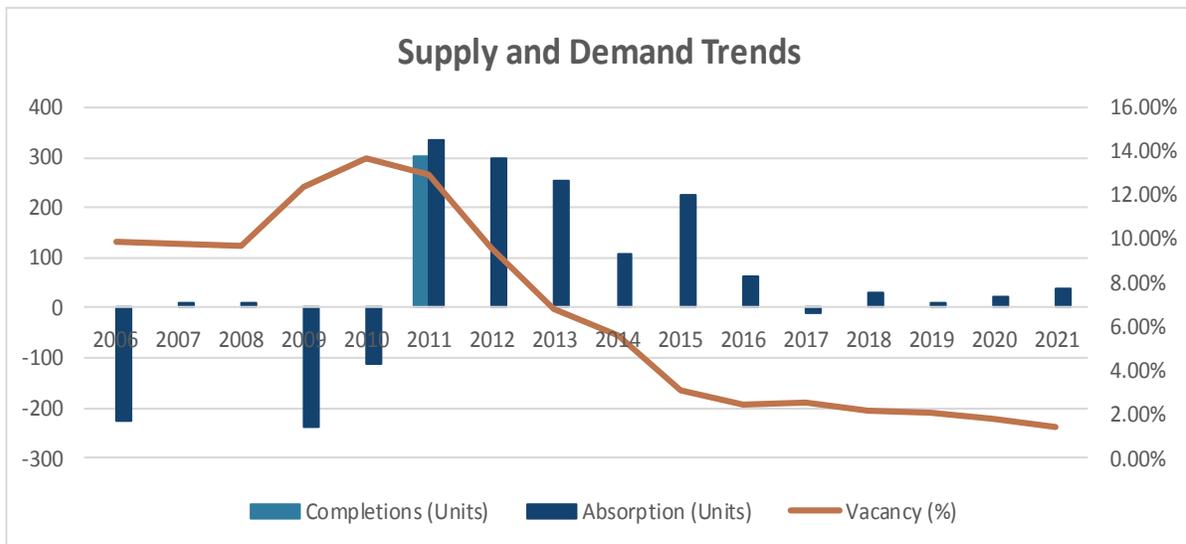
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I-20 West Submarket Multifamily Trends and Forecasts Key Takeaways



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- The current vacancy rate in the submarket is 2.6%; the vacancy rate has decreased by 1,030 bps from 2011.
- Four-year forecasts project a 1.40% vacancy rate in the submarket, representing a decrease of 120 bps by year end 2021.
- Effective rent averages \$834/Unit in the submarket; future rent values are expected to increase by 16.9% to \$975/Unit by year end 2021.



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- The current inventory level of 9,044 Units is expected to remain constant through year end 2021.
- The inventory in the submarket has remained constant from 2011, while the occupied stock has increased by 11.8%.
- Between 2011 and 2016, completions have averaged 51 Units annually and reached a peak of 304 Units in 2011.
- Between 2011 and 2016, absorption figures reached a peak of 334 Units in 2011 and a low of 63 Units in 2016.

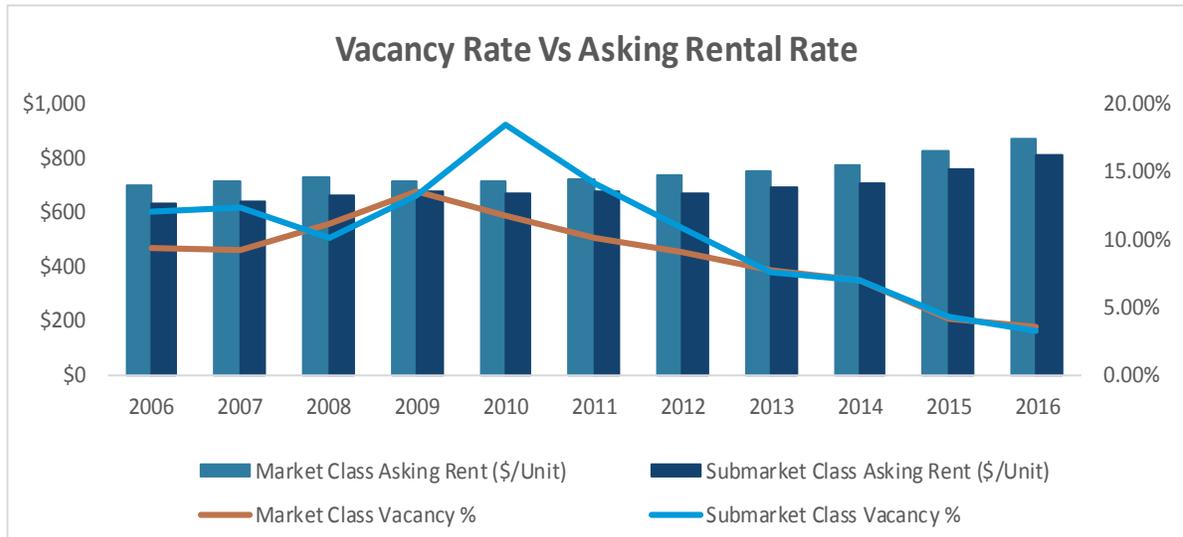
I-20 West Submarket Class B/C Trends

Supply and demand indicators, including inventory levels, absorption, vacancy, and rental rates for Class B/C space in the submarket are presented in the ensuing table.

I-20 West Multifamily Class B/C Submarket Trends									
Year	Inventory (Units)	Occupied (Units)	Vacancy (Units)	Vacancy (%)	Completions (Units)	Absorption (Units)	Asking Rent (\$/Unit)	Asking Rental Rate (% Change)	Gross Revenue (\$/Unit)
2006	4,523	3,974	549	12.10%	0	-240	\$632	-0.30%	\$555
2007	4,523	3,962	561	12.40%	0	-12	\$641	1.40%	\$562
2008	4,523	4,064	459	10.10%	0	102	\$660	3.00%	\$593
2009	4,523	3,925	598	13.20%	0	-139	\$681	3.20%	\$591
2010	4,523	3,688	835	18.50%	0	-237	\$671	-1.50%	\$547
2011	4,523	3,885	638	14.10%	0	197	\$676	0.70%	\$581
2012	4,523	4,030	493	10.90%	0	145	\$667	-1.30%	\$594
2013	4,523	4,184	339	7.50%	0	154	\$696	4.30%	\$644
2014	4,523	4,207	316	7.00%	0	23	\$706	1.40%	\$657
2015	4,523	4,329	194	4.30%	0	122	\$759	7.50%	\$726
2016	4,523	4,378	145	3.20%	0	49	\$816	7.50%	\$790
Q2 2017	4,523	4,381	142	3.10%	0	-2	\$821	0.10%	\$795
2006 - 2016 Average	4,523	4,057	466	10.30%	0	15	\$691	2.35%	\$622

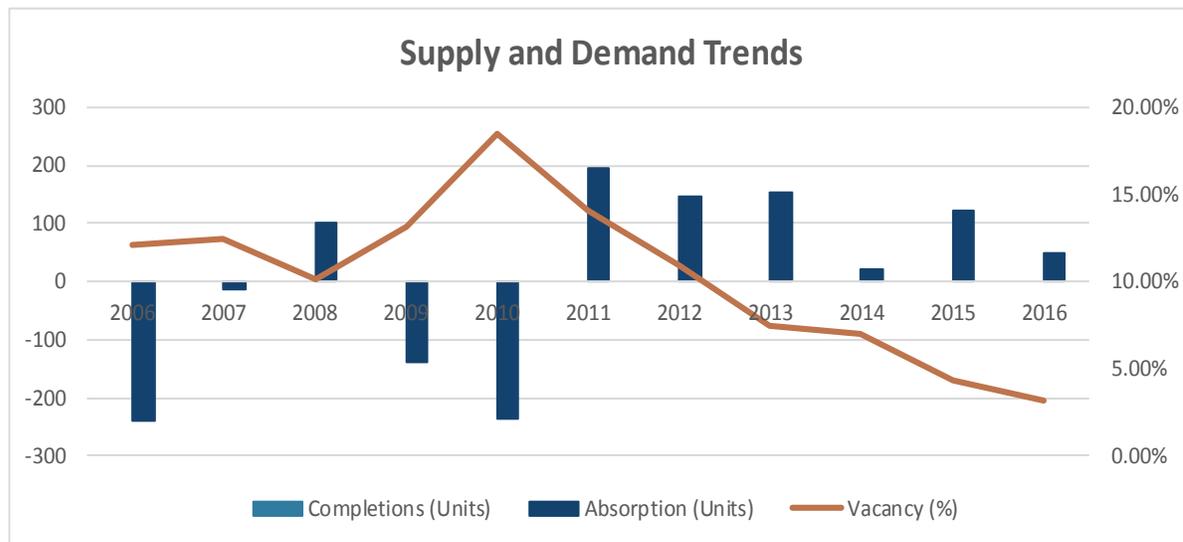
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I-20 West Submarket Class B/C Trends Key Takeaways



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- The current vacancy rate for Class B/C properties in the submarket is 3.1%; the vacancy rate has decreased by 1,100 bps from 2011.
- Asking rent currently averages \$821/Unit and has increased by 21.4% from 2011.



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- Class B/C inventory in the submarket has remained constant from 2011, while the occupied stock has increased by 12.8%.
- There have not been any Class B/C completions in the submarket between 2011 and 2016.



- Between 2011 and 2016, absorption figures reached a peak of 197 Units in 2011 and a low of 23 Units in 2014.
- Between 2011 and 2016, gross revenue for Class B/C properties in the submarket averaged \$665/Unit and has increased by 33.8%.

New and Proposed Construction

The following table summarizes properties that are under construction, planned, and/or proposed in the subject's metro area.

Atlanta Multifamily Construction by Phase and Subtype						
Multifamily Subproperty Type	Under Construction		Planned Construction		Proposed Construction	
	Properties	Units	Properties	Units	Properties	Units
Apartment	74	19,530	62	17,797	56	17,219
Condominiums	4	352	9	956	9	1,264
Subsidized/Low Income	2	300	3	360	1	180
Townhomes	12	786	17	1,525	21	1,614
Other	0	0	0	0	1	95
N/A	0	0	0	0	1	1,000
Totals	92	20,968	91	20,638	89	21,372

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Multifamily Market Construction Key Takeaways

- There are 92 properties under construction, 91 properties in the planned construction phase, and 89 properties in the proposed construction phase in the metro area.
- Apartment properties within the under construction phase have an average size of 264 units and range in size between 41 units and 438 units.
- Apartment properties within the planned construction phase have an average size of 287 units and range in size between 11 units and 850 units.
- Apartment properties within the proposed construction phase have an average size of 307 units and range in size between 18 units and 1,600 units.
- Of the 20,968 units under construction, 93.1% are Apartment properties, 1.7% are Condominium properties, and 3.7% are Townhome properties.
- Of the 20,638 units planned for construction, 86.2% are Apartment properties, 4.6% are Condominium properties, and 7.4% are Townhome properties.
- Of the 21,372 units proposed for construction, 80.6% are Apartment properties, 5.9% are Condominium properties, and 7.6% are Townhome properties.

The following table summarizes properties that are under construction, planned, and/or proposed in the subject's submarket.

I-20 West Submarket Construction by Phase and Subtype

Multifamily Subproperty Type	Under Construction		Planned Construction		Proposed Construction	
	Properties	Units	Properties	Units	Properties	Units
Apartment	0	0	0	0	2	164
Condominiums	0	0	1	165	0	0
Subsidized/Low Income	0	0	0	0	0	0
Townhomes	0	0	1	332	0	0
Other	0	0	0	0	0	0
N/A	0	0	0	0	0	0
Totals	0	0	2	497	2	164

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Multifamily Market Outlook and Conclusions

Relevant vacancy rate indications are summarized as follows:

Vacancy Rate Indications

Market Segment	Vacancy Rates
Atlanta Metro Area	4.5%
Atlanta Metro Area Class B/C	3.9%
I-20 West Submarket Area	2.6%
I-20 West Submarket Area Class B/C	3.1%

Based on the key metro and submarket area trends, construction outlook, and the performance of competing properties, IRR expects the mix of property fundamentals and economic conditions in the I-20 West submarket area to have a neutral impact on the subject property's performance in the near-term.

Property Analysis

Land Description and Analysis

Location

The property is located on the north side of West Strickland Street approximately 750 feet east of its intersection with Cedar Mountain Road.

Land Area

The following table summarizes the subject's land area.

Land Area Summary		
Tax ID	SF	Acres
0193025A007	696,524	15.99
Source: Public Records		

Shape and Dimensions

The site is irregular in shape, with dimensions of approximately 1,000 feet in width and 650 feet in depth. Site utility based on shape and dimensions is average.

Topography

The site is rolling. The topography does not result in any particular development limitations.

Drainage

No particular drainage problems were observed or disclosed at the time of field inspection. This appraisal assumes that surface water collection, both on-site and in public streets adjacent to the subject, is adequate.

Flood Hazard Status

The following table provides flood hazard information.

Flood Hazard Status	
Community Panel Number	13097C0132D
Date	March 4, 2013
Zone	X
Description	Outside of 500-year floodplain
Insurance Required?	No

Streets, Access and Frontage

Details pertaining to street access and frontage are provided in the following table.

Streets, Access and Frontage	
Street	West Strickland Street
Frontage Feet	190
Paving	Asphalt
Curbs	At access
Sidewalks	Concrete paved sidewalks
Lanes	2 way, 1 lane each way
Direction of Traffic	East-West
Condition	Average
Traffic Levels	Moderate
Signals/Traffic Control	Deceleration lane; line-break for left-turn exit
Access/Curb Cuts	Single entry/exit cut
Visibility	Average

Utilities

The availability of utilities to the subject is summarized in the following table.

Utilities	
Service	Provider
Water	Douglasville-Douglas County Water & Sewer Authority
Sewer	Douglasville-Douglas County Water & Sewer Authority
Electricity	Georgia Power Company
Natural Gas	Not applicable; not utilized at property

Zoning

The subject is zoned DCD, Design Concept Development, by City of Douglasville. The DCD zone is intended to provide an area *for uses that are permitted are specified as part of the zoning approval for each development*. The following table summarizes our understanding and interpretation of the zoning requirements that affect the subject.

Zoning Summary

Zoning Jurisdiction	City of Douglasville	
Zoning Designation	DCD	
Description	Design Concept Development	
Legally Conforming?	Appears to be legally conforming	
Zoning Change Likely?	No pending variances observed	
Permitted Uses	Multifamily uses subject to approval by local authority	
Category	Zoning Requirement	Existing Conditions
Minimum Lot Area	10 acres	15.99 acres
Minimum Setbacks (Feet)	Established by zoning approval	Appears to be sufficient
Maximum Site Coverage	80%	Appears to be sufficient
Maximum Density	14 units per acre	Approximately 8 units per acre
Parking Requirement	Two spaces per dwelling unit	2.4 spaces per dwelling unit

Source: City of Douglasville Code of Ordinance

We are not experts in the interpretation of zoning ordinances. An appropriately qualified land use attorney should be engaged if a determination of compliance is required.

Potential Development Density

If the site were vacant, a multifamily development of 223 units could be constructed based on the maximum density of 14 units per acre in the current zoning regulations. However, most multifamily properties in the area are garden style with lower than maximum density as permitted by the City of Douglasville. Therefore, it appears that the development potential of the site as if vacant would be similar to the subject’s actual development of 128 units.



Rent Control Regulations

The subject property is encumbered by a Low-Income Housing Tax Credit (LIHTC) agreement which restricts 100% of the units. The following table shows the amount of units which are 50% AMI and 60% and their maximum allowable rents.

Current Hold Harmless Maximum Allowable Rents

Unit Description	Number of Units	Square Feet	Total Square Feet
<i>Unit Mix</i>			
LIHTC - 50%			
Two Bedroom - Two Bathroom - 50%	1	1,222	1,222
Three Bedroom - Two Bathroom - 50%	1	1,453	1,453
<i>Totals/Average</i>	2	1,338	2,675
LIHTC - 60%			
Two Bedroom - Two Bathroom - 60%	91	1,222	111,202
Three Bedroom - Two Bathroom - 60%	32	1,432	45,824
Three Bedroom - Two Bathroom Townhome - 60%	3	1,353	4,059
<i>Totals/Average</i>	126	1,278	161,085

Note: The unit mix above which shows 91 Two Bedroom - Two Bathroom - 60% units and 32 Three Bedroom - Two Bathroom - 60% units is accurate. The table below is only to show the current Hold Harmless Maximum Allowable Rents. Per an email conversation with Peter Nelson at Dominion, the correct unit mix is provided in the table above. However, while the table below reflects the correct Hold Harmless Maximum Allowable Rents, it does not reflect the correct unit mix.

Unit Description	Number of Units	Square Feet	Total Square Feet	Projected Rent	Rent per SqFt	Monthly Income	Annual Income
<i>Unit Mix</i>							
LIHTC - 50%							
Two Bedroom - Two Bathroom - 50%	1	1,222	1,222	\$ 674	0.55	\$ 674	\$ 8,088
Three Bedroom - Two Bathroom - 50%	1	1,453	1,453	\$ 778	0.54	\$ 778	\$ 9,336
<i>Totals/Average</i>	2	1,338	2,675	\$ 726	0.54	\$ 1,452	\$ 17,424
LIHTC - 60%							
Two Bedroom - Two Bathroom - 60%	91	1,222	109,980	\$ 641	0.52	\$ 7,594	\$ 90,888
Three Bedroom - Two Bathroom - 60%	31	1,432	44,392	\$ 670	0.47	\$ 8,040	\$ 96,480
Three Bedroom - Two Bathroom Townhome - 60%	3	1,353	4,059	\$ 670	0.49	\$ 2,010	\$ 24,120
<i>Totals/Average</i>	125	1,278	158,431	\$ 641	0.49	\$ 10,654	\$ 127,888

Proposed Maximum Allowable Rents

The following note about maximum allowable rents was made by Peter Nelson at Dominion via email: *Upon [re-syndication], rents will actually be reduced by 1% to 3% from max rents hold harmless to 2017 max rents.*

Unit Description	Number of Units	Square Feet	Total Square Feet	Projected Rent	Rent per SqFt	Monthly Income	Annual Income
<i>Unit Mix</i>							
LIHTC - 50%							
Two Bedroom - Two Bathroom - 50%	1	1,222	1,222	\$ 667	0.55	\$ 667	\$ 8,004
Three Bedroom - Two Bathroom - 50%	1	1,453	1,453	\$ 756	0.52	\$ 756	\$ 9,072
<i>Totals/Average</i>	2	1,338	2,675	\$ 712	0.53	\$ 1,423	\$ 17,076
LIHTC - 60%							
Two Bedroom - Two Bathroom - 60%	91	1,222	111,202	\$ 624	0.47	\$ 7,488	\$ 89,856
Three Bedroom - Two Bathroom - 60%	32	1,432	45,824	\$ 628	0.44	\$ 7,536	\$ 90,432
Three Bedroom - Two Bathroom Townhome - 60%	3	1,353	4,059	\$ 628	0.46	\$ 2,314	\$ 27,768
<i>Totals/Average</i>	126	1,278	161,085	\$ 624	0.47	\$ 10,338	\$ 124,056



Easements, Encroachments and Restrictions

We have reviewed a title policy prepared by Old Republic National Title Insurance Company dated June 30, 2017. The report identifies exceptions to title, which include various utility, LIHTC land use restrictions and access easements that are typical for a property of a rent restricted property. Such exceptions would not appear to have an adverse effect on value. Our valuation assumes no adverse impacts from easements, encroachments or restrictions and further assumes that the subject has clear and marketable title. Below are the exceptions to the title which were provided in the title policy in Schedule B Part II:

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE**

Agent File No.: H203.673
Property: 7101 Strickland Street

Commitment No.: GA17004211
Issued: June 7, 2017

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**SCHEDULE B, PART II
Exceptions (continued)**

- ~~12. Easement from William G. Bullock to Georgia Power Company, dated June 2, 1989, filed July 7, 1989 and recorded in [Deed Book 118, Page 172](#), records of the Superior Court of Douglas County, Georgia.~~
13. Access Agreement by and between Norfolk Southern Railway Company, a Virginia corporation and Columbia Gardens, L.P., a Georgia limited partnership, dated December 11, 1998, filed December 15, 1998 and recorded in [Deed Book 1218, Page 127](#), aforesaid records.
14. Easement for Construction and Permanent Location of Sewer Line from William G. Bullock to Columbia Gardens, L.P., a Georgia limited partnership, dated December 11, 1998, filed December 15, 1998 and recorded in [Deed Book 1218, Page 134](#), aforesaid records; as assigned by Columbia Gardens, L.P., a Georgia limited partnership to Douglasville-Douglas County Water and Sewer Authority, dated September 8, 2000, filed September 21, 2000 and recorded in [Deed Book 1357, Page 417](#), aforesaid records.
15. Easement for Construction and Permanent Location of Sewer Line, dated December 11, 1998, filed December 15, 1998 and recorded in [Deed Book 1218, Page 137](#), aforesaid records; as assigned by Columbia Gardens, L.P., a Georgia limited partnership to Douglasville-Douglas County Water and Sewer Authority, dated September 8, 2000, filed September 21, 2000 and recorded in [Deed Book 1357, Page 417](#), aforesaid records.
16. Declaration of Land Use Restrictive Covenants for Low-income Housing Tax Credits by and between Columbia Gardens, L.P. (c/o Affordable Housing Partnership) and Georgia Housing and Finance Authority, an instrumentality of the State of Georgia and a public corporation, dated December 20, 2000, filed December 27, 2000 and recorded in [Deed Book 1377, Page 946](#), aforesaid records; as may be further amended and/or supplemented.
17. Easement by and between Columbia Gardens, L.P. and Comcast of Georgia /Virginia, Inc., dated September 29, 2009, filed April 12, 2010 and recorded in [Deed Book 2859, Page 751](#), aforesaid records.
- ~~18. All matters affecting subject property as shown on Plat recorded in [Plat Book 8, Page 178](#), aforesaid records.~~
19. All matters affecting subject property as shown on Plat recorded in Plat Book 37, Page 124-126, aforesaid records.
20. The following matters shown on survey made by Princeton P. Pirkle, Jr., Georgia Registered Land Surveyor No. 1474, Pirkle & Associates Surveying, Inc., dated June 12, 2017 and last revised July 19, 2017:
 - a. Sanitary lines running on subject property.

Conclusion of Site Analysis

Overall, the physical characteristics of the site and the availability of utilities result in functional utility suitable for a variety of uses including those permitted by zoning. Uses permitted by zoning include multifamily uses subject to approval by local authority. We are not aware of any other particular restrictions on development.

Improvements Description and Analysis

Overview

The subject is an existing rent-restricted multifamily property containing 128 dwelling units. The improvements were constructed in 2000 and are 100% leased as of the effective appraisal date. The site area is 15.99 acres or 696,524 square feet. The following description is based on our inspection of the property, discussions with ownership, and a review of a survey with the gross building areas dated

Improvements Description

Name of Property	Mill Creek Place Apartments
General Property Type	Rent-Restricted Multifamily
Property Sub Type	LIHTC
Competitive Property Class	B
Occupancy Type	Multi-Tenant
Percent Leased	100%
Number of Buildings	Seven apartment buildings; One clubhouse/leasing office, One fitness building
Stories	2
Construction Class	D
Construction Type	Wood frame
Construction Quality	Average
Condition	Average
Number of Units	128
Units per Acre (Density)	8.0
Gross Building Area (SF)	167,546
Rentable Floor Area (SF)	163,760
Land Area (SF)	696,524
Floor Area Ratio (RFA/Land SF)	0.24
Floor Area Ratio (GBA/Land SF)	0.24
Building Area Source	RBA- Unit Mix; GBA- Survey with Building Descriptions
Year Built	2000
Year Renovated	2018
Actual Age (Yrs.)	17
Estimated Effective Age (Yrs.)	15
Estimated Economic Life (Yrs.)	50
Remaining Economic Life (Yrs.)	35
Number of Parking Spaces	308
Source of Parking Count	Survey
Parking Type	Surface
Parking Spaces/Unit	2.4
Landscaping	Typical shrubs, planted trees, and grass
Special Features	Gated entrance, sidewalks, playgrounds, pool and fitness building

Construction Details

Foundation	Concrete Slab
Structural Frame	Wood-frame
Exterior Walls	Hardi-plank
Windows	Double-pane
Roof	Composite-shingle gable roof (three roofs replaced since original construction)
Air Conditioning	Central units with handlers in-unit
Hot Water	Individual hot water heaters in-unit
Utility Meters - Tenants	Electric and Water/Sewer are individually metered
Elevators	None
Sprinklers	Wet sprinkled
Security	Gated entrance and fenced
Unit Description	
Entry Type	Peephole, deadbolt and metal exterior doors
Interior Walls	painted gypsum board
Floor Cover	Vinyl floor in kitchen/bath; carpet in living/bed rooms
Ceiling Heights	8' with textured finish
Kitchen Equipment	Dishwasher, disposal, refrig with ice-maker, stove with fan/hood
Laundry Facilities	All units have W/D hookup; laundry facility attached to clubhouse

Unit Mix

The subject's unit mix, building areas, and occupancy rate are detailed in the following table.

Unit Mix and Occupancy

Floor Plan	Units	% of Total	Avg. Unit Size	Total SF	Occupied Units	Vacant Units	% Occupied
2 bed 2 bath Units							
Two bed two bath- 50% AMI	1	0.8%	1,222	1,222	1	0	100%
Two bed two bath- 60% AMI	66	51.6%	1,222	80,652	66	0	100%
Two bed two bath- Section 8 & 60% AMI	25	19.5%	1,222	30,550	25	0	100%
Total/Average	92	71.9%	1,222	112,424	92	0	100%
3 bed 2 bath Units							
Three bed two bath- Section 8 & 50% AMI	1	0.8%	1,453	1,453	1	0	100%
Three bed two bath- 60% AMI	24	18.8%	1,432	34,368	24	0	100%
Three bed two bath- Section 8 & 60% AMI	8	6.3%	1,432	11,456	8	0	100%
Total/Average	33	25.8%	1,433	47,277	33	0	100%
3 bed 2 bath Townhouse Units							
Three bed two bath townhouse- 60% AMI	1	0.8%	1,353	1,353	1	0	100%
Three bed two bath- Section 8 & 60% AMI	2	1.6%	1,353	2,706	2	0	100%
Total/Average	3	2.3%	1,353	4,059	3	0	100%
Total Units	128	100.0%	1,279	163,760	128	0	100%

*Includes employee and model units, as applicable.

Current occupancy is 100%, which is superior to the market average.

Unit Features and Project Amenities

Standard unit features and project amenities for this market are shown in the table below, followed by a notation of whether the features and amenities are present at the subject.

Unit Features and Project Amenities			
Unit Features	At Subject	Project Amenities	At Subject
Patios/Balcony		Gated Entrance	x
Fireplace		Swimming Pool	x
Vaulted Ceilings		Spa/Hot Tub	
Dishwasher	x	Sauna	
Disposal	x	Covered Parking	
Trash Compactor		Garage/Under Building	
Washer/Dryer Hookup	x	Tennis Court	
Washer/Dryer In Unit		Playground	x
Storage in Unit		Clubhouse/Rec. Bldg.	x
Air Conditioning	x	Fitness Room	x
Carpets/Drapes/Blinds	x	Racquet Ball	
Walk-in Closets	x	Volleyball	
		Basketball	
		Laundry Facility	x
		Storage	
		Security	

Improvements Analysis

Quality and Condition

The improvements are of average quality construction and are in average condition. However, after the renovation the improvements will be in good condition. The quality of the subject is considered to be consistent with that of competing properties, and maintenance appears to have been consistent with that of competing properties. Overall, the market appeal of the subject is consistent with that of competing properties.

Functional Utility

The improvements appear to be adequately suited to their current use. Our inspection did not reveal any significant items of functional obsolescence.

Planned Capital Expenditures

The current owner has plans to renovate the property for a total renovation budget of \$5,040,000 or \$39,375 per unit. The scope of the renovation plans is included in the addenda of this report. The projected completion of the renovations is October 2018. The owner's representative Peter Nelson indicated that these renovations will be an occupied renovation.

ADA Compliance

Based on our inspection and information provided, we are not aware of any ADA issues. However, we are not expert in ADA matters, and further study by an appropriately qualified professional would be recommended to assess ADA compliance.

Personal Property

Personal property items necessary for the continued operation of the property include miscellaneous items such as fitness equipment and pool accessories. These items do not make a material contribution to market value and are not included in the appraisal.

Conclusion of Improvements Analysis

In comparison to other competitive properties in the region, the subject improvements are rated as follows:

Improvements Ratings

Design and Appearance	Average
Age/Condition	Average
Room Sizes and Layouts	Above Average
Bathrooms	Average
Kitchens	Average
Landscaping	Average
Unit Features	Average
Project Amenities	Average

Overall, the quality, condition, and functional utility of the improvements are average for their age and location. The condition of the subject property will be in good condition after renovations are completed.



Access from West Strickland Street
(Photo Taken on August 29, 2017)



Looking westerly along West Strickland Street from access
(Photo Taken on August 29, 2017)



Looking easterly along West Strickland Street from access
(Photo Taken on August 29, 2017)



Looking across West Strickland Street from access
(Photo Taken on August 29, 2017)



Signage on West Strickland Street
(Photo Taken on August 29, 2017)



Gated Entrance
(Photo Taken on August 29, 2017)



Exterior of leasing office/clubhouse
(Photo Taken on August 29, 2017)



Leasing office breakroom
(Photo Taken on August 29, 2017)



Leasing office/clubhouse area
(Photo Taken on August 29, 2017)



Laundry facility
(Photo Taken on August 29, 2017)



Pool area
(Photo Taken on August 29, 2017)



Fitness area
(Photo Taken on August 29, 2017)



Playground area
(Photo Taken on August 29, 2017)



Exterior of apartment building
(Photo Taken on August 29, 2017)



View of front of an apartment building
(Photo Taken on August 29, 2017)



View of rear of subject property
(Photo Taken on August 29, 2017)



View of rear of an apartment building
(Photo Taken on August 29, 2017)



Maintenance shed attached to fitness room
(Photo Taken on August 29, 2017)



Typical kitchen area
(Photo Taken on August 29, 2017)



Typical living room
(Photo Taken on August 29, 2017)



Typical bedroom
(Photo Taken on August 29, 2017)



Typical bathroom
(Photo Taken on August 29, 2017)



Typical bedroom
(Photo Taken on August 29, 2017)



Typical bathroom
(Photo Taken on August 29, 2017)



Typical living room
(Photo Taken on August 29, 2017)



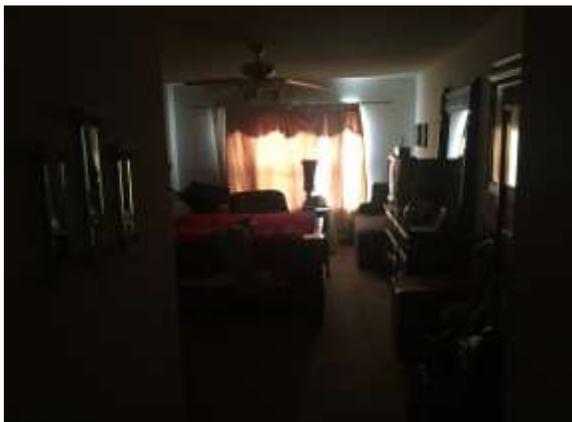
Typical kitchen area
(Photo Taken on August 29, 2017)



Typical bedroom
(Photo Taken on August 29, 2017)



Typical bathroom
(Photo Taken on August 29, 2017)

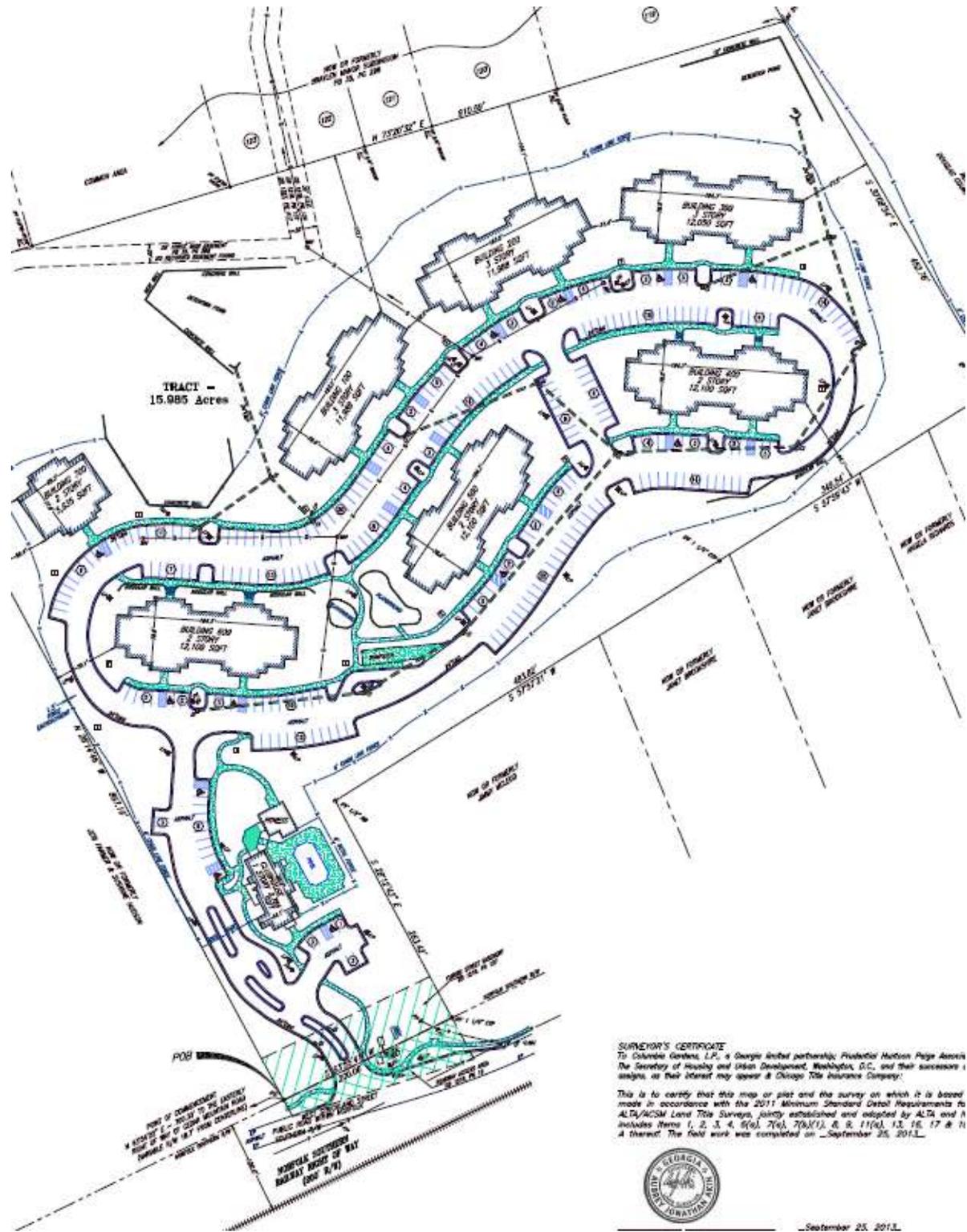


Typical master bedroom
(Photo Taken on August 29, 2017)



Typical bedroom
(Photo Taken on August 29, 2017)

Site Survey with Building Descriptions



Floor Plans



Real Estate Taxes

In Georgia, the Assessor estimates the Fair Market Value (FMV) of a property. The Assessor's FMV estimate for the subject is \$4,100,000, thus the subject's assessed value is \$1,640,000 (40% of \$4,100,000). The amount of the tax is based on 100% of the assessed value of the property and the millage rate, which is set by various taxing authorities.

Real estate taxes and assessments for the current tax year are shown in the following table.

Taxes and Assessments - 2016

Tax ID	Assessed Value			Taxes and Assessments		
	Land	Improvements	Total	Ad Valorem Tax Rate	Taxes	Total
0193025A007	\$127,920	\$1,512,080	\$1,640,000	4.070400%	\$66,755	\$66,755

Assessor's Market Value

Tax ID	Land	Improvements	Total
0193025A007	\$319,800	\$3,780,200	\$4,100,000

Tax History

Tax Year	Total Assessed		Ad Valorem		
	Value	Tax Rate	Taxes	Total	% Change
2014	\$1,612,076	4.10570%	\$66,187	\$66,187	
2015	\$1,408,518	4.19130%	\$59,035	\$59,035	-10.8%
2016	\$1,640,000	4.07040%	\$66,755	\$66,755	13.1%

Based on the concluded market value of the subject, the assessed value appears low. To check the reasonableness of the subject's assessment and related tax expense, we analyze the assessments of several competitive properties, summarized as follows on the next page.

Tax Comparables						
No.	Property Name	Number of Units	Total Assessed Value	Assessed Value/Unit	Total Taxes	Taxes/Unit
1	Arbor Place Apartments	298	\$8,656,920	\$29,050	\$352,371	\$1,182
2	Park West Apartments	250	\$7,251,960	\$29,008	\$295,184	\$1,181
3	Carrington Point Apartments	175	\$4,599,112	\$26,281	\$187,202	\$1,070
4	Stewart Mill Landing Apartments	188	\$3,148,196	\$16,746	\$128,144	\$682
Subject	Mill Creek Place Apartments	128	\$1,640,000	\$12,813	\$66,755	\$522

Tax assessments for comparable properties range from \$16,746 to \$29,050 per unit, as compared with the subject at \$12,813 per unit. The subject's taxes appear low.

Effective January 1, 2011, Georgia enacted Senate Bill 346 which states that if an arm's length sale occurs, then the Assessor's Fair Market Value (FMV) is a maximum of the sale price in the following tax year. Additionally, a sale of the subject at a higher price than the current FMV does not automatically result in a higher assessment for the subject because the Tax Assessor is required to have equitable assessed values among properties of the same classification.

The subject's assessment was appealed in 2016 which resulted in a FMV of \$4,100,000 and real estate taxes of \$66,754.56. Typically, after a tax appeal is finalized the FMV is frozen for three years and then is reassessed. In the as is valuation we have estimated a significant increase in the real estates to \$95,000 or about \$742 per unit. This is near the lower end of the tax comparables.

The Subject Property recently transacted for \$9,650,000 on July 31st, 2017, it is likely that real estate tax assessments in 2018 will increase. In the As Complete/Stabilized IRR net operating income projections, we utilize a real estate tax liability of \$140,620 or \$1,099 per unit which is in the range of the tax comparables. This reflects a FMV of about 90% of the July 31, 2017. Typically investors estimate future FMVs of approximately 90% of the sales price.

Highest and Best Use

Process

Before a property can be valued, an opinion of highest and best use must be developed for the subject site, both as if vacant, and as improved or proposed. By definition, the highest and best use must be:

- Physically possible.
- Legally permissible under the zoning regulations and other restrictions that apply to the site.
- Financially feasible.
- Maximally productive, i.e., capable of producing the highest value from among the permissible, possible, and financially feasible uses.

Highest and Best Use As If Vacant

Physically Possible

The physical characteristics of the site do not appear to impose any unusual restrictions on development. Overall, the physical characteristics of the site and the availability of utilities result in functional utility suitable for a variety of uses.

Legally Permissible

The site is zoned DCD, Design Concept Development. Permitted uses include multifamily uses subject to approval by local authority. To our knowledge, there are no legal restrictions such as easements or deed restrictions that would effectively limit the use of the property. Given prevailing land use patterns in the area, only multifamily use is given further consideration in determining highest and best use of the site, as though vacant.

Financially Feasible

Based on our analysis of the market, there is currently limited demand for multifamily use in the subject's area. It appears that a newly developed multifamily use on the site would not have a value commensurate with its cost; thus multifamily use is not considered to be financially feasible at the current time. However, given anticipated population and employment growth in the subject's area, we expect rents and improved property values to increase to a level at which multifamily use would be financially feasible in the future.

Maximally Productive

There does not appear to be any reasonably probable use of the site that would generate a higher residual land value than holding the property for future development of a multifamily use. Accordingly, it is our opinion that holding the property for future multifamily use, based on the normal market density level permitted by zoning, is the maximally productive use of the property.

Conclusion

Holding the property for future development of a multifamily use is the only use that meets the four tests of highest and best use. Therefore, it is concluded to be the highest and best use of the property as if vacant.

As Improved

The subject site is developed with 128-unit multifamily property which is encumbered by a LIHTC agreement, which is consistent with the highest and best use of the site as if it were vacant.

The existing improvements are currently leased and produce a significant positive cash flow that we expect will continue. Therefore, a continuation of this use is concluded to be financially feasible.

Based on our analysis, there does not appear to be any alternative use that could reasonably be expected to provide a higher present value than the current use, and the value of the existing improved property exceeds the value of the site, as if vacant. For these reasons, continued multifamily use is concluded to be maximally productive and the highest and best use of the property as improved.

Most Probable Buyer

Taking into account the size and characteristics of the property, the likely buyer is a regional or national investor such as a partnership or REIT.

Valuation

Valuation Methodology

Appraisers usually consider three approaches to estimating the market value of real property. These are the cost approach, sales comparison approach and the income capitalization approach.

The **cost approach** assumes that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility. This approach is particularly applicable when the improvements being appraised are relatively new and represent the highest and best use of the land or when the property has unique or specialized improvements for which there is little or no sales data from comparable properties.

The **sales comparison approach** assumes that an informed purchaser would pay no more for a property than the cost of acquiring another existing property with the same utility. This approach is especially appropriate when an active market provides sufficient reliable data. The sales comparison approach is less reliable in an inactive market or when estimating the value of properties for which no directly comparable sales data is available. The sales comparison approach is often relied upon for owner-user properties.

The **income capitalization approach** reflects the market's perception of a relationship between a property's potential income and its market value. This approach converts the anticipated net income from ownership of a property into a value indication through capitalization. The primary methods are direct capitalization and discounted cash flow analysis, with one or both methods applied, as appropriate. This approach is widely used in appraising income-producing properties.

Reconciliation of the various indications into a conclusion of value is based on an evaluation of the quantity and quality of available data in each approach and the applicability of each approach to the property type.

The methodology employed in this assignment is summarized as follows:

Approaches to Value		
Approach	Applicability to Subject	Use in Assignment
Cost Approach	Not Applicable	Not Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach	Applicable	Utilized

Land Valuation- Net of Demolition Costs

To develop an opinion of the subject's land value, as if vacant and available to be developed to its highest and best use, we utilize the sales comparison approach. This approach develops an indication of value by researching, verifying, and analyzing sales of similar properties. Our sales research focused on transactions within the following parameters:

After an extensive search within Douglas County for recent transactions of vacant multifamily zoned land, no sales were found. Therefore, we expanded our search to include surrounding counties. One sale was found in Cobb County and two sales were found in Fulton County.

- Location: Atlanta MSA
- Size: Zoned for 50 to 400 units
- Use: Vacant land with the highest and best use of multifamily use
- Transaction Date: August 2014 to August 2017

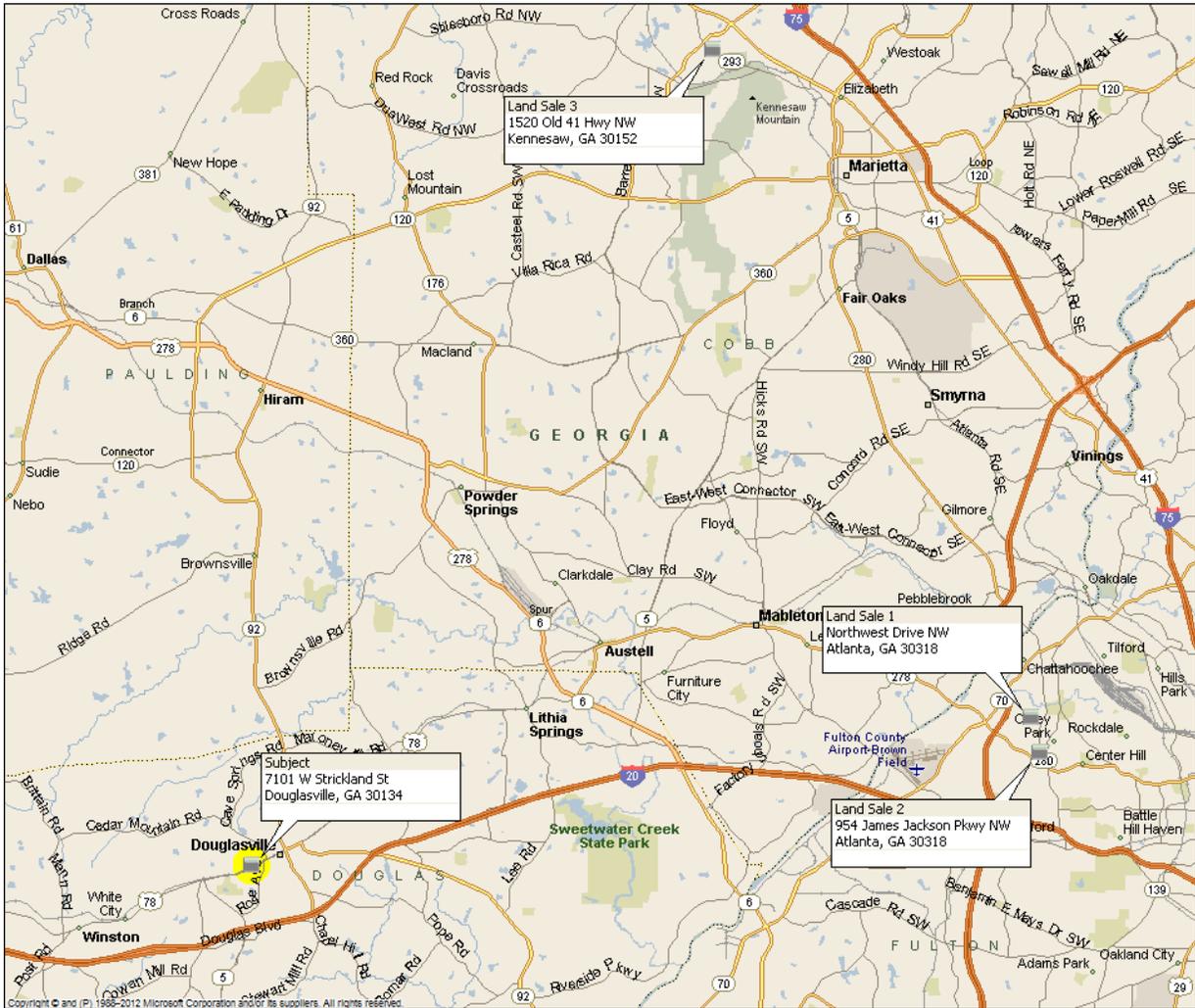
For this analysis, we use price per unit as the appropriate unit of comparison because market participants typically compare sale prices and property values on this basis. The most relevant sales are summarized in the following table:

Summary of Comparable Land Sales

No.	Name/Address	Sale Date; Status	Sale Price	SF; Acres	Units; Density (Units/Ac.)	Zoning	\$/Unit	\$/SF Land
1	Northwest Drive Age Restricted Multifamily Land Northwest Dr. NW. Atlanta Fulton County GA Tax ID: 17-0258-LL-132 Grantor: Northwest Drive Partners LLC (Arrowhead) Grantee: NGI NW Drive LLC (Novare Group)	Nov-16 Closed	\$1,850,000	1,235,362 28.36	260 9.2	Residential General- Sector 2- Conditional	\$7,115	\$1.50
<i>Comments: The property can be developed with 260 units for 55 and older multifamily residential as of the time of sale.</i>								
2	Multifamily Land- James Jackson Parkway 954 James Jackson Pky. Atlanta Fulton County GA Tax ID: Grantor: Hightower Road Apartments LLC Grantee: TBG Remington Senior LP	Jun-16 Closed	\$1,200,000	405,979 9.32	160 17.2	Multifamily Residential	\$7,500	\$2.96
<i>Comments: Prior to the sale, previous multifamily improvements had been demolished and streets and building pads remained at the time of sale. The buyer intends to improve the property with a 160 unit affordable senior housing multifamily development.</i>								
3	Walton Senior Living 1520 Old 41 Hwy. NW. Kennesaw Cobb County GA Tax ID: 2002120-160 Grantor: James J. Smith, as Trustee Grantee: Teague Investments, LP	Dec-15 Closed	\$1,000,000	152,460 3.50	75 21.4	Residential Multifamily with Senior Living Overlay	\$13,333	\$6.56
<i>Comments: The property was purchased by Walton Communities for development of 75 senior living units. The site is located adjacent to Walton Ridenour apartments.</i>								
Subject				696,524	128	Design Concept		
Mill Creek Place Apartments Douglasville, GA				15.99	8.0	Development		



Comparable Land Sales Map





Sale 1
Northwest Drive Age Restricted Multifamily Land



Sale 2
Multifamily Land- James Jackson Parkway



Sale 3
Walton Senior Living

Adjustment Factors

The sales are compared to the subject and adjusted to account for material differences that affect value. Adjustments are considered for the following factors, in the sequence shown below.

Adjustment Factors	
Effective Sale Price	Accounts for atypical economics of a transaction, such as demolition cost, expenditures by the buyer at time of purchase, or other similar factors. Usually applied directly to sale price on a lump sum basis.
Real Property Rights	Fee simple, leased fee, leasehold, partial interest, etc.
Financing Terms	Seller financing, or assumption of existing financing, at non-market terms.
Conditions of Sale	Extraordinary motivation of buyer or seller, assemblage, forced sale, related parties transaction.
Market Conditions	Changes in the economic environment over time that affect the appreciation and depreciation of real estate.
Location	Market or submarket area influences on sale price; surrounding land use influences.
Access/Exposure	Convenience to transportation facilities; ease of site access; visibility from main thoroughfares; traffic counts.
Size	Inverse relationship that often exists between parcel size and unit value.
Shape and Topography	Primary physical factors that affect the utility of a site for its highest and best use.
Zoning	Government regulations that affect the types and intensities of uses allowable on a site.
Entitlements	The specific level of governmental approvals attained pertaining to development of a site.

When considering market conditions, we note that the sales took place from December 2015 to November 2016, and that market conditions generally have been modestly strengthening over this period through the effective date of value. Accordingly, we apply upward adjustments of 2% per year to account for this trend.

Analysis and Adjustment of Sales

Our analysis of the comparable sales is described in the following paragraphs.

Land Sale 1 is a 28.36 acre, or 1,235,362 square foot, parcel located at Northwest Dr. NW., Atlanta, Fulton County, GA, with development potential for 260 units. The property sold in November 2016 for \$1,850,000, or \$7,115 per unit. An upward adjustment for size was necessary.

Land Sale 2 is a 9.32 acre, or 405,979 square foot, parcel located at 954 James Jackson Pky., Atlanta, Fulton County, GA, with development potential for 160 units. The property sold in June 2016 for \$1,200,000, or \$7,500 per unit. A downward adjustment for size was necessary. A downward adjustment for superior topography was necessary.

Land Sale 3 is a 3.50 acre, or 152,460 square foot, parcel located at 1520 Old 41 Hwy. NW., Kennesaw, Cobb County, GA, with development potential for 75 units. The property sold in December 2015 for \$1,000,000, or \$13,333 per unit. A downward adjustment was applicable for the comparable's superior location where development has been occurring at a quicker rate than the subject's surrounding area. A downward adjustment for size was necessary. A downward adjustment for superior shape and for superior topography was necessary.

The following table summarizes the adjustments we make to the comparable sales.

Land Sales Adjustment Grid				
	Subject	Comparable 1	Comparable 2	Comparable 3
Name	Mill Creek Place Apartments	Northwest Drive Age Restricted Multifamily Land	Multifamily Land-James Jackson Parkway	Walton Senior Living
Address	7101 West Strickland Street	Northwest Dr. NW.	954 James Jackson Pky.	1520 Old 41 Hwy. NW.
City	Douglasville	Atlanta	Atlanta	Kennesaw
County	Douglas	Fulton	Fulton	Cobb
State	Georgia	GA	GA	GA
Sale Date		Nov-16	Jun-16	Dec-15
Sale Status		Closed	Closed	Closed
Sale Price		\$1,850,000	\$1,200,000	\$1,000,000
Acres	15.99	28.36	9.32	3.50
Number of Units	128	260	160	75
Shape	Irregular	Irregular	Irregular	Rectangular
Topography	Rolling	Rolling	Level	Level
Zoning Description	Design Concept Development	Residential General- Sector 2- Conditional	Multifamily Residential	Residential Multifamily with Senior Living Overlay
Price per Unit		\$7,115	\$7,500	\$13,333
Property Rights		Fee Simple	Fee Simple	Fee Simple
% Adjustment		-	-	-
Financing Terms		Cash to seller	Cash to seller	Cash to seller
% Adjustment		-	-	-
Conditions of Sale		-	-	-
% Adjustment		-	-	-
Market Conditions	8/29/2017	Nov-16	Jun-16	Dec-15
Annual % Adjustment	2%	2%	2%	3%
Cumulative Adjusted Price		\$7,258	\$7,650	\$13,733
Location		-	-	-5%
Size		5%	-5%	-10%
Shape and Topography		-	-3%	-5%
Net \$ Adjustment		\$363	-\$612	-\$2,747
Net % Adjustment		5%	-8%	-20%
Final Adjusted Price		\$7,621	\$7,038	\$10,987
Overall Adjustment		7%	-6%	-18%
Range of Adjusted Prices		\$7,038 - \$10,987		
Average		\$8,548		
Indicated Value		\$7,500		

Land Value Conclusion- Net of Demolition Costs

Prior to adjustments, the sales reflect a range of \$7,115 - \$13,333 per unit. After adjustment, the range is narrowed to \$7,038 - \$10,987 per unit, with an average of \$8,548 per unit. To arrive at an indication of value, we place primary emphasis on sales 1 and 2 because they were the most recent sales of the land sale comparables and required a low amount of adjustments.

We were provided a demolition estimate prepared by Empire Corporation on September 12, 2017 that indicates an estimate of \$926,950. The estimate document is provided in the addenda. This is within the range given by Marshall and Swift Valuation services (an industry cost estimation source) which is \$3.53 to \$5.46 per square foot (Section 66, Page 11) and additionally outlines demolition costs of yard improvements in this section. Therefore, we consider this estimate to be at market and have deducted these costs from our land value conclusion – as if vacant in order to develop an estimate of land value net of demolition costs.

Based on the preceding analysis, we reach a land value conclusion as follows:

Land Value Conclusion	
Indicated Value per Unit	\$7,500
Subject Units	<u>128.00</u>
Indicated Value	\$960,000
Adjustments	
Demolition Costs	<u>-\$926,950</u>
Total Adjustments	-\$926,950
Indicated Value	\$33,050
Rounded	\$30,000

Sales Comparison Approach 1

Sales Comparison Approach- Market Value As Encumbered by Restricted Rents

The sales comparison approach develops an indication of value by comparing the subject to sales of similar properties. The steps taken to apply the sales comparison approach are:

- Identify relevant property sales;
- Research, assemble, and verify pertinent data for the most relevant sales;
- Analyze the sales for material differences in comparison to the subject;
- Reconcile the analysis of the sales into a value indication for the subject.

To apply the sales comparison approach, we searched for sale transactions within the following parameters:

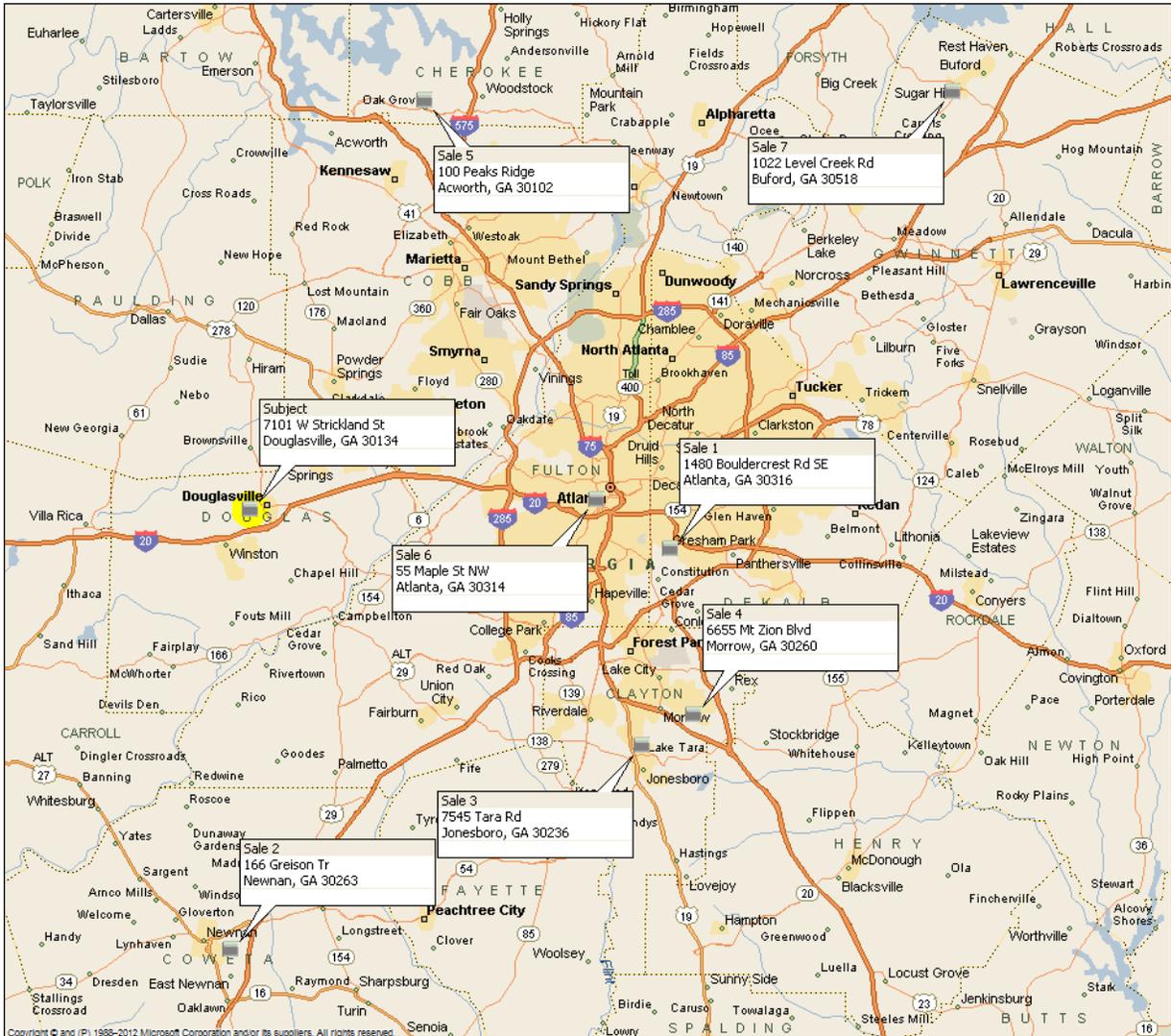
- Property Type: LIHTC Multifamily Properties
- Size: 50 to 500 units
- Location: Atlanta MSA
- Age/Quality: Built after 1980 or older and appropriately maintained; typical construction quality
- Transaction Date: September 2014 to August 2017

For this analysis, we use price per unit as the appropriate unit of comparison because market participants typically compare sale prices and property values on this basis. The sales considered most relevant are summarized in the following table.

Summary of Comparable Improved Sales

No.	Name/Address	Sale Date; Status	Yr. Blt.; # Stories; % Occ.	# Units; Rentable SF; Avg Unit SF	Sale Price	\$/Unit; \$/SF	NOI/Unit; NOI/SF; Exp. Ratio	Cap Rate
1	Paradise East 1480-1504 Bouldercrest Atlanta DeKalb County GA	Apr-17 Closed	1974 3 98%	176 146,288 831	\$12,600,000	\$71,591 \$86.13	\$4,653 \$5.60	6.50%
<i>Comments: According to CoStar information and confirmed by warranty deed and assessor information. The in-place cap rate was 6.50% and the property was stabilized at the time of sale.</i>								
2	Columbia Woods 166 Greison Trl. Newnan Coweta County GA	Feb-17 Closed	2002 2 98%	119 153,024 1,275	\$7,450,000	\$62,605 \$48.69	— — —	—
<i>Comments: This was the sale of a multifamily property encumbered by a LIHTC contract which was 98% occupied at the time of sale.</i>								
3	Pointe Clear 7545 Tara Rd. Jonesboro Clayton County GA	Jul-16 Closed	1998 3 100%	230 246,336 1,244	\$13,900,000	\$60,435 \$56.43	\$4,351 \$4.06 —	7.20%
<i>Comments: This is the sale of the 230-unit apartment complex located at 7545 Tara Road in Jonesboro, GA. The property sold on July 25, 2016 for \$13,900,000 or \$60,435 per unit. The property was 100% occupied at the time of sale. The property traded at a 7.2% cap rate.</i>								
4	Baywood Park 6655 Mt. Zion Blvd. Morrow Clayton County GA	Jun-16 Closed	1995 2 95%	120 140,000 1,119	\$6,632,352	\$55,270 \$47.37	— — —	—
<i>Comments: According to CoStar and Public Record, this transaction was arm's length and cash to seller- buyer obtained financing.</i>								
5	The Peaks of Bells Ferry 100 Peaks Rdg. Acworth Cherokee County GA	Jun-16 Closed	2003 3 87%	248 284,000 1,141	\$18,500,000	\$74,597 \$65.14	\$4,103 \$3.58 —	5.50%
<i>Comments: The in-place cap rate at the time of sale was 5.50%. The buyer stated that the cap rate was lower than market rates for Tax Credit multifamily properties in the area due to occupancy issues- 87% occupied at TOS. The firm which purchased the property is a national investor who has stabilized the property at an 96% occupancy rate as of 11/16/2016 (per rent survey). The buyer representative stated that their pro-forma cap rate was set at 6.47% and that typical capitalization rates in the area of tax credit multifamily properties are around 6.50%.</i>								
6	The Courtyard at Maple 55 Maple St. NW. Atlanta Fulton County GA	May-15 Closed	1993 3 97%	182 222,285 911	\$14,000,000	\$76,923 \$62.98	\$3,188 \$2.61 67%	4.14%
<i>Comments: This property sold for \$14,000,000. or \$76,923 per unit. The cap rate of 4.14% is based on in-place income/expenses. The proforma cap rate is about 7% with much lower expenses and higher rents forecast. This is a 60% LIHTC and 40% market rent property.</i>								
7	Plantation Ridge 1022 Level Creek Rd. Sugar Hill Gwinnett County GA	Mar-15 Closed	1998 2 92%	218 244,152 1,120	\$16,005,000	\$73,417 \$65.55	— — —	—
<i>Comments: This is the sale of the 218-unit apartment complex located at 1022 Level Creek Road in Sugar Hill, Georgia. The property sold on March 18, 2015 for \$16,005,000 or \$73,417 per unit. The property was 92% occupied at the time of sale. This is a LIHTC property.</i>								
Subject			2000	128			\$4,161	
Mill Creek Place			2	163,760			\$3.25	
Douglasville, GA			100%	1,279			53%	

Comparable Improved Sales Map





Sale 1
Paradise East



Sale 2
Columbia Woods Townhomes



Sale 3
Pointe Clear



Sale 4
Baywood Park



Sale 5
The Peaks of Bells Ferry



Sale 6
The Courtyard at Maple

Mill Creek Place Apartments





Sale 7
Plantation Ridge

Adjustment Factors

The sales are compared to the subject and adjusted to account for material differences that affect value. Adjustments are considered for the following factors, in the sequence shown below.

Adjustment Factors	
Effective Sale Price	Accounts for atypical economics of a transaction, such as excess land, non-realty components, expenditures by the buyer at time of purchase, or other similar factors. Usually applied directly to sale price on a lump sum basis.
Real Property Rights	Leased fee, fee simple, leasehold, partial interest, etc.
Financing Terms	Seller financing, or assumption of existing financing, at non-market terms.
Conditions of Sale	Extraordinary motivation of buyer or seller, such as 1031 exchange transaction, assemblage, or forced sale.
Market Conditions	Changes in the economic environment over time that affect the appreciation and depreciation of real estate.
Location	Market or submarket area influences on sale price; surrounding land use influences.
Project Size	Inverse relationship that often exists between project size and unit value.
Quality	Construction quality, market appeal, functional utility.
Age/Condition	Effective age; physical condition.
Unit features	Features internal to the residential units such as appliances.
Project amenities	Amenities available to the entire property.
Average Unit Size	Average residential unit floor area.
Economic Characteristics	Non-stabilized occupancy, above/below market rents, rent control, and other economic factors. Excludes differences in rent levels that are already considered in previous adjustments, such as for location or quality.

Issues requiring elaboration are addressed in the following paragraphs.

Market Conditions

The sales took place from March 2015 to April 2017. Market conditions generally have been strengthening over this period through the effective date of value. As a result, we apply upward adjustments of 2% per year to account for this trend.

Unit Features and Project Amenities

Adjustments are made to each comparable based on a comparison of its unit features and project amenities versus those of the subject. The adjustments are based on data in the following table.

Unit Features and Project Amenities								
	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5	Sale 6	Sale 7
Unit Features								
Patios/Balcony			x	x	x			x
Fireplace				x				
Vaulted Ceilings				x			x	
Dishwasher	x		x		x	x	x	x
Disposal	x		x		x	x	x	x
Trash Compactor								
Washer/Dryer Hookup	x		x	x	x	x	x	x
Washer/Dryer In Unit								
Storage in Unit								x
Air Conditioning	x	x		x	x	x	x	x
Carpets/Drapes/Blinds	x	x		x	x	x	x	x
Walk-in Closets	x			x	x	x	x	x
Comparison to Subject		Inferior	Similar	Similar	Similar	Similar	Similar	Similar
Project Amenities								
Gated Entrance	x			x		x	x	
Swimming Pool	x		x	x		x	x	x
Spa/Hot Tub								
Sauna								
Covered Parking								
Garage/Under Building								
Tennis Court								
Playground	x	x		x	x	x	x	x
Clubhouse/Rec. Bldg.	x		x	x	x	x		
Fitness Room	x		x	x	x	x	x	x
Racquet Ball								
Volleyball					x			
Basketball		x	x		x			
Laundry Facility	x	x	x	x	x	x	x	x
Storage								
Security				x				
Comparison to Subject		Inferior	Similar	Similar	Inferior	Similar	Similar	Similar

Analysis and Adjustment of Sales

The analysis and adjustment of the comparable sales is discussed in the following paragraphs.

Sale 1 is Paradise East, containing 176 units, located at 1480-1504 Bouldercrest Rd. SE., Atlanta, DeKalb County, GA. The property sold in April 2017 for \$12,600,000, or \$71,591 per unit. Upward adjustments are indicated for market conditions (1%), age/condition (10%), unit features (3%), project amenities (3%), and unit size (10%). A downward adjustment of 5% is indicated for location. Overall, a substantial upward adjustment is indicated. Upward adjustments are indicated for market conditions (1%), age/condition (10%), unit features (3%), project amenities (3%), and unit size (10%). A downward adjustment of 5% is indicated for location. Overall, an upward adjustment is indicated.

Sale 2 is Columbia Woods Townhomes, containing 119 units, located at 166 Greison Trl., Newnan, Coweta County, GA. The property sold in February 2017 for \$7,450,000, or \$62,605 per unit. Upward adjustments are indicated for market conditions (1%) and location (5%). Overall, an upward adjustment is indicated. Upward adjustments are indicated for market conditions (1%) and location (5%). Overall, an upward adjustment is indicated.

Sale 3 is Pointe Clear, containing 230 units, located at 7545 Tara Rd., Jonesboro, Clayton County, GA. The property sold in July 2016 for \$13,900,000, or \$60,435 per unit. Upward adjustments are indicated for market conditions (2%) and location (10%). Overall, an upward adjustment is indicated. Upward adjustments are indicated for market conditions (2%) and location (10%). Overall, an upward adjustment is indicated.

Sale 4 is Baywood Park, containing 120 units, located at 6655 Mt. Zion Blvd., Morrow, Clayton County, GA. The property sold in June 2016 for \$6,632,352, or \$55,270 per unit. Upward adjustments are indicated for market conditions (2%), location (10%), project amenities (3%), and economic characteristics (3%). Overall, an upward adjustment is indicated. Upward adjustments are indicated for market conditions (2%), location (10%), project amenities (3%), and economic characteristics (3%). Overall, an upward adjustment is indicated.

Sale 5 is The Peaks of Bells Ferry, containing 248 units, located at 100 Peaks Rdg., Acworth, Cherokee County, GA. The property sold in June 2016 for \$18,500,000, or \$74,597 per unit. Upward adjustments are indicated for market conditions (2%) and economic characteristics (5%). Overall, an upward adjustment is indicated. Upward adjustments are indicated for market conditions (2%) and economic characteristics (5%). Overall, an upward adjustment is indicated.

Sale 6 is The Courtyard at Maple, containing 182 units, located at 55 Maple St. NW., Atlanta, Fulton County, GA. The property sold in May 2015 for \$14,000,000, or \$76,923 per unit. Upward adjustments are indicated for market conditions (5%), age/condition (5%), and unit size (10%). A downward adjustment of 5% is indicated for location. Overall, an upward adjustment is indicated. Upward adjustments are indicated for market conditions (5%), age/condition (5%), and unit size (10%). A downward adjustment of 5% is indicated for location. Overall, an upward adjustment is indicated.

Sale 7 is Plantation Ridge, containing 218 units, located at 1022 Level Creek Rd., Sugar Hill, Gwinnett County, GA. The property sold in March 2015 for \$16,005,000, or \$73,417 per unit. Upward adjustments are indicated for market conditions (5%) and economic characteristics (5%). Overall, an upward adjustment is indicated. Upward adjustments are indicated for market conditions (5%) and economic characteristics (5%). Overall, an upward adjustment is indicated.

Improved Sales Adjustment Grid

	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5	Comparable 6	Comparable 7
Property Name	Mill Creek Place Apartments	Paradise East	Columbia Woods Townhomes	Pointe Clear	Baywood Park	The Peaks of Bells Ferry	The Courtyard at Maple	Plantation Ridge
Address	7101 West Strickland Street	1480-1504 Bouldercrest Rd. SE.	166 Greison Trl.	7545 Tara Rd.	6655 Mt. Zion Blvd.	100 Peaks Rdg.	55 Maple St. NW.	1022 Level Creek Rd.
City	Douglasville	Atlanta	Newnan	Jonesboro	Morrow	Acworth	Atlanta	Sugar Hill
County	Douglas	DeKalb	Coweta	Clayton	Clayton	Cherokee	Fulton	Gwinnett
State	Georgia	GA	GA	GA	GA	GA	GA	GA
Sale Date		Apr-17	Feb-17	Jul-16	Jun-16	Jun-16	May-15	Mar-15
Sale Status		Closed	Closed	Closed	Closed	Closed	Closed	Closed
Sale Price		\$12,600,000	\$7,450,000	\$13,900,000	\$6,632,352	\$18,500,000	\$14,000,000	\$16,005,000
Rentable Floor Area	163,760	146,288	153,024	246,336	140,000	284,000	222,285	244,152
Number of Units	128	176	119	230	120	248	182	218
Year Built	2000	1974	2002	1998	1995	2003	1993	1998
Avg SF Per Unit	1,279	831	1,275	1,244	1,119	1,141	911	1,120
Occupancy	100%	98%	98%	100%	95%	87%	97%	92%
NOI per Unit	\$4,161	\$4,653	-	\$4,351	-	\$4,103	\$3,188	-
Price per Unit		\$71,591	\$62,605	\$60,435	\$55,270	\$74,597	\$76,923	\$73,417
Property Rights		Leased Fee	Leased Fee	Leased Fee	Leased Fee	Leased Fee	Leased Fee	Leased Fee
% Adjustment		-	-	-	-	-	-	-
Financing Terms		Cash to seller	Cash to seller	Cash to seller	Cash to seller	Cash to seller	Cash to seller	Cash to seller
% Adjustment		-	-	-	-	-	-	-
Conditions of Sale		-	-	-	-	-	-	-
% Adjustment		-	-	-	-	-	-	-
Market Conditions	8/29/2017	Apr-17	Feb-17	Jul-16	Jun-16	Jun-16	May-15	Mar-15
Annual % Adjustment	2%	1%	1%	2%	2%	2%	5%	5%
Cumulative Adjusted Price		\$72,307	\$63,231	\$61,643	\$56,375	\$76,089	\$80,769	\$77,088
Location		-5%	5%	10%	10%	-	-5%	-
Age/Condition		10%	-	-	-	-	5%	-
Unit Features		3%	-	-	-	-	-	-
Project Amenities		3%	-	-	3%	-	-	-
Unit Size		10%	-	-	-	-	10%	-
Economic Characteristics		-	-	-	3%	5%	-	5%
Net \$ Adjustment		\$15,184	\$3,162	\$6,164	\$9,020	\$3,804	\$8,077	\$3,854
Net % Adjustment		21%	5%	10%	16%	5%	10%	5%
Final Adjusted Price		\$87,491	\$66,393	\$67,808	\$65,395	\$79,893	\$88,846	\$80,943
Overall Adjustment		22%	6%	12%	18%	7%	16%	10%
Range of Adjusted Prices		\$65,395 - \$88,846						
Average		\$76,681						
Indicated Value		\$75,000						



Value Indication

Prior to adjustment, the sales reflect a range of \$55,270 - \$76,923 per unit. After adjustment, the range is narrowed to \$65,395 - \$88,846 per unit, with an average of \$76,681 per unit. To arrive at an indication of value, we place primary emphasis on sales 2, 3 and 5 because they were 2017 and 2016 transactions that required low amounts of adjustments. Secondary support is provided by the remainder of the sales.

Based on the preceding analysis, we arrive at a value indication as follows:

Value Indication by Sales Comparison

Indicated Value per Unit	\$75,000
Subject Units	128
Indicated Value	\$9,600,000
Rounded	\$9,600,000

Sales Comparison Approach 2

Sales Comparison Approach- Prospective Market Value Upon Completion/Stabilization As If Unencumbered by Restricted Rents

The sales comparison approach develops an indication of value by comparing the subject to sales of similar properties. The steps taken to apply the sales comparison approach are:

- Identify relevant property sales;
- Research, assemble, and verify pertinent data for the most relevant sales;
- Analyze the sales for material differences in comparison to the subject;
- Reconcile the analysis of the sales into a value indication for the subject.

To apply the sales comparison approach, we searched for sale transactions within the following parameters:

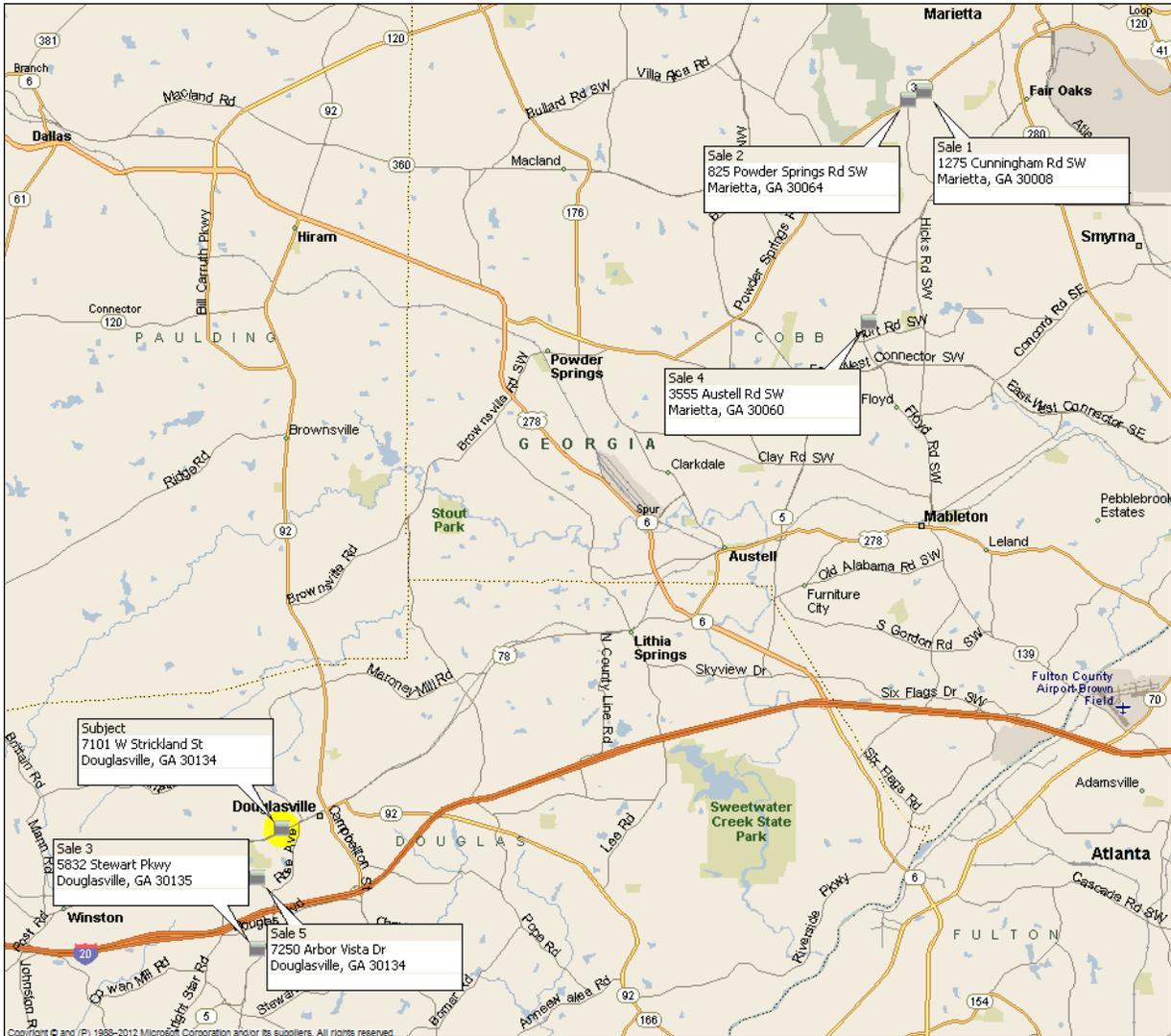
- Property Type: Conventional (Market Rent) Multifamily Properties
- Size: 50 to 500 units
- Location: Atlanta MSA
- Age/Quality: Built after 198; typical construction quality
- Transaction Date: September 2014 to August 2017

For this analysis, we use price per unit as the appropriate unit of comparison because market participants typically compare sale prices and property values on this basis. The sales considered most relevant are summarized in the following table.

Summary of Comparable Improved Sales

No.	Name/Address	Sale Date; Status	Yr. Blt.; # Stories; % Occ.	# Units; Rentable SF; Avg Unit SF	Sale Price	\$/Unit; \$/SF	NOI/Unit; NOI/SF; Exp. Ratio	Cap Rate
1	Bay Bridge at the Pointes f/k/a Pointes of Marietta 1275 Cunningham Rd. Marietta Cobb County GA	Jun-17 Closed	1986 2 93%	210 266,910 1,271	\$21,000,000	\$100,000 \$78.68	\$5,700 \$4.48 -	5.70%
<i>Comments: This is the sale of the 210-unit apartment complex located at 1275 Cunningham Road SW in Marietta, GA. The property sold on June 1, 2017 for \$21,000,000 or \$100,000 per unit. The property was 93% occupied at the time of sale. The property traded at a cap rate of 5.7%.</i>								
2	BelAire f/k/a Springs Landing 825 Powder Springs St. Marietta Cobb County GA	Mar-17 Closed	1988 2 90%	170 176,690 1,021	\$17,050,000	\$100,294 \$96.50	- - -	-
<i>Comments: This is the sale of the 170-unit apartment complex located at 825 Powder Springs Street in Marietta, GA. The property sold on March 31, 2017 for \$17,050,000 or \$100,294 per unit. The property was approximately 90% occupied at the time of sale.</i>								
3	Arbor Place Apartments 5832 Stewart Pky. Douglasville Douglas County GA	Sep-16 Closed	2003 3 94%	298 320,940 1,077	\$33,600,000	\$112,752 \$104.69	\$6,675 \$6.20 -	5.25%
<i>Comments: According to the seller's broker, the cap rate was a 5.25% cap rate adjusted for \$300 reserves/unit and 95% tax reassessment. The property was 95% occupied at the time of sale with no down units. The property was originally marketed for sale in August 2014, a fire caused extensive damage to one building and the property was taken off the market while repairs were being made. The property was placed back on the market in early 2016.</i>								
4	Ivy Commons 3555 Austell Rd. SW. Marietta Cobb County GA	Jan-16 Closed	1986 2 97%	344 327,540 952	\$31,000,000	\$90,116 \$94.64	\$5,010 \$5.26 -	5.56%
<i>Comments: This is the sale of the 344-unit apartment complex located at 3555 Austell Road SW in Marietta, GA. The property sold on January 25, 2016 for \$31,000,000 or \$90,116 per unit. The property was 97% occupied at the time of sale. The property traded at a cap rate of 5.56%.</i>								
5	Park West 7250 Arbor Vista Dr. Douglasville Douglas County GA	Mar-15 Closed	2002 3 95%	250 258,114 1,032	\$21,600,000	\$86,400 \$83.68	- - -	6.00%
<i>Comments: The broker's associate stated that this sale was a value-added deal where the buyer planned to update the apartment units. No substantial deferred maintenance was noted. This was an arm's length, cash to seller transaction. At the time of sale the property was 95% occupied and the cap rate per CoStar was stated to be 6.75% However, the broker's office stated that with was high and the actual was around 6.00% and that this transaction was part of a portfolio deal. This property is not a LIHTC property nor are there any age restrictions.</i>								
Subject			2000	128			\$6,889	
Mill Creek Place Apartments			2	163,760			\$5.38	
Douglasville, GA			100%	1,279			42%	

Comparable Improved Sales Map





Sale 1
Bay Bridge at the Pointes f/k/a Pointes of Mariett



Sale 2
BelAire f/k/a Springs Landing



Sale 3
Arbor Place Apartments



Sale 4
Ivy Commons



Sale 5
Park West

Mill Creek Place Apartments



Adjustment Factors

The sales are compared to the subject and adjusted to account for material differences that affect value. Adjustments are considered for the following factors, in the sequence shown below.

Adjustment Factors	
Effective Sale Price	Accounts for atypical economics of a transaction, such as excess land, non-realty components, expenditures by the buyer at time of purchase, or other similar factors. Usually applied directly to sale price on a lump sum basis.
Real Property Rights	Leased fee, fee simple, leasehold, partial interest, etc.
Financing Terms	Seller financing, or assumption of existing financing, at non-market terms.
Conditions of Sale	Extraordinary motivation of buyer or seller, such as 1031 exchange transaction, assemblage, or forced sale.
Market Conditions	Changes in the economic environment over time that affect the appreciation and depreciation of real estate.
Location	Market or submarket area influences on sale price; surrounding land use influences.
Project Size	Inverse relationship that often exists between project size and unit value.
Quality	Construction quality, market appeal, functional utility.
Age/Condition	Effective age; physical condition.
Unit features	Features internal to the residential units such as appliances.
Project amenities	Amenities available to the entire property.
Average Unit Size	Average residential unit floor area.
Economic Characteristics	Non-stabilized occupancy, above/below market rents, rent control, and other economic factors. Excludes differences in rent levels that are already considered in previous adjustments, such as for location or quality.

Market Conditions

The sales took place from March 2015 to June 2017. Market conditions generally have been strengthening over this period through the effective date of value. As a result, we apply upward adjustments of 2% per year to account for this trend.

Unit Features and Project Amenities

Adjustments are made to each comparable based on a comparison of its unit features and project amenities versus those of the subject. The adjustments are based on data in the following table.

Unit Features and Project Amenities						
	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
Unit Features						
Patios/Balcony		x	x	x	x	x
Fireplace		x	x			
Vaulted Ceilings				x		
Dishwasher	x	x	x	x	x	x
Disposal	x	x	x	x	x	x
Trash Compactor						
Washer/Dryer Hookup	x	x	x		x	x
Washer/Dryer In Unit				x		
Storage in Unit						
Air Conditioning	x	x	x	x	x	x
Carpets/Drapes/Blinds		x	x		x	x
Walk-in Closets		x	x	x	x	x
Comparison to Subject		Superior	Superior	Superior	Superior	Superior
Project Amenities						
Gated Entrance	x			x	x	x
Swimming Pool	x	x	x	x	x	x
Spa/Hot Tub				x		
Sauna						
Covered Parking						x
Garage/Under Building						x
Tennis Court				x	x	x
Playground		x	x		x	x
Clubhouse/Rec. Bldg.	x	x	x	x	x	x
Fitness Room	x	x	x	x	x	x
Racquet Ball						
Volleyball						
Basketball			x		x	
Laundry Facility	x	x	x		x	x
Storage						x
Security						
Comparison to Subject		Similar	Similar	Similar	Similar	Superior

Analysis and Adjustment of Sales

The analysis and adjustment of the comparable sales is discussed in the following paragraphs.

Sale 1 is Bay Bridge at the Pointes f/k/a Pointes of Marietta, containing 210 units, located at 1275 Cunningham Rd., Marietta, Cobb County, GA. The property sold in June 2017 for \$21,000,000, or \$100,000 per unit. An upward adjustment of 10% is indicated for age/condition. A downward adjustment of 3% is indicated for unit features. Overall, a slight upward adjustment is indicated.

Sale 2 is BelAire f/k/a Springs Landing, containing 170 units, located at 825 Powder Springs St., Marietta, Cobb County, GA. The property sold in March 2017 for \$17,050,000, or \$100,294 per unit. Upward adjustments are indicated for market conditions (1%), age/condition (10%), unit size (5%), and economic characteristics (5%). A downward adjustment of 3% is indicated for unit features. Overall, an upward adjustment is indicated.

Sale 3 is Arbor Place Apartments, containing 298 units, located at 5832 Stewart Pky., Douglasville, Douglas County, GA. The property sold in September 2016 for \$33,600,000, or \$112,752 per unit. Upward adjustments are indicated for market conditions (2%), age/condition (5%), and unit size (5%). A downward adjustment of 3% is indicated for unit features. Overall, a slight upward adjustment is indicated.

Sale 4 is Ivy Commons, containing 344 units, located at 3555 Austell Rd. SW., Marietta, Cobb County, GA. The property sold in January 2016 for \$31,000,000, or \$90,116 per unit. Upward adjustments are indicated for market conditions (3%), age/condition (10%), and unit size (10%). A downward adjustment of 3% is indicated for unit features. Overall, an upward adjustment is indicated.

Sale 5 is Park West, containing 250 units, located at 7250 Arbor Vista Dr., Douglasville, Douglas County, GA. The property sold in March 2015 for \$21,600,000, or \$86,400 per unit. Upward adjustments are indicated for market conditions (5%), age/condition (5%), and unit size (5%). Downward adjustments are indicated for unit features (3%) and project amenities (3%). Overall, a slight upward adjustment is indicated.

The following table summarizes the adjustments we make to each sale.

Improved Sales Adjustment Grid						
	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5
Property Name	Mill Creek Place Apartments	Bay Bridge at the Pointes f/k/a Pointes of Marietta	BelAire f/k/a Springs Landing	Arbor Place Apartments	Ivy Commons	Park West
Address	7101 West Strickland Street	1275 Cunningham Rd.	825 Powder Springs St.	5832 Stewart Pky.	3555 Austell Rd. SW.	7250 Arbor Vista Dr.
City	Douglasville	Marietta	Marietta	Douglasville	Marietta	Douglasville
County	Douglas	Cobb	Cobb	Douglas	Cobb	Douglas
State	Georgia	GA	GA	GA	GA	GA
Sale Date		Jun-17	Mar-17	Sep-16	Jan-16	Mar-15
Sale Status		Closed	Closed	Closed	Closed	Closed
Sale Price		\$21,000,000	\$17,050,000	\$33,600,000	\$31,000,000	\$21,600,000
Rentable Floor Area	163,760	266,910	176,690	320,940	327,540	258,114
Number of Units	128	210	170	298	344	250
Year Built	2000	1986	1988	2003	1986	2002
Year Renovated	2018	-	-	-	-	-
Avg SF Per Unit	1,279	1,271	1,021	1,077	952	1,032
Occupancy	100%	93%	90%	94%	97%	95%
Price per Unit		\$100,000	\$100,294	\$112,752	\$90,116	\$86,400
Property Rights		Leased Fee	Leased Fee	Leased Fee	Leased Fee	Fee Simple
% Adjustment		-	-	-	-	-
Financing Terms		Cash to seller	Cash to seller	Cash to seller	Cash to seller	Cash to seller
% Adjustment		-	-	-	-	-
Conditions of Sale		-	-	-	-	-
% Adjustment		-	-	-	-	-
Market Conditions	8/29/2017	Jun-17	Mar-17	Sep-16	Jan-16	Mar-15
Annual % Adjustment	2%	-	1%	2%	3%	5%
Cumulative Adjusted Price		\$100,000	\$101,297	\$115,007	\$92,820	\$90,720
Location		-	-	-	-	-
Age/Condition		10%	10%	5%	10%	5%
Unit Features		-3%	-3%	-3%	-3%	-3%
Project Amenities		-	-	-	-	-3%
Unit Size		-	5%	5%	10%	5%
Economic Characteristics		-	5%	-	-	-
Net \$ Adjustment		\$7,000	\$17,221	\$8,050	\$15,779	\$3,629
Net % Adjustment		7%	17%	7%	17%	4%
Final Adjusted Price		\$107,000	\$118,518	\$123,057	\$108,599	\$94,349
Overall Adjustment		7%	18%	9%	21%	9%
Range of Adjusted Prices		\$94,349 - \$123,057				
Average		\$110,305				
Indicated Value		\$110,000				

Value Indication

Prior to adjustment, the sales reflect a range of \$86,400 to \$115,007 per unit. After adjustment, the range is tightened to the mean on the lower-end to \$90,720 per unit and expanded on the upper-end to \$123,057. The adjusted average was \$110,305. To arrive at an indication of value, we place primary emphasis on sales 1 through 4 because they were more recent transactions. Secondary support is provided by sales 5 because it was a 2015 sale.

Based on the preceding analysis, we arrive at a value indication as follows:

Value Indication by Sales Comparison

Indicated Value per Unit	\$110,000
Subject Units	128
Indicated Value	\$14,080,000
Rounded	\$14,100,000

The value indicated above is made under the use of the following hypothetical condition: The Prospective Market Value Upon Completion/Stabilization As If Unencumbered by Restricted Rents applies a hypothetical condition that the property is unencumbered by restricted rents which is contrary to the status of the property as of the effective date of value.

Income Capitalization Approach

The income capitalization approach converts anticipated economic benefits of owning real property into a value estimate through capitalization. The steps taken to apply the income capitalization approach are:

- Analyze the revenue potential of the property.
- Consider appropriate allowances for vacancy, collection loss, and operating expenses.
- Calculate net operating income by deducting vacancy, collection loss, and operating expenses from potential income.
- Apply the most appropriate capitalization methods to convert anticipated net income to an indication of value.

The two most common capitalization methods are direct capitalization and discounted cash flow analysis. In direct capitalization, a single year's expected income is divided by an appropriate capitalization rate to arrive at a value indication. In discounted cash flow analysis, anticipated future net income streams and a future resale value are discounted to a present value at an appropriate yield rate.

In this analysis, we use only direct capitalization because investors in this property type typically rely more on this method when a property is stabilized.

Occupancy and Rental Rates

The unit mix and occupancy status of the subject are shown in the table that follows.

Unit Mix and Occupancy							
Floor Plan	Units	% of Total	Avg. Unit Size	Total SF	Occupied Units	Vacant Units	% Occupied
2 bed 2 bath Units							
Two bed two bath- 50% AMI	1	0.8%	1,222	1,222	1	0	100%
Two bed two bath- 60% AMI	66	51.6%	1,222	80,652	66	0	100%
Two bed two bath- Section 8 & 60% AMI	25	19.5%	1,222	30,550	25	0	100%
Total/Average	92	71.9%	1,222	112,424	92	0	100%
3 bed 2 bath Units							
Three bed two bath- Section 8 & 50% AMI	1	0.8%	1,453	1,453	1	0	100%
Three bed two bath- 60% AMI	24	18.8%	1,432	34,368	24	0	100%
Three bed two bath- Section 8 & 60% AMI	8	6.3%	1,432	11,456	8	0	100%
Total/Average	33	25.8%	1,433	47,277	33	0	100%
3 bed 2 bath Townhouse Units							
Three bed two bath townhouse- 60% AMI	1	0.8%	1,353	1,353	1	0	100%
Three bed two bath- Section 8 & 60% AMI	2	1.6%	1,353	2,706	2	0	100%
Total/Average	3	2.3%	1,353	4,059	3	0	100%
Total Units	128	100.0%	1,279	163,760	128	0	100%

*Includes employee and model units, as applicable.

Rent Control Regulations

The subject property is encumbered by a Low-Income Housing Tax Credit (LIHTC) agreement which restricts 100% of the units. Some units are additionally restricted by Section 8 in addition to LIHTC. For these Section 8/LIHTC units, the landlord receives subsidies in addition to rent from the tenant. The following is a chart showing the historical rental income:

Period Ending		12/31/2014	12/31/2015	12/31/2016	5/31/2017	
		Full Year	Full Year	Full Year	Partial Year	Annualized
Category	Line Item Name	Actual	Actual	Actual	5 months	
Rental Income	Base Rent	\$918,755.00	\$878,060.00	\$868,808.00	\$355,807.00	\$853,936.80
Rental Income- Subsidy	Subsidy	\$186,258.00	\$209,874.00	\$216,172.00	\$100,821.00	\$241,970.40

The following table shows the amount of units which are 50% AMI and 60% and their maximum allowable rents.

Current Hold Harmless Maximum Allowable Rents

Unit Description	Number of Units	Square Feet	Total Square Feet
Unit Mix			
LIHTC - 50%			
Two Bedroom - Two Bathroom - 50%	1	1,222	1,222
Three Bedroom - Two Bathroom - 50%	1	1,453	1,453
<i>Totals/Average</i>	2	1,338	2,675
LIHTC - 60%			
Two Bedroom - Two Bathroom - 60%	91	1,222	111,202
Three Bedroom - Two Bathroom - 60%	32	1,432	45,824
Three Bedroom - Two Bathroom Townhome - 60%	3	1,353	4,059
<i>Totals/Average</i>	126	1,278	161,085

Note: The unit mix above which shows 91 Two Bedroom - Two Bathroom - 60% units and 32 Three Bedroom - Two Bathroom - 60% units is accurate. The table below is only to show the current Hold Harmless Maximum Allowable Rents. Per an email conversation with Peter Nelson at Dominion, the correct unit mix is provided in the table above. However, while the table below reflects the correct Hold Harmless Maximum Allowable Rents, it does not reflect the correct unit mix.

Unit Description	Number of Units	Square Feet	Total Square Feet	Projected Rent	Rent per SqFt	Monthly Income	Annual Income
Unit Mix							
LIHTC - 50%							
Two Bedroom - Two Bathroom - 50%	1	1,222	1,222	\$74	0.11	\$74	\$,088
Three Bedroom - Two Bathroom - 50%	1	1,453	1,453	\$78	0.54	\$78	\$,936
<i>Totals/Average</i>	2	1,338	2,675	\$76	0.84	\$,152	\$,17,424
LIHTC - 60%							
Two Bedroom - Two Bathroom - 60%	90	1,222	109,980	\$41	0.50	\$5,490	\$62,280
Three Bedroom - Two Bathroom - 60%	31	1,432	44,392	\$70	0.62	\$3,070	\$36,840
Three Bedroom - Two Bathroom Townhome - 60%	3	1,353	4,059	\$70	0.72	\$2,100	\$25,200
<i>Totals/Average</i>	124	1,278	158,431	\$57	0.69	\$18,670	\$224,088

Proposed Maximum Allowable Rents

The following note about maximum allowable rents was made by Peter Nelson at Dominion via email: *Upon [re-syndication], rents will actually be reduced by 1% to 3% from max rents hold harmless to 2017 max rents.*

Unit Description	Number of Units	Square Feet	Total Square Feet	Projected Rent	Rent per SqFt	Monthly Income	Annual Income
Unit Mix							
LIHTC - 50%							
Two Bedroom - Two Bathroom - 50%	1	1,222	1,222	\$67	0.55	\$67	\$,804
Three Bedroom - Two Bathroom - 50%	1	1,453	1,453	\$76	0.52	\$76	\$,912
<i>Totals/Average</i>	2	1,338	2,675	\$71	0.63	\$,143	\$,17,096
LIHTC - 60%							
Two Bedroom - Two Bathroom - 60%	91	1,222	111,202	\$24	0.47	\$4,984	\$59,808
Three Bedroom - Two Bathroom - 60%	32	1,432	45,824	\$38	0.66	\$3,026	\$36,312
Three Bedroom - Two Bathroom Townhome - 60%	3	1,353	4,059	\$38	0.69	\$1,144	\$13,728
<i>Totals/Average</i>	126	1,278	161,085	\$34	0.67	\$10,154	\$121,944



As of the effective valuation date, the subject is 100% leased and occupied.

Utilities Expenses

The division of expense responsibilities between the tenants and property owner is detailed as follows.

Utilities Expenses	
Tenant-Paid Utilities	Owner-Paid-Utilities
In-Unit Electric	Billed Directly
Water	Tenant Reimburses Owner- Individually Metered
Sewer	Tenant Reimburses Owner
	Trash
	Common Area Electric

This expense structure is typical of the market.

IRR Projection: Market Value As Is Encumbered by Restricted-Rents

We rely primarily upon the current rent roll of restricted rents for the Market Value As Is Encumbered by Restricted-Rents potential gross rent.

Potential Gross Rent

Unit Type	Total Units	Potential Rent at Contract	Avg. Contract Rent/Unit
Restricted Units			
Leased Units			
2 bed 2 bath-LIHTC 50% AMI	1	\$8,016	\$668
2 bed 2 bath-LIHTC 60% AMI	66	\$569,899	\$720
2 bed 2 bath-Section 8 & LIHTC 60%	25	\$231,000	\$770
3 bed 2 bath-LIHTC 50% AMI	1	\$11,640	\$970
3 bed 2 bath-LIHTC 60% AMI	8	\$75,168	\$783
3 bed 2 bath-Section 8 & LIHTC 50%	24	\$235,668	\$818
3 bed 2 bath Townhouse-LIHTC 60% AMI	2	\$19,464	\$811
3 bed 2 bath Townhouse-Section 8 & LIHTC 60%	1	\$9,396	\$783
Total Leased	128	\$1,160,251	\$755
Total - Restricted Units	128	\$1,160,251	\$755
Grand Total	128	\$1,160,251	\$755

IRR 2nd Projection: Market Value Upon Completion/Stabilization Encumbered by Restricted-Rents

We were provided an owner's proforma for the Market Value Upon Completion/Stabilization Encumbered by Restricted-Rents potential gross rent. **Note:** after renovation, maximum allowable rents will decrease due to the expiration of a hold-harmless term where rents remained at a higher maximum allowable rent.

Potential Gross Rent

Unit Type	Total Units	Potential Rent at Contract	Avg. Contract Rent/Unit
Restricted Units			
Leased Units			
2 bed 2 bath-LIHTC 50% AMI	1	\$8,004	\$667
2 bed 2 bath-LIHTC 60% AMI	91	\$899,808	\$824
3 bed 2 bath-LIHTC 50% AMI	1	\$9,072	\$756
3 bed 2 bath-LIHTC 60% AMI	32	\$360,192	\$938
3 bed 2 bath Townhouse-LIHTC 60% AMI	3	\$33,768	\$938
Total Leased	128	\$1,310,844	\$853
Total - Restricted Units	128	\$1,310,844	\$853
Grand Total	128	\$1,310,844	\$853

Market Rent Analysis

The client requested that we provide the Prospective Market Value Upon Completion/Stabilization As If Unencumbered by Restricted Rents. This value is made under the following hypothetical condition: The Prospective Market Value Upon Completion/Stabilization As If Unencumbered by Restricted Rents applies a hypothetical condition that the property is unencumbered by restricted rents which is contrary to the status of the property as of the effective date of value.

To project the potential gross income for the Prospective Market Value Upon Completion/Stabilization As If Unencumbered by Restricted Rents, our analysis considers the market rent of each basic unit type within the subject. To estimate market rent, we analyze comparable rentals that fall within the following parameters:

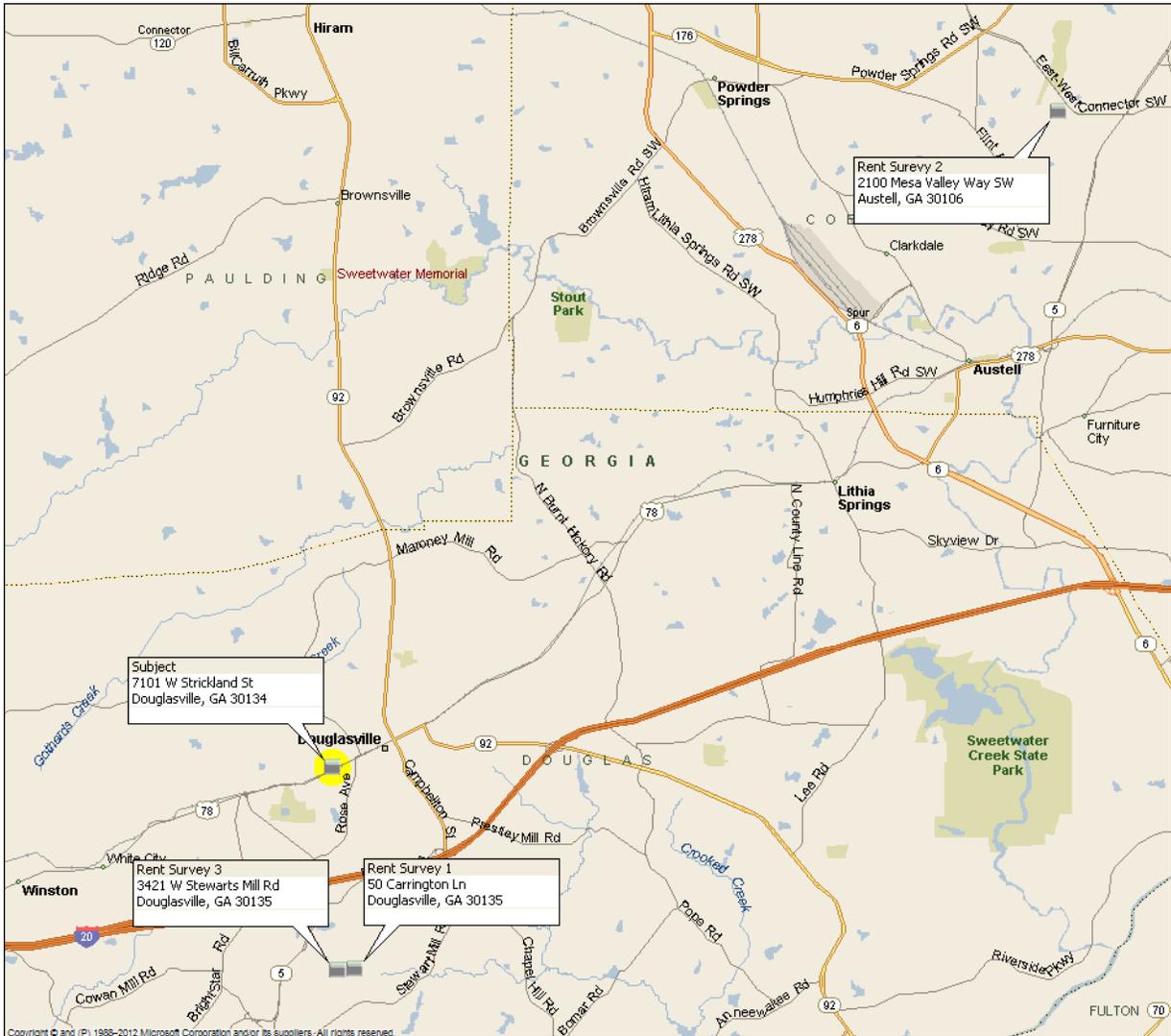
- Location: Atlanta MSA
- Property Type: Conventional (Market Rent) Multifamily Properties
- Building Age: Built later than 1980

Comparable rentals considered most relevant are summarized in the following table.

Summary of Comparable Rentals

No.	Property Name; Address	Survey Date	Yr Built; Stories	Unit Mix	# Units; % Occ.	Avg. Unit Rent/ SF	Avg. Rent/ Month	Avg. Rent/ SF
1	Carrington Point Apartments 50 Carrington Ln. Douglasville	9/5/2017	1997 4		175 99%			
				2 bed 2 bath		1,251	\$920	\$0.74
				3 bed 2 bath		1,489	\$1,065	\$0.72
	Tenant-Paid Utilities:		In-Unit Electric, Sewer, Water					
	Unit Features:		Air Conditioning, Carpets/Drapes/Blinds, Patios/Balcony, Vaulted Ceilings, Walk-in Closets, Washer/Dryer Hookup					
	Project Amenities:		Clubhouse/Rec. Bldg., Fitness Room, Laundry Facility, Playground, Swimming Pool, Tennis Court					
	Comments:		At the time of survey the vacancy rate was 0.6%. The tenants are responsible for reimbursing water and sewer which are individually metered and in-unit electricity.					
2	The Fields at East-West Commons (FKA Rosewood Park 2100 Mesa Valley Way Austell	9/5/2017	1995 2		150 95%			
				2 bed 2 bath		1,081	\$940	\$0.87
				3 bed 2 bath		1,304	\$1,097	\$0.84
	Tenant-Paid Utilities:		In-Unit Electric					
	Unit Features:		Patios/Balcony, Washer/Dryer Hookup					
	Project Amenities:		Clubhouse/Rec. Bldg., Fitness Room, Laundry Facility, Playground, Basketball					
	Comments:		At the time of the survey, the property was 95% occupied. the units are all electric and the tenant is responsible for in-unit electric. Trash, water and sewer are included in the base rent.					
3	Stewarts Mill Landing 3421 W. Stewarts Mill Rd. Douglasville	9/5/2017	1988 3		188 98%			
				2 bed 2 bath		960	\$1,158	\$1.21
				3 bed 2 bath		1,253	\$1,244	\$0.99
	Tenant-Paid Utilities:		In-Unit Electric, Water, Sewer					
	Unit Features:		Air Conditioning, Patios/Balcony, Dishwasher, Dishwasher, Washer/Dryer Hookup					
	Project Amenities:		Fitness Room, Laundry Facility, Playground, Swimming Pool					
	Comments:		This property was 98.4% occupied at the time of survey. The tenant is responsible for in-unit electric, sewer and water. Trash is included in base rent.					

Comparable Rentals Map





Rent Survey 1
Carrington Point Apartments



Rent Survey 2
The Fields at East-West Commons (FKA Rosewood Park)



Rent Survey 3
Stewarts Mill Landing

Mill Creek Place Apartments



Rental Analysis Factors

Our analysis of the comparable rentals considers the following elements of comparison.

Rental Analysis Factors	
Tenant Paid Utilities	Utilities costs for which tenants are responsible.
Unit Size	Floor area in square feet.
Location	Market or submarket area influences on rent; surrounding land use influences.
Age/Condition	Effective age; physical condition.
Quality	Construction quality, market appeal, functional utility.
Unit Features	Features included in individual residential units.
Project Amenities	Amenities available to the entire property.

The following factors require additional discussion.

Tenant Paid Utilities

Rental rates vary inversely with tenant expense responsibilities. Comparables with greater tenant expense responsibilities than the subject need to be adjusted upward based on the estimated additional costs to the tenants, and comparables with fewer tenant expense responsibilities than the subject need to be adjusted downward.

At The Fields at East-West Commons (Rent Survey 2) the tenant is only responsible for payment of in-unit electric and water/sewer and trash are included in the base rent. This warrants a \$50 adjustment to the indicated rent per month.

Unit Size

Adjustments for size differences are based on the assumption that rent will vary at less than a one-to-one ratio to unit size differences. In this case, a value ratio of 50% is applied.

Unit Features and Project Amenities

Standard unit features and project amenities for this market are shown in the following table. Adjustments are made to each comparable based on a comparison of its features and amenities with those of the subject.

Unit Features and Project Amenities				
	Subject	Rent 1	Rent 2	Rent 3
	Mill Creek Place Apartments	Carrington Point Apartments	The Fields at East- West Commons (FKA Rosewood Park)	Stewarts Mill Landing
Unit Features				
Patios/Balcony		x	x	x
Fireplace				
Vaulted Ceilings		x		
Dishwasher	x		x	x
Disposal	x			
Trash Compactor				
Washer/Dryer Hookup	x	x	x	x
Washer/Dryer In Unit				
Storage in Unit				
Air Conditioning	x	x	x	x
Carpets/Drapes/Blinds	x	x	x	x
Walk-in Closets	x	x		
Comparison to Subject		Similar	Similar	Similar
Project Amenities				
Gated Entrance	x			
Swimming Pool	x	x		x
Spa/Hot Tub				
Sauna				
Covered Parking				
Garage/Under Building				
Tennis Court		x		
Playground	x	x	x	x
Clubhouse/Rec. Bldg.	x	x	x	
Fitness Room	x	x	x	x
Racquet Ball				
Volleyball				
Basketball			x	
Laundry Facility	x	x	x	x
Storage				
Security				
Comparison to Subject		Similar	Similar	Similar

Analysis of Comparable Rental Properties

Adjustments for location, age/condition, and quality are discussed in the following paragraphs.

Rent 1 is Carrington Point Apartments, a 175 unit property located at 50 Carrington Ln., Douglasville, Douglas County, GA. An upward age condition adjustment is applicable considering that the comparable will be inferior in condition compared to the subject property after renovations.

Rent 2 is The Fields at East-West Commons (FKA Rosewood Park, a 150 unit property located at 2100 Mesa Valley Way, Austell, Cobb County, GA. As mentioned in the Tenant Paid Utilities section before, the tenant is only responsible for payment of in-unit electric and water/sewer and trash are included in the base rent. This warrants a \$50 adjustment to the indicated rent per month. An upward age condition adjustment is applicable considering that the comparable will be inferior in condition compared to the subject property after renovations.

Rent 3 is Stewarts Mill Landing, a 188 unit property located at 3421 W. Stewarts Mill Rd., Douglasville, Douglas County, GA. An upward age condition adjustment is applicable considering that the comparable will be inferior in condition compared to the subject property after renovations.

Comparable Rental Adjustment Grids

The following tables summarize the adjustments made to the comparable rentals. Separate tables are provided for different unit types.

Rental Adjustment Grid - 2 bed 2 bath				
	Subject	Comparable 1	Comparable 2	Comparable 3
Property Name	Mill Creek Place Apartments	Carrington Point Apartments	The Fields at East-West Commons (FKA Rosewood Park)	Stewarts Mill Landing
Address	7101 West Strickland Street	50 Carrington Ln.	2100 Mesa Valley Way	3421 W. Stewarts Mill Rd.
City	Douglasville	Douglasville	Austell	Douglasville
County	Douglas	Douglas	Cobb	Douglas
State	Georgia	GA	GA	GA
Survey Date		Sep-17	Sep-17	Sep-17
Unit Type	2 bed 2 bath	2 bed 2 bath	2 bed 2 bath	2 bed 2 bath
Average Unit SF	1,222	1,251	1,081	960
Average Rent/Mo		\$920	\$940	\$1,158
Rent/SF		\$0.74	\$0.87	\$1.21
Year Built	2000	1997	1995	1988
Year Renovated	2018	–	–	–
Average Rent/Month		\$920	\$940	\$1,158
Utilities Adjustment				
\$ Adjustment		–	-\$50	–
Size Adjustment				
% Adjustment	50%			
\$ Adjustment		-\$10.66	\$61.30	\$158.02
Cumulative Adjusted Rent		\$909	\$951	\$1,316
Age/Condition		\$50	\$50	\$75
Unit Features		–	–	–
Project Amenities		–	–	–
Net \$ Adjustment		\$50	\$50	\$75
Net % Adjustment		5%	5%	6%
Final Adjusted Price		\$959	\$1,001	\$1,391
Overall Adjustment		4%	7%	20%
Summary Indicators		Range	Average	Average/SF
Comparables - Adjusted		\$959 - \$1,391	\$1,117	–
Concluded Market Rent		\$1,000 (\$0.82/SF)		

Rental Adjustment Grid - 3 bed 2 bath

	Subject	Comparable 1	Comparable 2	Comparable 3
Property Name	Mill Creek Place Apartments	Carrington Point Apartments	The Fields at East-West Commons (FKA Rosewood Park)	Stewarts Mill Landing
Address	7101 West Strickland Street	50 Carrington Ln.	2100 Mesa Valley Way	3421 W. Stewarts Mill Rd.
City	Douglasville	Douglasville	Austell	Douglasville
County	Douglas	Douglas	Cobb	Douglas
State	Georgia	GA	GA	GA
Survey Date		Sep-17	Sep-17	Sep-17
Unit Type	3 bed 2 bath	3 bed 2 bath	3 bed 2 bath	3 bed 2 bath
Average Unit SF	1,433	1,489	1,304	1,253
Average Rent/Mo		\$1,065	\$1,097	\$1,244
Rent/SF		\$0.72	\$0.84	\$0.99
Year Built	2000	1997	1995	1988
Year Renovated	2018	—	—	—
Average Rent/Month		\$1,065	\$1,097	\$1,244
Utilities Adjustment				
\$ Adjustment		—	-\$50	—
Size Adjustment				
% Adjustment	50%			
\$ Adjustment		-\$20	\$54	\$89
Cumulative Adjusted Rent		\$1,045	\$1,101	\$1,333
Age/Condition		\$50	\$50	\$75
Unit Features		—	—	—
Project Amenities		—	—	—
Net \$ Adjustment		\$50	\$50	\$75
Net % Adjustment		5%	5%	6%
Final Adjusted Price		\$1,095	\$1,151	\$1,408
Overall Adjustment		3%	5%	13%
Summary Indicators		Range	Average	Average/SF
Comparables - Adjusted		\$1,095 - \$1,408	\$1,218	—
Concluded Market Rent		\$1,200 (\$0.84/SF)		

Rental Adjustment Grid - 3 bed 2 bath Townhouse

	Subject	Comparable 1	Comparable 2	Comparable 3
Property Name	Mill Creek Place Apartments	Carrington Point Apartments	The Fields at East-West Commons (FKA Rosewood Park)	Stewarts Mill Landing
Address	7101 West Strickland Street	50 Carrington Ln.	2100 Mesa Valley Way	3421 W. Stewarts Mill Rd.
City	Douglasville	Douglasville	Austell	Douglasville
County	Douglas	Douglas	Cobb	Douglas
State	Georgia	GA	GA	GA
Survey Date		Sep-17	Sep-17	Sep-17
Unit Type	3 bed 2 bath Townhouse	3 bed 2 bath	3 bed 2 bath	3 bed 2 bath
Average Unit SF	1,353	1,489	1,304	1,253
Average Rent/Mo		\$1,065	\$1,097	\$1,244
Rent/SF		\$0.72	\$0.84	\$0.99
Year Built	2000	1997	1995	1988
Year Renovated	2018	–	–	–
Average Rent/Month		\$1,065	\$1,097	\$1,244
Utilities Adjustment				
\$ Adjustment		–	-\$50	–
Size Adjustment				
% Adjustment	50%			
\$ Adjustment		-\$49	\$21	\$50
Cumulative Adjusted Rent		\$1,016	\$1,068	\$1,294
Age/Condition		\$50	\$50	\$75
Unit Features		–	–	–
Project Amenities		–	–	–
Net \$ Adjustment		\$50	\$50	\$75
Net % Adjustment		5%	5%	6%
Final Adjusted Price		\$1,066	\$1,118	\$1,369
Overall Adjustment		0%	2%	10%
Summary Indicators		Range	Average	Average/SF
Comparables - Adjusted		\$1,066 - \$1,369	\$1,184	–
Concluded Market Rent		\$1,175 (\$0.87/SF)		

Market Rent Conclusions

Based on the preceding analysis of comparable rentals, market rent is estimated for each unit type as shown in the following table.

Market Rent Conclusions					
Unit Type	Total Units	Mkt. Rate Units	Avg. Unit Size	Market Rent/ Month	Market Rent/SF
2 bed 2 bath	92	92	1,222	\$1,000	\$0.82
3 bed 2 bath	33	33	1,433	\$1,200	\$0.84
3 bed 2 bath Townhouse	3	3	1,353	\$1,175	\$0.87
Total/Avg.	128	128	1,279	\$1,056	\$0.83

Gross Income Estimate- As If Unencumbered by Restricted-Rents

Potential Gross Rent			
Unit Type	Market Rent/Unit	Potential Rent at Market	
Market Rate Units			
Leased Units			
2 bed 2 bath	\$1,000	\$1,104,000	
3 bed 2 bath	\$1,200	\$475,200	
3 bed 2 bath Townhouse	\$1,175	\$42,300	
Total Leased	\$1,056	\$1,621,500	
Total - Market Rate Units	\$1,056	\$1,621,500	

Unencumbered Expense Comparables

Expense Analysis per Unit						
	Comp Data*					Subject
	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5	Projected Expenses
Year Built	1986	1988	2002	2008	1980	2000
Number of Units	214	170	120	268	304	128
Operating Data Type	In Place	In Place	In Place	In Place	In Place	
Year	2016	2016	2016	2016	2016	IRR Projection
Real Estate Taxes	\$1,701	\$718	\$2,258	\$2,169	\$745	\$1,099
Insurance	\$225	\$196	\$237	\$169	\$143	\$291
Utilities	\$843	\$1,273	\$988	\$641	\$1,258	\$977
Repairs/Maintenance	\$641	\$498	\$897	\$654	\$898	\$480
Painting & Decorating	\$0	\$0	\$0	\$0	\$0	\$200
Payroll/Benefits	\$1,437	\$1,325	\$1,386	\$1,434	\$1,467	\$1,360
Advertising & Marketing	\$277	\$224	\$184	\$229	\$146	\$190
General/Administrative	\$1,081	\$349	\$483	\$546	\$390	\$313
Management	\$464	\$435	\$434	\$362	\$399	\$505
Replacement Reserves	\$0	\$0	\$0	\$0	\$0	\$350
Total	\$6,669	\$5,019	\$6,867	\$6,203	\$5,446	\$5,763
Operating Expense Ratio	43.1%	46.1%	47.5%	42.8%	54.7%	42.9%

Unencumbered Capitalization Rate Comparables

Capitalization Rate Comparables							
No.	Property Name	Year Built	Sale Date	% Occup.	No. Units	Price/Unit	Cap Rate
1	Bay Bridge at the Pointes f/k/a	1986	6/1/2017	93%	210	\$100,000	5.70%
2	BelAire f/k/a Springs Landing	1988	3/31/2017	90%	170	\$100,294	—
3	Arbor Place Apartments	2003	9/28/2016	94%	298	\$112,752	5.25%
4	Ivy Commons	1986	1/25/2016	97%	344	\$90,116	5.56%
5	Park West	2002	3/25/2015	95%	250	\$86,400	6.00%
Average (Mean) Cap Rate:							5.63%

Conclusion- Prospective Market Value Upon Completion/Stabilization As If Unencumbered by Restricted-Rents

Direct Capitalization Analysis			
		Annual	\$/Unit
INCOME			
Rental Income		\$1,621,500	\$12,668
Expense Reimbursements		\$80,000	\$625
Potential Gross Income		\$1,701,500	\$13,293
Vacancy	4.00%	-\$68,060	-\$532
Collection Loss	1.50%	-\$25,523	-\$199
Concessions	1.00%	-\$17,015	-\$133
Other Income		\$25,000	\$195
Effective Gross Income		\$1,615,903	\$12,624
EXPENSES			
Real Estate Taxes		\$140,620	\$1,099
Insurance		\$37,248	\$291
Utilities		\$125,000	\$977
Repairs/Maintenance		\$61,400	\$480
Painting & Decorating		\$25,600	\$200
Payroll/Benefits		\$174,080	\$1,360
Advertising & Marketing		\$24,320	\$190
General/Administrative		\$40,000	\$313
Management	4.00%	\$64,636	\$505
Replacement Reserves		\$44,800	\$350
Total Expenses		\$737,704	\$5,763
NET OPERATING INCOME		\$878,198	\$6,861
Capitalization Rate		5.75%	
Indicated Value		\$15,273,016	\$119,320
Rounded		\$15,300,000	\$119,531

The value indicated above is made under the use of the following hypothetical condition: The Prospective Market Value Upon Completion/Stabilization As If Unencumbered by Restricted Rents applies a hypothetical condition that the property is unencumbered by restricted rents which is contrary to the status of the property as of the effective date of value.

Rent Control Regulations

The subject property is encumbered by a Low-Income Housing Tax Credit (LIHTC) agreement which restricts 100% of the units. Some units are additionally restricted by Section 8 in addition to LIHTC. For these Section 8/LIHTC units, the landlord receives subsidies in addition to rent from the tenant. The following is a chart showing the historical rental income:

Period Ending		12/31/2014	12/31/2015	12/31/2016	5/31/2017	
		Full Year	Full Year	Full Year	Partial Year	Annualized
Category	Line Item Name	Actual	Actual	Actual	5 months	
Rental Income	Base Rent	\$918,755.00	\$878,060.00	\$868,808.00	\$355,807.00	\$853,936.80
Rental Income- Subsidy	Subsidy	\$186,258.00	\$209,874.00	\$216,172.00	\$100,821.00	\$241,970.40

The following table shows the amount of units which are 50% AMI and 60% and their maximum allowable rents.

Current Hold Harmless Maximum Allowable Rents

Unit Description	Number of Units	Square Feet	Total Square Feet
Unit Mix			
LIHTC - 50%			
Two Bedroom - Two Bathroom - 50%	1	1,222	1,222
Three Bedroom - Two Bathroom - 50%	1	1,453	1,453
<i>Totals/Average</i>	2	1,338	2,675
LIHTC - 60%			
Two Bedroom - Two Bathroom - 60%	91	1,222	111,202
Three Bedroom - Two Bathroom - 60%	32	1,432	45,824
Three Bedroom - Two Bathroom Townhome - 60%	3	1,353	4,059
<i>Totals/Average</i>	126	1,278	161,085

Note: The unit mix above which shows 91 Two Bedroom - Two Bathroom - 60% units and 32 Three Bedroom - Two Bathroom - 60% units is accurate. The table below is only to show the current Hold Harmless Maximum Allowable Rents. Per an email conversation with Peter Nelson at Dominion, the correct unit mix is provided in the table above. However, while the table below reflects the correct Hold Harmless Maximum Allowable Rents, it does not reflect the correct unit mix.

Unit Description	Number of Units	Square Feet	Total Square Feet	Projected Rent	Rent per SqFt	Monthly Income	Annual Income
Unit Mix							
LIHTC - 50%							
Two Bedroom - Two Bathroom - 50%	1	1,222	1,222	\$74	0.61	\$74	\$,088
Three Bedroom - Two Bathroom - 50%	1	1,453	1,453	\$78	0.54	\$78	\$,936
<i>Totals/Average</i>	2	1,338	2,675	\$	0.64	\$,152	\$,17,424
LIHTC - 60%							
Two Bedroom - Two Bathroom - 60%	90	1,222	109,980	\$41	0.50	\$5,490	\$65,280
Three Bedroom - Two Bathroom - 60%	31	1,432	44,392	\$70	0.62	\$2,070	\$24,840
Three Bedroom - Two Bathroom Townhome - 60%	3	1,353	4,059	\$70	0.72	\$2,100	\$25,200
<i>Totals/Average</i>	124	1,278	158,431	\$	0.60	\$10,670	\$128,400

Proposed Maximum Allowable Rents

The following note about maximum allowable rents was made by Peter Nelson at Dominion via email: *Upon [re-syndication], rents will actually be reduced by 1% to 3% from max rents hold harmless to 2017 max rents.*

Unit Description	Number of Units	Square Feet	Total Square Feet	Projected Rent	Rent per SqFt	Monthly Income	Annual Income
Unit Mix							
LIHTC - 50%							
Two Bedroom - Two Bathroom - 50%	1	1,222	1,222	\$67	0.55	\$67	\$,804
Three Bedroom - Two Bathroom - 50%	1	1,453	1,453	\$56	0.52	\$56	\$,672
<i>Totals/Average</i>	2	1,338	2,675	\$	0.53	\$,123	\$,14,756
LIHTC - 60%							
Two Bedroom - Two Bathroom - 60%	91	1,222	111,202	\$24	0.47	\$7,994	\$95,928
Three Bedroom - Two Bathroom - 60%	32	1,432	45,824	\$38	0.66	\$1,216	\$14,592
Three Bedroom - Two Bathroom Townhome - 60%	3	1,353	4,059	\$38	0.69	\$1,140	\$13,680
<i>Totals/Average</i>	126	1,278	161,085	\$	0.67	\$10,354	\$124,200



Gross Income Estimate- As Encumbered by Restricted-Rents

Potential Gross Rent

The following table summarizes the potential gross rent of the subject based on contract rent. The subject is currently 100% occupied.

Potential Gross Rent			
Unit Type	Total Units	Potential Rent at Contract	Avg. Contract Rent/Unit
Restricted Units			
Leased Units			
2 bed 2 bath-LIHTC 50% AMI	1	\$8,016	\$668
2 bed 2 bath-LIHTC 60% AMI	66	\$569,899	\$720
2 bed 2 bath-Section 8 & LIHTC 60%	25	\$231,000	\$770
3 bed 2 bath-LIHTC 50% AMI	1	\$11,640	\$970
3 bed 2 bath-LIHTC 60% AMI	8	\$75,168	\$783
3 bed 2 bath-Section 8 & LIHTC 50%	24	\$235,668	\$818
3 bed 2 bath Townhouse-LIHTC 60% AMI	2	\$19,464	\$811
3 bed 2 bath Townhouse-Section 8 & LIHTC 60%	1	\$9,396	\$783
Total Leased	128	\$1,160,251	\$755
Total - Restricted Units	128	\$1,160,251	\$755
Grand Total	128	\$1,160,251	\$755

The contract rent from leased units results in an overall average base rent of \$755 per month. In addition to base rent, the Section 8 units receive subsidies. Below is the historical rental income:

Period Ending		12/31/2014 Full Year	12/31/2015 Full Year	12/31/2016 Full Year	5/31/2017 Partial Year 5 months	Annualized
Category	Line Item Name	Actual	Actual	Actual		
Rental Income	Base Rent	\$918,755.00	\$878,060.00	\$868,808.00	\$355,807.00	\$853,936.80
Rental Income- Subsidy	Subsidy	\$186,258.00	\$209,874.00	\$216,172.00	\$100,821.00	\$241,970.40

The current rent roll indicates that \$249,948 in subsidies will be collected in the current year. However, in the current owner's projections, the subsidy is not broken out as a separate line-item. Therefore, in the market value as is and prospective upon completion/stabilization projections we have estimated the maximum rents without a separate line items for rent subsidies. The subsidies are included within the maximum rental income like the owner's budget.

Expense Reimbursements

Historically the tenants have reimbursed the landlord for water/sewer even though management indicates the units are individually metered. The current owner's budget does not have expense reimbursements. In the prospective stabilized value we have not included expense reimbursements.

Therefore, the utility expense is much lower in the prospective completion/stabilized value since the utility expense will only reflect common area and vacant unit utilities.

Vacancy & Collection Loss Allowance

As discussed previously, the current Class B/C submarket vacancy rate is 3.1%. Based on this information and considering the fact that most affordable housing properties benefit from lower vacancy, we conclude a current stabilized vacancy of 2.0% and collection loss allowance for the subject of 2.0% of potential gross income.

Concessions

A deduction is made to reflect income loss due to free rent and other tenant concessions that are customary at the subject and also typical in the market. Based on historical concessions at the subject, a deduction of 0.5% of potential gross income is reasonable.

Other Income

The other income category includes any other income from the property including revenues from laundry facilities and miscellaneous sources. Total other income is projected at \$25,000, net of vacancy and rent loss, based on the subject's historical receipts.

Operating Expenses

To develop projections of stabilized operating expenses, we analyze the subject's expenses, comparable data. The following table summarizes our analysis. As appropriate, the owner's operating expenses are reclassified into standard categories and exclude items that do not reflect normal operating expenses for this type of property. We have also considered the buyer's proforma.

IRR Projection: Market Value As Is Encumbered by Restricted-Rents

We rely primarily upon the current rent roll of restricted rents for the Market Value As Is Encumbered by Restricted-Rents potential gross rent.

IRR 2nd Projection: Market Value Upon Completion/Stabilization Encumbered by Restricted-Rents

We were provided an owner's proforma for the Market Value Upon Completion/Stabilization Encumbered by Restricted-Rents potential gross rent. **Note:** after renovation, maximum allowable rents will decrease due to the expiration of a hold-harmless term where rents remained at a higher maximum allowable rent.

Operating History and Projections

	Actual	Actual	Actual	5 Months Annualized	Budget	As Is- IRR Projection	Upon Completion/Stabil ization- IRR 2nd Projection
	2014	2015	2016	2017	2018		
Income							
Rental Income	\$918,755	\$878,060	\$868,808	\$853,937	\$1,310,844	\$1,160,251	\$1,310,844
Expense Reimbursements	62,806	72,787	77,614	84,847	0	80,000	0
Rental Income- Subsidy	186,258	209,874	216,172	241,970	0	0	0
Potential Gross Income*	\$1,167,819	\$1,160,721	\$1,162,594	\$1,180,754	\$1,310,844	\$1,240,251	\$1,310,844
Vacancy @ 2.0%	-\$67,902	-\$38,004	-\$23,445	-\$25,956	-\$39,325	-24,805	-39,325
Collection Loss @ 1.5%	-42,503	-15,928	-5,982	-7,397	-26,217	-18,604	-19,663
Concessions @ 0.5%	-29,093	-9,619	-2,766	-662	0	-6,201	-6,554
Other Income	36,779	26,101	25,657	20,867	28,160	25,000	25,000
Effective Gross Income	\$1,065,101	\$1,123,271	\$1,156,057	\$1,167,607	\$1,273,462	\$1,215,641	\$1,270,302
Expenses							
Real Estate Taxes	\$60,369	\$62,046	\$37,282	\$65,148	\$140,620	\$95,000	\$140,620
Insurance	78,969	33,561	38,278	34,436	37,248	37,248	37,248
Utilities	134,840	126,613	125,354	121,155	0	125,000	15,000
Repairs/Maintenance	138,076	128,645	159,299	191,217	86,400	90,000	61,400
Painting & Decorating	0	0	0	0	0	32,000	25,600
Payroll/Benefits	240,674	230,002	262,778	224,961	166,400	166,400	166,400
Advertising & Marketing	5,069	2,934	975	4,415	24,320	4,000	5,000
General/Administrative	79,389	85,327	85,583	87,275	36,480	40,000	40,000
Management	63,286	67,118	68,642	69,609	50,938	48,626	50,812
Replacement Reserves	0	0	0	0	44,800	44,800	44,800
Total Expenses	\$800,671	\$736,246	\$778,191	\$798,216	\$587,206	\$683,074	\$586,880
Net Operating Income	\$264,429	\$387,025	\$377,867	\$369,390	\$686,256	\$532,567	\$683,422
Operating Expense Ratio**	75.2%	65.5%	67.3%	68.4%	42.6%	52.5%	42.7%
Income per Unit							
Rental Income	\$7,178	\$6,860	\$6,788	\$6,671	\$10,241	\$9,064	\$10,241
Expense Reimbursements	\$491	\$569	\$606	\$663	\$0	\$625	\$0
Potential Gross Income per Unit	\$9,124	\$9,068	\$9,083	\$9,225	\$10,241	\$9,689	\$10,241
Vacancy @ 2.0%	-\$530	-\$297	-\$183	-\$203	-\$307	-\$194	-\$307
Collection Loss @ 1.5%	-332	-124	-47	-58	-205	-145	-154
Concessions @ 0.5%	-227	-75	-22	-5	0	-48	-51
Other Income	287	204	200	163	220	195	195
Effective Gross Income per Unit	\$8,321	\$8,776	\$9,032	\$9,122	\$9,949	\$9,497	\$9,924
Expenses per Unit							
Real Estate Taxes	\$472	\$485	\$291	\$509	\$1,099	\$742	\$1,099
Insurance	617	262	299	269	291	291	291
Utilities	1,053	989	979	947	0	977	117
Repairs/Maintenance	1,079	1,005	1,245	1,494	675	703	480
Painting & Decorating	0	0	0	0	0	250	200
Payroll/Benefits	1,880	1,797	2,053	1,758	1,300	1,300	1,300
Advertising & Marketing	40	23	8	34	190	31	39
General/Administrative	620	667	669	682	285	313	313
Management	494	524	536	544	398	380	397
Replacement Reserves	0	0	0	0	350	350	350
Total Expenses per Unit	\$6,255	\$5,752	\$6,080	\$6,236	\$4,588	\$5,337	\$4,585
NOI per Unit	\$2,066	\$3,024	\$2,952	\$2,886	\$5,361	\$4,161	\$5,339
Number of Units	128	128	128	128	128	128	128

*IRR projected income is the total potential income attributable to the property before deduction of vacancy and collection loss. Historical income is the actual income that has been collected by the property owner.

**Replacement reserves, if any, are excluded from total expenses for purposes of determining the Operating Expense Ratio.

Per unit expense data for the subject and comparable properties are summarized below.

Expense Analysis per Unit										
	Comp Data*			Subject						
	Comp 1	Comp 2	Comp 3	Historical and Projected Expenses						
Year Built	2002	2001	1999	2000						
Number of Units	250	334	248	128						
Operating Data Type	In Place	In Place	In Place	Actual	Actual	Actual	Annualized	Budget	As Is- IRR	Upon
Year	2016	2016	2016	2014	2015	2016	2017	2018	Projection	Completion/
Real Estate Taxes	\$1,197	\$1,236	\$788	\$472	\$485	\$291	\$509	\$1,099	\$742	\$1,099
Insurance	\$212	\$172	\$260	\$617	\$262	\$299	\$269	\$291	\$291	\$291
Utilities	\$986	\$1,360	\$785	\$1,053	\$989	\$979	\$947	\$0	\$977	\$117
Repairs/Maintenance	\$806	\$637	\$801	\$1,079	\$1,005	\$1,245	\$1,494	\$675	\$703	\$480
Painting & Decorating	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$200
Payroll/Benefits	\$1,543	\$1,349	\$1,393	\$1,880	\$1,797	\$2,053	\$1,758	\$1,300	\$1,300	\$1,300
Advertising & Marketing	\$116	\$162	\$247	\$40	\$23	\$8	\$34	\$190	\$31	\$39
General/Administrative	\$387	\$386	\$647	\$620	\$667	\$669	\$682	\$285	\$313	\$313
Management	\$413	\$333	\$517	\$494	\$524	\$536	\$544	\$398	\$380	\$397
Replacement Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$350	\$350	\$350
Total	\$5,659	\$5,634	\$5,439	\$6,255	\$5,752	\$6,080	\$6,236	\$4,588	\$5,337	\$4,585
Operating Expense Ratio	54.9%	51.1%	52.6%	75.2%	65.5%	67.3%	68.4%	42.6%	52.5%	42.7%

Operating Expense Analysis by Category

Discussions of our operating expense projections are presented in the following paragraphs.

Real Estate Taxes

This expense category includes all local, Douglas County, and state property tax levies, including special assessments. Our projection is based on the property assessment and tax rate for the subject, as discussed previously in the Real Estate Tax Analysis.

Real Estate Taxes Expense										
	Comp 1	Comp 2	Comp 3	Actual	Actual	Actual	Annualized	Budget	As Is- IRR	Upon
	2016	2016	2016	2014	2015	2016	2017		Projection	Completion/S
Total	–	–	–	\$60,369	\$62,046	\$37,282	\$65,148	\$140,620	\$95,000	\$140,620
% of EGI	11.6%	11.2%	7.6%	5.7%	5.5%	3.2%	5.6%	11.0%	7.8%	11.1%
\$/Unit	\$1,197	\$1,236	\$788	\$472	\$485	\$291	\$509	\$1,099	\$742	\$1,099

Insurance

Insurance expense includes property and casualty insurance for the subject. Our projection is based on the subject's historical and budgeted expenses and comparable data as shown below.

Insurance Expense										
	Comp 1	Comp 2	Comp 3	Actual	Actual	Actual	Annualized	Budget	As Is- IRR	Upon
	2016	2016	2016	2014	2015	2016	2017		Projection	Completion/S
Total	–	–	–	\$78,969	\$33,561	\$38,278	\$34,436	\$37,248	\$37,248	\$37,248
% of EGI	2.1%	1.6%	2.5%	7.4%	3.0%	3.3%	2.9%	2.9%	3.1%	2.9%
\$/Unit	\$212	\$172	\$260	\$617	\$262	\$299	\$269	\$291	\$291	\$291

Utilities

Utilities expenses typically include electric, water, sewer, and trash removal. In this case, the owner's expenditures for utilities include the following expenses that are reimbursed by tenants: water and sewer. They also include vacant unit and common area electric and trash removal expenses that are not reimbursed. Utility charges directly billed to tenants that are not part of this analysis are: in-unit electric.

Our projection of owner's utilities expenses is based on the subject's historical expenses and comparable data as shown below. For the prospective upon completion/stabilization analysis, minimal utility expenses are estimated for common areas and vacant multifamily units. The subject units are individually metered.

Utilities Expense										
	Comp 1 2016	Comp 2 2016	Comp 3 2016	Actual 2014	Actual 2015	Actual 2016	Annualized 2017	Budget	As Is- IRR Projection	Upon Completion/S
Total	–	–	–	\$134,840	\$126,613	\$125,354	\$121,155	\$0	\$125,000	\$15,000
% of EGI	9.6%	12.3%	7.6%	12.7%	11.3%	10.8%	10.4%	–	10.3%	1.2%
\$/Unit	\$986	\$1,360	\$785	\$1,053	\$989	\$979	\$947	–	\$977	\$117

Repairs/Maintenance

Repairs and maintenance includes expenditures to repair and maintain building mechanical systems and structural components, and also the grounds. This category includes supplies and independent contractor charges but excludes payroll costs. Also excluded are painting and decorating costs. Major replacements and building alterations are not included because they are considered capital costs. The expense comparables, subject's historical and the owner's budget include painting and decorating in the repairs and maintenance expense. Based on industry standards, we have separated these two line-item expenses in our projections.

Our projection of repairs/maintenance expenses is based on the subject owner's budget and comparable data. The subject's historical repairs/maintenance expense is atypically high and may have included capital items.

Repairs/Maintenance Expense										
	Comp 1 2016	Comp 2 2016	Comp 3 2016	Actual 2014	Actual 2015	Actual 2016	Annualized 2017	Budget	As Is- IRR Projection	Upon Completion/S
Total	–	–	–	\$138,076	\$128,645	\$159,299	\$191,217	\$86,400	\$90,000	\$61,400
% of EGI	7.8%	5.8%	7.7%	13.0%	11.5%	13.8%	16.4%	6.8%	7.4%	4.8%
\$/Unit	\$806	\$637	\$801	\$1,079	\$1,005	\$1,245	\$1,494	\$675	\$703	\$480

Painting/Decorating

This category includes painting, decorating and cleaning costs associated with the turnover of units. It includes supplies and independent contractor charges but excludes payroll costs. In the subject's case and the expense comparable's case, Painting/Decorating expenses were included in Repairs/Maintenance expenses. Based on industry standards, we estimate an annual expense prior to renovation of \$32,000 or \$250 per unit and after renovation of \$25,600 or \$200 per unit.

Painting & Decorating Expense										
	Comp 1 2016	Comp 2 2016	Comp 3 2016	Actual 2014	Actual 2015	Actual 2016	Annualized 2017	Budget	As Is- IRR Projection	Upon Completion/S
Total	–	–	–	\$0	\$0	\$0	\$0	\$0	\$32,000	\$25,600
% of EGI	–	–	–	–	–	–	–	–	2.6%	2.0%
\$/Unit	–	–	–	–	–	–	–	–	\$250	\$200

Payroll/Benefits

Payroll and benefits expenses pertain to onsite personnel including maintenance workers, porters, and resident superintendent, if any. It also includes the cost of employee occupied apartment units, based on the difference between market rent and actual rent charged to employees.

Most consideration is given to the owner's proforma which has much lower payroll expenses. A representative of the owner has stated that the amount of \$166,400 is based on the salaries in-place at the property.

Payroll/Benefits Expense										
	Comp 1 2016	Comp 2 2016	Comp 3 2016	Actual 2014	Actual 2015	Actual 2016	Annualized 2017	Budget	As Is- IRR Projection	Upon Completion/S
Total	–	–	–	\$240,674	\$230,002	\$262,778	\$224,961	\$166,400	\$166,400	\$166,400
% of EGI	15.0%	12.2%	13.5%	22.6%	20.5%	22.7%	19.3%	13.1%	13.7%	13.1%
\$/Unit	\$1,543	\$1,349	\$1,393	\$1,880	\$1,797	\$2,053	\$1,758	\$1,300	\$1,300	\$1,300

Advertising/Marketing

This category includes costs of all advertising and promotional activities as well as leasing fees and referral fees. Our projection is consistent with the subject's expenses and comparable data below. Most consideration is given to the subject's historical advertising/marketing expense.

Advertising & Marketing Expense										
	Comp 1 2016	Comp 2 2016	Comp 3 2016	Actual 2014	Actual 2015	Actual 2016	Annualized 2017	Budget	As Is- IRR Projection	Upon Completion/S
Total	–	–	–	\$5,069	\$2,934	\$975	\$4,415	\$24,320	\$4,000	\$5,000
% of EGI	1.1%	1.5%	2.4%	0.5%	0.3%	0.1%	0.4%	1.9%	0.3%	0.4%
\$/Unit	\$116	\$162	\$247	\$40	\$23	\$8	\$34	\$190	\$31	\$39

General/Administrative

General and administrative expenses consist of general office expenses for onsite personnel, legal and accounting fees, license fees, and business taxes. Our projection below is based on comparable data and the owner's budget. The subject's historical general/administrative are atypically high.

General/Administrative Expense

	Comp 1 2016	Comp 2 2016	Comp 3 2016	Actual 2014	Actual 2015	Actual 2016	Annualized 2017	Budget	As Is- IRR Projection	Upon Completion/S
Total	–	–	–	\$79,389	\$85,327	\$85,583	\$87,275	\$36,480	\$40,000	\$40,000
% of EGI	3.8%	3.5%	6.3%	7.5%	7.6%	7.4%	7.5%	2.9%	3.3%	3.1%
\$/Unit	\$387	\$386	\$647	\$620	\$667	\$669	\$682	\$285	\$313	\$313

Management

Management charges are typically a percentage of collected revenues and cover the supervision of rent collections, leasing, property maintenance, and bookkeeping, but exclude payroll and benefits costs of onsite personnel. Typical management fees for properties of this type range from 4.0% to 6.0%. Considering the current management expenses at the subject and the complexity of the property, we project an overall management fee of 4.0% of effective gross income.

Management Expense

	Comp 1 2016	Comp 2 2016	Comp 3 2016	Actual 2014	Actual 2015	Actual 2016	Annualized 2017	Budget	As Is- IRR Projection	Upon Completion/S
Total	–	–	–	\$63,286	\$67,118	\$68,642	\$69,609	\$50,938	\$48,626	\$50,812
% of EGI	4.0%	3.0%	5.0%	5.9%	6.0%	5.9%	6.0%	4.0%	4.0%	4.0%
\$/Unit	\$413	\$333	\$517	\$494	\$524	\$536	\$544	\$398	\$380	\$397

Replacement Reserves

Buyers in the multifamily market tend to include replacement reserves in an income and expense pro forma to reflect costs of replacing short-lived items such as appliances, carpet and vinyl floor coverings, window coverings and mechanical systems, such as hot water heaters and HVAC units. Reserves also consider short-lived building components such as the roof and parking lot paving. An estimate of \$350 per unit is considered reasonable based on the age of the property. The following is national investor survey data to support our conclusion:

Replacement Reserves Per Unit

Range	\$100 - \$2000
Average	\$423

Source: PwC Real Estate Investor Survey, 1Q - 2017

Total Operating Expenses

Total operating expenses are projected at \$683,074 overall, or \$5,337 per unit for projection 1 (Market Value As Is) and at \$589,560 overall, or \$4,606 per unit for projection 2 (Prospective Market Value As Completed/Stabilized).

Net Operating Income

Based on the preceding income and expense projections, stabilized net operating income is estimated at \$532,567, or \$4,161 per unit for projection 1 (Market Value As Is) and at \$680,742, or \$5,318 per unit for projection 2 (Prospective Market Value As Completed/Stabilized).

Capitalization Rate Selection

A capitalization rate is used to convert net income into an indication of value. Selection of an appropriate capitalization rate considers the future income pattern of the property and investment risk associated with ownership. We use the following methods to derive a capitalization rate for the subject: analysis of comparable sales, review of national investor surveys and the band of investment method.

Analysis of Comparable Sales

Capitalization rates derived from comparable sales are shown in the following table.

Capitalization Rate Comparables							
No.	Property Name	Year Built	Sale Date	% Occup.	No. Units	Price/Unit	Cap Rate
1	Paradise East	1974	4/28/2017	98%	176	\$71,591	6.50%
2	Columbia Woods Townhomes	2002	2/3/2017	98%	119	\$62,605	–
3	Pointe Clear	1998	7/25/2016	100%	230	\$60,435	7.20%
4	Baywood Park	1995	6/13/2016	95%	120	\$55,270	–
5	The Peaks of Bells Ferry	2003	6/3/2016	87%	248	\$74,597	5.50%
6	The Courtyard at Maple	1993	5/5/2015	97%	182	\$76,923	4.14%
7	Plantation Ridge	1998	3/18/2015	92%	218	\$73,417	–
Average (Mean) Cap Rate:							5.84%

Based on this information, a capitalization rate within a range of 5.00% to 6.25% could be expected for the subject.

Apartments: Garden/Suburban Townhouse

Item	Input					OAR
Minimum						
Spread Over 10-Year Treasury	0.70%	DCR Technique	1.10	0.043583	0.90	4.31
Debt Coverage Ratio	1.10	Band of Investment Technique				
Interest Rate	3.09%	Mortgage	90%	0.043583	0.039225	
Amortization	40	Equity	10%	0.064760	0.006476	
Mortgage Constant	0.043583	OAR				4.57
Loan-to-Value Ratio	90%	Surveyed Rates				4.34
Equity Dividend Rate	6.48%					
Maximum						
Spread Over 10-Year Treasury	4.96%	DCR Technique	1.61	0.110221	0.60	10.65
Debt Coverage Ratio	1.61	Band of Investment Technique				
Interest Rate	7.35%	Mortgage	60%	0.110221	0.066133	
Amortization	15	Equity	40%	0.145235	0.058094	
Mortgage Constant	0.110221	OAR				12.42
Loan-to-Value Ratio	60%	Surveyed Rates				11.80
Equity Dividend Rate	14.52%					
Average						
Spread Over 10-Year Treasury	2.83%	DCR Technique	1.31	0.068570	0.75	6.71
Debt Coverage Ratio	1.31	Band of Investment Technique				
Interest Rate	5.22%	Mortgage	75%	0.068570	0.051428	
Amortization	28	Equity	25%	0.100973	0.025243	
Mortgage Constant	0.068570	OAR				7.67
Loan-to-Value Ratio	75%	Surveyed Rates				7.80
Equity Dividend Rate	10.10%					

*1st Quarter 2017 Data

Source: RealtyRates.com Investor Survey Q2 - 2017

National Investor Surveys

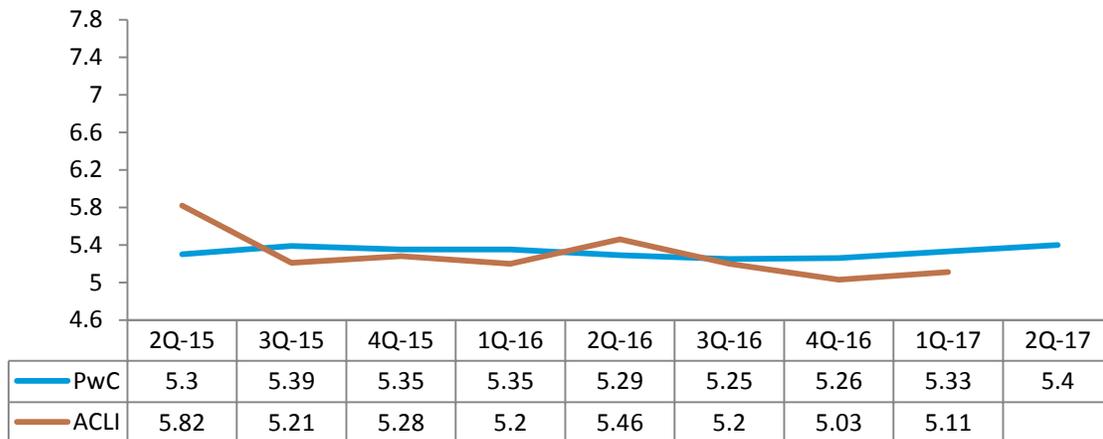
Data pertaining to investment grade properties from the PwC, ACLI, and Viewpoint surveys are summarized in the exhibits that follow.

Capitalization Rate Surveys – Multifamily Properties

	IRR-ViewPoint Mid Year 2017 National Urban Multifamily	IRR-ViewPoint Mid Year 2017 National Suburban Multifamily	PwC 2Q-17 National Apartment	ACLI 1Q-17 National Apartment
Range	3.50% - 8.75%	4.00% - 8.75%	3.50% - 8.00%	NA
Average	5.73%	5.90%	5.40%	5.11%

Source: IRR-Viewpoint 2017; PwC Real Estate Investor Survey; American Council of Life Insurers Investment

Multifamily Capitalization Rate Trends



PwC- PwC Real Estate Investor Survey - National Apartment Market

ACLI - American Council of Life Insurers Investment Bulletin - Apartment Properties

The most current national survey data indicates that a going-in capitalization rate for the national suburban apartment market ranges from 4.00% to 8.75% and averages 5.90%. We would expect the rate appropriate to the subject to be similar to the average rate in the survey data. Accordingly, based on the survey data, a capitalization rate within a range of 5.00% to 6.25% could be expected for the subject.

Band of Investment

The band of investment method derives a capitalization rate from the weighted average of the mortgage and equity demands on net income generated from the property. This method involves an estimate of typical financing terms as well as an estimated rate of return on equity capital sufficient to attract investors. The rate indicated by this method is shown in the following table.

Band of Investment Method

Mortgage/Equity Assumptions

Loan To Value Ratio	90%
Interest Rate	3.50%
Amortization (Years)	25
Mortgage Constant	0.0601
Equity Ratio	10%
Equity Dividend Rate	6.00%

Weighted Average of Mortgage and Equity Requirements

Mortgage Requirement	90%	x	6.01% =	5.41%
Equity Requirement	10%	x	6.00% =	0.60%

Indicated Capitalization Rate	6.01%
Rounded	6.00%

Capitalization Rate Conclusion

Based on the preceding analysis, a going-in capitalization rate for the subject is indicated within a range of 5.50% to 6.25%.

To conclude a capitalization rate, we consider each of the following investment risk factors to determine its impact on the capitalization rate. The direction of each arrow in the following table indicates our judgment of an upward, downward, or neutral impact of each factor.

Risk Factor	Issues	Impact on Rate
Income Characteristics	Stability of occupancy, above/below market rents, rent control.	↔
Competitive Market Position	Construction quality, appeal, condition, effective age, functional utility.	↓
Location	Market area demographics and life cycle trends; proximity issues; access and support services.	↔
Market	Vacancy rates and trends; rental rate trends; supply and demand.	↓
Highest & Best Use	Upside potential from redevelopment, adaptation, expansion.	↔
Overall Impact		↔

Accordingly, we conclude a capitalization rate as follows:

Capitalization Rate Conclusion	
Going-In Capitalization Rate	5.50%

Direct Capitalization Analysis

Net operating income is divided by the capitalization rate to indicate the stabilized value of the subject. Valuation of the subject by direct capitalization is shown below.

	As Is- IRR Projection		Upon Completion/Stabilization- IRR 2nd Projection	
	Annual	\$/Unit	Annual	\$/Unit
	INCOME			
Rental Income	\$1,160,251	\$9,064	\$1,310,844	\$10,241
Expense Reimbursements	\$80,000	\$625	\$0	\$0
Rental Income- Subsidy	\$0	\$0	\$0	\$0
Potential Gross Income	\$1,240,251	\$9,689	\$1,310,844	\$10,241
Vacancy	2.00%	-\$24,805	3.00%	-\$39,325
Collection Loss	1.50%	-\$18,604	1.50%	-\$19,663
Concessions	0.50%	-\$6,201	0.50%	-\$6,554
Other Income		\$25,000		\$195
Effective Gross Income	\$1,215,641	\$9,497	\$1,270,302	\$9,924
EXPENSES				
Real Estate Taxes	\$95,000	\$742	\$140,620	\$1,099
Insurance	\$37,248	\$291	\$37,248	\$291
Utilities	\$125,000	\$977	\$15,000	\$117
Repairs/Maintenance	\$90,000	\$703	\$61,400	\$480
Painting & Decorating	\$32,000	\$250	\$25,600	\$200
Payroll/Benefits	\$166,400	\$1,300	\$166,400	\$1,300
Advertising & Marketing	\$4,000	\$31	\$5,000	\$39
General/Administrative	\$40,000	\$313	\$40,000	\$313
Management	4.00%	\$48,626	4.00%	\$50,812
Replacement Reserves	\$44,800	\$350	\$44,800	\$350
Total Expenses	\$683,074	\$5,337	\$586,880	\$4,585
NET OPERATING INCOME	\$532,567	\$4,161	\$683,422	\$5,339
Capitalization Rate	5.50%		5.50%	
Indicated Value	\$9,683,042	\$75,649	\$12,425,850	\$97,077
Rounded	\$9,700,000	\$75,781	\$12,400,000	\$96,875

The \$1,160,251 in the As Is projection and the \$1,310,844 in the As Complete/Stabilized projection both include rental subsidies in the prospective rental income. This mirrors line-item structure of the owner's budget. Subsidies were previously broken out as separate line-items in the historical financials.

Direct Capitalization

	As Is- IRR Projection	Upon Completion/St abilization- IRR 2nd Projection
Effective Gross Income	\$1,215,641	\$1,270,302
Expenses	\$683,074	\$586,880
Net Operating Income	\$532,567	\$683,422
Capitalization Rate	5.50%	5.50%
Indicated Value	\$9,683,042	\$12,425,850
Rounded	\$9,700,000	\$12,400,000

Reconciliation and Conclusion of Value

Reconciliation involves the weighting of alternative value indications, based on the judged reliability and applicability of each approach to value, to arrive at a final value conclusion. Reconciliation is required because different value indications result from the use of multiple approaches and within the application of a single approach. The values indicated by our analyses are as follows:

Summary of Value Indications

	Market Value As Is	Prospective Market Value Upon Completion/Stabilization As If Unencumbered by Restricted Rents	Prospective Market Value Upon Completion/Stabilization As Encumbered by Restricted Rents
Cost Approach	Not Used	Not Used	Not Used
Sales Comparison Approach	\$9,600,000	\$14,100,000	Not Used
Income Capitalization Approach	\$9,700,000	\$15,300,000	\$12,400,000
Reconciled	\$9,700,000	\$15,000,000	\$12,300,000

Cost Approach

Due to the age of the subject improvements, estimates of depreciation are subjective, limiting the reliability of this approach. The Cost Approach is judged to be inapplicable and is not utilized.

Sales Comparison Approach

The sales comparison approach is most reliable in an active market when an adequate quantity and quality of comparable sales data are available. In addition, it is typically the most relevant method for owner-user properties, because it directly considers the prices of alternative properties with similar utility for which potential buyers would be competing.

The analysis and adjustment of the sales provides a reasonably narrow range of value indications. Nonetheless, it does not directly account for the income characteristics of the subject. Therefore, this approach is given secondary weight.

Income Capitalization Approach

The income capitalization approach is usually given greatest weight when evaluating investment properties. The value indication from the income capitalization approach is supported by market data regarding income, expenses and required rates of return.

An investor is the most likely purchaser of the appraised property, and a typical investor would place greatest reliance on the income capitalization approach. For these reasons, the income capitalization approach is given greatest weight in the conclusion of value.

Final Opinion of Value

Based on the preceding valuation analysis and subject to the definitions, assumptions, and limiting conditions expressed in the report, our opinion of value is as follows:

Value Conclusions			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value As Is	Leased Fee	August 29, 2017	\$9,700,000
Prospective Market Value Upon Completion/Stabilization As If Unencumbered by Restricted Rents	Leased Fee	October 1, 2018	\$15,000,000
Prospective Market Value Upon Completion/Stabilization As Encumbered by Restricted Rents	Leased Fee	October 1, 2018	\$12,300,000
Land Value- Net of Demolition Costs	Fee Simple	August 29, 2017	\$30,000

Since the renovations will occur as the units remain occupied or at turnover, the upon completion and stabilized values are equal.

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. We were not provided a property conditions report. Therefore, we assume the property does not suffer from significant deferred maintenance that would affect the usability of the property as a multifamily property.

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. The Prospective Market Value Upon Completion/Stabilization As If Unencumbered by Restricted Rents applies a hypothetical condition that the property is unencumbered by restricted rents which is contrary to the status of the property as of the effective date of value.

The opinions of value expressed in this report are based on estimates and forecasts that are prospective in nature and subject to considerable risk and uncertainty. Events may occur that could cause the performance of the property to differ materially from our estimates, such as changes in the economy, interest rates, capitalization rates, financial strength of tenants, and behavior of investors, lenders, and consumers. Additionally, our opinions and forecasts are based partly on data obtained from interviews and third party sources, which are not always completely reliable. Although we are of the opinion that our findings are reasonable based on available evidence, we are not responsible for the effects of future occurrences that cannot be reasonably foreseen at this time.

Exposure Time

Exposure time is the length of time the subject property would have been exposed for sale in the market had it sold on the effective valuation date at the concluded market value. Exposure time is always presumed to precede the effective date of the appraisal. Based on our review of recent sales transactions for similar properties and our analysis of supply and demand in the local rent-restricted multifamily market, it is our opinion that the probable exposure time for the subject at the concluded market values stated previously is 6 months.

Marketing Time

Marketing time is an estimate of the amount of time it might take to sell a property at the concluded market value immediately following the effective date of value. Accordingly, we estimate the subject's marketing period at 6 months.

Our estimate is supported by the following national investor survey data.

Multifamily Average Marketing Time (Months)	
	PwC 2Q-17
	National
	Apartment
Range	1 - 9
Average	3.8
Source: PwC Real Estate Investor Survey	

Insurable Replacement Cost

An estimate of insurable replacement cost based on the calculator method of Marshall Valuation Service is shown in the following table. In the absence of specific instructions from the client, this estimate is based on the replacement cost new of the building improvements. From the total of these amounts, we deduct insurance exclusions.

The following are not considered in our estimate: land value, site improvement costs, entrepreneurial profit, depreciation, and costs to demolish damaged structures.

We have not viewed the specific policy that is in effect or may be written for the subject, nor have we been given specific instructions by the client on what is to be included in, or excluded from, the insurable replacement cost estimate. Moreover, methodologies for developing these estimates vary between underwriters. Therefore, reliance should not be placed on our estimate unless the client independently determines that the items included in our estimate are consistent with the terms of the subject’s insurance coverage.

We are not experts in estimating replacement costs for insurable value purposes. We recommend the engagement of an appropriately qualified professional if a definitive estimate of insurable replacement cost is required.

Estimate of Insurable Replacement Cost							
Replacement Cost New - Building Improvements							
<i>Bldg Name</i>	<i>MVS Building Type</i>	<i>MVS Class</i>	<i>Quality</i>	<i>Quantity</i>	<i>Unit</i>	<i>Unit Cost</i>	<i>Cost New</i>
Mill Creek Place Apartments	Multiple Residences	D	Average	167,546	SF	\$67.80	\$11,359,619
Subtotal - Building Improvements							\$11,359,619
Less: Insurance Exclusions							
Other					8.0%	\$908,770	
Total Exclusions					8.0%	\$908,770	
Insurable Replacement Cost							\$10,450,849
Rounded:							\$10,450,000



Certification

We certify that, 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 the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. 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.
8. 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 applicable state appraisal regulations.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. We certify that to the best of our knowledge and belief, 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.
12. Sherry L. Watkins, MAI, FRICS, ASA made a personal inspection of the property that is the subject of this report.
13. Significant real property appraisal assistance was provided by Zach Fraysier (Georgia Registered Real Estate Appraiser 351694) who has not signed this certification.

14. We have experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.
15. As of the date of this report, Sherry L. Watkins, MAI, FRICS, ASA has completed the continuing education program for Designated Members of the Appraisal Institute.

A handwritten signature in black ink that reads "Sherry L. Watkins". The signature is written in a cursive, flowing style.

Sherry L. Watkins, MAI, FRICS, ASA
Certified General Real Estate Appraiser
Georgia Certificate # CG001536

Assumptions and Limiting Conditions

This appraisal and any other work product related to this engagement are limited by the following standard assumptions, except as otherwise noted in the report:

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This appraisal and any other work product related to this engagement are subject to the following limiting conditions, except as otherwise noted in the report:

1. An appraisal is inherently subjective and represents our opinion as to the value of the property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
6. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal

- covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.
7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.
 8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability; and civil, mechanical, electrical, structural and other engineering and environmental matters. Such considerations may also include determinations of compliance with zoning and other federal, state, and local laws, regulations and codes.
 9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.
 10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the persons signing the report.
 11. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
 12. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
 13. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.
 14. Unless otherwise stated in the report, no consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.
 15. The current purchasing power of the dollar is the basis for the values stated in the appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.
 16. The values found herein are subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.
 17. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic

- conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.
18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.
 19. The appraisal report is prepared for the exclusive benefit of the Client, its subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.
 20. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property. Integra Realty Resources – Atlanta, Integra Realty Resources, Inc., Integra Strategic Ventures, Inc. and/or any of their respective officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties"), shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.
 21. The persons signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. We are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.
 22. Integra Realty Resources – Atlanta is not a building or environmental inspector. Integra Atlanta does not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.
 23. The appraisal report and value conclusions for an appraisal assume the satisfactory completion of construction, repairs or alterations in a workmanlike manner.
 24. It is expressly acknowledged that in any action which may be brought against any of the Integra Parties, arising out of, relating to, or in any way pertaining to this engagement, the

- appraisal reports, and/or any other related work product, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with intentional misconduct. It is further acknowledged that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the appraisal report unless the appraisal was fraudulent or prepared with intentional misconduct. Finally, it is acknowledged that the fees charged herein are in reliance upon the foregoing limitations of liability.
25. Integra Realty Resources – Atlanta, an independently owned and operated company, has prepared the appraisal for the specific intended use stated elsewhere in the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report or any other work product related to the engagement (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).
 26. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. The Integra Parties are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.
 27. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.
 28. The appraisal is also subject to the following:

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. We were not provided a property conditions report. Therefore, we assume the property does not suffer from significant deferred maintenance that would affect the usability of the property as a multifamily property.

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. The Prospective Market Value Upon Completion/Stabilization As If Unencumbered by Restricted Rents applies a hypothetical condition that the property is unencumbered by restricted rents which is contrary to the status of the property as of the effective date of value.
-

29.

Addendum A
Appraiser Qualifications



Sherry L. Watkins, MAI, FRICS, ASA

Experience

Senior Managing Director/Principal for the Atlanta, GA office of Integra Realty Resources, the nation's largest national valuation and consulting firm. Primary responsibilities include managing staff of 12 analysts, valuation, market analysis, and consulting engagements involving multifamily, office, retail, industrial, manufacturing, land, subdivisions, and special use properties, for corporate clients, pension fund advisors, banks and financial institutions, developers and investors, law firms, government, life insurance companies, and individuals. Also completes valuations of hotels, car washes, gas stations, and other going concerns. Actively engaged in real estate valuation and consulting assignments since the late 1980s. Specialty is multifamily properties including: market rent properties, affordable housing, and valuations for Fannie Mae DUS, Freddie Mac, and HUD. Ms. Watkins is MAP certified.

Prior work experience includes Managing Director at PGP Valuation Inc./Colliers International and Associate Director at Cushman & Wakefield. Senior Appraiser at C. Spencer Powell/RSP Associates and Oregon Department of Revenue.

Professional Activities & Affiliations

Appraisal Institute Atlanta Chapter 2017 Secretary
Appraisal Institute Atlanta Chapter 2016 Treasurer
Appraisal Institute Atlanta Chapter LDAC Attendee Years 1, 2, and 3
Appraisal Institute Board of Directors
Member: Appraisal Institute (MAI)
Member: Royal Institution of Chartered Surveyors (FRICS)
Member: CREW
Member: American Society of Appraisers (ASA - Accredited Senior Appraiser)
Former Appraisal Institute Regional Representative
Former Appraisal Institute General Admissions Chairman

Licenses

Alabama, Certified Real Estate Appraiser, G00613, Expires September 2017
Florida, Certified General Real Estate Appraiser, RZ3004, Expires November 2018
Georgia, Certified General Real Estate Appraiser, CG001536, Expires September 2017
Louisiana, Certified General Real Estate Appraiser, G3735, Expires December 2017
South Carolina, Certified General Real Estate Appraiser, CG4578, Expires June 2018
Tennessee, Certified General Real Estate Appraiser, 00003563, Expires November 2018
Texas, Certified General Real Estate Appraiser, TX1336688, Expires October 2018
Mississippi, Certified Real Estate Appraiser, GA1241, Expires July 2019
North Carolina, Certified General Real Estate Appraiser, A5192, Expires June 2018

Education

Bachelor of Science in Business Administration, Georgia State University, Atlanta, Georgia.

Completed all courses required by the Appraisal Institute for MAI designation as well as numerous real estate related courses and seminars. Currently certified by the Appraisal Institute's voluntary program of continuing education for its designated members. Completed HUD Multifamily Accelerated Processing (MAP).

swatkins@irr.com - 404-836-7925 x

Integra Realty Resources
Atlanta

1100 Peachtree Street, NE
Suite 350
Atlanta, GA 30309

T 404-897-1866
F 404-897-1053

irr.com



Sherry L. Watkins, MAI, FRICS, ASA

Education (Cont'd)

Recently completed AI - Fundamentals of Separating Real Property, Personal Property, FF&E, Uniform Appraisal Standards for Federal Land Acquisitions, Complex Litigation Appraisal Case Studies, and Conservation Easements & Your Taxes.

Recently completed ASA - BV 201 Introduction to Business Valuation and Allocation of Going Concerns.

Qualified Before Courts & Administrative Bodies

Qualified as an expert witness in various courts and administrative bodies including U.S Federal Bankruptcy Court, and Superior Courts in Bibb, Cobb, DeKalb, Fulton, Gwinnett, Douglas, Dawson, Henry, and Pickens Counties in Georgia.
Hearing Officer for Georgia Department of Revenue.

Miscellaneous

Featured as a Women of Influence 2010 in the Real Estate Forum July/August 2010.

Is an IRR Certified Reviewer.

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Atlanta

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Atlanta, GA 30309

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irr.com



STATE OF GEORGIA
REAL ESTATE APPRAISERS BOARD

SHERRY LYNN WATKINS

1536

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

46530756

SHERRY LYNN WATKINS

1536
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

08/09/1991

END OF RENEWAL
09/30/2017



WILLIAM L. ROGERS, JR.
Real Estate Commissioner

46530756

SHERRY LYNN WATKINS

1536
Status ACTIVE

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APPRAISER

THIS LICENSE EXPIRES IF YOU FAIL TO PAY
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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



WILLIAM L. ROGERS, JR.
Real Estate Commissioner

46530756

About IRR

Integra Realty Resources, Inc. (IRR) provides world-class commercial real estate valuation, counseling, and advisory services. Routinely ranked among leading property valuation and consulting firms, we are now the largest independent firm in our industry in the United States, with local offices coast to coast and in the Caribbean.

IRR offices are led by MAI-designated Senior Managing Directors, industry leaders who have over 25 years, on average, of commercial real estate experience in their local markets. This experience, coupled with our understanding of how national trends affect the local markets, empowers our clients with the unique knowledge, access, and historical perspective they need to make the most informed decisions.

Many of the nation's top financial institutions, developers, corporations, law firms, and government agencies rely on our professional real estate opinions to best understand the value, use, and feasibility of real estate in their market.

Local Expertise...Nationally!

irr.com





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
2/21/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Arthur J. Gallagher & Co. Insurance Brokers of CA, Inc LIC#0726293 505 N. Brand Boulevard, Suite 600 Glendale CA 91203	CONTACT NAME: LARealEstateCerts@ajg.com PHONE (A/C, No, Ext): 818-539-1247 E-MAIL ADDRESS: LARealEstateCerts@ajg.com	FAX (A/C, No): 818-539-1804	
	INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED INTEREA-03 Integra-Atlanta Real Estate Advisors LLC 1100 Peachtree Street NE Suite 350 Atlanta, GA 30309	INSURER A: Underwriters at Lloyd's London		15792
	INSURER B: APPRAISAL GUARDIAN SERIES OF FORTRE		
	INSURER C:		
	INSURER D:		
	INSURER E:		
INSURER F:			

COVERAGES

CERTIFICATE NUMBER: 732385024

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$	
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$	
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$	
A A B	Errors & Omissions Errors & Omissions *E&O Deductible Reimbursement			MPL1531199.17 MPL1531199.17 *PRFDR46APP200306922015TC	3/14/2017 3/14/2017 3/14/2017	3/14/2018 3/14/2018 3/14/2018	Each Claim \$2,000,000 Aggregate Limit \$10,000,000 EaClaim/Aggregate* \$150,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Location: 1100 Peachtree Street, NE, Suite 350, Atlanta, GA 30309-4503
Evidence only.
*Policy is subject to \$25,000 Self-Insured Retention/Deductible payable by local office.
This certificate of insurance is not a policy of insurance and does not affirmatively or negatively amend, extend or alter the coverage afforded by the policy to which the certificate of insurance makes reference.

CERTIFICATE HOLDER

CANCELLATION

Evidence Only - Atlanta	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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Addendum B

Definitions



Definitions

The source of the following definitions is the Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed. (Chicago: Appraisal Institute, 2015), unless otherwise noted.

Amenity

A tangible or intangible benefit of real estate that enhances its attractiveness or increases the satisfaction of the user. Natural amenities may include a pleasant location near water or a scenic view of the surrounding area; man-made amenities include swimming pools, tennis courts, community buildings, and other recreational facilities.

As Is Market Value

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date.

Class of Apartment Property

For the purposes of comparison, apartment properties are grouped into three classes: Class A, B and C. These classes represent a subjective quality rating of buildings, which indicates the competitive ability of each building to attract similar types of tenants. Combinations of factors such as rent, building finishes, system standards and efficiency, building amenities, location/accessibility, and market perception are used as relative measures.

Class A apartment properties are the most prestigious properties competing for the premier apartment tenants, with rents above average for the area. Buildings have high-quality standard finishes, architectural appeal, state-of-the-art systems, exceptional accessibility, and a definite market presence.

Class B apartment properties compete for a wide range of users, with rents in the average range for the area. Class B buildings do not compete with Class A buildings at the same price. Building finishes are fair to good for the area, and systems are adequate.

Class C apartment properties compete for tenants requiring functional space at rents below the average for the area. Class C buildings are generally older, and are lower in quality and condition.

(Source: Integra Realty Resources)

Deferred Maintenance

Items of wear and tear on a property that should be fixed now to protect the value or income-producing ability of the property, such as a broken window, a dead tree, a leak in the roof, or a faulty roof that must be completely replaced. These items are almost always curable.

Depreciation

A loss in property value from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the market value of the improvement on the same date.

Discounted Cash Flow (DCF) Analysis

The procedure in which a discount rate is applied to a set of projected income streams and a reversion. The analyst specifies the quantity, variability, timing, and duration of the income streams and the quantity and timing of the reversion, and discounts each to its present value at a specified yield rate.

Disposition Value

The most probable price that a specified interest in property should bring under the following conditions:

1. Consummation of a sale within a specified time, which is shorter than the typical exposure time for such a property in that market.
2. The property is subjected to market conditions prevailing as of the date of valuation.
3. Both the buyer and seller are acting prudently and knowledgeably.
4. The seller is under compulsion to sell.
5. The buyer is typically motivated.
6. Both parties are acting in what they consider to be their best interests.
7. An adequate marketing effort will be made during the exposure time.
8. Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto.
9. 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.

This definition can also be modified to provide for valuation with specified financing terms.

Effective Date

1. The date on which the appraisal or review opinion applies.
2. In a lease document, the date upon which the lease goes into effect.

Entrepreneurial Profit

1. A market-derived figure that represents the amount an entrepreneur receives for his or her contribution to a project and risk; the difference between the total cost of a property (cost of development) and its market value (property value after completion), which represents the entrepreneur's compensation for the risk and expertise associated with development. An entrepreneur is motivated by the prospect of future value enhancement (i.e., the entrepreneurial incentive). An entrepreneur who successfully creates value through new development, expansion, renovation, or an innovative change of use is rewarded by entrepreneurial profit. Entrepreneurs may also fail and suffer losses.
2. In economics, the actual return on successful management practices, often identified with coordination, the fourth factor of production following land, labor, and capital; also called entrepreneurial return or entrepreneurial reward.

Excess Land; Surplus Land

Excess Land: Land that is not needed to serve or support the existing improvement. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and is valued separately.

Surplus Land: Land that is not currently needed to support the existing use but cannot be separated from the property and sold off for another use. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel.

Exposure Time

1. The time a property remains on the market.
2. The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market.

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Floor Area Ratio (FAR)

The relationship between the above-ground floor area of a building, as described by the zoning or building code, and the area of the plot on which it stands; in planning and zoning, often expressed as a decimal, e.g., a ratio of 2.0 indicates that the permissible floor area of a building is twice the total land area.

Gross Building Area (GBA)

Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the market area of the type of property involved.

Highest and Best Use

1. The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.
2. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (ISV)
3. [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions)

Investment Value

1. The value of a property to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market.
2. The value of an asset to the owner or a prospective owner for individual investment or operational objectives.

Lease

A contract in which rights to use and occupy land, space, or structures are transferred by the owner to another for a specified period of time in return for a specified rent.

Leased Fee Interest

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires.

Leasehold Interest

The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease.

Liquidation Value

The most probable price that a specified interest in real property should bring under the following conditions:

1. Consummation of a sale within a short time period.
2. The property is subjected to market conditions prevailing as of the date of valuation.
3. Both the buyer and seller are acting prudently and knowledgeably.
4. The seller is under extreme compulsion to sell.
5. The buyer is typically motivated.
6. Both parties are acting in what they consider to be their best interests.
7. A normal marketing effort is not possible due to the brief exposure time.
8. Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto.
9. 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.

This definition can also be modified to provide for valuation with specified financing terms.

Marketing Time

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal.



Market Rent

The most probable rent that a property should bring in a competitive and open market reflecting all conditions and restrictions of the lease agreement, including the rental adjustment and revaluation, permitted uses, use restrictions, expense obligations, term, concessions, renewal and purchase options, and tenant improvements.

Market Value

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:

- buyer and seller are typically motivated;
- both parties are well informed or well advised, and acting in what they consider their own best interests;
- a reasonable time is allowed for exposure in the open market;
- payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 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.

(Source: Code of Federal Regulations, Title 12, Chapter I, Part 34.42[g]; also Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77472)

Multifamily Property Type

Residential structure containing five or more dwelling units with common areas and facilities. *(Source: Appraisal Institute Commercial Data Standards and Glossary of Terms, Chicago, Illinois, 2004 [Appraisal Institute])*

Multifamily Classifications

Garden/Low Rise Apartments: A multifamily development of two- or three-story, walk-up structures built in a garden-like setting; customarily a suburban or rural-urban fringe development. *(Source: Appraisal Institute)*

Mid/High-Rise Apartment Building: A multifamily building with four or more stories, typically elevator-served. *(Source: Appraisal Institute)*

Prospective Opinion of Value

A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy.

Rentable Floor Area (RFA)

Rentable area shall be computed by measuring inside finish of permanent outer building walls or from the glass line where at least 50% of the outer building wall is glass. Rentable area shall also include all area within outside walls less stairs, elevator shafts, flues, pipe shafts, vertical ducts, air conditioning rooms, fan rooms, janitor closets, electrical closets, balconies and such other rooms not actually available to the tenant for his furnishings and personnel and their enclosing walls. No deductions shall be made for columns and projections unnecessary to the building. *(Source: Income/Expense Analysis, 2016 Edition – Conventional Apartments, Institute of Real Estate Management, Chicago, Illinois)*

Replacement Cost

The estimated cost to construct, at current prices as of a specific date, a substitute for the building or other improvements, using modern materials and current standards, design and layout.

Reproduction Cost

The estimated cost to construct, at current prices as of the effective date of the appraisal, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship and embodying all the deficiencies, superadequacies, and obsolescence of the subject building.

Room Count

A unit of comparison used primarily in residential appraisal. No national standard exists on what constitutes a room. The generally accepted method is to consider as separate rooms only those rooms that are effectively divided and to exclude bathrooms.

Stabilized Income

1. An estimate of income, either current or forecasted, that presumes the property is at stabilized occupancy.
2. The forecast of the subject property's yearly average income (or average-equivalent income) expected for the economic life of the subject property.
3. Projected income that is subject to change but has been adjusted to reflect an equivalent, stable annual income.

Stabilized Occupancy

1. The occupancy of a property that would be expected at a particular point in time, considering its relative competitive strength and supply and demand conditions at the time, and presuming it is priced at market rent and has had reasonable market exposure. A property is at stabilized occupancy when it is capturing its appropriate share of market demand.
2. An expression of the average or typical occupancy that would be expected for a property over a specified projection period or over its economic life.

Addendum C

Financials and Property Information



2016 Property Tax Statement

GREGORY BAKER
Douglas County Tax Commissioner
P.O. Box 1177
Douglasville, GA 30133

Bill No.	Due Date	TOTAL DUE
2016-8010839	04/18/2017	32,400.39

Map : 0193025A007

Payment good through: 04/18/2017

Last payment made on: 10/26/2016

Printed: 02/17/2017

Location: 7101 STRICKLAND ST

MAKE CHECK OR MONEY ORDER PAYABLE TO:
Douglas County Tax Commissioner

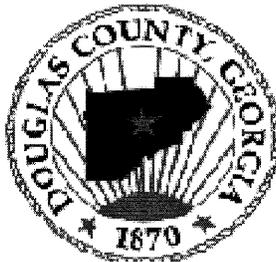
*Appraisal (770)920-7228 determines ownership/value
*Commissioners(770)920-7266 sets COUNTY tax rate
*Bd of Education (770)651-2000 sets SCHOOL tax rate
*City of Douglasville (770)920-3000 sets CITY tax rate
*City of Villa Rica (770)459-3656 sets CITY tax rate
*Tax Commissioner(770)920-7272 bills for authorities above/disburses/maintains records.
***DO NOT ACCEPT DEBIT/CREDIT CARDS FOR PAYMENT**
*A gradual reduction of state property taxes began in 2012 and has now phased away as of January 1, 2016. This reduction is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.

COLUMBIA GARDENS, L.P.
c/o LARRY GENTNER-COLUMBIA RESIDENT
P.O. BOX 7888
ATLANTA, GA 303570888

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

GREGORY BAKER
Douglas County Tax Commissioner
P.O. Box 1177
Douglasville, GA 30133



Tax Payer: COLUMBIA GARDENS, L.P.
Map Code: 0193025A007 **REAL**
Description: APTS/15.99 ACRES, W STRICKLAND
Location: 7101 STRICKLAND ST
Bill No: 2016-8010839
District: 03 City of Douglasville

Phone: (770) 920-7272 Fax: (770) 920-7403

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions	
3,780,200	319,800	15.9900	4,100,000	04/18/2017		04/18/2017		
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	4,100,000.00	1,640,000.00		1,640,000.00	15.755	25,838.20		18,477.88
COUNTY SALES TAX CREDIT				1,640,000.00	-4.488		-7,360.32	
COUNTY SCHOOL M&O	4,100,000.00	1,640,000.00		1,640,000.00	19.800	32,472.00		32,472.00
COUNTY SCHOOL BOND	4,100,000.00	1,640,000.00		1,640,000.00	1.200	1,968.00		1,968.00
CITY OF DOUGLASVILLE	4,100,000.00	1,640,000.00		1,640,000.00	12.726	20,870.64		11,334.04
DOUGLASVILLE SALES TAX CREDI				1,640,000.00	-5.815		-9,536.60	
DOUGLASVILLE BOND	4,100,000.00	1,640,000.00		1,640,000.00	1.526	2,502.64		2,502.64
TOTALS					40.704	83,651.48	-16,896.92	66,754.56

PER THE TAX ASSESSORS OFFICE YOUR APPEAL HAS BEEN SETTLED. THIS BILL REFLECTS THE TOTAL DUE FOR 2016. IF YOU HAVE AN ESCROW ACCOUNT THAT SHOULD PAY, PLEASE NOTIFY YOUR MORTGAGE COMPANY. ANY QUESTIONS PLEASE CONTACT OUR OFFICE AT 770-920-7272.

Residents of Douglas County who own and occupy their permanent residence as of January 1 of the taxable year are entitled to a HOMESTEAD EXEMPTION. This can be filed over the internet at www.DouglasTaxCommissioner.com. Application may be filed any time after purchase and before April 1 of qualifying year. There are ADDITIONAL exemptions for homeowners 62 or older & 100% disabled persons, WHICH MUST BE MADE IN PERSON IN TAX OFFICE with proof of age/disability by APRIL 1.(770 920-7272) GREG BAKER, Douglas County Tax Commissioner

Current Due	66,754.56
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	34,354.17
Back taxes	0.00
TOTAL DUE	32,400.39

Printed: 02/17/2017

ACO (E&R / NOD)
DOUGLAS COUNTY

ACO # 24607

Real Property

Digest	2016	Account # 30998	Map ID 0193025A007	Tax District 03
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COLUMBIA GARDENS, L.P.
c/o LARRY GENTNER-COLUMBIA RESIDENTIAL
P.O. BOX 7888
ATLANTA, GA 303570888

Legal Desc APTS/15.99 ACRES, W
STRICKLAND ST

CO_ID_NUM

Owner # 97193

Control No KMG

Situs: 7101 W STRICKLAND ST

MH Serial #

Code	Original		Final		Adjustment	
	100%	40%	100%	40%	100%	40%
C4	319,800	127,920	319,800	127,920	0	0
	0	0	0	0	0	0
C1	6,804,800	2,721,920	3,780,200	1,512,080	(3,024,600)	(1,209,840)
	0	0	0	0	0	0
	0	0	0	0	0	0
	0	0	0	0	0	0
	0	0	0	0	0	0
	0	0	0	0	0	0
	0	0	0	0	0	0
	0	0	0	0	0	0
	0	0	0	0	0	0
GROSS	7,124,600	2,849,840	4,100,000	1,640,000	(3,024,600)	(1,209,840)

Reason appeal settled as of 1/19/2017

Other

BOA Date 02/02/2017

BOA Acceptance Yes

Appraiser

Signed:

Bhs
Chief Appraiser

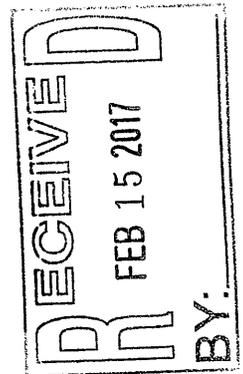
Signed:

Chairman, BOA

Tax Commissioner, Clerk

Date

Bill Number



Due 66,754.56
-pd. 10/26/16 34,354.17

Due 32,400.39

Empire Corporation

P.O. Box 51786
Knoxville, Tennessee 37950-1786
Phone: 865-251-4800
Fax: 865-251-2550

James Cudzilo
Director of Estimating, LEED AP, BD&C Extension:
116
Mobile: 865-755-5466

September 12, 2017

James Cudzilo
Empire Corporation
P.O. Box 51786
Knoxville, TN 37950-1786

Peter Nelson
Staff Associate
Development & Acquisitions
Dominium
2905 Northwest Blvd. Suite 150 Plymouth, MN 55441

Peter,

Here is our preliminary estimate for the complete demolition and site restoration of the Columbia Gardens Apartments property in Douglassville, GA. Please let me know if you have any questions.

Description Of Work	Qty	UM	Unit Cost	Total Cost	Notes
Disconnect all electrical, mechanical, plumbing and gas systems as req.	1	LS	\$30,000	\$30,000	
Demolition of apartment buildings and accessory structures	157,000	SF	2.75	\$431,750	Structures and foundations
Abandonment and demolition of underground utilities	14.7	Acres	\$6,000	\$88,200	Gas, sewer, water and storm
Infrastructure demolition	14.7	Acres	\$10,000	\$147,000	Roads, walkways, fences and curbing
Environmental investigation/Testing	1	LS	\$30,000	\$30,000	Asbestos, Radon and Lead (Allowance)
Disposal Fees	1	LS	\$120,000	\$120,000	
Grading/Landscape restoration	1	LS	\$80,000	\$80,000	

Total estimated amount	\$926,950
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Thank you for the opportunity,

James Cudzilo
Director of Estimating, LEED AP, BD&C
Empire Corporation

Columbia Garden
7101 Strickland Street, Douglasville, GA
PRO FORMA

Unit Description	Number of Units	Square Feet	Total Square Feet	Projected Rents	Rent per SqFt	Monthly Income	Annual Income
Unit Mix							
LIHTC - 50%							
Two Bedroom - Two Bathroom - 50%	1	1,222	1,222	667	\$ 0.55	\$ 667	\$ 8,004
Three Bedroom - Two Bathroom - 50%	1	1,453	1,453	756	0.52	756	9,072
Totals/Average	2	1,338	2,675	\$ 712	\$ 0.53	\$ 1,423	\$ 17,076
LIHTC - 60%							
Two Bedroom - Two Bathroom - 60%	91	1,222	111,202	824	\$ 0.67	\$ 74,984	\$ 899,808
Three Bedroom - Two Bathroom - 60%	32	1,432	45,824	938	\$ 0.66	\$ 30,016	\$ 360,192
Three Bedroom - Two Bathroom Townhome - 60%	3	1,353	4,059	938	0.69	2,814	33,768
Totals/Average	126	1,278	161,085	\$ 856	\$ 0.67	\$ 107,814	\$ 1,293,768
Income							
						Per Unit	Total
Gross Potential Income							
Apartment Vacancy Expense			5.00%	Apartment Vacancy		\$ 10,241	\$ 1,310,844
Total Rental Income						\$ (512)	\$ (65,542)
						\$ 9,729	\$ 1,245,302
Other Income							
Cable, Satellite, and Utilities Revenue						\$ -	\$ -
RUBS/Utility Trash Revenue						-	-
Laundry/Vending						-	-
Tenant Charges						220	28,160
Grant Income						-	-
Miscellaneous						-	-
Total Other Income						\$ 220	\$ 28,160
Effective Gross Income						\$ 9,949	\$ 1,273,462
Expenses							
						Per Unit	Total
Operating Costs							
Marketing						\$ 190	\$ 24,320
Administrative						225	28,800
Insurance						291	37,248
Payroll						1,300	166,400
Utilities						-	-
Social Services - Required by LURA						60	7,680
Repairs, Maintenance, and Turnover						675	86,400
Total Operating Costs						\$ 2,741	\$ 350,848
Operating Costs Less Utilities						\$ 2,741	\$ 350,848
Non-Operating Costs							
Management Fee			Total Management Fee	Above the Line	Below the Line	\$ 398	\$ 50,938
Property Tax			5.80%	4.00%	1.800%	1,099	140,620
Replacement Reserves						350	44,800
Total Non-Operating Costs						\$ 1,847	\$ 236,359
Total Expenses						\$ 4,588	\$ 587,207
Net Operating Income							
						Per Unit	Total
						\$ 5,361	\$ 686,255

Supportable Mortgage - First Mortgage

Net Operating Income	\$ 686,255
Debt coverage ratio	1.15
Cash Flow Available for Debt Service	\$ 596,744

Interest Rate	
Base Tax Rate	4.23%
Issuer Fee	0.13%
MIP	0.00%
Total Interest Rate	4.36%

Debt Constant	5.61%
Amortization	35
Number of Payments per Year	12

<i>Per Unit</i>	
Maximum per DSCR	\$ 83,125 \$ 10,640,000

Net Operating Income	\$ 686,255
Cap Rate	5.75%
Indicated Project Value	\$ 11,934,873
Indicated Project Value	\$ 11,934,873
Loan to Value Ratio	90.00%
Max Loan Proceeds	\$ 10,741,386

Maximum per LTV	\$ 83,906 \$ 10,740,000
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Dominium Override	\$ 74,609 \$ 9,550,000
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Supportable Mortgage	\$ 74,609 \$ 9,550,000
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Monthly Debt Service	\$ 44,607
Annual Debt Service	\$ 535,288

**Columbia Gardens
Income Statement
As of April 30, 2017**

	Month Ending 04/30/2017		Year To Date 04/30/2017	
	Actual	%	Actual	%
NET PROFIT (LOSS)				
NET OPERATING INCOME				
REVENUE				
RENT REVENUE				
POTENTIAL REVENUE				
4010-0000 - Rental Income	90,073.00	0.00	334,748.00	0.00
4017-0000 - Tenant Voucher Subsidy Income	20,049.00	0.00	79,920.00	0.00
TOTAL POTENTIAL REVENUE	110,122.00	0.00	414,668.00	0.00
ADJUSTMENTS TO POTENTIAL REVENUE				
4030-0000 - Loss to Lease	(18,172.00)	0.00	(50,453.00)	0.00
4035-0000 - Vacancy	(3,166.00)	0.00	(9,722.00)	0.00
4042-0000 - Concessions	0.00	0.00	(233.00)	0.00
TOTAL ADJUSTMENTS TO POTENTIAL REVENUE	(21,338.00)	0.00	(60,408.00)	0.00
TOTAL RENT REVENUE	88,784.00	0.00	354,260.00	0.00
OTHER REVENUE				
4105-0000 - Application Fee	285.00	0.00	874.00	0.00
4115-0000 - Damages & Cleaning Fees	160.00	0.00	942.00	0.00
4120-0000 - Warrant/Dispo Fee	500.00	0.00	1,095.29	0.00
4130-0000 - Gate Charge Fee	0.00	0.00	150.00	0.00
4135-0000 - Key Replacement Fee	50.00	0.00	50.00	0.00
4140-0000 - Late Fee	525.00	0.00	2,925.00	0.00
4150-0000 - Non-refundable Pet Fee	0.00	0.00	300.00	0.00
4160-0000 - Water & Sewer Charges	7,411.40	0.00	28,159.86	0.00
4165-0000 - Collection Income	0.00	0.00	302.98	0.00
4185-0000 - Interest Income	6.52	0.00	19.52	0.00
4190-0000 - LESS: Delinquencies	(40.91)	0.00	1,323.26	0.00
TOTAL OTHER REVENUE	8,897.01	0.00	36,141.91	0.00
TOTAL REVENUE	97,681.01	0.00	390,401.91	0.00
EXPENSES				
OPERATING EXPENSES				
ADMINISTRATIVE EXPENSES				
5005-0000 - Office Supplies	30.48	0.00	285.60	0.00
5007-0000 - Postage	22.52	0.00	168.34	0.00
5010-0000 - Bank Service Charges	0.00	0.00	26.04	0.00
5011-0000 - Bad Debt Expense	(128.52)	0.00	3,082.00	0.00
5012-0000 - Equipment Rental	180.60	0.00	712.32	0.00
5020-0000 - Travel Expenses	50.00	0.00	241.15	0.00
5025-0000 - Travel Meals	41.37	0.00	83.69	0.00

**Columbia Gardens
Income Statement
As of April 30, 2017**

	Month Ending 04/30/2017		Year To Date 04/30/2017	
	Actual	%	Actual	%
5035-0000 - Uniforms	7.43	0.00	618.96	0.00
5040-0000 - Employee Education/Training	468.80	0.00	1,958.13	0.00
5044-0000 - Cable/Internet Expense	134.90	0.00	539.60	0.00
5045-0000 - Telephone / Answering Svc	541.91	0.00	2,241.22	0.00
5047-0000 - Cell Phones	211.98	0.00	858.47	0.00
5055-0000 - Forms & Printing	0.00	0.00	12.71	0.00
5065-0000 - Credit Reports/Screening	687.36	0.00	1,493.69	0.00
5070-0000 - Dispo Fee	200.00	0.00	600.00	0.00
5075-0000 - Social Entertainment	0.00	0.00	389.33	0.00
TOTAL ADMINISTRATIVE EXPENSES	2,448.83	0.00	13,311.25	0.00
MARKETING EXPENSES				
5080-0000 - Resident Referral	0.00	0.00	600.00	0.00
5090-0000 - Advertising - Newspaper/Internet	74.68	0.00	168.26	0.00
5092-0000 - Brochures/Print Ad's	0.00	0.00	263.03	0.00
5093-0000 - Promotional/Other Marketing	330.44	0.00	330.44	0.00
TOTAL MARKETING EXPENSES	405.12	0.00	1,361.73	0.00
PAYROLL EXPENSES				
5105-0000 - Manager	5,209.05	0.00	20,300.19	0.00
5115-0000 - Asst Manager	2,413.96	0.00	9,565.82	0.00
5116-0000 - Leasing Consultant	0.00	0.00	0.00	0.00
5118-0000 - Leasing Consultant - Overtime	23.53	0.00	27.41	0.00
5125-0000 - Leasing Commissions	2,909.53	0.00	3,859.53	0.00
5145-0000 - Maintenance/ Grounds/Porter	6,861.61	0.00	18,700.11	0.00
5150-0000 - Maintenance/ Grounds/Porter - Overtime	319.07	0.00	1,225.55	0.00
5152-0000 - Maintenance - Roving Crew	1,200.00	0.00	1,200.00	0.00
5155-0000 - Payroll Taxes	2,347.80	0.00	6,913.95	0.00
5160-0000 - Payroll Expense	409.93	0.00	1,744.93	0.00
5165-0000 - Workman's Comp	397.67	0.00	1,578.43	0.00
5175-0000 - Health Insurance	2,856.87	0.00	8,423.57	0.00
5178-0000 - 401k Benefits	132.83	0.00	430.19	0.00
TOTAL PAYROLL EXPENSES	25,081.85	0.00	73,969.68	0.00
SUPPLIES & REPAIRS				
INTERIOR SUPPLIES & REPAIRS				
5201-0000 - Apartment Cleaning	240.00	0.00	1,575.00	0.00
5205-0000 - Tub & Countertop	870.00	0.00	1,965.00	0.00
5207-0000 - Cabinet/Countertop	1,800.00	0.00	4,015.00	0.00
5210-0000 - Vacant Apartment Painting	860.00	0.00	4,170.00	0.00
5230-0000 - Sheetrock Repairs	100.00	0.00	500.00	0.00
5235-0000 - Carpet/Vinyl Repairs	855.00	0.00	1,470.00	0.00
5240-0000 - Common/Vacant Car-	175.00	0.00	490.00	0.00

**Columbia Gardens
Income Statement
As of April 30, 2017**

	Month Ending 04/30/2017		Year To Date 04/30/2017	
	Actual	%	Actual	%
pet Cleaning				
5250-0000 - Occupied Carpet Cleaning	280.00	0.00	945.00	0.00
5260-0000 - Wet Vac (flood related)	425.00	0.00	540.00	0.00
5270-0000 - Interior Plumbing	767.45	0.00	2,237.30	0.00
5290-0000 - Hardware/Maint Sup- plies	47.43	0.00	208.77	0.00
5295-0000 - Interior Lights	558.46	0.00	1,369.04	0.00
5307-0000 - Cleaning Supplies	68.30	0.00	92.66	0.00
5310-0000 - Electrical Supplies	394.94	0.00	585.51	0.00
5320-0000 - Fire Safety/Security	0.00	0.00	26.99	0.00
5325-0000 - Blinds	0.00	0.00	591.97	0.00
5330-0000 - Appliance Repairs and Parts	26.01	0.00	856.93	0.00
5480-0000 - HVAC Parts/Repairs	474.32	0.00	1,449.63	0.00
5485-0000 - Locks & Keys	65.61	0.00	347.87	0.00
TOTAL INTERIOR SUPPLIES & RE- PAIRS	8,007.52	0.00	23,436.67	0.00
EXTERIOR SUPPLIES & REPAIRS				
5305-0000 - Grounds Supplies	0.00	0.00	45.60	0.00
5308-0000 - Landscape/Drainage Supplies & Repairs	0.00	0.00	15,050.00	0.00
5400-0000 - Gate Repairs	722.78	0.00	905.73	0.00
5410-0000 - Pool Repairs/Supplies	1,347.37	0.00	1,347.37	0.00
5430-0000 - Roof Repairs	375.00	0.00	375.00	0.00
5440-0000 - Concrete/Asphalt Re- pairs	125.00	0.00	125.00	0.00
5450-0000 - Exterior Plumbing	0.00	0.00	353.00	0.00
5490-0000 - General Building Re- pairs	6,275.00	0.00	6,275.00	0.00
TOTAL EXTERIOR SUPPLIES & RE- PAIRS	8,845.15	0.00	24,476.70	0.00
TOTAL SUPPLIES & REPAIRS	16,852.67	0.00	47,913.37	0.00
CONTRACT EXPENSES				
5501-0000 - Contract Maint/Leasing	2,969.05	0.00	4,638.25	0.00
5510-0000 - Gardening & Landscap- ing	939.42	0.00	3,757.68	0.00
5520-0000 - Pest Control	528.00	0.00	1,779.00	0.00
5530-0000 - Sanitation	1,072.16	0.00	5,206.01	0.00
5550-0000 - Monitoring Services	490.00	0.00	1,960.00	0.00
TOTAL CONTRACT EXPENSES	5,998.63	0.00	17,340.94	0.00
UTILITY EXPENSES				
5700-0000 - Water & Sewer	7,303.31	0.00	28,657.74	0.00
5720-0000 - Vacant Electricity	360.03	0.00	313.05	0.00
5730-0000 - Common Area Electricity	1,718.50	0.00	8,947.96	0.00
TOTAL UTILITY EXPENSES	9,381.84	0.00	37,918.75	0.00
TOTAL OPERATING EXPENSES	60,168.94	0.00	191,815.72	0.00
MANAGEMENT & PROFESSIONAL EXP'S				

**Columbia Gardens
Income Statement
As of April 30, 2017**

	Month Ending 04/30/2017		Year To Date 04/30/2017	
	Actual	%	Actual	%
6500-0000 - Management Fees	5,665.27	0.00	23,162.55	0.00
6525-0000 - Computer Software/Network	1,710.23	0.00	5,121.66	0.00
6535-0000 - Easement Expense	0.00	0.00	250.00	0.00
6540-0000 - Professional Fees	0.00	0.00	130.28	0.00
6552-0000 - License & Registration Fees	100.00	0.00	582.65	0.00
6555-0000 - Accounting Fees	1,264.00	0.00	5,056.00	0.00
6560-0000 - Compliance Audit	896.00	0.00	3,584.00	0.00
6565-0000 - Social Services	885.77	0.00	3,189.77	0.00
6570-0000 - Legal Fees	83.33	0.00	333.32	0.00
TOTAL MANAGEMENT & PROFESSIONAL EXP'S	10,604.60	0.00	41,410.23	0.00
TAX & INSURANCE EXPENSES				
6710-0000 - Property Taxes	5,429.00	0.00	21,716.00	0.00
6725-0000 - Property/GL/Umbrella Insurance	2,869.69	0.00	11,478.76	0.00
TOTAL TAX & INSURANCE EXPENSES	8,298.69	0.00	33,194.76	0.00
TOTAL EXPENSES	79,072.23	0.00	266,420.71	0.00
NET OPERATING INCOME	18,608.78	0.00	123,981.20	0.00
PRINCIPAL/INTEREST/DEPRECIATION				
7100-0000 - Interest Expense	12,840.45	0.00	51,459.13	0.00
7580-0000 - Principal Reduction 1	4,792.87	0.00	19,122.93	0.00
TOTAL PRINCIPAL/INTEREST/DEPRECIATION	17,633.32	0.00	70,582.06	0.00
REPLACEMENTS				
RECURRING REPLACEMENTS				
7702-0000 - Vinly/Floor Tile Replacement	0.00	0.00	1,555.64	0.00
7705-0000 - Carpet/Vinyl Replacements	7,876.26	0.00	10,506.23	0.00
7710-0000 - HVAC Replacements	2,950.00	0.00	5,900.00	0.00
7715-0000 - Appliance Replacements	0.00	0.00	1,018.66	0.00
7716-0000 - Water Heater Replacement	0.00	0.00	1,419.50	0.00
TOTAL RECURRING REPLACEMENTS	10,826.26	0.00	20,400.03	0.00
TOTAL REPLACEMENTS	10,826.26	0.00	20,400.03	0.00
NET PROFIT (LOSS)	(9,850.80)	0.00	32,999.11	0.00

**Columbia Gardens
Income Statement
As of December 31, 2016**

	Month Ending 12/31/2016		Year To Date 12/31/2016	
	Actual	%	Actual	%
NET PROFIT (LOSS)				
NET OPERATING INCOME				
REVENUE				
RENT REVENUE				
POTENTIAL REVENUE				
4010-0000 - Rental Income	69,653.00	0.00	868,808.00	0.00
4017-0000 - Tenant Voucher Subsidy Income	20,762.00	0.00	216,172.00	0.00
TOTAL POTENTIAL REVENUE	90,415.00	0.00	1,084,980.00	0.00
ADJUSTMENTS TO POTENTIAL REVENUE				
4030-0000 - Loss to Lease	20.00	0.00	(45.00)	0.00
4035-0000 - Vacancy	(338.00)	0.00	(23,445.00)	0.00
4042-0000 - Concessions	(88.00)	0.00	(2,766.37)	0.00
TOTAL ADJUSTMENTS TO POTENTIAL REVENUE	(406.00)	0.00	(26,256.37)	0.00
TOTAL RENT REVENUE	90,009.00	0.00	1,058,723.63	0.00
OTHER REVENUE				
4105-0000 - Application Fee	38.00	0.00	2,641.00	0.00
4115-0000 - Damages & Cleaning Fees	125.00	0.00	1,678.96	0.00
4120-0000 - Warrant/Dispo Fee	750.00	0.00	5,202.29	0.00
4130-0000 - Gate Charge Fee	50.00	0.00	325.00	0.00
4135-0000 - Key Replacement Fee	0.00	0.00	5.00	0.00
4140-0000 - Late Fee	1,200.00	0.00	11,400.00	0.00
4145-0000 - NSF Check Charge	0.00	0.00	245.00	0.00
4150-0000 - Non-refundable Pet Fee	0.00	0.00	750.00	0.00
4155-0000 - Termination Fee	0.00	0.00	1,306.12	0.00
4160-0000 - Water & Sewer Charges	5,686.54	0.00	77,613.59	0.00
4162-0000 - Trash Charge	0.00	0.00	25.00	0.00
4165-0000 - Collection Income	143.00	0.00	989.04	0.00
4170-0000 - Security Deposit Forfeits	0.00	0.00	1,299.50	0.00
4185-0000 - Interest Income	3.88	0.00	43.92	0.00
4190-0000 - LESS: Delinquencies	(248.62)	0.00	(253.70)	0.00
TOTAL OTHER REVENUE	7,747.80	0.00	103,270.72	0.00
TOTAL REVENUE	97,756.80	0.00	1,161,994.35	0.00
EXPENSES				
OPERATING EXPENSES				
ADMINISTRATIVE EXPENSES				
5005-0000 - Office Supplies	396.50	0.00	1,985.02	0.00
5007-0000 - Postage	11.15	0.00	355.30	0.00
5010-0000 - Bank Service Charges	59.52	0.00	579.53	0.00

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	Actual	%	Actual	%
5011-0000 - Bad Debt Expense	142.30	0.00	5,937.30	0.00
5012-0000 - Equipment Rental	177.24	0.00	2,176.50	0.00
5020-0000 - Travel Expenses	122.00	0.00	805.51	0.00
5025-0000 - Travel Meals	224.88	0.00	631.39	0.00
5035-0000 - Uniforms	0.00	0.00	1,622.04	0.00
5036-0000 - Survey	0.00	0.00	0.00	0.00
5040-0000 - Employee Education/Training	64.26	0.00	1,103.41	0.00
5044-0000 - Cable/Internet Expense	134.90	0.00	1,528.80	0.00
5045-0000 - Telephone / Answering Svc	583.78	0.00	6,951.87	0.00
5047-0000 - Cell Phones	190.28	0.00	2,299.63	0.00
5055-0000 - Forms & Printing	0.00	0.00	166.55	0.00
5060-0000 - Computer Equipment	0.00	0.00	274.56	0.00
5065-0000 - Credit Reports/Screening	101.00	0.00	4,883.62	0.00
5070-0000 - Dispo Fee	300.00	0.00	2,828.00	0.00
5075-0000 - Social Entertainment	1,184.00	0.00	3,507.67	0.00
TOTAL ADMINISTRATIVE EXPENSES	3,691.81	0.00	37,636.70	0.00
MARKETING EXPENSES				
5080-0000 - Resident Referral	0.00	0.00	400.00	0.00
5090-0000 - Advertising - Newspaper/Internet	11.02	0.00	74.90	0.00
5093-0000 - Promotional/Other Marketing	50.01	0.00	373.05	0.00
5095-0000 - Promotional Signs/Banners	44.94	0.00	126.56	0.00
TOTAL MARKETING EXPENSES	105.97	0.00	974.51	0.00
PAYROLL EXPENSES				
5105-0000 - Manager	7,189.20	0.00	67,467.58	0.00
5115-0000 - Asst Manager	3,548.07	0.00	28,384.56	0.00
5125-0000 - Leasing Commissions	1,650.00	0.00	6,900.00	0.00
5135-0000 - Manager's Bonus	0.00	0.00	5,258.06	0.00
5145-0000 - Grounds/Maintenance/Porter	5,191.36	0.00	84,265.16	0.00
5150-0000 - Maintenance/Grounds/Porter - Overtime	503.95	0.00	5,287.21	0.00
5155-0000 - Payroll Taxes	2,235.63	0.00	24,272.65	0.00
5160-0000 - Payroll Expense	292.16	0.00	4,371.90	0.00
5165-0000 - Workman's Comp	373.18	0.00	7,063.87	0.00
5175-0000 - Health Insurance	1,874.54	0.00	27,578.17	0.00
5178-0000 - 401k Benefits	162.91	0.00	1,929.27	0.00
TOTAL PAYROLL EXPENSES	23,021.00	0.00	262,778.43	0.00
SUPPLIES & REPAIRS				
INTERIOR SUPPLIES & REPAIRS				
5201-0000 - Apartment Cleaning	0.00	0.00	2,245.00	0.00
5205-0000 - Tub & Countertop	200.00	0.00	5,475.00	0.00
5207-0000 - Cabinet/Countertop	0.00	0.00	9,010.00	0.00
5210-0000 - Vacant Apartment Painting	0.00	0.00	6,920.00	0.00

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	Actual	%	Actual	%
5220-0000 - Occupied Apartment Painting	400.00	0.00	1,630.00	0.00
5225-0000 - Common Area Painting	0.00	0.00	1,610.00	0.00
5230-0000 - Sheetrock Repairs	0.00	0.00	2,525.00	0.00
5235-0000 - Carpet/Vinyl Repairs	490.00	0.00	4,228.37	0.00
5240-0000 - Common/Vacant Carpet Cleaning	0.00	0.00	1,605.00	0.00
5250-0000 - Occupied Carpet Cleaning	175.00	0.00	2,515.00	0.00
5260-0000 - Wet Vac (flood related)	345.00	0.00	5,280.00	0.00
5270-0000 - Interior Plumbing	547.88	0.00	7,638.22	0.00
5290-0000 - Hardware/Maint Supplies	345.98	0.00	2,179.93	0.00
5295-0000 - Interior Lights	329.19	0.00	3,044.36	0.00
5307-0000 - Cleaning Supplies	132.80	0.00	958.03	0.00
5310-0000 - Electrical Supplies	61.70	0.00	2,302.59	0.00
5320-0000 - Fire Safety/Security	0.00	0.00	3,935.08	0.00
5325-0000 - Blinds	0.00	0.00	1,691.85	0.00
5330-0000 - Appliance Repairs	30.10	0.00	1,909.75	0.00
5335-0000 - Fitness Equipment Repairs	0.00	0.00	180.00	0.00
5420-0000 - Glass/Screens	0.00	0.00	1,542.31	0.00
5425-0000 - Doors	0.00	0.00	1,509.34	0.00
5480-0000 - HVAC Parts/Repairs	7.44	0.00	10,081.43	0.00
5485-0000 - Locks & Keys	89.86	0.00	457.97	0.00
TOTAL INTERIOR SUPPLIES & REPAIRS	3,154.95	0.00	80,474.23	0.00
EXTERIOR SUPPLIES & REPAIRS				
5305-0000 - Grounds Supplies	0.00	0.00	253.24	0.00
5308-0000 - Landscape/Drainage Supplies & Repairs	0.00	0.00	1,228.44	0.00
5400-0000 - Gate Repairs	182.95	0.00	4,548.19	0.00
5410-0000 - Pool Repairs/Supplies	42.28	0.00	3,282.30	0.00
5430-0000 - Roof Repairs	2,925.00	0.00	12,300.00	0.00
5440-0000 - Concrete/Asphalt Repairs	0.00	0.00	2,135.00	0.00
5450-0000 - Exterior Plumbing	0.00	0.00	1,375.00	0.00
5460-0000 - Exterior Lights	0.00	0.00	990.22	0.00
5490-0000 - General Building Repairs	575.00	0.00	8,685.00	0.00
5495-0000 - Miscellaneous Expenses	0.00	0.00	450.00	0.00
TOTAL EXTERIOR SUPPLIES & REPAIRS	3,725.23	0.00	35,247.39	0.00
INSPECTION SUPPLIES & REPAIRS				
5496-0000 - Inspection Repairs - Supplies	0.00	0.00	1,780.99	0.00
TOTAL INSPECTION SUPPLIES & REPAIRS	0.00	0.00	1,780.99	0.00
TOTAL SUPPLIES & REPAIRS	6,880.18	0.00	117,502.61	0.00

CONTRACT EXPENSES

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	Actual	%	Actual	%	
5501-0000 - Contract Maint/Leasing	300.00	0.00	3,600.00	0.00	
5510-0000 - Gardening & Landscaping	939.42	0.00	11,273.04	0.00	
5520-0000 - Pest Control	392.00	0.00	5,521.00	0.00	
5530-0000 - Sanitation	1,084.84	0.00	15,522.43	0.00	
5550-0000 - Monitoring Services	490.00	0.00	5,880.00	0.00	
TOTAL CONTRACT EXPENSES	3,206.26	0.00	41,796.47	0.00	
UTILITY EXPENSES					
5700-0000 - Water & Sewer	6,730.43	0.00	91,872.29	0.00	
5720-0000 - Vacant Electricity	215.09	0.00	4,500.96	0.00	
5730-0000 - Common Area Electricity	2,221.26	0.00	28,980.67	0.00	
TOTAL UTILITY EXPENSES	9,166.78	0.00	125,353.92	0.00	
TOTAL OPERATING EXPENSES	46,072.00	0.00	586,042.64	0.00	
MANAGEMENT & PROFESSIONAL EXP'S					
6500-0000 - Management Fees	5,565.09	0.00	68,641.73	0.00	
6525-0000 - Computer Software/Network	1,408.59	0.00	14,181.26	0.00	
6535-0000 - Easement Expense	0.00	0.00	250.00	0.00	
6540-0000 - Professional Fees	0.00	0.00	6,115.52	0.00	
6545-0000 - Security	0.00	0.00	140.49	0.00	
6552-0000 - License & Registration Fees	58.44	0.00	1,621.31	0.00	
6555-0000 - Accounting Fees	1,055.00	0.00	12,660.00	0.00	
6560-0000 - Compliance Audit	640.00	0.00	7,680.00	0.00	
6565-0000 - Social Services	640.00	0.00	7,680.00	0.00	
6570-0000 - Legal Fees	83.37	0.00	3,555.40	0.00	
TOTAL MANAGEMENT & PROFESSIONAL EXP'S	9,450.49	0.00	122,525.71	0.00	
TAX & INSURANCE EXPENSES					
6710-0000 - Property Taxes	2,977.22	0.00	37,281.66	0.00	
6725-0000 - Property/GL/Umbrella Insurance	2,869.69	0.00	33,277.81	0.00	
6735-0000 - Insurance Claims	0.00	0.00	5,000.00	0.00	
TOTAL TAX & INSURANCE EXPENSES	5,846.91	0.00	75,559.47	0.00	
TOTAL EXPENSES	61,369.40	0.00	784,127.82	0.00	
NET OPERATING INCOME	36,387.40	0.00	377,866.53	0.00	
PRINCIPAL/INTEREST/DEPRECIATION					
7100-0000 - Interest Expense	12,905.15	0.00	155,908.39	0.00	
7580-0000 - Principal Reduction 1	4,744.43	0.00	55,886.57	0.00	
TOTAL PRINCIPAL/INTEREST/DEPRECIATION	17,649.58	0.00	211,794.96	0.00	
REPLACEMENTS					
RECURRING REPLACEMENTS					
7702-0000 - Vinly/Floor Tile Replace-		0.00	0.00	10,760.46	0.00

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	Actual	%	Actual	%
ment				
7705-0000 - Carpet/Vinyl Replacements	1,566.15	0.00	13,867.82	0.00
7710-0000 - HVAC Replacements	0.00	0.00	846.94	0.00
7711-0100 - Pool Furniture	0.00	0.00	4,186.10	0.00
7715-0000 - Appliance Replacements	424.00	0.00	2,826.48	0.00
7716-0000 - Water Heater Replacement	0.00	0.00	6,346.11	0.00
TOTAL RECURRING REPLACEMENTS	<u>1,990.15</u>	<u>0.00</u>	<u>38,833.91</u>	<u>0.00</u>
NON-RECURRING REPLACEMENTS				
7760-0400 - Fire/Safety/Security Equipment	0.00	0.00	2,235.05	0.00
7760-0600 - Parking - Resurface or Replace Pavement	0.00	0.00	19,214.08	0.00
7760-0750 - Roofs and Gutters	0.00	0.00	53,500.00	0.00
TOTAL NON-RECURRING REPLACEMENTS	<u>0.00</u>	<u>0.00</u>	<u>74,949.13</u>	<u>0.00</u>
TOTAL REPLACEMENTS	<u>1,990.15</u>	<u>0.00</u>	<u>113,783.04</u>	<u>0.00</u>
NET PROFIT (LOSS)	<u>16,747.67</u>	<u>0.00</u>	<u>52,288.53</u>	<u>0.00</u>

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	Actual	%	Actual	%
NET PROFIT (LOSS)				
NET OPERATING INCOME				
REVENUE				
RENT REVENUE				
POTENTIAL REVENUE				
4010-0000 - Rental Income	73,560.00	0.00	878,060.00	0.00
4017-0000 - Tenant Voucher Subsidy Income	16,855.00	0.00	209,874.00	0.00
TOTAL POTENTIAL REVENUE	90,415.00	0.00	1,087,934.00	0.00
ADJUSTMENTS TO POTENTIAL REVENUE				
4030-0000 - Loss to Lease	(4.00)	0.00	(4,329.00)	0.00
4035-0000 - Vacancy	(1,646.00)	0.00	(38,004.00)	0.00
4042-0000 - Concessions	(418.98)	0.00	(9,618.73)	0.00
TOTAL ADJUSTMENTS TO POTENTIAL REVENUE	(2,068.98)	0.00	(51,951.73)	0.00
TOTAL RENT REVENUE	88,346.02	0.00	1,035,982.27	0.00
OTHER REVENUE				
4105-0000 - Application Fee	133.00	0.00	2,616.00	0.00
4115-0000 - Damages & Cleaning Fees	100.00	0.00	2,345.00	0.00
4120-0000 - Warrant/Dispo Fee	250.00	0.00	5,985.99	0.00
4130-0000 - Gate Charge Fee	0.00	0.00	250.00	0.00
4135-0000 - Key Replacement Fee	0.00	0.00	59.01	0.00
4140-0000 - Late Fee	750.00	0.00	8,775.00	0.00
4145-0000 - NSF Check Charge	70.00	0.00	245.00	0.00
4150-0000 - Non-refundable Pet Fee	0.00	0.00	1,500.00	0.00
4155-0000 - Termination Fee	0.00	0.00	666.85	0.00
4160-0000 - Water & Sewer Charges	6,858.83	0.00	72,786.90	0.00
4162-0000 - Trash Charge	0.00	0.00	325.00	0.00
4165-0000 - Collection Income	0.00	0.00	(105.06)	0.00
4170-0000 - Security Deposit Forfeits	0.00	0.00	1,088.62	0.00
4180-0000 - Miscellaneous Revenue	0.00	0.00	60.54	0.00
4185-0000 - Interest Income	3.54	0.00	39.73	0.00
4190-0000 - LESS: Delinquencies	(445.97)	0.00	2,249.49	0.00
TOTAL OTHER REVENUE	7,719.40	0.00	98,888.07	0.00
TOTAL REVENUE	96,065.42	0.00	1,134,870.34	0.00
EXPENSES				
OPERATING EXPENSES				
ADMINISTRATIVE EXPENSES				
5005-0000 - Office Supplies	27.79	0.00	931.13	0.00
5007-0000 - Postage	19.61	0.00	277.77	0.00

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	Actual	%	Actual	%
5010-0000 - Bank Service Charges	82.61	0.00	1,283.30	0.00
5011-0000 - Bad Debt Expense	69.00	0.00	11,559.08	0.00
5012-0000 - Equipment Rental	173.92	0.00	2,107.39	0.00
5020-0000 - Travel Expenses	50.00	0.00	1,029.15	0.00
5025-0000 - Travel Meals	0.00	0.00	207.20	0.00
5035-0000 - Uniforms	0.00	0.00	1,568.63	0.00
5036-0000 - Survey	0.00	0.00	238.22	0.00
5040-0000 - Employee Education/Training	62.90	0.00	2,482.88	0.00
5044-0000 - Cable/Internet Expense	124.90	0.00	1,498.80	0.00
5045-0000 - Telephone Pager Answering Svc	573.21	0.00	6,851.66	0.00
5047-0000 - Cell Phones	325.27	0.00	1,821.51	0.00
5055-0000 - Forms & Printing	0.00	0.00	703.84	0.00
5065-0000 - Credit Reports/Screening	435.17	0.00	3,730.96	0.00
5070-0000 - Dispo Fee	0.00	0.00	5,776.67	0.00
5075-0000 - Social Entertainment	304.38	0.00	1,181.57	0.00
TOTAL ADMINISTRATIVE EXPENSES	2,248.76	0.00	43,249.76	0.00
MARKETING EXPENSES				
5080-0000 - Resident Referral	200.00	0.00	1,800.00	0.00
5090-0000 - Advertising - Newspaper/Internet	16.75	0.00	483.64	0.00
5093-0000 - Promotional/Other Marketing	15.17	0.00	325.50	0.00
5095-0000 - Promotional Signs/Banners	0.00	0.00	325.25	0.00
TOTAL MARKETING EXPENSES	231.92	0.00	2,934.39	0.00
PAYROLL EXPENSES				
5105-0000 - Manager	7,420.24	0.00	64,109.13	0.00
5115-0000 - Asst Manager/Leasing Consult's	1,153.85	0.00	1,153.85	0.00
5116-0000 - Leasing Consultant	0.00	0.00	8,366.61	0.00
5125-0000 - Leasing Commissions	650.00	0.00	5,350.00	0.00
5135-0000 - Manager's Bonus	0.00	0.00	5,107.72	0.00
5145-0000 - Maintenance/Grounds/Porter	10,666.87	0.00	89,497.87	0.00
5155-0000 - Payroll Taxes	2,471.13	0.00	21,560.03	0.00
5160-0000 - Payroll Expense	390.14	0.00	4,253.10	0.00
5165-0000 - Workman's Comp	1,015.62	0.00	5,557.72	0.00
5175-0000 - Health Insurance	1,900.15	0.00	24,127.64	0.00
5178-0000 - 401k Benefits	159.56	0.00	918.78	0.00
TOTAL PAYROLL EXPENSES	25,827.56	0.00	230,002.45	0.00
SUPPLIES & REPAIRS				
INTERIOR SUPPLIES & REPAIRS				
5201-0000 - Apartment Cleaning	165.00	0.00	2,450.00	0.00
5205-0000 - Tub & Countertop	300.00	0.00	4,555.70	0.00
5207-0000 - Cabinet/Countertop	265.00	0.00	9,801.50	0.00
5210-0000 - Vacant Apartment Painting	465.00	0.00	8,015.00	0.00

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	Actual	%	Actual	%
5220-0000 - Occupied Apartment Painting	170.00	0.00	270.00	0.00
5230-0000 - Sheetrock Repairs	35.00	0.00	915.00	0.00
5235-0000 - Carpet/Vinyl Repairs	105.00	0.00	4,074.97	0.00
5240-0000 - Common/Vacant Carpet Cleaning	300.00	0.00	2,625.00	0.00
5250-0000 - Occupied Carpet Cleaning	140.00	0.00	2,150.00	0.00
5260-0000 - Wet Vac (flood related)	235.00	0.00	7,610.00	0.00
5270-0000 - Interior Plumbing	118.36	0.00	7,181.31	0.00
5290-0000 - Hardware/Maint Supplies	98.68	0.00	1,651.69	0.00
5295-0000 - Interior Lights	0.00	0.00	2,349.22	0.00
5300-0000 - Carpentry Supplies	0.00	0.00	36.65	0.00
5307-0000 - Cleaning Supplies	5.35	0.00	411.15	0.00
5310-0000 - Electrical Supplies	0.00	0.00	1,387.93	0.00
5320-0000 - Fire Safety/Security	0.00	0.00	3,855.10	0.00
5325-0000 - Blinds	0.00	0.00	1,393.16	0.00
5330-0000 - Appliance Repairs	0.00	0.00	1,294.21	0.00
5420-0000 - Glass/Screens	0.00	0.00	505.58	0.00
5480-0000 - HVAC Parts/Repairs	0.00	0.00	5,382.50	0.00
5485-0000 - Locks & Keys	0.00	0.00	1,077.17	0.00
TOTAL INTERIOR SUPPLIES & REPAIRS	2,402.39	0.00	68,992.84	0.00
EXTERIOR SUPPLIES & REPAIRS				
5305-0000 - Grounds Supplies	0.00	0.00	989.15	0.00
5308-0000 - Landscape/Drainage Supplies & Repairs	0.00	0.00	940.13	0.00
5400-0000 - Gate Repairs	0.00	0.00	363.28	0.00
5410-0000 - Pool Repairs/Supplies	0.00	0.00	2,772.90	0.00
5430-0000 - Roof Repairs	750.00	0.00	9,235.00	0.00
5440-0000 - Concrete/Asphalt Repairs	0.00	0.00	99.90	0.00
5450-0000 - Exterior Plumbing	0.00	0.00	776.00	0.00
5460-0000 - Exterior Lights	0.00	0.00	778.65	0.00
5490-0000 - General Building Repairs	0.00	0.00	2,000.00	0.00
TOTAL EXTERIOR SUPPLIES & REPAIRS	750.00	0.00	17,955.01	0.00
TOTAL SUPPLIES & REPAIRS	3,152.39	0.00	86,947.85	0.00
CONTRACT EXPENSES				
5510-0000 - Gardening & Landscaping	939.42	0.00	21,418.01	0.00
5520-0000 - Pest Control	256.00	0.00	4,704.00	0.00
5530-0000 - Sanitation	1,156.22	0.00	11,165.63	0.00
5550-0000 - Monitoring Services	0.00	0.00	4,410.00	0.00
TOTAL CONTRACT EXPENSES	2,351.64	0.00	41,697.64	0.00
UTILITY EXPENSES				
5700-0000 - Water & Sewer	7,878.74	0.00	89,711.03	0.00
5720-0000 - Vacant Electricity	335.04	0.00	7,342.59	0.00

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	Actual	%	Actual	%
5730-0000 - Common Area Electricity	2,089.13	0.00	29,559.38	0.00
TOTAL UTILITY EXPENSES	10,302.91	0.00	126,613.00	0.00
TOTAL OPERATING EXPENSES	44,115.18	0.00	531,445.09	0.00
MANAGEMENT & PROFESSIONAL EXP'S				
6500-0000 - Management Fees	5,566.05	0.00	67,117.61	0.00
6525-0000 - Computer Software/Network	110.25	0.00	11,930.79	0.00
6535-0000 - Easement Expense	0.00	0.00	250.00	0.00
6540-0000 - Professional Fees	0.00	0.00	1,000.00	0.00
6545-0000 - Security	210.73	0.00	1,856.93	0.00
6552-0000 - License & Registration Fees	26.81	0.00	1,627.13	0.00
6555-0000 - Accounting Fees	5,845.00	0.00	18,495.00	0.00
6560-0000 - Compliance Audit	640.00	0.00	7,680.00	0.00
6565-0000 - Social Services	640.00	0.00	7,680.00	0.00
6570-0000 - Legal Fees	83.37	0.00	3,116.24	0.00
TOTAL MANAGEMENT & PROFESSIONAL EXP'S	13,122.21	0.00	120,753.70	0.00
TAX & INSURANCE EXPENSES				
6710-0000 - Property Taxes	3,401.99	0.00	62,045.96	0.00
6720-0000 - Property Taxes - Prior Year	0.00	0.00	(8,753.54)	0.00
6725-0000 - Property/GL/Umbrella Insurance	2,759.36	0.00	33,560.50	0.00
TOTAL TAX & INSURANCE EXPENSES	6,161.35	0.00	86,852.92	0.00
TOTAL EXPENSES	63,398.74	0.00	739,051.71	0.00
NET OPERATING INCOME	32,666.68	0.00	395,818.63	0.00
PRINCIPAL/INTEREST/DEPRECIATION				
7100-0000 - Interest Expense	13,094.05	0.00	158,133.60	0.00
7580-0000 - Principal Reduction 1	4,555.53	0.00	53,661.36	0.00
TOTAL PRINCIPAL/INTEREST/DEPRECIATION	17,649.58	0.00	211,794.96	0.00
REPLACEMENTS				
RECURRING REPLACEMENTS				
7705-0000 - Carpet/Vinyl Replacements	2,183.12	0.00	28,666.77	0.00
7710-0000 - HVAC Replacements	0.00	0.00	2,990.65	0.00
7715-0000 - Appliance Replacements	0.00	0.00	9,822.45	0.00
7716-0000 - Water Heater Replacement	723.32	0.00	3,787.13	0.00
7717-0000 - Landscape Improvements	0.00	0.00	5,385.00	0.00
TOTAL RECURRING REPLACEMENTS	2,906.44	0.00	50,652.00	0.00
NON-RECURRING REPLACEMENTS				
7760-0400 - Fire/Safety/Security Equipment	9,883.70	0.00	10,950.82	0.00
TOTAL NON-RECURRING REPLACEMENTS	9,883.70	0.00	10,950.82	0.00

Columbia Gardens
Income Statement
As of December 31, 2015

	Month Ending 12/31/2015		Year To Date 12/31/2015	
	Actual	%	Actual	%
MENTS				
TOTAL REPLACEMENTS	12,790.14	0.00	61,602.82	0.00
NET PROFIT (LOSS)	2,226.96	0.00	122,420.85	0.00

**Columbia Gardens
Income Statement
As of December 31, 2014**

	Month Ending 12/31/2014		Year To Date 12/31/2014	
	Actual	%	Actual	%
REVENUE				
RENT REVENUE				
POTENTIAL REVENUE				
4010-0000 - Rental Income	74,887.00	80.74	918,755.00	83.98
4017-0000 - Tenant Voucher Subsidy Income	17,005.00	18.33	186,258.00	17.02
TOTAL POTENTIAL REVENUE	91,892.00	99.08	1,105,013.00	101.00
4030-0000 - Loss to Lease	(867.00)	(0.93)	(13,557.00)	(1.24)
4035-0000 - Vacancy	(5,333.00)	(5.75)	(67,902.00)	(6.21)
4042-0000 - Concessions	(1,920.00)	(2.07)	(29,093.31)	(2.66)
TOTAL RENT REVENUE	83,772.00	90.32	994,460.69	90.90
OTHER REVENUE				
4105-0000 - Application Fee	70.00	0.08	3,565.00	0.33
4115-0000 - Damages & Cleaning Fees	0.00	0.00	1,166.30	0.11
4120-0000 - Warrant/Dispo Fee	421.07	0.45	9,860.16	0.90
4130-0000 - Gate Charge Fee	25.00	0.03	375.00	0.03
4135-0000 - Key Replacement Fee	0.00	0.00	55.00	0.01
4140-0000 - Late Fee	750.00	0.81	10,350.00	0.95
4145-0000 - NSF Check Charge	0.00	0.00	280.00	0.03
4150-0000 - Non-refundable Pet Fee	0.00	0.00	1,998.79	0.18
4155-0000 - Termination Fee	27.15	0.03	1,497.15	0.14
4160-0000 - Water & Sewer Charges	5,072.62	5.47	62,806.48	5.74
4165-0000 - Collection Income	330.31	0.36	330.31	0.03
4170-0000 - Security Deposit Forfeits	600.00	0.65	2,700.00	0.25
4180-0000 - Miscellaneous Revenue	0.00	0.00	10.00	0.00
4185-0000 - Interest Income	3.26	0.00	105.01	0.01
4190-0000 - LESS: Delinquencies	1,677.18	1.81	4,486.63	0.41
TOTAL OTHER REVENUE	8,976.59	9.68	99,585.83	9.10
TOTAL REVENUE	92,748.59	100.00	1,094,046.52	100.00
EXPENSES				
OPERATING EXPENSES				
ADMINISTRATIVE EXPENSES				
5005-0000 - Office Supplies	375.93	0.41	1,747.03	0.16
5007-0000 - Postage	23.07	0.02	510.20	0.05
5010-0000 - Bank Service Charges	227.40	0.25	1,269.13	0.12
5011-0000 - Bad Debt Expense	2,406.00	2.59	28,945.69	2.65
5012-0000 - Equipment Rental	265.80	0.29	2,368.52	0.22
5020-0000 - Travel Expenses	62.00	0.07	742.99	0.07
5025-0000 - Travel Meals	34.18	0.04	384.56	0.04
5035-0000 - Uniforms	37.99	0.04	3,227.08	0.29
5040-0000 - Employee Education/Training	197.26	0.21	1,069.28	0.10
5044-0000 - Cable/Internet Expense	119.90	0.13	1,199.00	0.11
5045-0000 - Telephone Pager Answering Svc	560.40	0.60	6,304.96	0.58
5047-0000 - Cell Phones	139.95	0.15	2,238.39	0.20
5055-0000 - Forms & Printing	0.00	0.00	139.32	0.01
5065-0000 - Credit Reports/Screening	113.94	0.12	1,610.53	0.15

**Columbia Gardens
Income Statement
As of December 31, 2014**

	Month Ending 12/31/2014		Year To Date 12/31/2014	
	Actual	%	Actual	%
5070-0000 - Dispo Fee	503.00	0.54	10,758.30	0.98
5075-0000 - Social Entertainment	229.87	0.25	1,214.70	0.11
TOTAL ADMINISTRATIVE EXPENSES	5,296.69	5.71	63,729.68	5.83
MARKETING EXPENSES				
5080-0000 - Resident Referral	600.00	0.65	3,900.00	0.36
5090-0000 - Advertising - Newspaper/Internet	46.32	0.05	527.61	0.05
5093-0000 - Promotional/Other Marketing	0.00	0.00	219.46	0.02
5095-0000 - Promotional Signs/Banners	5.00	0.01	421.58	0.04
TOTAL MARKETING EXPENSES	651.32	0.70	5,068.65	0.46
PAYROLL EXPENSES				
5105-0000 - Manager	6,886.10	7.42	62,682.78	5.73
5115-0000 - Asst Manager/Leasing Consult's	2,934.06	3.16	28,250.41	2.58
5120-0000 - Bonus & Training	0.00	0.00	508.57	0.05
5125-0000 - Leasing Commissions	1,050.00	1.13	6,400.00	0.58
5135-0000 - Manager's Bonus	0.00	0.00	1,745.00	0.16
5145-0000 - Maintenance/Grounds/Porter	9,755.23	10.52	84,431.62	7.72
5155-0000 - Payroll Taxes	2,558.42	2.76	22,389.23	2.05
5160-0000 - Payroll Expense	394.04	0.42	3,981.07	0.36
5165-0000 - Workman's Comp	415.20	0.45	4,982.40	0.46
5175-0000 - Health Insurance	2,071.96	2.23	24,530.99	2.24
5178-0000 - 401k Benefits	89.64	0.10	771.72	0.07
TOTAL PAYROLL EXPENSES	26,154.65	28.20	240,673.79	22.00
MAINTENANCE EXPENSES				
5201-0000 - Apartment Cleaning	155.00	0.17	3,860.00	0.35
5205-0000 - Tub & Countertop	0.00	0.00	1,785.00	0.16
5207-0000 - Cabinet/Countertop	300.00	0.32	3,616.62	0.33
5210-0000 - Vacant Apartment Painting	460.00	0.50	10,523.64	0.96
5220-0000 - Occupied Apartment Painting	205.00	0.22	985.00	0.09
5225-0000 - Common Area Painting	450.00	0.49	450.00	0.04
5230-0000 - Sheetrock Repairs	80.00	0.09	724.34	0.07
5235-0000 - Carpet/Vinyl Repairs	0.00	0.00	3,286.90	0.30
5240-0000 - Common/Vacant Carpet Cleaning	0.00	0.00	4,280.00	0.39
5250-0000 - Occupied Carpet Cleaning	100.00	0.11	2,720.00	0.25
5260-0000 - Wet Vac (flood related)	1,100.00	1.19	4,325.00	0.40
5270-0000 - Interior Plumbing	586.52	0.63	6,020.71	0.55
5290-0000 - Hardware/Maint Supplies	(165.35)	(0.18)	1,640.35	0.15
5295-0000 - Interior Lights	(43.48)	(0.05)	1,459.16	0.13
5300-0000 - Carpentry Supplies	0.00	0.00	12.23	0.00
5305-0000 - Grounds Supplies	0.00	0.00	3,538.76	0.32
5307-0000 - Cleaning Supplies	10.70	0.01	527.31	0.05
5310-0000 - Electrical Supplies	0.00	0.00	752.61	0.07
5320-0000 - Fire Safety/Security	1,455.00	1.57	12,323.22	1.13
5325-0000 - Blinds	0.00	0.00	2,382.93	0.22
5330-0000 - Appliance Repairs	0.00	0.00	2,906.91	0.27
5400-0000 - Gate Repairs	0.00	0.00	3,214.61	0.29
5410-0000 - Pool Repairs/Supplies	0.00	0.00	1,060.14	0.10
5420-0000 - Glass/Screens	0.00	0.00	975.53	0.09
5430-0000 - Roof Repairs	0.00	0.00	5,880.00	0.54
5440-0000 - Concrete/Asphalt Repairs	0.00	0.00	1,391.83	0.13
5460-0000 - Exterior Lights	0.00	0.00	462.78	0.04

Columbia Gardens
Income Statement
As of December 31, 2014

	Month Ending 12/31/2014		Year To Date 12/31/2014	
	Actual	%	Actual	%
5470-0000 - Exterior Painting	0.00	0.00	19.82	0.00
5480-0000 - HVAC Parts/Repairs	0.00	0.00	6,126.23	0.56
5485-0000 - Locks & Keys	0.00	0.00	663.65	0.06
5490-0000 - General Building Repairs	0.00	0.00	2,000.00	0.18
5495-0000 - Miscellaneous Expenses	0.00	0.00	359.70	0.03
TOTAL MAINTENANCE EXPENSES	4,693.39	5.06	90,274.98	8.25
CONTRACT EXPENSES				
5510-0000 - Gardening & Landscaping	1,924.00	2.07	21,913.73	2.00
5520-0000 - Pest Control	256.00	0.28	7,254.00	0.66
5530-0000 - Sanitation	1,332.87	1.44	11,693.64	1.07
5550-0000 - Monitoring Services	1,470.00	1.58	6,140.00	0.56
5645-0000 - Security Services	218.01	0.24	799.37	0.07
TOTAL CONTRACT EXPENSES	5,200.88	5.61	47,800.74	4.37
UTILITY EXPENSES				
5700-0000 - Water & Sewer	7,883.54	8.50	95,920.44	8.77
5720-0000 - Vacant Electricity	860.67	0.93	10,546.54	0.96
5730-0000 - Common Area Electricity	2,309.85	2.49	28,372.92	2.59
TOTAL UTILITY EXPENSES	11,054.06	11.92	134,839.90	12.32
TOTAL OPERATING EXPENSES	53,050.99	57.20	582,387.74	53.23
MANAGEMENT & PROFESSIONAL EXPENSES				
6500-0000 - Management Fees	5,279.93	5.69	63,285.55	5.78
6525-0000 - Computer Software/Network	1,235.85	1.33	10,843.79	0.99
6535-0000 - Easement Expense	0.00	0.00	250.00	0.02
6540-0000 - Professional Fees	13.19	0.01	197.61	0.02
6552-0000 - License & Registration Fees	3.25	0.00	1,128.78	0.10
6555-0000 - Accounting Fees	625.00	0.67	13,825.00	1.26
6560-0000 - Compliance Audit	640.00	0.69	7,680.00	0.70
6565-0000 - Social Services	640.00	0.69	7,680.00	0.70
6570-0000 - Legal Fees	83.37	0.09	3,000.00	0.27
TOTAL MANAGEMENT & PROFESSIONAL EXPENSES	8,520.59	9.19	107,890.73	9.86
TAX & INSURANCE EXPENSES				
6710-0000 - Property Taxes	5,040.93	5.44	69,122.81	6.32
6725-0000 - Property/GL/Umbrella Insurance	3,328.93	3.59	33,560.53	3.07
6732-0000 - MIP Expense	0.00	0.00	45,408.90	4.15
TOTAL TAX & INSURANCE EXPENSES	8,369.86	9.02	148,092.24	13.54
TOTAL EXPENSES	69,941.44	75.41	838,370.71	76.63
NET OPERATING INCOME	22,807.15	24.59	255,675.81	23.37
PRINCIPAL/INTEREST/DEPRECIATION EXPENSE				
7100-0000 - Interest Expense	13,275.44	14.31	183,356.64	16.76
7580-0000 - Principal Reduction 1	4,374.14	4.72	53,051.96	4.85
TOTAL PRINCIPAL/INTEREST/DEPRECIATION EXPENSE	17,649.58	19.03	236,408.60	21.61
PROJECT IMPROVEMENT EXPENSES				
7701-0000 - Extraordinary Expenses	0.00	0.00	12,210.85	1.12
7705-0000 - Carpet/Vinyl Replacements	1,170.14	1.26	56,365.90	5.15
7710-0000 - HVAC Replacements	0.00	0.00	2,373.80	0.22

Columbia Gardens
Income Statement
As of December 31, 2014

	Month Ending 12/31/2014		Year To Date 12/31/2014	
	Actual	%	Actual	%
7712-0000 - Office/Club Equipment	0.00	0.00	5,725.09	0.52
7715-0000 - Appliance Replacements	853.00	0.92	7,277.23	0.67
7725-0000 - Exterior Painting	0.00	0.00	7,166.05	0.66
TOTAL PROJECT IMPROVEMENT EXPENSES	<u>2,023.14</u>	<u>2.18</u>	<u>91,118.92</u>	<u>8.33</u>
NET PROFIT (LOSS)	<u>3,134.43</u>	<u>3.38</u>	<u>(71,851.71)</u>	<u>(6.57)</u>

DECLARATION OF LAND USE RESTRICTIVE COVENANTS
FOR LOW-INCOME HOUSING TAX CREDITS

THIS DECLARATION OF LAND USE RESTRICTIVE COVENANTS (this "AGREEMENT"), dated as of December 20, 2000, by and between Columbia Gardens, L.P. (c/o Affordable Housing Partnership) and its successors and assigns (the "Owner") and the Georgia Housing and Finance Authority, an instrumentality of the State of Georgia and a public corporation (together with any successor to its rights, duties and obligations, the "Authority"), is given as a condition precedent to the allocation of low income housing tax credits by the Authority.

WITNESSETH:

WHEREAS, the Owner is or shall be the owner of a 128-unit rental housing development located on lands in the City of Douglasville, County of Douglas, State of Georgia, more particularly described in Exhibit A hereto, known as or to be known as Columbia Gardens Apartment (the "Project"); and

WHEREAS, the Authority has been designated by the Governor of the State of Georgia as the housing credit agency for the State of Georgia for the allocation of low income housing tax credit dollars (the "Credit"); and

WHEREAS, the Owner has applied to the Authority for an allocation of Credit to the Project and has made in its Application (the "Application") certain representations to the Authority upon which representations the Authority relied in considering the Application for an allocation of Credit; and

WHEREAS, the Owner has represented to the Authority in Owner's Low Income Housing Tax Credit Application identified as Application #98-016, amended from time to time and incorporated herein by reference, (the "Application"), that Owner shall lease 100% of the units in the Project to individuals or families whose income is 60% or less of the area median gross income, adjusted for family size ("Low-Income Tenants"), as determined in accordance with Section 42 of the Internal Revenue Code (the "Code"); and

WHEREAS, the Owner has represented to the Authority in Owner's Application that the Low-Income Tenants defined herein will be Elderly residents or families, defined as a family whose head, spouse, or sole member is at least 62 years of age (Optional, check if applicable); and

WHEREAS, the Authority has determined the Project would support a Credit allocation in the amount of \$674,465; and

WHEREAS, the Owner has represented to the Authority in Owner's Application that it will impose **additional rent restrictions** or will covenant to maintain the Section 42 rent and **income restrictions for additional period of time** (Optional, check if applicable); and

WHEREAS, the Code requires as a condition precedent to the allocation of the Credit that the Owner execute, deliver and record in the official land deed records of the county in which the Project is located this Agreement to create certain covenants running with the land for the purpose of enforcing the requirements of Section 42 of the Code and the GHFA Occupancy Restrictions found in Section 5 hereof by regulating and restricting the use and occupancy and transfer of the Project as set forth herein; and

WHEREAS, the Owner, under this Agreement, intends, declares and covenants that the regulatory and restrictive covenants set forth herein governing the use, occupancy and transfer of the Project shall be and are covenants running with the Project Land for the term stated herein and binding upon all subsequent owners of the Project Land for such term, and are not merely personal covenants of the Owner.

NOW, THEREFORE, in consideration of the promises and covenants hereinafter set forth, and of other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner agrees as follows:

SECTION 1 - DEFINITIONS

All words and phrases defined in Section 42 of the Code and by the U. S. Departments of Treasury or Housing and Urban Development (HUD) regulations pertaining thereto shall have the same meanings in this Agreement, unless otherwise defined in this section.

SECTION 2 - RECORDING AND FILING; COVENANTS TO RUN WITH THE LAND

- (a) Upon execution and delivery by the Owner, the Owner shall cause this Agreement and all amendments hereto to be recorded and filed in the official public land deed records of the county in which the Project is located, and shall pay all fees and charges incurred in connection therewith. Upon recording, the Owner shall immediately transmit to the Authority an executed original of the recorded Agreement showing the date, deed book and page numbers of record. The Owner agrees that the Authority will not issue the Internal Revenue Service Form 8609 constituting final allocation of the Credit unless and until the Authority has received the recorded executed original of the Agreement.
- (b) The Owner intends, declares and covenants, on behalf of itself and all future Owners and operators of the Project Land during the term of this Agreement, that this Agreement and the covenants and restrictions set forth in this Agreement regulating and restricting the use, occupancy and transfer of the Project Land and the Project (i) shall be and are covenants running with the Project Land, encumbering the Project Land for the term of this Agreement, binding upon the Owner's successors in title and all subsequent Owners and Operators of the Project Land, (ii) are not merely personal covenants of the Owner, and (iii) shall bind the Owner (and the benefits shall inure to the Authority and any past, present or prospective tenant of the Project) and its respective successors and assigns during the term of this Agreement. The Owner hereby agrees that any and all requirements of the laws of the State of Georgia to be satisfied in order for the provisions of this Agreement to

constitute deed restrictions and covenants running with the land shall be deemed to be satisfied in full, and that any requirements of privileges of estate are intended to be satisfied, or in the alternate, that an equitable servitude has been created to insure that these restrictions run with the land. For the longer of the period this Credit is claimed or the term of this Agreement, each and every contract, deed or other instrument hereafter executed conveying the Project or portion thereof shall expressly provide that such conveyance is subject to this Agreement, provided, however, the covenants contained herein shall survive and be effective regardless of whether such contract, deed or other instrument hereafter executed conveying the Project or portion thereof provides that such conveyance is subject to this Agreement.

SECTION 3 - REPRESENTATIONS, COVENANTS AND WARRANTIES OF THE OWNER

The Owner hereby represents, covenants and warrants as follows:

- (a) The Owner (i) is a Limited Partnership duly organized under the laws of the State of Georgia, and is qualified to transact business under the laws of this State, (ii) has the power and authority to own its properties and assets and to carry on its business as now being conducted, and (iii) has the full legal right, power and authority to execute and deliver this Agreement.
- (b) The execution and performance of this Agreement by the Owner (i) will not violate or, as applicable, have not violated any provision of law, rule or regulation, or any order of any court or other agency or governmental body, and (ii) will not violate or, as applicable, have not violated any provision of any indenture, agreement, mortgage, mortgage note, or other instrument to which the Owner is a party or by which it or the Project is bound, and (iii) will not result in the creation or imposition of any prohibited encumbrance of any nature.
- (c) There is no action, suit or proceeding at law or in equity or by or before any governmental instrumentality or other agency now pending, or, to the knowledge of the Owner, threatened against or affecting it, or any of its properties or rights, which, if adversely determined, would materially impair its right to carry on business substantially as now conducted (and as now contemplated by this Agreement) or would materially adversely affect its financial condition.
- (d) The Project constitutes or will constitute a qualified low-income building or qualified low-income project, as applicable, as defined in Section 42 of the Code and applicable regulations.
- (e) Each unit in the Project contains complete facilities for living, sleeping, eating, cooking and sanitation (unless the Project qualifies as a single-room occupancy project or transitional housing for the homeless) which are to be used on other than a transient basis.
- (f) During the term of this Agreement, all units subject to the Credit shall be leased and rented or made available to members of the general public who qualify as Low-Income Tenants

(or otherwise qualify for occupancy of the low-income units) under the applicable election specified in Section 42(g) of the Code.

- (g) During the term of this agreement, the Owner is prohibited from refusing to lease to a holder of a voucher or certificate of eligibility under Section 8 of the United States Housing Act of 1937 because of the status of the prospective tenant as such a holder.
- (h) During the term of this Agreement, the Owner covenants, agrees and warrants that each low-income unit is and will remain suitable for occupancy.
- (i) During the term of this Agreement, there shall be no disposition of any portion of any building to which the Agreement applies to any person or entity unless all of such building is disposed of to such person or entity. Subject to the requirements of Section 42 of the Code and this Agreement, the Owner may sell, transfer or exchange the entire Project at any time, but the Owner shall notify in writing and obtain the agreement of any buyer or successor or other person acquiring the Project or any interest therein that such acquisition is subject to the requirements of this Agreement and to the requirements of Section 42 of the Code and applicable regulations. The Owner must notify the Authority in writing of Owner's intent to sell, transfer or exchange the Project prior to any sale, transfer or exchange. This provision shall not act to waive any other restriction on sale, transfer or exchange of the Project or any low-income portion of the Project. The Owner agrees that the Authority may void any sale, transfer or exchange of the Project if the buyer or successor or other person fails to assume in writing the requirements of this Agreement and the requirements of Section 42 of the Code.
- (j) The Owner agrees to notify the Authority in writing of any sale, transfer or exchange of the entire Project or any low-income portion of the Project.
- (k) The Owner warrants that it has not and will not execute any other agreement with provisions contradictory to, or in opposition to, the provisions hereof, and that in any event, the requirements of this Agreement are paramount and controlling as to the rights and obligations herein set forth and supersede any other requirements in conflict herewith.
- (l) The Owner shall not demolish any part of the Project or substantially subtract from any real or personal property of the Project or permit the use of any residential rental unit for any purpose other than rental housing during the term of this Agreement unless required by law.
- (m) The Owner represents, warrants and agrees that if the Project, or any part thereof, shall be damaged or destroyed or shall be condemned or acquired for public use, the Owner will use its best efforts to repair and restore the Project to substantially the same condition as existed prior to the event causing such damage or destruction, or to relieve the condemnation, and thereafter to operate the Project in accordance with the terms of this Agreement.
- (n) During the term of this agreement, the Owner will abide by all policy statements of the Authority in place at the time of Application and all representations made to the Authority in the Application. All changes to the Application must be requested in writing and prior approval must be received from the Authority.

- (o) During the term of this agreement, the Owner will include and maintain the following site amenities for the benefit of the Low-Income Tenants as represented in the Application: Community Building with classroom space, community room, laundry and restrooms, swimming pool, common laundry room, ornamental fencing along frontage, entry gates, perimeter fencing park area, equipped playground, two picnic areas.
- (p) During the term of this agreement, the Owner will include and maintain the following unit amenities for the benefit of the Low-Income Tenants as represented in the Application: Disposal, dish washer, washer/dryer hookups.
- (q) During the term of this agreement, the Owner will include and maintain the following on-site support services for the benefit of the Low-Income Tenants as represented in the Application:
- (r) If this blank is checked, the Credit allocated to the project has come from the Authority's Nonprofit Setaside. Under section 42(h)(5)(B) of the Code, the qualified nonprofit must therefore own an interest in the property and materially participate (within the meaning of section 469(h)) in the development and operation of the property throughout the term of this agreement.

SECTION 4 – RENT AND INCOME RESTRICTIONS

The Owner represents, warrants and covenants throughout the term of this Agreement and to satisfy the requirements of Section 42 of the Code ("Section 42 Occupancy Restrictions") that (check applicable percentage election):

- (a) (1) At least 20% or more of the residential units (or floor space fraction, as applicable) in the Project are both rent-restricted and occupied by individuals whose income is 50% or less of area median income.
- (2) At least 40% or more of the residential units (or floor space fraction, as applicable) in the Project are both rent-restricted and occupied by individuals whose income is 60% or less of area median income.
- (b) The Owner agrees that for each taxable year in the extended use period (as such term is defined in Section 6 hereof), the applicable fraction as defined in Section 42(c)(1) of the Code shall not be less than the applicable fraction specified in Section 4(a) of this Agreement.
- (c) The determination of whether a tenant meets the low-income requirement shall be made by the Owner at least annually on the basis of the current income of such Low-Income Tenant.
- (d) The Owner agrees that if other restrictive covenant(s) or agreements that also govern occupancy and/or rent levels are or will exist for the Project, then the more (most) restrictive requirement(s) will apply.

SECTION 5 – EXTENDED USE AND RENT TARGETING RESTRICTIONS

This Section is intended to make enforceable those extended use or deeper targeting covenants (“GHFA Occupancy Restrictions”) which the Owner represented to the Authority in its Application.

The Owner represents, warrants and covenants throughout the term of this Agreement that (check if applicable):

- (a) Throughout the compliance period and for 15 years after the close of the compliance period, 2 low-income units shall rent for no more than 30% of 50 % of the area median income, less the applicable utility allowance, which is less than the maximum gross rent allowed under Section 42 of the Code. The remainder of the low-income units shall rent for no more than 30% of 60% of the area median income, less the applicable utility allowance.
- (b) The Owner will extend the Section 42 income and rental restrictions for years after the close of the compliance period.

SECTION 6 - TERM OF AGREEMENT

- (a) Except as hereinafter provided, this Agreement and the Section 42 Occupancy Restrictions and GHFA Occupancy Restrictions specified herein shall remain in effect throughout the extended use period. In accordance with Section 42 of the Code, the extended use period shall commence with the first day in the Project period on which any building which is part of the Project is placed in service and shall end on the later of (i) the date which is 15 years after the close of the compliance period, or (ii) the number of years after the close of the compliance period specified in Section 5(a) or (b) hereof.
- (b) Notwithstanding subsection (a) above, unless the Secretary of the U. S. Department of the Treasury determines that such acquisition is part of an arrangement with the Owner, the purpose of which is to terminate the extended use period, the extended use period for any building which is part of this Project shall terminate:
 - (1) On the date the building is acquired by foreclosure or instrument in lieu of foreclosure; or
 - (2) On the last day of the one-year period beginning on the date (after the 14th year of the compliance period) the Owner properly submits a written request to the Authority, asking the Authority to assist in procuring a qualified contract for the acquisition of the low-income portion of any building which is a part of the Project (“Qualified Contract”) if the Authority is unable to present a Qualified Contract during such one-year period; provided, however, that this Agreement may not be terminated pursuant

to this subsection (b)(2) if the Owner has agreed to GHFA Extended Use and Rent Targeting Restrictions as reflected in Section 5 of this Agreement.

- (c) Notwithstanding subsection (b) above, the Section 42 and GHFA rent requirements shall continue for a period of three years following the termination of the extended use requirement pursuant to the procedures specified in subsection (b) above. During such three-year period, the Owner shall not evict or terminate the tenancy of an existing tenant of any low-income unit other than for good cause and shall not increase the gross rent above the maximum allowed under the Code with respect to such low-income unit.

SECTION 7 - ENFORCEMENT OF GHFA OCCUPANCY RESTRICTIONS

- (a) The Owner shall permit, during normal business hours and upon reasonable notice, any duly authorized representative of the Authority, to inspect any books and records of the Owner regarding the Project with respect to the incomes of Low-Income Tenants which pertain to compliance with the GHFA Occupancy Restrictions specified in this Agreement.
- (b) The Owner shall submit any other information, documents or certifications requested by the Authority that the Authority shall deem reasonably necessary to substantiate the Owner's continuing compliance with the provisions of the GHFA Occupancy Restrictions specified in this Agreement.

SECTION 8 - ENFORCEMENT OF SECTION 42 OCCUPANCY RESTRICTIONS

- (a) The Owner covenants that it will not knowingly take or permit any action that would result in a violation of the requirements of Section 42 of the Code and applicable regulations of this Agreement. Moreover, Owner covenants to take any lawful action (including amendment of this Agreement as may be necessary, in the opinion of the Authority) to comply fully with the Code and with all applicable rules, rulings, policies, procedures, regulations or other official statements promulgated or proposed by the United States Department of the Treasury, or the Internal Revenue Service, or the Department of Housing and Urban Development from time to time pertaining to Owner's obligations under Section 42 of the Code and affecting the Project.
- (b) The Owner acknowledges that the primary purpose for requiring compliance by the Owner with the restrictions provided in this Agreement is to assure compliance of the Project and the Owner with Section 42 of the Code and the applicable regulations, AND BY REASON THEREOF, THE OWNER IN CONSIDERATION FOR RECEIVING LOW-INCOME HOUSING CREDITS FOR THIS PROJECT HEREBY AGREES AND CONSENTS THAT THE AUTHORITY AND ANY INDIVIDUAL WHO MEETS THE INCOME LIMITATION APPLICABLE UNDER SECTION 42 (WHETHER PROSPECTIVE, PRESENT OR FORMER OCCUPANT) SHALL BE ENTITLED, FOR ANY BREACH OF THE PROVISIONS HEREOF, AND IN ADDITION TO ALL OTHER REMEDIES PROVIDED BY LAW OR IN EQUITY, TO ENFORCE SPECIFIC PERFORMANCE BY THE OWNER OF ITS OBLIGATIONS UNDER THIS AGREEMENT IN A STATE

COURT OF COMPETENT JURISDICTION. The Owner hereby further specifically acknowledges that the beneficiaries of the Owner's obligations hereunder cannot be adequately compensated by monetary damages in the event of any default hereunder.

- (c) The Owner hereby agrees that the representations and covenants set forth herein may be relied upon by the Authority and all persons interested in Project compliance under Section 42 of the Code and the applicable regulations.
- (d) The Owner acknowledges that Section 42 of the Code or regulations implementing said Section require the Authority to monitor the Section 42 Occupancy Restrictions and additionally that the Authority may choose to monitor the GHFA Occupancy Restrictions. The Owner will take any and all actions reasonably necessary and required by the Authority to substantiate the Owner's compliance with the Section 42 Occupancy Restrictions or GHFA Occupancy Restrictions and will pay a reasonable fee to the Authority for such monitoring activities performed by the Authority.
- (e) If the Project has been or will be financed by the United States Department of Agriculture ("USDA") under its Section 515 program, the Owner hereby further agrees that if a change in the law or the regulations governing the Credit results in increased monitoring responsibilities on the part of the Authority, the Owner agrees to comply with such additional monitoring requirements as may be imposed by the Authority in accordance with such statutory or regulatory change, and to pay an additional, reasonable fee assessed by the Authority to compensate it for such additional monitoring responsibilities.

SECTION 9 - MISCELLANEOUS

- (a) Severability. The invalidity of any clause, part or provision of this Agreement shall not affect the validity of the remaining portions thereof.
- (b) Notices. All notices to be given pursuant to this Agreement shall be in writing and shall be deemed given when mailed by certified or registered mail, return receipt requested, to the parties hereto at the addresses set forth below, or to such other place as a party may from time to time designate in writing.

To the Authority:

Georgia Housing and Finance Authority
60 Executive Park South N.E.
Atlanta, Georgia 30329
ATTENTION: Tax Credit Program Manager

To the Owner:

Columbia Gardens L.P.
(c/o Affordable Housing Partnership)
1718 Peachtree Street, NW
Atlanta, GA 30309
Attn: Noel Khalil

The Authority and the Owner may, by notice given hereunder, designate any further or different addresses to which subsequent notices, certifications or other communications shall be sent.

- (c) Amendment. The Owner agrees that it will take all actions necessary to effect amendment of this Agreement as may be necessary to comply with the Code any and all applicable rules, regulations, policies, procedures, rulings or other official statements pertaining to the Credit.
- (d) Subordination of Agreement. This Agreement and the restrictions hereunder are subordinate to the loan and loan documents, if any, on the Project except insofar as Section 42 requires otherwise (relating to the three-year vacancy control during the extended use period).
- (e) Governing Law. This Agreement shall be governed by the laws of the State of Georgia and, where applicable, the laws of the United States of America.
- (f) Survival of Obligations. The obligations of the Owner as set forth herein and in the Application shall survive the allocation of the Credit and shall not be deemed to terminate or merge with the awarding of the allocation.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the Owner has caused this Agreement to be signed by its duly authorized representatives, as of the day and year first written above.

OWNER

Brian J. Allen
Witness

Signed, sealed and delivered on the 22 day
of Dec, 2000, in the presence of:

By: [Signature]
(Name)
Title: Manager

Chanda E. Bailey
Notary Public in and for the State of Georgia
whose commission expires on 10/28/03



ATTEST: [Signature]
Seal

GEORGIA HOUSING AND FINANCE
AUTHORITY

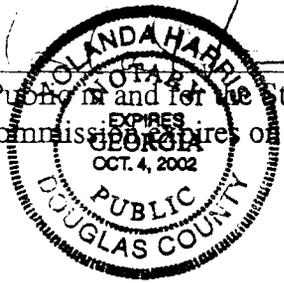
by Georgia Department of Community Affairs

Erica E. Gray
Witness

Signed, sealed and delivered on the 22nd day
of December, 2000, in the presence of:

[Signature]
Timothy Kirkpatrick, Director
Office of Affordable Housing

Olinda Harris
Notary Public in and for the State of Georgia
whose commission expires on OCT. 4, 2002



ATTEST: [Signature]



Seal

BX PG
1218 113

EXHIBIT A

ALL THAT TRACT or parcel of land lying and being in Land Lot 193, 2nd District, 5th Section, Douglas County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found on the northwest right-of-way of Southern Railroad (200-foot right-of-way) a distance of 700.3 northeasterly feet along the northwest side of said right-of-way from the intersection of the northwest side of said right-of-way with the northeast side of Cedar Mountain Road (30-foot right-of-way); running thence north 28 degrees 14 minutes 45 seconds west 867.22 feet to an iron pin found; running thence south 61 degrees 54 minutes 23 seconds west 547.13 feet to an iron pin set on the northeast right-of-way of Cedar Mountain Road (50-foot right-of-way at this point); running thence north 17 degrees 22 minutes 30 seconds west along Cedar Mountain Road 81.42 feet to an iron pin set; running thence north 61 degrees 54 minutes 23 seconds east 656.34 feet to an iron pin set; running thence north 73 degrees 23 minutes east 911.13 feet to an iron pin set; running thence south 30 degrees 11 minutes 32 seconds east 451.75 feet to a point; running thence south 57 degrees 54 minutes 40 seconds west 834.30 feet to an iron pin found; running thence south 28 degrees 15 minutes 05 seconds east 263.38 feet to an iron pin found located on the northwest right-of-way of Southern Railroad; running thence south 63 degrees 55 minutes west along said Southern Railroad right-of-way 200.08 feet to the POINT OF BEGINNING; containing 16.00 acres as more particularly shown on plat of survey prepared by Jacob B. Pirkle, Jr., Registered Land Surveyor, dated October 3, 1988, revised January 24, 1989.

BK PG
1218 114

Exhibit "B"

Permitted Exceptions

1. Easement from William G. Bullock to Georgia Power Company, dated June 2, 1969, filed for record July 7, 1969, and recorded July 10, 1969 at Deed Book 118, Page 172, Douglas County, Georgia Records.
2. All taxes for the tax year 1999 and subsequent years, liens not yet due and payable.

Affordable Rent Roll
Mill Creek Place (636)
As of 08/29/2017
 Data current as of Aug 29 2017 9:43AM

Unit	Unit Type	Unit SqFt	Bed Rms	Tenant	Program	Contract No	Tran Type	Effective Date	Market Rent	Gross Rent	Contract Rent	RD Basic Rent	Subsidy	Tenant Rent	Utility Allowance	TTP	Utility Reimb.
0311	6362b6	✓1,222	2	Peizer, Lakeisha	TaxCredit		AR	03/01/17	841	899	-	-	694	0	205	205	-
0312	6362b6	1,222	2	Philistin, Robin	TaxCredit		MI	03/15/17	841	893	-	-	-	735	158	893	-
0313	6362b5	1,222	2	Tabb-Barnes, Keisha	TaxCredit		AR	07/01/17	644	826	-	-	-	668	158	826	-
0314	6362b6	1,222	2	MCCoy, Avis	TaxCredit		MI	08/18/17	841	959	-	-	-	841	118	959	-
0315	6363b6	✓1,432	3	Banks, Jameeka	TaxCredit		MI	09/20/16	970	1,038	-	-	783	-	255	255	-
0316	6363b6	1,432	3	Prather, Kennisha	TaxCredit		AR	07/01/17	970	1,032	-	-	-	849	183	1,032	-
0317	6362b6	1,222	2	Moxley, Christina	TaxCredit		MI	01/18/17	841	899	-	-	-	694	205	899	-
0318	6362b6	1,222	2	Simpson II, Ronald	TaxCredit		AR	05/01/17	841	893	-	-	-	735	158	893	-
0319	6363b6	1,432	3	Reynolds, Lakhia	TaxCredit		AR	09/01/16	970	1,038	-	-	-	783	255	1,038	-
0320	6363b6	1,432	3	Wright, De'Andre					970	-	-	-	-	-	149	-	-
0321	6362b6	1,222	2	Tillman, Myesha	TaxCredit		MI	11/30/16	841	899	-	-	-	694	205	899	-
0322	6362b6	✓1,222	2	Smith, Niishayda	TaxCredit		MI	11/08/16	841	899	-	-	376	318	205	523	-
0323	6362b6	1,222	2	Vega, Jasmine	TaxCredit		AR	09/01/16	841	899	-	-	-	694	205	899	-
0324	6362b6	1,222	2	Butler, Mia	TaxCredit		AR	11/01/16	841	899	-	-	-	694	205	899	-
0401	6363bt6	✓1,353	3	Reynolds, Irish	TaxCredit		AR	04/01/17	907	1,032	-	-	544	305	183	488	-
0402	6363b6	1,432	3	Aousunt, Ayana	TaxCredit		AR	08/01/17	970	1,032	-	-	-	849	183	1,032	-
0403	6362b6	✓1,222	2	Owens, Elizabeth	TaxCredit		AR	11/01/16	841	949	-	-	416	278	255	533	-
0404	6362b6	✓1,222	2	Jackson, Jaymie	TaxCredit		AR	06/01/17	841	893	-	-	571	164	158	322	-
0405	6362b6	1,222	2	Williams, Rashonda	TaxCredit		AR	08/01/17	841	893	-	-	-	735	158	893	-
0406	6362b6	✓1,222	2	Ligon, Shirley	TaxCredit		AR	03/01/17	841	899	-	-	607	87	205	292	-
0407	6362b6	1,222	2	Crowder, Felicia	TaxCredit		AR	07/01/17	841	893	-	-	-	735	158	893	-
0408	6362b6	1,222	2	Russell, Tatiana	TaxCredit		AR	07/01/17	841	893	-	-	-	735	158	893	-
0409	6362b6	✓1,222	2	Kemp, Patricia	TaxCredit		MI	05/16/17	841	999	-	-	569	272	158	430	-
0410	6362b6	✓1,222	2	Borders, Sonji	TaxCredit		AR	04/01/17	841	893	-	-	592	143	158	301	-
0411	6363b6	✓1,432	3	White, Karla	TaxCredit		AR	12/01/16	970	1,038	-	-	783	-	255	255	-
0412	6363b6	✓1,432	3	Moore, Autumn	TaxCredit		MI	11/28/16	970	1,038	-	-	783	-	255	255	-
0413	6362b6	1,222	2	Wilson, Lashay	TaxCredit		AR	11/01/16	841	899	-	-	-	694	205	899	-
0414	6362b6	✓1,222	2	Waller, Buraine	TaxCredit		AR	05/01/17	841	893	-	-	559	176	158	334	-
0415	6362b6	1,222	2	Strachan, Joanna	TaxCredit		AR	07/01/17	841	893	-	-	-	735	158	893	-
0416	6362b6	1,222	2	Bennett, Dorothy	TaxCredit		AR	02/01/17	841	899	-	-	-	694	205	899	-
0501	6363bt6	✓1,353	3	Mcclain, Shantell	TaxCredit		MI	03/15/17	907	955	-	-	535	237	183	420	-
0502	6363b6	1,432	3	Bradley, Patrick	TaxCredit		AR	02/01/17	970	1,032	-	-	-	849	183	1,032	-
0503	6362b6	1,222	2	Patton, Clyidus	TaxCredit		AR	01/01/17	841	899	-	-	-	694	205	899	-
0504	6362b6	1,222	2	Morgan, Johnnie	TaxCredit		AR	01/01/17	841	899	-	-	-	694	205	899	-
0505	6362b6	1,222	2	Brown, Yasmienne	TaxCredit		MI	12/09/16	841	899	-	-	-	694	205	899	-
0506	6362b6	1,222	2	Eason, Muriel	TaxCredit		MI	06/19/17	841	999	-	-	-	841	158	999	-
0507	6362b6	1,222	2	Mitchell, Sontikka	TaxCredit		AR	06/01/17	841	893	-	-	-	735	158	893	-
0508	6362b6	1,222	2	Lewis, Semonia	TaxCredit		AR	04/01/17	841	893	-	-	-	735	158	893	-
0509	6362b6	1,222	2	McGill, Anzanelle	TaxCredit		AR	11/01/16	841	899	-	-	-	694	205	899	-
0510	6362b6	✓1,222	2	Richardson, Theodore	TaxCredit		AR	04/01/17	841	893	-	-	339	396	158	554	-
0511	6363b5	✓1,453	3	Henderson, Kimaley	TaxCredit		MI	05/09/17	731	1,153	-	-	564	406	183	589	-
0512	6363b6	1,432	3	Al-Amin, Donkor	TaxCredit		AR	07/01/17	970	1,032	-	-	-	849	183	1,032	-
0513	6362b6	1,222	2	Covil, Keshia	TaxCredit		AR	02/01/17	841	899	-	-	-	694	205	899	-
0514	6362b6	1,222	2	Brumfield Jr, Troy	TaxCredit		AR	02/01/17	841	893	-	-	-	735	158	893	-
0515	6362b6	1,222	2	Coleman, Rosa	TaxCredit		AR	08/01/17	841	893	-	-	-	735	158	893	-
0516	6362b6	✓1,222	2	Parker, Bettye	TaxCredit		IR	08/01/17	841	852	-	-	498	196	158	354	-
0601	6363bt6	1,353	3	Johnson, William	TaxCredit		AR	09/01/16	907	1,038	-	-	-	783	255	1,038	-
0602	6363b6	1,432	3	Angel, Inez	TaxCredit		MI	12/07/16	970	1,038	-	-	-	783	255	1,038	-
0603	6362b6	✓1,222	2	Stephens, Aranita	TaxCredit		AR	11/01/16	841	909	-	-	350	354	205	559	-
0604	6362b6	1,222	2	Fowler, Jeffella	TaxCredit		AR	05/01/17	841	893	-	-	-	735	158	893	-
0605	6362b6	1,222	2	Riley, Charmaine	TaxCredit		AR	08/01/17	841	893	-	-	-	735	158	893	-
0606	6362b6	✓1,222	2	Hutchins, Kimberly	TaxCredit		AR	01/01/17	841	899	-	-	694	-	205	205	-
0607	6362b6	1,222	2	Favors, Laurie	TaxCredit		AR	05/01/17	841	893	-	-	-	735	158	893	-
0608	6362b6	✓1,222	2	Henderson, Deardra	TaxCredit		IR	02/01/17	841	909	-	-	611	93	205	298	-
0609	6362b6	1,222	2	Ofosuhene, Richard	TaxCredit		AR	11/01/16	841	899	-	-	-	694	205	899	-
0610	6362b6	1,222	2	Boyd, Ranett	TaxCredit		IR	04/01/17	841	899	-	-	-	694	205	899	-
0611	6363b6	✓1,432	3	Conner, Shakeya	TaxCredit		AR	06/01/17	970	966	-	-	415	368	183	551	-
0612	6363b6	1,432	3	Guy, Chelsea	TaxCredit		AR	04/01/17	970	1,032	-	-	-	849	183	1,032	-
0613	6362b6	1,222	2	Usher, Kimberly	TaxCredit		AR	08/01/17	841	893	-	-	-	735	158	893	-

Affordable Rent Roll
Mill Creek Place (636)
As of 08/29/2017
 Data current as of Aug 29 2017 9:43AM

Unit	Unit Type	Unit SqFt	Bed Rms	Tenant	Program	Contract No	Tran Type	Effective Date	Market Rent	Gross Rent	Contract Rent	RD Basic Rent	Subsidy	Tenant Rent	Utility Allowance	TTP	Utility Reimb.
0101	6363b6	1,432	3	Holmes, Stephanie	TaxCredit		AR	02/01/17	970	1,038	-	-	-	783	255	1,038	-
0102	6363b6	1,432	3	Varner, Wanda	TaxCredit		IR	11/01/16	970	1,038	-	-	783	-	255	255	-
0103	6363b6	1,432	3	Forrester, Glenda	TaxCredit		AR	09/01/16	970	843	-	-	607	87	149	236	-
0104	6362b6	1,222	2	Penick, Cindy	TaxCredit		AR	06/01/17	841	893	-	-	-	735	158	893	-
0105	6363b6	1,432	3	Owens, Taiice	TaxCredit		AR	05/01/17	970	1,032	-	-	-	849	183	1,032	-
0106	6363b6	1,432	3	Green, Chaunese	TaxCredit		AR	01/01/17	970	988	-	-	-	783	205	988	-
0107	6362b6	1,222	2	Green, Ariel	TaxCredit		MI	03/03/17	841	1,011	-	-	158	735	118	853	-
0108	6362b6	1,222	2	Hollis, Shauntea	TaxCredit		AR	06/01/17	841	893	-	-	-	735	158	893	-
0109	6362b6	1,222	2	Parker, Imani	TaxCredit		AR	09/01/16	841	899	-	-	-	694	205	899	-
0110	6362b6	1,222	2	Endsley, Valerie	TaxCredit		AR	11/01/16	841	899	-	-	-	694	205	899	-
0111	6362b6	1,222	2	Jackson, Wayne	TaxCredit		AR	10/01/16	841	899	-	-	-	694	205	899	-
0112	6362b6	1,222	2	Hunt Jr., Dannie	TaxCredit		AR	03/01/17	841	893	-	-	-	735	158	893	-
0113	6362b6	1,222	2	Lindley, LaSondra	TaxCredit		MI	10/27/16	841	899	-	-	-	694	205	899	-
0114	6362b6	1,222	2	Reed, Subrena	TaxCredit		AR	09/01/16	841	899	-	-	135	559	205	764	-
0115	6363b6	1,432	3	Watkins-Banks, Vannescia	TaxCredit		AR	11/01/16	970	1,038	-	-	-	783	255	1,038	-
0116	6363b6	1,432	3	Atchinson, Natiliea	TaxCredit		AR	12/01/16	970	1,038	-	-	-	783	255	1,038	-
0117	6362b6	1,222	2	Knox, Edrika	TaxCredit		AR	03/01/17	841	899	-	-	-	694	205	899	-
0118	6362b6	1,222	2	Lewis, Carla	TaxCredit		AR	05/01/17	841	893	-	-	-	735	158	893	-
0119	6363b6	1,432	3	Russell, Nataysha	TaxCredit		MI	09/16/16	970	1,038	-	-	-	783	255	1,038	-
0120	6363b6	1,432	3	Jones, Marquis	TaxCredit		MI	09/02/16	970	1,038	-	-	-	783	255	1,038	-
0121	6362b6	1,222	2	Goodwin, Angela	TaxCredit		AR	02/01/17	841	899	-	-	694	-	205	205	-
0122	6362b6	1,222	2	Holmes, Jalisse	TaxCredit		MI	09/30/16	841	899	-	-	-	694	205	899	-
0123	6362b6	1,222	2	Reynolds, Lauren	TaxCredit		MI	04/27/17	841	893	-	-	-	735	158	893	-
0124	6362b6	1,222	2	Dean, Keyona	TaxCredit		IR	08/01/17	841	899	-	-	274	420	205	625	-
0201	6363b6	1,432	3	Williams, Mary	TaxCredit		AR	10/01/16	970	1,038	-	-	-	783	255	1,038	-
0202	6363b6	1,432	3	Georges, Marie	TaxCredit		AR	09/01/16	970	1,038	-	-	-	783	255	1,038	-
0203	6362b6	1,222	2	Chism, Sheila	TaxCredit		AR	07/01/17	841	852	-	-	489	205	158	363	-
0204	6362b6	1,222	2	Dorsey, Florence	TaxCredit		IR	08/01/17	841	1,254	-	-	402	694	158	852	-
0205	6363b6	1,432	3	Brewer Sr., Joseph	TaxCredit		AR	03/01/17	970	1,032	-	-	-	849	183	1,032	-
0206	6363b6	1,432	3	Gardner, Tracie	TaxCredit		MI	05/12/17	970	1,153	-	-	-	970	183	1,153	-
0207	6362b6	1,222	2	Trimble, Sampson	TaxCredit		AR	12/01/16	841	899	-	-	-	694	205	899	-
0208	6362b6	1,222	2	Leslie, Lonnie	TaxCredit		MI	03/24/17	841	893	-	-	-	735	158	893	-
0209	6362b6	1,222	2	Lindley, Rashita	TaxCredit		AR	02/01/17	841	893	-	-	-	735	158	893	-
0210	6362b6	1,222	2	Palmer, Superior	TaxCredit		AR	02/01/17	841	899	-	-	-	694	205	899	-
0211	6362b6	1,222	2	Ratliff, Lora	TaxCredit		MI	05/09/17	841	893	-	-	549	186	158	344	-
0212	6362b6	1,222	2	Millings, Franklin	TaxCredit		AR	06/01/17	841	893	-	-	-	735	158	893	-
0213	6362b6	1,222	2	Hall, Constance	TaxCredit		AR	04/01/17	841	893	-	-	-	735	158	893	-
0214	6362b6	1,222	2	Pelzer, Leona	TaxCredit		AR	02/01/17	841	899	-	-	-	694	205	899	-
0215	6363b6	1,432	3	Benning, Courtney	TaxCredit		AR	05/01/17	970	1,032	-	-	-	849	183	1,032	-
0216	6363b6	1,432	3	Cottle, Catherine	TaxCredit		AR	06/01/17	970	1,032	-	-	849	-	183	183	-
0217	6362b6	1,222	2	George, Ijeoma	TaxCredit		MI	03/27/17	841	893	-	-	-	735	158	893	-
0218	6362b6	1,222	2	Gilbert, David	TaxCredit		AR	03/01/17	841	899	-	-	-	694	205	899	-
0219	6363b6	1,432	3	Skipper, Elix	TaxCredit		AR	11/01/16	970	1,038	-	-	-	783	255	1,038	-
0220	6363b6	1,432	3	Largie, LaQuonta	TaxCredit		AR	09/01/16	970	1,038	-	-	783	-	255	255	-
0221	6362b6	1,222	2	Devese, Rashema	TaxCredit		AR	11/01/16	841	899	-	-	-	694	205	899	-
0222	6362b6	1,222	2	Carr, Tony	TaxCredit		AR		841	797	-	-	-	797	118	-	-
0223	6362b6	1,222	2	Martin, Melody	TaxCredit		MI	08/01/17	841	959	-	-	841	-	118	118	-
0224	6362b6	1,222	2	Sims, Amanda	TaxCredit		AR	02/01/17	841	899	-	-	-	694	205	899	-
0301	6363b6	1,432	3	Oliver, Nicole	TaxCredit		AR	07/01/17	970	1,032	-	-	-	849	183	1,032	-
0302	6363b6	1,432	3	Bell, Perry	TaxCredit		AR	12/01/16	970	1,038	-	-	-	783	255	1,038	-
0303	6362b6	1,222	2	Royal, Porsha	TaxCredit		AR	10/01/16	841	899	-	-	274	420	205	625	-
0304	6362b6	1,222	2	Springer, Harry	TaxCredit		MI	02/23/17	841	893	-	-	-	735	158	893	-
0305	6363b6	1,432	3	Moore, LaTanya	TaxCredit		AR	08/01/17	970	1,032	-	-	-	849	183	1,032	-
0306	6363b6	1,432	3	Moore, Erica	TaxCredit		AR	10/01/16	970	1,038	-	-	-	783	255	1,038	-
0307	6362b6	1,222	2	Gaddis, Virginia	TaxCredit		IR	02/01/17	841	899	-	-	602	92	205	297	-
0308	6362b6	1,222	2	Hart, Ophelia	TaxCredit		AR	04/01/17	841	940	-	-	-	735	205	940	-
0309	6362b6	1,222	2	Victor, Brije	TaxCredit		AR	08/01/17	841	893	-	-	-	735	158	893	-
0310	6362b6	1,222	2	Bonner, Tara	TaxCredit		MI	09/20/16	841	899	-	-	-	694	205	899	-

Affordable Rent Roll
Mill Creek Place (636)
As of 08/29/2017
 Data current as of Aug 29 2017 9:43AM

Unit	Unit Type	Unit SqFt	Bed Rms	Tenant	Program	Contract No	Tran Type	Effective Date	Market Rent	Gross Rent	Contract Rent	RD Basic Rent	Subsidy	Tenant Rent	Utility Allowance	TTP	Utility Reimb.
0614	6362b6	1,222	2	McCall, Chanel	TaxCredit		AR	04/01/17	841	893	-	-	-	735	158	893	-
0615	6362b6	1,222	2	Lamoree, Darcy	TaxCredit		AR	07/01/17	841	852	-	-	394	300	158	458	-
0616	6362b6	1,222	2	Curry, Alena	TaxCredit		MI	08/04/17	841	959	-	-	659	182	118	300	-
0701	6362b6	1,222	2	Jakes-Carter, Krista	TaxCredit		AR	09/01/16	841	899	-	-	-	694	205	899	-
0702	6362b6	1,222	2	Johnson, Corissa	TaxCredit		AR	09/01/16	841	899	-	-	-	694	205	899	-
0703	6362b6	1,222	2	Dixon, Lucy	TaxCredit		AR	03/01/17	841	899	-	-	-	694	205	899	-
0704	6362b6	1,222	2	Murphy-Cohen, LaTonda	TaxCredit		AR	08/01/17	841	893	-	-	-	735	158	893	-
0705	6362b6	1,222	2	Matthews, Barbie	TaxCredit		AR	08/01/17	841	893	-	-	559	176	158	334	-
0706	6362b6	1,222	2	Dennis, Carol	TaxCredit		MI	10/24/16	841	1,491	-	-	494	797	200	1,202	-
0707	6362b6	1,222	2	Taylor, Shantavious	TaxCredit		AR	03/01/17	841	893	-	-	-	735	158	893	-
0708	6362b6	1,222	2	Williams, Dante	TaxCredit		AR	02/01/17	841	899	-	-	-	694	205	899	-

Summary Groups	Square Footage	Bed Rms	# of Units	% Unit Occupancy	% Sq Ft Occupied	Market Rent	Gross Rent	Contract Rent	RD Basic Rent	Subsidy	Tenant Rent	Utility Allowance	TTP	Utility Reimb.
Current/Notice/Vacant Residents														
Future Residents/Applicants														
Occupied Units	163,970	293	128	100.00	100.00	111,796	119,959	-	-	20,829	75,085	24,312	98,538	-
Vacant Units	-	-	0	0.00	0.00	-	-	-	-	-	-	-	-	-
Totals	163,970	293	128	100.00	100.00	111,796	119,959	-	-	20,829	75,085	24,312	98,538	-

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BID BREAKDOWN

SUMMARY ITEM	SOW SECTION #	TYPE OF WORK
DIVISION 2 - EXISTING CONDITIONS		
Demolition	2.1	Site demolition including damaged concrete curbs, drives, and sidewalks
Demolition	2.1	Selective demolition at the existing clubhouse building wall and roof per plans
Demolition	2.1	Clubhouse interior selective demolition
Demolition	2.1	Removal of all roofing and underlayment at all buildings
Demolition	2.1	Removal of unit entry doors
Demolition	2.1	Interior Unit Demolition
DIVISION 3 - CONCRETE		
Concrete	3.1	Concrete foundations and slabs for new structures incl Clubhouse addition, pavilion, and bus shelter
DIVISION 4 - MASONRY		
Concrete Masonry Units	4.1	Construct garden bed walls including CMU block walls and precast caps
Brick veneer	4.2	Provide brick veneer at new clubhouse building addition
DIVISION 5 - METALS		
Lintels	5.1	Install painted steel lintels at Clubhouse addition.
DIVISION 6 - WOODS & PLASTICS		
Clubhouse Building	6.1	Rough framing for new clubhouse building
ADA units	6.1	Rough carpentry for ADA unit conversions
units	6.1	Rough carpentry for lowering knee wall at bar
Amenity structures	6.1	Rough carpentry for bus shelter and pavilion.
Kitchen Cabinets	6.3	Kitchen Cabinets
Kitchen Tops	6.3	Replacement of kitchen countertops & vanity tops throughout with granite
Sink Base Protectors	6.3	Install Sink Base Protectors at Kit/Bath - All Units
Cabinet Hardware	6.3	Cabinet Hardware - Kit/Bath - Units + ADA units
Cabinet Fronts	6.3	Cabinet Fronts - Kit/Bath - Units
Bath Cabinets	6.4	Vanity Cabinet Boxes
Bath tops	6.4	Replacement of Vanity Tops throughout with granite
Clubhouse cabinets	6.5	Cabinets at clubhouse work room and coffee bar
Clubhouse tops	6.5	Countertops at work room and coffee bar
Window sills	6.6	Cultured Marble sills
Wood wall base	6.6	Wood base trim at clubhouse
DIVISION 7 - THERMAL & MOISTURE PROTECTION		
Roofing	7.1	Asphalt shingles & underlayment at all existing buildings & new structures including clubhouse addition, pavilion, & bus shelter
Siding	7.3	fiber cement siding repair
Gutters and downspouts	7.3	replace
Fascia / Soffit	7.3	Soffits @ all new structures including clubhouse addition, mail kiosk, & bus shelter
Sealants and caulking	7.5	
Insulation	7.5	Insulation @ clubhouse addition
DIVISION 8 - DOORS & WINDOWS		
Entry Doors	8.1	Replacement of Unit entry door
Door Hardware	8.1	Replacement Entry Door Hardware with new electronic fob throughout
Doors / Hardware	8.1	Interior doors and hardware at (9) ADA units
Hardware	8.1	Hardware at clubhouse building
Storefront / Hardware	8.3	Storefronts / Doors / Hardware at clubhouse building
DIVISION 9 - FINISHES		
ADA Renovation	9	Drywall, paint, flooring, wall base @ (9) ADA units
Drywall	9.1	Drywall & paint clubhouse building
Drywall	9.1	Drywall Repair & Paint For Misc. Repairs - All Units
Drywall	9.1	Add blocking in bathrooms and repair drywall - Units
Flooring	9.2	New flooring & BASE - UNITS
Flooring	9.2	New flooring throughout clubhouse building
Vinyl wall base	9.2	Wall base at clubhouse building
Wall tile	9.3	Wall covering @ Clubhouse Coffee Bar
STUCCO	9.4	PAVILION & BUS SHELTER
Exterior Painting	9.4	Provide painting of all existing siding & trim surfaces at all buildings & amenity structures including mail kiosk, pavilion, & bus shelter
Exterior Painting	9.4	Provide painting of all existing guardrails & handrails
DIVISION 10 - SPECIALTIES		
ADA Parking Signs	10.1	ADA Parking Signs, Includes New Posts & Footer.
Kitchen Accessories	10.2	Replacement of white grease guards at apartment ranges throughout.
Toilet Accessories	10.3	Toilet accessories @ all unit bathrooms throughout + clubhouse
Mirrors	10.4	New mirrors at Clubhouse Fitness Room
Wire Shelving	10.5	Wire shelving @ (9) ADA units

Mail & Rent boxes	10.6	Rent drop box @ clubhouse building
Fire extinguishers	10.10	Fire extinguishers @ units & cabinets / extinguishers @ Clubhouse
DIVISION 11 - EQUIPMENT		
Appliances	11.1	Kitchen appliances @ (9) ADA units
Appliances	11.1	Washers and dryers @ (9) ADA units
Appliances	11.1	Kitchen appliances @clubhouse
Appliances	11.1	Kitchen appliances @ standard units
Playground equipment and site	11.1	and site furnishings
DIVISION 12 - FURNISHINGS		
Blinds	12.1	Replacement of 3" vertical blinds at all residential windows.
Blinds	12.1	Replacement of 2" wood blinds at all Clubhouse windows.
DIVISION 13 - SPECIALTIES		
DIVISION 22 - PLUMBING		
Caulking / Cleaning	22.1	Cleaning & replacement of caulking at bathtubs and surrounds
1/4 TURN SHUT OFF VALVES	22.1	Replacement shut-off valves in all units
kitchen disposals		
water closets		
Sinks	22.1	Replacement of kitchen sinks throughout
Faucets	22.1	Replacement of kitchen faucets throughout
Sinks	22.1	Replacement of vanity sinks throughout
Faucets	22.1	Replacement of vanity faucets throughout
Shower Heads	22.1	Replacement of shower heads throughout
ADA plumbing	22.1	Toilets, sinks, faucets, shower valves, bathtubs @ (9) ADA units
Clubhouse plumbing	22.1	Toilets, sinks, faucets, & water heater @ new Clubhouse Building
Water Heaters	23.1	Electric water heaters at dwelling units
DIVISION 23 - HVAC		
Furnaces	23.1	change out existing with split sys heat pump- use existing piping
Exhaust Fans	23.1	Replace Exhaust Fans
DIVISION 26 - ELECTRICAL		
Clubhouse Lighting	26.1	New lighting at Clubhouse building
Clubhouse Wiring	26.1	At new addition to Clubhouse building
Breezeway Lighting	26.1	Replace lighting at breezeways throughout
Exterior Lighting	26.1	New lighting at gazebo pavilion, bus shelter, & mail kiosk
Interior Lighting	26.1	Replace lighting at dwelling units throughout
ELECTRICAL DEVICES	26.1	relocate recepticle in knee walls, smartexhaust-SED-S, GFCI'S
STRUCTURED CABLING	26.1	clubhouse
Smoke Detectors & alarm	26.1	upgrade fire alarm in ADA units
Smoke Detectors	26.1	Replacement of smoke detectors throughout
DIVISION 28 - ELECTRONICS SAFETY AND SECURITY		
Nurse Call System	28.1	Nurse call in ADA units
Security	28.1	Provide security cameras throughout site & clubhouse interior
Access Controls	28.1	Provide FOB Access controls as indicated.
DIVISION 31 - EXCAVATION		
Excavation	31.1	Excavation as required at all new structures include clubhouse building, mail kiosk, pavilion, playground, & bus shelter
DIVISION 32 - EXTERIOR IMPROVEMENTS		
Concrete	32.1	Replacement of sections of sidewalk for ADA compliance, conc curb ramps
Concrete	32.1	Replacement of sections of sidewalk
Raised Gardens	32.1	Walls, slabs, boxes, fill
Concrete Curb	32.1	Install 24" concrete curb and gutter at rework handicap spaces
Fencing	32.3	Provide chain link fencing per plans
Powerwashing	32.2	Powerwash all existing buildings
Asphalt Paving	32.2	Replacement of sections as indicated, restripe for handicap
DIVISION 32 - UTILITIES		
Water Utilities	32.1	Install Hose Bibb at garden
Sewers	32.1	Hydrojet & camera existing storm & sanitary sewer lines
DOWNSPOUT DRAIN PIPING	32.1	POURED IN PLACE SPLASH BLOCKS

SECTION A - SELLER'S INFORMATION (Do not use agent's information)		SECTION C - TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Columbia Gardens, L.P.		Exempt Code # no exempt code enter NONE	NONE
MAILING ADDRESS (STREET & NUMBER) 1718 Peachtree Street NW South Tower, Suite 684		1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$9,650,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Atlanta, GA 30309 USA	DATE OF SALE 7/31/2017	1A. Estimated fair market value of Real and Personal property	\$0.00
SECTION B - BUYER'S INFORMATION (Do not use agent's information)		2. Fair market value of Personal Property only	\$0.00
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME Douglasville Leased Housing Associates I, LLLP		3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 2905 Northwest Boulevard Suite 150		4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$9,650,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Plymouth, MN 55441 USA	Check Buyers Intended Use <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Agricultural <input type="checkbox"/> Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$9,650.00
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))			
HOUSE NUMBER & EXTENSION (ex 265A) 7101	PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Strickland Street		SUITE NUMBER
COUNTY DOUGLAS	CITY (IF APPLICABLE) Douglasville	MAP & PARCEL NUMBER 0193025A007	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES
			LAND LOT
			SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)			
DATE	DEED BOOK 3512	DEED PAGE 979	PLAT BOOK
			PLAT PAGE

ADDITIONAL BUYERS
None



MAP DATA

FEMA Special Flood Hazard Area: **No**
 Map Number: **13097C0132D**
 Zone: **X**
 Map Date: **March 04, 2013**
 FIPS: **13097**

MAP LEGEND

- | | |
|--------------------------------------|-----------------|
| Areas inundated by 500-year flooding | Protected Areas |
| Areas inundated by 100-year flooding | Floodway |
| Velocity Hazard | Subject Area |

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EXHIBIT A**LEGAL DESCRIPTION OF THE PROPERTY**

All that tract or parcel of land lying and being in Land Lot 193 of the 2nd District, 5th Section, Douglas County, Georgia, and being more particularly described as follows:

Commencing at a point at the intersection of the northerly right of way of Norfolk Southern Railroad (200' R/W) (same being the northerly right of way of West Strickland Street at this point) and the easterly right of way of Cedar Mountain Road (30' R/W); thence running along the northerly right of way of Norfolk Southern Railroad North 63 degrees 54 minutes 35 seconds East a distance of 700.30 feet to a 1/2 inch rebar found and the TRUE POINT OF BEGINNING; thence running North 28 degrees 14 minutes 46 seconds West a distance of 867.20 feet to a 1/2 inch rebar found; running thence South 61 degrees 54 minutes 59 seconds West a distance of 555.78 feet to a 5/8 inch rebar set on the easterly right of way of Cedar Mountain Road; running thence along the easterly right of way of Cedar Mountain Road North 11 degrees 24 minutes 55 seconds West a distance of 82.90 feet to a 1/2 inch rebar found; thence leaving the easterly right of way of Cedar Mountain Road and running North 61 degrees 54 minutes 59 seconds East a distance of 656.34 feet to a 5/8 inch rebar set; running thence North 73 degrees 20 minutes 35 seconds East a distance of 910.45 feet to a 5/8 inch rebar set; running thence South 30 degrees 12 minutes 29 seconds East a distance of 452.84 feet to a 3/4 inch crimp top pipe found; running thence South 58 degrees 01 minute 21 seconds West a distance of 349.88 feet to a 5/8 inch rebar set; running thence South 57 degrees 56 minutes 30 seconds West a distance of 483.89 feet to a concrete monument found; running thence South 28 degrees 14 minutes 32 seconds East a distance of 263.48 feet to a 3/4 inch crimp top pipe found; running thence along the northerly right of way of Norfolk Southern Railroad South 63 degrees 56 minutes 29 seconds West a distance of 200.13 feet to a 1/2 inch rebar found and the TRUE POINT OF BEGINNING said property containing 15.99 acres and more particularly shown on that certain survey prepared for Columbia Gardens, L.P., Fidelity National Title Insurance Company of New York and First Union National Bank, its successors and/or assigns, as their interests may appear, dated September 18, 1998, and revised December 7, 1998, prepared by Armstrong Land Surveying, Inc. and certified to by Robert T. Armstrong, L.S., Georgia Registration No. 1901.

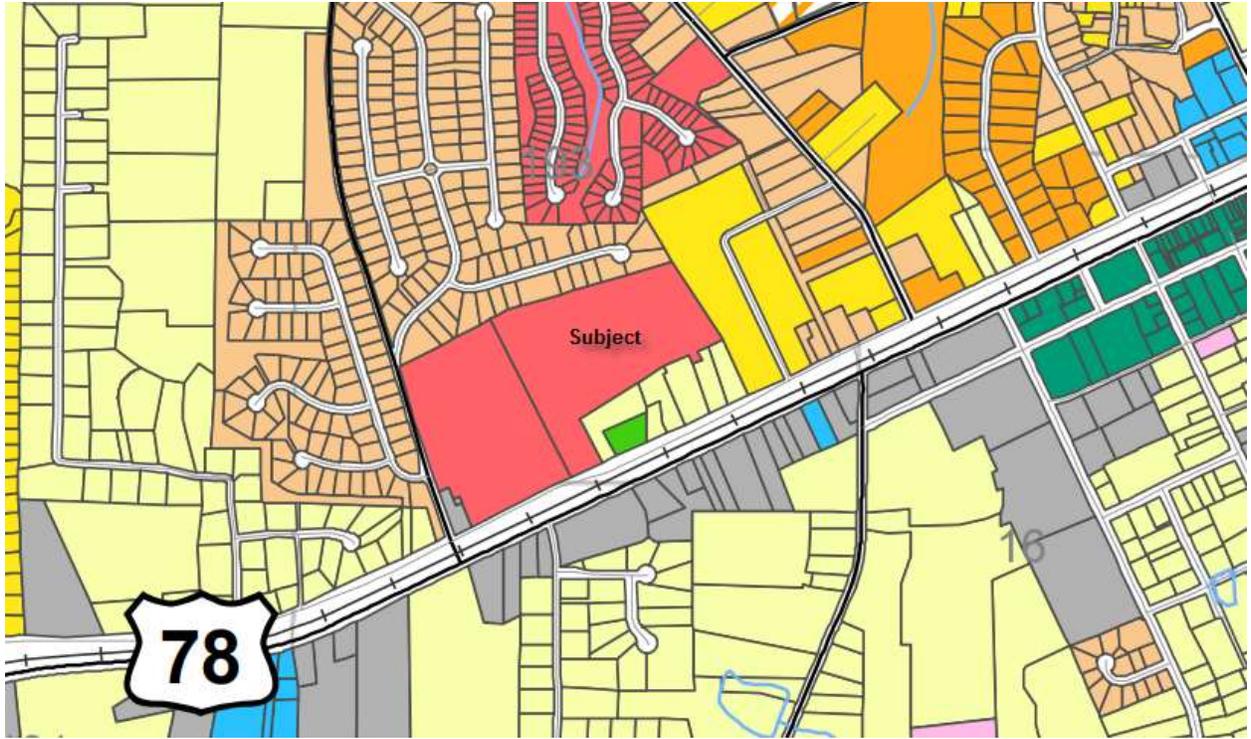
TOGETHER WITH rights and benefits created by and pursuant to that certain Access Agreement by and between Columbia Gardens, L.P. and Norfolk Southern Railway Company, dated December 11, 1998, filed December 15, 1998 and recorded in Deed Book 1218, Page 127, aforesaid records.

Exhibit A-1

SCANNED

AUG 10 2017

Tammy M. Howard
Clark Superior Court
Douglas County, GA



2.05.04. *Uses permitted in a design concept development.* In a DCD design concept development district, uses that are permitted are specified as part of the zoning approval for each development. (Refer also to the special provisions for DCDs in the "restrictions on particular uses" article of this zoning ordinance.)

Section 4.03. - Minimum setbacks.

4.03.01. *Minimum setbacks; principal buildings.*

- a. All principal buildings on a lot shall be set back from the street and from the side and rear lot lines bounding the lot no less than the distances shown as follows:

Table 4-2. Minimum Setback—Principal Buildings.

Zoning District	From Street Right-of-Way (feet)	From Side Lot Line (feet)		From Rear Lot Line (feet)	
		Next to Residential District ¹⁰	Next to Nonresidential District	Next to Residential District ¹⁰	Next to Nonresidential District
R-2	50	15	15	30	30
R-4 and R-3	35	15	15	30	30
R-6 ¹¹	50	30	30	30	30
R-6-T ¹²	50	30	30	30	30
DCD	See footnote ¹³	See footnote ¹³	See footnote ¹³	See footnote ¹³	See footnote ¹³
O-I ¹⁴	50	30	15	30	15
CN ¹⁴	50	50	15	50	15
CBD	None	30	None	30	None
CSC	50 ¹⁵	50	15	50	15
CG ¹⁴	50	50	15	50	15
O-D	50	100	15	100	15
IL	50	100	15	100	15

IH	50	100	15	100	15
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⁹ As measured at a right angle from the right-of-way line along the full length of the property frontage.

¹⁰ See also the buffer requirements under Landscaping, Buffers and "tree conservation" article of appendix B: Development Regulations of the Municipal Code.

¹¹ Requirements shown are for the overall development project.

¹² Requirements shown are for the overall development project. See also "Townhouse developments; special provisions" in this article, below, for a townhouse development.

¹³ As established as part of the zoning approval for each Design Concept Development.

¹⁴ Lots in the historic districts are exempt.

¹⁵ The setback also applies to all other structures, including service areas and access drives.

- b. The front yard requirements of this ordinance for dwellings shall not apply to any lot where the average existing building setback line in a substantially developed area on lots located wholly or in part within 100 feet on each side of such lot, within the same block and zoning district, and fronting on the same side of the street or road as such lot, is less than the minimum setback required. In such cases, the setback on such lots may be less than the required setback, but not less than the average of the existing setbacks on the aforementioned lots, and in no case less than 20 feet from the street or road right-of-way.

4.03.02. *Minimum setbacks; accessory buildings and structures.*

- a. *Accessory buildings.* Minimum setbacks for accessory buildings shall be as follows:
 - (1) *Guest house.* Guest houses must be located to the rear of the main home on the lot and must meet the same setbacks as required for principal buildings in each zoning district.
 - (2) *Night watchman residence.* Night watchman residences shall conform to the minimum setback requirements for principal buildings in each zoning district.
 - (3) *All other accessory buildings.*
 - (a) Accessory buildings located in any residential district may not be located within any front yard (i.e., between a principal building and a street).
 - (b) Accessory buildings having a floor area less than 144 square feet must be at least five feet from any property line.
 - (c) Accessory buildings having a floor of 144 square feet or more must comply with the same setbacks as required for principal buildings in each zoning district.

- b. *Accessory structures.* Minimum setbacks for accessory structures (excluding buildings) shall be as follows:
- (1) *Fences and free-standing walls.* There shall be no minimum setback for fences or free-standing walls, provided that any fence or free-standing wall shall not obstruct visibility at street intersections (see the sight triangle provisions under the "project design standards" article of appendix B: Development Regulations of the Municipal Code).
 - (2) *Gasoline pumps.* Pumps that dispense gasoline, kerosene, propane, natural gas or diesel fuels must be located at least 25 feet from any property line or public right-of-way line.
 - (3) *Canopies.*
 - (a) Canopies shall conform to the minimum building setback requirements for principal buildings in each zoning district; except that,
 - (b) A canopy or overhang over gasoline pumps may be located no less than 25 feet from any property line or public right-of-way line.
 - (4) *All other accessory structures.*
 - (a) Accessory structures located in any residential district may not be located within any front yard.
 - (b) Accessory structures not listed above must be at least 25 feet from any street right-of-way and at least five feet from any other property line (except driveways that connect to a street or adjoining property).

(Ord. No. O-00-106, § 2, 12-4-00; Ord. No. O-04-48, § 19, 11-1-04; Ord. No. O-2012-23, § 2(Exh. B), 6-4-12; Ord. No. O-2012-50, § 2(Exh. B), 11-19-12)

Section 4.02. - Lot area, density, width and frontage.

Every property upon which a principal building or use may be located shall meet or exceed the following requirements for the zoning district in which the lot is situated:

Table 4-1. Lot Size Requirements.

Zoning District	Minimum Lot Area (sq. feet or acres)	Maximum Density (dwelling units/acre)	Minimum Lot Width (feet)	Minimum Lot Frontage (feet)
R-2 ¹	20,000 sf	2 du/acre	100	60 ²
R-3 (site) ³	2 acres	3 du/acre	N/A	60 ²
R-3 dwellings:				
Single-Family	10,000 sf	-	75	60 ²
R-4 (site) ³	2 acres	4 du/acre	N/A	60 ²
R-4 dwellings:				
Single-Family	10,000 sf	-	75	60 ²
Duplex	20,000 sf	-	100	60 ²
Triplex	30,000 sf	-	125	60 ²
Quadraplex	40,000 sf	-	150	60 ²
R-6 (site) ⁶	2 acres	6 du/acre	N/A	50
R-6-T (site) ⁵	2 acres	6 du/acre	N/A	50
DCD	10 acre site	See footnote ⁶	See footnote ⁶	See footnote ⁶
O-I ⁷	20,000 sf	N/A	N/A	50

CN ⁷	20,000 sf	N/A	N/A	50
CBD	None	Per Special Use	N/A	50
CSC	50 acres	N/A	N/A	50 ⁸
CG	None	N/A	N/A	50
O-D	1 acre	N/A	N/A	50
IL	Site—1 acre Lot —one-half acre	N/A	N/A	50
IH	Site—5 acres Lot —1 acre	N/A	N/A	50

¹ See also the provisions for manufactured homes under the "restrictions on particular uses" article of this zoning ordinance.

² 45 feet for lots fronting on a cul-de-sac or circle.

³ Requirements shown are for the overall development project. Specific requirements for lots within the development are shown under "R-4 dwellings."

⁴ Requirements shown are for the overall development project.

⁵ Requirements shown are for the overall development project. See also "Townhouse developments; special provisions" in this article, below, for a townhouse development.

⁶ As established as part of the zoning approval for each Design Concept Development.

⁷ Lots in the historic district are exempt.

⁸ Frontage on a major thoroughfare required.

** As established as part of the zoning approval for each Design Concept Development.

(Ord. No. O-00-106, § 2, 12-4-00; Ord. No. O-04-48, § 18, 11-1-04; Ord. No. O-2012-23, § 1(Exh. A), 6-4-12; Ord. No. O-2012-50, § 1(Exh. A), 11-19-12)

Section 3.03. - Special provisions for design concept development projects.

In furtherance of the purposes for which the DCD district is established, the following shall apply:

3.03.01. *Character of land use.* A DCD must contain at least two types of land use that are not otherwise allowed together in another zoning district or two types of residential density.

3.03.02. *Concept plan required, development standards.*

- a. Development of the DCD shall be guided by a graphic concept plan that designates the land uses of the DCD. The concept plan may be accompanied by a development standards text, which may be approved as a condition of zoning or special use, providing development standards and uses for the project which vary, augment or limit the requirements of this zoning ordinance and the development code.
- b. To the extent that the approved concept plan and development standards for a DCD contradict the development code and the zoning ordinance, the contradictory provisions of the development code and the zoning ordinance are inapplicable to that DCD. For properties zoned to DCD before November 21, 2000, to the extent that development standards are not stated with regard to a particular land use or area, then the standards in the development code or zoning ordinance applicable to the zoning district most consistent with the DCD approval for that land use or area shall apply, provided such standards do not contradict the concept plan for the DCD. For properties zoned to DCD on or after November 21, 2000, to the extent that development standards are not stated with regard to a particular area, then the standards and land uses required and permitted in the area shall be those allowed for the zoning district designated on the concept plan.

3.03.03. *Concept plan as a condition of zoning.* No changes in land use or density shall be allowed in any approved and incorporated concept plan or development standards text, except as subsequently approved pursuant to a rezoning of the property. For properties zoned to DCD concurrent with adoption of the Official Zoning Map on July 6, 1999, and for which development has commenced but is not complete on July 6, 1999, the individual land use plan for any such property shall serve as a concept plan, and such property shall continue to be developed in accordance with development standards applicable at the time of adoption of the land use plan, unless and until new individualized development standards are approved for such property by the mayor and council. For all properties zoned to DCD subsequent to July 6, 1999, the land uses permitted within a DCD and the development standards applicable to each, by location, shall be established as a condition of approval by the city council at the time that the property is rezoned to DCD.

3.03.04. *Open space required.*

- a.

Within the DCD, 20 percent of the gross land area must be set aside as common open space, half of which must be usable for active or passive recreation.

- b. The open space areas and facilities shall be held in common by a legally constituted association of property owners with the financial capability to maintain the open space.
- c. For the purposes of calculation, common open space does not include any streets or public rights-of-way, or yard areas or landscape areas located on private property. Common open space does include land and water areas that are available to all occupants of the DCD on a continuing and permanent basis, such as walking trails, community centers or clubhouses, golf courses and other recreation areas, protected flood plains or wetlands.
- d. Lands dedicated to public use, such as a school or fire station, shall be credited as part of the 20 percent common open space requirement.

3.03.05. *Compatibility.* Land uses developed at the perimeter of the site shall be developed in a manner that is compatible with adjacent off-site land uses or zoning, or a 100-foot wide buffer shall be provided between the uses in the DCD and the perimeter of the site. Compatibility shall be judged on the basis of similar land uses, average lot sizes, setbacks, and other development standards.

3.03.06. *Maximum area and density for residential uses.*

- a. Except as provided in paragraph b. of this subsection, no concept plan shall be approved for any DCD development of 500 acres or less which exceeds the following limits for residential use:
 - (1) Maximum acreage area for residential use: 75 percent of total land area.
 - (2) Maximum acreage area for high-density (attached residential units at six-per-acre density or greater) residential use: Ten percent of total land area.
 - (3) Maximum overall residential density (calculated based on property designated for residential base zones): Five and three-tenths units per acre.
 - (4) Maximum residential density within the high-density (attached units at six-per-acre density or greater) land use area: 14 units per acre.
- b. Exception: The Council may waive the requirements of this subsection upon an express finding of special circumstances where any DCD adjoins property of equal or greater acreage which is developed as commercial, office, industrial or any combination thereof.
- c. Detached residential dwellings shall be permitted in the DCD district at densities greater than three units per acre only:
 - (a) Pursuant to a DCD concept plan approved prior to November 1, 2004; or
 - (b) Pursuant to a DCD concept plan approved on or after January 1, 2012, incorporating a development text in compliance with paragraph c. of subsection 3.03.07.
- d.

For DCD developments approved on or after January 1, 2012, in no case shall more than 50 percent of the detached residential dwellings in any DCD district be less than 1,800 square feet, and the average for all homes constructed within any DCD district shall be greater than 1,800 square feet.

(Ord. No. O-00-106, § 2, 12-4-00; Ord. No. O-01-58, § 2, 8-20-01; Ord. No. O-04-48, § 9, 11-1-04; Ord. No. O-2011-50, §§ 3, 4, 12-19-11)

3.03.07. *Façade materials for detached residential dwellings.*

- a. *Acceptable façade materials.* For detached residential dwellings in DCD developments approved on or after January 1, 2012, façade materials shall be limited to the following:
 - (1) DCD Type A—Brick, stone, and cementitious siding (not to exceed 75 percent of any single wall surface).
 - (2) DCD Type B—Stucco, wood and other materials listed as DCD Type A.
 - (3) DCD Type C—Finished concrete, glazed surface, metal (not corrugated or unfinished) and other material listed as DCD Type A or DCD Type C.
- b. *Single dwelling calculation.* Except as provided in paragraph c. of this subsection, every detached residential dwelling in any DCD development approved on or after January 1, 2012, shall be constructed with façade materials of not less than 25 percent brick on each and every side.
- c. *Multi-dwelling calculation.* For any DCD development approved on or after January 1, 2012, as an alternative to the requirements of paragraph a. of this subsection, the development text may specify façade materials for all detached residential dwellings conforming to one of the following plans:
 - (1) *80 percent plan.* Where every residential dwelling in the DCD development has a minimum lot size of 8,000 square feet, and a minimum dwelling size of 1,500 square feet, and where the maximum density is four units per acre, the development text may provide for:
 - (a) Not fewer than 80 percent of the total number of dwellings each to have not less than 80 percent brick façade on each and every side, and
 - (b) The remaining dwellings to have DCD Type C façade material.
 - (2) *50 percent plan.* Where every residential dwelling in the DCD development has a minimum lot size of 9,000 square feet, and a minimum dwelling size of 1,700 square feet, and where the maximum density is 3.5 units per acre, the development text may provide for:
 - (a) Not fewer than 50 percent of the total number of dwellings each to have not less than 80 percent brick façade on each and every side, and
 - (b) The remaining dwellings to have DCD Type B façade material.
 - (3)

20 percent plan. Where every residential dwelling in the DCD development has a minimum lot size of 10,000 square feet, and a minimum dwelling size of 1,800 square feet, and where the maximum density is 3.25 units per acre, the development text may provide for:

- (a) Not fewer than 20 percent of the total number of dwellings each to have not less than 80 percent brick façade on each and every side, and
- (b) The remaining dwellings to have DCD Type A façade material.

(Ord. No. O-2011-50, § 5, 12-19-11)

Section 3.03. - Special provisions for design concept development projects.

In furtherance of the purposes for which the DCD district is established, the following shall apply:

3.03.01. *Character of land use.* A DCD must contain at least two types of land use that are not otherwise allowed together in another zoning district or two types of residential density.

3.03.02. *Concept plan required, development standards.*

- a. Development of the DCD shall be guided by a graphic concept plan that designates the land uses of the DCD. The concept plan may be accompanied by a development standards text, which may be approved as a condition of zoning or special use, providing development standards and uses for the project which vary, augment or limit the requirements of this zoning ordinance and the development code.
- b. To the extent that the approved concept plan and development standards for a DCD contradict the development code and the zoning ordinance, the contradictory provisions of the development code and the zoning ordinance are inapplicable to that DCD. For properties zoned to DCD before November 21, 2000, to the extent that development standards are not stated with regard to a particular land use or area, then the standards in the development code or zoning ordinance applicable to the zoning district most consistent with the DCD approval for that land use or area shall apply, provided such standards do not contradict the concept plan for the DCD. For properties zoned to DCD on or after November 21, 2000, to the extent that development standards are not stated with regard to a particular area, then the standards and land uses required and permitted in the area shall be those allowed for the zoning district designated on the concept plan.

3.03.03. *Concept plan as a condition of zoning.* No changes in land use or density shall be allowed in any approved and incorporated concept plan or development standards text, except as subsequently approved pursuant to a rezoning of the property. For properties zoned to DCD concurrent with adoption of the Official Zoning Map on July 6, 1999, and for which development has commenced but is not complete on July 6, 1999, the individual land use plan for any such property shall serve as a concept plan, and such property shall continue to be developed in accordance with development standards applicable at the time of adoption of the land use plan, unless and until new individualized development standards are approved for such property by the mayor and council. For all properties zoned to DCD subsequent to July 6, 1999, the land uses permitted within a DCD and the development standards applicable to each, by location, shall be established as a condition of approval by the city council at the time that the property is rezoned to DCD.

3.03.04. *Open space required.*

- a.

Within the DCD, 20 percent of the gross land area must be set aside as common open space, half of which must be usable for active or passive recreation.

- b. The open space areas and facilities shall be held in common by a legally constituted association of property owners with the financial capability to maintain the open space.
- c. For the purposes of calculation, common open space does not include any streets or public rights-of-way, or yard areas or landscape areas located on private property. Common open space does include land and water areas that are available to all occupants of the DCD on a continuing and permanent basis, such as walking trails, community centers or clubhouses, golf courses and other recreation areas, protected flood plains or wetlands.
- d. Lands dedicated to public use, such as a school or fire station, shall be credited as part of the 20 percent common open space requirement.

3.03.05. *Compatibility.* Land uses developed at the perimeter of the site shall be developed in a manner that is compatible with adjacent off-site land uses or zoning, or a 100-foot wide buffer shall be provided between the uses in the DCD and the perimeter of the site. Compatibility shall be judged on the basis of similar land uses, average lot sizes, setbacks, and other development standards.

3.03.06. *Maximum area and density for residential uses.*

- a. Except as provided in paragraph b. of this subsection, no concept plan shall be approved for any DCD development of 500 acres or less which exceeds the following limits for residential use:
 - (1) Maximum acreage area for residential use: 75 percent of total land area.
 - (2) Maximum acreage area for high-density (attached residential units at six-per-acre density or greater) residential use: Ten percent of total land area.
 - (3) Maximum overall residential density (calculated based on property designated for residential base zones): Five and three-tenths units per acre.
 - (4) Maximum residential density within the high-density (attached units at six-per-acre density or greater) land use area: 14 units per acre.
- b. Exception: The Council may waive the requirements of this subsection upon an express finding of special circumstances where any DCD adjoins property of equal or greater acreage which is developed as commercial, office, industrial or any combination thereof.
- c. Detached residential dwellings shall be permitted in the DCD district at densities greater than three units per acre only:
 - (a) Pursuant to a DCD concept plan approved prior to November 1, 2004; or
 - (b) Pursuant to a DCD concept plan approved on or after January 1, 2012, incorporating a development text in compliance with paragraph c. of subsection 3.03.07.
- d.

For DCD developments approved on or after January 1, 2012, in no case shall more than 50 percent of the detached residential dwellings in any DCD district be less than 1,800 square feet, and the average for all homes constructed within any DCD district shall be greater than 1,800 square feet.

(Ord. No. O-00-106, § 2, 12-4-00; Ord. No. O-01-58, § 2, 8-20-01; Ord. No. O-04-48, § 9, 11-1-04; Ord. No. O-2011-50, §§ 3, 4, 12-19-11)

3.03.07. *Façade materials for detached residential dwellings.*

- a. *Acceptable façade materials.* For detached residential dwellings in DCD developments approved on or after January 1, 2012, façade materials shall be limited to the following:
 - (1) DCD Type A—Brick, stone, and cementitious siding (not to exceed 75 percent of any single wall surface).
 - (2) DCD Type B—Stucco, wood and other materials listed as DCD Type A.
 - (3) DCD Type C—Finished concrete, glazed surface, metal (not corrugated or unfinished) and other material listed as DCD Type A or DCD Type C.
- b. *Single dwelling calculation.* Except as provided in paragraph c. of this subsection, every detached residential dwelling in any DCD development approved on or after January 1, 2012, shall be constructed with façade materials of not less than 25 percent brick on each and every side.
- c. *Multi-dwelling calculation.* For any DCD development approved on or after January 1, 2012, as an alternative to the requirements of paragraph a. of this subsection, the development text may specify façade materials for all detached residential dwellings conforming to one of the following plans:
 - (1) *80 percent plan.* Where every residential dwelling in the DCD development has a minimum lot size of 8,000 square feet, and a minimum dwelling size of 1,500 square feet, and where the maximum density is four units per acre, the development text may provide for:
 - (a) Not fewer than 80 percent of the total number of dwellings each to have not less than 80 percent brick façade on each and every side, and
 - (b) The remaining dwellings to have DCD Type C façade material.
 - (2) *50 percent plan.* Where every residential dwelling in the DCD development has a minimum lot size of 9,000 square feet, and a minimum dwelling size of 1,700 square feet, and where the maximum density is 3.5 units per acre, the development text may provide for:
 - (a) Not fewer than 50 percent of the total number of dwellings each to have not less than 80 percent brick façade on each and every side, and
 - (b) The remaining dwellings to have DCD Type B façade material.
 - (3)

20 percent plan. Where every residential dwelling in the DCD development has a minimum lot size of 10,000 square feet, and a minimum dwelling size of 1,800 square feet, and where the maximum density is 3.25 units per acre, the development text may provide for:

- (a) Not fewer than 20 percent of the total number of dwellings each to have not less than 80 percent brick façade on each and every side, and
- (b) The remaining dwellings to have DCD Type A façade material.

(Ord. No. O-2011-50, § 5, 12-19-11)

Addendum D
Comparable Data



Location & Property Identification

Property Name:	Northwest Drive Age Restricted Multifamily Land
Sub-Property Type:	Residential, Multifamily
Address:	Northwest Dr. NW.
City/State/Zip:	Atlanta, GA 30318
County:	Fulton
Market Orientation:	Suburban
IRR Event ID:	1494595



Sale Information

Sale Price:	\$1,850,000
Effective Sale Price:	\$1,850,000
Sale Date:	11/03/2016
Sale Status:	Closed
Eff. Price/Unit:	\$7,115 /Apt. Unit
\$/Acre(Gross):	\$65,233
\$/Land SF(Gross):	\$1.50
\$/Acre(Usable):	\$65,233
\$/Land SF(Usable):	\$1.50
Grantor/Seller:	Northwest Drive Partners LLC (Arrowhead)
Grantee/Buyer:	NGI NW Drive LLC (Novare Group)
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Exposure Time:	9 (months)
Financing:	Cash to seller
Terms of Sale:	This was an all-cash deal, the property was under contract for 90 days and there were no sale conditions associated with the deal.
Document Type:	Warranty Deed
Recording No.:	56802-264
Verified By:	Zach Fraysier
Verification Date:	05/16/2017

Confirmation Source:	Jamie Smithson provided marketing flyer
Verification Type:	Confirmed-Seller Broker
Secondary Verific. Source:	Assessor, CoStar, Deed

Improvement and Site Data

MSA:	Atlanta MSA
Legal/Tax/Parcel ID:	17-0258-LL-132
Acres(Usable/Gross):	28.36/28.36
Land-SF(Usable/Gross):	1,235,361/1,235,361
Usable/Gross Ratio:	1.00
No. of Units/Unit Type:	260/Apt. Units
Shape:	Irregular
Topography:	Rolling
Corner Lot:	No
Density-Unit/Gross Acre:	9.17
Density-Unit/Usable Acre:	9.17
Zoning Code:	RG-2C
Zoning Desc.:	Residential General- Sector 2- Conditional
Utilities Desc.:	All utilities available
Source of Land Info.:	Broker

Comments

The property can be developed with 260 units for 55 and older multifamily residential as of the time of sale. The property is zoned RG-2C by the City of Atlanta. The zoning allows 260 units of senior housing development

Comments (Cont'd)

for 55 and older. The information provided by the broker indicates that the use is negotiable. The property is rolling and heavily wooded.

Location & Property Identification

Property Name:	Multifamily Land- James Jackson Parkway
Sub-Property Type:	Residential, Multifamily
Address:	954 James Jackson Pky.
City/State/Zip:	Atlanta, GA 30318
County:	Fulton
Market Orientation:	Suburban
IRR Event ID:	1598563



Sale Information

Sale Price:	\$1,200,000
Effective Sale Price:	\$1,200,000
Sale Date:	06/21/2016
Sale Status:	Closed
Eff. Price/Unit:	\$7,500 /Apt. Unit
\$/Acre(Gross):	\$128,755
\$/Land SF(Gross):	\$2.96
\$/Acre(Usable):	\$128,755
\$/Land SF(Usable):	\$2.96
Grantor/Seller:	Hightower Road Apartments LLC
Grantee/Buyer:	TBG Remington Senior LP
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Document Type:	Warranty Deed
Recording No.:	56283-140
Verified By:	Zach Fraysier
Verification Date:	08/31/2017
Verification Type:	Secondary Verification
Secondary Verific. Source:	Assessor, CoStar, Deed

Usable/Gross Ratio:	1.00
No. of Units/Unit Type:	160/Apt. Units
Shape:	Irregular
Topography:	Level
Density-Unit/Gross Acre:	17.17
Density-Unit/Usable Acre:	17.17
Zoning Code:	RG-3
Zoning Desc.:	Multifamily Residential
Source of Land Info.:	Public Records

Comments

Prior to the sale, previous multifamily improvements had been demolished and streets and building pads remained at the time of sale. The buyer intends to improve the property with a 160 unit affordable senior housing multifamily development. The vacant site was purchased in 2016 with the intentions of developing a 160 unit affordable senior housing property. The property was previously developed with a multifamily use which has been demolished. Building pads and street infrastructure remain.

Improvement and Site Data

MSA:	Atlanta MSA
Acres(Usable/Gross):	9.32/9.32
Land-SF(Usable/Gross):	405,979/405,979

Location & Property Identification

Property Name:	Walton Senior Living
Sub-Property Type:	Residential, Multifamily
Address:	1520 Old 41 Hwy. NW.
City/State/Zip:	Kennesaw, GA 30152
County:	Cobb
Market Orientation:	Suburban
Property Location:	Northeast corner of Old Highway 41 and Oakridge Drive
IRR Event ID:	1423612



Sale Information

Sale Price:	\$1,000,000
Effective Sale Price:	\$1,000,000
Sale Date:	12/07/2015
Recording Date:	12/10/2015
Sale Status:	Closed
Eff. Price/Unit:	\$13,333 /Apt. Unit
\$/Acre(Gross):	\$285,714
\$/Land SF(Gross):	\$6.56
\$/Acre(Usable):	\$285,714
\$/Land SF(Usable):	\$6.56
\$/Unit:	\$13,333 /Approved Unit
Grantor/Seller:	James J. Smith, as Trustee
Grantee/Buyer:	Teague Investments, LP
Assets Sold:	Real estate only
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Document Type:	Trust Deed
Recording No.:	Deed Book 15298, page 4274
Verified By:	Stephanie Tarrer
Verification Date:	11/21/2016
Verification Type:	Secondary Verification
Secondary Verific. Source:	CoStar, Assessor, Deed, News Article

Operating Data and Key Indicators

Operating Expenses:	\$7,453
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Sale Analysis

Proposed Use Desc.:	Apartment Units ...
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Improvement and Site Data

MSA:	Atlanta
Legal/Tax/Parcel ID:	2002120-160
Acres(Usable/Gross):	3.50/3.50
Land-SF(Usable/Gross):	152,460/152,460
Usable/Gross Ratio:	1.00
No. of Units (Potential):	75
No. of Units/Unit Type:	75/Apt. Units
Shape:	Rectangular
Topography:	Level
Vegetation:	Trees and grasses
Corner Lot:	Yes
Frontage Feet:	462
Frontage Desc.:	Old Highway 41 NW
Frontage Type:	2 way, 1 lane each way
Traffic Control at Entry:	Stop sign
Traffic Flow:	Moderate
AccessibilityRating:	Average
Visibility Rating:	Good

Improvement and Site Data (Cont'd)

Density-Unit/Gross Acre:	21.43
Density-Unit/Usable Acre:	21.43
Zoning Code:	RM-8
Zoning Desc.:	Residential Multifamily with Senior Living Overlay
Environmental Issues:	No
Flood Plain:	No
Utilities Desc.:	All utilities available.
Source of Land Info.:	Other

Comments

The property was purchased by Walton Communities for development of 75 senior living units. The site is located adjacent to Walton Ridenour apartments.

The property is located in a developing area of Cobb County. The adjacent uses include multifamily and vacant land.

Location & Property Identification

Property Name:	Paradise East
Sub-Property Type:	Government Subsidized
Address:	1480-1504 Bouldercrest Rd. SE.
City/State/Zip:	Atlanta, GA 30316
County:	DeKalb
Submarket:	South DeKalb
Market Orientation:	Suburban
IRR Event ID:	1600230



Sale Information

Sale Price:	\$12,600,000
Effective Sale Price:	\$12,600,000
Sale Date:	04/28/2017
Sale Status:	Closed
\$/SF GBA:	\$86.13
\$/SF NRA:	\$86.13
Eff. Price/Unit:	\$71,591 /Unit
Grantor/Seller:	Paradise East Apartments, LLC
Grantee/Buyer:	Paradise Housing Partners, L.P.
Property Rights:	Leased Fee
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Terms of Sale:	According to CoStar information: The buyer procured \$12 million in bond financing from the Housing Authority of the County of DeKalb and the seller described this transaction as a tax credit deal.
Document Type:	Warranty Deed
Recording No.:	26247-151
Verified By:	Zach Fraysier
Verification Date:	09/07/2017

Verification Type:	Secondary Verification
Secondary Verific. Source:	Assessor, CoStar, Deed

Operating Data and Key Indicators

Operating Data Type:	In Place
Vacancy Rate:	2%
Net Operating Income:	\$ 819,000
Cap Rate - Derived:	6.50%

Occupancy

Occupancy at Time of Sale:	98.30%
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Improvement and Site Data

Legal/Tax/Parcel ID:	15-115-01-0139
GBA-SF:	146,288
NRA-SF:	146,288
Acres(Usable/Gross):	11.90/11.90
Land-SF(Usable/Gross):	518,364/518,364
Usable/Gross Ratio:	1.00
Year Built:	1974
Property Class:	C
M&S Class:	D
Construction Quality:	Average
Improvements Cond.:	Average
Construction Desc.:	Wood frame
No. of Buildings/Stories:	7/3
Total Parking Spaces:	340

Improvement and Site Data (Cont'd)

Park. Ratio 1000 SF GLA:	2.32
No. Surface Spaces:	340
Park. Ratio 1000 SF GBA:	2.32
Parking Ratio(/Unit):	1.93
Density-Unit/Gross Acre:	14.79
Density-Unit/Usable Acre:	14.79
Bldg. to Land Ratio FAR:	0.28
Zoning Code:	MR-1
Zoning Desc.:	Medium Density Residential-1
Source of Land Info.:	Other

Unit Mix

No. of Bed- rooms	No. of Bath- rooms	No. of Units	Approx. Units SF	Total Units SF	% of Total
1.00	1.00	30	725	21,750	14.9%
2.00	1.00	146	853	124,538	85.1%
		<u>176</u>		<u>146,288</u>	

Project & Unit Amenities

Laundry Facility	Air Conditioning
Playground	Carpets/Drapes/Blinds
Basketball	

Comments

According to CoStar information and confirmed by warranty deed and assessor information. The in-place cap rate was 6.50% and the property was stabilized at the time of sale.

All units are tax credit.

Location & Property Identification

Property Name:	Columbia Woods Townhomes
Sub-Property Type:	LIHTC
Address:	166 Greison Trl.
City/State/Zip:	Newnan, GA 30263
County:	Coweta
Submarket:	Peachtree City/Fayetteville/Newnan
Market Orientation:	Suburban
IRR Event ID:	1490604



Sale Information

Sale Price:	\$7,450,000
Effective Sale Price:	\$7,450,000
Sale Date:	02/03/2017
Sale Status:	Closed
\$/SF GBA:	\$48.69
\$/SF NRA:	\$48.69
Eff. Price/Unit:	\$62,605 /Apt. Unit
Grantor/Seller:	Columbia Woods LP
Grantee/Buyer:	PC Columbia Wood LLC
Property Rights:	Leased Fee
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Document Type:	Warranty Deed
Recording No.:	4498-529
Verified By:	Zach Fraysier
Verification Date:	05/05/2017
Confirmation Source:	Brad Barnes at Columbia Residential
Verification Type:	Confirmed-Seller
Secondary Verific. Source:	CoStar

Occupancy at Time of Sale: 98.00%

Improvement and Site Data

MSA:	Atlanta-Sandy Springs-Marietta, GA Metropolitan Statistical Area
GBA-SF:	153,024
NRA-SF:	153,024
Acres(Usable/Gross):	15.00/15.00
Land-SF(Usable/Gross):	653,400/653,400
Usable/Gross Ratio:	1.00
Year Built:	2002
Property Class:	B
M&S Class:	D
Construction Desc.:	Wood framing
No. of Units/Unit Type:	119/Apt. Units
Density-Unit/Gross Acre:	7.93
Density-Unit/Usable Acre:	7.93
Bldg. to Land Ratio FAR:	0.23
Source of Land Info.:	Other

Operating Data and Key Indicators

Vacancy Rate: 2%

Occupancy

Unit Mix

No. of Bed- rooms	No. of Bath- rooms	No. of Units	Approx. Units SF	Total Units SF	% of Total
2.00	1.00	95	1,244	118,180	77.2%

Unit Mix (Cont'd)

No. of Bed-rooms	No. of Bath-rooms	No. of Units	Approx. Units SF	Total Units SF	% of Total
2.00	2.00	1	1,244	1,244	0.8%
3.00	2.00	24	1,400	33,600	22.0%
		<hr/> 120		<hr/> 153,024	

Project & Unit Amenities

Fitness Room	Ceiling Fans
Clubhouse/Rec. Bldg.	Patios/Balcony
Swimming Pool	Washer/Dryer Hookup
Laundry Facility	Dishwasher
Basketball	Disposal

Comments

This was the sale of a multifamily property encumbered by a LIHTC contract which was 98% occupied at the time of sale.

This is a Section 42 housing development with 118 tax credit units.

Location & Property Identification

Property Name:	Pointe Clear
Sub-Property Type:	LIHTC
Address:	7545 Tara Rd.
City/State/Zip:	Jonesboro, GA 30236
County:	Clayton
Submarket:	Clayton/Henry
Market Orientation:	Suburban
IRR Event ID:	1383701



Occupancy at Time of Sale: 100.00%

Sale Information

Sale Price:	\$13,900,000
Effective Sale Price:	\$13,900,000
Sale Date:	07/25/2016
Sale Status:	Closed
\$/SF GBA:	\$56.43
\$/SF NRA:	\$56.43
Eff. Price/Unit:	\$60,435 /Apt. Unit
Grantor/Seller:	Pointe Clear Apartments, LLC
Grantee/Buyer:	Pointe Clear Owner, LLC
Property Rights:	Leased Fee
Financing:	Cash to seller
Document Type:	Deed
Recording No.:	10935/222
Rent Controlled:	Yes
Subsidy Comments:	LIHTC
Verified By:	Kristina Prestwich
Verification Date:	08/23/2016
Verification Type:	Secondary Verification
Secondary Verific. Source:	Assessor, CoStar

Improvement and Site Data

MSA:	Atlanta-Sandy Springs-Marietta, GA Metropolitan Statistical Area
Legal/Tax/Parcel ID:	13208A A001
GBA-SF:	246,336
NRA-SF:	246,336
Acres(Usable/Gross):	21.96/21.96
Land-SF(Usable/Gross):	956,360/956,360
Usable/Gross Ratio:	1.00
No. of Units (Potential):	264
Year Built:	1998
Property Class:	B
M&S Class:	D
Construction Quality:	Average
Improvements Cond.:	Average
Exterior Walls:	Wood siding
Construction Desc.:	Wood frame
No. of Buildings/Stories:	9/3
No. of Units/Unit Type:	230/Apt. Units
Multi-Tenant/Condo.:	Yes/No
Total Parking Spaces:	500
Park. Ratio 1000 SF GLA:	2.03
No. Surface Spaces:	500
Park. Ratio 1000 SF GBA:	2.03
Parking Ratio(/Unit):	2.17

Operating Data and Key Indicators

Net Operating Income:	\$ 1,000,800
Cap Rate - Derived:	7.20%

Occupancy

Improvement and Site Data (Cont'd)

Shape:	Irregular
Topography:	Level
Corner Lot:	No
Frontage Feet:	1241
Frontage Desc.:	Tara Road
Frontage Type:	2 way, 1 lane each way
Traffic Control at Entry:	None
Traffic Flow:	Moderate
AccessibilityRating:	Average
Visibility Rating:	Average
Density-Unit/Gross Acre:	10.47
Density-Unit/Usable Acre:	10.47
Bldg. to Land Ratio FAR:	0.26
Zoning Code:	RM
Zoning Desc.:	Multiple Family Residential
Flood Plain:	No
Flood Zone:	Outside of 500-year floodplain
Flood Zone Designation:	X
Comm. Panel No.:	13063C0086E
Date:	09/05/2007
Utilities:	Electricity, Water Public, Sewer, Gas, Telephone, CableTV
Source of Land Info.:	Other

Gated Entrance	Patios/Balcony
Swimming Pool	Central AC
Playground	Vaulted Ceilings
Clubhouse/Rec. Bldg.	Fireplace
Fitness Room	Washer/Dryer Hookup
Laundry Facility	Walk-in Closets
Security	Carpets/Drapes/Blinds
	Modern Kitchens
	Air Conditioning

Comments

This is the sale of the 230-unit apartment complex located at 7545 Tara Road in Jonesboro, GA. The property sold on July 25, 2016 for \$13,900,000 or \$60,435 per unit. The property was 100% occupied at the time of sale. The property traded at a 7.2% cap rate.

Pointe Clear is a 230-unit, LIHTC property located in Jonesboro. The community offers one-, two- and three-bedroom units. All of the units are set aside at 60% AMI.

Unit Mix

No. of Bed-rooms	No. of Bath-rooms	No. of Units	Approx. Units SF	Total Units SF	% of Total
1.00	1.00		804		
2.00	2.00		1,044		
2.00	2.00		1,070		
3.00	2.00	80	1,244	99,520	100.0%
1.00	1.00		804		
1.00	1.00		804		
2.00	2.00		1,070		
2.00	2.00		1,070		
		<u>80</u>		<u>99,520</u>	

Project & Unit Amenities

Location & Property Identification

Property Name: Baywood Park
 Sub-Property Type: LIHTC
 Address: 6655 Mt. Zion Blvd.
 City/State/Zip: Morrow, GA 30260
 County: Clayton
 Submarket: Clayton/Henry
 Market Orientation: Suburban

IRR Event ID: 1389368



Sale Information

Sale Price: \$6,632,352
 Effective Sale Price: \$6,632,352
 Sale Date: 06/13/2016
 Sale Status: Closed
 \$/SF GBA: \$47.37
 \$/SF NRA: \$47.37
 Eff. Price/Unit: \$55,270 /Apt. Unit
 Grantor/Seller: VCP Baywood LLC (Verden Capital Properties)
 Grantee/Buyer: Elite Street Capital Baywood Equity DE LP
 Property Rights: Leased Fee
 % of Interest Conveyed: 100.00
 Financing: Cash to seller - buyer obtained financing
 Terms of Sale: Buyer made 17.1% (\$1,132,352 down payment) and obtained \$5,500,000 from Greystone Servicing Corporation, Inc.
 Document Type: Warranty Deed
 Recording No.: Clayton WD Bk 10909 Pg 550
 Verified By: Zach Fraysier
 Verification Date: 09/07/2016
 Verification Type: Secondary Verification
 Secondary Verific. Source: CoStar, Deed

Occupancy

Occupancy at Time of Sale: 95.00%

Improvement and Site Data

MSA: Atlanta-Sandy Springs-Marietta, GA Metropolitan Statistical Area
 GBA-SF: 140,000
 NRA-SF: 140,000
 Acres(Usable/Gross): 26.80/26.80
 Land-SF(Usable/Gross): 1,167,408/1,167,408
 Usable/Gross Ratio: 1.00
 Year Built: 1995
 Most Recent Renovation: 2011/2012
 Property Class: B
 M&S Class: D
 Construction Quality: Average
 Improvements Cond.: Average
 Exterior Walls: Brick
 Construction Desc.: Two-story wood frame, garden style apartments.
 No. of Units/Unit Type: 120/Apt. Units
 Multi-Tenant/Condo.: Yes/No
 Total Parking Spaces: 240
 Park. Ratio 1000 SF GLA: 1.71
 Park. Ratio 1000 SF GBA: 1.71
 Parking Ratio(/Unit): 2.00

Improvement and Site Data (Cont'd)

Density-Unit/Gross Acre:	4.48
Density-Unit/Usable Acre:	4.48
Bldg. to Land Ratio FAR:	0.12
Zoning Desc.:	RM, Clayton County
Source of Land Info.:	Other

Unit Mix

No. of Bed-rooms	No. of Bath-rooms	No. of Units	Approx. Units SF	Total Units SF	% of Total
2.00	2.00	40	1,004	40,160	29.9%
3.00	2.00	40	1,153	46,120	34.3%
3.00	2.00	40	1,201	48,040	35.8%
		<u>120</u>		<u>134,320</u>	

Project & Unit Amenities

Clubhouse/Rec. Bldg.	Patios/Balcony
Basketball	Washer/Dryer Hookup
Volleyball	Central AC
Laundry Facility	Carpets/Drapes/Blinds
Fitness Room	Walk-in Closets
Playground	Modern Kitchens
	Ceiling Fans
	Air Conditioning
	Dishwasher
	Disposal

Comments

According to CoStar and Public Record, this transaction was arm's length and cash to seller- buyer obtained financing.

Baywood is a 120-unit, LIHTC community, located in Morrow. The community offers two- and three-bedroom units. Of the units, 13 are set aside at 50% and the balance is set aside at 60%.

Location & Property Identification

Property Name:	The Peaks of Bells Ferry
Sub-Property Type:	LIHTC
Address:	100 Peaks Rdg.
City/State/Zip:	Acworth, GA 30102
County:	Cherokee
Submarket:	Cherokee County
Market Orientation:	Suburban
IRR Event ID:	1421036



Sale Information

Sale Price:	\$18,500,000
Effective Sale Price:	\$18,500,000
Sale Date:	06/03/2016
Sale Status:	Closed
\$/SF GBA:	\$65.14
\$/SF NRA:	\$65.14
Eff. Price/Unit:	\$74,597 /Apt. Unit
Grantor/Seller:	The Peaks at Bells Ferry LP
Grantee/Buyer:	Deancurt Acworth, LLC (Aspen Square Management)

Property Rights:	Leased Fee
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Terms of Sale:	The buyer noted that the transaction was cash to seller and explicitly stated that there was no debt assumption which is contrary to CoStar record which was unconfirmed information.

Document Type:	Warranty Deed
Recording No.:	13900-139
Rent Controlled:	Yes
Rent Subsidized:	Yes
Subsidy Comments:	80% of the units are leased at 60% AMI

Verified By:	Zach Fraysier
Verification Date:	11/16/2016
Confirmation Source:	Greg Cygan at Aspen Square Management
Verification Type:	Confirmed-Buyer
Secondary Verific. Source:	Assessor, CoStar, Deed

Operating Data and Key Indicators

Operating Data Type:	In Place
Vacancy Rate:	13%
Net Operating Income:	\$ 1,017,500
Cap Rate - Derived:	5.50%

Occupancy

Occupancy at Time of Sale:	87.00%
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Improvement and Site Data

MSA:	Atlanta MSA
Legal/Tax/Parcel ID:	015N06-00000-129-000-0000
GBA-SF:	284,000
NRA-SF:	284,000
Acres(Usable/Gross):	15.48/15.48
Land-SF(Usable/Gross):	674,308/674,308
Usable/Gross Ratio:	1.00
Year Built:	2003
Property Class:	B
M&S Class:	D
Construction Quality:	Average

Improvement and Site Data (Cont'd)

Improvements Cond.:	Average
Construction Desc.:	Brick veneer and vinyl siding on wood
No. of Buildings/Stories:	11/3
No. of Units/Unit Type:	248/Apt. Units
Total Parking Spaces:	300
Park. Ratio 1000 SF GLA:	1.06
No. Surface Spaces:	300
Park. Ratio 1000 SF GBA:	1.06
Parking Ratio(/Unit):	1.21
Density-Unit/Gross Acre:	16.02
Density-Unit/Usable Acre:	16.02
Bldg. to Land Ratio FAR:	0.42
Zoning Code:	RM16
Zoning Desc.:	Multifamily
Source of Land Info.:	Public Records

to occupancy issues- 87% occupied at TOS. The firm which purchased the property is a national investor who has stabilized the property at an 96% occupancy rate as of 11/16/2016 (per rent survey). The buyer representative stated that their pro-forma cap rate was set at 6.47% and that typical capitalization rates in the area of tax credit multifamily properties are around 6.50%. This property is 80% LIHTC 60% AMI units consisting of 1 to 3 beds. The remainder is marketed/leased at market rents. The amenities are typical for multifamily in Cherokee County.

Unit Mix

No. of Bed-rooms	No. of Bath-rooms	No. of Units	Approx. Units SF	Total Units SF	% of Total
1.00	1.00	12	874	10,488	3.7%
1.00	1.00	50	874	43,700	15.4%
2.00	2.00	25	1,149	28,725	10.2%
2.00	2.00	98	1,149	112,602	39.8%
3.00	2.00	12	1,388	16,656	5.9%
3.00	2.00	51	1,388	70,788	25.0%
		<u>248</u>		<u>282,959</u>	

Project & Unit Amenities

Clubhouse/Rec. Bldg.	Air Conditioning
Fitness Room	Carpets/Drapes/Blinds
Gated Entrance	Dishwasher
Laundry Facility	Disposal
Playground	Walk-in Closets
Swimming Pool	Washer/Dryer Hookup

Comments

The in-place cap rate at the time of sale was 5.50%. The buyer stated that the cap rate was lower than market rates for Tax Credit multifamily properties in the area due

Location & Property Identification

Property Name:	The Courtyard at Maple
Sub-Property Type:	LIHTC
Address:	55 Maple St. NW.
City/State/Zip:	Atlanta, GA 30314
County:	Fulton
Submarket:	Central I-75 West
Market Orientation:	Suburban
IRR Event ID:	1131692



Sale Information

Sale Price:	\$14,000,000
Effective Sale Price:	\$14,000,000
Sale Date:	05/05/2015
Sale Status:	Closed
\$/SF GBA:	\$62.98
\$/SF NRA:	\$62.98
Eff. Price/Unit:	\$76,923 /Unit
Grantor/Seller:	BBRC Parcel 25, LLC/Vine City Redevelopment
Grantee/Buyer:	Domain Courtyard Apartments, LLC
Property Rights:	Leased Fee
Financing:	Cash to seller
Document Type:	Deed
Recording No.:	55596-0510
Verified By:	Sherry L. Watkins, MAI, FRICS, ASA
Verification Date:	09/01/2016
Confirmation Source:	Confidential Confirmation, Offering Memorandum
Verification Type:	Confirmed-Other

Operating Data and Key Indicators

Operating Data Type:	In Place
Vacancy Rate:	3%
Effective Gross Income:	\$1,740,096
Operating Expenses:	\$1,159,893

Net Operating Income:	\$ 580,203
Expense Ratio:	66.66%
Reserves Included:	Yes
Management Included:	Yes
Cap Rate - Derived:	4.14%
EGIM - Derived:	8.05

Occupancy

Occupancy at Time of Sale:	97.00%
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Improvement and Site Data

Legal/Tax/Parcel ID:	14-0083-0008-114
GBA-SF:	222,285
NRA-SF:	222,285
Acres(Usable/Gross):	7.33/7.33
Land-SF(Usable/Gross):	319,294/319,294
Usable/Gross Ratio:	1.00
Year Built:	1993
Property Class:	B
Construction Quality:	Average
Construction Desc.:	Masonry
No. of Buildings/Stories:	9/3
Elevators/Count:	Yes/0
Density-Unit/Gross Acre:	24.83
Density-Unit/Usable Acre:	24.83
Bldg. to Land Ratio FAR:	0.70
Source of Land Info.:	Other

Unit Mix

No. of Bed-rooms	No. of Bath-rooms	No. of Units	Approx. Units SF	Total Units SF	% of Total
1.00	1.00	12	575	6,900	4.2%
1.00	1.00	24	722	17,328	10.5%
2.00	1.00	15	848	12,720	7.7%
2.00	1.00	9	848	7,632	4.6%
2.00	2.00	2	850	1,700	1.0%
2.00	2.00	62	968	60,016	36.2%
2.00	2.00	40	968	38,720	23.4%
3.00	2.00	18	1,150	20,700	12.5%
		182	165,716		

Project & Unit Amenities

Fitness Room	Air Conditioning
Gated Entrance	Carpets/Drapes/Blinds
Laundry Facility	Dishwasher
Playground	Disposal
Swimming Pool	Range-Refrig.
	Vaulted Ceilings
	Walk-in Closets
	Washer/Dryer Hookup

Comments

This property sold for \$14,000,000. or \$76,923 per unit. The cap rate of 4.14% is based on in-place income/expenses. The proforma cap rate is about 7% with much lower expenses and higher rents forecast. This is a 60% LIHTC and 40% market rent property. The tax credit units are only two bedroom units.

Location & Property Identification

Property Name:	Plantation Ridge
Sub-Property Type:	LIHTC
Address:	1022 Level Creek Rd.
City/State/Zip:	Sugar Hill, GA 30518
County:	Gwinnett
Submarket:	North Gwinnett
Market Orientation:	Suburban
IRR Event ID:	1296211



Sale Information

Sale Price:	\$16,005,000
Effective Sale Price:	\$16,005,000
Sale Date:	03/18/2015
Sale Status:	Closed
\$/SF GBA:	\$65.55
\$/SF NRA:	\$65.55
Eff. Price/Unit:	\$73,417 /Apt. Unit
Grantor/Seller:	Level Creek Partners, LP
Grantee/Buyer:	Tralee Affordable Bulldog I, LLC
Property Rights:	Leased Fee
Financing:	Cash to seller
Document Type:	Deed
Recording No.:	53455-0640
Verified By:	Kristina Prestwich
Verification Date:	03/28/2016
Verification Type:	Secondary Verification

Operating Data and Key Indicators

Vacancy Rate:	8%
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Occupancy

Occupancy at Time of Sale:	92.00%
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Improvement and Site Data

MSA:	Atlanta-Sandy Springs-Marietta, GA Metropolitan Statistical Area
Legal/Tax/Parcel ID:	R7291 045
GBA-SF:	244,152
NRA-SF:	244,152
Acres(Usable/Gross):	17.55/17.55
Land-SF(Usable/Gross):	764,478/764,478
Usable/Gross Ratio:	1.00
Year Built:	1998
Property Class:	B
M&S Class:	D
Construction Quality:	Average
Improvements Cond.:	Average
Construction Desc.:	Wood framing
No. of Buildings/Stories:	15/2
No. of Units/Unit Type:	218/Apt. Units
Multi-Tenant/Condo.:	Yes/No
Total Parking Spaces:	436
Park. Ratio 1000 SF GLA:	1.79
Park. Ratio 1000 SF GBA:	1.79
Parking Ratio(/Unit):	2.00
Elevators/Count:	None
Density-Unit/Gross Acre:	12.42
Density-Unit/Usable Acre:	12.42
Bldg. to Land Ratio FAR:	0.32
Zoning Desc.:	RM, Multifamily
Source of Land Info.:	Public Records

Unit Mix

No. of Bed-rooms	No. of Bath-rooms	No. of Units	Approx. Units SF	Total Units SF	% of Total
1.00	1.00		885		
2.00	2.00		1,086		
3.00	2.00		1,284		
1.00	1.00		885		
2.00	2.00		1,086		
3.00	2.00		1,284		

Project & Unit Amenities

Fitness Room	Air Conditioning
Laundry Facility	Carpets/Drapes/Blinds
Playground	Dishwasher
Swimming Pool	Disposal
	Patios/Balcony
	Range-Refrig.
	Storage in Unit
	Walk-in Closets
	Washer/Dryer Hookup

Comments

This is the sale of the 218-unit apartment complex located at 1022 Level Creek Road in Sugar Hill, Georgia. The property sold on March 18, 2015 for \$16,005,000 or \$73,411 per unit. The property was 92% occupied at the time of sale. This is a LIHTC property.

The subject is an existing multifamily property containing 218 dwelling units. The improvements were constructed in 1998. The site area is 17.55 acres, or 764,478 square feet. The subject is encumbered by LIHTC restrictions requiring that a minimum of 130 of the units be rented to tenants earning no more than 60% of the Area Median Income (AMI).

Location & Property Identification

Property Name:	Bay Bridge at the Pointes f/k/a Pointes of Mariett
Sub-Property Type:	Conventional, Garden/Low Rise
Address:	1275 Cunningham Rd.
City/State/Zip:	Marietta, GA 30008
County:	Cobb
Submarket:	Marietta
Market Orientation:	Suburban
IRR Event ID:	1516656



Sale Information

Sale Price:	\$21,000,000
Effective Sale Price:	\$21,000,000
Sale Date:	06/01/2017
Sale Status:	Closed
\$/SF GBA:	\$78.68
\$/SF NRA:	\$78.68
Eff. Price/Unit:	\$100,000 /Apt. Unit
Grantor/Seller:	Pointes of Marietta Holdings LP
Grantee/Buyer:	Trellis Apartments Holdings LLC
Property Rights:	Leased Fee
Financing:	Cash to seller
Document Type:	Deed
Recording No.:	15447/4170
Verified By:	Kristina Prestwich
Verification Date:	07/10/2017
Verification Type:	Secondary Verification
Secondary Verific. Source:	Assessor, CoStar

Operating Data and Key Indicators

Vacancy Rate:	7%
Net Operating Income:	\$ 1,197,000
Cap Rate - Derived:	5.70%

Occupancy

Occupancy at Time of Sale:	93.00%
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Improvement and Site Data

MSA:	Atlanta-Sandy Springs-Marietta, GA Metropolitan Statistical Area
Legal/Tax/Parcel ID:	17000700150
GBA-SF:	266,910
NRA-SF:	266,910
Acres(Usable/Gross):	17.31/17.31
Land-SF(Usable/Gross):	754,023/754,023
Usable/Gross Ratio:	1.00
Year Built:	1986
Property Class:	B
M&S Class:	D
Construction Quality:	Average
Improvements Cond.:	Average
Construction Desc.:	Wood frame
No. of Buildings/Stories:	25/2
No. of Units/Unit Type:	210/Apt. Units
Multi-Tenant/Condo.:	Yes/No
Total Parking Spaces:	250
Park. Ratio 1000 SF GLA:	0.94
No. Surface Spaces:	250

Improvement and Site Data (Cont'd)

Park. Ratio 1000 SF GBA:	0.94
Parking Ratio(/Unit):	1.19
Density-Unit/Gross Acre:	12.13
Density-Unit/Usable Acre:	12.13
Bldg. to Land Ratio FAR:	0.35
Zoning Code:	RM-12
Zoning Desc.:	Multifamily Residential
Source of Land Info.:	Other

Project & Unit Amenities

Fitness Room	Air Conditioning
Laundry Facility	Carpets/Draperies/Blinds
Playground	Dishwasher
Swimming Pool	Disposal
	Fireplace
	Patios/Balcony
	Range-Refrig.
	Walk-in Closets
	Washer/Dryer Hookup

Comments

This is the sale of the 210-unit apartment complex located at 1275 Cunningham Road SW in Marietta, GA. The property sold on June 1, 2017 for \$21,000,000 or \$100,000 per unit. The property was 93% occupied at the time of sale. The property traded at a cap rate of 5.7%.

Location & Property Identification

Property Name:	BelAire f/k/a Springs Landing
Sub-Property Type:	Conventional, Garden/Low Rise
Address:	825 Powder Springs St.
City/State/Zip:	Marietta, GA 30064
County:	Cobb
Submarket:	Marietta
Market Orientation:	Suburban

IRR Event ID: 1512986



Sale Information

Sale Price:	\$17,050,000
Effective Sale Price:	\$17,050,000
Sale Date:	03/31/2017
Sale Status:	Closed
\$/SF GBA:	\$96.50
\$/SF NRA:	\$96.50
Eff. Price/Unit:	\$100,294 /Apt. Unit
Grantor/Seller:	FPA Springs Landing, LLC
Grantee/Buyer:	Belaire Apartments, LLC
Property Rights:	Leased Fee
Financing:	Cash to seller
Document Type:	Deed
Recording No.:	15432/5837
Rent Controlled:	No
Rent Subsidized:	No
Verified By:	Kristina Prestwich
Verification Date:	07/05/2017
Verification Type:	Secondary Verification
Secondary Verific. Source:	Assessor, CoStar

Operating Data and Key Indicators

Vacancy Rate: 10%

Occupancy

Occupancy at Time of Sale: 90.00%

Improvement and Site Data

Legal/Tax/Parcel ID:	17-0148-0-003-0
GBA-SF:	176,690
NRA-SF:	176,690
Acres(Usable/Gross):	19.56/19.56
Land-SF(Usable/Gross):	852,033/852,033
Usable/Gross Ratio:	1.00
Year Built:	1988
Property Class:	B
M&S Class:	C
Construction Quality:	Average
Improvements Cond.:	Average
Construction Desc.:	Masonry
No. of Buildings/Stories:	20/2
No. of Units/Unit Type:	170/Apt. Units
Multi-Tenant/Condo.:	Yes/No
Total Parking Spaces:	300
Park. Ratio 1000 SF GLA:	1.70
No. Surface Spaces:	300
Park. Ratio 1000 SF GBA:	1.70
Parking Ratio(/Unit):	1.76
Density-Unit/Gross Acre:	8.69
Density-Unit/Usable Acre:	8.69
Bldg. to Land Ratio FAR:	0.21
Zoning Code:	PRD MF

Improvement and Site Data (Cont'd)

Zoning Desc.:	Planned Residential Development-Multifamily
Flood Plain:	No
Source of Land Info.:	Broker

Unit Mix

No. of Bed-rooms	No. of Bath-rooms	No. of Units	Approx. Units SF	Total Units SF	% of Total
1.00	1.00	16	690	11,040	6.4%
2.00	2.00	88	1,000	88,000	50.7%
2.00	2.00	56	1,100	61,600	35.5%
3.00	2.00	10	1,285	12,850	7.4%
		170		173,490	

Project & Unit Amenities

Swimming Pool	Dishwasher
Laundry Facility	Central AC
Clubhouse/Rec. Bldg.	Walk-in Closets
Basketball	Washer/Dryer Hookup
Fitness Room	Carpets/Draperies/Blinds
Playground	Air Conditioning
	Ceiling Fans
	Disposal
	Patios/Balcony
	Range-Refrig.
	Fireplace

Comments

This is the sale of the 170-unit apartment complex located at 825 Powder Springs Street in Marietta, GA. The property sold on March 31, 2017 for \$17,050,000 or \$100,294 per unit. The property was approximately 90% occupied at the time of sale.

There are 2 and 3 story buildings. There are 1, 2, and 3 BR units and typical common amenities and unit features. Select units have fireplaces.

Location & Property Identification

Property Name:	Arbor Place Apartments
Sub-Property Type:	Conventional
Address:	5832 Stewart Pky.
City/State/Zip:	Douglasville, GA 30135
County:	Douglas
Submarket:	I-20 West
Market Orientation:	Suburban
IRR Event ID:	1599932



Sale Information

Sale Price:	\$33,600,000
Effective Sale Price:	\$33,600,000
Sale Date:	09/28/2016
Sale Status:	Closed
\$/SF GBA:	\$104.69
\$/SF NRA:	\$104.69
Eff. Price/Unit:	\$112,752 /Apt. Unit
Grantor/Seller:	Carlyle Centennial Lenox LP
Grantee/Buyer:	Arbor Place Holdings, LLC
Property Rights:	Leased Fee
% of Interest Conveyed:	100.00
Exposure Time:	8 (months)
Financing:	Cash to seller - buyer obtained financing
Terms of Sale:	According to CoStar information: The buyer financed the acquisition with a \$27.474 million mortgage loan from Greystone Servicing Corporation bearing an interest rate of 4.02%. The escrow period was between 90 and 120 days although there were no special conditions cited.
Document Type:	Warranty Deed
Recording No.:	3427-402

Rent Controlled:	No
Rent Subsidized:	No
Verified By:	Zach Fraysier
Verification Date:	09/07/2017
Confirmation Source:	McPherson Mull at Cushman & Wakefield
Verification Type:	Confirmed-Seller Broker
Secondary Verific. Source:	Assessor, CoStar, Deed

Operating Data and Key Indicators

Vacancy Rate:	6%
Net Operating Income:	\$ 1,764,000
Reserves Included:	Yes
Cap Rate - Derived:	5.25%

Occupancy

Occupancy at Time of Sale:	94.29%
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Improvement and Site Data

MSA:	Atlanta MSA
Legal/Tax/Parcel ID:	0025-01-3-0-003
GBA-SF:	320,940
NRA-SF:	320,940
Acres(Usable/Gross):	21.37/21.37
Land-SF(Usable/Gross):	930,877/930,877
Usable/Gross Ratio:	1.00
Year Built:	2003
Property Class:	A

Improvement and Site Data (Cont'd)

M&S Class:	D
Construction Quality:	Average
Improvements Cond.:	Average
Exterior Walls:	Vinyl siding
Construction Desc.:	three story with gable roof
No. of Buildings/Stories:	13/3
No. of Units/Unit Type:	298/Apt. Units
Total Parking Spaces:	450
Park. Ratio 1000 SF GLA:	1.40
No. Surface Spaces:	450
Park. Ratio 1000 SF GBA:	1.40
Parking Ratio(/Unit):	1.51
Density-Unit/Gross Acre:	13.94
Density-Unit/Usable Acre:	13.94
Bldg. to Land Ratio FAR:	0.34
Zoning Code:	R-LD
Zoning Desc.:	Multifamily
Source of Land Info.:	Public Records

cap rate adjusted for \$300 reserves/unit and 95% tax reassessment. The property was 95% occupied at the time of sale with no down units. The property was originally marketed for sale in August 2014, a fire caused extensive damage to one building and the property was taken off the market while repairs were being made. The property was placed back on the market in early 2016. This is a conventional multifamily property with three-story apartment buildings.

Unit Mix

No. of Bed-rooms	No. of Bath-rooms	No. of Units	Approx. Units SF	Total Units SF	% of Total
1.00	1.00	104	822	85,488	26.6%
2.00	2.00	164	1,168	191,552	59.7%
3.00	2.00	30	1,460	43,800	13.7%
		<u>298</u>		<u>320,840</u>	

Project & Unit Amenities

Clubhouse/Rec. Bldg.	Air Conditioning
Fitness Room	Ceiling Fans
Gated Entrance	Dishwasher
Spa/Hot Tub	Disposal
Swimming Pool	Patios/Balcony
Tennis Court	Vaulted Ceilings
	Walk-in Closets
	Washer/Dryer In Unit

Comments

According to the seller's broker, the cap rate was a 5.25%

Location & Property Identification

Property Name:	Ivy Commons
Sub-Property Type:	Conventional, Garden/Low Rise
Address:	3555 Austell Rd. SW.
City/State/Zip:	Marietta, GA 30060
County:	Cobb
Submarket:	Marietta
Market Orientation:	Suburban
IRR Event ID:	1516646



Sale Information

Sale Price:	\$31,000,000
Effective Sale Price:	\$31,000,000
Sale Date:	01/25/2016
Sale Status:	Closed
\$/SF GBA:	\$94.64
\$/SF NRA:	\$94.64
Eff. Price/Unit:	\$90,116 /Apt. Unit
Grantor/Seller:	WDOP Sub 1
Grantee/Buyer:	Ivy Commons Apartments, LLC
Property Rights:	Leased Fee
Financing:	Cash to seller
Document Type:	Deed
Recording No.:	15309/1999
Verified By:	Kristina Prestwich
Verification Date:	07/10/2017
Verification Type:	Secondary Verification
Secondary Verific. Source:	Assessor, CoStar

Operating Data and Key Indicators

Operating Data Type:	In Place
Vacancy Rate:	3%
Net Operating Income:	\$ 1,723,600
Cap Rate - Derived:	5.56%

Occupancy

Occupancy at Time of Sale: 97.00%

Improvement and Site Data

MSA:	Atlanta-Sandy Springs-Marietta, GA Metropolitan Statistical Area
Legal/Tax/Parcel ID:	19078000010
GBA-SF:	327,540
NRA-SF:	327,540
Acres(Usable/Gross):	28.35/28.35
Land-SF(Usable/Gross):	1,234,926/1,234,926
Usable/Gross Ratio:	1.00
Year Built:	1986
Property Class:	C
M&S Class:	C
Construction Quality:	Average
Improvements Cond.:	Average
Construction Desc.:	Masonry
No. of Buildings/Stories:	39/2
No. of Units/Unit Type:	344/Apt. Units
Multi-Tenant/Condo.:	Yes/No
Total Parking Spaces:	600
Park. Ratio 1000 SF GLA:	1.83
No. Surface Spaces:	600
Park. Ratio 1000 SF GBA:	1.83
Parking Ratio(/Unit):	1.74
Density-Unit/Gross Acre:	12.13

Improvement and Site Data (Cont'd)

Density-Unit/Usable Acre:	12.13
Bldg. to Land Ratio FAR:	0.27
Zoning Code:	RM12
Zoning Desc.:	Multifamily Residential
Source of Land Info.:	Other

Unit Mix

No. of Bed-rooms	No. of Bath-rooms	No. of Units	Approx. Units SF	Total Units SF	% of Total
1.00	1.00	150	720	108,000	33.0%
2.00	2.00	74	1,030	76,220	23.3%
2.00	2.00	76	1,110	84,360	25.8%
3.00	2.00	44	1,340	58,960	18.0%
		344		327,540	

Project & Unit Amenities

Swimming Pool	Air Conditioning
Laundry Facility	Carpets/Drapes/Blinds
Fitness Room	Ceiling Fans
Playground	Dishwasher
Basketball	Disposal
Clubhouse/Rec. Bldg.	Patios/Balcony
Gated Entrance	Walk-in Closets
Tennis Court	Washer/Dryer Hookup

Comments

This is the sale of the 344-unit apartment complex located at 3555 Austell Road SW in Marietta, GA. The property sold on January 25, 2016 for \$31,000,000 or \$90,116 per unit. The property was 97% occupied at the time of sale. The property traded at a cap rate of 5.56%.

Location & Property Identification

Property Name:	Park West
Sub-Property Type:	Conventional, Garden/Low Rise
Address:	7250 Arbor Vista Dr.
City/State/Zip:	Douglasville, GA 30134
County:	Douglas
Submarket:	I-20 West
Market Orientation:	Suburban
IRR Event ID:	1264465



Sale Information

Sale Price:	\$21,600,000
Effective Sale Price:	\$21,600,000
Sale Date:	03/25/2015
Sale Status:	Closed
\$/SF GBA:	\$78.34
\$/SF NRA:	\$83.68
Eff. Price/Unit:	\$86,400 /Apt. Unit
Grantor/Seller:	Centennial Holding Company, LLC
Grantee/Buyer:	Pogoda Companies
Property Rights:	Fee Simple
Financing:	Cash to seller
Document Type:	Warranty Deed
Recording No.:	3284/505- Douglas County
Verified By:	Zach Fraysier
Confirmation Source:	John Carr (404) 853-5367- Broker's Associate at Cushman Wakefield- MF ATL
Verification Type:	Confirmed-Seller Broker

Operating Data and Key Indicators

Vacancy Rate:	5%
Cap Rate - Reported:	6.00%

Sale Analysis

Current Use at T.O.S.:	Multi-family
Proposed Use Change:	No

Occupancy

Occupancy at Time of Sale:	95.00%
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Improvement and Site Data

MSA:	Atlanta MSA
Legal/Tax/Parcel ID:	2025-01-6-0-028
GBA-SF:	275,722
NRA-SF:	258,114
Acres(Gross):	18.74
Land-SF(Gross):	816,314
Year Built:	2002
Property Class:	A
No. of Units/Unit Type:	250/Apt. Units
Total Parking Spaces:	400
Park. Ratio 1000 SF GLA:	1.55
Park. Ratio 1000 SF GBA:	1.45
Parking Ratio(/Unit):	1.60
Traffic Flow:	Low
Traffic Count:	9220
AccessibilityRating:	Above average
Density-Unit/Gross Acre:	13.34
Bldg. to Land Ratio FAR:	0.34
Source of Land Info.:	Broker

Project & Unit Amenities

Clubhouse/Rec. Bldg.	Air Conditioning
Covered Parking	Carpets/Drapes/Blinds
Fitness Room	Ceiling Fans
Garage/Under Building	Dishwasher
Gated Entrance	Disposal
Laundry Facility	Patios/Balcony
Playground	Range-Refrig.
Storage	Walk-in Closets
Swimming Pool	Washer/Dryer Hookup
Tennis Court	

Comments

The broker's associate stated that this sale was a value-added deal where the buyer planned to update the apartment units. No substantial deferred maintenance was noted. This was an arm's length, cash to seller transaction. At the time of sale the property was 95% occupied and the cap rate per CoStar was stated to be 6.75% However, the broker's office stated that with was high and the actual was around 6.00% and that this transaction was part of a portfolio deal. This property is not a LIHTC property nor are there any age restrictions. No substantial deferred maintenance was reported. The site amenities include Business Center, Controlled Access, Clubhouse, Concierge, Courtyard, Fitness Center, Laundry Facilities, Playground, Pool, Property Manager on Site, Tennis Court, Gated, Breakfast/Coffee Concierge, Car Wash Area, Laundry Service, Wi-Fi at Pool and Clubhouse, Conference Room. Parking on the property: 400 Surface Spaces are available; Ratio of 1.55/1,000 SF; 1.60/Unit. In-Unit amenities: Air Conditioning, Balcony, Dishwasher, Storage Units, Washer/Dryer, Washer/Dryer Hookup, Alarm, Ceiling Fans, Tile Floors, Crown Molding, Kitchen, Ice Maker, Refrigerator, Wi-Fi, Pantry, Patio, Wheelchair Accessible (Rooms). The property is noted as being stabilized since 2003.

Location & Property Identification

Property Name: Carrington Point Apartments
 Sub-Property Type: Conventional
 Address: 50 Carrington Ln.
 City/State/Zip: Douglasville, GA 30135
 County: Douglas
 Submarket: I-20 West
 Market Orientation: Suburban

 IRR Event ID: 1599440



Property Data

Survey Date: 09/05/2017
 No. of Buildings/Stories: 5/4
 No. of Units/Unit Type: 175/Apt. Units
 Property Class: B
 Vacancy @ Survey: 0.60%
 Yr. Built/Yr. Renov.: 1997/
 Construction Type: Wood construction with vinyl siding and gable roof
 Land Size (Ac.): 17.49

Project & Unit Amenities

Project Amenities: Clubhouse/Rec. Bldg., Fitness Room, Laundry Facility, Playground, Swimming Pool, Tennis Court
 Unit Amenities: Air Conditioning, Carpets/Drapes/Blinds, Patios/Balcony, Vaulted Ceilings, Walk-in Closets, Washer/Dryer Hookup
 Landlord Pays: Trash
 Tenant Pays: In-Unit Electric, Sewer, Water

Unit Mix

Unit Information	Rms/BR/Bth	No. of Units	Vacant Units	SF Per Unit	Base Rent	\$/SF Effective	Unit Comments
2 bed 2 bath	/2/2.0		INA	1,251	\$920	\$0.74	
3 bed 2 bath	/3/2.0		INA	1,489	\$1065	\$0.72	

Comments

At the time of survey the vacancy rate was 0.6%. The tenants are responsible for reimbursing water and sewer which are individually metered and in-unit electricity. This is a market rent multifamily property with five, four-story apartment buildings, a clubhouse, tennis courts and a pool.

Location & Property Identification

Property Name: The Fields at East-West Commons (FKA Rosewood Park)

Sub-Property Type: Conventional

Address: 2100 Mesa Valley Way

City/State/Zip: Austell, GA 30106

County: Cobb

Submarket: Smyrna

Market Orientation: Suburban

IRR Event ID: 1599459



Property Data

Survey Date: 09/05/2017

No. of Buildings/Stories: 15/2

No. of Units/Unit Type: 150/Apt. Units

Property Class: B

Vacancy @ Survey: 5.00%

Yr. Built/Yr. Renov.: 1995/

Construction Type: Wood frame

Land Size (Ac.): 25.97

Project & Unit Amenities

Project Amenities: Clubhouse/Rec. Bldg., Fitness Room, Laundry Facility, Playground, Basketball

Unit Amenities: Patios/Balcony, Washer/Dryer Hookup

Landlord Pays: Trash, Sewer, Water

Tenant Pays: In-Unit Electric

Unit Mix

Unit Information	Rms/BR/Bth	No. of Units	Vacant Units	SF Per Unit	Base Rent	\$/SF Effective	Unit Comments
2 bed 2 bath	/2/2.0		INA	1,081	\$940	\$0.87	
3 bed 2 bath	/3/2.0		INA	1,304	\$1097	\$0.84	

Comments

At the time of the survey, the property was 95% occupied. the units are all electric and the tenant is responsible for in-unit electric. Trash, water and sewer are included in the base rent. This property consists of 15, two-story apartments buildings and a clubhouse. The property was constructed in 1995.

Location & Property Identification

Property Name: Stewarts Mill Landing
 Sub-Property Type: Conventional, Garden/Low Rise
 Address: 3421 W. Stewarts Mill Rd.
 City/State/Zip: Douglasville, GA 30135
 County: Douglas
 Submarket: I-20 West
 Market Orientation: Suburban

IRR Event ID: 1599465



Property Data

Survey Date: 09/05/2017
 No. of Units/Unit Type: 188/Apt. Units
 Property Class: C
 Vacancy @ Survey: 1.60%
 Yr. Built/Yr. Renov.: 1988/
 Construction Type: Wood frame
 Land Size (Ac.): 19.00

Project & Unit Amenities

Project Amenities: Fitness Room, Laundry Facility, Playground, Swimming Pool
 Unit Amenities: Air Conditioning, Patios/Balcony, Dishwasher, Dishwasher, Washer/Dryer Hookup
 Landlord Pays: Trash, Common Area Electric
 Tenant Pays: In-Unit Electric, Sewer, Water

Unit Mix

Unit Information	Rms/BR/Bth	No. of Units	Vacant Units	SF Per Unit	Base Rent	\$/SF Effective	Unit Comments
2 bed 2 bath	/2/2.0		INA	960	\$1158	\$1.21	
3 bed 2 bath	/3/2.0		INA	1,253	\$1244	\$0.99	

Comments

This property was 98.4% occupied at the time of survey. The tenant is responsible for in-unit electric, sewer and water. Trash is included in base rent.

Addenda

Addendum E
Engagement Letter





May 23, 2017

Mr. Jordan Richter
Development Associate
Development & Acquisitions
Dominium
2905 Northwest Blvd, #150
Plymouth, MN 55441

SUBJECT: Proposal/Authorization for Valuation and Consulting Services
Mill Creek Place Apartments (Mill Creek)
7101 W. Strickland Street
Douglasville, GA 30134 (the "Subject Property")

Dear Mr. Richter:

Integra Realty Resources – Minneapolis/St. Paul appreciates the opportunity to provide this proposal for valuation and counseling services to Mill Creek Leased Housing Associates I, LLLP (the "Client") for the above-captioned property. Additional intended users will include the following entities:

- *To-Be Named Limited Partnership*
- ~~Stratford Mill Creek Investors Limited Partnership, a Massachusetts limited partnership~~
- ~~Stratford SLP, Inc., a Delaware Corporation and their respective members, partners, affiliates, successors, and assigns~~
- ~~MVM Riverstock-GA, LLC~~
- *Georgia Department of Community Affairs*

It is our mutual understanding that the purpose of this appraisal is to provide various opinions of the market value of the fee simple estate in the Subject Property and that the intended use of the report is for acquisition and financing purposes. The value to be estimated include:

- Land value as if vacant
- As-is market value (restricted rents)
- Prospective market value upon completion and as stabilized (restricted rents)
- Prospective market value upon completion and as stabilized (market rents)
- Value of the seller financing
- If personal property, FF&E or intangible items are not part of the transaction or value estimate, a statement to such effect will be included

Mr. Jordan Richter
Dominium
August 21, 2017
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The appraisal and report will be prepared in a summary format in conformance with and subject to the Standards of Professional Practice and Code of Ethics of the Appraisal Institute and the *Uniform Standards of Professional Appraisal Practice* (USPAP) developed by the Appraisal Standards Board of the Appraisal Foundation. The report will also meet the Georgia DCA Requirements. The appraisal will consider all applicable approaches to value as determined during the course of our research and analysis and reporting. A land value as vacant will be estimated in the course of this assignment.

Our fee for this assignment will be \$6,700, inclusive of all expenses. We will provide three (3) copies of the report; however, additional copies of the report are available at an additional cost. The current minimum cost for each additional copy is \$100 per copy. The report will be completed and delivered to you by September 18, 2017.

Additional fees will be charged on an hourly basis for any work which exceeds the scope of this proposal, including performing additional valuation scenarios, additional research and conference calls or meetings with any party which exceed the time allotted for an assignment of this nature.

The terms of Attachment I apply to this engagement and are hereby incorporated by reference.

In order to complete this assignment in the designated time, we will require as much of the available information as possible, as identified in Attachment II, within three business days after the execution of this engagement letter. Any delays in the receipt of this information or in the access to the property will automatically extend the final delivery date of the report as proposed. Furthermore, the appraisal report and conclusions therein will be predicated upon the accuracy and completeness of the information provided by the owner of the property and set forth in Attachment II. In the absence of some of this information, the appraisers will attempt to obtain this information from other sources and/or may require the use of Extraordinary Limiting Conditions and Assumptions within the appraisal report.

The appraisal report will be limited by our standard Assumptions and Limiting Conditions and any Extraordinary Assumptions and Limiting Conditions, which become apparent or necessary during the course of the assignment. A copy of the standard Assumptions and Limiting Conditions is set forth in Attachment III.

The purpose of the appraisal report is to estimate the market value of the Subject Property on behalf of the Client as the intended user of the appraisal report. The intended use of the appraisal report is to assist the Client, as the intended user of the appraisal report, in evaluating the Subject Property for internal asset valuation purposes. Without first obtaining our prior written consent, the use of the appraisal report by anyone other than the Client is prohibited. Accordingly, the appraisal report will be addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. Unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).

Mr. Jordan Richter
Dominium
August 21, 2017
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In the event the Client provides a copy of this appraisal to, or permits reliance thereon by, any person or entity not authorized by Integra - Minneapolis/St. Paul, the Client agrees to indemnify and hold harmless Integra - Minneapolis/St. Paul, its affiliates and its shareholders, directors, officers and employees, from and against all damages, expenses, claims and costs, including attorneys' fees, incurred in investigating and defending any claim arising from or in any way connected to the use of, or reliance upon, the review appraisal by any such unauthorized person or entity.

If the appraisal is referred to or included in any offering material or prospectus, the appraisal shall be deemed referred to or included for informational purposes only and Integra - Minneapolis/St. Paul, its employees and the appraisers have no liability to such recipients. Integra - Minneapolis/St. Paul disclaims any and all liability to any party other than the Client which retained Integra - Minneapolis/St. Paul to prepare the appraisal.

If this proposal is acceptable, please authorize us to proceed by executing this letter agreement where noted below and returning one copy to the undersigned. Thank you for considering us for this assignment and we look forward to working with you. Please call if you wish to discuss this proposal or the assignment any further.

Sincerely,

INTEGRA REALTY RESOURCES – MINNEAPOLIS/ST. PAUL

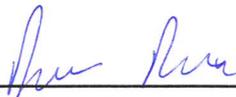


Michael F. Amundson, MAI, CCIM, FRICS
Senior Managing Director

Attachments

AGREED & ACCEPTED THIS 21 DAY OF August, 2017.

BY: **Dominium**



AUTHORIZED SIGNATURE

Jordan Richter

NAME (PRINT)