

Crown Appraisal Group

Corporate Office

6797 N. High Street, Suite 325

Columbus, OH 43085

tel 614.431.3332

fax 614.431.3376

www.crownappraisal.com



Arrowhead Apartments

369 Broad Street

51-unit apartment complex

Hawkinsville, Georgia

Date of Report: February 20, 2017

Prepared by

Crown Appraisal Group, Inc.

6797 N. High Street, Suite 325

Columbus, Ohio 43085

614-431-3332 (o), 614-431-3376 (f)

Prepared for

Debi Martin

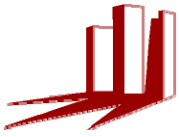
Greystone Servicing Corporation, Inc.

419 Belle Air Lane

Warrenton, VA 20186

PRIVILEGED AND CONFIDENTIAL

This document, and all of the statements, opinions, contents, and all attachments and addendums are privileged and confidential to the client (the addressee), and are not intended to be disclosed to or relied upon by any third party without the express written consent of the appraiser(s).



Crown Appraisal Group

Corporate Office

6797 N. High Street, Suite 325

Columbus, OH 43085

tel 614.431.3332

fax 614.431.3376

www.crownappraisal.com

February 20, 2017

Greystone Servicing Corporation, Inc.

Attn: Debi Martin

419 Belle Air Lane

Warrenton, VA 20186

**Re: Arrowhead Apartments
369 Broad Street
Hawkinsville, Georgia**

Dear Debi Martin:

At your request, Andy Moye has completed an inspection and analysis of the referenced property for the purpose of developing and reporting an opinion of value for the property. The specific real property interest, real estate, type of report, and type of value are detailed within the body of the accompanying report. The accompanying report has been prepared in conformance with the requirements established by the Appraisal Institute. The appraisal is in conformance with USPAP requirements. The liability of Crown Appraisal Group, Inc. and its employees is limited to the fee collected for the preparation of the appraisal report. There is no accountability or liability to any third party. Based on discussions with market participants, the marketing period and exposure period for the property is estimated at 12 months. The following summarizes the interest being appraised, types of values, effective dates of values, and value opinions.

<i>Competitive Rent Comparable Unit Conclusions (CRCU)</i>					
		<u>1 Bed, 1 Bath</u>	<u>1 Bed, 1 Bath</u>	<u>1 Bed, 1 Bath</u>	<u>2 Bed, 1 Bath</u>
As-is CRCU	Value 1 rents	540	540	540	605
Prospective (Renovated) CRCU	Value 4 rents	605	605	605	670

<i>Value Opinions</i>	<u>Date of Value</u>	<u>Value</u>
Value 1 - as conventional or unrestricted	January 23, 2017	\$2,820,000
Value 2-RD - subject to restricted rents	January 23, 2017	\$870,000
Value 3 - prospective, subject to restricted rents	January 23, 2019	\$1,940,000
Value 4 - prospective, as conventional or unrestricted	January 23, 2019	\$3,440,000
Value 5 - Interest Credit Subsidy Value from assuming the existing 515 Loan)	December 22, 2017	\$330,000
Value 5 - Interest Credit Subsidy Value (New 538 Loan)	January 23, 2019	\$230,000
Value 6 - LIHTC Value	January 23, 2019	\$810,499
Value 6 - State Tax Credit Value	January 23, 2019	\$376,005
Value 7 - Insurable Value	January 23, 2019	\$2,380,973
Value 8 - Land Value	January 23, 2017	\$107,100

The opinion of value contained in the attached appraisal report is based upon the following extraordinary assumptions:

- The units and other improvements at the property that were viewed during the inspection (defined within the body of the report) are representative of all the units and other improvements at the property.
- The prospective value conclusions incorporate the extraordinary assumptions that the improvements are renovated as described, that the renovation is complete as of the prospective valuation date, and that the property is operating at a stabilized level as of the prospective valuation date.

The opinion of value contained in the attached appraisal report is based upon the following hypothetical condition:

- Hypothetical conditions are stated within the Parameters of Assignment section of the report.

The opinion of value contained in the attached appraisal report is based upon the following assumptions and limiting conditions:

- The information furnished by others is believed to be reliable. No warranty is given for its accuracy, though.
- No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
- The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated in the report.
- It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations, laws, and license requirements unless otherwise stated in the report.
- The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate valuations for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
- The value opinions, and the costs used, are as of the date of the value opinion.
- All engineering is assumed to be correct. The plot plans and other illustrative material in this report are included only to assist the reader in visualizing the property.
- The proposed improvements, if any, on or off-site, as well as any repairs required, are considered, for purposes of the appraisal, to be completed in a good and workmanlike manner according to information submitted and/or considered by the appraiser.
- Responsible ownership and competent property management are assumed.
- It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
- The appraiser is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.

- It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that make it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering or environmental studies that may be required to discover them.
- Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on or in the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of such substances may affect the value of the property. The value opinion is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
- All mechanical components are assumed to be in good, operable condition unless otherwise noted.
- Our opinion of value does not consider the effect (if any) of possible noncompliance with the requirements of the ADA.
- Crown Appraisal Group, Inc. and its employees accept no responsibility for changes in market conditions or the inability of the client, intended user, or any other party to achieve desired outcomes.
- Projections or estimates of desired outcomes by the client, intended user, or any other party may be affected by future events. The client, intended user, or any other party using this report acknowledges and accepts that Crown Appraisal Group, Inc. and its employees have no liability arising from these events.
- Unless specifically set forth, nothing contained herein shall be construed to represent any direct or indirect recommendation of Crown Appraisal Group, Inc., its officers or employees to purchase, sell, or retain the property at the value(s) stated.
- Unless specifically set forth, nothing contained herein shall be construed to represent any direct or indirect recommendation of Crown Appraisal Group, Inc., its officers or employees to provide financing (mortgage, equity, or other) for the property at the value(s) stated.
- Greystone Servicing Corporation, Inc., or its representative(s), agrees to indemnify and hold Crown Appraisal Group, Inc., its officers and employees, harmless from and against any loss, damages, claims, and expenses (including costs and reasonable attorney fees) sustained as a result of negligence or intentional acts or omissions by Greystone Servicing Corporation, Inc., or its representative(s) arising from or in any way connected with the use of or purported reliance upon, the appraisal report or any part of the appraisal report.
- The contents of the appraisal report, and all attachments and information that will be contained within the report, is proprietary and confidential. Greystone Servicing Corporation, Inc., or its representative(s) will not release or provide the report, in any form, in whole or in part, to any third party, including any borrower, potential borrower, buyer or potential buyer, without the signing appraiser's express written authorization.


ACCEPTANCE OF, AND/OR USE OF, THIS APPRAISAL REPORT CONSTITUTES ACCEPTANCE OF THE ABOVE CONDITIONS.

Debi Martin
February 20, 2017
Page Four

The attached appraisal report contains the results of the investigation and opinion of value. We appreciate this opportunity to serve you and your firm. Should you or anyone authorized to use this report have any questions, contact us at your convenience.

Sincerely,

CROWN APPRAISAL GROUP



Andrew J. Moye, MAI, AI-GRS
Principal

AJM
Enclosure

Table of Contents

Introduction to Report

Title Page	
Letter of Transmittal	
Table of Contents	
Executive Summary	1

Premises of Appraisal

Parameters of Assignment.....	2
-------------------------------	---

Presentation of Data

Comments Regarding Appraisal.....	9
Apartment Housing	10
City Overview.....	11
Property Description.....	31

Analysis of Data

Highest and Best Use	38
Valuation.....	40
Market Valuation.....	41
Income Capitalization Approach	41
Sales Comparison Approach.....	53
Prospective Market Value	63
Income Capitalization Approach	63
Cost Approach	71
Reconciliation and Final Value Opinion	77
Interest Credit Subsidy Value Opinion.....	78
Low Income Housing Tax Credit Value Opinion	79
Insurable Value Opinion	81
Certification	82
Addendum.....	83
Subject Photographs	84
Rent Roll	85
Operating History/Budgets.....	90
Estimate and Certificate of Cost	100
Architectural Plans	106
Zoning Ordinance.....	137
Flood Map.....	144
Tax Plat Map.....	145
Deed/Legal Description.....	146
Survey	147
Engagement Letter.....	148
Professional Qualifications/License	155

Executive Summary

Subject Real Estate Identification: The subject is known as Arrowhead Apartments and has an address of 369 Broad Street in Hawkinsville, Georgia. The complex operates as a Class C, subsidized income, non-age restricted property. Arrowhead Apartments is on the south side of Broad Street about 1 mile southwest of downtown Hawkinsville. The property is in Pulaski County. Hawkinsville is in central Georgia.

The subject improvements include a 51-unit apartment complex (housed in 12 single-story buildings). The property includes one and two bedroom units. The improvements were built in 1980. The property is in average physical and functional condition. The 51 units total 35,350 sf. The property is currently 90.2% occupied. The subject site is ±6.430 acres.

Existing Use of Real Estate: Apartment Complex
Highest and Best Use: Intensive Residential (current use)

Parcel Number/Legal Description: H0090060007 / 6.433 AC & Arrowhead Apt Complex (51 Units)

Zoning: R4: Multi-Family

USPAP Report Option: Appraisal report

Pertinent dates:

Date of valuation: see chart
Prospective date of valuation: see chart
Date of inspection: January 23, 2017
Date of report: February 20, 2017

Values, interests appraised: see next page

Conclusions:

<i>Competitive Rent Comparable Unit Conclusions (CRCU)</i>					
		<u>1 Bed, 1 Bath</u>	<u>1 Bed, 1 Bath</u>	<u>1 Bed, 1 Bath</u>	<u>2 Bed, 1 Bath</u>
As-is CRCU	Value 1 rents	540	540	540	605
Prospective (Renovated) CRCU	Value 4 rents	605	605	605	670
<i>Value Opinions</i>		<i>Date of Value</i>		<i>Value</i>	
Value 1 - as conventional or unrestricted		January 23, 2017		\$2,820,000	
Value 2-RD - subject to restricted rents		January 23, 2017		\$870,000	
Value 3 - prospective, subject to restricted rents		January 23, 2019		\$1,940,000	
Value 4 - prospective, as conventional or unrestricted		January 23, 2019		\$3,440,000	
Value 5 - Interest Credit Subsidy Value from assuming the existing 515 Loan)		December 22, 2017		\$330,000	
Value 5 - Interest Credit Subsidy Value (New 538 Loan)		January 23, 2019		\$230,000	
Value 6 - LIHTC Value		January 23, 2019		\$810,499	
Value 6 - State Tax Credit Value		January 23, 2019		\$376,005	
Value 7 - Insurable Value		January 23, 2019		\$2,380,973	
Value 8 - Land Value		January 23, 2017		\$107,100	

Parameters of Assignment

Purpose, Intended Use

The purpose of this assignment is to arrive at an opinion of the market value of the property known as Arrowhead Apartments. A number of value opinions of a number of interests are provided. The value opinions, applicable notes (including discussion about the use of a hypothetical condition), and intended use, are detailed below:

Value 1	<p>Market Value within 7 CFR Part 3560.752(b)(1)(ii), Premised Upon A Hypothetical Condition As-If Unsubsidized Conventional Housing in compliance with 7 CFR Part 3560.656(c)(1)(i).</p> <p><i>Note - using the hypothetical condition “as unsubsidized conventional housing” according to 7 CFR Part 3560.656(c)(1)(i) means that when the appraiser develops their highest and best use analysis they will not recognize any Rural Development restrictions or subsidies and must only consider the property as continued use as housing.</i></p> <p>The intended use of this appraised value is to determine the value of the property that qualifies for an Incentive Offer within 7 CFR Part 3560.656 for sale/purchase and to determine the amount and availability of any equity.</p> <p>For ease of communication throughout the report, every effort is made to identify this value either by the complete definition or “Value 1, as conventional or unrestricted”.</p> <p><i>Comment: market-based rent, market-based vacancy, market-based operating expenses, market-based overall rate used.</i></p>
Value 2-RD	<p>Market Value, within 7 CFR Part 3560.752(b)(1)(ii).</p> <p><i>Note – this value opinion must consider all existing restrictions and prohibitions including Restrictive-Use Provisions (RUPs).</i></p> <p>The intended use of this appraised value is to determine the value of the property for sale/purchase and to determine the amount and availability of any equity.</p> <p>For ease of communication throughout the report, every effort is made to identify this value either by the complete definition or “Market Value, Subject to Restricted Rents within 7 CFR Part 3560.752(b)(1)(i)”.</p> <p><i>Comment: basic rent, historic vacancy, historic expenses, market-based overall rate (with recognition of “safeness” of RA units) used.</i></p>
Value 3	<p>Prospective Market Value, Subject To Restricted Rents within 7 CFR Part 3560.752(b)(1)(i).</p> <p><i>Note – this value opinion must consider any rent limits, rent subsidies, expense abatements, and restrict-use conditions that will affect the property. All intangible assets must be evaluated individually and separately from real estate.</i></p> <p>The intended use of this appraised value for a new or subsequent loan is to assist the underwriter with calculating the security value for the basis of a loan or loan guarantee.</p> <p>For ease of communication throughout the report, every effort is made to identify this value either by the complete definition or “Value 3, prospective, subject to restricted rents”.</p>

	<i>Comment: lesser of LIHTC or market-based rent, market-based vacancy, market-based operating expenses, market-based overall rate (with recognition of “safeness” of RA) units used.</i>
Value 4	<p>The intended use of the appraised value “Market Value within 7 CFR Part 3560.752(b)(1)(ii), Premised Upon a Hypothetical Condition As-If Unsubsidized Conventional Housing in compliance with 7 CFR Part 3560.656(c)(1)(i).” is to determine the value of the property that qualifies for an Incentive Offer within 7 CFR Part 3560.656 for sale/purchase and to determine the amount and availability of any equity.</p> <p><i>Note – this value opinion is based upon a highest and best use analysis as-if not encumbered by USDA program provisions.</i></p> <p>The intended use of this appraised value is for reasonable analysis and comparison as to how the USDA restrictions affect the property. It should not be used as the basis of a loan or loan guarantee.</p> <p>For ease of communication throughout the report, every effort is made to identify this value either by the complete definition or “Value 4, prospective, as conventional or unrestricted”.</p> <p><i>Comment: market-based rent, market-based vacancy, market-based operating expenses, market-based overall rate used.</i></p>
Value 5	Value of the interest credit subsidy from assumed 515 loan and new 538 loan.
Value 6	Market Value of LIHTC (tax credits).
Value 7	Insurable Value.
Value 8	Market Value of Underlying Land

Definitions

Market Value, incorporated in Value Opinions 1, 2, 5, 6, 8

The 6th edition of The Dictionary of Real Estate Appraisal includes several definitions for *market value*. The following definition from the dictionary is used by the federal agencies that regulate insured financial institutions in the United States.

“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 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.

Comments from HB-1-3560

Most appraisers and users of Agency Multi-Family Housing appraisals understand the definition of *market value* to mean the value as a conventional or unrestricted or market property. However, to avoid confusion when requesting or reporting this value type, the term “as conventional or unrestricted” should be added to the term *market value* (i.e. “market value, as conventional or unrestricted”).

Market Value, subject to restricted rents – incorporated in Value Opinions 2 (possible), 3

A definition of market value, subject to restricted rents, as the term is used by RHS, derived from the definition of market value above, is stated as follows. Market value, subject to restricted rents: 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 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.

Comments from HB-1-3560

It considers any rent limits, rent subsidies, expense abatements, or restrictive-use conditions imposed by any government or non-government financing sources but does not consider any favorable financing involved in the development of the property.

Market value, subject to restricted rents, refers only to the value of the subject real estate, as restricted, and excludes the value of any favorable financing. The market value, subject to restricted rents, is based on a pro forma that projects income, vacancy, operating expenses, and reserves for the property under a restricted (subsidized) scenario. This restricted pro forma includes the scheduled restricted rents, a vacancy and collection loss factor that reflects any rental assistance (RA) or Section 8, and operating expenses and reserves projected for the subject as a subsidized property. Subsidized apartments typically experience higher management, auditing, and bookkeeping expenses, relative to similar conventional apartments, but often have lower real estate tax expenses.

Real Property Interest Valued, Value Opinions 1, 2 (possible), 4, 8

fee simple estate, subject to short term leases.

The 6th edition of the Dictionary of Real Estate Appraisal defines fee simple estate 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.” Recognition is made that there are leases with tenants that are short term (no more than one year) in nature for the units in the apartment building improvements.

Real Property Interest Valued, Value Opinions 2 (possible), 3
fee simple estate, as restricted, subject to short-term leases.

The 6th edition of the Dictionary of Real Estate Appraisal defines fee simple estate 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.”

Prospective Value, Value Opinions 3, 4, 7

The term *prospective value* is defined by the 6th edition of The Dictionary of Real Estate Appraisal as follows. “*Prospective value: a forecast of the value expected at a specified future date. A prospective value opinion is most frequently sought in connection with real estate projects that are proposed, under construction, or under conversion to a new use, or those that have not achieved sellout or a stabilized level of long-term occupancy at the time the appraisal report is written.*”

Comments from HB-1-3560

As used in Agency regulations and instructions, the term “as-improved value” refers to the value of real property after completion of proposed improvements. The Agency’s intended meaning of “as-improved value” is the same as the definition of *prospective value*. However, use of the term “as-improved value” can cause confusion for two reasons, as follows. 1) The term “as improved”, as used in a Highest and Best Use analysis, refers to the subject real estate as it has already been improved at the time of the appraisal, not as it is proposed to be improved. Therefore, “as-improved value” could be interpreted to refer to the value of the subject property as it has already been improved at the time of the appraisal. 2) There is a common misconception with the use of the term “as-improved value” that this is a value based on a hypothetical condition; that is, the value of the property as if it were improved, as proposed, as of the date of inspection. Since this scenario is impossible, an “as-improved value”, as of appraisal date (inspection date), is not useful. The term *prospective value* is better understood than the terms “as-improved value” and “as-complete value” by appraisers and users of appraisals and has replaced these terms in appraisal literature and common usage. Therefore, the term *prospective value* should be used when requesting or reporting a forecasted value, and the associated date of value should be the projected date of completion of construction.

“As-Is” Value

The 6th edition of the Dictionary of Real Estate Appraisal defines value as is as follows. “Value as is: the value of specific ownership rights to an identified parcel of real estate as of the effective date of the appraisal; relates to what physically exists and is legally permissible and excludes all assumptions concerning hypothetical market conditions or possible rezoning.”

Comments from HB-1-3560

HB-1-3560, Attachment 7-A, Page 5 of 8 notes that, “...the term ‘As-Is’ should not be used with the term *market value* unless the property is a conventional or market property at the time of the appraisal. The term ‘As-Is’ should precede the term *market value, subject to restricted rents*, when the *market value, subject to restricted rents*, of the project at the time of the appraisal is required.” In this assignment, the appraisers have tried to not use of the term “as-is”.

Insurable Value, Value 7

A definition of *insurable value* acceptable for use in Agency Multi-Family Housing appraisals is as follows: *Insurable value: the value of the destructible portions of a property which determines*

the amount of insurance that may, or should, be carried to indemnify the insured in the event of loss. The estimate is based on replacement cost new of the physical improvements that are subject to loss from hazards, plus allowances for debris removal or demolition. It should reflect only direct (hard) construction costs, such as construction labor and materials, repair design, engineering, permit fees, and contractor's profit, contingency, and overhead. It should not include indirect (soft) costs, such as administrative costs, professional fees, and financing costs.

The term “insurable cost” is sometimes used instead of the term *insurable value* because it is based strictly on a cost estimate, not a value concluded in an appraisal. However, the term *insurable value* is more commonly used. Attachment 7-I, *Insurable Value Calculation*, is a worksheet that should be used as a guide by State Appraisers and fee appraisers contracted by the Agency in calculating *insurable value*.

Extraordinary Assumption:

An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusion.

Source: *Uniform Standards of Professional Appraisal Practice (USPAP)*

For those reports that incorporate an extraordinary assumption, USPAP requires that the appraiser provide notice to the user of the report that the use of the extraordinary assumption might affect the assignment results. The appraiser(s) is not required to report on the impact of the extraordinary assumption on assignment results. The following extraordinary assumptions are incorporated:

- The units and other improvements at the property that were viewed during the inspection (defined within the body of the report) are representative of all the units and other improvements at the property.
- The prospective value conclusions incorporate the extraordinary assumptions that the improvements are renovated as described, that the renovation is complete as of the prospective valuation date, and that the property is operating at a stabilized level as of the prospective valuation date.

Hypothetical Condition:

That which is contrary to what exists but is supposed for the purpose of analysis.

Source: *Uniform Standards of Professional Appraisal Practice (USPAP)*

For those reports that incorporate a hypothetical condition, USPAP requires that the appraiser provide notice to the user of the report that the use of the hypothetical condition might affect the assignment results. The appraiser(s) is not required to report on the impact of the hypothetical condition on assignment results. Applicable hypothetical conditions have been identified earlier in this section.

Intended Use, User

The intended use for most of the values developed and reported have been shown in the prior section. For those values that do not have an intended use, the use is to assist the client in their understanding and analysis of the property. Unless otherwise identified within this report, the intended use of the report has not been more fully described to the appraiser(s). The client, or intended user, for whom the report is prepared is identified in the letter of transmittal, Debi Martin of Greystone Servicing Corporation, Inc. Other known intended users are representatives from the USDA, Georgia Department of Community Affairs, and other lenders. Unless otherwise identified within this report, no other intended users have been identified to the appraiser(s).

The Uniform Standards of Professional Appraisal Practice (USPAP) have a number of rules, comments, advisory opinions, and frequently asked questions relating to control or use of reports. The signatory(ies) of this report is/are bound by USPAP. Therefore, as noted in the letter of transmittal, no party other than the intended user may use this report without receiving written consent from the signing appraiser(s). Further, no part of the report shall be published or made available to the general public, nor shall any part of the report be published or made available for public or private offering memorandum or prospectus, without the written consent of the signing appraiser(s) of this report.

Scope

The scope of services was focused on reviewing issues considered relevant and appropriate by the appraisers based on their knowledge of the subject's real estate market. The appraisers believe that the scope was sufficient to arrive at an accurate value opinion. A summary of the scope of work is presented below. Additional explanatory comments regarding the scope undertaken can be found throughout the report. The scope included the following:

- Review and analysis of the subject market area, economic and demographic issues.
- Review of existing and planned comparable and/or competitive properties located within the subject area.
- Analysis of economic, demographic and development factors within the subject market area.
- Physical inspection of the real estate; specifically, observation of the above ground attributes of the site was made, observation of representative exterior facades of building(s) on site was made, observation of representative property amenities on site was made, and interior viewing of a sufficient number of representative living units within the building(s) was made in a manner considered sufficient to comprehend and analyze the physical and functional adequacy and appropriateness of the real estate in light of market conditions as of the date of valuation.
- Evaluation of the highest and best use of the property.
- Consideration of all applicable and appropriate valuation approaches.
- Reconciliation of the above opinions to a point value opinion.

Note that:

- Crown Appraisal Group, Inc. employees are not engineers and are not competent to judge matters of an engineering nature.
- Inspection of 90.2% of the units or other improvements at the real estate was not made.

Pertinent Dates

The various dates of valuation are noted in the charts on the first page of the letter of transmittal and the Executive Summary Page. The most recent inspection of the real estate was on January 23, 2017. It is noted that the term *inspection* is not intended to convey a complete, exhaustive examination of the real estate. Such an inspection is best suited for an engineer, architect, or building inspector formally educated and trained in such matters. Rather, the term denotes that the individual viewing the real estate was at the property on the date and observed the general condition and quality of the real estate at that time. The date of report--the date the report was written—is February 20, 2017.

Events subsequent to these dates may have an impact on the opinions developed through the course of the assignment, and on the opinions contained within this report. All such subsequent events are beyond the control of the appraiser(s), and any consequences thereof are beyond the scope of this assignment.

Comments Regarding Appraisal

A number of comments regarding the subject and appraisal assignment are discussed below:

- **Property.** The subject is known as Arrowhead Apartments and has an address of 369 Broad Street in Hawkinsville, Georgia. The property is a 51-unit apartment complex. The property includes one and two bedroom units. The complex operates as a Class C, restricted income, non-age restricted property. The improvements were built in 1980. Overall, the property is in average physical and functional condition.

The unit size is based on the best information provided. Crown was given floor plans, square foot summary pages, and building plans. The information was generally consistent, but not identical.

Tenancy at the subject property is restricted to households with incomes of less than the area median household income. The units at the subject have long maintained a high level of occupancy. Demand for subsidized rental units is high locally.

Historical operating information for the subject was available for 2013, 2014, and 2015. In addition, the budget for 2016 and 2017 were also provided. In general the information provided indicated that the property is being run in an efficient manner. Historical information will be used when developing expenses and for valuation purposes, while market data will be used as support.

- **Near Term.** The property is part of a portfolio of apartment properties in Georgia that are to transfer ownership in the near term. There is a letter of intent on the subject property, proposing an option to purchase. The letter of intent was requested but not provided. The transfer is assumed to be between related parties and not one that is considered to be arms-length. The purchase price amount given to the appraisers is \$824,085. As the transfer is not arms-length no credence is given to this purchase price when determining the said values of the subject property. Subsequent to the sale, ownership plans to renovate the subject with funding from a combination of mortgage monies, sale proceeds of Section 42 Low Income Housing Tax Credits, and equity. Following the acquisition the existing Section 515 loan will remain at the property. (The loan is expected to be restated under new rates and terms.) Renovations will be extensive and will include interior unit renovation as well as exterior unit renovation. Among the items that will be replaced and/or renovated (depending upon the condition of the individual components) are air conditioning units, windows, roofs, plumbing and electric, parking areas, and kitchens and bathrooms. Microwaves will be added to each unit. In addition, a pavilion and playground will be added to the complex. Furthermore, all Section 504 accessibility issues will be addressed and corrected as appropriate.
- **Property Location.** The property is on the south side of Broad Street about 1 mile southwest of downtown Hawkinsville. The property is in Pulaski County. Hawkinsville is in central Georgia. Hawkinsville is a relatively small Georgia town. There are few truly comparable properties in the area.
- **Value Opinions Developed and Reported.** There are a number of value opinions developed and reported in the appraisal report. In large part, this is due to the number of intended users – who have similar, but not identical – needs. The values that are not required by a specific intended user should be ignored.

Apartment Housing

There is a continual change in the definition and implications of various apartment types. A number of the more prevalent apartment classifications include *luxury*, *Class A*, *Class B*, *conventional*, *LIHTC*, *HUD*, and *affordable*. With respect to the senior market, there are classifications such as *independent* or *assisted*. Some terms have specific definitions, while some can be used interchangeably (upscale or luxury, etc.). In some cases, the terms are meant to suggest a specific resident profile or income level (LIHTC or affordable are examples). To minimize confusion, the following definitions and comments are presented:

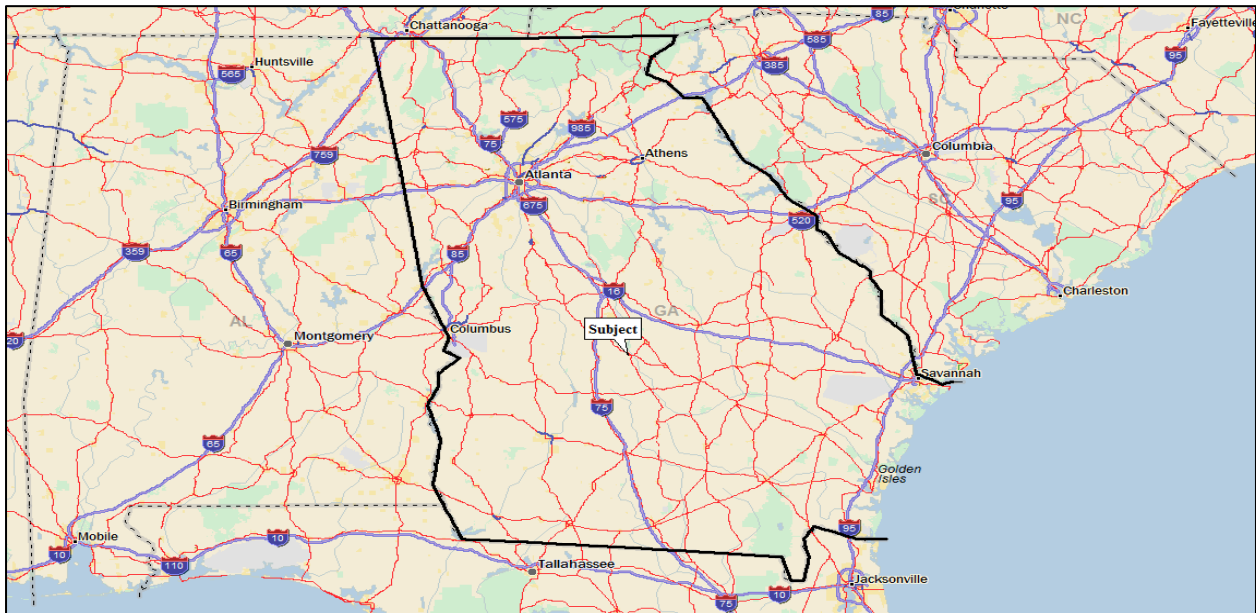
- Luxury, Class A, Class B, Class C - The type of property is designated by the year of construction and the amenities (unit and project). A luxury complex will have more amenities than a Class A property, while a Class A property has more amenities than Class B. A Class C property typically possesses few amenities. An *upscale* property could be either a luxury or a Class A property. A Class B property could be new. A Class B property does not possess all the amenities of a Class A or luxury property.
- Market rate, LIHTC, HUD - Refers to the rent limits, or rent payment structure. A market rate property has no rent constraints (other than the market) while a LIHTC (Low-Income Housing Tax Credit) property is (or could be) constrained by income levels as well as the market. A market rate property is also known as a *conventional* property. Low-income, subsidized, or affordable (such as HUD Section 8 and/or Section 236) are designations used to denote subsidy programs other than the LIHTC program, and refer to the entity (or entities) that make the rent payment to the property owner.
- Independent, assisted - Refers to the level of service offered, particularly with respect to the senior housing/care market. An independent complex has few, if any, services (such as meals, housekeeping). An assisted living facility offers more ADL (Activities of Daily Living) services. This classification also has implications as to the typical design of apartment units within a complex – an independent complex generally has apartments with full kitchens and exterior entries, while the units at an assisted living complex typically have a small kitchenette, many common areas, and interior enclosed hallways.
- Elderly Only (Age Restricted) - Refers to the minimum age of at least one of the residents of a unit. Depending upon the specific nature of a given program, the typical minimum age limit is within the 55 to 65 range.

Based on the above, the complex operates as a Class C, restricted income, non-age restricted property.

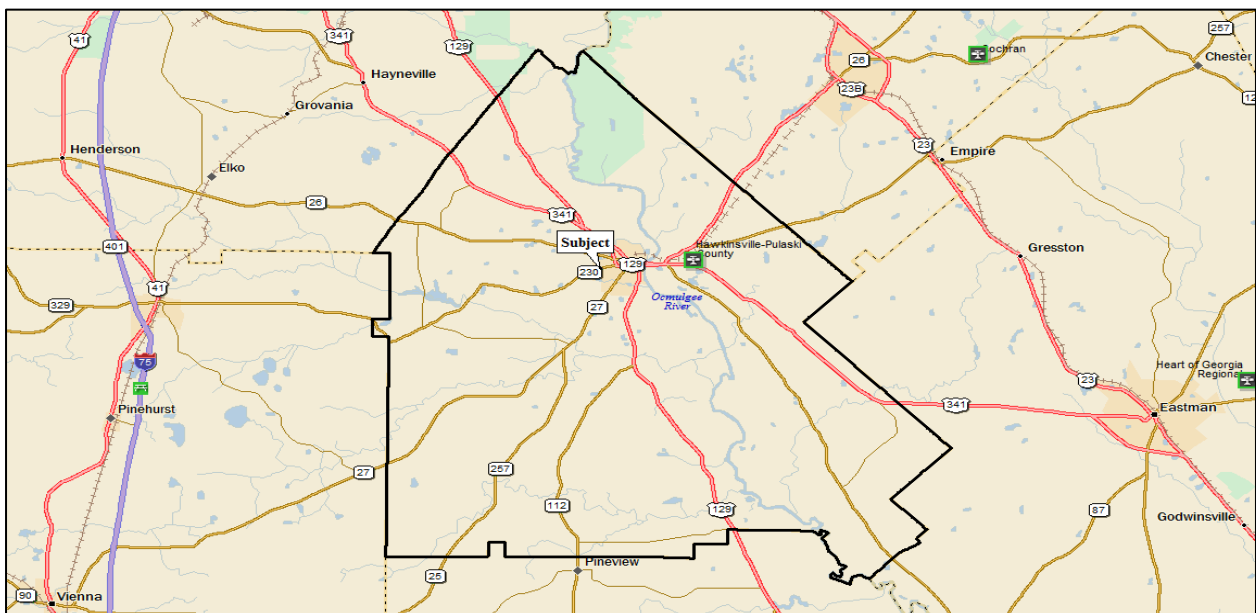
City Overview

Hawkinsville is in Pulaski County, in the state of Georgia. Pulaski County is in the south-central portion of Georgia. As defined by the U.S. Office of Management and Budget, and used by the U.S. Census Bureau for statistical purposes only, Pulaski County is considered a part of the Warner Robbins MSA. The city of Hawkinsville is about 40 miles southeast of Macon, GA; about 120 miles southeast of Atlanta, GA; and about 90 miles southeast of Columbus, GA. The maps below show the property in relation to Georgia, Pulaski County Hawkinsville. The aerial below locates the property relative to downtown Hawkinsville.

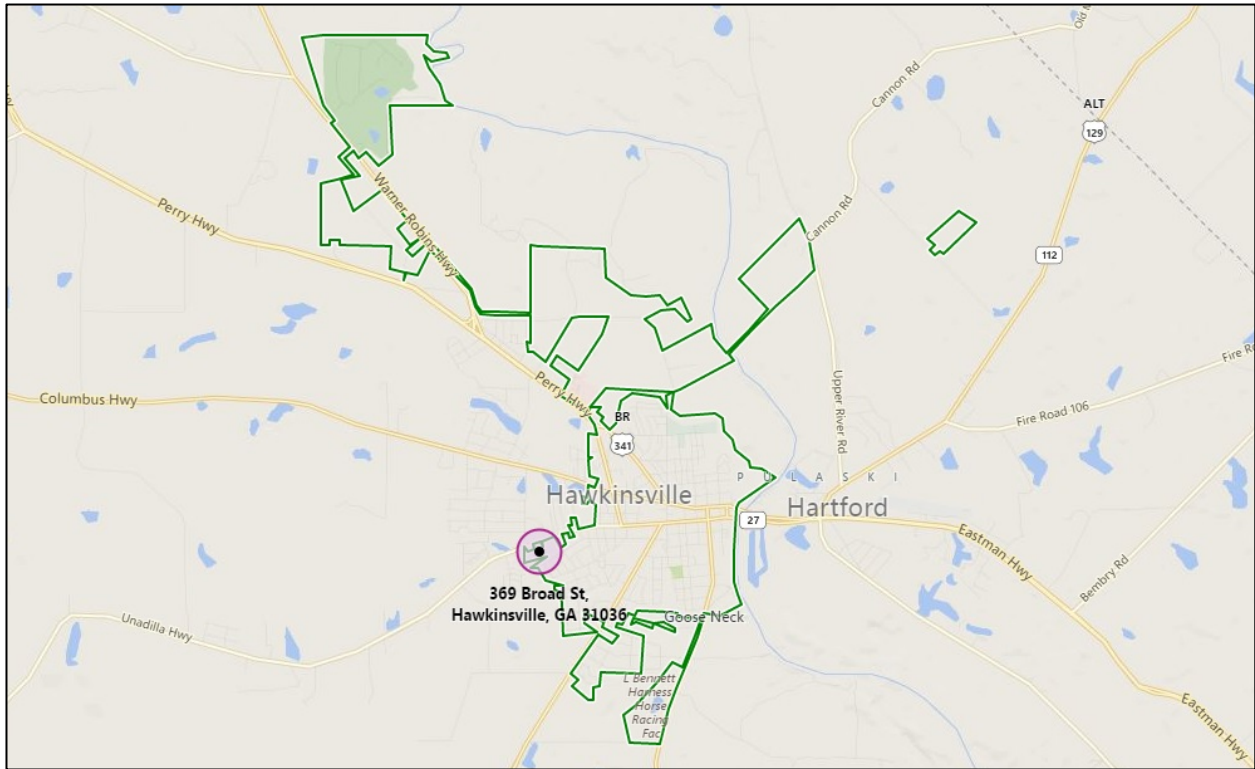
Georgia



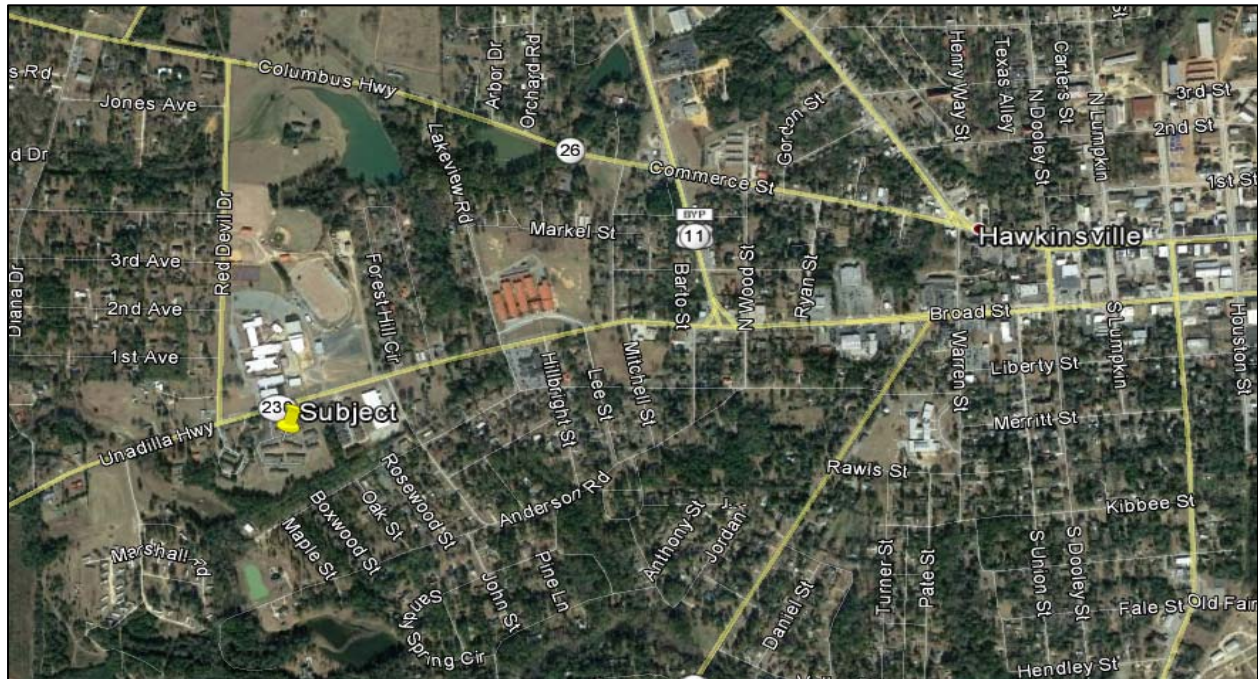
Pulaski County



Hawkinsville



Aerial



Physical Boundaries

Hawkinsville is roughly bordered by Crabapple Drive to the north, the Ocmulgee River to the east, Craftway Circle to the south, and Red Devil Drive to the west.

Road Infrastructure

There are several roadways that service Hawkinsville. These include US 129, US 129A, US 341, SR 26, SR 230, and SR 27.

US 321 and US 129A enter on the east side of the city and travel through downtown Hawkinsville. From US 129A, SR 20 begins and travels west. SR 230 merges with US 341 outside the eastern city limits and then splits off from US 341 on the west side of the city, and then travels in a southwest direction. US 129 comes in on the south side of the city, merges with US 129A, and then splits off from US 129A and continues northbound. US 129 and US 341 merge briefly on the northwest side of the city, and then split off from each other about 5 miles outside the city limits. SR 27 enters the city on the southwest side, and then terminates at US 341 just south of downtown Hawkinsville.

Population

The Hawkinsville population according to the 2000 census was 4,360. In 2010, the population was 4,589 (an increase of 0.5% compounded annual growth or CAG). The 2016 population estimation is 4,092 (population decrease of 1.9% CAG from 2010). The population is expected to decrease by 1.0% CAG in 2021 to 3,897.

History & Growth

Hawkinsville was founded in 1830. The county seat of Pulaski County was originally Hartford, but in 1830 the county seat was transferred to Hawkinsville. The city was named after Benjamin Hawkins (delegate to Continental Congress, and the United States Indian Agent in the Southeast).

Hawkinsville's location on the Ocmulgee River made it an important freight transportation center. Today, Hawkinsville is the terminal county seat of highways that come in from cities in the surrounding counties.

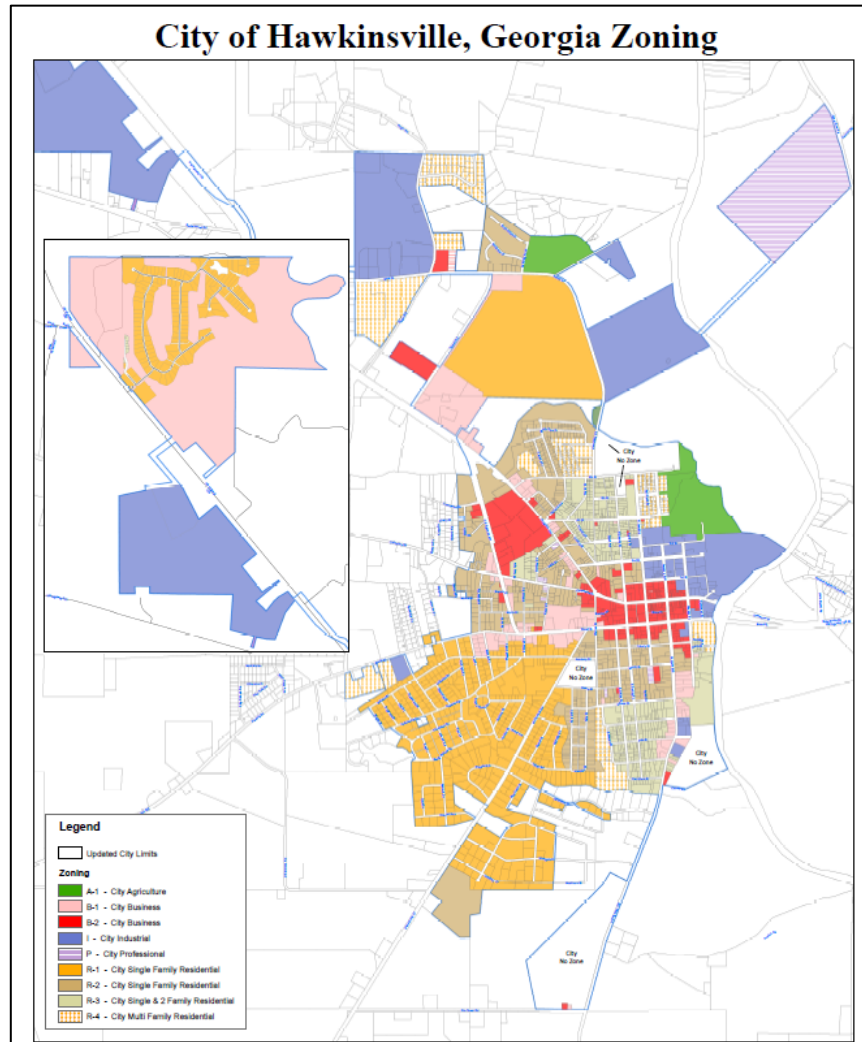
The city is home to several historical sites, including General Jackson's Trail 1818 (popular Native American trading post), the Old Opera House (now a place for community theater, music, and dance recitals), Taylor Hall (oldest house in Pulaski County), and the Pulaski County Courthouse. There is no known planned future development. According to the demographics of the area, the population is expected to decrease and the viability of the area is stable.

Land Uses and Development

The primary uses in Hawkinsville are residential and commercial. The commercial users are located on US 341, US 129, and US 129A, primarily in the central, western, and northwestern parts of the city. Residential users are mostly single family, and located in all areas of the city.

Less prominent users include agricultural and industrial users. Both of these users are located in the northern and northeastern portions of the city.

Institutional users include Hawkinsville High School, Pulaski County Middle School, Pulaski County Elementary School, Pulaski County Courthouse, Hawkinsville City Clerk, Hawkinsville First Baptist Church, and Saint Thomas African Methodist Episcopal Church. A zoning map of the city is below.



Immediate (Adjacent) Land Uses

North: to the north of the subject is Hawkinsville High School.

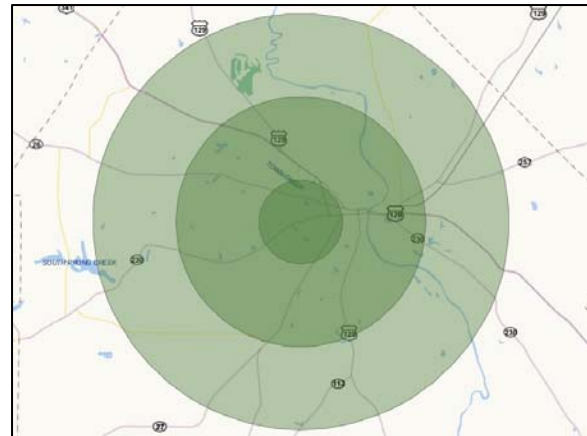
East: to the east of the subject is Lakeshore Landing Apartments.

South: to the south of the subject is single family residential.

West: to the west of the subject is Lakeside Villa Apartments.

Market Area Demographic Profile

The chart below shows demographic data for the subject market for a number of identified areas. The map depicts the areas covered.

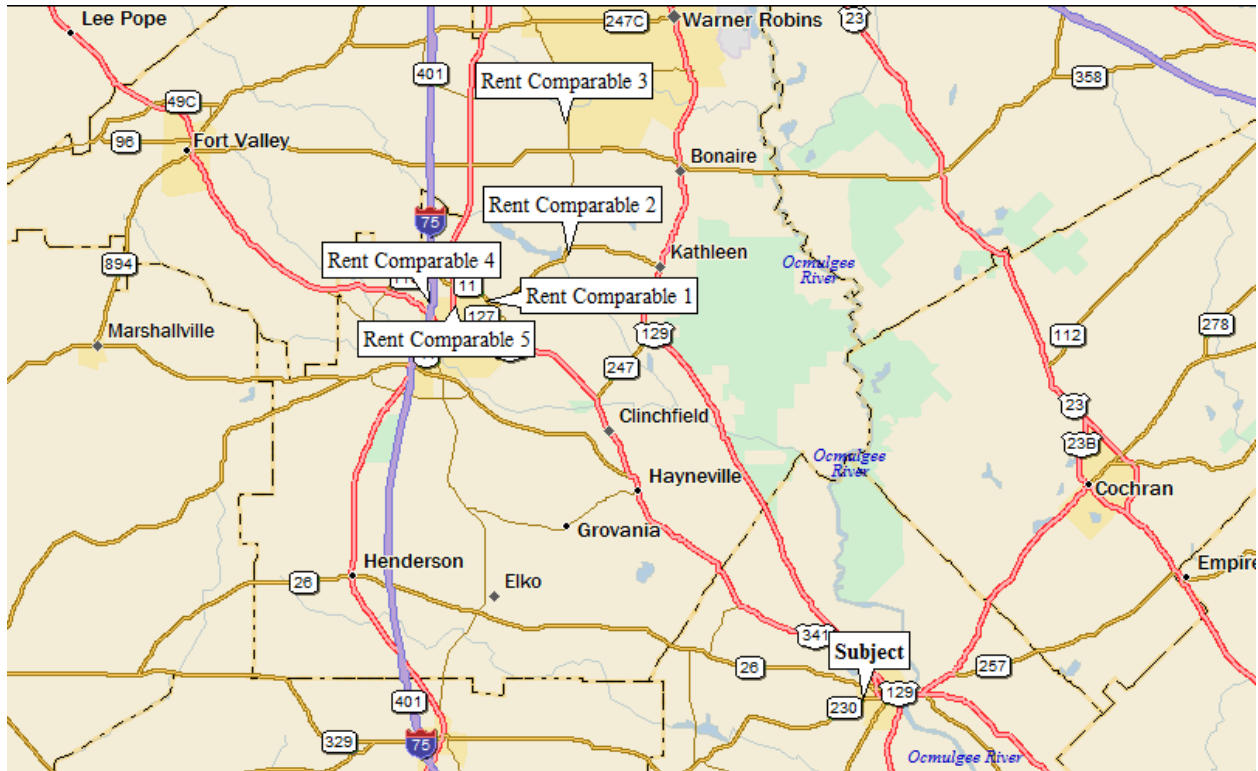


Arrowhead Apartments Demographic Profile: 1, 3 and 5-mile Radii											
	Hawkinsville		Radius from subject						Pulaski		
	City	CAG	1 Mile	CAG	3 Mile	CAG	5 Mile	CAG	County	CAG	
Population											
2000	4,360		1,986		6,683		7,840		9,603		
2010	4,589	0.5%	2,376	1.8%	8,173	2.0%	9,786	2.2%	12,010	2.3%	
2016 est.	4,092	-1.9%	2,161	-1.6%	7,646	-1.1%	9,229	-1.0%	11,337	-1.0%	
2021 proj.	3,897	-1.0%	2,080	-0.8%	7,497	-0.4%	9,079	-0.3%	11,142	-0.3%	
Median Age	40.90		43.80		42.20		42.40		43.10		
Average Age	41.50		42.90		41.90		42.00		42.30		
Households											
2000	1,550		836		2,415		2,783		3,413		
2010	1,632	0.5%	966	1.5%	3,036	2.3%	3,608	2.6%	4,475	2.7%	
2016 est.	1,434	-2.1%	890	-1.4%	2,852	-1.0%	3,420	-0.9%	4,258	-0.8%	
2021 proj.	1,365	-1.0%	863	-0.6%	2,808	-0.3%	3,380	-0.2%	4,208	-0.2%	
Average Household Size											
2000	2.81		2.38		2.77		2.82		2.81		
2010	2.81	0.0%	2.46	0.3%	2.69	-0.3%	2.71	-0.4%	2.68	-0.5%	
2016 est.	2.85	0.2%	2.43	-0.2%	2.68	-0.1%	2.70	-0.1%	2.66	-0.1%	
2021 proj.	2.85	0.0%	2.41	-0.1%	2.67	-0.1%	2.69	-0.1%	2.65	-0.1%	
Owner Occupied (est.)	901	62.83%	583	65.53%	1,972	69.14%	2,420	70.75%	3,096	72.71%	
Renter Occupied (est.)	533	37.17%	307	34.47%	880	30.86%	1,000	29.25%	1,162	27.29%	
Est. Household Income											
\$0-\$14,999	18.76%		16.21%		16.34%		16.10%		15.78%		
\$15,000-\$24,999	12.62%		10.99%		12.08%		12.34%		12.78%		
\$25,000-\$34,999	16.11%		16.15%		14.58%		14.04%		13.29%		
\$35,000-\$49,999	12.55%		12.47%		12.69%		12.96%		13.50%		
\$50,000-74,999	20.29%		18.97%		19.21%		19.21%		19.47%		
\$75,000-\$99,000	9.76%		11.35%		11.14%		11.08%		10.92%		
\$100,000 +	9.90%		13.85%		13.97%		14.27%		14.26%		
	100.0%		100.0%		100.0%		100.0%		100.0%		
Average Household Income (est.)	\$48,724		\$53,860		\$54,291		\$54,744		\$54,963		
Median Household Income (est.)	\$38,000		\$42,993		\$43,272		\$43,701		\$44,052		

¹ Compounded Annual Growth
Source: The Nielsen Company

Supply Side Analysis - Competitive Properties Survey

A survey of multi-family complexes is detailed on the following pages. The map below shows the locations of the rent comparables and the subject. Given the relatively small population in the market area, there are few apartment properties, and it was necessary to use properties that are somewhat geographically distant.



Rent Comparable 1

General Data

Property Name:	Hampton Place Apts
Property Address:	395 Perry Pkwy
City:	Perry
County:	Houston
MSA:	Warner Robins
State:	GA
Zip:	31088
Renter Segmentation:	General
Rent Structure:	Market Rate



Property Data

		<u>Bedrooms</u>	<u>Baths</u>	<u>Type</u>	<u>Size (rsf)</u>	<u>Units</u>	<u>Rent</u>	<u>Rent/rsf</u>
Year Built:	1999	1	1.0	Garden	747	48	\$660	\$0.88
Size (Number of Units):	152	2	1.0	Garden	982	48	\$725	\$0.74
Rentable Size (rsf):	142,856	2	2.0	Garden	1,069	56	\$780	\$0.73
Site Size (acres):	16.650							
Density (units/acre):	9.1							
Occ. At Time Of Survey:	96.0%							
Floors:	2							
Property Design:	Walk Up							
Exterior:	Siding							

Landlord Paid Utilities

N Cable	Y Sewer
N Electric	Y Trash
- Gas	Y Water

Tenant Paid Utilities

Y Cable	N Sewer
Y Electric	N Trash
- Gas	N Water

Unit Amenities

Y Refrigerator	N Fireplace
Y Range	Y Balcony/Patio
Y Microwave	N Att. Garage
Y Dishwasher	N Carport
Y Garbage Disposal	N Basement
Y Air Conditioning	Y Ceiling Fans
N Washer/Dryer	N Vaulted Ceiling
Y W/D Hookups	N Security System

Complex Amenities

Y Pool	Y Laundry
Y Clubhouse	N Det. Garages
Y Tennis	N Cov. Storage
N Jacuzzi	N Open Storage
Y Fit. Center	N Car Wash
N Lake	N Elevators
N Gated	Y Playground
N Bus. Center	N Racquetball

Other Comments

The property is on the southwest side of Perry Parkway just northwest of SR 127, about 2 miles northeast of downtown Perry and about 15 miles southeast of Warner Robins. Lease terms include month to month, 3 months, 6 months, 12 months, and 13 months. There is minimal turnover.

Property Contact: Courtney (478) 987-8179

Rent Comparable 2

General Data

Property Name:	Houston Lake Apts
Property Address:	2350 Houston Lake Rd
City:	Kathleen
County:	Houston
MSA:	Warner Robins
State:	GA
Zip:	31047
Renter Segmentation:	General
Rent Structure:	Market Rate



Property Data

		<u>Bedrooms</u>	<u>Baths</u>	<u>Type</u>	<u>Size (rsf)</u>	<u>Units</u>	<u>Rent</u>	<u>Rent/rsf</u>
Year Built:	2008	1	1.0	Garden	825	22	\$739	\$0.90
Size (Number of Units):	300	1	1.0	Garden	915	22	\$749	\$0.82
Rentable Size (rsf):	345,705	2	1.0	Garden	1,031	90	\$799	\$0.78
Gross Size (gsf):	354,710	2	2.0	Garden	1,133	45	\$810	\$0.67
Site Size (acres):	25.750	2	2.0	Garden	1,230	45	\$830	\$0.67
Density (units/acre):	11.7	3	2.0	Garden	1,362	38	\$949	\$0.70
Occ. At Time Of Survey:	91.7%	3	2.0	Garden	1,488	38	\$969	\$0.65
Floors:	2-3							
Property Design:	Walk Up							
Exterior:	Siding							

Landlord Paid Utilities

N Cable	N Sewer
N Electric	Y Trash
- Gas	N Water

Unit Amenities

Y Refrigerator	N Fireplace
Y Range	Y Balcony/Patio
Y Microwave	N Att. Garage
Y Dishwasher	N Carport
Y Garbage Disposal	N Basement
Y Air Conditioning	Y Ceiling Fans
N Washer/Dryer	N Vaulted Ceiling
Y W/D Hookups	N Security System

Complex Amenities

Y Pool	Y Laundry
Y Clubhouse	Y Det. Garages
Y Tennis	Y Cov. Storage
N Jacuzzi	N Open Storage
Y Fit. Center	Y Car Wash
Y Lake	N Elevators
Y Gated	Y Playground
N Bus. Center	N Racquetball

Tenant Paid Utilities

Y Cable	Y Sewer
Y Electric	N Trash
- Gas	Y Water

Other Comments

Houston Lake is located on the east side of SR 127 (Houston Lake Road), about 5 miles east of the I-75/SR 11 interchange, and about 5 miles northeast of downtown Perry. Additional amenities include a picnic area, sports court, and a walking trail. Detached garages are charged a monthly fee. Lease terms include 6 months, 9 months, and 12 months. Turnover is minimal.

Property Contact: Angel (478) 987-4521

Rent Comparable 3

General Data

Property Name:	Richmond Apts
Property Address:	1219 S Houston Lake Rd
City:	Warner Robins
County:	Houston
MSA:	Warner Robins
State:	GA
Zip:	31088
Renter Segmentation:	General
Rent Structure:	Market Rate



Property Data

		<u>Bedrooms</u>	<u>Baths</u>	<u>Type</u>	<u>Size (rsf)</u>	<u>Units</u>	<u>Rent</u>	<u>Rent/rsf</u>
Year Built:	1999	1	1.0	Garden	850	8	\$685	\$0.81
Size (Number of Units):	124	2	2.5	Townhouse	1,140	80	\$785	\$0.69
Rentable Size (rsf):	148,400	3	3.0	Townhouse	1,400	36	\$885	\$0.63
Site Size (acres):	1.050							
Density (units/acre):	118.1							
Occ. At Time Of Survey:	89.0%							
Floors:	2							
Property Design:	Walk Up							
Exterior:	Siding							

Landlord Paid Utilities

N Cable	N Sewer
N Electric	N Trash
- Gas	N Water

Tenant Paid Utilities

Y Cable	Y Sewer
Y Electric	Y Trash
- Gas	Y Water

Unit Amenities

Y Refrigerator	N Fireplace
Y Range	Y Balcony/Patio
Y Microwave	N Att. Garage
Y Dishwasher	N Carport
Y Garbage Disposal	N Basement
Y Air Conditioning	Y Ceiling Fans
N Washer/Dryer	N Vaulted Ceiling
Y W/D Hookups	N Security System

Complex Amenities

Y Pool	N Laundry
Y Clubhouse	N Det. Garages
N Tennis	Y Cov. Storage
N Jacuzzi	N Open Storage
Y Fit. Center	N Car Wash
N Lake	N Elevators
N Gated	N Playground
N Bus. Center	N Racquetball

Other Comments

The property is located on the west side of Houston Lake Road just north of the Sidney Street/Houston Lake Road intersection, 5 miles northeast of the nearest I-75 interchange, and about 5 miles southwest of downtown Warner Robins. Typical lease term is 1 year. Shorter lease terms are available with management consent. There is minimal turnover.

Property Contact: Brenna (478) 988-0386

Rent Comparable 4

General Data

Property Name:	Timberwood Apts
Property Address:	710 Mason Terrace
City:	Perry
County:	Houston
MSA:	Warner Robins
State:	GA
Zip:	31069
Renter Segmentation:	General
Rent Structure:	Market Rate



Property Data

		<u>Bedrooms</u>	<u>Baths</u>	<u>Type</u>	<u>Size (rsf)</u>	<u>Units</u>	<u>Rent</u>	<u>Rent/rsf</u>
Year Built:	1986	0	1.0	Garden	288	6	\$459	\$1.59
Size (Number of Units):	54	1	1.0	Garden	576	42	\$525	\$0.91
Rentable Size (rsf):	31,104	2	1.0	Garden	864	4	\$629	\$0.73
Gross Size (gsf):	36,288	2	2.0	Garden	864	2	\$619	\$0.72
Site Size (acres):	5.040							
Density (units/acre):	10.7							
Occ. At Time Of Survey:	95.0%							
Floors:	1							
Property Design:	Single Story							
Exterior:	Siding							

Landlord Paid Utilities

N Cable	N Sewer
N Electric	N Trash
- Gas	N Water

Unit Amenities

Y Refrigerator	N Fireplace
Y Range	Y Balcony/Patio
N Microwave	N Att. Garage
Y Dishwasher	N Carport
Y Garbage Disposal	N Basement
Y Air Conditioning	Y Ceiling Fans
Y Washer/Dryer	Y Vaulted Ceiling
Y W/D Hookups	N Security System

Complex Amenities

N Pool	Y Laundry
N Clubhouse	N Det. Garages
N Tennis	Y Cov. Storage
N Jacuzzi	N Open Storage
N Fit. Center	N Car Wash
N Lake	N Elevators
N Gated	N Playground
N Bus. Center	N Racquetball

Tenant Paid Utilities

Y Cable	Y Sewer
Y Electric	Y Trash
- Gas	Y Water

Other Comments

The property is located on the east side of Mason Terrace, in the northwest quadrant of the I-75/US 341 interchange and about 2 miles northwest of downtown Perry. All units contain attic storage except for studios. Typical lease term is 1 year. Shorter lease terms are available with management consent. There is minimal turnover.

Property Contact: Beverly (478) 987-4150

Rent Comparable 5

General Data

Property Name:	Winslow Place Apts
Property Address:	200 Bristol St
City:	Perry
County:	Houston
MSA:	Warner Robins
State:	GA
Zip:	31069
Renter Segmentation:	General
Rent Structure:	Market Rate



Property Data

		<u>Bedrooms</u>	<u>Baths</u>	<u>Type</u>	<u>Size (rsf)</u>	<u>Units</u>	<u>Rent</u>	<u>Rent/rsf</u>
Year Built:	1988	1	1.0	Garden	745	32	\$565	\$0.76
Size (Number of Units):	88	2	1.0	Garden	978	24	\$680	\$0.70
Rentable Size (rsf):	81,512	2	2.0	Garden	1,045	24	\$655	\$0.63
Gross Size (gsf):	82,260	2	2.0	Garden	1,140	8	\$670	\$0.59
Site Size (acres):	7.270							
Density (units/acre):	12.1							
Occ. At Time Of Survey:	96.6%							
Floors:	2							
Property Design:	Walk Up							
Exterior:	Combination							

Landlord Paid Utilities

N Cable	N Sewer
N Electric	N Trash
- Gas	N Water

Unit Amenities

Y Refrigerator	N Fireplace
Y Range	Y Balcony/Patio
N Microwave	N Att. Garage
Y Dishwasher	N Carport
Y Garbage Disposal	N Basement
Y Air Conditioning	Y Ceiling Fans
N Washer/Dryer	N Vaulted Ceiling
Y W/D Hookups	N Security System

Complex Amenities

Y Pool	Y Laundry
N Clubhouse	N Det. Garages
Y Tennis	N Cov. Storage
N Jacuzzi	N Open Storage
Y Fit. Center	N Car Wash
N Lake	N Elevators
N Gated	Y Playground
N Bus. Center	N Racquetball

Tenant Paid Utilities

Y Cable	Y Sewer
Y Electric	Y Trash
- Gas	Y Water

Other Comments

The property is located on the east side of US 42 (Macon Road), about one mile northeast of the I-75/US 341 interchange and about 1 mile north of downtown Perry. Additional amenities include a sports court and picnic area. Typical lease term is 1 year. Shorter lease terms are available with management consent. There is minimal turnover.

Property Contact: Hanna (478) 218-2875

Analysis

Arrowhead Apartments: The subject has 51-units, was built in 1980, and is in average physical and functional condition. It is more fully described and discussed in the Property Description section of the report. It is summarized below.

Arrowhead Apartments												
Property and Unit Amenity Summary												
Street Address	369 Broad Street			Year Built	1980		Floors	1				
City	Hawkinsville			Total Units	51		Occupancy	90.2%				
Unit Types	# units	Size (sf)		Utilities (L-landlord, T-tenant, na-not applicable)								
1 Bed, 1 Bath	18	619		Water	Sewer	Electric	Heat	Trash	Cable			
1 Bed, 1 Bath	10	618		T	T	T	T	L	T			
1 Bed, 1 Bath	2	630										
2 Bed, 1 Bath	20	796										
2 Bed, 1 Bath (Manager's Unit)	1	848										
Complex Amenities (Y/N)												
Pool	N		Bus. Ctr.	N		Lake	N					
Clubhouse	N		Laundry	Y		Gated	N					
Tennis	N		Det. Garages	N		Car Wash	N					
Jacuzzi	N		Cov. Storage	N		Elevators	N					
Fit. Ctr	N		Open Storage	N		Playground	N					
Unit Amenities (Y/N)												
Refrigerator	Y	Disposal	N		Fireplace	N		Central A/C	Y	Ceil. Fans	N	
Range	Y	Double Sink	Y		Patio	N		Wall A/C	N		Vlt Ceiling	N
Microwave	N	Fan Hood	Y		Balcony	N		W/D hk ups	Y		Sec Sys	N
Dishwasher	N	Att Garage	N		Bsmt	N		W/D	N		Storage	Y

During the renovations, microwaves will be added to each unit. In addition, a pavilion and playground will be added to the complex.

Market Rent Conclusions

Apartment Survey Ranges						
Arrowhead Apartments						
		Unit Size		Adj. Monthly Rent		Rent/sf
As-Is	1 Bed, 1 Bath					
	Arrowhead Apartments	619		\$540		\$0.87
	Comparable Properties	576 -	850	\$485 -	\$593	\$0.65 - \$0.87
	average of comparables	749		\$540		\$0.73
As-Is	1 Bed, 1 Bath					
	Arrowhead Apartments	630		\$540		\$0.86
	Comparable Properties	576 -	850	\$487 -	\$595	\$0.65 - \$0.87
	average of comparables	749		\$542		\$0.73
As-Is	1 Bed, 1 Bath					
	Arrowhead Apartments	796		\$605		\$0.76
	Comparable Properties	864 -	1,140	\$580 -	\$647	\$0.54 - \$0.67
	average of comparables	999		\$605		\$0.61
As Ren.	1 Bed, 1 Bath					
	Arrowhead Apartments	619		\$605		\$0.98
	Comparable Properties	576 -	850	\$550 -	\$658	\$0.74 - \$0.98
	average of comparables	749		\$605		\$0.82
As Ren.	1 Bed, 1 Bath					
	Arrowhead Apartments	630		\$605		\$0.96
	Comparable Properties	576 -	850	\$552 -	\$660	\$0.74 - \$0.98
	average of comparables	749		\$607		\$0.82
As Ren.	1 Bed, 1 Bath					
	Arrowhead Apartments	796		\$670		\$0.84
	Comparable Properties	864 -	1,140	\$645 -	\$712	\$0.72 - \$0.95
	average of comparables	999		\$670		\$0.79

Source: Crown Appraisal Group

The chart above details the current (not renovated) and as renovated market-derived rents for the subject as well as the range of rents offered at the comparable properties.

Adjustments are made to the comparables for perceived, material differences. (For example, while a given comparable unit might be 3 square feet larger than a given subject unit, there is no material difference in the unit size, so no adjustment is warranted, nor made.) Adjustments are considered for property attributes such as location (specific or general), condition/street appeal, or complex amenities, as well as unit attributes such as unit size, configuration (number of bedrooms or bathrooms, style), utility payment structure, unit amenities, and any concessions. If no adjustment is made, it is because there is no perceived difference between the comparable and the subject.

The charts that follow detail the analysis, and show the adjustments considered appropriate.

Unrenovated Market Rent, 1 br-1 ba (618 sf and 619 sf)

The subject is comprised of ten 818 sf units and eighteen 819 sf with an average of 819 sf. The average is used for comparison purposes. Comparable properties from the area are used to develop the unrenovated rent conclusion.

<i>1 Bed, 1 Bath</i>						
<i>As is</i>						
	Subject	Rent 1	Rent 2	Rent 3	Rent 4	Rent 5
Name	Arrowhead Apartments	Hampton Place Apts	Houston Lake Apts	Richmond Apts	Timberwood Apts	Winslow Place Apts
Address	369 Broad Street	395 Perry Pkwy	2350 Houston Lake Rd	1219 S Houston Lake Rd	710 Mason Terrace	200 Bristol St
Unadjusted Rent		\$660	\$739	\$685	\$525	\$565
<i>Location</i>						
Address	369 Broad Street	395 Perry Pkwy	2350 Houston Lake Rd	1219 S Houston Lake Rd	710 Mason Terrace	200 Bristol St
City	Hawkinsville	Perry	Kathleen	Warner Robins	Perry	Perry
Population	4,092	16,524	16,524	72,490	16,524	16,524
		<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Superior</i>
		-\$10	-\$10	-\$25	-\$10	-\$10
<i>Year Built</i>	1980	1999	2008	1999	1986	1988
<i>Condition/Street Appeal</i>		<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Superior</i>
		-\$10	-\$15	-\$10	-\$5	-\$5
<i>Unit Size (sf)</i>	619	747	825	850	576	745
		<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Inferior</i>	<i>Superior</i>
		-\$26	-\$41	-\$46	\$9	-\$25
<i>Bedrooms</i>	1	1	1	1	1	1
		<i>Similar</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>
		\$0	\$0	\$0	\$0	\$0
<i>Bathrooms</i>	1.0	1.0	1.0	1.0	1.0	1.0
		<i>Similar</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>
		\$0	\$0	\$0	\$0	\$0
<i>Utilities (who pays?)</i>						
Heat	Tenant	Tenant	Tenant	Tenant	Tenant	Tenant
Electric	Tenant	Tenant	Tenant	Tenant	Tenant	Tenant
Water	Tenant	Landlord	Tenant	Tenant	Tenant	Tenant
Sewer	Tenant	Landlord	Tenant	Tenant	Tenant	Tenant
Trash	Landlord	Landlord	Landlord	Tenant	Tenant	Tenant
Cable	Tenant	Tenant	Tenant	Tenant	Tenant	Tenant
		<i>Superior</i>	<i>Similar</i>	<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>
		-\$20	\$0	\$5	\$5	\$5
<i>Unit Amenities</i>	<i>Ref, Range, A/C, W/D HU, Storage</i>	<i>Ref, Range, Micro, DW, Disp, A/C, W/D HU, Bal/Pat, Ceil Fans</i>	<i>Ref, Range, Micro, DW, Disp, A/C, W/D HU, Bal/Pat, Ceil Fans</i>	<i>Ref, Range, Micro, DW, Disp, A/C, W/D HU, Bal/Pat, Ceil Fans</i>	<i>Ref, Range, DW, Disp, A/C, W/D HU, Bal/Pat, Ceil Fans, Vlt Ceil, Storage</i>	<i>Ref, Range, DW, Disp, A/C, W/D HU, Bal/Pat, Ceil Fans</i>
		<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Superior</i>
		-\$20	-\$20	-\$20	-\$25	-\$15
<i>Complex Amenities</i>	<i>Laundry</i>	<i>Pool, CH, Tennis Ct, Fit Ctr, Laundry, Playground</i>	<i>Pool, CH, Fit Ctr, Lake, Laundry, Gated, Car Wash, Storage, Playground, Picnic Area, Tennis Ct, Sports Ct, Walking Trails</i>	<i>Pool, CH, Fit Ctr, Storage</i>	<i>Laundry</i>	<i>Pool, Fit Ctr, Tennis Ct, Laundry, Playground, Sports Ct, Picnic Area</i>
		<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Similar</i>	<i>Superior</i>
		-\$25	-\$60	-\$15	\$0	-\$30
<i>Concessions</i>	<i>None</i>	<i>None</i>	<i>None</i>	<i>None</i>	<i>None</i>	<i>None</i>
		\$0	\$0	\$0	\$0	\$0
<i>Net Adjustment</i>		<u>-\$111</u>	<u>-\$146</u>	<u>-\$111</u>	<u>-\$26</u>	<u>-\$80</u>
<i>Adjusted Rent</i>		\$549	\$593	\$574	\$499	\$485
Market Rent Conclusion	\$540					

Source: Crown Appraisal Group

The comparables range in size from 576 sf to 850 sf. After making the adjustments considered appropriate, the rent range is \$485 to \$593. Central tendencies are \$540 (average) and \$549 (median). No one property stands out as being more comparable than another – no one comparable is physically close, and all were adjusted. A point value near the mid-point is reasonable. An as-is market rent of \$540/month is concluded to be appropriate.

As Renovated Market Rent, 1 br-1 ba (618 sf and 619 sf)

Comparable properties from the area are used to develop the as-renovated rent conclusion.

1 Bed, 1 Bath As Renovated						
	Subject	Rent 1	Rent 2	Rent 3	Rent 4	Rent 5
Name	Arrowhead Apartments	Hampton Place Apts	Houston Lake Apts	Richmond Apts	Timberwood Apts	Winslow Place Apts
Address	369 Broad Street	395 Perry Pkwy	2350 Houston Lake Rd	1219 S Houston Lake Rd	710 Mason Terrace	200 Bristol St
Unadjusted Rent		\$660	\$739	\$685	\$525	\$565
Location						
Address	369 Broad Street	395 Perry Pkwy	2350 Houston Lake Rd	1219 S Houston Lake Rd	710 Mason Terrace	200 Bristol St
City	Hawkinsville	Perry	Kathleen	Warner Robins	Perry	Perry
Population	4,092	16,524	16,524	72,490	16,524	16,524
		<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Superior</i>
		-\$10	-\$10	-\$25	-\$10	-\$10
Year Built	1980/2019R	1999	2008	1999	1986	1988
Condition/Street Appeal		<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>
		\$40	\$35	\$40	\$45	\$45
Unit Size (sf)	619	747	825	850	576	745
		<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Inferior</i>	<i>Superior</i>
		-\$26	-\$41	-\$46	\$9	-\$25
Bedrooms	1	1	1	1	1	1
		<i>Similar</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>
		\$0	\$0	\$0	\$0	\$0
Bathrooms	1.0	1.0	1.0	1.0	1.0	1.0
		<i>Similar</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>
		\$0	\$0	\$0	\$0	\$0
Utilities (who pays?)						
Heat	Tenant	Tenant	Tenant	Tenant	Tenant	Tenant
Electric	Tenant	Tenant	Tenant	Tenant	Tenant	Tenant
Water	Tenant	Landlord	Tenant	Tenant	Tenant	Tenant
Sewer	Tenant	Landlord	Tenant	Tenant	Tenant	Tenant
Trash	Landlord	Landlord	Landlord	Tenant	Tenant	Tenant
Cable	Tenant	Tenant	Tenant	Tenant	Tenant	Tenant
		<i>Superior</i>	<i>Similar</i>	<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>
		-\$20	\$0	\$5	\$5	\$5
Unit Amenities	<i>Ref, Range, A/C, W/D HU, Storage, Micro</i>	<i>Ref, Range, Micro, DW, Disp, A/C, W/D HU, Bal/Pat, Ceil Fans</i>	<i>Ref, Range, Micro, DW, Disp, A/C, W/D HU, Bal/Pat, Ceil Fans</i>	<i>Ref, Range, Micro, DW, Disp, A/C, W/D HU, Bal/Pat, Ceil Fans</i>	<i>Ref, Range, DW, Disp, A/C, W/D HU, Bal/Pat, Ceil Fans, Vlt Ceil, Storage</i>	<i>Ref, Range, DW, Disp, A/C, W/D HU, Bal/Pat, Ceil Fans</i>
		<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Superior</i>
		-\$15	-\$15	-\$15	-\$20	-\$10
Complex Amenities	<i>Laundry, Pavillion, Playground</i>	<i>Pool, CH, Tennis Ct, Fit Ctr, Laundry, Playground</i>	<i>Pool, CH, Fit Ctr, Lake, Laundry, Gated, Car Wash, Storage, Playground, Picnic Area, Tennis Ct, Sports Ct, Walking Trails</i>	<i>Pool, CH, Fit Ctr, Storage</i>	<i>Laundry</i>	<i>Pool, Fit Ctr, Tennis Ct, Laundry, Playground, Sports Ct, Picnic Area</i>
		<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Inferior</i>	<i>Superior</i>
		-\$15	-\$50	-\$5	\$10	-\$20
Concessions	<i>None</i>	<i>None</i>	<i>None</i>	<i>None</i>	<i>None</i>	<i>None</i>
		\$0	\$0	\$0	\$0	\$0
Net Adjustment		-\$46	-\$81	-\$46	\$39	-\$15
Adjusted Rent		\$614	\$658	\$639	\$564	\$550
Market Rent Conclusion	\$605					

Source: Crown Appraisal Group

The comparables range in size from 576 sf to 850 sf. After making the adjustments considered appropriate, the rent range is \$550 to \$658. Central tendencies are \$605 (average) and \$614 (median). No one property stands out as being more comparable than another – no one comparable is physically close, and all were adjusted. A point value near the mid-point is reasonable. An as-renovated market rent of \$605/month is concluded to be appropriate.

Unrenovated Market Rent, 1 br-1 ba (630 sf)

The subject is comprised of 2 of these units. Comparable properties from the area are used to develop the unrenovated rent conclusion.

<i>1 Bed, 1 Bath</i>						
<i>As is</i>						
	Subject	Rent 1	Rent 2	Rent 3	Rent 4	Rent 5
Name	Arrowhead Apartments	Hampton Place Apts	Houston Lake Apts	Richmond Apts	Timberwood Apts	Winslow Place Apts
Address	369 Broad Street	395 Perry Pkwy	2350 Houston Lake Rd	1219 S Houston Lake Rd	710 Mason Terrace	200 Bristol St
Unadjusted Rent		\$660	\$739	\$685	\$525	\$565
<i>Location</i>						
Address	369 Broad Street	395 Perry Pkwy	2350 Houston Lake Rd	1219 S Houston Lake Rd	710 Mason Terrace	200 Bristol St
City	Hawkinsville	Perry	Kathleen	Warner Robins	Perry	Perry
Population	4,092	16,524	16,524	72,490	16,524	16,524
		<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Superior</i>
		-\$10	-\$10	-\$25	-\$10	-\$10
<i>Year Built</i>	1980	1999	2008	1999	1986	1988
<i>Condition/Street Appeal</i>		<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Superior</i>
		-\$10	-\$15	-\$10	-\$5	-\$5
<i>Unit Size (sf)</i>	630	747	825	850	576	745
		<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Inferior</i>	<i>Superior</i>
		-\$23	-\$39	-\$44	\$11	-\$23
<i>Bedrooms</i>	1	1	1	1	1	1
		<i>Similar</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>
		\$0	\$0	\$0	\$0	\$0
<i>Bathrooms</i>	1.0	1.0	1.0	1.0	1.0	1.0
		<i>Similar</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>
		\$0	\$0	\$0	\$0	\$0
<i>Utilities (who pays?)</i>						
Heat	Tenant	Tenant	Tenant	Tenant	Tenant	Tenant
Electric	Tenant	Tenant	Tenant	Tenant	Tenant	Tenant
Water	Tenant	Landlord	Tenant	Tenant	Tenant	Tenant
Sewer	Tenant	Landlord	Tenant	Tenant	Tenant	Tenant
Trash	Landlord	Landlord	Landlord	Tenant	Tenant	Tenant
Cable	Tenant	Tenant	Tenant	Tenant	Tenant	Tenant
		<i>Superior</i>	<i>Similar</i>	<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>
		-\$20	\$0	\$5	\$5	\$5
<i>Unit Amenities</i>	<i>Ref. Range, A/C, W/D HU, Storage</i>	<i>Ref. Range, Micro, DW, Disp, A/C, W/D HU, Bal/Pat, Ceil Fans</i>	<i>Ref. Range, Micro, DW, Disp, A/C, W/D HU, Bal/Pat, Ceil Fans</i>	<i>Ref. Range, Micro, DW, Disp, A/C, W/D HU, Bal/Pat, Ceil Fans</i>	<i>Ref. Range, DW, Disp, AC, W/D HU, Bal/Pat, Ceil Fans, Vlt Ceil, Storage</i>	<i>Ref. Range, DW, Disp, A/C, W/D HU, Bal/Pat, Ceil Fans</i>
		<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Superior</i>
		-\$20	-\$20	-\$20	-\$25	-\$15
<i>Complex Amenities</i>	<i>Laundry</i>	<i>Pool, CH, Tennis Ct, Fit Ctr, Laundry, Playground</i>	<i>Pool, CH, Fit Ctr, Lake, Laundry, Gated, Car Wash, Storage, Playground, Picnic Area, Tennis Ct, Sports Ct, Walking Trails</i>	<i>Pool, CH, Fit Ctr, Storage</i>	<i>Laundry</i>	<i>Pool, Fit Ctr, Tennis Ct, Laundry, Playground, Sports Ct, Picnic Area</i>
		<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Similar</i>	<i>Superior</i>
		-\$25	-\$60	-\$15	\$0	-\$30
<i>Concessions</i>	<i>None</i>	<i>None</i>	<i>None</i>	<i>None</i>	<i>None</i>	<i>None</i>
		\$0	\$0	\$0	\$0	\$0
<i>Net Adjustment</i>		-\$108	-\$144	-\$109	-\$24	-\$78
Adjusted Rent		\$552	\$595	\$576	\$501	\$487
Market Rent Conclusion	\$540					

Source: Crown Appraisal Group

The comparables range in size from 576 sf to 850 sf. After making the adjustments considered appropriate, the rent range is \$487 to \$595. Central tendencies are \$542 (average) and \$552 (median). No one property stands out as being more comparable than another – no one comparable is physically close, and all were adjusted. A point value near the mid-point is reasonable. An as-is market rent of \$540/month is concluded to be appropriate.

As Renovated Market Rent, 1 br-1 ba (630 sf)

Comparable properties from the area are used to develop the as-renovated rent conclusion.

1 Bed, 1 Bath As Renovated						
	Subject	Rent 1	Rent 2	Rent 3	Rent 4	Rent 5
Name	Arrowhead Apartments	Hampton Place Apts	Houston Lake Apts	Richmond Apts	Timberwood Apts	Winslow Place Apts
Address	369 Broad Street	395 Perry Pkwy	2350 Houston Lake Rd	1219 S Houston Lake Rd	710 Mason Terrace	200 Bristol St
Unadjusted Rent		\$660	\$739	\$685	\$525	\$565
Location						
Address	369 Broad Street	395 Perry Pkwy	2350 Houston Lake Rd	1219 S Houston Lake Rd	710 Mason Terrace	200 Bristol St
City	Hawkinsville	Perry	Kathleen	Warner Robins	Perry	Perry
Population	4,092	16,524	16,524	72,490	16,524	16,524
		<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Superior</i>
		-\$10	-\$10	-\$25	-\$10	-\$10
Year Built	1980/2019R	1999	2008	1999	1986	1988
Condition/Street Appeal		<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>
		\$40	\$35	\$40	\$45	\$45
Unit Size (sf)	630	747	825	850	576	745
		<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Inferior</i>	<i>Superior</i>
		-\$23	-\$39	-\$44	\$11	-\$23
Bedrooms	1	1	1	1	1	1
		<i>Similar</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>
		\$0	\$0	\$0	\$0	\$0
Bathrooms	1.0	1.0	1.0	1.0	1.0	1.0
		<i>Similar</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>
		\$0	\$0	\$0	\$0	\$0
Utilities (who pays?)						
Heat	Tenant	Tenant	Tenant	Tenant	Tenant	Tenant
Electric	Tenant	Tenant	Tenant	Tenant	Tenant	Tenant
Water	Tenant	Landlord	Tenant	Tenant	Tenant	Tenant
Sewer	Tenant	Landlord	Tenant	Tenant	Tenant	Tenant
Trash	Landlord	Landlord	Landlord	Tenant	Tenant	Tenant
Cable	Tenant	Tenant	Tenant	Tenant	Tenant	Tenant
		<i>Superior</i>	<i>Similar</i>	<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>
		-\$20	\$0	\$5	\$5	\$5
Unit Amenities	<i>Ref, Range, A/C, W/D HU, Storage, Micro</i>	<i>Ref, Range, Micro, DW, Disp, A/C, W/D HU, Bal/Pat, Ceil Fans</i>	<i>Ref, Range, Micro, DW, Disp, A/C, W/D HU, Bal/Pat, Ceil Fans</i>	<i>Ref, Range, Micro, DW, Disp, A/C, W/D HU, Bal/Pat, Ceil Fans</i>	<i>Ref, Range, DW, Disp, AC, W/D HU, Bal/Pat, Ceil Fans, Vlt Ceil, Storage</i>	<i>Ref, Range, DW, Disp, A/C, W/D HU, Bal/Pat, Ceil Fans</i>
		<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Superior</i>
		-\$15	-\$15	-\$15	-\$20	-\$10
Complex Amenities	<i>Laundry, Pavillion, Playground</i>	<i>Pool, CH, Tennis Ct, Fit Ctr, Laundry, Playground</i>	<i>Pool, CH, Fit Ctr, Lake, Laundry, Gated, Car Wash, Storage Playground, Picnic Area, Tennis Ct, Sports Ct, Walking Trails</i>	<i>Pool, CH, Fit Ctr, Storage</i>	<i>Laundry</i>	<i>Pool, Fit Ctr, Tennis Ct, Laundry, Playground, Sports Ct, Picnic Area</i>
		<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Inferior</i>	<i>Superior</i>
		-\$15	-\$50	-\$5	\$10	-\$20
Concessions	<i>None</i>	<i>None</i>	<i>None</i>	<i>None</i>	<i>None</i>	<i>None</i>
		\$0	\$0	\$0	\$0	\$0
Net Adjustment		-\$43	-\$79	-\$44	\$41	-\$13
Adjusted Rent		\$617	\$660	\$641	\$566	\$552
Market Rent Conclusion	\$605					

Source: Crown Appraisal Group

The comparables range in size from 576 sf to 850 sf. After making the adjustments considered appropriate, the rent range is \$552 to \$660. Central tendencies are \$607 (average) and \$617 (median). No one property stands out as being more comparable than another – no one comparable is physically close, and all were adjusted. A point value near the mid-point is reasonable. An as-renovated market rent of \$605/month is concluded to be appropriate.

Unrenovated Market Rent, 2 br-1 ba (796 sf)

The subject is comprised of 20 of these units. Comparable properties from the area are used to develop the unrenovated rent conclusion.

2 Bed, 1 Bath							
As is							
	Subject	Rent 1	Rent 2	Rent 3	Rent 4	Rent 5	
Name	Arrowhead Apartments	Hampton Place Apts	Houston Lake Apts	Richmond Apts	Timberwood Apts	Winslow Place Apts	
Address	369 Broad Street	395 Perry Pkwy	2350 Houston Lake Rd	1219 S Houston Lake Rd	710 Mason Terrace	200 Bristol St	
Unadjusted Rent		\$725	\$799	\$785	\$629	\$680	
Location							
Address	369 Broad Street	395 Perry Pkwy	2350 Houston Lake Rd	1219 S Houston Lake Rd	710 Mason Terrace	200 Bristol St	
City	Hawkinsville	Perry	Kathleen	Warner Robins	Perry	Perry	
Population	4,092	16,524	16,524	72,490	16,524	16,524	
		<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	
		-\$10	-\$10	-\$25	-\$10	-\$10	
Year Built	1980	1999	2008	1999	1986	1988	
Condition/Street Appeal		<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	
		-\$10	-\$10	-\$10	-\$5	-\$5	
Unit Size (sf)	796	982	1,031	1,140	864	978	
		<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	
		-\$37	-\$47	-\$69	-\$14	-\$36	
Bedrooms	2	2	2	2	2	2	
		<i>Similar</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>	
		\$0	\$0	\$0	\$0	\$0	
Bathrooms	1.0	1.0	1.0	2.5	1.0	1.0	
		<i>Similar</i>	<i>Similar</i>	<i>Superior</i>	<i>Similar</i>	<i>Similar</i>	
		\$0	\$0	-\$40	\$0	\$0	
Utilities (who pays?)							
Heat	Tenant	Tenant	Tenant	Tenant	Tenant	Tenant	
Electric	Tenant	Tenant	Tenant	Tenant	Tenant	Tenant	
Water	Tenant	Landlord	Tenant	Tenant	Tenant	Tenant	
Sewer	Tenant	Landlord	Tenant	Tenant	Tenant	Tenant	
Trash	Landlord	Landlord	Landlord	Tenant	Tenant	Tenant	
Cable	Tenant	Tenant	Tenant	Tenant	Tenant	Tenant	
		<i>Superior</i>	<i>Similar</i>	<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>	
		-\$25	\$0	\$5	\$5	\$5	
Unit Amenities	<i>Ref, Range, A/C, W/D HU, Storage</i>	<i>Ref, Range, Micro, DW, Disp, A/C, W/D HU, Bal/Pat, Ceil Fans</i>	<i>Ref, Range, Micro, DW, Disp, A/C, W/D HU, Bal/Pat, Ceil Fans</i>	<i>Ref, Range, Micro, DW, Disp, A/C, W/D HU, Bal/Pat, Ceil Fans</i>	<i>Ref, Range, DW, Disp, A/C, W/D HU, Bal/Pat, Ceil Fans, Vit Ceil, Storage</i>	<i>Ref, Range, DW, Disp, A/C, W/D HU, Bal/Pat, Ceil Fans</i>	
		<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	
		-\$20	-\$20	-\$20	-\$25	-\$15	
Complex Amenities	<i>Laundry</i>	<i>Pool, CH, Tennis Ct, Fit Ctr, Laundry, Playground</i>	<i>Pool, CH, Fit Ctr, Lake, Laundry, Gated, Car Wash, Storage, Playground, Picnic Area, Tennis Ct, Sports Ct, Walking Trails</i>	<i>Pool, CH, Fit Ctr, Storage</i>	<i>Laundry</i>	<i>Pool, Fit Ctr, Tennis Ct, Laundry, Playground, Sports Ct, Picnic Area</i>	
		<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Similar</i>	<i>Superior</i>	
		-\$25	-\$60	-\$15	\$0	-\$30	
Concessions	<i>None</i>	<i>None</i>	<i>None</i>	<i>None</i>	<i>None</i>	<i>None</i>	
		\$0	\$0	\$0	\$0	\$0	
Net Adjustment		-\$127	-\$152	-\$174	-\$49	-\$91	
Adjusted Rent		\$598	\$647	\$611	\$580	\$589	
Market Rent Conclusion	\$605						

Source: Crown Appraisal Group

The comparables range in size from 864 sf to 1,140 sf. After making the adjustments considered appropriate, the rent range is \$580 to \$647. Central tendencies are \$605 (average) and \$598 (median). No one property stands out as being more comparable than another – no one comparable is physically close, and all were adjusted. A point value near the mid-point is reasonable. An as-is market rent of \$605/month is concluded to be appropriate.

As Renovated Market Rent, 2 br-1 ba (796 sf)

Comparable properties from the area are used to develop the as-renovated rent conclusion.

2 Bed, 1 Bath As Renovated						
	Subject	Rent 1	Rent 2	Rent 3	Rent 4	Rent 5
Name	Arrowhead Apartments	Hampton Place Apts	Houston Lake Apts	Richmond Apts	Timberwood Apts	Winslow Place Apts
Address	369 Broad Street	395 Perry Pkwy	2350 Houston Lake Rd	1219 S Houston Lake Rd	710 Mason Terrace	200 Bristol St
Unadjusted Rent		\$725	\$799	\$785	\$629	\$680
Location						
Address	369 Broad Street	395 Perry Pkwy	2350 Houston Lake Rd	1219 S Houston Lake Rd	710 Mason Terrace	200 Bristol St
City	Hawkinsville	Perry	Kathleen	Warner Robins	Perry	Perry
Population	4,092	16,524	16,524	72,490	16,524	16,524
		Superior	Superior	Superior	Superior	Superior
		-\$10	-\$10	-\$25	-\$10	-\$10
Year Built	1980/2019R	1999	2008	1999	1986	1988
Condition/Street Appeal		Inferior	Inferior	Inferior	Inferior	Inferior
		\$40	\$35	\$40	\$45	\$45
Unit Size (sf)	796	982	1,031	1,140	864	978
		Superior	Superior	Superior	Superior	Superior
		-\$37	-\$47	-\$69	-\$14	-\$36
Bedrooms	2	2	2	2	2	2
		Similar	Similar	Similar	Similar	Similar
		\$0	\$0	\$0	\$0	\$0
Bathrooms	1.0	1.0	1.0	2.5	1.0	1.0
		Similar	Similar	Superior	Similar	Similar
		\$0	\$0	-\$40	\$0	\$0
Utilities (who pays?)						
Heat	Tenant	Tenant	Tenant	Tenant	Tenant	Tenant
Electric	Tenant	Tenant	Tenant	Tenant	Tenant	Tenant
Water	Tenant	Landlord	Tenant	Tenant	Tenant	Tenant
Sewer	Tenant	Landlord	Tenant	Tenant	Tenant	Tenant
Trash	Landlord	Landlord	Landlord	Tenant	Tenant	Tenant
Cable	Tenant	Tenant	Tenant	Tenant	Tenant	Tenant
		Superior	Similar	Inferior	Inferior	Inferior
		-\$25	\$0	\$5	\$5	\$5
Unit Amenities	Ref, Range, A/C, W/D HU, Storage, Micro	Ref, Range, Micro, DW, Disp, A/C, W/D HU, Bal/Pat, Ceil Fans Superior	Ref, Range, Micro, DW, Disp, A/C, W/D HU, Bal/Pat, Ceil Fans Superior	Ref, Range, Micro, DW, Disp, A/C, W/D HU, Bal/Pat, Ceil Fans Superior	Ref, Range, DW, Disp, AC, W/D HU, Bal/Pat, Ceil Fans, Vlt Ceil, Storage Superior	Ref, Range, DW, Disp, A/C, W/D HU, Bal/Pat, Ceil Fans Superior
		-\$15	-\$15	-\$15	-\$20	-\$10
Complex Amenities	Laundry, Pavillion, Playground	Pool, CH, Tennis Ct, Fit Ctr, Laundry, Playground	Pool, CH, Fit Ctr, Lake, Laundry, Gated, Car Wash, Storage Playground, Picnic Area, Tennis Ct, Sports Ct, Walking Trails	Pool, CH, Fit Ctr, Storage	Laundry	Pool, Fit Ctr, Tennis Ct, Laundry, Playground, Sports Ct, Picnic Area
		Superior	Superior	Superior	Inferior	Superior
		-\$15	-\$50	-\$5	\$10	-\$20
Concessions	None	None	None	None	None	None
		\$0	\$0	\$0	\$0	\$0
Net Adjustment		-\$62	-\$87	-\$109	\$16	-\$26
Adjusted Rent		\$663	\$712	\$676	\$645	\$654
Market Rent Conclusion	\$670					

Source: Crown Appraisal Group

The comparables range in size from 864 sf to 1,140 sf. After making the adjustments considered appropriate, the rent range is \$645 to \$712. Central tendencies are \$670 (average) and \$663 (median). No one property stands out as being more comparable than another – no one comparable is physically close, and all were adjusted. A point value near the mid-point is reasonable. An as-renovated market rent of \$670/month is concluded to be appropriate.

Market Vacancy Conclusion

Five market rate properties have been detailed. There are relatively few market rate rent comparables. Occupancy of the comparable properties ranges from 89.0%-96.6%.

Apartment Vacancy Arrowhead Apartments				
<u>Name</u>	<u>Location</u>	<u>Total Units</u>	<u>Occ.</u>	<u>Vacancy</u>
Arrowhead Apartments	369 Broad Street	51	90.2%	9.8%
Hampton Place Apts	395 Perry Pkwy	152	96.0%	4.0%
Houston Lake Apts	2350 Houston Lake Rd	300	91.7%	8.3%
Richmond Apts	1219 S Houston Lake Rd	124	89.0%	11.0%
Timberwood Apts	710 Mason Terrace	54	95.0%	5.0%
Winslow Place Apts	200 Bristol St	88	96.6%	3.4%
	Minimum		89.0%	3.4%
	Maximum		96.6%	11.0%
Totals and average (excluding subject)		718	93.0%	7.0%

Source: *Area Managers; Crown Appraisal Group*

The subject has historically operated as a government subsidized property. Most of the units are available for rental assistance, with the tenant paying 30% of their income towards the rent figure. Historic vacancy at Arrowhead Apartments has been low. The average vacancy rate for the past three years has been 4.65%. When inspected, there were 5 vacant units. According to management, vacancy is higher than historical figures as renovations will begin with the vacant units and then be leased.

Therefore, in recognizing the economic benefit due to the governmental assistance as well as historic vacancy, a vacancy below 5% is reasonable when developing the value opinions for the **restricted rent** scenarios. However, additional consideration is given the possible uncertainty of increased vacancy when considering the **prospective restricted** valuation as a function of the as renovated rent conclusions.

After consideration of the market vacancy and the area supply/demand components, the following vacancy conclusions are drawn:

Value 1, as conventional or unrestricted – 5%

Value 2-RD, subject to restricted rents within 7 CFR Part 3560.752(b)(1)(i) – 3%

Value 3, prospective, subject to restricted rents – 3%

Value 4, prospective, as conventional or unrestricted - 5%

Property Description

This section will present a description of the physical and economic characteristics of the site and building improvements. The description is based upon an inspection of the property, discussions with local municipal authorities, and data provided by the client and management.

General Location

The subject is located on the south side of Broad Street about 1 mile southwest of downtown Hawkinsville. The property is in Pulaski County. Hawkinsville is located in central Georgia. The property has an address of 369 Broad Street, Hawkinsville, Georgia. The maps in the preceding section show the property's location.

Access, Ingress, Egress, Visibility

Overall, access is average from both a neighborhood (local) perspective, as well as a macro (regional) perspective. Ingress/egress to the property is from Broad Street. The ingress and egress attributes are average. Visibility to the subject is considered average.

History of the Property

According to public records, the subject is owned by Hawkinsville Ltd., LP. The current owner has owned the property for more than 3 years. The property is part of a portfolio of apartment properties in Georgia that are to transfer ownership in the near term. While the sale price is in the final stages of negotiation, the price is expected to be about \$824,085. The transfer is assumed to be between related parties and not one that is considered to be arms-length. As the transfer is presumably not arms-length, no credence is given to this purchase price when determining the said values of the subject property. Subsequent to the sale, ownership plans to renovate the subject with funding from a combination of mortgage monies, sale proceeds of Section 42 Low Income Housing Tax Credits, and equity. Following the acquisition the existing Section 515 loan will remain at the property. (The loan is expected to be restated under new rates and terms.) The developer estimates the renovation cost to be about \$32,402 per unit, or about \$1,652,509. Renovations will be extensive and will include interior unit renovation as well as exterior unit renovation. It is expected that the air conditioning units will be replaced, windows will be repaired/replaced, new roofs will be installed, parking areas will be repaired, and kitchens and bathrooms will be updated as needed. Microwaves will be added to each unit. In addition, a pavilion and playground will be added to the complex.

Fair Housing

There are no known violations of the Fair Housing Act of 1988, Section 504 of the Rehabilitation Act of 1973, and the Americans with Disabilities Act of 1990. There are 3 units that are UFAS (Uniform Federal Accessibility Standards) accessible, 1 unit that is equipped for the sight/hearing impaired and 4 ADA (Americans with Disabilities Act) parking spaces at the subject. **Note: The appraisers are not experts in such matters. It is assumed that fair housing practices are implemented at the subject. The user of the report is instructed to seek the advice of an expert if further questions arise pertaining to fair housing issues.**

Easements

No detrimental easements that would substantially deter development are known to exist. Others, such as utility easements, allow for development of the site and are considered beneficial to the tract.

Environmental Hazards

Soil conditions are assumed to be adequate. The site appears to be well drained. No engineering or soil testing has been performed to the knowledge of the appraisers, and no further conclusion as to the condition of the foundation or soil condition is made. There is no reason to suspect that hazardous materials are on the property such as discolored vegetation, oil residue, asbestos-containing materials, and lead-based paint. **Note: The appraisers are not experts in environmental matters. It is assumed that the site is clean from an environmental standpoint. The user of the report is instructed to seek the advice of an expert if further questions arise pertaining to environmental issues.**

Third Party Reports

No third party reports (such as market studies, environmental or physical condition) have been reviewed, and, unless noted, no warranty is made for any such reports that may exist.

Topography

The topography at the site is generally level.

Flood Plain

According to FEMA's flood insurance rate map community panel number 13235C00090D, dated August 19, 2010, the subject is located in Zone X. Zone X is identified as not being in a flood plain.

Zoning

The property is zoned R4 - Multi-Family. According to local government officials, the current use is a legal, conforming use under this zoning classification.

Utilities

The subject site is serviced by the following utilities (the payor of the utilities is also shown):

<i>Utility Details</i>	
<i>Arrowhead Apartments</i>	
<u>Service</u>	<u>Paid by</u>
Heat	Tenant
Electric	Tenant
Water	Tenant
Sewer	Tenant
Trash	Landlord
Cable	Tenant

Source: *Management*

Improvements

The subject improvements include a 51-unit apartment complex (housed in 12 single-story buildings). The improvements were initially developed in 1980.

The buildings have a poured concrete foundation. The buildings have a combination brick and siding exterior, and a pitched roof covered with shingles.

Each unit has a living room/living area, kitchen, one or two bedrooms, and one bathroom. The floors in the units are a combination of carpet and tile. Windows are double hung. Exterior doors are metal; interior doors are hollow core wood. Interior walls are painted drywall; ceilings are painted drywall. Ceiling height is generally 8 feet. Hot water is supplied via individual water heaters. Each unit includes a washer/dryer hook-up.

Kitchens have vinyl flooring. They are equipped with a refrigerator, double sink, fan hood, and range.

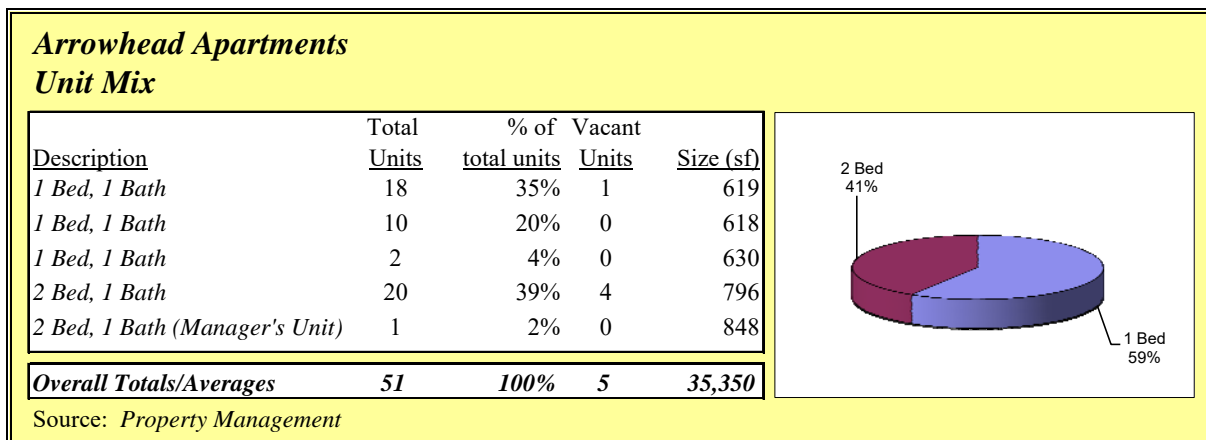
Each unit has an individual forced air furnace. The units have central air conditioning. The units have battery powered and hard wired smoke alarms.

Property amenities include a laundry room. While not a property amenity per se, each unit has a small enclosed storage room to the rear of the unit.

Parking areas are in average condition. There appears to be sufficient parking for the property. Overall parking at the subject is adequate.

Unit Mix

The composition of the property is shown in the chart below.



Physical and Functional Condition

The improvements were completed in 1980 and renovated periodically over time. The property has been maintained on an as needed basis.

The total building size is 36,191 sf. This is the sum of the apartment units (1 Bedroom - 619 sf/unit * 18 units – 11,142 sf plus 1 Bedroom – 618 sf/unit * 10 units – 6,180 sf plus 1 Bedroom – 630 sf/unit * 2 units – 1,260 sf plus 2 Bedroom – 796 sf/unit * 20 units – 15,920 sf plus 2 Bedroom (Manager’s Unit) - 848 sf/unit * 1 unit) plus the office/laundry/maintenance (841 sf).

A major renovation is planned for the property improvements. Preliminary plans, completed by Wallace Architects, LLC, are include in the addendum of the report. Per the client, finalized plans will be provided to Rural Development and DCA for review and approval separately. Planned renovations include replacement of all existing flooring, replacement of kitchen cabinets and countertops, replacement of existing kitchen appliances, plumbing fixtures, lighting fixtures, bathroom cabinets and countertops, HVAC, repainting, re-roofing (new shingles), as well as exterior upgrades and improvements, and re-paving and re-striping of drive and parking areas. Microwaves will be added to each unit. In addition, a pavilion and playground will be added to the complex. Furthermore, all Section 504 accessibility issues will be addressed and corrected as appropriate. The renovation is expected to cost about \$32,402 per unit, or about \$1,652,509.

Upon completion of the renovations, the property’s marketability, overall quality, and aesthetic appeal will be increased and enhanced. Following the renovations, the subject is projected to have a remaining economic life – assuming normal maintenance and repairs - of 60 years. If the property were not renovated, the remaining economic life (the “remaining economic life”) is estimated at 30 years.

Current Rent Parameters/Rent Roll

The chart below illustrates the current rent parameters. As has been discussed, there are LIHTC restrictions applicable to the units at the property. The market rent and as-renovated market rent (CRCU) conclusions are well above the maximum LIHTC rent figure.

Arrowhead Apartments													
Rent Parameters													
	Total Units	% of total	Vacant Units	% of unit type	Size (sf)	Total Size (sf)	Basic Rent	Note Rent	Gross LIHTC	Utility Costs	Net LIHTC	CRCU	
												As-Is	As-Renovated
1 Bed, 1 Bath	18	35%	1	6%	619	11,142	\$359	\$491	\$557	\$123	\$434	\$540	\$605
1 Bed, 1 Bath	10	20%	0	0%	618	6,180	\$359	\$491	\$557	\$123	\$434	\$540	\$605
1 Bed, 1 Bath	2	4%	0	0%	630	1,260	\$359	\$491	\$557	\$123	\$434	\$540	\$605
2 Bed, 1 Bath	20	39%	4	20%	796	15,920	\$384	\$530	\$669	\$148	\$521	\$605	\$670
2 Bed, 1 Bath (Manager's Unit)	1	2%	0	0%	848	848	--	--	Non-Revenue			Non-Revenue	
Overall Totals/Averages	51	100%	5	10%	693	35,350							

Source: Property Management

Operating History

The chart below shows the recent operating history for the subject. Repairs and maintenance expenses also include capital improvements.

Arrowhead Apartments										
Operating History										
51 units										
	2013	Per Unit	2014	Per Unit	2015	Per Unit	2016 Budget	Per Unit	2017 Budget	Per Unit
Revenue										
Apartment Rental Income	213,586	4,188	214,849	4,213	206,404	4,047	208,200	4,082	208,200	4,082
Plus: Other Income	5,254	103	8,471	166	3,211	63	2,075	41	2,075	41
Effective Gross Income	218,840	4,291	223,320	4,379	209,615	4,110	210,275	4,123	210,275	4,123
Operating Expenses										
Real Estate Taxes	16,855	330	11,540	226	11,593	227	12,182	239	11,803	231
Insurance	7,627	150	8,500	167	8,486	166	10,543	207	10,543	207
Repairs & Maintenance	19,676	386	27,995	549	24,093	472	42,884	841	27,550	540
General & Administrative	12,421	244	12,442	244	12,880	253	12,578	247	13,437	263
Management Fees	26,033	510	26,122	512	26,910	528	29,400	576	29,400	576
Utilities										
Electric	4,411	86	5,773	113	4,992	98	6,780	133	6,780	133
Water/Sewer	1,126	22	1,242	24	1,223	24	1,836	36	1,836	36
Total Utilities	5,537	109	7,015	138	6,215	122	8,616	169	8,616	169
Payroll	47,104	924	51,450	1,009	55,871	1,096	49,399	969	49,399	969
Marketing	987	19	1,040	20	50	1	180	4	180	4
Total Expenses	136,240	2,671	146,104	2,865	146,098	2,865	165,782	3,251	150,928	2,959
operating expense ratio		62.3%		65.4%		69.7%		78.8%		71.8%
Net Operating Income	82,600	1,620	77,217	1,514	63,517	1,245	44,493	872	59,347	1,164

Source: Property Management

While individual line items will vary depending upon the specific valuation developed later in the report, the following generally holds true:

Interest Appraised

Value 1

Market value, unrestricted rents

Comment

The effective gross income, which is comprised primarily of apartment rent, should be above historic levels. The apartment rent will be constrained by market rent levels.

The total operating expense estimate will be less than historic primarily due to reduced Repairs & Maintenance, General & Administrative, Management Fee, and Payroll expenses. The Marketing expense will be higher than historic, and there will be an explicit Reserve expense.

Value 2-RD

Market value, subject to restricted rents

The effective gross income, which is comprised primarily of apartment rent, should be above historic levels. The apartment rent will be constrained by basic rent levels.

The total operating expense estimate will be similar to historic expenses at the subject. There will be an explicit Reserve expense.

Value 3

Prospective, subject to restricted rents.

The effective gross income, which is comprised primarily of apartment rent, should be above historic levels. The apartment rent will recognize the economic benefits of the renovation as the units will be in better physical (and functional) condition. The apartment rent will be constrained by the lesser of market rent or LIHTC constraints

With respect to operating expense line items, Real Estate Taxes, Insurance, General & Administrative, Management Fee, Utilities, and Marketing should be near historic. Repairs & Maintenance should be lower due to the renovations. Payroll should also be lower, also due to the renovation. An explicit Reserve will be recognized.

Value 4

Prospective, as conventional or unrestricted.

The effective gross income, which is comprised primarily of apartment rent, should be above historic levels. The apartment rent will recognize the economic benefits of the renovation as the units will be in better physical (and functional) condition. The apartment rent will be based on the (prospective) market rent figures.

The total operating expense estimate should be lower due to renovation (reduced Repairs & Maintenance as well as Payroll) as well as reduced General & Administrative and Management expenses. The Marketing expense should be higher than historic, and there will be an explicit Reserve expense.

Real Estate Taxes and Assessments

The chart below shows the tax details. The assessor’s land and improvement values are shown for informational purposes only. Actual land sales are used in order to develop the value of the subject’s site while Marshall Valuation service has been used to develop the replacement cost of the improvements.

Real Estate Taxes		
Arrowhead Apartments		
Parcel Number	H0090060007	
	<u>Appraised</u>	<u>Assessed</u>
Land	\$106,095	\$42,438
Improvements	<u>609,761</u>	<u>243,904</u>
Total	715,856	286,342
Real Estate Taxes		\$9,624
Taxes/unit		\$189
Source: <i>County Auditor</i>		

The chart below shows the recent assessed values and taxes for the subject for the past few years.

Real Estate Taxes								
Arrowhead Apartments								
Year	Auditors Appraised Values			Assessed Values			Annual Taxes	Tax Rate
	Land	Building	Total	Land	Building	Total		
2016	106,095	609,761	715,856	42,438	243,904	286,342	9,624	33.609
2015	106,095	609,761	715,856	42,438	243,904	286,342	9,548	33.344
2014	106,095	873,096	979,191	42,438	349,238	391,676	13,060	33.344
2013	106,095	1,238,042	1,344,137	42,438	495,217	537,655	12,839	23.880
Source: <i>County Auditor</i>								

The following chart notes area tax comparables. The reader is referred to the assessed value per unit column, which is the best indicator of comparability. Properties with higher real estate taxes per unit than others also have higher assessed values per unit than others. The tax comparables confirm the reasonableness of the real estate taxes.

Arrowhead Apartments									
Tax Comparables									
Name/Location	Parcel #	Effective Millage	Units	RE Taxes	Taxes/unit	Land Assessed Value	Improvements Assessed Value	Total Assessed Value	Assessed Value/unit
Arrowhead Apartments 369 Broad Street	H0090060007	33.6090	51	9,624	189	42,438	243,904	286,342	5,615
Lakeside Villa Apts 387 Broad St, Hawkinsville	H00900006010	33.6098	32	10,750	336	27,060	292,788	319,848	9,995
The Heritage 8-12 Progress Ave, Hawkinsville	0H03100001015	33.6064	17	3,977	234	19,922	98,418	118,340	6,961
Pecan Point Apts 133 Limestone Rd, Cochran	B37A-017	12.6753	50	9,232	185	457,560	270,784	728,344	14,567
Source: <i>Crown Appraisal Group</i>									

Highest and Best Use

Highest and best use is defined in The Appraisal of Real Estate, 14th Edition, Appraisal Institute, as follows:

...the reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, and financially feasible, and that results in the highest value.

Some of the more germane comments from this publication regarding highest and best use are noted in the following bullet points:

- If, however, the market value of the property with the existing improvements is greater than the market value of the land as though vacant less costs to demolish the existing improvements, then the highest and best use of the property as improved is to keep the improvements for residential or commercial use.
- The use that a site or improved property is put to until it is ready for its highest and best use has traditionally been known as the interim use. An interim use is not the highest and best use of the property at the present time, and it should not be represented as the subject property's current highest and best use. Rather, the current highest and best use of a property with an interim use would be to leave the property as is until land value rises to a level for modification of the interim use (or demolition of the improvements and redevelopment for some other use) is financially feasible.
- These criteria [legally permissible, physically possible, financially feasible, maximally productive] are generally considered sequentially.

After consideration of the data, the following conclusions are drawn:

As If Vacant:

Physically Possible Uses:	Physical constraints include site area, shape, and adjacent uses. The site has all public utilities available. Noted easements are typical, and soil conditions are assumed to be adequate. There are acceptable access and visibility attributes. Based on location and site constraints, the most probable physically possible uses would be an intensive use. The existing improvements are such a use, and effectively utilize the site.
Legally Permissible Uses:	According to government officials, the current multi-family use is a permissible use.
Financially Feasible Uses:	The subject has a good location and is convenient to major traffic arteries. The surrounding area has been developed with a number of properties, including single-family residential properties, multi-family properties, retail properties, office and institutional uses (churches, schools, parkland). The residential users in the immediate area appear to have met with market acceptance. If vacant, a similar use is appropriate. The existing improvements develop a return in excess of that if the property were not improved.

Conclusion/Maximum Productivity: Of those uses that are physically possible, legally permissible, and financially supported, a residential development is concluded to be the highest and best use of the site as if vacant. Given the area demographics, development should not be speculative – rather, development should only occur with an identified end user in place.

As Improved:

Physically Possible Uses: The presence of the improvements demonstrate their physical possibility.

Legally Permissible Uses: The current multi-family use is a permissible use.

Financially Feasible Uses: As is shown in the valuation, the existing improvements develop a return well in excess of that if the property were not improved.

Conclusion/Maximum Productivity: The existing improvements are considered to be financially feasible. The chart below demonstrates that the proposed renovation is appropriate and financially viable – when considering the inclusion of the additional value from the interest credit subsidy and LIHTC. As shown, the sum of the prospective market value, interest credit values, and LIHTC values are in excess of the property's as is value plus renovation costs. Therefore, the proposed renovations provide a higher return to the property than if the property were not renovated, and the highest and best as improved is concluded to be with the renovations made to the property. There are no negative market trends that would influence the value of the property.

<i>Financial Feasibility</i>		
<i>Arrowhead Apartments</i>		
<u>Initial Test of Financial Feasibility</u>		
Value 3, prospective, subject to restricted rents		\$1,940,000
Value 2-RD, as-is, subject to restricted rents		<u>\$870,000</u>
	Incremental difference	\$1,070,000
Renovation Cost		<u>\$1,652,509</u>
	Benefit (cost) of renovating <i>before</i> consideration of other benefits	-\$582,509
<u>Other Benefits</u>		
Value 5	Interest Credit Subsidy Value from assuming the existing 515 Loan)	\$330,000
Value 6	LIHTC Value	<u>\$810,499</u>
	Value of additional benefits of renovation	\$1,140,499
		<u>\$557,990</u>
		<i>Net benefits, or added value, of renovation</i>

These thoughts are carried to the Valuation section.

Valuation

The valuation process involves the gathering of data in order to develop opinions of value for the subject. A number of value opinions are provided; the value opinions are identified and the applicable approaches to value are also identified.

<p>Value 1 as conventional or unrestricted</p>	<p>The income capitalization and sales comparison approaches are used.</p> <p><i>Comment: market-based rent, market-based vacancy, market-based operating expenses, market-based overall rate used.</i></p>
<p>Value 2-RD subject to restricted rents</p>	<p>The income capitalization approach is used.</p> <p><i>Comment: basic rent, historic vacancy, historic expenses, market-based overall rate (with recognition of “safeness” of RA units) used.</i></p>
<p>Value 3 prospective, subject to restricted rents</p>	<p>The income capitalization approach is used.</p> <p><i>Comment: lesser of LIHTC or market-based rent, market-based vacancy, market-based operating expenses, market-based overall rate used.</i></p>
<p>Value 4 prospective, as conventional or unrestricted</p>	<p>The income capitalization and cost approaches are used.</p> <p><i>Comment: market-based rent, market-based vacancy, market-based operating expenses, market-based overall rate used.</i></p>
<p>Value 5 Market value of the interest credit subsidy from assumed loan and new loan</p>	<p>The income capitalization approach is used.</p>
<p>Value 6 Market value of LIHTC (tax credits)</p>	<p>The income capitalization approach is used.</p>
<p>Value 7 Insurable value</p>	<p>The cost approach is used.</p>
<p>Value 8 Market value of underlying land</p>	<p>This value is developed within the cost approach valuation used for Value 4.</p>

Market Valuation

An opinion of the market value, unrestricted rents (fee simple estate, as conventional or unrestricted, as of the date of valuation) is subject to the hypothetical condition that the subject property is operated as a conventional, market rate property. Historically, the subject property has been operated as a subsidized property. Both the income capitalization approach and the sales comparison approach are utilized to arrive at opinions of the market value of Arrowhead Apartments, as conventional or unrestricted (Value 1). The income capitalization approach is used to arrive at the market value, subject to restricted rents (Value 2).

Income Capitalization Approach Value 1, as conventional or unrestricted

The income capitalization approach to value opinion is based on the economic principle of anticipation--that the value of an income producing property is the present value of anticipated future net benefits. Other appraisal principles and concepts upon which this approach is based include supply and demand, change, substitution, and externalities.

Net operating income projections (future net benefits) are translated into a present value indication using a capitalization process. In this appraisal, a pro forma technique is explicitly used. Market value is developed through the use of market derived financial opinions and return parameters. More specifically, the capitalization process steps in the pro forma technique are as follows:

- The effective gross revenue is estimated by the sum of the market rents on the units less an allowance for vacancy, plus other income.
- Expenses inherent in the operation of the property, including real estate taxes, insurance, repairs and maintenance, general and administrative, management, utilities, payroll, marketing, and reserve are estimated.
- The net operating income is derived by deducting the operating expenses from the effective gross revenue.
- The net operating income is then capitalized to obtain an indication of value.

With respect to this valuation, the effective gross income, which is comprised primarily of apartment rent, should be above historic levels. The apartment rent will be based on market rent figures.

The total operating expense estimate will be less than historic primarily due to reduced Repairs & Maintenance, General & Administrative, Management Fee, and Payroll expenses. The Marketing expense will be higher than historic, and there will be an explicit Reserve expense.

Pro Forma Capitalization

Base Rent Revenue – is based on the market rent levels for the units at the subject. The annual market rent is shown in the chart below.

Arrowhead Apartments							Value 1	
Base Rent Revenue							as conventional or unrestricted	
	Total	% of	Size	Total	Market Rent			
	<u>Units</u>	<u>total</u>	<u>(rsf)</u>	<u>rsf</u>	<u>Rent/Month</u>	<u>Rent/sf</u>	<u>Monthly</u>	<u>Yearly</u>
1 Bed, 1 Bath	18	35%	619	11,142	\$540	\$0.87	\$9,720	\$116,640
1 Bed, 1 Bath	10	20%	618	6,180	\$540	0.87	5,400	64,800
1 Bed, 1 Bath	2	4%	630	1,260	\$540	0.86	1,080	12,960
2 Bed, 1 Bath	20	39%	796	15,920	\$605	0.76	12,100	145,200
2 Bed, 1 Bath (Manager's Unit)	1	2%	848	848			Non-Revenue	
Overall Totals/Averages	51	100%	693	35,350	555	0.80	28,300	339,600

Source: Crown Appraisal Group

Vacancy – Stabilized vacancy has been discussed in the Market Area Overview section. Vacancy is estimated at 5%, and is applied to base rent revenue.

Other Income – Other revenues include laundry income, late/nsf charges, application fees, forfeited deposits, termination/restoration fees and other miscellaneous incomes. Other revenue is estimated at \$41/unit. This is a net income line item component, with vacancy inherently considered.

Operating Expenses – are those costs necessary to maintain the property at or near a maximum level of economic performance. These expenses are categorized as real estate taxes, insurance, repairs and maintenance, general and administrative, management fees, utilities, payroll, and marketing. In addition, reserves are also considered. Estimated operating expenses are based on historical figures, and support from market data. The market data information is of properties similar in size, age, condition, and location relative to the subject that have been appraised by Crown Appraisal Group. All of these properties are RD properties – none are market rate ones. Like the subject, the operating histories reflect the benefits – and costs – associated with operating as a rural property subject to various RD operating costs.

With respect to operating expense line items, Real Estate Taxes, Insurance, and Utilities should be near historic. Repairs & Maintenance, General & Administrative, Management Fees and Payroll should be lower than historic due to the nature of market rate operations as compared to subsidized operations. Marketing should be above historic, also due to the nature of market rate operations. An explicit Reserve will be recognized.

The line item operating expenses are presented in the chart below. The chart details the median and average operating expenses by the operating expense comparables, the historic operating expenses at the subject, and the pro forma operating expense projections.

Operating Expense Comparables										
Arrowhead Apartments										
	1	2	3	4	5	6	7	8	9	10
Units	49	55	51	55	18	20	55	65	55	24
Year	2015	2015	2015	2015	2015	2015	2015	2015	2015	2015
Per Unit Basis										
Real Estate Taxes	300	197	125	197	432	393	341	208	171	213
Insurance	209	274	499	274	154	222	189	316	400	296
Repairs and Maintenance	599	345	791	345	1,198	778	976	447	319	735
General and Administrative	329	259	242	259	527	368	283	204	211	306
Management Fees	533	540	506	540	524	520	500	529	529	337
Utilities										
Electric	110	122	155	122	111	190	162	101	108	95
Water/Sewer	<u>936</u>	<u>556</u>	<u>20</u>	<u>556</u>	<u>46</u>	<u>42</u>	<u>35</u>	<u>32</u>	<u>556</u>	<u>6</u>
Total Utilities	1,046	679	175	679	156	232	197	132	664	101
Payroll	923	900	457	900	636	1,066	1,245	768	955	1,331
Marketing	2	2	9	2	23	4	0	0	2	2
Total	3,941	3,196	2,803	3,196	3,649	3,582	3,731	2,603	3,251	3,321
Per Unit Basis										
Category	<u>Minimum</u>	<u>Maximum</u>	<u>Average</u>	<u>Median</u>						
Real Estate Taxes	125	432	258	210						
Insurance	154	499	283	274						
Repairs and Maintenance	319	1,198	653	667						
General and Administrative	204	527	298	271						
Management Fees	337	540	506	526						
Utilities										
Electric	95	190	128	116						
Water/Sewer	<u>6</u>	<u>936</u>	<u>279</u>	<u>44</u>						
Total Utilities	101	1,046	406	215						
Payroll	457	1,331	918	911						
Marketing	<u>0</u>	<u>23</u>	<u>4</u>	<u>2</u>						
Total	2,603	3,941	3,327	3,286						
Source: Apartment Management, Crown Appraisal Group										

Arrowhead Apartments
Operating Expense Estimates

as conventional or unrestricted
as-is

Real Estate Taxes

Source	Comparables			2013	2014	2015	2016 Budget	2017 Budget	Pro Forma	Amount	
Cost/unit	210	med	258	avg	330	226	227	239	231	189	\$9,624

Insurance

Source	Comparables			2013	2014	2015	2016 Budget	2017 Budget	Pro Forma	Amount	
Cost/unit	274	med	283	avg	150	167	166	207	207	186	\$9,477

Repairs & Maintenance

Source	Comparables			2013	2014	2015	2016 Budget	2017 Budget	Pro Forma	Amount	
Cost/unit	667	med	653	avg	386	549	472	841	540	550	\$28,050

General & Administrative

Source	Comparables			2013	2014	2015	2016 Budget	2017 Budget	Pro Forma	Amount	
Cost/unit	271	med	298	avg	244	244	253	247	263	205	\$10,455

Management

Source	Comparables			2013	2014	2015	2016 Budget	2017 Budget	Pro Forma	Amount	
Cost/unit	526	med	506	avg	510	512	528	576	576	318	\$16,236

Electric Utilities

Source	Comparables			2013	2014	2015	2016 Budget	2017 Budget	Pro Forma	Amount	
Cost/unit	116	med	128	avg	86	113	98	133	133	98	\$4,998

Water & Sewer

Source	Comparables			2013	2014	2015	2016 Budget	2017 Budget	Pro Forma	Amount	
Cost/unit	44	med	279	avg	22	24	24	36	36	24	\$1,224

Total Utilities

Source	Comparables			2013	2014	2015	2016 Budget	2017 Budget	Pro Forma	Amount	
Cost/unit	215	med	406	avg	109	138	122	169	169	122	\$6,222

Payroll

Source	Comparables			2013	2014	2015	2016 Budget	2017 Budget	Pro Forma	Amount	
Cost/unit	911	med	918	avg	924	1,009	1,096	969	969	800	\$40,800

Marketing

Source	Comparables			2013	2014	2015	2016 Budget	2017 Budget	Pro Forma	Amount	
Cost/unit	2	med	4	avg	19	20	1	4	4	15	\$765

Total Operating Expenses (including consideration of Reserve)

Source	Comparables			2013	2014	2015	2016 Budget	2017 Budget	Pro Forma	Amount	
Cost/unit	3,286	med	3,327	avg	2,671	2,865	2,865	3,251	2,959	2,635	\$134,378

Source: *Property Management; Crown Appraisal Group*

Arrowhead Apartments		Value 1
Operating Expense Estimates		as conventional or unrestricted
<u>Operating Expense</u>	<u>Cost/unit</u>	<u>Discussion</u>
Real Estate Taxes	189	Based on the current real estate taxes of the subject as reported by the county.
Insurance	186	Based on historic with support from market.
Repairs & Maintenance	550	Below historic; property would not be as well maintained if it were to be operated as a market rate one.
General & Administrative	205	Below historic; market rate properties have lower general & administrative costs than subsidized properties.
Management	5.00%	Percent of effective gross income rather than fee per occupied door per month.
Utilities	98 Electric 24 Water and sewer	Based on historic with support from market. Based on historic with support from market.
Payroll	800	Based on the size of the property, a total cost per year, or a cost per month, is the appropriate manner in which to develop this operating expense estimate. The expense is based on the probable cost if the property were operated as a market rate one.
Marketing	15	Above historic; market rate properties require a higher cost for marketing.
Reserve	250	Based on market participant attitudes.

Total Operating Expenses – The chart below compares historical and market derived operating expense data with the pro forma. Notice the market estimates are lower than the historical figures as government subsidized properties typically cost more to operate than market rate.

Pro Forma Operating Expense Estimate & Comparisons (per unit basis)					Value 1					
Arrowhead Apartments					as conventional or unrestricted					
	<u>Crown Appraisal Group Survey</u>				<u>Year End Historical</u>					<u>Subject Pro Forma</u>
	Low	High	Avg.	Med.	2013	2014	2015	2016 Budget	2017 Budget	
Real Estate Taxes	125	432	258	210	330	226	227	239	231	189
Insurance	154	499	283	274	150	167	166	207	207	186
Repairs and Maintenance	319	1,198	653	667	386	549	472	841	540	550
General and Administrative	204	527	298	271	244	244	253	247	263	205
Management Fees	337	540	506	526	510	512	528	576	576	318
Utilities										
Electric	95	190	128	116	86	113	98	133	133	98
Water/Sewer	6	936	279	44	22	24	24	36	36	24
Total Utilities	101	1,046	406	215	109	138	122	169	169	122
Payroll	457	1,331	918	911	924	1,009	1,096	969	969	800
Marketing	0	23	4	2	19	20	1	4	4	15
Reserve	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	250
Total Operating Expenses	2,603	3,941	3,327	3,286	2,671	2,865	2,865	3,251	2,959	2,635

Note: columns with low, high, average, and median figures may not add to total
 Source: Property Managers; Crown Appraisal Group

The net operating income is estimated by deducting the operating expenses from the effective gross income. The pro forma is shown below.

<i>Pro Forma Operating Statement</i>		<i>as conventional or unrestricted</i>		
<i>Arrowhead Apartments</i>		<i>Value 1</i>		
		51 units		
		<u>% of EGI</u>	<u>Per Unit</u>	<u>Amount</u>
Potential Rental Revenue		104.6%	\$6,659	\$339,600
Less: Vacancy and Collection Loss @	5.0%	-5.2%	-333	-16,980
Effective Rent		99.4%	6,326	322,620
Plus Other Revenue:				
Other Income		0.6%	41	2,091
Effective Gross Income		100.0%	6,367	324,711
Less: Operating Expenses				
Real Estate Taxes		3.0%	189	9,624
Insurance		2.9%	186	9,477
Repairs and Maintenance		8.6%	550	28,050
General and Administrative		3.2%	205	10,455
Management Fees @	5.0%	5.0%	318	16,236
Utilities				
Electric		1.5%	98	
Water/Sewer		0.4%	24	
Total Utilities		1.9%	122	6,222
Payroll		12.6%	800	40,800
Marketing		0.2%	15	765
Reserve		3.9%	250	12,750
Total Operating Expenses		41.4%	2,635	134,378
Net Operating Income		58.6%	3,732	190,333

Source: *Crown Appraisal Group*

Capitalization Rate Discussion

Capitalization is the process by which net operating income is converted into a value indication. A capitalization rate is utilized that most accurately represents the risk associated with receiving the property's net operating income. A property that has a "safer" income stream is one that has less risk.

In order to arrive at an appropriate range, emphasis was put on data provided by comparable sales and analysis of financing techniques.

Comparable Sales

The comparable sales utilized in the Sales Comparison Approach section indicate an overall capitalization rate range as shown below. Other data is shown, including the dates of the sales. Overall, the sales properties are comparable in the sense that they are recent sales of similar apartment complexes in the greater market area.

Comparable Sales						
Overall Capitalization Rates						
<u>Name/Location</u>	<u>Sale Date</u>	<u>Year Built</u>	<u>Units</u>	<u>Sale Price</u>	<u>Price/Unit</u>	<u>OAR</u>
Douglas Pines Apts Douglas, GA	Oct-16	1987	48	1,925,100	40,106	7.02%
Spanish Mission Valdosta, GA	Sep-15	1976	150	7,000,000	46,667	7.36%
The Reserve at Altama Brunswick, GA	Jul-16	1972	108	6,300,000	58,333	6.75%
Ashley Park Apts Thomasville, GA	Oct-16	2013	84	8,000,000	95,238	5.70%
The Gables of St Augustine Valdosta, GA	May-15	1989	144	4,000,000	27,778	6.10%
Average, Median, Range		6.59%	6.75%	5.70% - 7.36%		
Source: <i>Crown Appraisal Group</i>						

A number of differences between the properties and the specifics of transaction, however, make correlation to a specific rate within the range problematic. The sales do represent current market activity and characteristics of the properties that are similar to the subject. An overall rate near the range is appropriate. Certainly, the market data alone does not support the selection of a rate below 5.70% or a rate above 7.36%. If the sales were the only data source from which to select the overall capitalization rate, a rate near the middle of the range is most appropriate given the net operating income figure.

Final consideration of an appropriate rate is through an analysis of lender requirements. After all, properties such as the subject are usually transferred only after financing has been arranged. The debt coverage ratio technique calculates an overall rate by multiplying the mortgage constant by the loan-to-value ratio and then by the debt coverage figure.

Financing Techniques

Debt Coverage Ratio

The debt coverage ratio technique places emphasis on lender requirements while inherently providing for a reasonable equity return. Rather than developing an explicit equity dividend, the equity position is left with a residual dividend return. This has good applicability for properties such as the subject. Using current parameters, development of the overall rate can be seen in the following chart.

Overall Rate Derivation					
Debt Coverage Ratio Technique					
<u>Mtg. Rate</u>	<u>Term of Mtg.</u>	<u>Mtg. Constant</u>	<u>Loan to Value</u>	<u>DCR</u>	<u>OAR</u>
5.00%	30	0.0644	70.0%	1.25	5.64%
5.00%	30	0.0644	75.0%	1.20	5.80%
5.25%	30	0.0663	70.0%	1.25	5.80%
5.25%	30	0.0663	75.0%	1.20	5.96%
5.50%	30	0.0681	70.0%	1.25	5.96%
5.50%	30	0.0681	75.0%	1.20	6.13%
				rounded to	5.6% - 6.1%

Source: Crown Appraisal Group

Given the specific characteristics of the property, the overall capitalization rate range derived from the debt coverage ratio appears to be reasonable.

Band of Investment

There are two primary components utilized in the band of investment technique. These are the debt and equity components. Both are explicitly developed. A weighted average, which combines these two components, is used to capitalize the net operating income. The strength of the band of investment is that it has long been used by real estate market participants in developing an overall rate. The band of investment technique quantifies the appropriate overall rate as follows:

Overall Rate Derivation				
Band of Investment Technique				
<u>Interest Rate</u>	<u>Amort.</u>		<u>Constant</u>	<u>Weighted Average</u>
5.00%	30	75% (loan to value) x	0.0644	= 4.831%
		25% (equity to value) x	6.0%	= 1.500%
			Overall Rate =	6.331%
				Rounded To: 6.3%

Source: Crown Appraisal Group

Conclusion

In summarizing, most of the market-based indicators suggest that a rate toward the middle of the range is most appropriate. The weakness in the rates indicated by the comparable sales is that the figures are historic. The overall rates from the comparable sales are also suspect to relatively wide fluctuations when relatively minor changes are made (as an example, an change to the net operating income of only \$1,000 on a \$1,000,000 sale impacts the overall rate by 10 basis points). The strength in the debt coverage and the band of investment techniques, is that they are based on real participants and real mortgage rates. The information from the latter analysis suggests that the appropriate rate is in the upper 6.0% range.

In the final analysis, an overall rate that lies between the comparable sale and financing technique analysis of 6.75% is selected as being appropriate to accurately reflect the risk characteristics arising from the income stream. The rate selected falls within the ranges indicated by comparable sales, and the quantitative overall rate derivation techniques (band of investment and debt coverage ratio). Application of the rate to the pro forma net operating income is shown in the chart below.

<i>Pro Forma Technique Value Conclusion</i>	<i>Value 1</i>
<i>Arrowhead Apartments</i>	<i>as conventional or unrestricted</i>
Net Operating Income	\$190,333
Overall Capitalization Rate	<u>6.75%</u>
Value Conclusion	2,819,745
<i>Rounded To:</i>	<i>\$2,820,000</i>

Source: *Crown Appraisal Group*

Value 2-RD, subject to restricted rents

A pro forma is used. Much of the valuation is based on the analysis previously presented. Major differences (and similarities) are detailed below.

Base Rent

The appropriate unit rent to use is the basic rent figure.

Arrowhead Apartments					Value 2-RD			
Base Rent Revenue					subject to restricted rents			
	Total	% of	Size	Total	Basic Rent			
	Units	total	(rsf)	rsf	Rent/Month	Rent/sf	Monthly	Yearly
1 Bed, 1 Bath	18	35%	619	11,142	\$359	\$0.58	\$6,462	\$77,544
1 Bed, 1 Bath	10	20%	618	6,180	\$359	0.58	3,590	43,080
1 Bed, 1 Bath	2	4%	630	1,260	\$359	0.57	718	8,616
2 Bed, 1 Bath	20	39%	796	15,920	\$384	0.48	7,680	92,160
2 Bed, 1 Bath (Manager's Unit)	1	2%	848	848	Non-Revenue			
Overall Totals/Averages	51	100%	693	35,350	362	0.52	18,450	221,400

Source: Crown Appraisal Group

Vacancy

Based on historic.

Operating Expenses

The operating expenses are largely based on recent history at the subject. Figures used are shown below.

Arrowhead Apartments			Value 2-RD
Operating Expense Estimates			subject to restricted rents
<u>Operating Expense</u>	<u>Cost/unit</u>		<u>Discussion</u>
Real Estate Taxes	189		Based on the current real estate taxes of the subject as reported by the county.
Insurance	186		Based on historic with support from market.
Repairs & Maintenance	550		Near the recent historic figures with the recognition that some of the historic amounts have some costs better categorized as capital expenditures.
General & Administrative	250		Based on historic.
Management	49.00		Based on cost per occupied door per month.
Utilities	98	Electric	Based on historic with support from market.
	24	Water and sewer	Based on historic with support from market.
Payroll	1,000		Based on historic.
Marketing	5		Based on historic.
Reserve	350		Based on market participant attitudes.

The pro forma is shown below.

Pro Forma Operating Statement		Value 2-RD	
Arrowhead Apartments		as-is	
51 units			
	<u>% of EGI</u>	<u>Per Unit</u>	<u>Amount</u>
Potential Rental Revenue	102.1%	\$4,341	\$221,400
Less: Vacancy and Collection Loss @ 3.0%	<u>-3.1%</u>	<u>-130</u>	<u>-6,642</u>
Effective Rent	99.0%	4,211	214,758
Plus Other Revenue:			
Other Income	1.0%	41	2,091
Effective Gross Income	100.0%	4,252	216,849
Less: Operating Expenses			
Real Estate Taxes	4.4%	189	9,624
Insurance	4.4%	186	9,477
Repairs and Maintenance	12.9%	550	28,050
General and Administrative	5.9%	250	12,750
Management Fees	13.4%	570	29,088
Utilities			
Electric	2.3%	98	
Water/Sewer	<u>0.6%</u>	<u>24</u>	
Total Utilities	2.9%	122	6,222
Payroll	23.5%	1,000	51,000
Marketing	0.1%	5	255
Reserve	<u>8.2%</u>	<u>350</u>	<u>17,850</u>
Total Operating Expenses	75.8%	3,222	164,316
Net Operating Income	24.2%	1,030	52,533

Source: *Crown Appraisal Group*

Capitalization Rate Discussion

The appropriate rate selected should recognize two primary characteristics. There is a need for affordable housing in the area. Second, the net operating income developed is within the range at that seen during the prior three years. In that sense, the net operating income is one that is relatively “safe”. The conclusion is that the appropriate overall rate should be less than that selected for the market, unrestricted. The question is, of course, how much lower. There is some information available from RD that helps answer this. The consensus is that, for properties that are comprised of all (or mostly all) RA units, the appropriate rate should be about 100 basis points less than the market rate conclusion (the rate used for market unrestricted). For properties that do not have a high percentage of RA units, the overall rate should not be significantly different than the overall rate used in the unrestricted valuation. The chart quantifying this is shown below, with the value opinion shown after.

Overall Capitalization Rate Selection			Value 2-RD	
Arrowhead Apartments			subject to restricted rents	
<u>Lease Guarantor</u>	<u># of Units</u>	<u>% of Total</u>	<u>Selected OAR</u>	<u>Weighted Rate</u>
Tenant	15	29.4%	6.75%	1.985%
Rental Assistance	36	70.6%	5.75%	4.059%
Total	51	100.0%		6.044%
Indicated OAR				6.04%

Source: Crown Appraisal Group

Pro Forma Technique Value Conclusion		Value 2-RD
Arrowhead Apartments		subject to restricted rents
Net Operating Income		\$52,533
Overall Capitalization Rate		6.04%
Value Conclusion		869,159
Rounded To:		\$870,000

Source: Crown Appraisal Group

Sales Comparison Approach

Value 1, as conventional or unrestricted

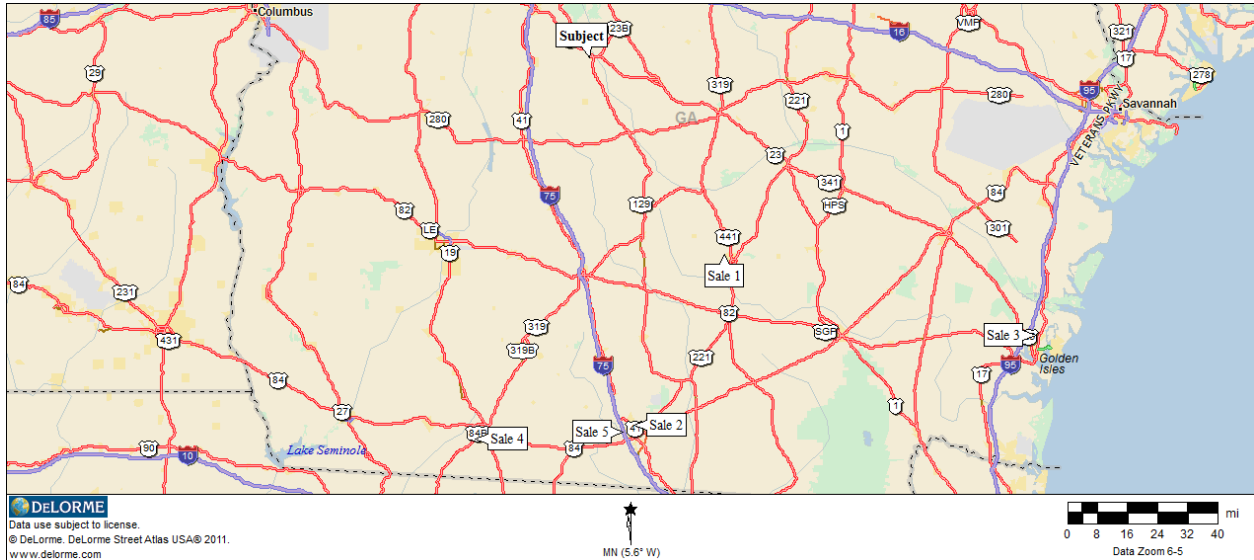
The sales comparison approach is based upon the theory that an informed purchaser will pay no more for a property than the cost of acquiring an equally desirable substitute property. The principle of substitution confirms that the maximum value of a property is set by the cost of acquisition of an equally desirable and valuable substitute property, assuming that substitution can be made without costly delay. Other appraisal principles and concepts relating to the approach include supply and demand, balance, and externalities.

In order to obtain an indication of value from the sales comparison approach, recent sales of similar properties have been analyzed and the sales prices adjusted to reflect dissimilarities between these properties and the subject. From these sales prices an indication of market value for the subject has been developed.

One of the fundamental considerations in the sales comparison approach is defining substitute or comparable properties. Issues that are involved in this consideration involve determination of physically similar properties as well as similarly located properties. Sales properties analyzed involve small to medium-sized multi-family properties. All are located in the regional area.

The accuracy of this approach relies upon the similarities, or lack thereof, between the sales properties and the subject. The greater the differences, the more subjective this valuation technique becomes. Multi-family properties, like any specialized real estate product, are complex and involve a variety of considerations. A comparison of sales properties includes reviewing size, location, financing and date of transaction. In essence, these categories are all tied to one over-riding factor-- the financial aspects and implications arising from the improvements.

The initial sales search was limited to sales of similar size properties, built during the same time period as the subject, having the same general economic characteristics, and having occurred within the immediate market area during the past six months. There were no sales meeting these criteria. When expanding the time frame and geographical area, a sufficient number of comparable sales were uncovered. While the research uncovered several sales properties which share similar attributes with the subject, dissimilarities do exist. The map below locates the comparable sales that were utilized. A detailed write up page and photograph of each sale can be found after the map.



Sale Comparable 1

General Data

Property Name:	Douglas Pines Apts
Property Address:	820 Bowens Mill Rd SE
City:	Douglas
County:	Coffee
MSA:	Not in a MSA
State:	GA
Zip:	31533
Renter Segmentation:	General
Rent Structure:	Market Rate



Sale and Economic Data

Sale Price:	\$1,925,100		<u>Total</u>	<u>Per Unit</u>	<u>Per rsf</u>	<u>% of EGI</u>
Sale Price/unit:	\$40,106	Net Operating Income:	135,142	2,815	3.27	100.0%
Sale Price/rsf:	\$46.64	Overall rate:	7.02%			
Sale Date:	10/21/2016	Occupancy at time of sale:	95.0%			
Parcel Number:	0117C-131					
Legal Description:	LL 222 6LD SPRING LAKE APTS.PH I					
Buyer (Grantee):	Bpp Douglas Pines Llc					
Seller (Grantor):	Reef Properties Of Georgia Llc					

Property Data

		<u>Bedrooms</u>	<u>Baths</u>	<u>Type</u>	<u>Size (rsf)</u>	<u>Units</u>
Year Built:	1987	2	2.0	Garden	841	48
Size (Number of Units):	48					
Rentable Size (rsf):	41,280					
Site Size (acres):	7.590					
Density (units/acre):	6.3					
Floors:	2					
Property Design:	Walk Up					
Exterior:	Siding					

Landlord Paid Utilities

N Cable	N Sewer
N Electric	N Trash
N Gas	N Water

Tenant Paid Utilities

Y Cable	Y Sewer
Y Electric	Y Trash
N Gas	Y Water

Unit Amenities

Y Refrigerator	N Fireplace
Y Range	Y Balcony/Patio
N Microwave	N Att. Garage
Y Dishwasher	N Carport
N Garbage Disposal	N Basement
Y Air Conditioning	Y Ceiling Fans
N Washer/Dryer	N Vaulted Ceilings
Y W/D Hookups	N Security Systems

Complex Amenities

Y Pool	N Laundry
N Clubhouse	N Det. Garages
N Tennis	N Cov. Storage
N Jacuzzi	N Open Storage
N Fit. Center	N Car Wash
Y Lake	N Elevators
N Gated	N Playground
N Bus. Center	N Racquetball

Other Comments

Douglas Pines Apartments consists of five two-story buildings. The property is situated on SR-206 (Bowens Mill Road), 1.5 miles west of SR-441, and a mile north of SR-32 and two miles northwest of downtown Douglas.

Sale Comparable 2

General Data

Property Name:	Spanish Mission
Property Address:	422 Connell Rd
City:	Valdosta
County:	Lowndes
MSA:	Valdosta
State:	GA
Zip:	31602
Renter Segmentation:	General
Rent Structure:	Market Rate



Sale and Economic Data

			<u>Total</u>	<u>Per Unit</u>	<u>Per rsf</u>	<u>% of EGI</u>
Sale Price:	\$7,000,000					
Sale Price/unit:	\$46,667	Net Operating Income:	515,200	3,435	2.73	100.0%
Sale Price/rsf:	\$37.09	Overall rate:	7.36%			
Sale Price/gsf:	\$35.00					
Sale Date:	9/9/2015	Occupancy at time of sale:	93.0%			
Parcel Number:	0112A-113					
Legal Description:	SPANISH MISSION APTS					
Buyer (Grantee):	Magnolia Mission Partners LLC					
Seller (Grantor):	Valdosta Associates LTD					

Property Data

	<u>Bedrooms</u>	<u>Baths</u>	<u>Type</u>	<u>Size (rsf)</u>
Year Built:	1976	1	Garden	890
Size (Number of Units):	150	2	Garden	1,213
Rentable Size (rsf):	188,716	2	Townhouse	1,125
Gross Size (gsf):	200,000	3	Townhouse	1,456
Site Size (acres):	12.000			
Density (units/acre):	12.5			
Floors:	2			
Property Design:	Walk Up			
Exterior:	Stucco			

Landlord Paid Utilities

N Cable	N Sewer
N Electric	Y Trash
N Gas	N Water

Tenant Paid Utilities

Y Cable	Y Sewer
Y Electric	N Trash
Y Gas	Y Water

Unit Amenities

Y Refrigerator	N Fireplace
Y Range	Y Balcony/Patio
N Microwave	N Att. Garage
Y Dishwasher	N Carport
Y Garbage Disposal	N Basement
Y Air Conditioning	N Ceiling Fans
Y Washer/Dryer	N Vaulted Ceilings
Y W/D Hookups	N Security Systems

Complex Amenities

Y Pool	N Laundry
Y Clubhouse	N Det. Garages
Y Tennis	N Cov. Storage
N Jacuzzi	N Open Storage
Y Fit. Center	Y Car Wash
N Lake	N Elevators
N Gated	Y Playground
N Bus.Center	N Racquetball

Other Comments

Spanish Mission Apartments is located on the northeast corner of Connell Road and Tara Drive in Valdosta, Georgia. It is 3 miles north of downtown Valdosta in Lowndes County.

Sale Comparable 3

General Data

Property Name:	The Reserve at Altama
Property Address:	5801 Altama Ave
City:	Brunswick
County:	Glynn
MSA:	Brunswick
State:	GA
Zip:	31525
Renter Segmentation:	General
Rent Structure:	Market Rate



Sale and Economic Data

Sale Price:	\$6,300,000		<u>Total</u>	<u>Per Unit</u>	<u>Per rsf</u>	<u>% of EGI</u>
Sale Price/unit:	\$58,333	Net Operating Income:	425,250	3,938	3.37	100.0%
Sale Price/rsf:	\$49.90	Overall rate:	6.75%			
Sale Price/gsf:	\$46.71	EGIM:	14.8			
Sale Date:	7/5/2016	Occupancy at time of sale:	98.2%			
Parcel Number:	03-00925					
Legal Description:	10.45 AC ALTAMA					
Buyer (Grantee):	Reserve at Altama, LLC					
Seller (Grantor):	South Shore, LLC					

Property Data

	<u>Bedrooms</u>	<u>Baths</u>	<u>Type</u>	<u>Size (rsf)</u>	<u>Units</u>	
Year Built:	1972	1	1.0	Garden	960	20
Size (Number of Units):	108	2	1.5	Garden	1,160	72
Rentable Size (rsf):	126,240	3	2.0	Garden	1,470	16
Gross Size (gsf):	134,886					
Site Size (acres):	10.220					
Density (units/acre):	10.6					
Floors:	2					
Property Design:	Walk Up					
Exterior:	Combination					

Landlord Paid Utilities

N Cable	Y Sewer
N Electric	Y Trash
N Gas	Y Water

Unit Amenities

Y Refrigerator	N Fireplace
Y Range	Y Balcony/Patio
Y Microwave	N Att. Garage
N Dishwasher	N Carport
N Garbage Disposal	N Basement
Y Air Conditioning	N Ceiling Fans
N Washer/Dryer	N Vaulted Ceilings
Y W/D Hookups	N Security Systems

Complex Amenities

Y Pool	Y Laundry
Y Clubhouse	N Det. Garages
N Tennis	Y Cov. Storage
N Jacuzzi	N Open Storage
Y Fit. Center	N Car Wash
N Lake	N Elevators
N Gated	Y Playground
N Bus. Center	N Racquetball

Tenant Paid Utilities

Y Cable	N Sewer
Y Electric	N Trash
Y Gas	N Water

Other Comments

The Reserve at Altama is located on the west side of Altama Ave south of Chapel Crossing Rd about 5 miles north of downtown Brunswick.

Sale Comparable 4

General Data

Property Name:	Ashley Park Apartments
Property Address:	1 Ashley Park Pl
City:	Thomasville
County:	Thomas
MSA:	Not in a MSA
State:	GA
Zip:	31792
Renter Segmentation:	General
Rent Structure:	Market Rate



Sale and Economic Data

			<u>Total</u>	<u>Per Unit</u>	<u>Per rsf</u>	<u>% of EGI</u>
Sale Price:	\$8,000,000					
Sale Price/unit:	95,238	Net Operating Income:	456,000	5,429	5.06	100.0%
Sale Price/rsf:	\$88.80	Overall rate:	5.70%			
Sale Price/gsf:	\$54.24					
Sale Date:	10/28/2016	Occupancy at time of sale:	99.0%			
Parcel Number:	2051-317					
Legal Description:	25.61 AC/ W BYPASS @ SUNSET DR/Ashley Park					
Buyer (Grantee):	Young America Property, LLC					
Seller (Grantor):	Ashley Park Llc					

Property Data

	<u>Bedrooms</u>	<u>Baths</u>	<u>Type</u>	<u>Size (rsf)</u>	<u>Units</u>	
Year Built:	2013	1	1.0	Garden	644	6
Size (Number of Units):	84	1	1.0	Garden	751	6
Rentable Size (rsf):	90,090	2	2.0	Garden	1,047	48
Gross Size (gsf):	147,480	3	2.0	Garden	1,311	24
Site Size (acres):	25.610					
Density (units/acre):	3.3					
Floors:	4					
Property Design:	Walk Up					
Exterior:	Combination					

Landlord Paid Utilities

N Cable	Y Sewer
N Electric	Y Trash
N Gas	Y Water

Tenant Paid Utilities

Y Cable	N Sewer
Y Electric	N Trash
Y Gas	N Water

Unit Amenities

Y Refrigerator	N Fireplace
Y Range	Y Balcony/Patio
Y Microwave	N Att. Garage
Y Dishwasher	N Carport
Y Garbage Disposal	N Basement
Y Air Conditioning	Y Ceiling Fans
N Washer/Dryer	N Vaulted Ceilings
N W/D Hookups	Y Security Systems

Complex Amenities

N Pool	Y Laundry
Y Clubhouse	N Det. Garages
N Tennis	N Cov. Storage
N Jacuzzi	N Open Storage
Y Fit. Center	N Car Wash
N Lake	N Elevators
Y Gated	Y Playground
N Bus. Center	N Racquetball

Other Comments

Ashley Park Apartments is located on the north side of Sunset Dr east of US 319 about 2 miles southwest of downtown Thomasville. This property is in Thomas County.

Sale Comparable 5

General Data

Property Name:	The Gables of St Augustine
Property Address:	1415 N Saint Augustine Rd
City:	Valdosta
County:	Lowndes
MSA:	Valdosta
State:	GA
Zip:	31602
Renter Segmentation:	General
Rent Structure:	Market Rate



Sale and Economic Data

			<u>Total</u>	<u>Per Unit</u>	<u>Per rsf</u>	<u>% of EGI</u>
Sale Price:	\$4,000,000					
Sale Price/unit:	\$27,778	Net Operating Income:	244,000	1,694	2.29	100.0%
Sale Price/rsf:	\$37.48	Overall rate:	6.10%			
Sale Price/gsf:	\$30.28	EGIM:	N/A			
Sale Date:	5/29/2015	Occupancy at time of sale:	96.5%			
Parcel Number:	0081A-003					
Legal Description:	LL 14 & 15 LD 12 TRACT 1					
Buyer (Grantee):	Hi-lo Investments Llc					
Seller (Grantor):	Benton Properties Inc					

Property Data

	<u>Bedrooms</u>	<u>Baths</u>	<u>Type</u>	<u>Size (rsf)</u>	<u>Units</u>	
Year Built:	1989	0	1.0	Garden	360	20
Size (Number of Units):	144	1	1.0	Garden	480	25
Rentable Size (rsf):	106,728	1	2.0	Garden	500	5
Gross Size (gsf):	132,080	2	2.0	Garden	792	34
Site Size (acres):	26.990	2	2.0	Garden	800	20
Density (units/acre):	5.3	3	2.0	Garden	1,040	35
Floors:	3	3	2.0	Garden	1,140	5
Property Design:	Walk Up					
Exterior:	Combination					

Landlord Paid Utilities

N Cable	Y Sewer
N Electric	Y Trash
N Gas	Y Water

Tenant Paid Utilities

Y Cable	N Sewer
Y Electric	N Trash
Y Gas	N Water

Unit Amenities

Y Refrigerator	N Fireplace
Y Range	N Balcony/Patio
N Microwave	N Att. Garage
Y Dishwasher	N Carport
N Garbage Disposal	N Basement
Y Air Conditioning	N Ceiling Fans
N Washer/Dryer	N Vaulted Ceilings
Y W/D Hookups	N Security Systems

Complex Amenities

Y Pool	Y Laundry
N Clubhouse	N Det. Garages
N Tennis	N Cov. Storage
N Jacuzzi	N Open Storage
N Fit. Center	N Car Wash
N Lake	N Elevators
N Gated	N Playground
N Bus. Center	N Racquetball

Other Comments

The Gables of St Augustine is located on the northeast side of N Saint Augustine Rd west of I-75 about 4 miles northwest of downtown Valdosta. This property is in Lowndes County.

Comparable Sales Data

The sales that were utilized to develop the value of the subject are detailed in the chart that follows. The sale price per unit of comparison is used to develop the value of the subject. To arrive at a value conclusion, the comparables are adjusted for dissimilarities to the subject with respect to property rights conveyed, financing terms, conditions of sale, date of sale, location, physical and economic attributes. Adjustments are made based on a comparison with one another as well as the appraisers' knowledge about the sales as they relate to the subject. Based on discussions with market participants, the marketing period and exposure period for each of the sales is estimated at 12 months. The chart also notes the adjustments.

<i>Arrowhead Apartments</i>							<i>Value 1</i>
<i>Improved Sales</i>							<i>as conventional or unrestricted</i>
Sale	Subject	1	2	3	4	5	
Name	Arrowhead Apartments	Douglas Pines Apts	Spanish Mission	The Reserve at Altama	Ashley Park Apts	The Gables of St Augustine	
Location	369 Broad Street	820 Bowens Mill Rd SE	422 Connell Rd	5801 Altama Ave	1 Ashley Park Pl	1415 N Saint Augustine Rd	
City or Township	Hawkinsville	Douglas	Valdosta	Brunswick	Thomasville	Valdosta	
County	Pulaski	Coffee	Lowndes	Glynn	Thomas	Lowndes	
MSA	Warner Robbins	Not in a MSA	Valdosta	Brunswick	Not in a MSA	Valdosta	
Date of Sale		October-16	September-15	July-16	October-16	May-15	
Sale Price		\$1,925,100	\$7,000,000	\$6,300,000	\$8,000,000	\$4,000,000	
Building Size (units)	51	48	150	108	84	144	
Building Size (inc. community)	36,191	41,280	188,716	126,240	90,090	106,728	
Sale Price/Unit		\$40,106	\$46,667	\$58,333	\$95,238	\$27,778	
Sale Price/sf		\$46.64	\$37.09	\$49.90	\$88.80	\$37.48	
Year Built	1980	1987	1976	1972	2013	1989	
Site Size	8.520	7.590	12.000	10.220	25.610	26.990	
Coverage	10%	12%	36%	28%	8%	9%	
Average Unit Size (sf)	710	860	1,258	1,169	1,073	741	
Units per Acre	6.0	6.3	12.5	10.6	3.3	5.3	
EGI/unit	\$6,367						
EGIM							
Expenses/Unit	\$2,635						
NOI/unit	\$3,732	\$2,815	\$3,435	\$3,938	\$5,429	\$1,694	
OAR		7.02%	7.36%	6.75%	5.70%	6.10%	
Sale Adjustments							
Property Rights Conveyed	<i>Fee Simple</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>	
		0%	0%	0%	0%	0%	
Financing Terms	<i>Market</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>	
		0%	0%	0%	0%	0%	
Conditions of Sale	<i>Arm's Length</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>	
		0%	0%	0%	0%	0%	
Market Conditions	<i>Current</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>	
		0%	0%	0%	0%	0%	
Total Sale Adjustments		0%	0%	0%	0%	0%	
Adjusted Price per Unit		\$40,106	\$46,667	\$58,333	\$95,238	\$27,778	
Property Adjustments							
Location	369 Broad Street	820 Bowens Mill Rd SE	422 Connell Rd	5801 Altama Ave	1 Ashley Park Pl	1415 N Saint Augustine Rd	
	Hawkinsville	Douglas	Valdosta	Brunswick	Thomasville	Valdosta	
	Pulaski	Coffee	Lowndes	Glynn	Thomas	Lowndes	
Population	4,092	12,002	55,754	15,133	18,413	55,754	
Comparison to subject		<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	
		-10%	-25%	-10%	-10%	-25%	
<i>Physical</i>							
Avg. Unit Size	710	860	1,258	1,169	1,073	741	
Comparison to subject		<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Similar</i>	
		-5%	-25%	-20%	-15%	0%	
Age	1980	1987	1976	1972	2013	1989	
Quality/Condition	Average	<i>Average</i>	<i>Below Average</i>	<i>Below Average</i>	<i>Good</i>	<i>Average</i>	
Comparison to subject		<i>Similar</i>	<i>Inferior</i>	<i>Inferior</i>	<i>Superior</i>	<i>Similar</i>	
		0%	5%	5%	-15%	0%	
Total Property Adjustments		-15%	-45%	-25%	-40%	-25%	
Value Indication per Unit		\$34,090	\$25,667	\$43,750	\$57,143	\$20,833	

Source: Crown Appraisal Group

As shown, no sale adjustments are indicated as appropriate for property rights conveyed, financing terms, conditions of sale, and market conditions, as they are considered to be the same as the subject. With respect to property adjustments, all location, physical, and economic attributes were reviewed – the analysis of each comparable sale is below.

Douglas Pines Apartments (Comparable 1) - The comparable has a superior (better) general location at the time of sale when compared to the subject, and the comparable is adjusted downward. On average, the unit size at the comparable is larger, which is considered to be a superior attribute, as compared to the average unit size at the subject, and the comparable is adjusted downward. Combined, the adjustments total -15%. This results in a value indication of \$34,090/unit for Arrowhead Apartments.

Spanish Mission (Comparable 2) - The comparable has a superior (better) general location at the time of sale when compared to the subject, and the comparable is adjusted downward. On average, the unit size at the comparable is larger, which is considered to be a superior attribute, as compared to the average unit size at the subject, and the comparable is adjusted downward. At the time of sale, the general physical aspects of the comparable (such as age and quality/condition attributes) were inferior to the subject, and an adjustment is made. Combined, the adjustments total -45%. This results in a value indication of \$25,667/unit for Arrowhead Apartments.

The Reserve at Altama (Comparable 3) - The comparable has a superior (better) general location at the time of sale when compared to the subject, and the comparable is adjusted downward. On average, the unit size at the comparable is larger, which is considered to be a superior attribute, as compared to the average unit size at the subject, and the comparable is adjusted downward. At the time of sale, the general physical aspects of the comparable (such as age and quality/condition attributes) were inferior to the subject, and an adjustment is made. Combined, the adjustments total -25%. This results in a value indication of \$43,750/unit for Arrowhead Apartments.

Ashley Park Apartments (Comparable 4) - The comparable has a superior (better) general location at the time of sale when compared to the subject, and the comparable is adjusted downward. On average, the unit size at the comparable is larger, which is considered to be a superior attribute, as compared to the average unit size at the subject, and the comparable is adjusted downward. At the time of sale, the general physical aspects of the comparable (such as age and quality/condition attributes) were superior to the subject, and an adjustment is made. Combined, the adjustments total -40%. This results in a value indication of \$57,143/unit for Arrowhead Apartments.

The Gables of St Augustine (Comparable 5) - The comparable has a superior (better) general location at the time of sale when compared to the subject, and the comparable is adjusted downward. The adjustments total -25%. This results in a value indication of \$20,833/unit for Arrowhead Apartments.

All of the sales were given credence when determining the value via this approach. This approach is used only as support for the primary approach, and the value conclusion reflects a hypothetical condition. This value indication is concluded to as representative of the property's value as if operated under the hypothetical conventional, market rate scenario. **A value conclusion of \$57,000/unit is selected to represent the market value as of the date of valuation. This indicates an aggregate value of \$1,000,000.** The following summarizes the projections of value via the sales comparison approach.

<i>Sales Comparison Approach Summary</i>	<i>Value 1</i>		
<i>Arrowhead Apartments</i>	<i>as conventional or unrestricted</i>		
Unadjusted Value Range Per Unit	27,778	-	95,238
Indicated Value Range (rounded)	1,400,000	-	4,900,000
Adjusted Value Range Per Unit	20,833	-	57,143
Indicated Value Range (rounded)	1,100,000	-	2,900,000
Average, Median (adjusted)	36,297		34,090
<i>Indicated Value (rounded)</i>	<i>2,905,000</i>		
<i>Value per Unit</i>	<i>57,000 /unit</i>		
Source: <i>Crown Appraisal Group</i>			

Prospective Market Value

The prospective market value subject to restricted rents is projected under the extraordinary assumption that the proposed renovations to the subject property are complete. This valuation also assumes that the subject is operated as a subsidized, rural housing property. The income capitalization approach is utilized to project the prospective market value, subject to restricted rents (Value 3). The income capitalization approach and cost approach are used to arrive at the prospective market value, as conventional or unrestricted (Value 4).

Income Capitalization Approach Value 3, prospective, subject to restricted rents

The income capitalization approach to value opinion is based on the economic principle of anticipation—that the value of an income producing property is the present value of anticipated future net benefits. Other appraisal principles and concepts upon which this approach is based include supply and demand, change, substitution, and externalities.

Net operating income projections (future net benefits) are translated into a present value indication using a capitalization process. In this appraisal, a pro forma technique is explicitly used. A discounted case flow technique is not considered appropriate. Market value is projected through the use of market derived financial projections and return parameters. More specifically, the capitalization process steps in the pro forma technique are as follows:

- The effective gross revenue is projected by the rents on the units less an allowance for vacancy, plus other income.
- Expenses inherent in the operation of the property, including real estate taxes, insurance, repairs and maintenance, general and administrative, management, utilities, payroll, marketing, and reserve are projected.
- The net operating income is derived by deducting the operating expenses from the effective gross revenue.
- The net operating income is then capitalized to obtain an indication of value.

With respect to this valuation, the effective gross income, which is comprised primarily of apartment rent, should be above historic levels. The apartment rent will recognize the economic benefits of the renovation as the units will be in better physical (and functional) condition. The apartment rent will be constrained by the lesser of market rent or LIHTC constraints.

With respect to operating expense line items, Real Estate Taxes, Insurance, General & Administrative, Management Fee, Utilities, and Marketing should be near historic. Repairs & Maintenance should be lower due to the renovations. Payroll should also be lower, also due to the renovation. An explicit Reserve will be recognized.

Pro Forma Capitalization

Base Rent Revenue – is based on the market rent levels for the units at the subject. The annual market rent is shown in the chart below. The rent is based on the lesser of market rent or LIHTC restrictions.

Arrowhead Apartments							Value 3		
Base Rent Revenue							prospective		
							subject to restricted rents		
	Rent	Total	% of	Size	Total	Market Rent			
	Constraint	Units	total	(rsf)	rsf	Rent/Month	Rent/sf	Monthly	Yearly
1 Bed, 1 Bath	LIHTC	18	35%	619	11,142	434	\$0.70	\$7,812	\$93,744
1 Bed, 1 Bath	LIHTC	10	20%	618	6,180	434	\$0.70	\$4,340	52,080
1 Bed, 1 Bath	LIHTC	2	4%	630	1,260	434	\$0.69	\$868	10,416
2 Bed, 1 Bath	LIHTC	20	39%	796	15,920	521	\$0.65	\$10,420	125,040
2 Bed, 1 Bath (Manager's Unit)		1	2%	848	848	Non-Revenue			
Overall Totals/Averages		51	100%	693	35,350	460	0.66	23,440	281,280

Source: Crown Appraisal Group

Vacancy – Stabilized vacancy has been discussed in the Market Area Overview section. Vacancy is estimated at 3%, and is applied to base rent revenue.

Other Income – Other revenues include laundry income, late/nsf charges, application fees, forfeited deposits, termination/restoration fees and other miscellaneous incomes. Other revenue is estimated at \$41/unit. This is a net income line item component, with vacancy inherently considered.

Operating Expenses – are based on historic and comparable data. The comparable data has been presented previously. As noted, Real Estate Taxes, Insurance, General & Administrative, Management Fee, Utilities, and Marketing should be near historic. Repairs & Maintenance should be lower due to the renovations. Payroll should also be lower, also due to the renovation. An explicit Reserve will be recognized.

Arrowhead Apartments		Value 3
Operating Expense Estimates		prospective
		subject to restricted rents
<u>Operating Expense</u>	<u>Cost/unit</u>	<u>Discussion</u>
Real Estate Taxes	208	Based on the current real estate taxes of the subject as reported by the county, and increased to reflect the renovations.
Insurance	186	Based on historic with support from market.
Repairs & Maintenance	500	Lower end of the historic range reflecting the renovation.
General & Administrative	250	Based on historic.
Management	49.00	Based on cost per occupied door per month.
Utilities	98	Based on historic with support from market.
	24	Based on historic with support from market.
Payroll	900	Near the lower end of historic range reflecting the renovation.
Marketing	5	Based on historic.
Reserve	350	Based on market participant attitudes recognizing the renovation.

Total Operating Expenses – The chart below compares historical and market derived operating expense data with the pro forma.

Pro Forma Operating Expense Estimate & Comparisons (per unit basis)		Value 3								
Arrowhead Apartments		prospective								
		subject to restricted rents								
	<u>Crown Appraisal Group Survey</u>				<u>Year End Historical</u>					<u>Subject Pro Forma</u>
	Low	High	Avg.	Med.	2013	2014	2015	2016 Budget	2017 Budget	
Real Estate Taxes	125	432	258	210	330	226	227	239	231	208
Insurance	154	499	283	274	150	167	166	207	207	186
Repairs and Maintenance	319	1,198	653	667	386	549	472	841	540	500
General and Administrative	204	527	298	271	244	244	253	247	263	250
Management Fees	337	540	506	526	510	512	528	576	576	570
Utilities										
Electric	95	190	128	116	86	113	98	133	133	98
Water/Sewer	6	936	279	44	22	24	24	36	36	24
Total Utilities	101	1,046	406	215	109	138	122	169	169	122
Payroll	457	1,331	918	911	924	1,009	1,096	969	969	900
Marketing	0	23	4	2	19	20	1	4	4	5
Reserve	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	350
Total Operating Expenses	2,603	3,941	3,327	3,286	2,671	2,865	2,865	3,251	2,959	3,091

Note: columns with low, high, average, and median figures may not add to total

Source: *Property Managers; Crown Appraisal Group*

The net operating income is estimated by deducting the operating expenses from the effective gross income. The pro forma is shown below.

Pro Forma Operating Statement		<i>subject to restricted rents</i>	
Arrowhead Apartments		<i>prospective</i>	
		51 units	Value 3
	<u>% of EGI</u>	<u>Per Unit</u>	<u>Amount</u>
Potential Rental Revenue	102.3%	\$5,515	\$281,280
Less: Vacancy and Collection Loss @ 3.0%	<u>-3.1%</u>	<u>-165</u>	<u>-8,438</u>
Effective Rent	99.2%	5,350	272,842
Plus Other Revenue:			
Other Income	0.8%	41	2,091
Effective Gross Income	100.0%	5,391	274,933
Less: Operating Expenses			
Real Estate Taxes	3.9%	208	10,586
Insurance	3.4%	186	9,477
Repairs and Maintenance	9.3%	500	25,500
General and Administrative	4.6%	250	12,750
Management Fees	10.6%	570	29,088
Utilities			
Electric	1.8%	98	4,998
Water/Sewer	<u>0.4%</u>	<u>24</u>	1,224
Total Utilities	2.3%	122	6,222
Payroll	16.7%	900	45,900
Marketing	0.1%	5	255
Reserve	<u>6.5%</u>	<u>350</u>	<u>17,850</u>
Total Operating Expenses	57.3%	3,091	157,628
Net Operating Income	42.7%	2,300	117,304

Source: *Crown Appraisal Group*

Capitalization Rate Discussion

Capitalization is the process by which net operating income is converted into a value indication. A capitalization rate is utilized that most accurately represents the risk associated with receiving the property's net operating income. A property that has a "safer" income stream is one that has less risk.

In order to arrive at an appropriate range, emphasis was put on data provided by comparable sales and analysis of financing techniques.

It is noted that Attachment 7-A of Chapter 7 of the USDA Rural Development handbook states the following:

Use of an overall rate from the conventional market, which reflects conventional financing, is appropriate because all favorable financing will be valued separately from the market value, subject to restricted rents, of the real estate.

The handbook also notes that there is additional value of RA (rental assistance) to the net operating income stream through reducing the risk of investment by improving the durability of the [rental] income stream (through the assistance of the rent subsidy). The handbook further recognizes that the overall rate can be adjusted downward to account for the reduced risk due to RA.

Before consideration of the ramifications of the RA units, an overall rate of 6.75% is selected as being appropriate to accurately reflect the risk characteristics arising from the income stream. The rate selected falls within the ranges indicated by comparable sales, and the quantitative overall rate derivation techniques (band of investment and debt coverage ratio).

Attachment 7-A of Chapter 7 of the USDA Rural Development handbook states the following:

When the subject property has RA, the appraisal must include a discussion of the Section 521 Rental Assistance Program, the number of RA units at the subject, and how RA affects the market value, subject to restricted rents, of the property. Rental assistance is a rent subsidy provided to owners of 514/515 projects. The renter of an RA unit is required to pay a tenant contribution toward the approved shelter cost (rent plus tenant based utilities) of the unit that is equal to no more than 30 percent of his/her income. RA is the portion of the approved shelter cost paid by the Agency to compensate a borrower for the difference between the approved shelter cost and the tenant contribution. RA usually adds value to a 514/515 project in three ways: 1) it guarantees that the scheduled base rate rent for all occupied RA units will be attained; 2) it usually increases demand for the subject's units and consequently decreases the vacancy rate; and 3) it reduces the risk of investment in the subject project by improving the durability of the income stream. Rental assistance need not be separately valued; the value of RA can be incorporated within the market value, subject to restricted rents. This can be accomplished within the Income Approach by taking into account the three ways that RA increases value, listed above, as follows. 1) Base rate rents should be included as Potential Gross Income (PGI) in the restricted pro forma; 2) a vacancy and collection loss factor that reflects the amount of RA at the property should be included; and 3) a capitalization rate for the subject may be adjusted downward to account for the reduced risk to the investor due to RA.

Based on market participant attitudes and prior experience in the valuation of subsidized properties, overall capitalization rates for properties that have 90.2% subsidized tenancy typically are ± 100 basis points lower than the overall capitalization rates of similar properties than are market rate properties. This is due to market participant attitudes that view the income that is provided by a government funded source to be “safer” than income that is provided from market rate tenants.

When arriving at an opinion of the *Market Value of the fee simple estate, as conventional or unrestricted, subject to the short term leases as of the date of valuation* a weighted average technique is utilized to arrive at an overall capitalization rate conclusion. The weighted average technique take the relative “safeness” of the income streams attributable to the rental assistance and non rental assistance units at the property into consideration. The chart below summarizes the technique utilized to arrive at a final overall capitalization rate opinion.

Overall Capitalization Rate Selection				Value 3
				prospective
				subject to restricted rents
<u>Lease Guarantor</u>	<u># of Units</u>	<u>% of Total</u>	<u>Selected OAR</u>	<u>Weighted Rate</u>
Tenant	15	29.4%	6.75%	1.985%
Rental Assistance	36	70.6%	5.75%	4.059%
Total	51	100.0%		6.044%
Indicated OAR				6.04%

Source: *Crown Appraisal Group*

Recognizing that about 71% of the units have RA, an overall rate of 6.04% is selected as being appropriate to accurately reflect the risk characteristics arising from the subject income stream. Application of the rate to the pro forma net operating income is shown in the chart below.

Pro Forma Technique Value Conclusion		Value 3
Arrowhead Apartments		prospective
		subject to restricted rents
Net Operating Income		\$117,304
Overall Capitalization Rate		6.04%
Value Conclusion		1,940,799
Rounded To:		\$1,940,000

Source: *Crown Appraisal Group*

Value 4, prospective, as conventional or unrestricted

As has been discussed, the prospective market value market value upon completion and as stabilized (unrestricted rents) assumes that the subject is operated as a conventional, market rate property.

The effective gross income, which is comprised primarily of apartment rent, should be above historic levels. The apartment rent will recognize the economic benefits of the renovation as the units will be in better physical (and functional) condition. The apartment rent will be constrained by market rent.

The total operating expense estimate should be lower due to renovation (reduced Repairs & Maintenance as well as Payroll) as well as reduced General & Administrative and Management expenses. The Marketing expense should be higher than historic, and there will be an explicit reserve expense.

Many of the parameters used in this valuation have been extensively discussed and analyzed. A summary of them follows.

<i>Arrowhead Apartments</i>		<i>Value 4</i>
<i>Operating Expense Estimates</i>		<i>prospective</i>
		<i>as conventional or unrestricted</i>
<u>Operating Expense</u>	<u>Cost/unit</u>	<u>Discussion</u>
Real Estate Taxes	208	Based on the current real estate taxes of the subject as reported by the county, and increased to reflect the renovations.
Insurance	186	Based on historic with support from market.
Repairs & Maintenance	500	Below historic; reflects the renovation as well as the recognition that the property would not be as well maintained if it were to be operated as a market rate one.
General & Administrative	205	Below historic; market rate properties have lower general & administrative costs than subsidized properties.
Management	5.00%	Percent of effective gross income rather than fee per occupied door per month.
Utilities	98	Electric
	24	Water and sewer
Payroll	700	Based on the size of the property, a total cost per year, or a cost per month, is the appropriate manner in which to develop this operating expense estimate. The expense recognizes the renovation and is based on the probable cost if the property were operated as a market rate one.
Marketing	15	Above historic; market rate properties require a higher cost for marketing.
Reserve	250	Based on market participant attitudes reflecting the renovation.

The pro forma and value conclusion are below.

Arrowhead Apartments		Value 4						
Base Rent Revenue		prospective						
		as conventional or unrestricted						
	Total	% of	Size	Total	Market Rent			
	<u>Units</u>	<u>total</u>	<u>(rsf)</u>	<u>rsf</u>	<u>Rent/Month</u>	<u>Rent/sf</u>	<u>Monthly</u>	<u>Yearly</u>
1 Bed, 1 Bath	18	35%	619	11,142	\$605	\$0.98	\$10,890	\$130,680
1 Bed, 1 Bath	10	20%	618	6,180	\$605	0.98	6,050	72,600
1 Bed, 1 Bath	2	4%	630	1,260	\$605	0.96	1,210	14,520
2 Bed, 1 Bath	20	39%	796	15,920	\$670	0.84	13,400	160,800
2 Bed, 1 Bath (Manager's Unit)	1	2%	848	848	Non-Revenue			
Overall Totals/Averages	51	100%	693	35,350	619	0.89	31,550	378,600

Source: Crown Appraisal Group

Pro Forma Operating Statement		prospective		
Arrowhead Apartments		as conventional or unrestricted		
		51 units		Value 4
		<u>% of EGI</u>	<u>Per Unit</u>	<u>Amount</u>
Potential Rental Revenue		104.7%	\$7,424	\$378,600
Less: Vacancy and Collection Loss @	5.0%	<u>-5.2%</u>	<u>-371</u>	<u>-18,930</u>
Effective Rent		99.4%	7,052	359,670
Plus Other Revenue:				
Other Income		0.6%	41	2,091
Effective Gross Income		100.0%	7,093	361,761
Less: Operating Expenses				
Real Estate Taxes		2.9%	208	10,586
Insurance		2.6%	186	9,477
Repairs and Maintenance		7.0%	500	25,500
General and Administrative		2.9%	205	10,455
Management Fees		5.0%	355	18,088
Utilities				
Electric		1.4%	98	4,998
Water/Sewer		<u>0.3%</u>	<u>24</u>	1,224
Total Utilities		1.7%	122	6,222
Payroll		9.9%	700	35,700
Marketing		0.2%	15	765
Reserve		<u>3.5%</u>	<u>250</u>	<u>12,750</u>
Total Operating Expenses		35.8%	2,540	129,543
Net Operating Income		64.2%	4,553	232,218

Source: Crown Appraisal Group

Pro Forma Technique Value Conclusion		Value 4
Arrowhead Apartments		prospective
		as conventional or unrestricted
Net Operating Income		\$232,218
Overall Capitalization Rate		<u>6.75%</u>
Value Conclusion		3,440,265
Rounded To:		\$3,440,000

Source: Crown Appraisal Group

Cost Approach

Value 4, prospective, as conventional or unrestricted

The cost approach aggregates land value as if vacant, plus the cost to replace the existing improvements, less any accrued depreciation. The cost approach reflects value by recognizing that participants relate value to cost. Appraisal principles and concepts relating to this approach include substitution, supply and demand, balance, externalities, and highest and best use. Land valuation concepts and principles include anticipation, change, supply and demand, substitution, and balance. This approach provides an opinion of value principally based on the principle of substitution that states that:

No rational person would pay more for a property than that amount by which he or she can obtain, by purchase of a site and construction of a building, without undue delay, a property of equal desirability and utility.

Methodology

The cost approach involves several steps (presented below) that have been employed to project the value of the subject:

- Comparable land sales are typically analyzed and adjusted to provide an estimate of the subject's site as if vacant.
- The improvement cost was projected using the Marshall Valuation Service.
- The amount of accrued depreciation or obsolescence (physical, functional and economic) has been projected and deducted from the replacement cost opinion.
- The depreciated replacement cost opinion is then added to the land value projected for the subject site.
- The sum of these opinions produces an indication of value by the cost approach.

Value 8, Land Value

Typically, land sales within the area are utilized to develop a land value. However, a search for comparable land sales in the subject's market area found insufficient results. The reality is that few properties have been acquired to construct new multi-family properties in this part of the state. This is understood through a review of the rent comparables – the newest of these was constructed in 1986 – 31 years ago.

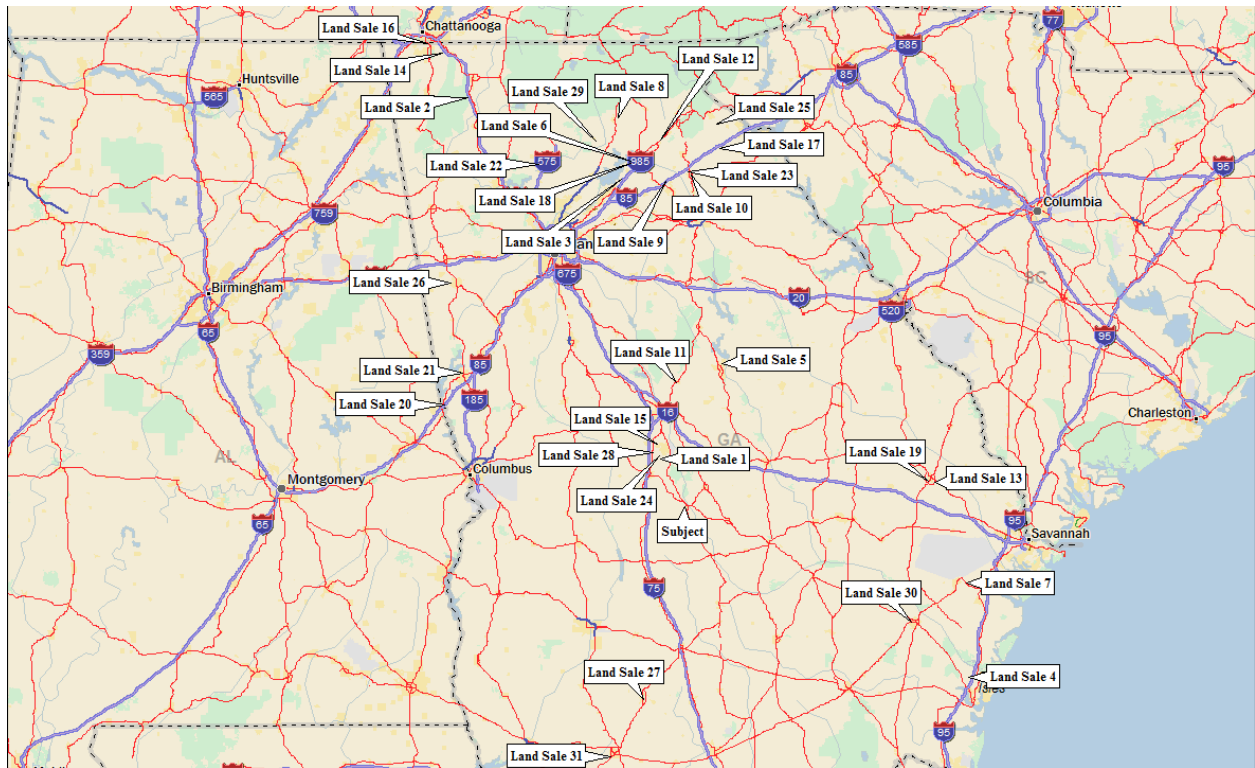
With the absence of comparable land sales, the appraiser is left with several alternative techniques. These include extraction, allocation, and a number of income capitalization methods such as land residual, ground rent capitalization, and discounted cash flow analysis.

Extraction and land residual methods have too many variables to be of use. (In part, improved sales are required, with an accurate knowledge of the contributory improvement value to those sales.) Ground rent capitalization is often used for properties that are ground leased. The discounted cash flow analysis is appropriate for subdivision development valuation. Neither of these are appropriate in this case.

Of the alternative techniques, allocation is left. As noted in The Appraisal of Real Estate, 14th edition, this technique is applicable when relatively few sales are available, which is certainly the case here. However, the same text notes that the allocation method does not produce credible value indications unless ample sales data is available. This commentary is somewhat ironic – after all, if ample sales data was available, the allocation method would not even be considered by the appraiser.

Allocation, though, incorporates the principles of balance and contribution. That is, market participants recognize there is a land value for property that is based on typical ratios that translates to specific value conclusions. To that end, the appraiser has worked on many multi-family developments and had discussion with many developers of those properties. In major MSA locations, developers are willing to pay \$10,000 per unit to \$15,000 per unit for sites to develop multifamily. For smaller MSAs, land costs are somewhat less. In rural settings, the appraiser has observed and developers have indicated prices of \pm \$1,000 up to \pm \$8,000 per unit. The range is understandably large due to the variables inherent in the specific attributes of the particular site in question.

The subject is part of a number of properties that were appraised at the same time period. The properties that comprise this portfolio share similar locational features as the subject. The majority of the properties are located in rural Georgia areas. In the course of valuing these properties, a number of land sales were uncovered. Though the sales are not all in the same county, they share a number of attributes similar to the subject. They are generally recent and they are in a generally similar (non-urban) locale. The map and sales are summarized below.



Georgia Land Sales Rural Counties

Sale	County	Location	City	Sale Date	Sale Price	Size (ac)	Price/ac	Sale # of Units	Sale Price/unit	Location Adjustment	Adjusted Price/unit	Buyer	Seller	Identification	Comments	
1	Houston	725 SR 96	Warner Robins	Nov-16	\$ 75,000	12.450	\$ 6,024	72	\$ 1,042	-10%	\$ 938	The Laser Investment Group LLC	Sanda East II Apartments Inc	0W090159000	Multi-Family Commercial	
2	Whitfield	3433 Dog Gap Rd SW	Dalton	Nov-16	\$ 200,000	22.950	\$ 8,715					All Environmental Services, LLC	Jeanette S Longley	13-103-03-000	Commercial	
3	Hall	5943 Lights Ferry Rd	Flowers Branch	Oct-16	\$ 882,000	18.600	\$ 47,216					Southern Heritage Hill Bldg LLC	McGowan Family Farming Partnership	08118 001004A	Multi-Family Commercial	
4	Glynn	5999 SR 99	Brunswick	Aug-16	\$ 280,000	26.000	\$ 10,769					LWD Properties LLC	Ameris Bank	03-23259	Multi-Family Commercial	
5	Baldwin	1963 N Jefferson St	Milledgeville	Aug-16	\$ 93,000	11.000	\$ 8,455					Dan Tonlin	First American Bank & Trust	088 003	Multi-Family Commercial	
6	Hall	2380 Spring Rd	Gainesville	Aug-16	\$ 645,000	10,120	\$ 63,735	101	\$ 6,386	-10%	\$ 5,748	Spring Road Group LLC	Henry B Humphries	08005 000042	Multi-Family Commercial	
7	Liberty	SEQ E Ogleshope Hwy & McIntosh Lake Rd	Hinesville	May-16	\$ 299,000	5.660	\$ 52,827					Teramore Development LLC	Frier Land Holdings Inc.	101-039	Multi-Family	
8	Lumpkin	Rock House Rd	Dahlonega	Dec-15	\$ 115,000	14.450	\$ 7,958					William Manson	RAD Enterprises	078-000-158-000	Multi-Family	
9	Jackson	915 Bill Wright Rd	Pendergrass	Nov-15	\$ 90,000	15.000	\$ 6,000					CBD Investments LLC	Rocio Woody Altmann	078-029	Multi-Family Commercial	
10	Jackson	970 State St	Commerce	Sep-15	\$ 350,000	12,000	\$ 29,167	48	\$ 7,292	-5%	\$ 6,927	Mason Manor LP	Olympia Construction Inc.	009-007C	Multi-Family	
11	Jones	140 Senior Center Way	Gray	Aug-15	\$ 739,800	10,279	\$ 71,972	72	\$ 10,275	-25%	\$ 7,706	Water Tower Park Senior Village LP	Water Tower Park Investments	G07-00-037	Multi-Family	
12	Hall	5108 Mountain View Pkwy	Lula	Aug-15	\$ 250,325	29.450	\$ 8,500					William N Turk	Dac Enterprises Inc.	09-0053-00-009	Multi-Family Commercial	
13	Bulloch	1881 S&S Railroad Bed Rd	Statesboro	May-15	\$ 479,000	38.600	\$ 12,409	176	\$ 3,290	-25%	\$ 2,467	Beacon Place Statesboro LLC	NA	107 000005 007	Multi-Family	
14	Catoosa	Summer Breeze & Swaney Ln	Summersville	Apr-15	\$ 325,000	7,030	\$ 46,230	72	\$ 4,514	0%	\$ 4,514	Summer Breeze Park LP	Johney Coots & Dan Bradford	0023A080	Multi-Family Commercial	
15	Houston	316 Brasley Rd	Warner Robins	Dec-14	\$ 280,000	5.500	\$ 50,909					Brasley MPH LLC	Georgia A Oliver	000260081000	Multi-Family Commercial	
16	Walker	Chickamauga Ave	Rossville	Oct-14	\$ 28,600	15.390	\$ 1,858					Daniel Bart	Stein Construction Co., Inc.	2005-034	Multi-Family Commercial	
17	Franklin	SWQ Commerce Rd & Cross Roads Ln	Carnesville	Oct-14	\$ 55,000	17.610	\$ 3,123					Judy H Clay	CBNA-GA LLC	028-043	Multi-Family Commercial	
18	Hall	1263 McEiver Rd	Gainesville	Sep-14	\$ 600,000	33.320	\$ 18,007					America's Home Place, Inc.	Benjamin M Smith	08-00015-09-008	Multi-Family Commercial	
19	Bulloch	350 Rucker Ln	Statesboro	Jul-14	\$1,823,000	24,060	\$ 75,769	237	\$ 7,692	-25%	\$ 5,769	The Hamptons Statesboro LLC	Rucker Holdings LLC	MSS2000004 000	Multi-Family	
20	Troup	West St	Forest Park	Apr-14	\$ 515,400	8.590	\$ 60,000	80	\$ 6,443	-25%	\$ 4,832	Forest Mill Apartments, LP	West Point Village, LLC	094-4C-007-088	Multi-Family	
21	Troup	911 N Greenwood St	Lagrange	Apr-14	\$ 175,000	7.900	\$ 22,152					Knight LLC	Margaret Ann Maglin	0611A009013A	Multi-Family Commercial	
22	Cherokee	30 Laurel Canyon Village Cir	Canton	Mar-14	\$2,162,000	50,550	\$ 42,770	350	\$ 6,177	-10%	\$ 5,559	Lifestyle at Laurel Canyon LLC	Laurel Canyon GP LLC	14-0135-0001	Multi-Family Office	
23	Jackson	NWQ Mt Olive Rd & Harden Orchard Rd	Commerce	Mar-14	\$ 77,000	26.130	\$ 2,917					KRM Properties, LLC	CBNA-GA LLC	020 0009K	Multi-Family Commercial	
24	Houston	1131 S Houston Lake Rd	Warner Robins	Feb-14	\$ 145,000	13.370	\$ 10,815					KKLN Properties LLC	State Bank & Trust	0W1060 017000	Multi-Family Commercial	
25	Stephens	Turner Rd	Eastmanlee	Feb-14	\$ 37,600	28.800	\$ 1,306					Chomper Real Estate, LLC	Yves R Heintzen	045B-053	Multi-Family Commercial	
26	Carroll	1321 Vovoren Rd	Carrollton	Jul-13	\$ 495,000	14,780	\$ 33,491	120	\$ 4,125	-10%	\$ 3,713	Haven Campus Communities - Carrollton LLC	Lynn W Lasseter	C046 113	Multi-Family Commercial	
27	Colquitt	2001 Talokas Pointe Rd	Moultrie	May-13	\$ 325,000	9,130	\$ 35,597	68	\$ 4,779	0%	\$ 4,779	Talokas Pointe Apartments LLC	Houston Healthcare Properties Inc.	0W1200 101000	Multi-Family Commercial	
28	Houston	200 Crestview Church Rd	Warner Robins	Nov-12	\$1,120,000	28,000	\$ 40,000	224	\$ 5,000	-10%	\$ 4,500	Ashbury Parke Associates LLC	Daniel Louis Costantini	93041	Multi-Family	
29	Dawson	2201 Perimeter Rd	Dawsonville	Jul-12	\$ 488,000	15,520	\$ 31,443	72	\$ 6,778	-10%	\$ 6,100	Farmington Woods LP	South Rincon Development Assoc	86A-9-1	Multi-Family	
30	Wayne	1401 S 1st St	Jesup	May-12	\$ 284,200	11,660	\$ 24,374	44	\$ 6,459	-10%	\$ 5,813	Maria Senior Gardens LP	H & M Investment Group LLC	056 TH 022 N	Multi-Family	
31	Thomas	1 Ashley Park Pl	Thomasville	Mar-12	\$ 293,750	25,610	\$ 11,470	84	\$ 3,497	0%	\$ 3,497	Ashley Park LLC				Multi-Family

minimum	Mar-12	\$ 28,600	5.50	\$ 1,306	44	\$ 1,042	\$ 938
median	Oct-14	\$ 293,750	15.00	\$ 22,152	80	\$ 6,177	\$ 4,832
average	Nov-14	\$ 446,054	18.37	\$ 27,375	121	\$ 5,583	\$ 4,857
maximum	Nov-16	\$2,162,000	50.55	\$ 75,769	350	\$ 10,275	\$ 7,706

Source: County Records; Crown Appraisal Group

As can be seen, fifteen of the sales are proposed for multi-family development. The number of proposed units is shown in the chart above.

Analysis and Value Conclusion

As shown, the unadjusted comparable land sales indicate a sale price per unit of \$1,042 to \$10,275. The low end range is for a property is a rural town in central Georgia that is located to the rear of commercial properties with limited visibility. The upper end of the range is for a property located in close proximity to the Atlantic Ocean. These comparable sales have been adjusted for location. This narrows the adjusted sale price per unit range to \$938 - \$7,706 with an average of \$4,857. Due to the subject's location, a value near the low to middle of the range is considered appropriate.

The auditor's appraised land value is \$106,095 or \$2,080/unit. This is between the low to middle of the range from the comparable land sales. There is justification for using a value near the auditor's value conclusion, as the comparable land sales supports this figure.

A point value of \$2,100/unit is estimated for the subject land. This indicates an aggregate value of \$107,100 as of the date of valuation. This value is below the auditor's land value and between the low to middle of the range of the comparable sales.

Improvement Valuation

The Marshall Valuation service has been used to develop the replacement cost of the improvements. The chart below develops the improvement replacement cost, and the value via the cost approach.

<i>Improvement Value</i>							<i>Value 3</i>	
<i>Arrowhead Apartments</i>							<i>prospective</i>	
							<i>subject to restricted rents</i>	
	Square feet	Unadjusted Cost/sf	Current Multiplier	Local Multiplier	Total Multiplier	Adjusted Cost/sf	Total Cost	
Multiple Residences, Sec. 12, Average/Good, Class D	35,350	75.00	1.04	0.86	0.89	67.08	2,371,278	
Additional buildings	841	75.00	1.04	0.86	0.89	67.08	56,414	
							2,427,692	
							Total Cost Estimate	
							Less: Depreciation	
							Effective Age	
							5	
							Economic Life	
							60	
							Depreciation	
							8.3%	
							Total Depreciation	
							202,308	
							Improvement Cost	
							2,225,385	
							Improvement Cost (rounded)	
							2,225,000	

Source: *Marshall Valuation; Crown Appraisal Group*

A base cost per square foot is developed. Adjustments are made for current and local multipliers; the adjusted cost is multiplied by the size of the improvements. After adjusting for the current and local cost multipliers, the undepreciated replacement cost estimate for the subject improvements is \$2,427,692.

Depreciation/Obsolescence Estimates for Improvements

A depreciated age-life method is used to estimate depreciation. There are two types of depreciation and/or obsolescence that need to be considered for the improvements. Physical deterioration and functional/economic obsolescence are considered. Following renovations, the improvements will be in good physical and functional condition. Marshall Valuation estimates the economic life of the improvements at 60 years. The effective age of the building (following renovations) is estimated at 5 years. Total depreciation of the subject improvements is estimated at 8.3% or \$202,308. The total depreciation is deducted from the undepreciated replacement cost opinion to arrive at a depreciated improvement cost opinion.

Entrepreneurial Incentive

Entrepreneurial incentive is defined in The Appraisal of Real Estate, 14th Edition, Appraisal Institute, as follows:

A market derived figure that represents the amount an entrepreneur expects to receive for his or her contribution to a project and risk.

Typically, properties like the subject are constructed as investment properties. Entrepreneurs, or developers/builders, of these properties usually seek profit margins of 12% to 25%. Rather than develop an explicit opinion of entrepreneurial incentive, this item is considered in the Reconciliation and Final Value Opinion section of the report. The reasoning for the treatment of entrepreneurial incentive in this manner is that entrepreneurial incentive is, in reality, only realized as a result of how

well a particular property meets market [participant] attitudes. The reality is that the incentive may be less than anticipated by a developer, or may be more, depending upon the circumstances.

Conclusion

The cost approach value opinion is reached by adding the land value and depreciated improvement cost opinions. *The following value indication, before entrepreneurial incentive, is reached for the subject.*

<i>Cost Approach Summary</i>	<i>land value</i>	<i>Value 8</i>
<i>Arrowhead Apartments</i>	<i>cost approach total</i>	<i>Value 3</i>
Land Value		\$107,100
Depreciated Improvement Cost		<u>2,225,000</u>
<i>Cost Approach Value Estimate (rounded)</i>		<i>2,330,000</i>
<i>before entrepreneurial incentive</i>		
Source: <i>Crown Appraisal Group</i>		

Reconciliation and Final Value Opinion

The purpose of this assignment is to develop and report an opinion of value for Arrowhead Apartments. The specific real property interest, real estate, and type of value have been detailed within the body of this report. The values developed by the approaches are summarized as follows:

<i>Reconciliation and Final Value Conclusions</i>				
<i>Arrowhead Apartments</i>				
	Value 1	Value 2-RD	Value 3	Value 4
	<u>as conventional or unrestricted</u>	<u>subject to restricted rents</u>	<u>prospective</u> <u>subject to restricted rents</u>	<u>prospective</u> <u>as conventional or unrestricted</u>
Income Capitalization Approach	2,820,000	870,000	1,940,000	3,440,000
Sales Comparison Approach	2,905,000	n/a	n/a	n/a
Cost Approach before entrepreneurial incentive	n/a	n/a	2,330,000	n/a

Source: *Crown Appraisal Group*

The methodology and applicability of each approach has been previously explained.

Value 1

The income capitalization approach is the primary approach, with support from the sales comparison approach.

Value 3

The income capitalization approach is the primary approach, with support from the cost approach.

Value 4

The income capitalization approach is the primary approach, with support from the cost approach.

Therefore, based upon the analyses and conclusions contained within this report and subject to the assumptions and limiting conditions contained herein, the value opinions, as of the respective dates of valuation are:

<i>Value Opinions</i>	<u>Date of Value</u>	<u>Value</u>
<i>Value 1 - as conventional or unrestricted</i>	January 23, 2017	<i>\$2,820,000</i>
<i>Value 2-RD - subject to restricted rents</i>	January 23, 2017	<i>\$870,000</i>
<i>Value 3 - prospective, subject to restricted rents</i>	February 1, 2019	<i>\$1,940,000</i>
<i>Value 4 - prospective, as conventional or unrestricted</i>	February 1, 2019	<i>\$3,440,000</i>

Interest Credit Subsidy Value Opinion

Value 5

Interest credit is a form of federal assistance available to eligible borrowers that reduces the effective interest rate of a loan. The USDA Rural Housing Service (RHS or RD) offers direct loans with favorable terms for affordable housing in the Rural Rental Housing Program and the Farm Labor Housing Program. The 515 loan falls within this program. In this case, Section 515 permanent loans for new construction and subsequent loans for rehabilitation include interest rates as low as 1 percent. These loans are made at a “note rate” of interest, but a “basic rate” of interest to the borrower is typically 1 percent. A monthly mortgage payment is calculated at the note rate of interest, and the loan is amortized at the note rate of interest, but the borrower's actual mortgage payment is based on the basic rate of 1 percent. The difference between the note rate payment and the basic rate payment is the *interest credit*. The borrower is effectively subsidized with an income stream represented by the monthly *interest credit* that is available for the term of the loan.

In appraisals of Section 515 and Section 538 funded properties, valuation of the *interest credit subsidy* (favorable financing) is part of the assignment when the *market value, subject to restricted rents*, must be concluded. When *interest credit subsidy* is the only favorable financing involved, the security value, on which the loan is based, has two components: 1) the *market value, subject to restricted rents*, of the real estate, and 2) the value of the *interest credit subsidy*.

The value of the *interest credit subsidy* from RD direct loans on most existing properties can be calculated by subtracting the monthly debt service at the below-market rate of interest from the monthly payment at the current rate offered for conventional loans and discounting the difference by the current conventional interest rate over the remaining loan term. For the subject, interest credit subsidy values are calculated for the existing Section 515 loan, the subsequent “new” 515 loan (the existing 515 loan that is rewritten with new terms), and the new Section 538 loan. These calculations are as of the [unrenovated] date of valuation and are summarized in the following chart:

Interest Credit Subsidy Valuation			
Existing Section 515 Loan/Restated 515 Loan Terms			
Arrowhead Apartments			
Value 5			
Existing/Restated 515 Loan		New 538 Loan	
Existing Lender's Terms (market rate)			
Principal Balance of	December 22, 2017	\$665,985	
Conventional Loan Interest Rate		5.250%	
Term of Existing Section 515 Loan (years)		30	
Loan Monthly Payment		\$3,678	
Restated Section 515 Loan Terms			
Principal Balance		\$665,985	
Interest Rate		1.000%	
Term (years)		50	
Section 515 Loan Monthly Payment		\$1,411	
Monthly Savings from Below Market Financing		\$2,267	
Present Value of Monthly Savings from Below Market Financing		\$410,472	
Note Rate		3.000%	
Monthly Payment at Note Rate		\$2,144	
Future Value of Balloon Payment		\$386,645	
Present Value of Balloon Payment		\$80,314	
Value of Interest Credit Subsidy		\$330,159	
Existing Section 515 Loan Interest Credit Subsidy Value (Rounded)		\$330,000	
Market Rate			
Principal Balance		\$1,245,000	
Conventional Loan Interest Rate		5.250%	
Term (years)		30	
Conventional Loan Monthly Payment		\$6,875	
Section 538 Loan Terms			
Principal Balance		\$1,245,000	
Interest Rate		4.500%	
Term (years)		40	
Section 538 Loan Monthly Payment		\$5,597	
Monthly Savings from Below Market Financing		\$1,278	
Present Value of Monthly Savings		\$231,414	
Value of Interest Credit Subsidy		\$231,414	
New Section 538 Loan Interest Credit Subsidy Value (Rounded)		\$230,000	

Source: Greystone; Crown Appraisal Group

LIHTC Value Opinion

Value 6

An annual LIHTC of \$83,565 is anticipated to be granted for the acquisition and rehabilitation of the subject. This low income housing tax credit will be granted annually over a 10-year term. The overall net sum of the LIHTC to the ownership entity of the subject over the 10-year term is \$835,650. The tax credits reduce the owner's tax liability. Thus, they have value to the owner. The tax credits can be transferred if the seller guarantees that the transfer will still maintain the LIHTC requirements.

Current LIHTC Market

Not surprising, LIHTC pricing has not remained static. In this case, according to the seller's representative, the purchase of the tax credits will be at \$0.97 per gross credit. This is the best evidence of the appropriate value of the tax credits. Please note, though, that the pricing is subject to change.

Value of Tax Credits

The value of the tax credits is a fairly simple calculation. The value is developed by taking the total tax credits and multiplying them by the appropriate pricing – in this case, \$0.97 per tax credit. The value is shown below.

<i>LIHTC Analysis</i>	<i>Arrowhead Apartments Value 6</i>
<u>Period</u>	
Annual Tax Credits	83,565
Years	<u>10</u>
Total Tax Credits	835,650
Total Pricing	0.97
Value of Tax Credits	810,499

Source: *Crown Appraisal Group*

State Tax Credits

An annual state tax credit of \$83,565 is anticipated to be granted for the acquisition and rehabilitation of the subject. This state tax credit will be granted annually over a 10-year term. The overall net sum of the state tax credit to the ownership entity of the subject over the 10-year term is \$835,650. The tax credits reduce the owner's tax liability. Thus, they have value to the owner. The tax credits can be transferred.

In this case, according to the seller's representative, the purchase of the tax credits will be at \$0.45 per gross credit. This is the best evidence of the appropriate value of the tax credits. Please note, though, that the pricing is subject to change.

The value of the tax credits is a fairly simple calculation. The value is developed by taking the total tax credits and multiplying them by the appropriate pricing – in this case, \$0.45 per tax credit. The value is shown below.

<i>State Tax Credit Analysis</i>		<i>Arrowhead Apartments Value 6</i>	
<u>Period</u>			
Annual Tax Credits		83,565	
Years		<u>10</u>	
Total Tax Credits		835,650	
Total Pricing		0.45	
		Value of Tax Credits	376,005

Source: *Crown Appraisal Group*

Insurable Value Opinion

Value 7

The insurable value opinion is shown below. The insurable value opinion is based on Marshall Valuation Service figures. The reported cost is the opinion to replace the improvements described within this report with improvements of generally similar utility (physical condition, quality, and functionality), under the assumption that the improvements need to be completely replaced for insurance coverage purposes.

<i>USDA Rural Development</i>			<i>Value 7</i>
<i>Insurable Value Calculation</i>			
Property Name	Arrowhead Apartments		
Street Address	369 Broad Street		
City, County, State, Zip	Hawkinsville, Pulaski County, Georgia 31036		
Base Cost			
Main Structure/sf			75.00
Sprinkler/sf			0.00
Other/sf			0.00
Adjustments and/or Multipliers	1.04 current cost	0.86 local cost	0.89
Total Base Cost per square foot			67.08
Building Area square footage			36,191
Total Replacement Cost New			2,427,692
Exclusions			
	<u>per sf</u>	<u>percent</u>	
Excavations	0.00	0.0%	0
Foundations	2.35	3.5%	84,969
Site Work	0.00	0.0%	0
Site Improvements	0.00	0.0%	0
Architect's Fees	0.00	0.0%	0
Underground Piping	<u>0.00</u>	<u>0.0%</u>	<u>0</u>
Total Exclusions	2.35	3.5%	84,969
Inclusions			
	<u>per unit</u>	<u>units</u>	
Appliance Packages	750	51	38,250
Patios/Balconies	250	0	0
Total Inclusions			38,250
Concluded Insurable Value			
Total Replacement Cost New			2,427,692
Less Total Exclusions			84,969
Plus Total Inclusions			<u>38,250</u>
Concluded Insurable Value			2,380,973

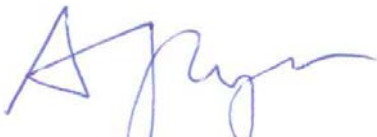
Source: *Marshall Valuation; Crown Appraisal Group*

Certification

Andrew J. Moye

The undersigned hereby certifies that, to the best of his knowledge and belief, or as otherwise noted in the report:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest or bias with respect to the parties involved.
- I have performed no 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.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my 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 the stipulated results, or the occurrence of a subsequent event directly related to the intended user of this appraisal.
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.
- I have made a personal inspection of the property that is the subject of this report.
- no one provided significant real property appraisal assistance to the person signing this certification.



Andrew J. Moye, MAI, AI-GRS

ADDENDUM

SUBJECT PHOTOGRAPHS



Front & Side



Side & Rear



Family Room



Bedroom



Kitchen



Bathroom

PROJECT WORKSHEET FOR CREDIT AND RENTAL ASSISTANCE

(SERVICING OFFICE USE ONLY)

PART I	1. Date Received in the Servicing Office:
2. Borrower Name:	3. Case Number : 4. Project Number :
5. Location of Project:	6. Report for the month of :
7. Kind of Loan : RRH RCH LH Direct RRH	8. Plan of Operation: Full Profit Plan I Section 8* Plan II (w/Sec. 8) Plan II Plan II RA Plan RA

9. Loan No.:	10. Loan Paymt.:	11. Overage/ Surcharge:	12. Total Due:	RENTAL ASSISTANCE	
				18. RA Agreement Number(s):	19. No. of Units Receiving RA This Month:
		Late Fees :	13.	20. Obligation Balance Brought Forward:	
		Total Payment Due:	14.		
		Less #21:	15.	21. Rental Assistance Requested this month:	
		Net Payment Due:	16.		
		Net Payment Remitted:	17.	22. Remaining Obligation Balance :	

Use Only for Projects with New Construction	23. _____	Section 8 Units x	24. _____	=	25. _____
Section 8 Units when HUD rent exceeds note rate rent .	26. _____	Section 8 Units x :	<i>HUD Rent</i>	=	28. _____
			<i>RHS Note Rate Rent</i>		29. _____
ADDITIONAL PAYMENT TO RESERVE ACCOUNT					

In accordance with Rural Housing Service formula and procedures, all rental units are occupied by households who have executed Form 1944-8 , "Tenant Certification" and are farm workers if this is the Labor Housing Project or if this is the Rental Housing Project, have incomes within the limitations as set forth in Rural Development regulations or the Project has written permission from RHS to rent to ineligible occupants on a temporary basis.

I certify that the statements made above and in Part II are true to the best of my knowledge and belief and are made in good faith.

WARNING: Section 1001 of Title 18, United States code provides; "Whoever, in any matter within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals or covers up by any trick, scheme, or device a material fact, or makes false, fictitious or fraudulent statements or representation, or makes or uses any false writing or document knowing the same or contain any false, fictitious or fraudulent statement or entry, shall be fined under this title or imprisoned not more than 5 years, or both.

30. _____
Date

31. _____
Signature - Borrower or Borrower's Representativ

*Includes previous Plan I S 8.

According to the Paperwork Reduction Act of 1995, no persons are required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this collection is 0575-0033. The time required to complete this information collection is estimated to average 40 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

Project Worksheet for Interest Credit and Rental Assistance Part II

Effective Date:

1. Apt. No.	2. Type	3. Nbr. In Unit	4. Initial Occupancy Date	5. Cert. Exp. Date	6. Leased To:	7. Basic Rent	8. Note Rate Rent	9. HUD Rent	10. GTC	11. Utility Allowance	12. NTC	13. Amt. Due Tenant to Cover Util	14. Rental Assistance Due Borrower	15. Overage and/or Surcharge
TOTALS														

16. 17. 18.

Total Assigned R/A Units

Maximum Number of R/A Units

Available Number of R/A Units

Project Worksheet for Interest Credit and Rental Assistance Part II
 Effective Date:

1. Apt. No.	2. Type	3. Nbr. In Unit	4. Initial Occu- pancy Date	5. Cert. Exp. Date	6. Leased To:	7. Basic Rent	8. Note Rate Rent	9. HUD Rent	10. GTC	11. Utility Allowance	12. NTC	13. Amt.Due Tenant to Cover Util	14. Rental Assistance Due Borrower	15. Overage and/or Sur- charge
TOTALS														

16. 17. 18.

Total Assigned R/A Units
 Maximum Number of R/A Units
 Available Number of R/A Units

* Tenant's prefixed with an "*" have expired certifications.

Project Worksheet for Interest Credit and Rental Assistance Part II
Effective Date:

1. Apt. No.	2. Type	3. Nbr. In Unit	4. Initial Occu- pancy Date	5. Cert. Exp. Date	6. Leased To:	7. Basic Rent	8. Note Rate Rent	9. HUD Rent	10. GTC	11. Utility Allowance	12. NTC	13. Amt.Due Tenant to Cover Util	14. Rental Assistance Due Borrower	15. Overage and/or Sur- charge
TOTALS														

16. _____ 17. _____ 18. _____

Total Assigned R/A Units
Maximum Number of R/A Units
Available Number of R/A Units

ARROWHEAD: HISTORICAL OPERATING EXPENSES

	2012 Actual	2013A	2014 Actual	2015 Actual	2016 Actual (YTD)	2016 Budget	Post Rehab Pro Forma
Maintenance & Repairs							
R & M Payroll	-	22,778.57	24,012.84	25,178.57	-	23,657.45	19,428.00
R & M Supply	-	10,870.50	14,474.21	12,718.38	-	15,104.00	6,359.00
R & M Contract	-	153.41	310.37	123.30	-	-	98.00
Decorating / TO Painting	-	1,747.97	2,432.90	2,186.62	-	2,040.00	1,094.00
Snow Removal	-	-	-	-	-	-	-
Elevator Maintenance	-	-	-	-	-	-	-
Grounds	-	1,227.70	2,800.81	2,038.82	-	2,666.67	2,039.00
Services / Extermination	-	3,895.20	6,280.75	5,374.40	-	6,273.33	5,374.00
Capital Improvements (Operations)	-	5,675.72	9,220.34	-	-	-	500.00
Other - R&M Expenses (DESCRIBE)	-	-	-	-	-	-	-
Subtotal	-	46,349.07	59,532.22	47,620.09	-	49,741.45	34,892.00
Utilities							
Electricity	-	4,411.00	5,772.85	4,991.59	-	5,320.00	6,780.00
Water	-	581.56	629.98	617.18	-	686.67	900.00
Sewer	-	544.91	612.46	605.75	-	686.67	936.00
Fuel	-	386.34	340.35	294.89	-	420.00	420.00
Trash Removal	-	1,394.45	1,355.57	1,356.37	-	1,680.00	1,500.00
Other - Utilities (DESCRIBE)	-	-	-	-	-	-	-
Subtotal	-	7,318.26	8,711.21	7,865.78	-	8,793.33	10,536.00
Administrative							
Site Management Payroll	-	15,153.53	16,278.93	17,552.94	-	15,609.60	16,403.00
Management Fee	-	26,032.50	26,121.50	26,910.00	-	28,200.00	29,400.00
Accounting	-	5,500.00	5,750.00	6,075.00	-	7,700.00	6,075.00
Audit	-	-	-	-	-	-	-
Legal	-	384.00	768.00	96.00	-	512.00	512.00
Advertising	-	987.00	1,039.50	50.00	-	133.33	692.00
Telephone	-	1,610.86	1,633.09	1,469.90	-	1,500.00	1,700.00
Office Supplies	-	2,578.03	1,310.00	2,105.36	-	1,549.33	2,105.00
Office Furniture & Equipment	-	-	-	-	-	-	-
Training	-	450.07	470.44	757.37	-	906.67	907.00
Health Insurance & Other Benefits	-	4,808.14	6,124.96	7,962.40	-	9,000.17	7,962.00
Payroll Taxes	-	3,429.11	3,375.54	3,912.92	-	3,849.38	3,087.00
Workman's Compensation	-	934.79	1,657.75	1,263.82	-	1,131.10	1,231.00
Other - Administrative (DESCRIBE)	-	1,382.24	1,664.17	1,620.91	-	581.33	1,621.00
Subtotal	-	63,250.27	66,193.88	69,776.62	-	70,672.92	71,695.00
Taxes & Insurance							
Real Estate Taxes	-	13,119.80	11,135.97	9,563.55	-	13,363.20	11,273.00
Special Assessments	-	3,734.92	404.40	2,029.83	-	600.00	750.00
Misc Taxes, Licenses & Permits	-	515.95	846.37	755.86	-	680.00	942.00
Property & Liability Insurance	-	7,627.00	8,500.00	8,486.40	-	9,249.90	10,543.00
Fidelity Coverage Insurance	-	-	-	-	-	-	-
Other - Insurance (DESCRIBE)	-	-	-	-	-	-	-
Subtotal	-	24,997.67	20,886.74	20,835.64	-	23,893.10	23,508.00
TOTAL OPERATING EXPENSES	-	141,915.27	155,324.05	146,098.13	-	153,100.81	140,631.00

ARROWHEAD: HISTORICAL OPERATING STATEMENT

	2012 Actual	2013A	2014 Actual	2015 Actual	2016 Actual (YTD)	2016 Budget
1. Rental Income	-	79,010.00	86,458.00	85,200.00	-	115,080.00
2. RHS Rental Assist. Received	-	134,576.00	128,391.00	121,204.00	-	87,000.00
3. Application Fees	-	405.00	605.00	585.00	-	-
4. Laundry and Vending Income	-	889.75	1,199.75	1,031.25	-	1,393.33
5. Interest Income	-	256.76	48.93	36.39	-	50.67
6. Tenant Charges	-	3,530.00	6,318.67	1,594.65	-	1,106.67
7. Other - Project Sources	-	429.00	348.00	-	-	-
8. Less (Vcncy @ Cntgncy Allw)	-	-	-	-	-	-
9. Less (Agncy Aprvd Incentv)	-	-	-	-	-	-
10. Sub-Ttl [(1 thru 7) - (8@9)]	-	219,096.51	223,369.35	209,651.29	-	204,630.67
11. Cash - Non Project	-	-	-	-	-	-
12. Authorized Loan (Non-RHS)	-	-	-	-	-	-
13. Transfer From Reserve	-	1,818.94	10,218.45	-	-	30,472.00
14. Sub-Total (11 thru 13)	-	1,818.94	10,218.45	-	-	30,472.00
15. Total Cash Sources (10+14)	-	220,915.45	233,587.80	209,651.29	-	235,102.67
16. Total O&M Exp (From Part II)	-	141,915.27	155,324.05	-	-	-
17. RHS Debt Payment	-	26,572.80	26,572.80	6,837.54	-	26,572.80
18. RHS Payment (Overage)	-	1,701.00	2,204.00	1,959.00	-	-
19. RHS Payment (Late Fee)	-	-	-	-	-	-
20. Reductn In Prior Yr Pybles	-	-	-	-	-	-
21. Tenant Utility Payments	-	6,745.00	7,604.00	7,548.00	-	-
22. Transfer to Reserve	-	19,503.93	34,418.68	-	-	-
23. RTN Owner / NP Asset Mgt Fee	-	6,384.00	6,384.00	-	-	8,512.00
24. Sub-Total (16 thru 23)	-	202,822.00	232,507.53	16,344.54	-	35,084.80
25. Authzd Debt Pymnt (NonRHS)	-	-	-	-	-	-
26. Capital Budget (III 4-6)	-	1,818.94	10,218.45	-	-	30,472.00
27. Miscellaneous	-	(10,072.37)	(25,033.00)	-	-	-
28. Sub-Total (25 thru 27)	-	(8,253.43)	(14,814.55)	-	-	30,472.00
29. Total Cash Uses (24+28)	-	194,568.57	217,692.98	16,344.54	-	65,556.80
30. Net (Deficit) (15-29)	-	26,346.88	15,894.82	193,306.75	-	169,545.87
31. Beginning Cash Balance	-	52,433.24	67,122.69	-	-	-
32. Accrual To Cash Adjustment	-	(11,657.43)	(25,606.60)	-	-	-
33. Ending Cash Balance	-	67,122.69	57,410.91	193,306.75	-	169,545.87



October 23, 2015

Sue Francis
Hallmark Management, Inc.
3111 Paces Mill Road, Suite A-250
Atlanta, Georgia

Note: Sent by email only to sfrancis@hallmarkco.com

Dear Ms. Frances:

You are hereby notified that Rural Development has reviewed the 2016 budget for Arrowhead Apartments and considered all justifications provided by project management and any comments provided by tenants. Rural Development has approved the following rent and utility rates listed below. Any changes for all units will become effective on January 1, 2016 or later effective date in accordance with state or local laws. The change is needed for the following reason:

No change in rents
No change in utility costs

The approved changes are as follows: (No change)

Unit Size	Present Rent (Occupancy Charge)		Approved Rent (Occupancy Charge)	
	Basic	Note Rate	Basic	Note Rate
1-Bedroom	\$352	\$484	\$352	\$484
2-Bedroom	\$377	\$523	\$377	\$523

The approved utility allowance changes are as follows: (No Change)

Unit Size	Present Utility Allowance	Approved Utility Allowance
1-Bedroom	\$123	\$123
2-Bedroom	\$148	\$148

Please note that the Administrative Subtotal (Line 33 of Part II) of the proposed budget was 31.8% of the rental income for 2016. This percentage should be kept at or below 23% of the rental income. Please work to reduce the percentage to the 23% baseline.

Should you have any question or concerns, you may contact Rural Development. The Rural Development Servicing Office address is USDA Rural Development, 1030 Peach Parkway, Ft. Valley, GA 31030.

You must notify the tenants of Rural Development’s approval of the rent (occupancy charge) and utility allowance charges by posting this letter in the same manner as the “NOTICE TO TENANTS

Rural Development • Ft. Valley Area Office
1030 Peach Parkway • Ft. Valley, GA 31030
Voice (478) 827-0016 • Fax (866) 567-5757 • TDD (706) 546-2011

USDA is an equal opportunity provider and employer.

(MEMBERS) OR PROPOSED RENT (OCCUPANCY CHARGE) AND UTILITY ALLOWANCE CHANGE". This notification must be posted in a conspicuous place and cannot be substituted for the usual written notice to each individual tenant.

This approval does not authorize you to violate the terms of any lease (occupancy agreement) you currently have with your tenants.

For those tenants receiving rental assistance (RA), their costs for rent (occupancy charge) and utilities will continue to be based on the higher of 30 percent of their adjusted monthly income or 10 percent of gross monthly income or if the household is receiving payments for public assistance from a public agency, the portion of such payments which is specifically designated by that agency to meet the household's shelter cost. If tenants are receiving Housing and Urban Development (HUD) Section 8 subsidy assistance, their costs for rent and utilities will be determined by the current HUD formula.

You may file an appeal regarding the rate and utility allowance charge as approved. An appeal must be received in the Regional Office no later than 30 calendar days after receipt of the adverse decision. The appeal should state what agency decision is being appealed and should include, if possible, a copy of the appeal request should be sent to the agency.

You must inform the tenants of their right to request an explanation of the rate and utility allowance change approval decision within 45 days of the date of this notice by writing to State Director, USDA Rural Development, 355 East Hancock Avenue, Athens, Georgia 30601. All tenants are required to pay the changed amount of rent (occupancy charge) as indicated in the notice of approval.

Any tenant who does not wish to pay the Rural Development approved rent changes may give the owner a 30-day notice that they will vacate. The tenant will suffer no penalty as a result of this decision to vacate, and will not be required to pay the changed rent. However, if the tenant later decides to remain in the unit, the tenant will be required to pay the changed rent from effective date of the changed rent.

Sincerely,



Jeanmarie Deloach
Area Director

Enclosure: Signature page of approved budget
Approved Management Certification

20

Historical Operating Expenses

2016 BUDGET

R & M Payroll	18,503
R & M Supply	14,239
R & M Contract	840
Decorating / TO Painting	2,100
Snow Removal	0
Elevator Maintenance	0
Grounds	2,100
Services / Extermination	6,411
Capital Improvements (Operations)	15,334
Other - R&M Expenses (DESCRIBE)	0
SUBTOTAL	59,527
Electricity	6,780
Water	900
Sewer	936
Fuel	360
Trash Removal	1,500
Other - Utilities (DESCRIBE)	0
SUBTOTAL	10,476
Site Management Payroll	15,622
Management Fee	29,400
Accounting	6,064
Audit	0
Legal	480
Advertising	180
Telephone	1,704
Office Supplies	1,865
Office Furniture & Equipment	0
Training	590
Health Insurance & Other Benefits	10,956
Payroll Taxes	3,087
Workman's Compensation	1,231
Other - Administrative (DESCRIBE)	1,413
SUBTOTAL	72,592
Real Estate Taxes	11,476
Special Assessments	706
Misc Taxes, Licenses & Permits	942
Property & Liability Insurance	10,543
Fidelity Coverage Insurance	0
Other - Insurance (DESCRIBE)	0
SUBTOTAL	23,668
TOTAL	166,263

BR Size Unit Type

1 BR	N
2 BR	N
3 BR	N
2BR	N
2BR	N
2 BR	N
2 BR	Z
0	0

BR Size Unit Type

1 BR	N
2 BR	N
3 BR	N
2BR	N
2BR	N
2 BR	N
2 BR	Z
0	0

Historical Cash Flow Statement

1. Rental Income	221,400
2. RHS Rental Assist. Received	0
3. Application Fees	0
4. Laundry and Vending Income	960

5. Interest Income	24
6. Tenant Charges	1,115
7. Other - Project Sources	0
8. Less (Vcncy @ Cntgncy Allw)	(13,200)
9. Less (Agncy Aprvd Incentv)	0
10. Sub-Ttl [(1 thru 7) - (8@9)]	210,299
11. Cash - Non Project	0
12. Authorized Loan (Non-RHS)	0
13. Transfer From Reserve	34,525
14. Sub-Total (11 thru 13)	34,525
15. Total Cash Sources (10+14)	244,824
16. Total O&M Exp (From Part II)	166,263
17. RHS Debt Payment	26,573
18. RHS Payment (Overage)	0
19. RHS Payment (Late Fee)	0
20. Reductn In Prior Yr Pybles	0
21. Tenant Utility Payments	0
22. Transfer to Reserve	9,348
23. RTN Owner / NP Asset Mgt Fee	6,384
24. Sub-Total (16 thru 23)	208,568
25. Authzd Debt Pymnt (NonRHS)	0
26. Capital Budget (III 4-6)	34,525
27. Miscellaneous	0
28. Sub-Total (25 thru 27)	34,525
29. Total Cash Uses (24+28)	243,093
30. Net (Deficit) (15-29)	1,731
31. Beginning Cash Balance	33,774
32. Accrual to Cash Adjustment	0
33. Ending Cash Balance	35,505

TRUE

ACADEMY VILLAGE
ARROWHEAD



**United States Department of Agriculture
Rural Development**

NOTICE OF APPROVED RENT AND UTILITY ALLOWANCE

October 25, 2016

The Hallmark Companies
 Sure Francis
 3111 Paces Mill Road
 Suite A-250
 Atlanta, GA 30339

Dear Ms. Francis:

You are hereby notified that Rural Development has reviewed the request for a change in shelter costs for Hawkinsville Ltd. (Arrowhead Apts.), and considered all justifications provided by project management [and comments provided by tenants]. The Rural Development has approved the following rent and utility rates listed below. The changes for all units will become effective on January 1, 2017 or later effective date in accordance with state or local laws. The change is needed for the following reasons:

Increase in Operating Costs

The approved changes are as follows:

Unit Size	Present Rent (Occupancy Charge)		Approved Rent (Occupancy Charge)	
	Basic	Note Rate	Basic	Note Rate
1-Bedroom	\$352	\$484	\$359	\$491
2-Bedroom	\$377	\$523	\$384	\$530

The approved utility allowance changes are as follows:

Unit Size	Present Utility Allowance	Approved Utility Allowance
1-Bedroom	\$123	\$123
2-Bedroom	\$148	\$148

955 Forrester Drive SE, Dawson, GA 39842 Phone: 229-995-5811, FAX 229-995-8414
<http://www.rurdev.usda.gov/ga/>

Committed to the future of rural communities

Rural Development is an Equal Opportunity Lender, Provider, and Employer. Complaints of discrimination should be sent to USDA, Director, Office of Civil Rights, Washington, D. C. 20250-9410

Should you have any question or concerns, you may contact Rural Development. The Rural Development Servicing Office address is USDA Rural Development, 955 Forrester Dr SE, Dawson, GA 39842.

You must notify the tenants of Rural Development's approval of the rent (occupancy charge) and utility allowance charges by posting this letter in the same manner as the "NOTICE TO TENANTS (MEMBERS) OR PROPOSED RENT (OCCUPANCY CHARGE) AND UTILITY ALLOWANCE CHANGE". This notification must be posted in a conspicuous place and cannot be substituted for the usual written notice to each individual tenant.

This approval does not authorize you to violate the terms of any lease (occupancy agreement) you currently have with your tenants.

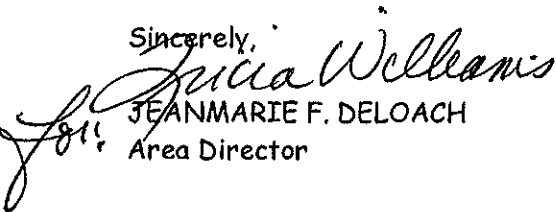
For those tenants receiving rental assistance (RA), their costs for rent (occupancy charge) and utilities will continue to be based on the higher of 30 percent of their adjusted monthly income or 10 percent of gross monthly income or if the household is receiving payments for public assistance from a public agency, the portion of such payments which is specifically designated by that agency to meet the household's shelter cost. If tenants are receiving Housing and Urban Development (HUD) Section 8 subsidy assistance, their costs for rent and utilities will be determined by the current HUD formula.

You may file an appeal regarding the rate and utility allowance charge as approved. An appeal must be received in the Regional Office no later than 30 calendar days after receipt of the adverse decision. The appeal should state what agency decision is being appealed and should include, if possible, a copy of the appeal request should be sent to the agency.

You must inform the tenants of their right to request an explanation of the rate and utility allowance change approval decision within 45 days of the date of this notice by writing to State Director, USDA Rural Development, 355 East Hancock Avenue, Athens, Georgia 30601. All tenants are required to pay the changed amount of rent (occupancy charge) as indicated in the notice of approval.

Any tenant who does not wish to pay the Rural Development approved rent changes may give the owner a 30-day notice that they will vacate. The tenant will suffer no penalty as a result of this decision to vacate, and will not be required to pay the changed rent. However, if the tenant later decides to remain in the unit, the tenant will be required to pay the changed rent from effective date of the changed rent.

Sincerely,


JEANMARIE F. DELOACH
Area Director

Project Name: ARROWHEAD APTS C/O HALLMARK MGMT State: 11 Servicing Office: 603 County: 16
 Borrower Name: HAWKINSVILLE LTD C/O HALLMARK MGMT Borr ID: 650979245 Prj Nbr: 01-3 Paid Code: Active
 Classification: A Fiscal Year: 2017 Version: 01/01/2017 APPROVED Totals: By Project Analyzed: Y

Part VI - SIGNATURES, DATES AND COMMENTS

Warning	Section 1001 of Title 18, United States Code provides: "Whoever, in any matter within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals or covers up by any trick, scheme, or device a material fact, or makes any false, fictitious or fraudulent statements or representation, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement or entry, shall be fined under this title or imprisoned not more than five years, or both."
---------	---

I HAVE READ THE ABOVE WARNING STATEMENT AND I HEREBY CERTIFY THAT THE FOREGOING INFORMATION IS COMPLETE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

09/26/2016
(Date Submitted)

HALLMARK GROUP REAL ESTATE
(Management Agency)

MA202860
(MA#)

(Date)

(Signature of Borrower or Borrower's Representative)

(Title)

Jocia Williams

Agency Approval (Rural Development Approval Official):

10-21-16
(Date)

Warnings:

There are fines and imprisonment for anyone who makes false, fictitious, or fraudulent statements or entries in any matter within the jurisdiction of the Federal Government (18 U.S.C. 1001).

There are fines and imprisonment for anyone who misuses rents and proceeds in violation of Rural Development regulations relative to this project. (Section 543 of the Housing Act of 1949).

Rural Development may seek a "double damages" civil money damages remedy for the use of assets or income in violation of any Loan Agreement/Resolution or any applicable Rural Development regulations.

Rural Development may seek additional civil money penalties to be paid by the mortgagor through personal funds pursuant to 7 C.F.R. §3560.461(b). The penalties could be as much as \$50,000 per violation (Section 543 (b) of the Housing Act of 1949).

**By Project Borrower: Hawkinsville Ltd. L.P.
Hallmark Group Services of Georgia, LLC.**
Name/Title: By: Martin H. Petersen, Managing Member
Signature: *Martin H Petersen* Date: 9/26/2016

By Management Agent: Hallmark Management, Inc.
Name/Title: Norine Lewis, Vice President
Signature: *Norine Lewis* Date: 9/26/2016

By Servicing Official:
Name/Title: **Tricia Williams,
Area Specialist**
Signature: *Tricia Williams*

ESTIMATE AND CERTIFICATE OF ACTUAL COST

This form is to be used by the contractor and borrower to estimate the cost of construction and total PROJECT NUMBER (Borrower ID Number) development cost, or to certify the actual cost of project construction and development.

BORROWER/OWNER-BUILDER	CONTRACTOR
NAME OF PROJECT	LOCATION

This certificate is made pursuant to existing regulations of the United States of America acting through the Rural Development in order to induce the Government to provide or extend assistance. As part of that inducement, the following certifications are made:

Check and Complete Applicable Box:

A. ESTIMATE

I certify that the estimates of costs as set forth through line 44 in the ESTIMATED COST column are true and correct as computed by me _____ or as given to me by the subcontractors or payees named, as general contractor or owner-builder for the development of the project described above, as determined from the plans and specifications accepted, signed and dated by the Rural Development State Director of Rural Development or the State Directors's delegated representative, on _____ 20____. As borrower or owner-builder for the development of the project described above, I certify that the estimates of cost as set forth from line 44 in the ESTIMATED COST column are true and correct as computed by me or as given to me by the subcontractors or payees named. Subsequent to this estimate and prior to final payment, when directed by Rural Development, I agree to furnish a certification of actual cost. The estimate and the final certification will be in accordance with Rural Development regulations requiring estimates and certifications.

B. ACTUAL COST

I certify that the actual cost of labor, materials, and necessary services for the construction of the physical improvements in connection with the project described above, after deduction of all rebates, adjustments, or discounts made or to be made to the undersigned borrower or general contractor, or any corporation, trust partnership, joint venture, or other legal or business entity in which the undersigned borrower or general contractor, or any of their members, stockholders, officers, directors, beneficiaries, or partners hold any interest, is as represented herein. The deduction of such rebates, adjustments, or discounts from actual hard costs will not be used to increase builder's profit over and above the final estimated amount. I further certify that all soft costs associated with construction of the project as set forth on lines 45 through 57 are correct as represented herein.

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0575-0042. The time required to complete this information collection is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

Line	Div	Trade Item	Estimated Cost	Actual Cost		Name of Subcontractor or Payee	101 *
				Paid	To Be Paid			Total
1	3	Concrete					
2	4	Masonry					
3	5	Metals					
4	6	Rough Carpentry					
5	6	Finish Carpentry					
6	7	Waterproofing					
7	7	Insulation					
8	7	Roofing					
9	7	Sheet Metal					
10	8	Doors					
11	8	Windows					
12	8	Glass					
13	9	Drywall					
14	9	Tile Work					
15	9	Acoustical					
16	9	Resilient Flooring					
17	9	Painting and Decorating					
18	10	Specialties					
19	11	Special Equipment					
20	11	Cabinets					
21	11	Appliances					
22	12	Blinds and Shades, Artwork					
23	12	Carpets					
24	13	Special Construction					
25	14	Elevators					
26	15	Plumbing and Hot Water					
27	15	Heat and Ventilation					
28	15	Air Conditioning					
29	16	Electrical					
30	2	Earth Work					
31	2	On-Site Utilities					
32	2	Roads and Walks					
33	2	On-Site Improvements					
34	2	Lawns and Planting					
35	2	Unusual On-Site Conditions					
36	2	Off-Site Development					
37		Miscellaneous (Labor and Materials)					
38		Total Hard Costs					
39	1	General Requirements	*				
40		General Overhead	*				
41		Other Fees Paid By Contractor	*				
42		Total Costs					

NOTE: (If additional space is required for these other items, append Rider thereto, with references and initial. When more than one subcontractor is performing a trade item, the attached work sheet must be completed giving the information indicated.) Form RD 1924-13 (Rev. 12-98)

* Breakdown on page 4.

CONTRACTOR'S AND BORROWER'S ESTIMATE AND CERTIFICATE OF ACTUAL COST						
Line	Trade Item	Estimated Cost	Paid	Actual Cost To Be Paid	Total	Name of Subcontractor or Payee
	Balance Brwt. Forward (line 42)					
43	Builder's Profit					
44	Total Construction Cost					
45	Architectural Fees					
46	Survey and Engineering					
47	Financing Costs Loan Fees					
48	Interest During Construction					
49	Closing Costs & Legal Fees					
50	Land Cost or Value					
51	Nonprofit O&M Capital					
52	Tap and or Impact Fees					
53	Tax Credit Fees					
54	Environmental Fees					
55	Market Study Cost					
56						
57						
58	Total Development Cost					

"Whoever, in any matter, with the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals or covers up by trick, scheme, or device a material fact, or makes any false, fictitious or fraudulent statements or representations; or makes or uses any false writing or statement or entry, shall be fined under this title or imprisoned not more than five years, or both."

WARNING: Section 1001 of Title 18, United States Code provides: Furthermore, submission of false information relating to the content of this Estimate and Certificate of Actual Cost will subject the submitter to any and all administrative remedies available to USDA. Such remedies may include suspension and debarment from participating in any Rural Development or other Federal program.

The undersigned hereby certifies that: *(check as appropriate)*

There has not been and is not now any identity of interest between or among the borrower and/or general contractor on the one hand and any subcontractor, material supplier, equipment lessor, or payee on the other (including any of their members, officers, directors, beneficiaries, or partners).

Attached to and made part of this certificate is a signed statement fully describing any rebates, adjustments, discounts, or any other devices which may have or have had the effect of reducing cost, and all amounts shown above as "to be paid in cash" will be so paid within forty-five (45) days.

ESTIMATES:

Date _____

Date _____

Lines I through 44 *(Name of Contractor)*

Lines 44 through 58 *(Name of Mortgagor)*

By: _____
(Signature)

By: _____
(Signature)

Title: _____

Title: _____

ACTUAL

Date _____

Date _____

Lines I through 44 *(Name of Contractor)*

Lines 44 through 58 *(Name of Mortgagor)*

By: _____
(Signature)

By: _____
(Signature)

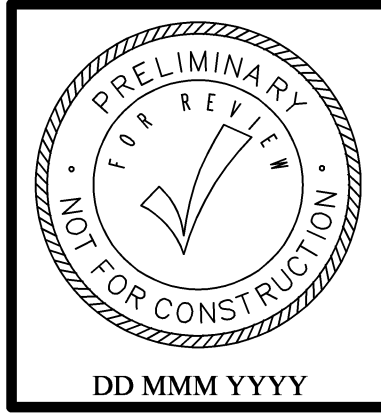
Title: _____

Title: _____

ARROWHEAD APARTMENTS RENOVATION

Pulaski,

Georgia



ARROWHEAD APARTMENTS RENOVATION
HAWKINSVILLE, PULASKI COUNTY, GA



WALLACE ARCHITECTS, L.L.C.

COPYRIGHT © 2017
1ST ISSUE
XX XXX XXXX

REVISIONS	
△	
△	
△	
△	

SHEET NO.
0.0

JOB NO.
3424

PROJECT INFORMATION

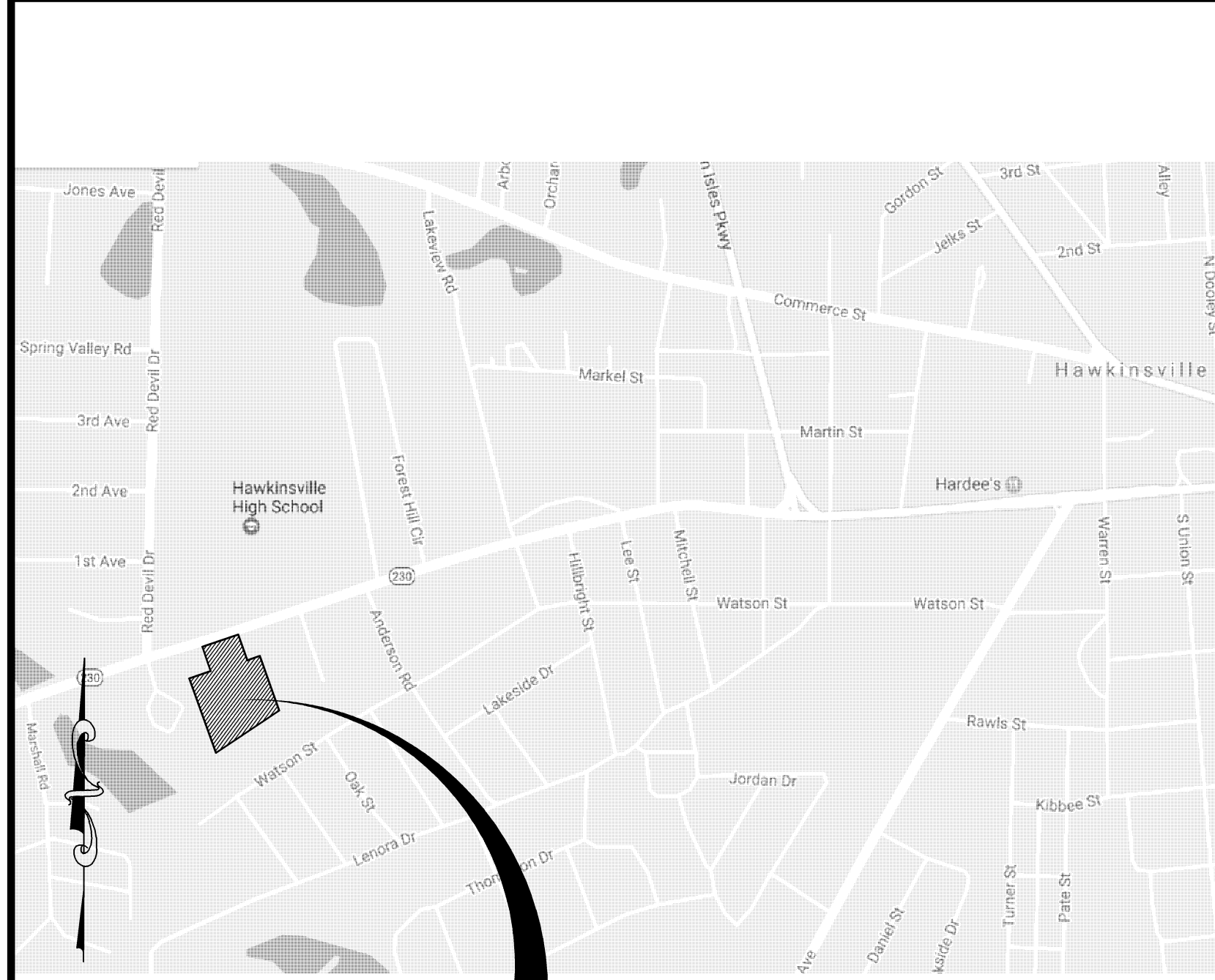
INDEX TO DRAWINGS

ARCHITECT'S JOB NO. 3424

SITE DATA	
SITE ZONING:	EXISTING TO REMAIN
SITE SIZE:	EXISTING TO REMAIN
SITE DENSITY:	EXISTING TO REMAIN
NO. OF PARKING SPACES:	(86) TYPICAL + (3) ACC. + (1) VAN ACC.= (90) TOTAL
BUILDING DATA	
RENTAL UNITS BY BUILDING:	BLDG. A = (1) 2-BR-MGR UNIT (MANAGER'S) BLDG. B = (2) TYP. 1-BR-A UNITS, (2) UFAS 1-BR-A UNITS; BLDG. C = (4) TYP. 1-BR-A UNITS; BLDG. D = (4) TYP. 1-BR-A UNITS; BLDG. E = (3) TYP. 1-BR-A UNITS, (1) AUDIO/VISUAL 1-BR-A UNIT; BLDG. F = (4) TYP. 1-BR-A UNITS; BLDG. G = (2) TYP. 1-BR-B UNITS, (2) TYP. 2-BR UNITS, (1) UFAS 2-BR UNIT; BLDG. H = (2) TYP. 1-BR-B UNITS, (2) TYP. 2-BR UNITS, (1) AUDIO/VISUAL 2-BR UNIT; BLDG. I = (2) TYP. 1-BR-B UNITS, (4) TYP. 2-BR UNITS; BLDG. J = (2) TYP. 1-BR-B UNITS, (4) TYP. 2-BR UNITS; BLDG. K = (2) TYP. 1-BR-B UNITS, (4) TYP. 2-BR UNITS;
RENTAL UNITS BY TYPE:	(17) TYP. 1-BR-A UNITS; (2) UFAS 1-BR-A UNITS; (1) AUDIO/VISUAL 1-BR-A UNIT; (10) TYP. 1-BR-B UNITS; (18) TYP. 2-BR UNITS; (1) UFAS 2-BR UNIT; (1) AUDIO/VISUAL 2-BR UNIT; (1) TYP. 2-BR-MGR UNIT (MANAGER'S)
TOTAL RENTAL UNITS:	(51) TOTAL UNITS
NO. & MIX OF UNITS:	(30) 1-BR UNITS; (20) 2-BR UNITS; (1) 2-BR-MGR (MANAGER'S)
DWELLING UNIT AREA:	(17) TYP. 1-BR-A UNITS @ 619 SF = 10,523 SF; (2) UFAS 1-BR-A UNITS @ 630 SF = 1,260 SF; (1) AUDIO/VISUAL 1-BR-A UNIT @ 619 SF = 619 SF; (10) TYP. 1-BR-B UNITS @ 610 SF = 6,100 SF; (18) TYP. 2-BR UNITS @ 796 SF = 14,328 SF; (1) UFAS 2-BR UNIT @ 796 SF = 796 SF; (1) AUDIO/VISUAL 2-BR UNIT @ 796 SF = 796 SF; (1) 2-BR-MGR UNIT @ 949 SF = 949 SF; 36,350 TOTAL SF DWELLING AREA
NON-DWELLING UNIT AREA:	8415F (OFFICE/LAUNDRY/MAINT. BUILDING)
TOTAL BUILDING AREA:	36,191 SF (GROSS)
TOTAL ACTUAL AREA:	BLDG. A (OLM) = 1,689 SF; BLDG. B = 2,498 SF; BLDG. C = 2,476 SF; BLDG. D = 2,476 SF; BLDG. E = 2,476 SF; BLDG. F = 2,476 SF; BLDG. G = 4,420 SF; BLDG. H = 4,420 SF; BLDG. I = 4,420 SF; BLDG. J = 4,420 SF; BLDG. K = 4,420 SF

0.0	COVER SHEET
A51.0	ARCHITECTURAL SITE PLAN
A1.0	BUILDING PLANS
A1.1	BUILDING PLANS
A1.2	1-BR-A AND 1-BR-B DEMO & RENO PLANS
A1.3	2-BR AND OLM DEMO & RENO PLANS
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS

PROJECT LOCATION MAP



SITE: 369 Broad Street
Hawkinsville, GA 31036

SIGNATURE AREAS

NOTE: PROJECT CONSTRUCTION MUST BE IN COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, LAWS, AND REGULATIONS AS ENUMERATED ELSEWHERE IN THE PLANS AND SPECIFICATIONS.

ARCHITECT: WALLACE ARCHITECTS, L.L.C.
302 CAMPUSVIEW DRIVE SUITE 208, COLUMBIA, MO 65201

BY: _____ DATE: _____

OWNER: _____

BY: _____ DATE: _____

CONTRACTOR: _____

BY: _____ DATE: _____

BY: _____ DATE: _____

MATERIAL SQ. FT. DISCLAIMER:

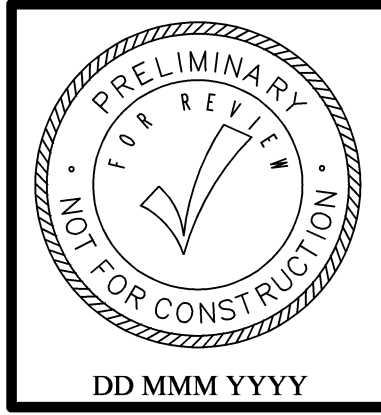
SQUARE FOOTAGE CALCULATION OF FINISH MATERIALS ARE BASED ON EXISTING LAYOUTS & INFORMATION IN PART AS PROVIDED BY OTHERS. THESE NUMBERS ARE NOT TO BE UTILIZED FOR BIDDING PURPOSES. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY. CONTRACTORS SHALL PERFORM INDEPENDENT FIELD VERIFICATION FOR SITUATIONAL DEPENDANT ACCURACY.

PM: ZW
PC: JL

PLAN SET NO. _____

REVIEW SET

NOTE:
CONTRACTOR SHALL FIELD VERIFY ALL
DIMENSIONS AND MEASUREMENTS.



PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

ARROWHEAD APARTMENTS RENOVATION
HAWKINSVILLE, PULASKI COUNTY, GA

Wallace ARCHITECTS, L.L.C.
Columbia, MO
P 573-2567-2200

WALLACE ARCHITECTS, L.L.C.

COPYRIGHT © 2017
1ST ISSUE
XX XXX XXXX

REVISIONS	
△	
△	
△	
△	

SHEET NO.
AS1.0

JOB NO.
3424

NOTE: INSTALL NEW HANDRAILS AS NOTED AND ON ACCESSIBLE ROUTES EXCEEDING 5% BUT LESS THAN 8.33% SLOPE. 5'-0" LANDING REQUIRED AT TOP AND BOTTOM OF RAMPS.

NOTE: APARTMENT NUMBERS ARE TO BE FIELD VERIFIED BY GENERAL CONTRACTOR, ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCY PRIOR TO FINAL PRODUCTION / INSTALLATION

ACCESSIBILITY NOTES

1. SIDEWALK SHALL NOT EXCEED 5% (1'-0" IN 20'-0") SLOPE WITH A 2% (1'-0" IN 50'-0") CROSS-SLOPE AND SHALL BE 4' WIDE EXCEPT AS NOTED ON SITE PLAN. PROVIDE STAIRS, RAMPS, CURBS, ETC., AS NOTED AND DETAILED.
2. PARKING AREAS AND ACCESSIBLE SPACES AND ACCESSIBLE AISLES SHALL NOT EXCEED A 2% (1'-0" IN 50'-0") SLOPE IN ANY DIRECTION. OTHER PORTIONS OF THE ACCESSIBLE ROUTE SHALL NOT EXCEED A 5% (1'-0" IN 20'-0") LONGITUDINAL SLOPE NOR A 2% (1'-0" IN 50'-0") CROSS-SLOPE.

POLLUTION / EROSION CONTROL NOTES:

1. DUST ON SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
2. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
3. ACTIVE UNDERGROUND PIPES, CONDUITS, OR OTHER UTILITIES OF ANY TYPE, WHETHER INDICATED ON THE DOCUMENTS OR NOT, MUST BE PROTECTED BY THE CONTRACTOR DURING THE COURSE OF THE WORK AND REMAIN ACTIVE, UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL PROTECT ALL EXISTING ON-SITE STORMWATER INLET STRUCTURES AND SHALES A THROUGHOUT THE CONSTRUCTION PHASE WITH TEMPORARY STORMWATER SEDIMENT COLLECTION BAGS ON ALL INLET SIDES OR SEDIMENT BARRICADE AT PROPERTY LINE WHERE SHALES CONNECT TO EXISTING CITY DRAINAGE. STORM WATER PROTECTION SHALL REMAIN IN PLACE AND BE MONITORED TO MAINTAIN QUALITY OF PROTECTION MEASURES THROUGHOUT THE CONSTRUCTION PHASE.
5. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT THAT MAY HAVE COLLECTED IN ANY STORM SEWER DRAINAGE SYSTEM IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
6. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROADS.
7. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AND SHALL CONFORM TO THE FEDERAL, STATE AND LOCAL REQUIREMENTS AND MANUALS OF PRACTICE. AS APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
8. CONFLICTING AND / OR UNFORESEEN FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR - WHO SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR RESOLUTION PRIOR TO PROCEEDING.

SITE UTILITY NOTES

- 1) ALL EXISTING SITE UTILITIES ARE PRESUMED TO BE FUNCTIONING PROPERLY AND ARE FREE OF LEAKS, BLOCKAGES, DEBRIS, ETC.
- 2) ALL EXISTING UNITS AND/OR BUILDINGS ARE PRESUMED TO HAVE PROPERLY SEALED, CONNECTED, AND WORKING VALVES, SHUT-OFFS, MANIFOLDS, ETC.
- 3) THE EXISTING WATER PRESSURE IS PRESUMED TO BE AT AN ACCEPTABLE LEVEL AND/OR PRESSURE REDUCING VALVES (PRVs) HAVE BEEN PREVIOUSLY INSTALLED WHERE NECESSARY. THESE ITEMS WILL BE INSPECTED DURING THE COURSE OF THE REHAB AND ANY NECESSARY REPAIRS, REPLACEMENTS, AND/OR ADDITIONS WILL BE COMPLETED AND REFLECTED ON A CHANGE ORDER.
- 4) BACKFLOW PREVENTION DEVICES AND/OR PRESSURE REDUCING VALVES ARE PRESUMED TO BE EXISTING, FUNCTIONING PROPERLY, AND ARE NOT INCLUDED IN THIS SCOPE OF WORK.
- 5) SANITARY SEWER MAINS AND LATERALS ARE PRESUMED TO BE FREE OF OBSTRUCTIONS AND CURRENTLY FUNCTIONING PROPERLY. ANY DISCOVERED ISSUES SHALL BE INSPECTED AND REQUIRED MEASURES WILL BE PERFORMED TO RESTORE PROPER DRAINAGE AND WILL BE REFLECTED ON A CHANGE ORDER.

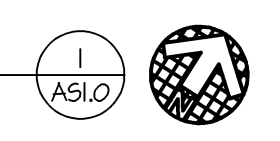
LEGEND

- AREAS OF NEW CONCRETE SIDEWALK / SURFACE
- AREAS OF NEW BASE COURSE
- EXISTING LIGHT POLE
- ACCESSIBLE ROUTE (2% CROSS SLOPE MAX, 5% RUNNING SLOPE MAX, REPLACE AS REQUIRED.)
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- DRAINAGE SHALE
- DIRECTIONAL FLOW ARROW
- SPOT ELEVATION
- DRAIN SYSTEM STRUCTURE



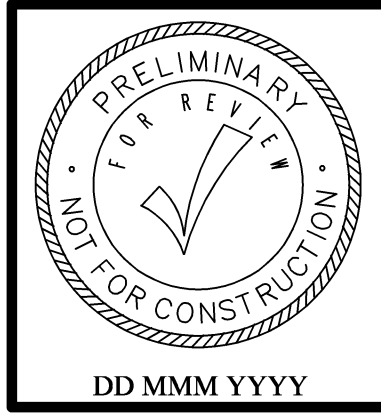
ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'-0"

FIRST OCCUPIED APPROXIMATELY 1980



REVIEW SET

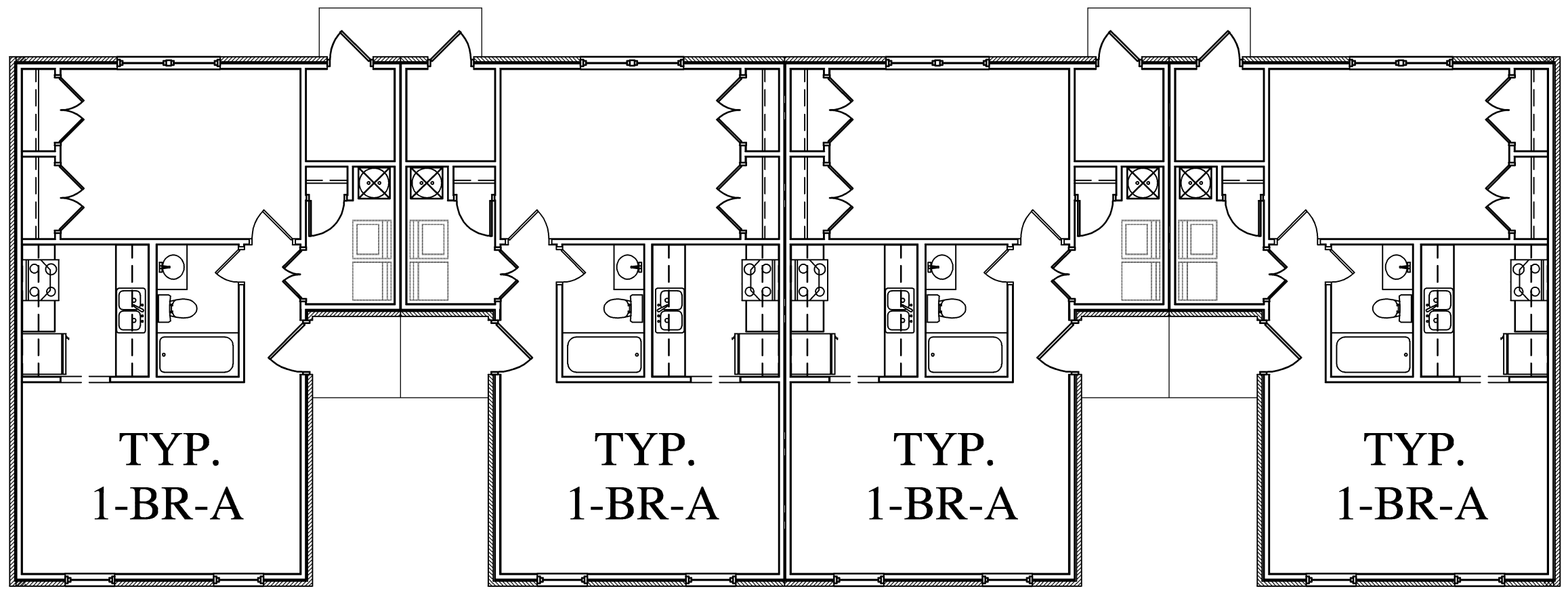
NOTE:
CONTRACTOR SHALL FIELD VERIFY ALL
DIMENSIONS AND MEASUREMENTS.



PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

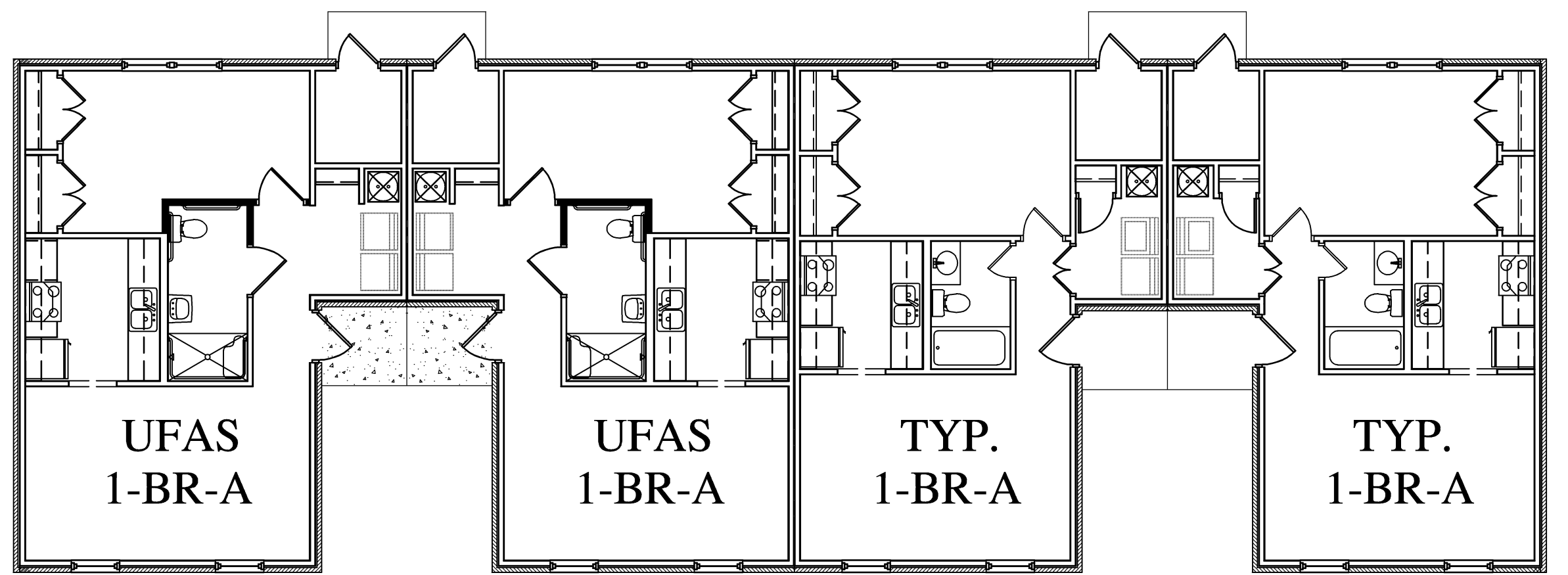
PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

ARROWHEAD APARTMENTS RENOVATION
HAWKINSVILLE, PULASKI COUNTY, GA



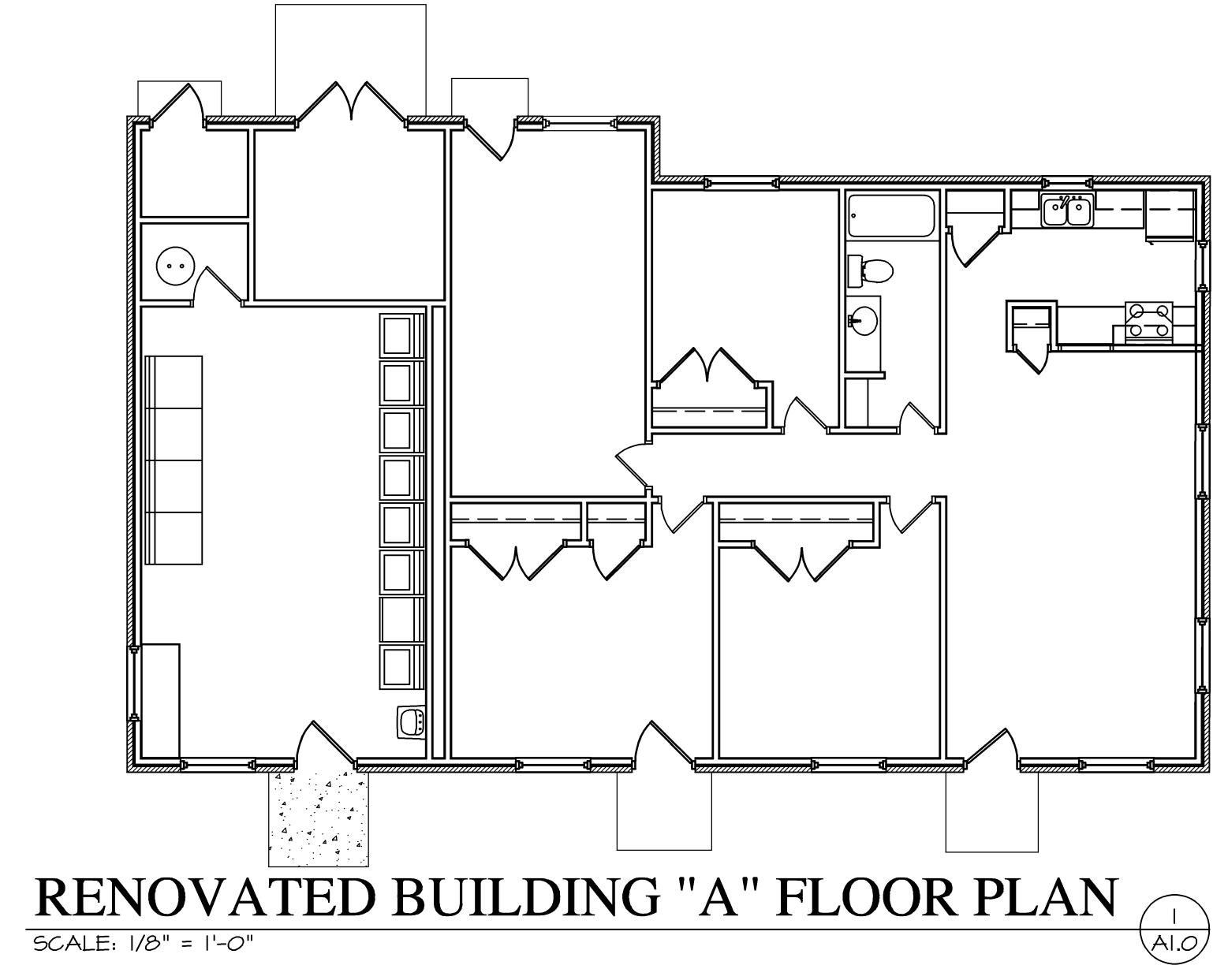
RENOVATED BUILDING "C, D, E, F" FLOOR PLAN
SCALE: 1/8" = 1'-0"

2
A1.0



RENOVATED BUILDING "B" FLOOR PLAN
SCALE: 1/8" = 1'-0"

3
A1.0



RENOVATED BUILDING "A" FLOOR PLAN
SCALE: 1/8" = 1'-0"

1
A1.0

REVIEW SET

COPYRIGHT © 2017
1ST ISSUE
XX XXX XXXX

REVISIONS	
△	
△	
△	
△	

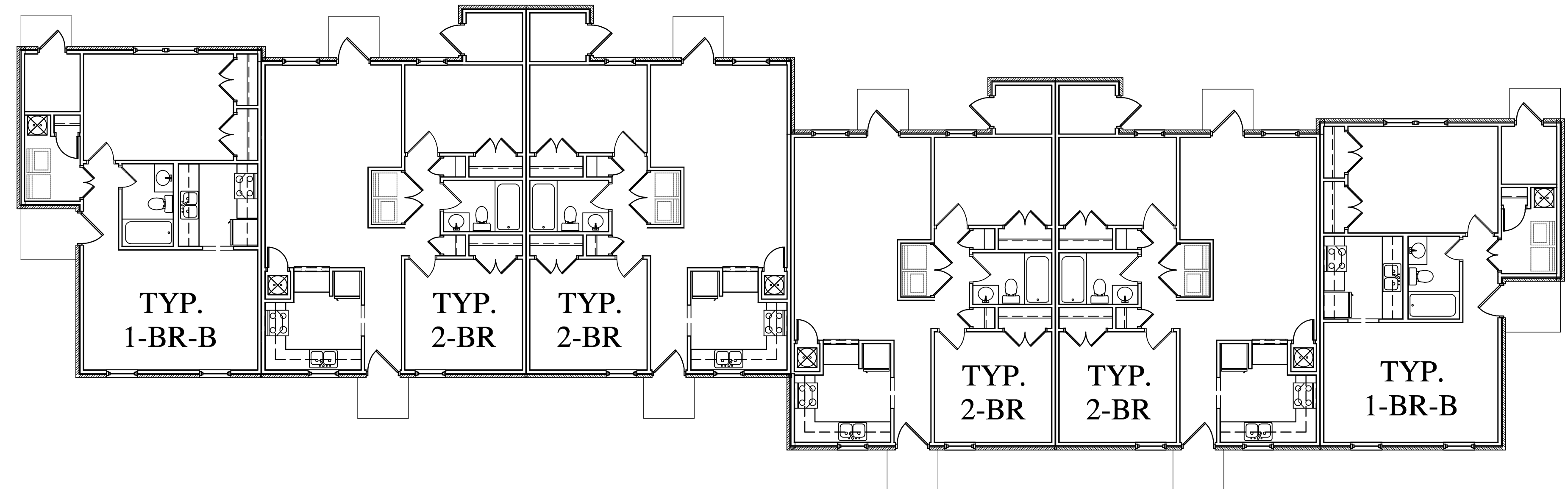
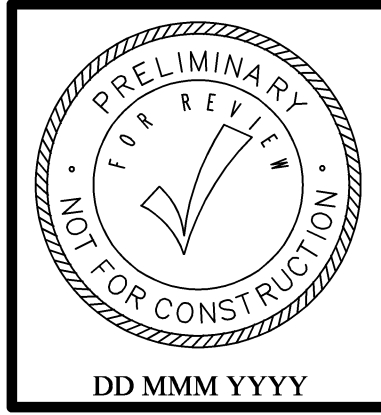
SHEET NO.
A1.0

JOB NO.
3424

Wallace
ARCHITECTS, L.L.C.
Columbia, MO
P. 573-2567-200

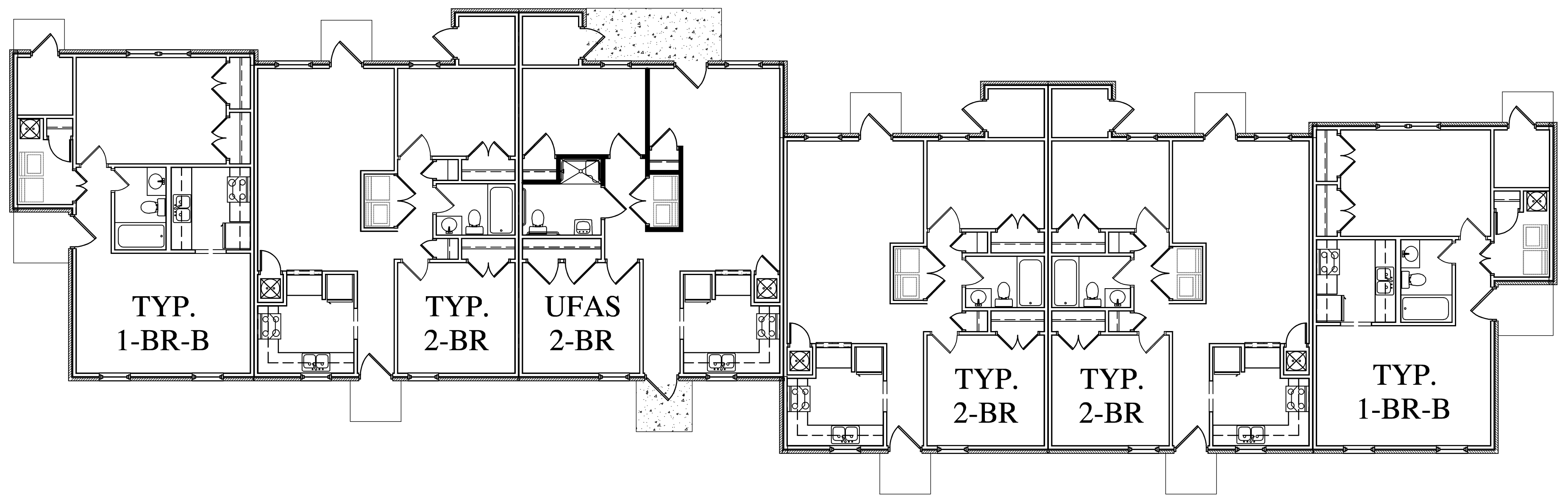
WALLACE ARCHITECTS, L.L.C.

NOTE:
CONTRACTOR SHALL FIELD VERIFY ALL
DIMENSIONS AND MEASUREMENTS.



RENOVATED BUILDING "H, I, J, K" FLOOR PLAN
SCALE: 1/8" = 1'-0"

1
A1.1



BUILDING "G" FLOOR PLAN
SCALE: 1/8" = 1'-0"

2
A1.1

REVIEW SET

ARROWHEAD APARTMENTS RENOVATION
HAWKINSVILLE, PULASKI COUNTY, GA



WALLACE ARCHITECTS, L.L.C.

COPYRIGHT © 2017
1ST ISSUE
XX XXX XXXX

REVISIONS	
△	_____
△	_____
△	_____
△	_____

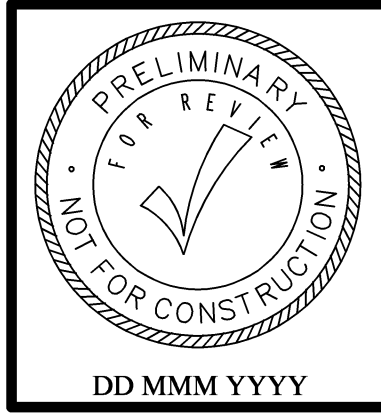
SHEET NO.
A1.1

JOB NO.
3424

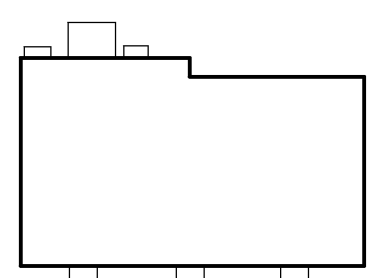
PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

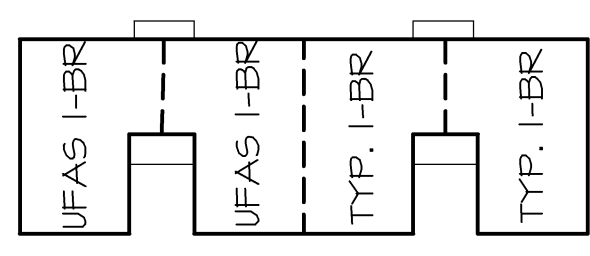
NOTE:
CONTRACTOR SHALL FIELD VERIFY ALL
DIMENSIONS AND MEASUREMENTS.



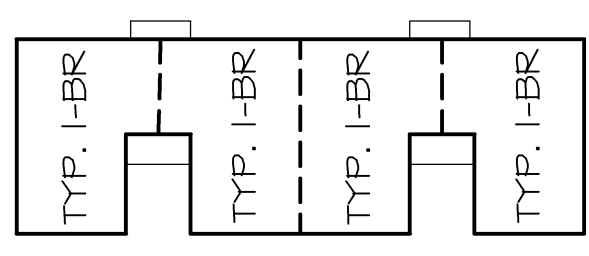
BLDG. KEY



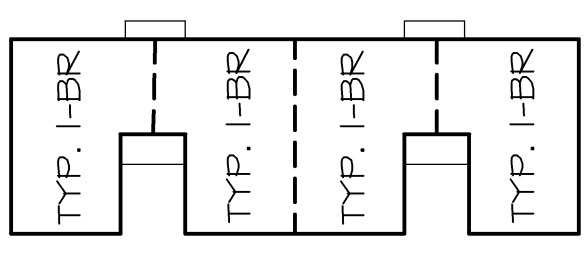
BLDG. A



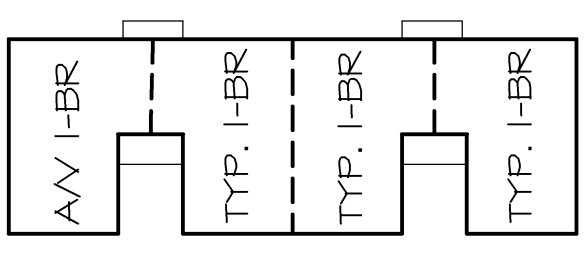
BLDG. B



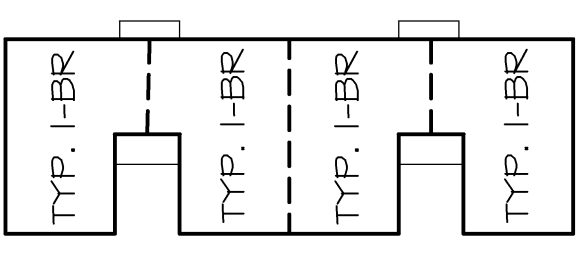
BLDG. C



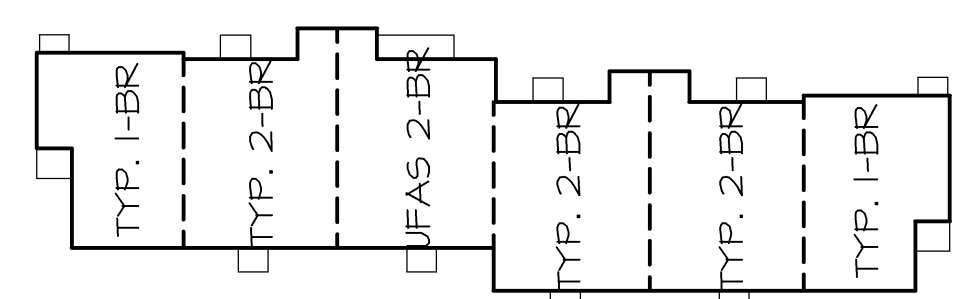
BLDG. D



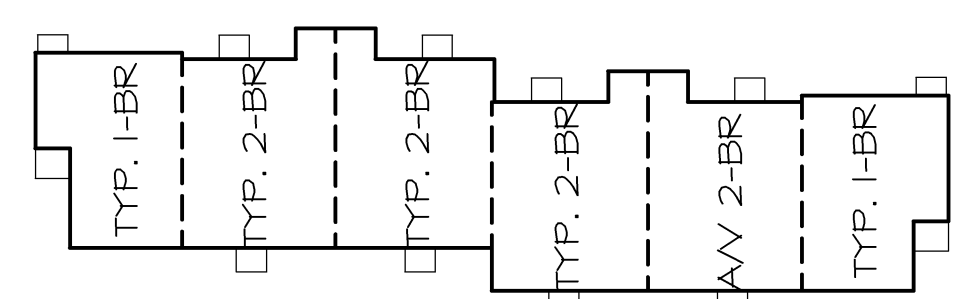
BLDG. E



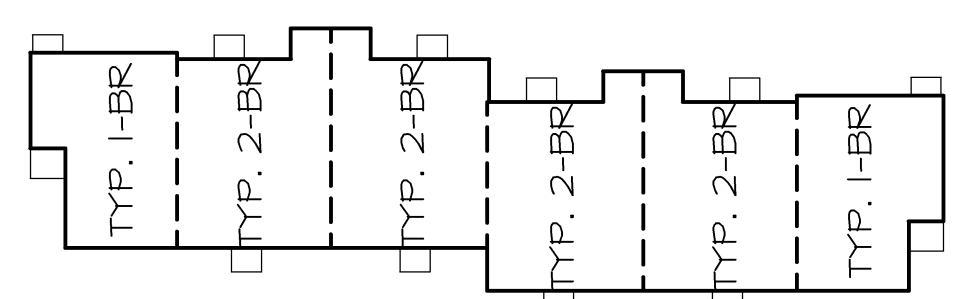
BLDG. F



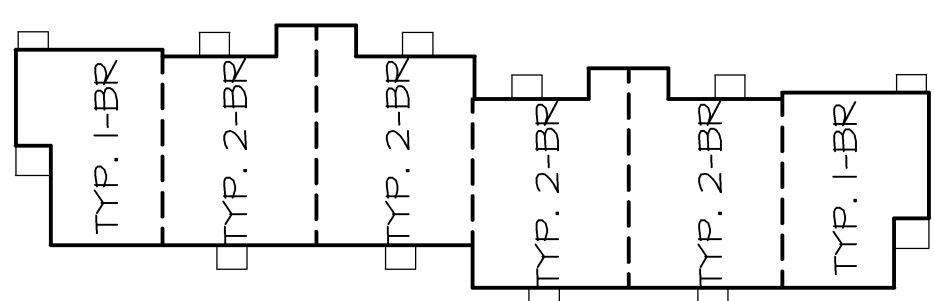
BLDG. G



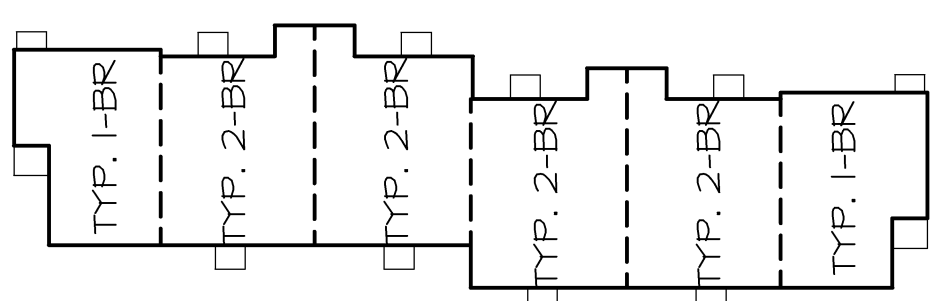
BLDG. H



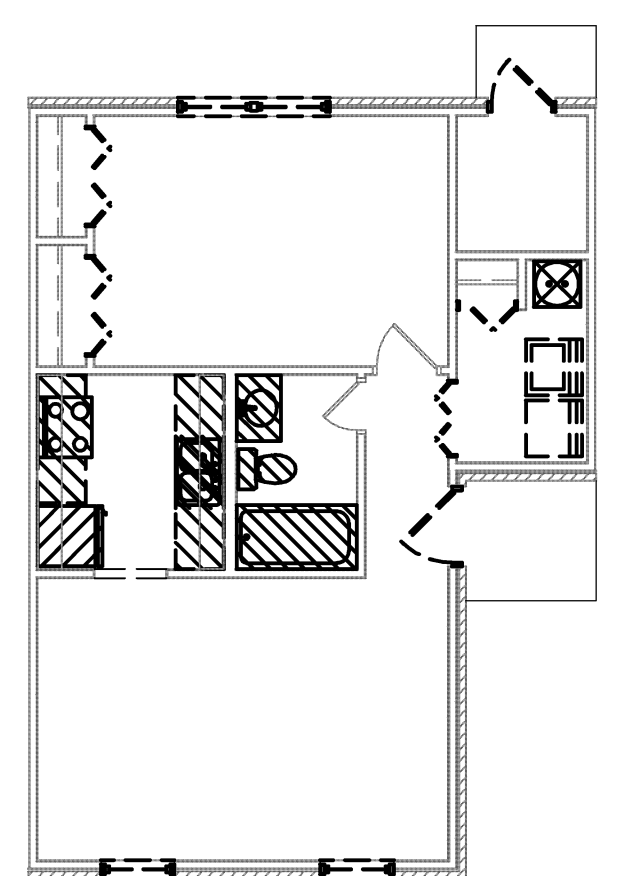
BLDG. I



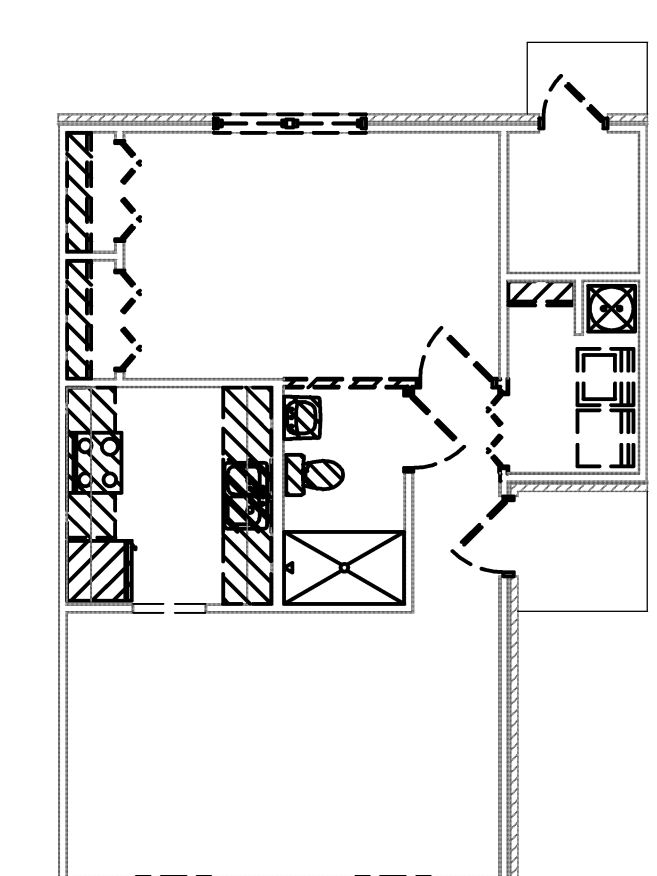
BLDG. J



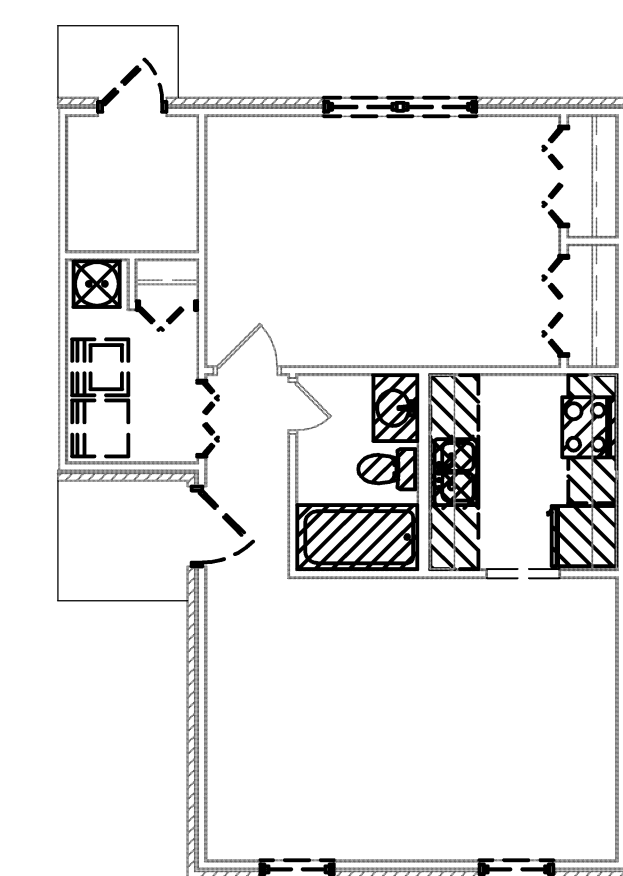
BLDG. K



DEMO TYP.
1-BR-A FLOOR PLAN
SCALE: 1/8" = 1'-0"



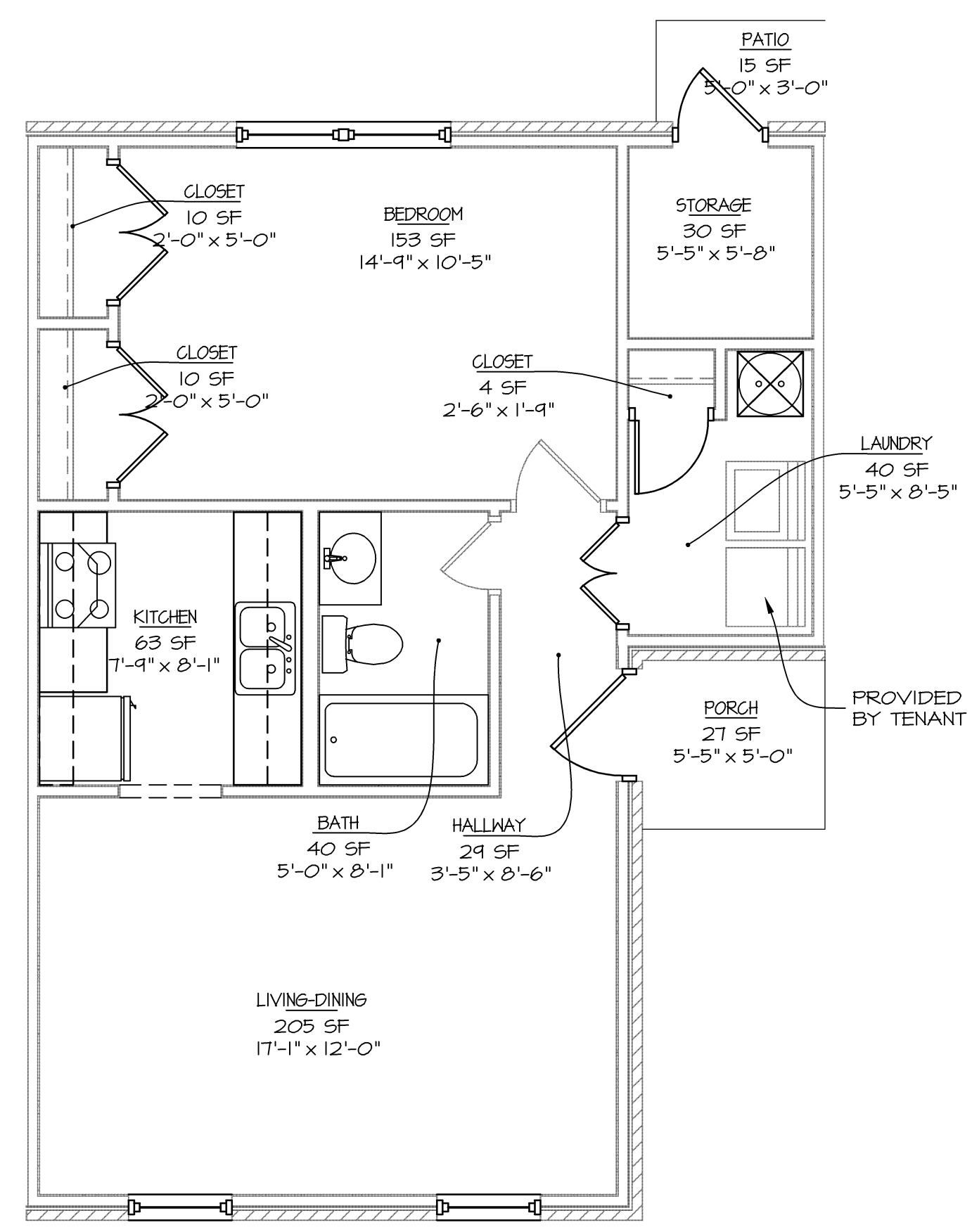
DEMO UFAS
1-BR-A FLOOR PLAN
SCALE: 1/8" = 1'-0"



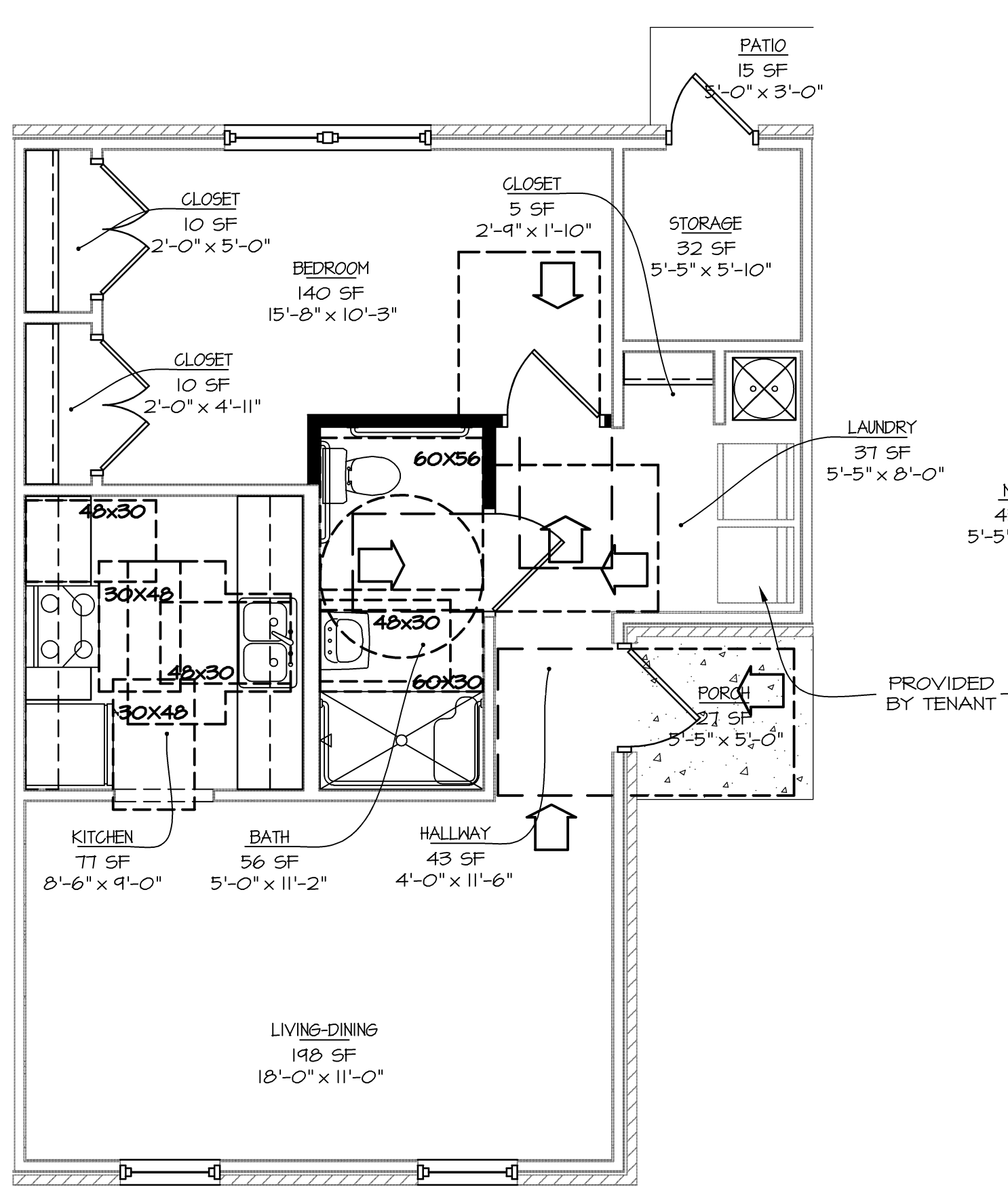
DEMO TYP.
1-BR-B FLOOR PLAN
SCALE: 1/8" = 1'-0"

- NOTES**
- INTERIOR CASING TRIM TO BE REPLACED @ ALL REPLACED DOORS.
 - WOOD BASE TO BE INCLUDED AT ALL NEW AND/OR RELOCATED DOORS WALLS.
 - EXISTING BATHROOM VENT COVERS ARE TO BE REMOVED AND REPLACED THROUGHOUT.

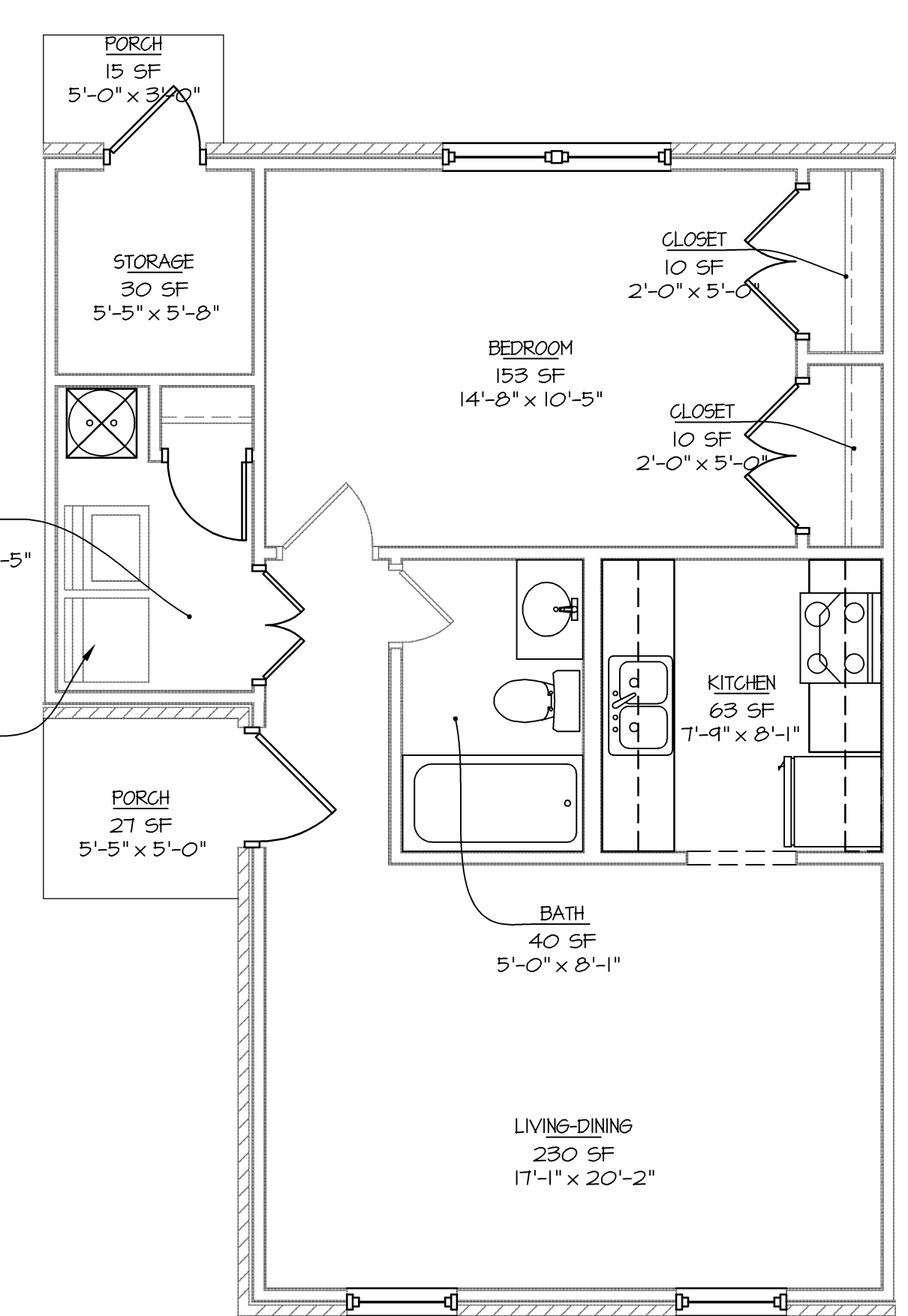
- LEGEND**
- EXISTING WINDOWS, WALLS, PLUMBING FIXTURES, KITCHEN MILLWORK ETC.
 - EXISTING DOORS
 - WINDOWS, WALLS, PLUMBING FIXTURES, KITCHEN MILLWORK ETC. TO BE REMOVED. SEE WINDOW SCHEDULE FOR EXTENT OF WINDOW DEMOLITION REQUIRED.
 - DOORS TO BE REMOVED
 - NEW FLOOR SLAB
 - NEW CONCRETE
 - NEW WINDOWS, PLUMBING FIXTURES, KITCHEN MILLWORK ETC.
 - NEW WALLS
 - NEW DOORS



RENOVATED
TYP. 1-BR-A FLOOR PLAN
SCALE: 1/4" = 1'-0"



RENOVATED
UFAS 1-BR-A FLOOR PLAN
SCALE: 1/4" = 1'-0"



RENOVATED
TYP. 1-BR-B FLOOR PLAN
SCALE: 1/4" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

ARROWHEAD APARTMENTS RENOVATION
HAWKINSVILLE, PULASKI COUNTY, GA

Wallace
ARCHITECTS, L.L.C.
Columbia, MO
P. 573-2567-2200

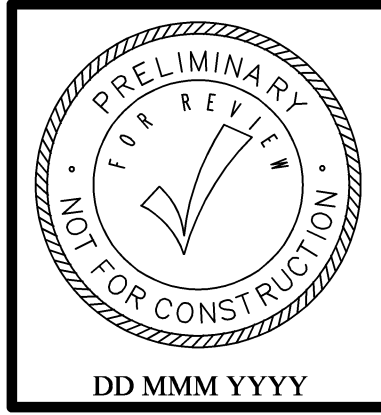
COPYRIGHT © 2017
1ST ISSUE
XX XXX XXXX

REVISIONS

SHEET NO.
A1.2

JOB NO.
3424

NOTE:
CONTRACTOR SHALL FIELD VERIFY ALL
DIMENSIONS AND MEASUREMENTS.



PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

ARROWHEAD APARTMENTS RENOVATION
HAWKINSVILLE, PULASKI COUNTY, GA

Wallace
ARCHITECTS, L.L.C.
Columbia, MO
P. 572-2567-200

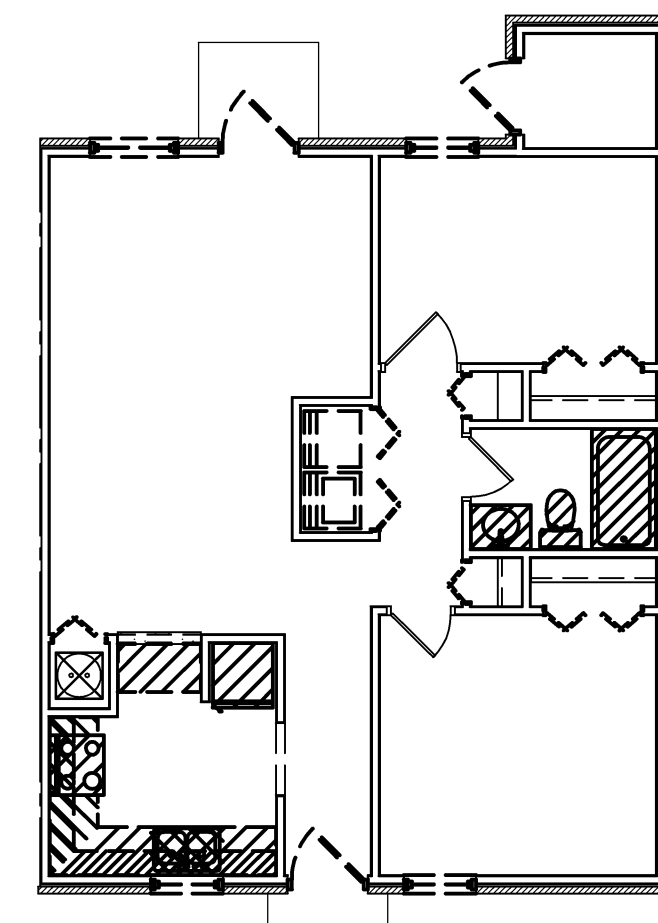
WALLACE ARCHITECTS, L.L.C.

COPYRIGHT © 2017
1ST ISSUE
XX XXX XXXX

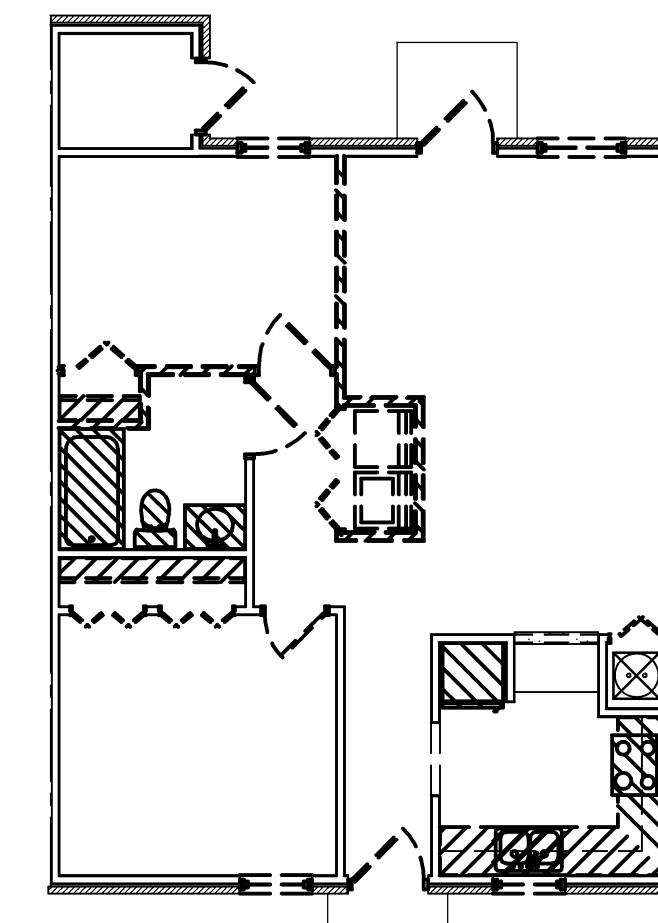
REVISIONS

SHEET NO.
A1.3

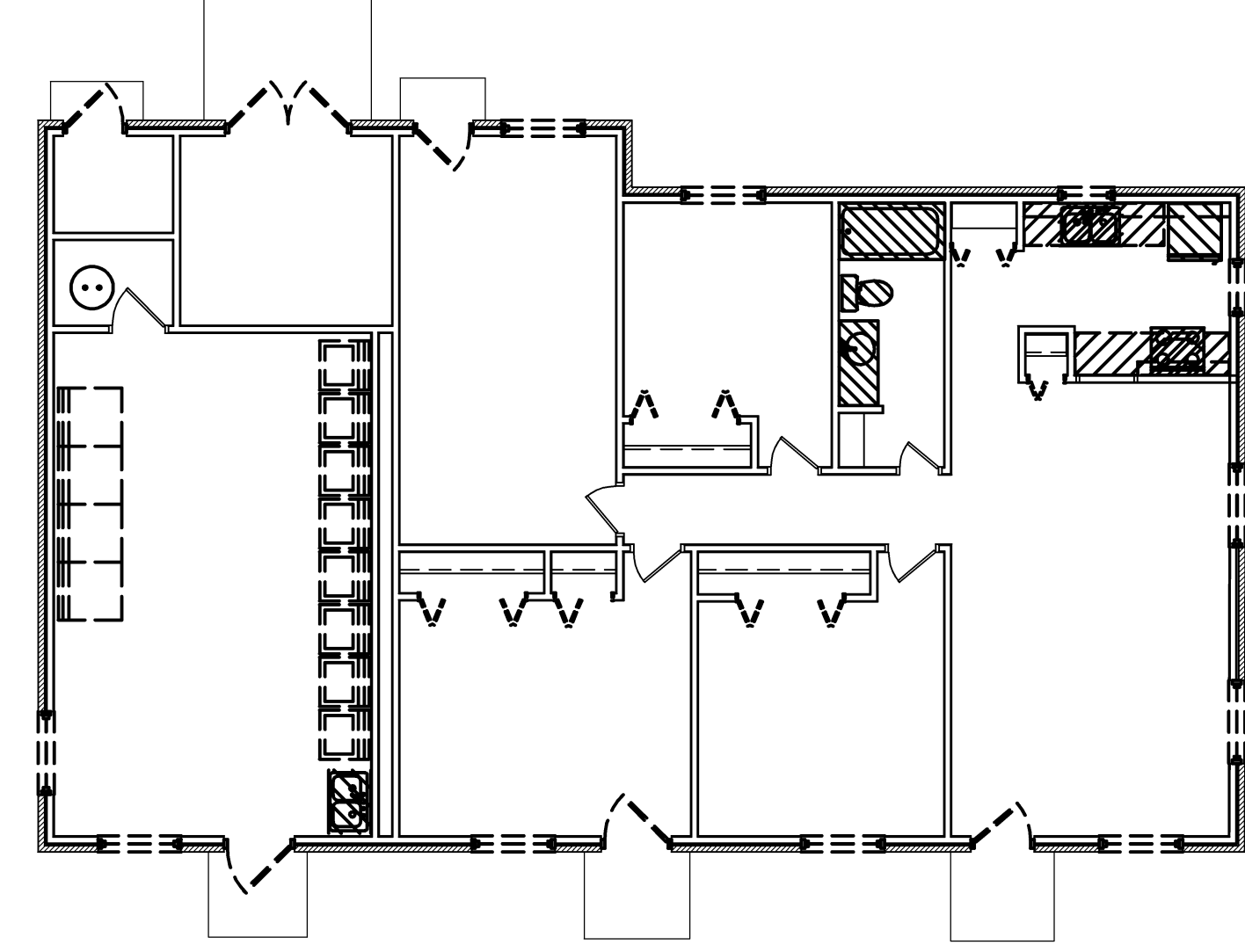
JOB NO.
3424



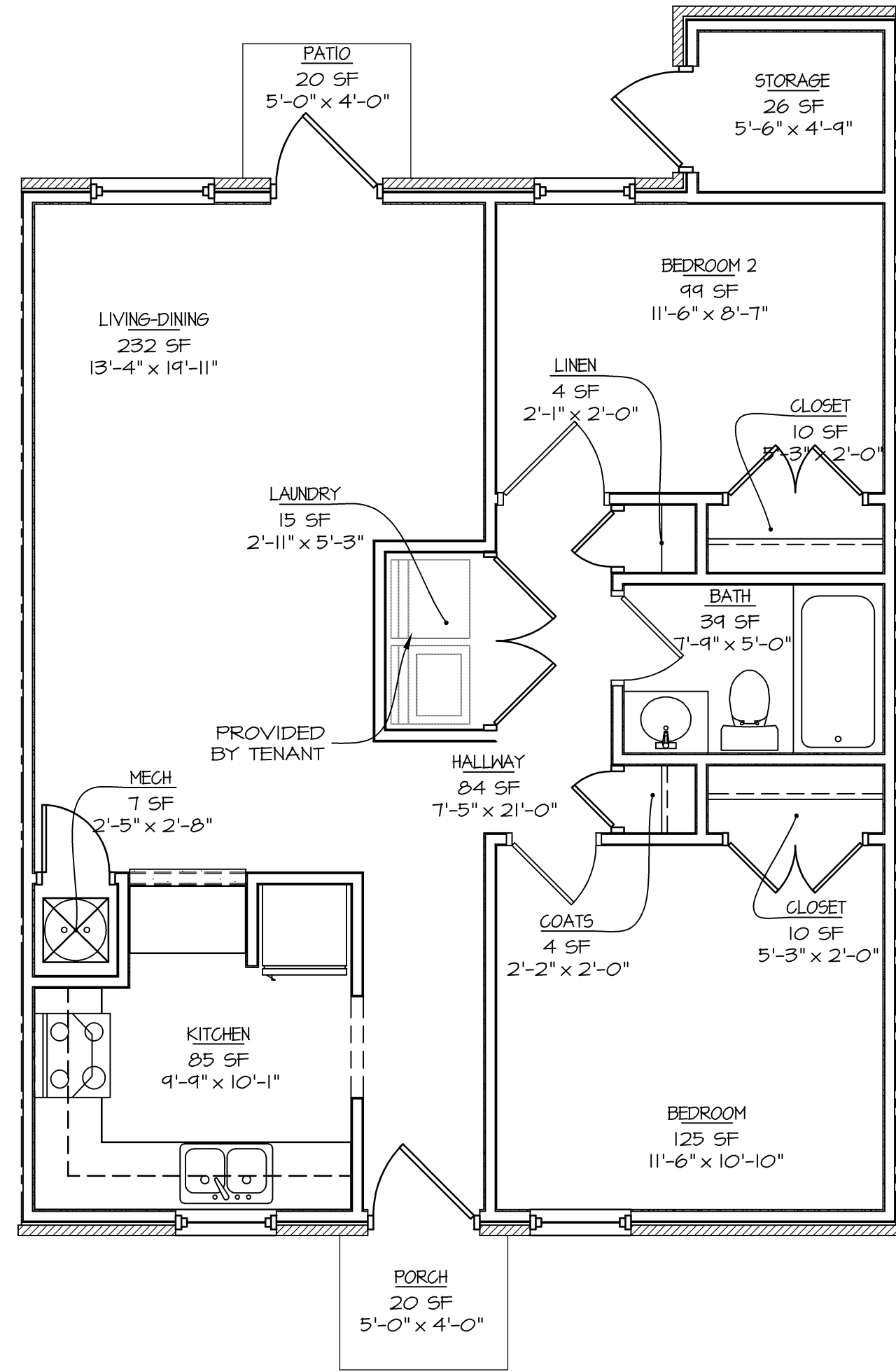
DEMO TYP.
2-BR FLOOR PLAN
SCALE: 1/8" = 1'-0"



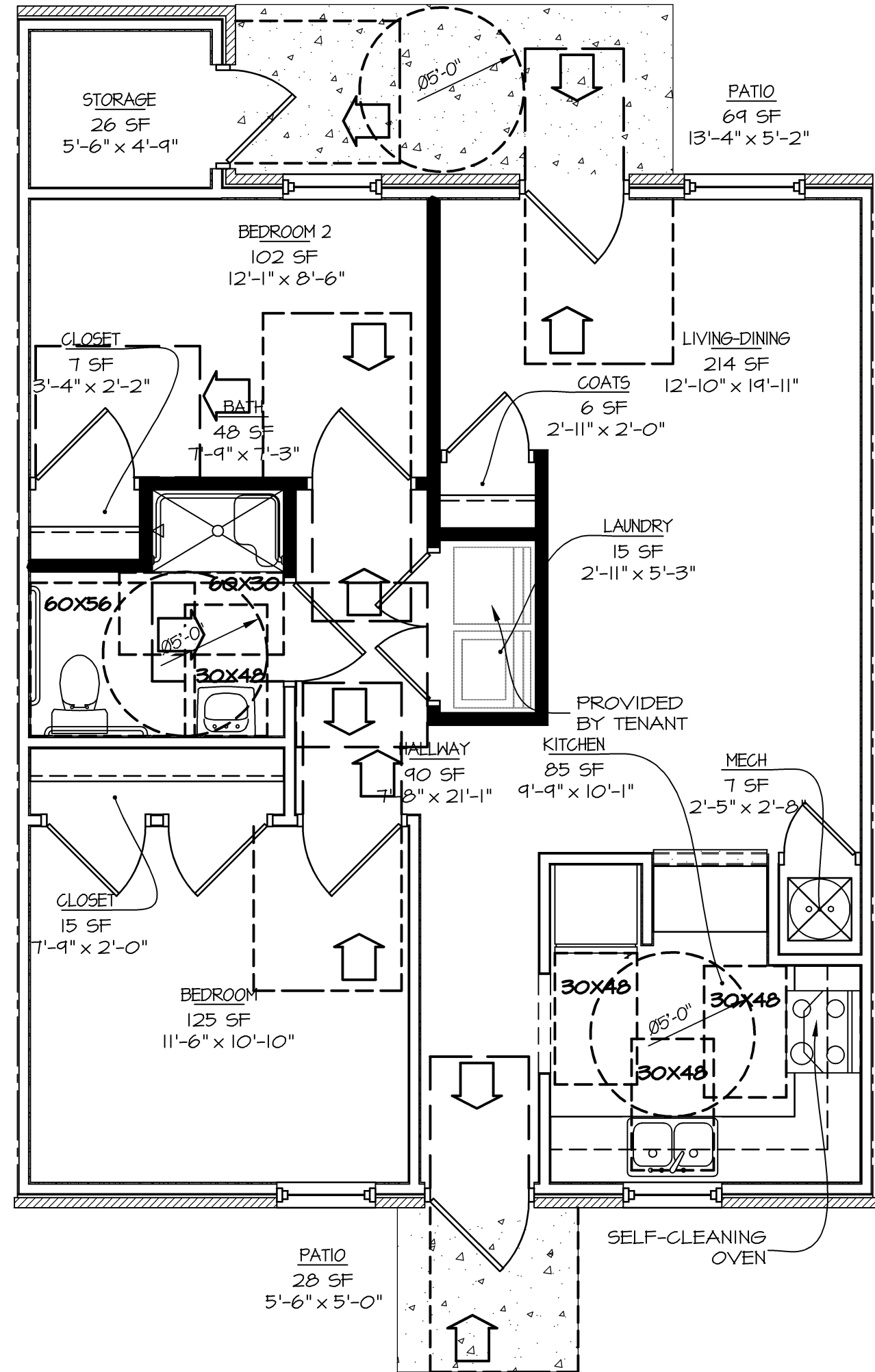
DEMO UFAS
2-BR FLOOR PLAN
SCALE: 1/8" = 1'-0"



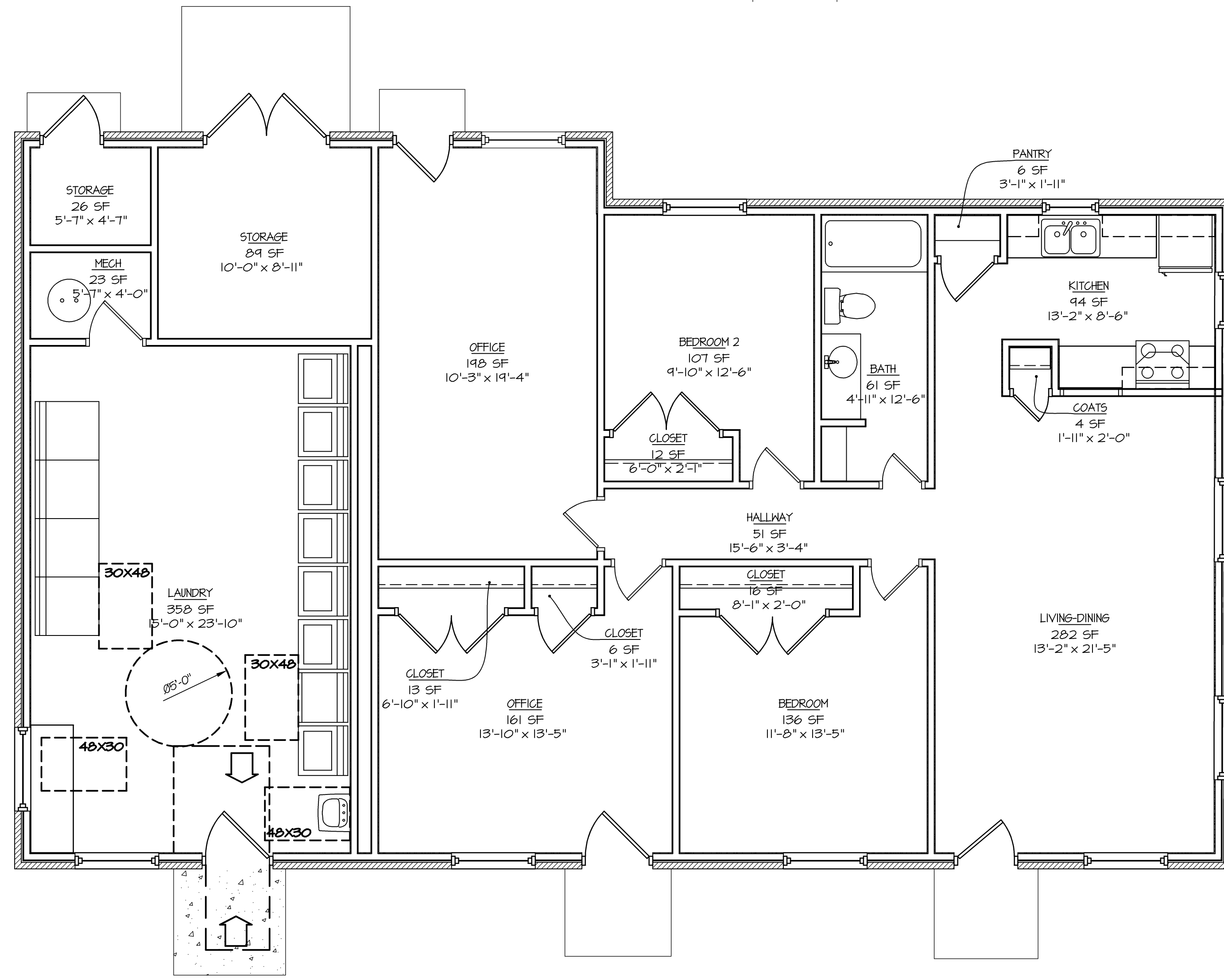
DEMO OLM FLOOR PLAN
SCALE: 1/8" = 1'-0"



RENOVATED
TYP. 2-BR FLOOR PLAN
SCALE: 1/4" = 1'-0"

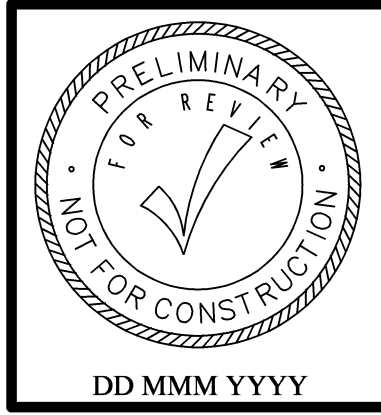


RENOVATED
UFAS 2-BR FLOOR PLAN
SCALE: 1/4" = 1'-0"



RENOVATED OLM FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE:
CONTRACTOR SHALL FIELD VERIFY ALL
DIMENSIONS AND MEASUREMENTS.



PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

ARROWHEAD APARTMENTS RENOVATION
HAWKINSVILLE, PULASKI COUNTY, GA

Wallace
ARCHITECTS, L.L.C.
Columbia, MO
P 573-2567-200

WALLACE ARCHITECTS, L.L.C.

COPYRIGHT © 2017
1ST ISSUE
XX XXX XXXX

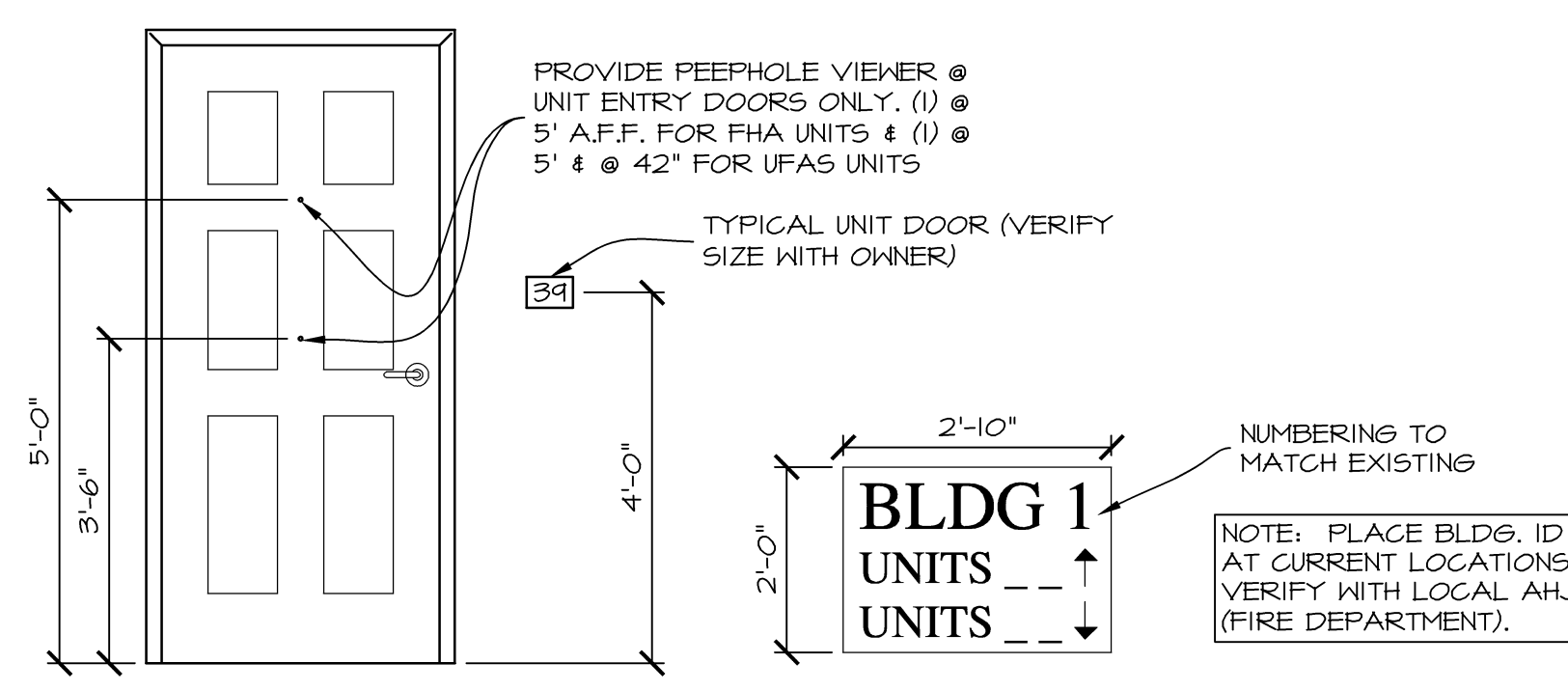
REVISIONS	
△	
△	
△	
△	

SHEET NO.
A3.0

JOB NO.
3424

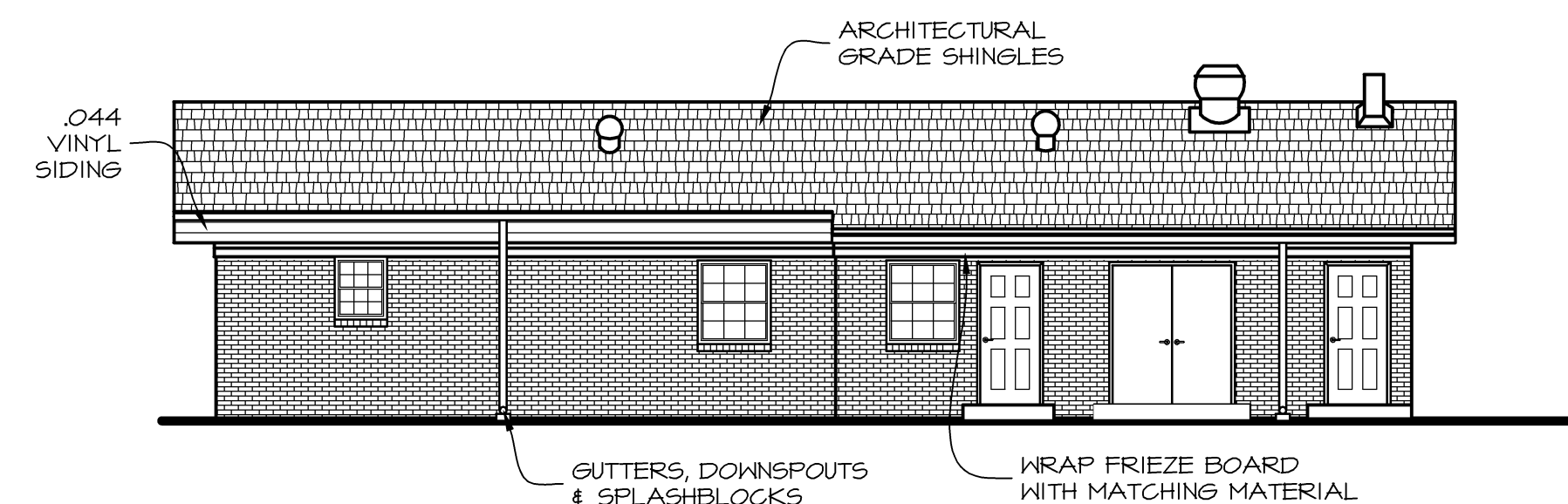
NOTE: EXISTING VENT COVERS AT ALL EXTERIOR LOCATIONS ARE TO BE REPLACED.

NOTE: REPLACE ALL EXTERIOR BUILDING SIGNAGE FOR UNITS AND COMMUNITY SPACES (SIGNAGE TO BE SELECTED BY OWNER.)



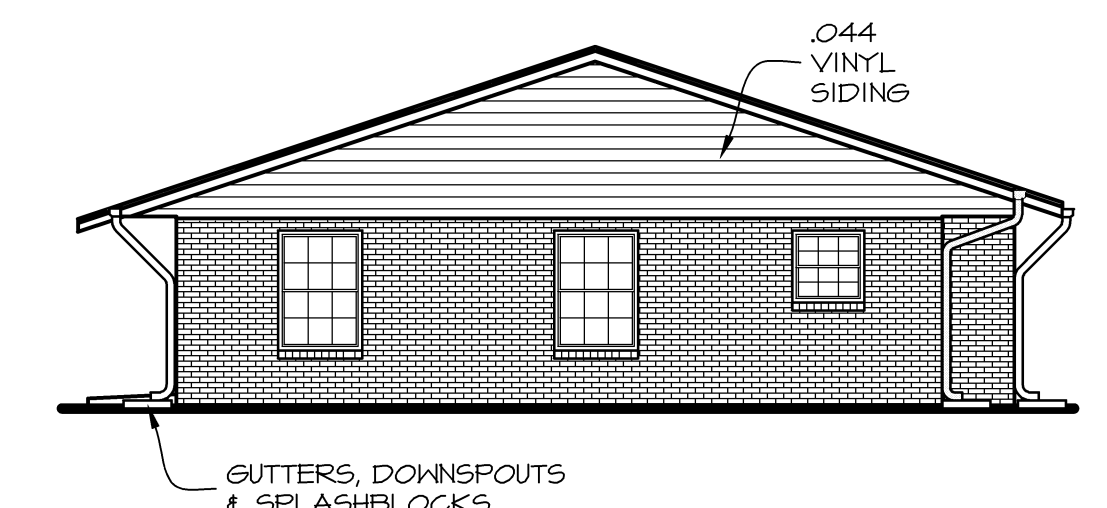
UNIT & BUILDING I.D. SIGN DETAILS

SCALE: 1/2" = 1'-0"



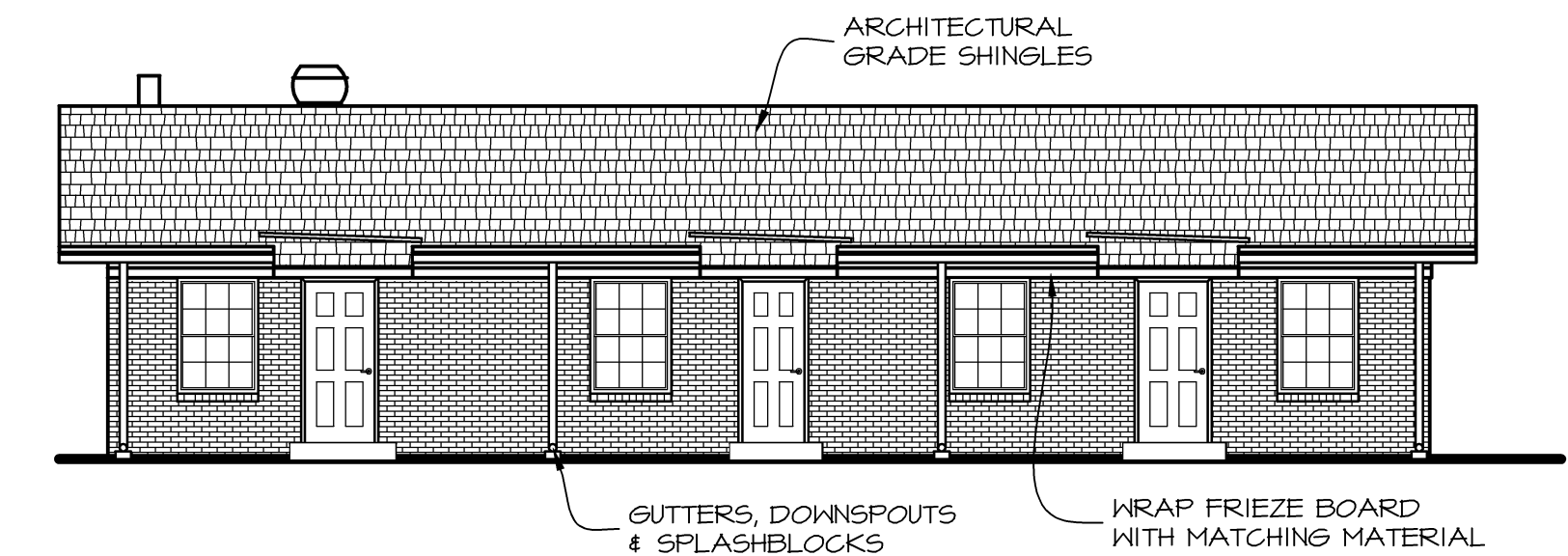
BLDG. TYPE "A" REAR ELEVATION

SCALE: 1/8" = 1'-0"



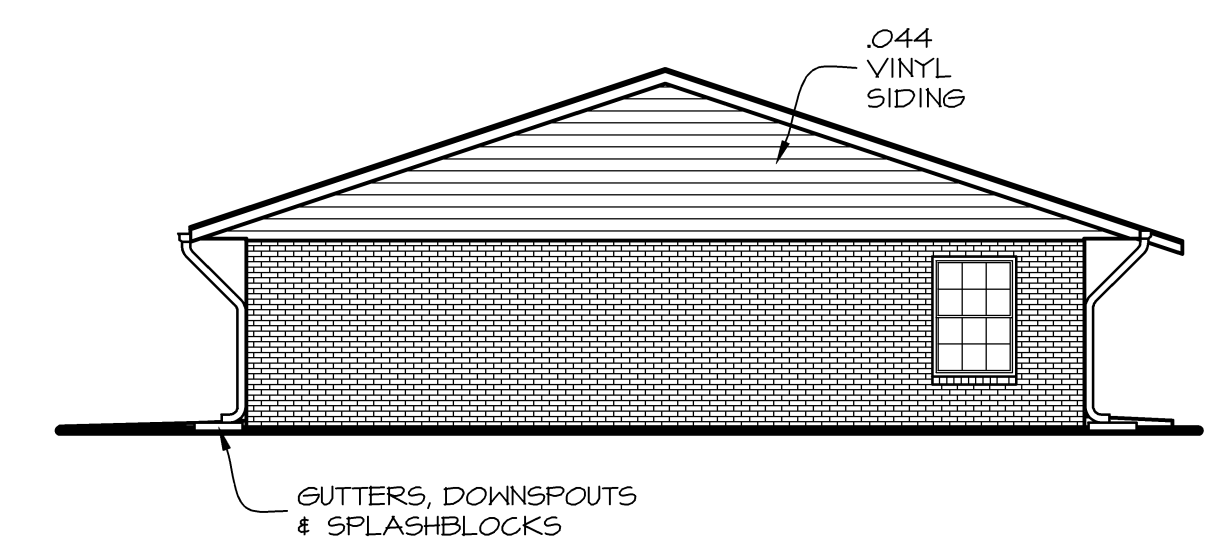
BLDG. TYPE "A" RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



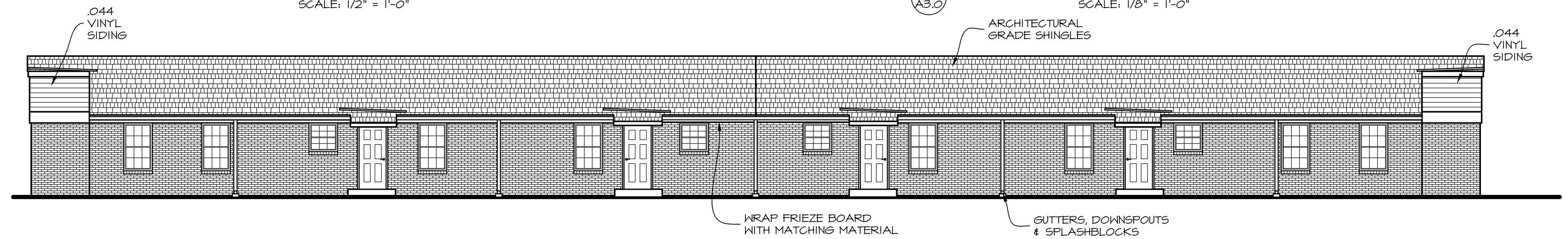
BLDG. TYPE "A" FRONT ELEVATION

SCALE: 1/8" = 1'-0"



BLDG. TYPE "A" LEFT ELEVATION

SCALE: 1/8" = 1'-0"



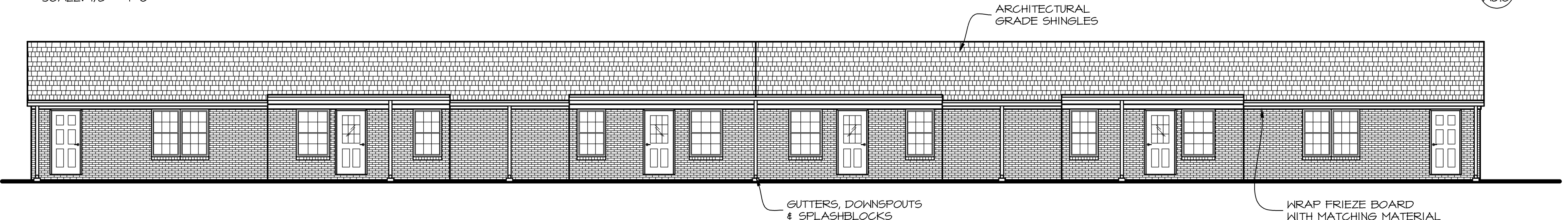
BLDG. TYPE "G, H, I, J, K" FRONT ELEVATION

SCALE: 1/8" = 1'-0"



BLDG. TYPE "G, H, I, J, K" RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



BLDG. TYPE "G, H, I, J, K" REAR ELEVATION

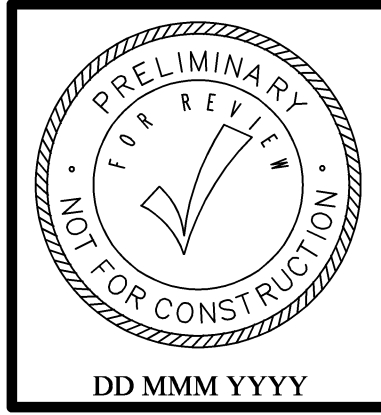
SCALE: 1/8" = 1'-0"



BLDG. TYPE "G, H, I, J, K" LEFT ELEVATION

SCALE: 1/8" = 1'-0"

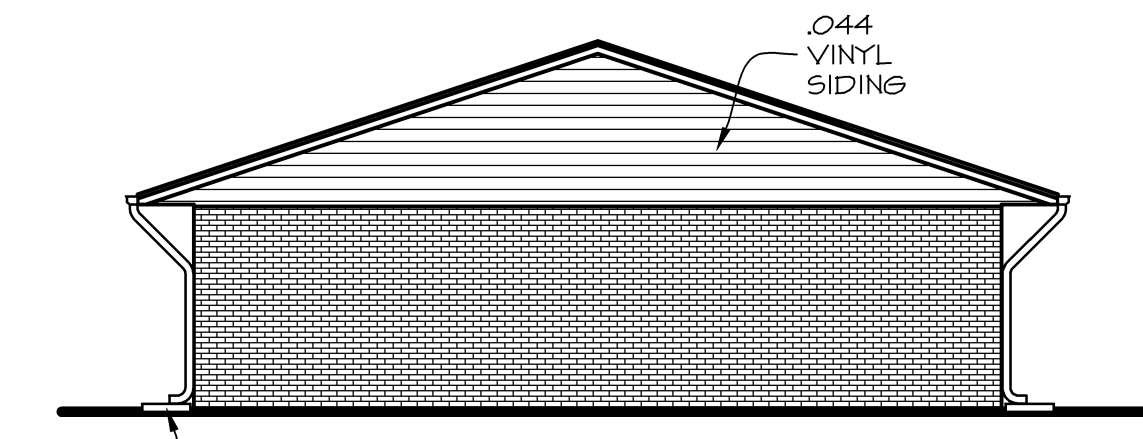
NOTE:
CONTRACTOR SHALL FIELD VERIFY ALL
DIMENSIONS AND MEASUREMENTS.



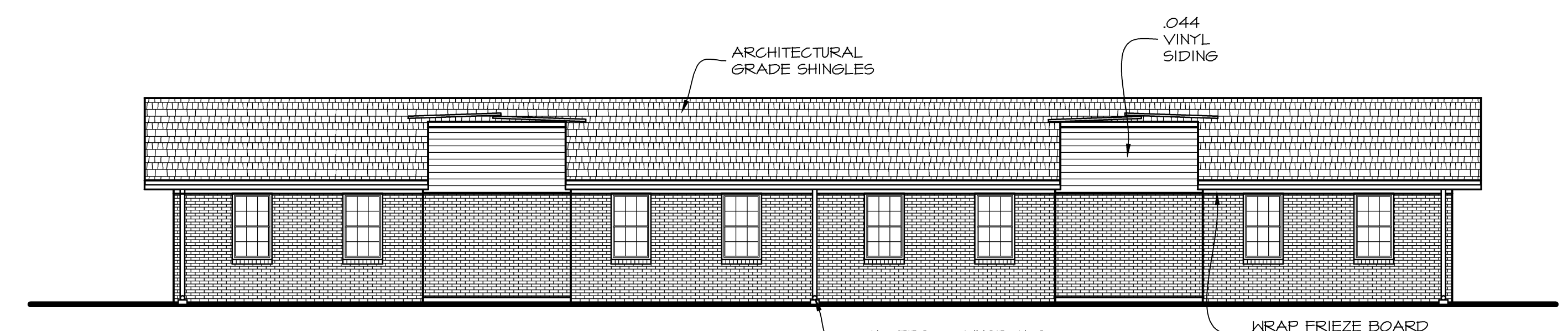
PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

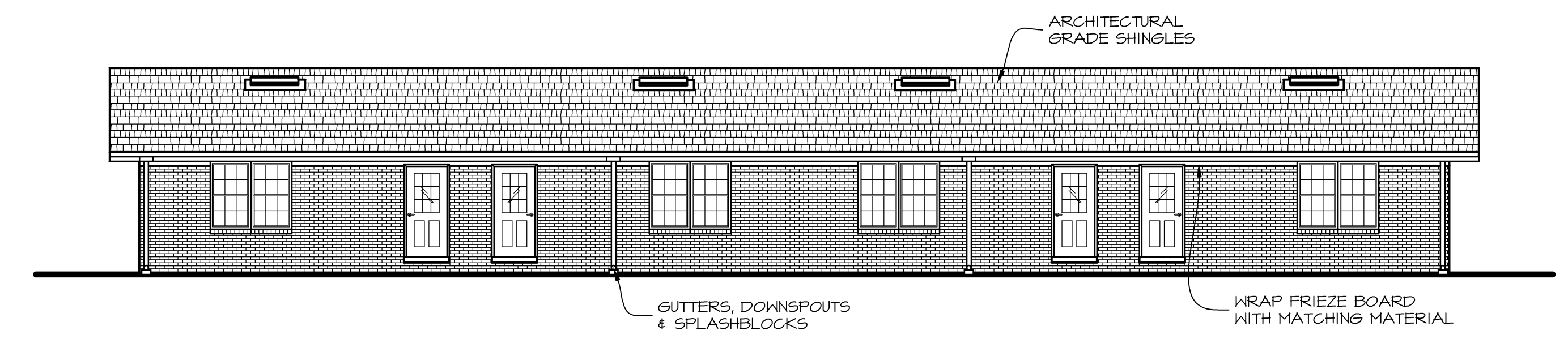
ARROWHEAD APARTMENTS RENOVATION
HAWKINSVILLE, PULASKI COUNTY, GA



BLDG. TYPE "B, C, D, E, F" RIGHT ELEVATION
SCALE: 1/8" = 1'-0" (A3.1)



BLDG. TYPE "B, C, D, E, F" FRONT ELEVATION
SCALE: 1/8" = 1'-0" (A3.1)



BLDG. TYPE "B, C, D, E, F" REAR ELEVATION
SCALE: 1/8" = 1'-0" (A3.1)

REVIEW SET

Wallace ARCHITECTS, L.L.C.
Columbia, MO
P 573-2567-200
WALLACE ARCHITECTS, L.L.C.

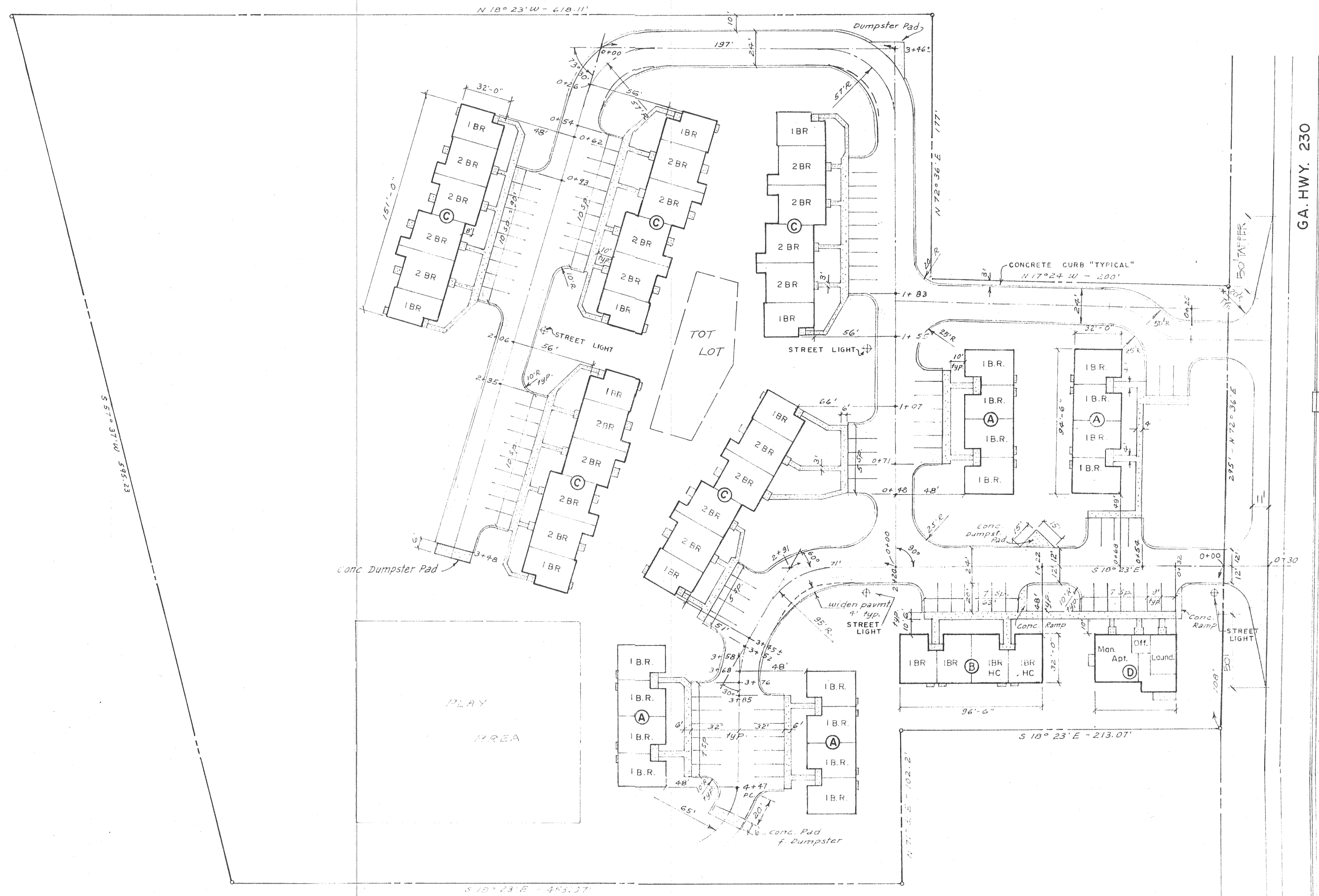
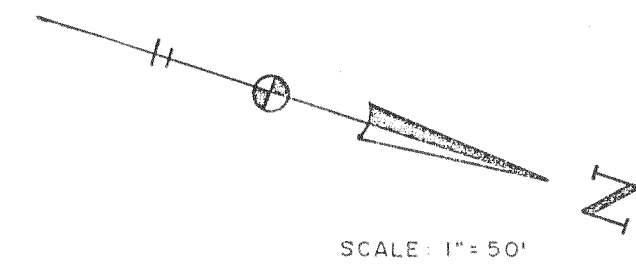
COPYRIGHT © 2017
1ST ISSUE
XX XXX XXXX

REVISIONS

△	
△	
△	
△	

SHEET NO.
A3.1

JOB NO.
3424



(A) (B) UNITS FOR ELDERLY

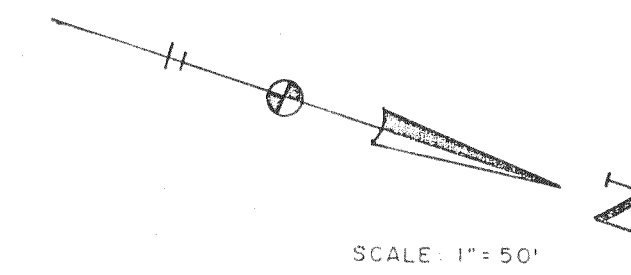
SUMMARY

	1BR	1BR.H.C.	2BR
4 "A" BLDGS.	16	-	-
1 "B" BLDG.	2	2	-
5 "C" BLDGS.	10	-	20
1 "D" BLDG.	-	-	1
TOTAL	28	2	21

TOTAL = 51 Units (incl. Manag. Apt.)
92 Parking Spaces

Survey by David M. Hummer, C.E. & L.S.
Lic. Reg. No. 1197 & 1199

REVISIONS SHEET NO. 1 SHEET 9, 1980



Ⓐ Ⓑ UNITS FOR ELDERLY

SUMMARY

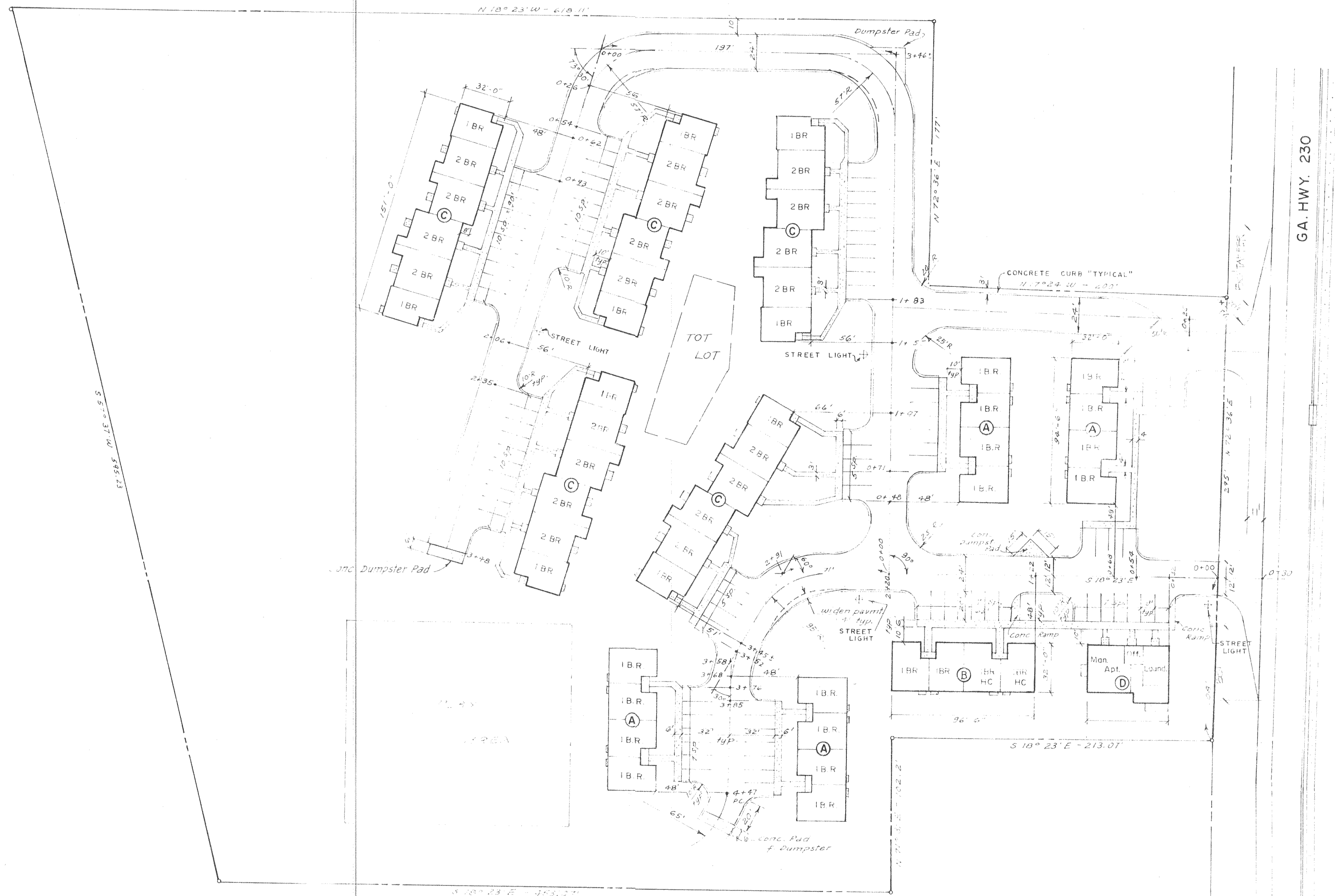
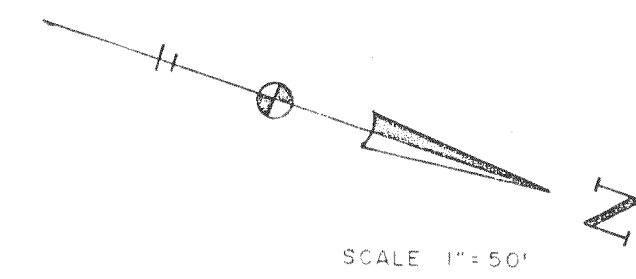
	1BR	1BR H.C.	2BR
4 "A" BLDGS	16	-	-
1 "B" BLDG.	2	2	-
5 "C" BLDGS.	10	-	20
1 "D" BLDG.	-	-	1
TOTAL	28	2	21

TOTAL = 51 Units (incl. Manag. Apt)
92 Parking Spaces

Sidewalks adjacent to Parking Lot 6' wide
Sidewalks Double Entrance 4' wide
single 3' wide

Survey by David M. Hammock, PE & LS.
Co. Reg. Nos. 4891 & 4892

REVISION JULY 20, 1980 / SEPT. 9, 1980



GA. HWY. 230

(A) (B) UNITS FOR ELDERLY

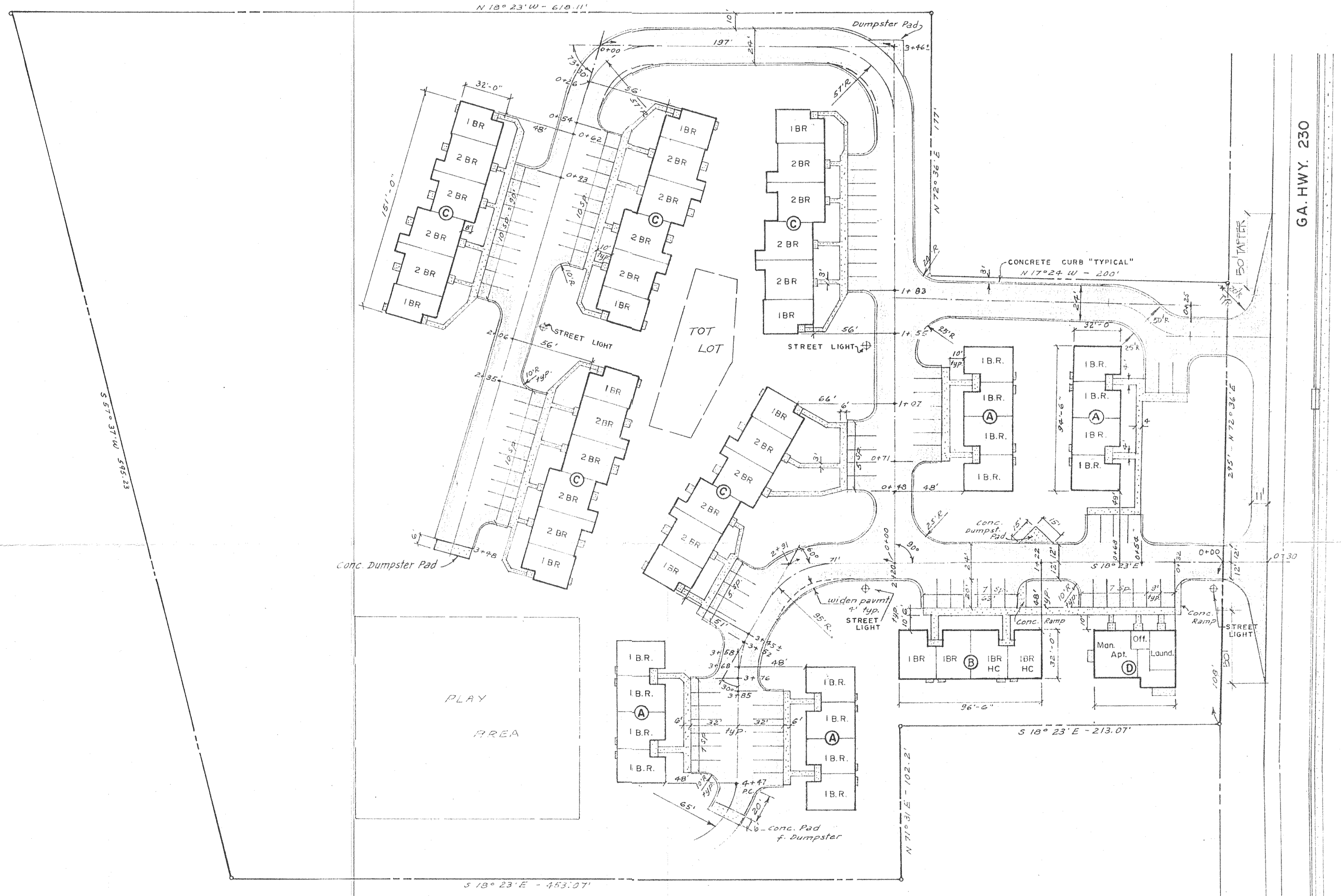
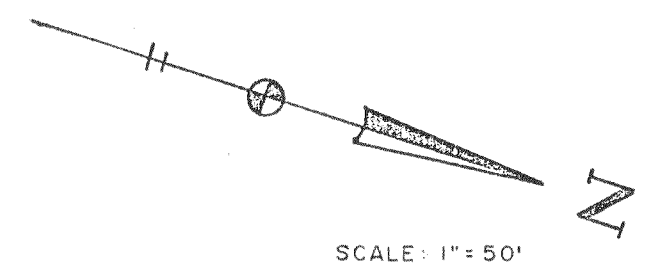
SUMMARY

	1BR	1BR H.C.	2BR
4 "A" BLDGS	16	-	-
1 "B" BLDG.	2	2	-
5 "C" BLDGS.	10	-	20
1 "D" BLDG.	-	-	1
TOTAL	28	2	21

TOTAL = 51 Units (incl. Manag. Apt.)
92 Parking Spaces

*Sidewalks adjacent to parking lot 6' wide
side walks Double Entrance 4' wide
single 3' wide*

survey by *DAVID M. HUMPHREY, P.E. & S.S.*
GA. Reg. No. 11990 & 11991



Ⓐ Ⓑ UNITS FOR ELDERLY

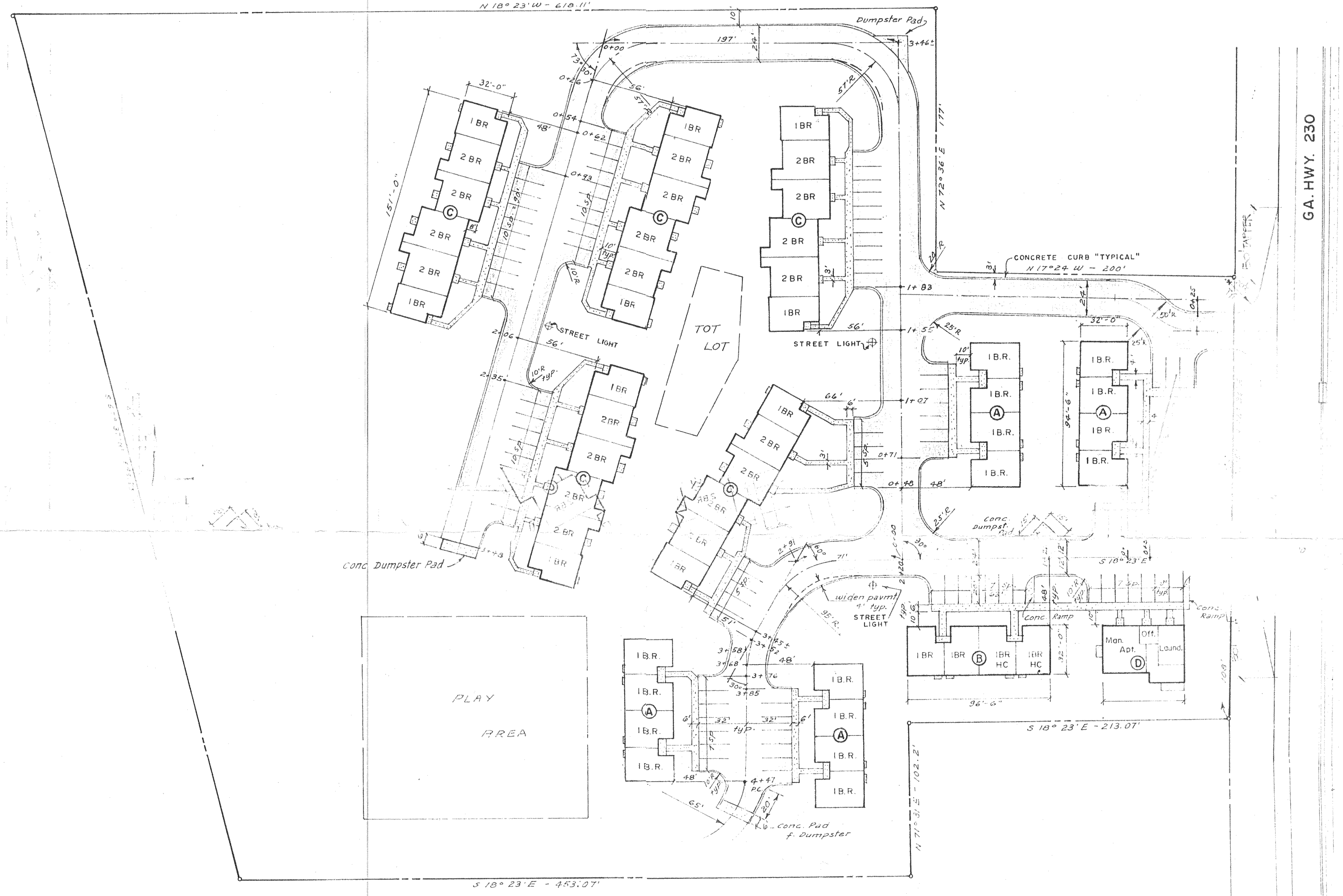
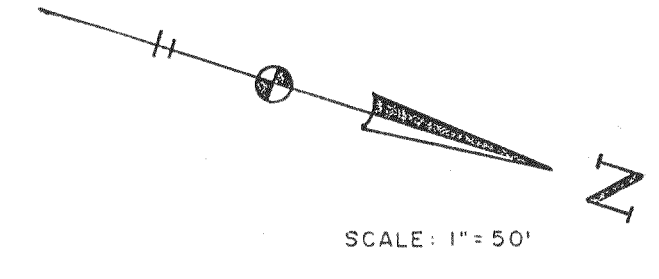
SUMMARY

	1BR	1BR H.C.	2BR
4 "A" BLDGS.	16	-	-
1 "B" BLDG.	2	2	-
5 "C" BLDGS.	10	-	20
1 "D" BLDG.	-	-	1
TOTAL	28	2	21

TOTAL = 51 Units (incl. Manag. Apt.)
92 Parking Spaces

Survey by David M. Hammock P.E. & L.S.
Ga. Reg. Nos. 9990 & 7939

REVISED JULY 30, 1980 / SEPT. 9, 1980



SUMMARY

	1BR	1BR H.C.	2BR
1 "A" BLDG	16	-	-
1 "B" BLDG	2	2	-
5 "C" BLDGS	10	-	20
1 "D" BLDG	-	-	1
TOTAL	28	2	21

TOTAL = 51 Units (incl. Manag. Apt.)
92 Parking Spaces

Sidewalks adjacent to Parking Lot 6' wide
Sidewalks double Entrance 4' wide
single 3' wide

Survey by David M. Hammock PE & LS.
Ga. Reg. Nos. 2990 & 1239

REVISED JULY 30, 1980 / SEPT. 9, 1980

ARROWHEAD APARTMENTS

HAWKINSVILLE, GEORGIA

PREPARED FOR
HAWKINSVILLE LTD.

PREPARED BY
DAVIS, SABIS & NADEAU, INC.

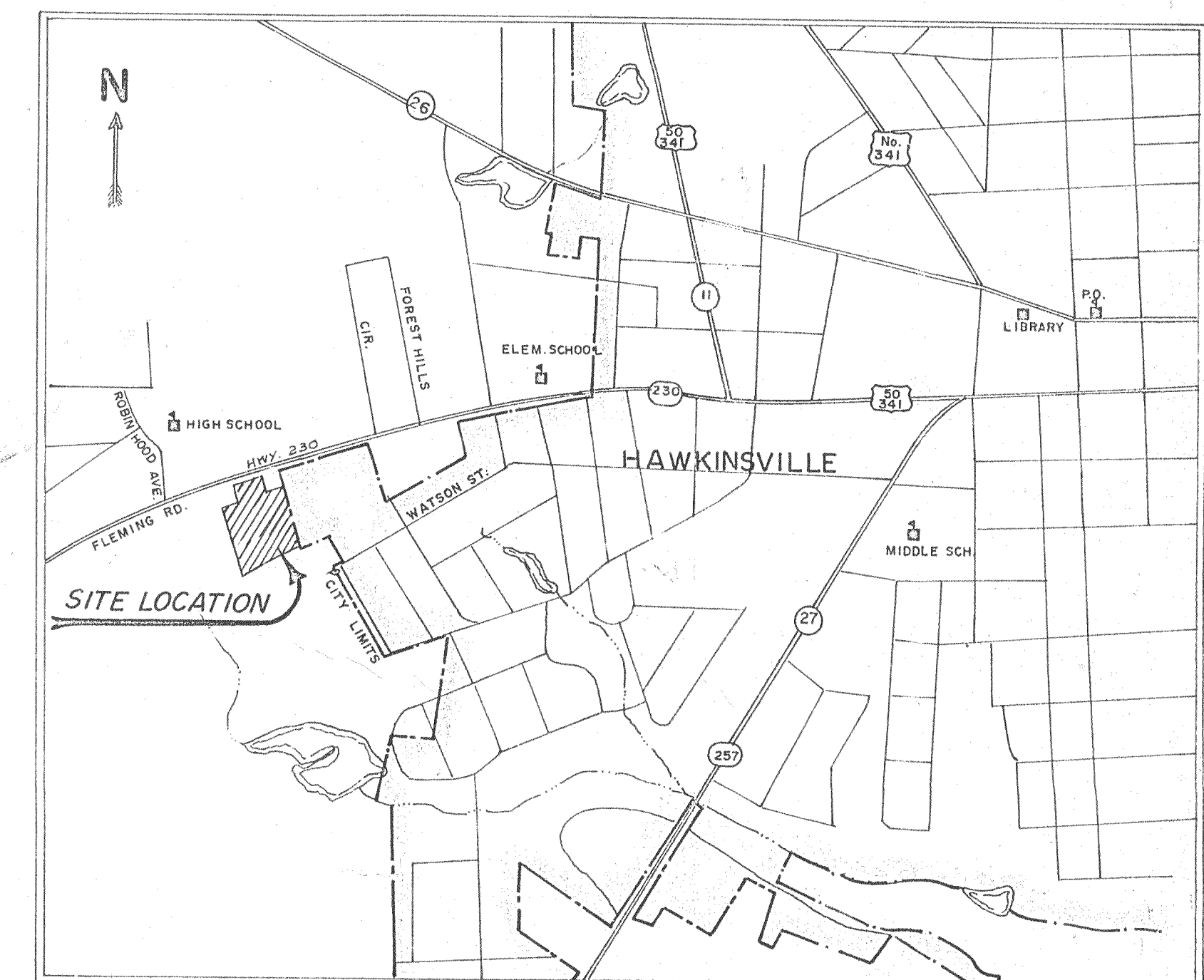
IN ASSOCIATION WITH
WILLIAM P. HOOKER,
ARCHITECT, P.C.
ST. SIMONS ISLAND, GEORGIA

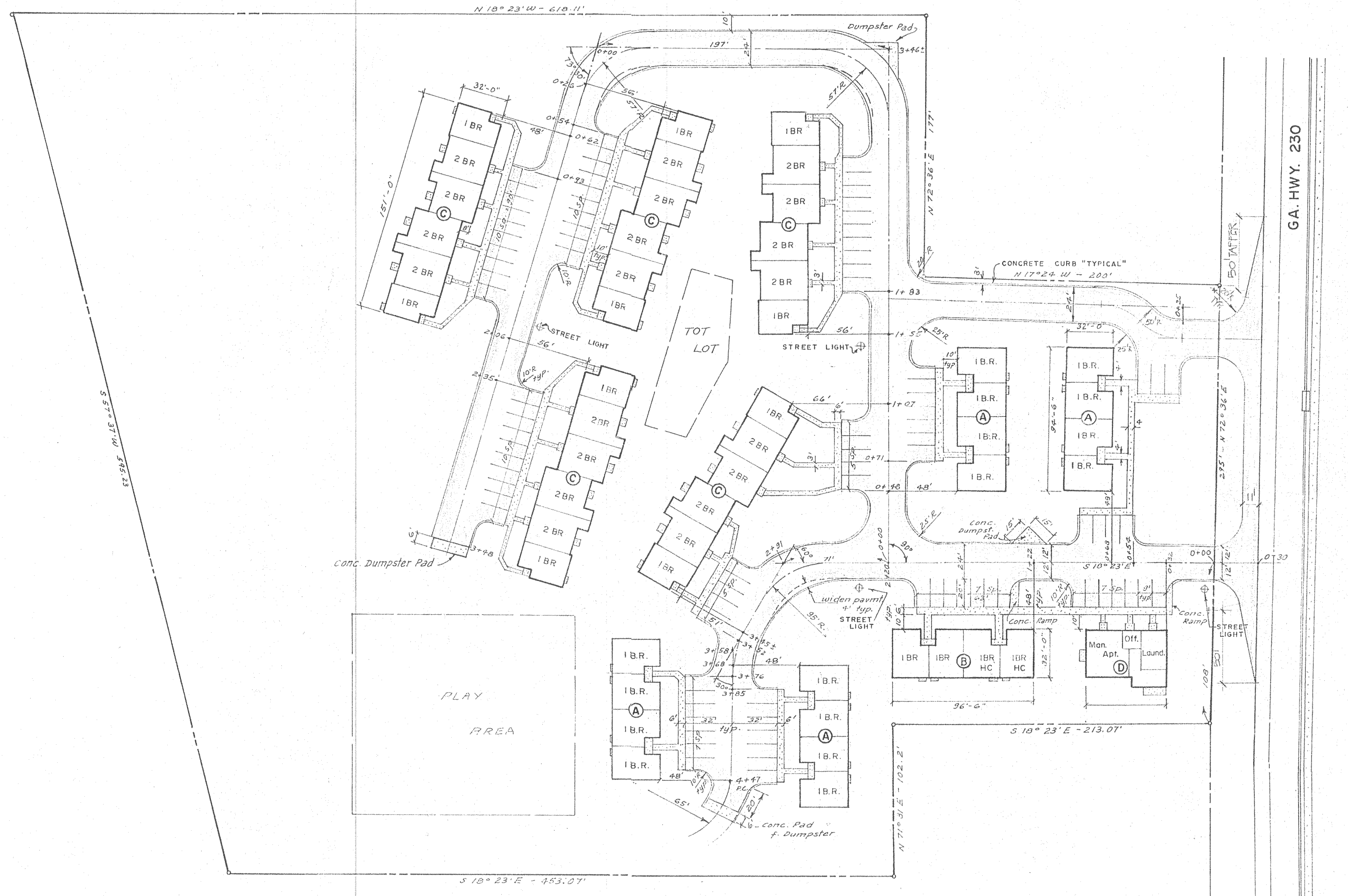
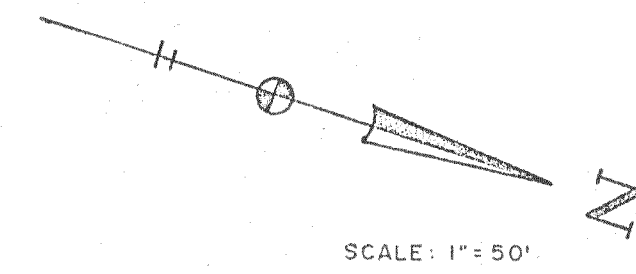
FINANCED BY
UNITED STATES DEPARTMENT OF AGRICULTURE
THRU
FARMERS HOME ADMINISTRATION

P.N. 7903

APRIL 1980

DRAWING INDEX	
1	TITLE SHEET
2	SITE PLAN
3	PAVING & DRAINAGE PLAN
4	WATER & WASTEWATER PLAN
5	TYP. DETAILS FOR WATER, WASTEWATER & PAVING
6	LIFT STATION
7	BLDG. A, B & C FOUNDATION PLANS
8	BLDG. A - FLOOR PLANS & EXT. ELEVATIONS
9	BLDG. B - FLOOR PLANS & INT. ELEV. (HANDICAPPED)
10	BLDG. C - FLOOR PLANS & EXT. ELEVATIONS
11	BLDG. D - FOUND. & FLOOR PLAN, INT. ELEVATIONS
12	BLDG. D - ROOF FRAMING PLAN, EXT. ELEV. & SCHED.
13	TYPICAL SECTIONS & DETAILS
14	BLDG. A, B & C - ROOF FRAMING PLANS
15	BLDG. A, B & C - INTERIOR ELEV. & SCHEDULES
16	LANDSCAPING PLAN - SITE
17	LANDSCAPING PLAN - BLDGS.





(A) (B) UNITS FOR ELDERLY

SUMMARY

	1BR	1BR H.C.	2BR
4 "A" BLDGS	16	-	-
1 "B" BLDG.	2	2	-
5 "C" BLDGS.	10	-	20
1 "D" BLDG.	-	-	1
TOTAL	28	2	21

TOTAL = 51 Units (incl. Manag. Apt.)
92 Parking Spaces

Sidewalks adjacent to Parking Lot 6' wide
Side walk to Double Entrance 4' wide
single " " " " 3' wide

Survey by David M. Hammock P.E. & L.S.
Ga. Reg. Nos. 9990 & 1739

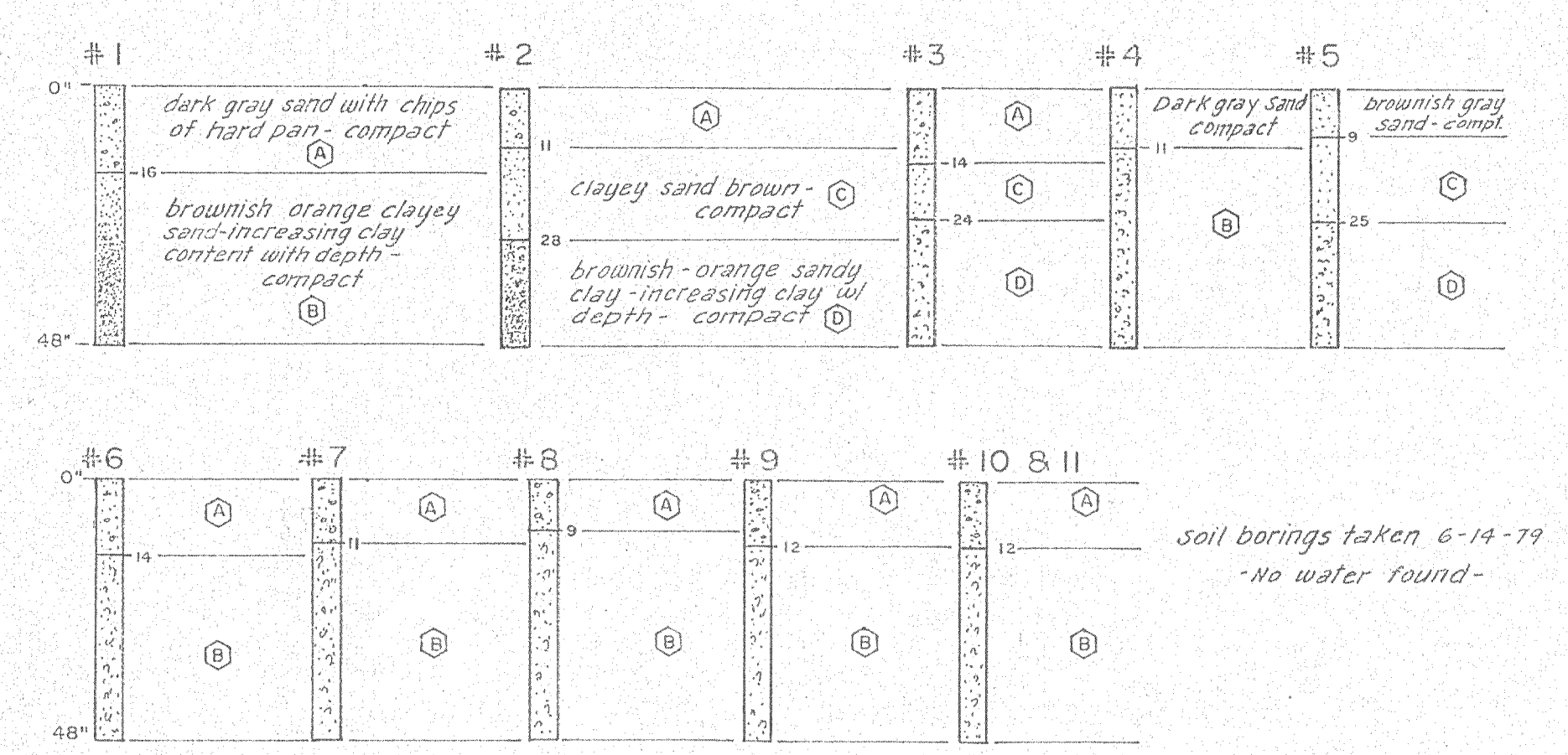
REVISED JULY 30, 1980/SEPT. 9, 1980



GA. HWY. 250

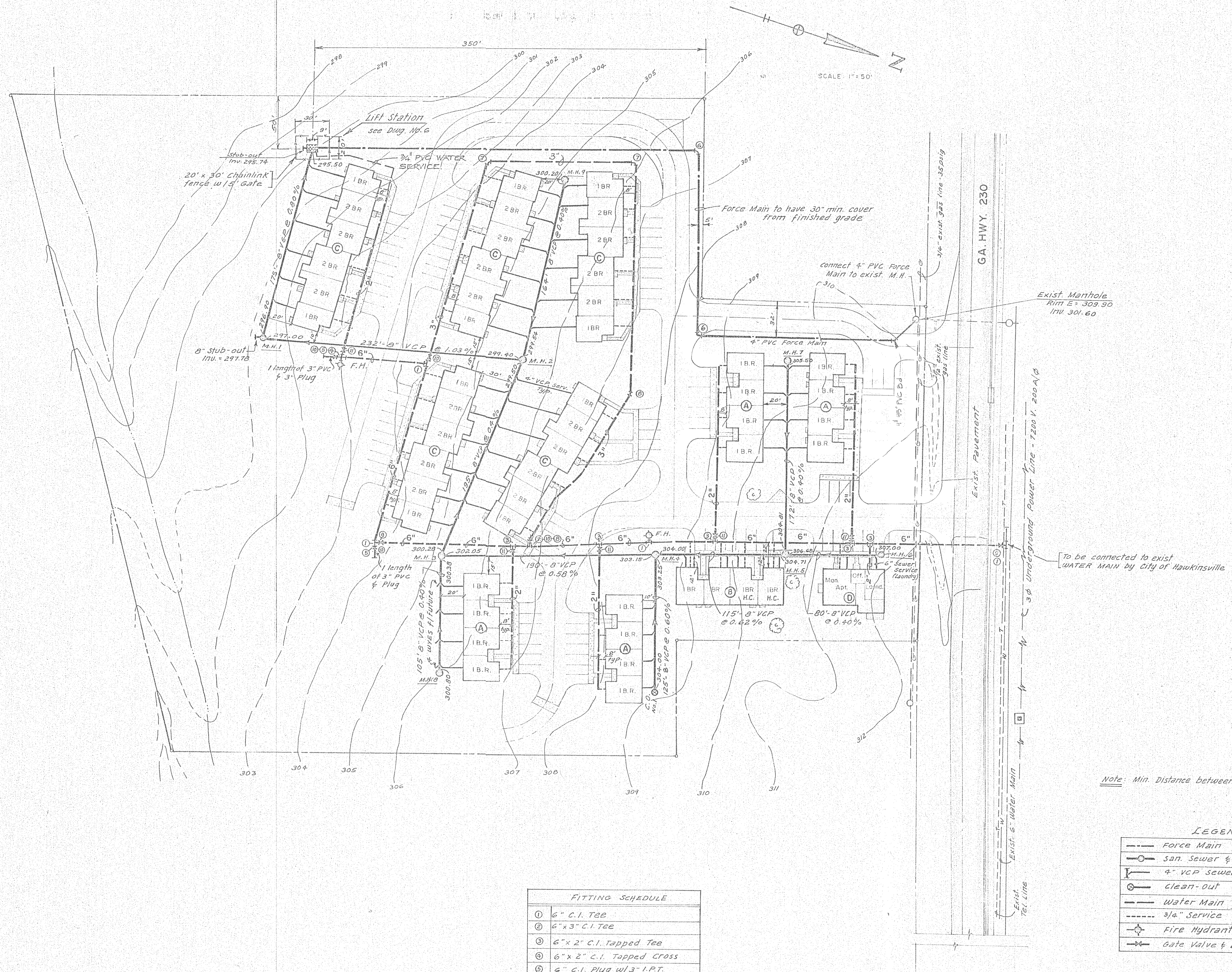
Install 4" of 18" S.P.

"B.M." Tack set in Conc. Base of Transformer
Elev. = 314.15



SOIL BORINGS

soil borings taken 6-14-79
-No water found-

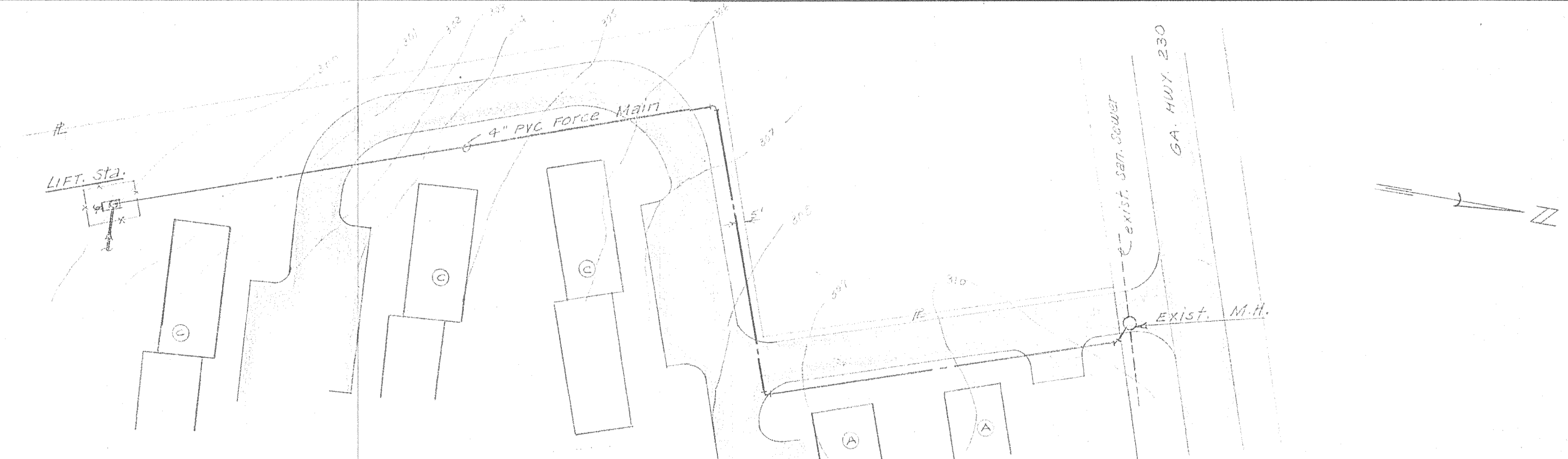
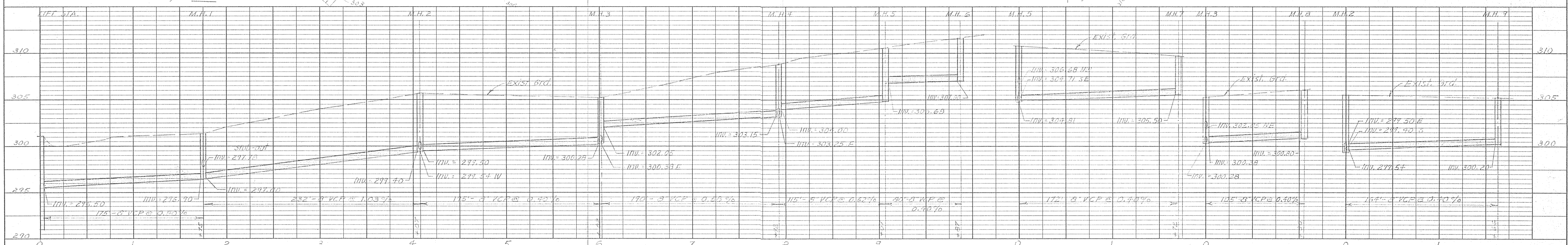
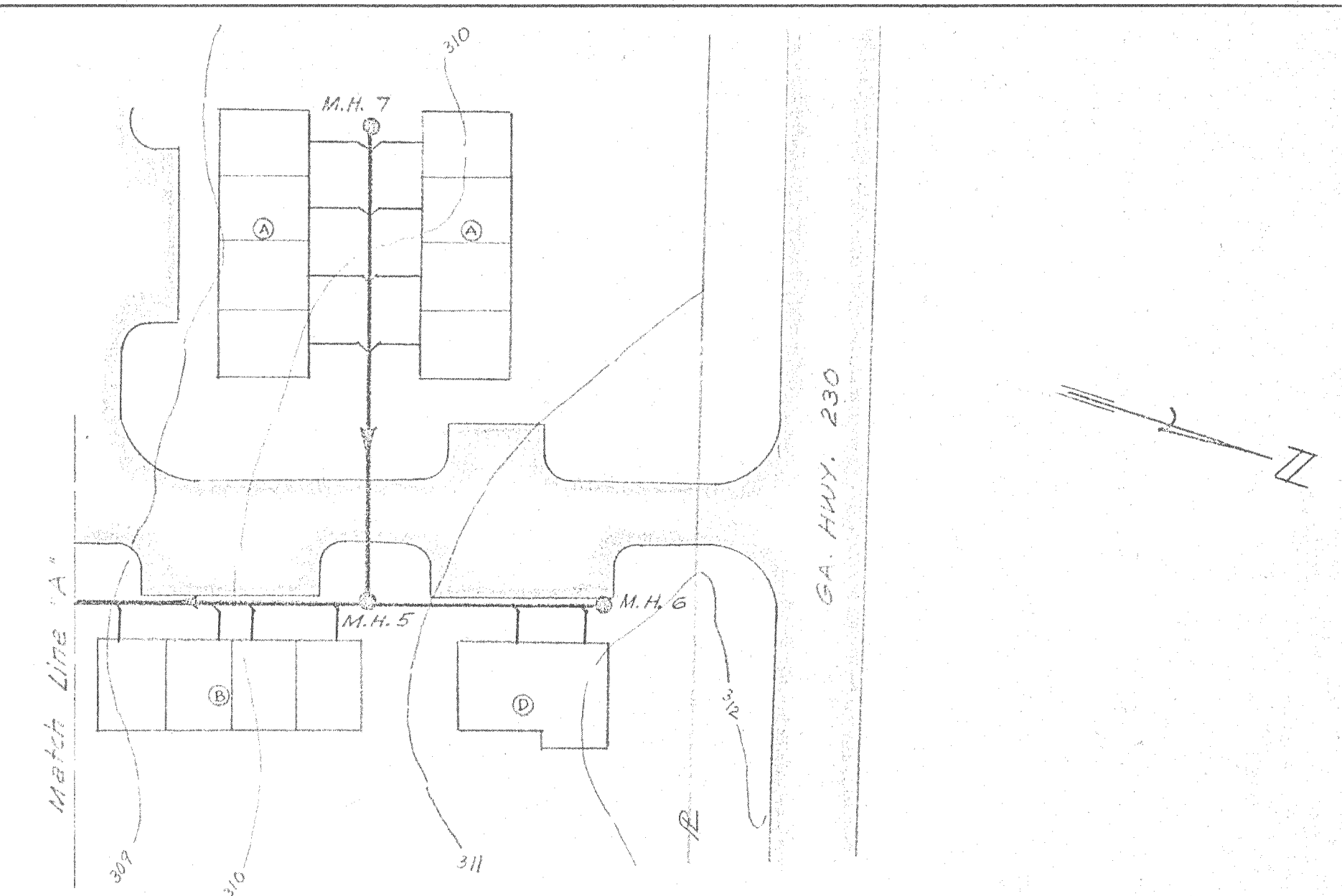


Note: Min. Distance between Water & Sewer Main 10 feet

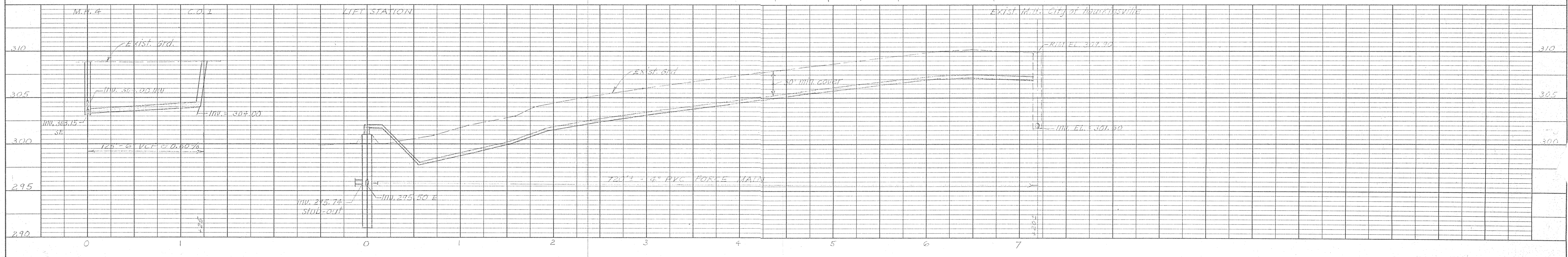
LEGEND

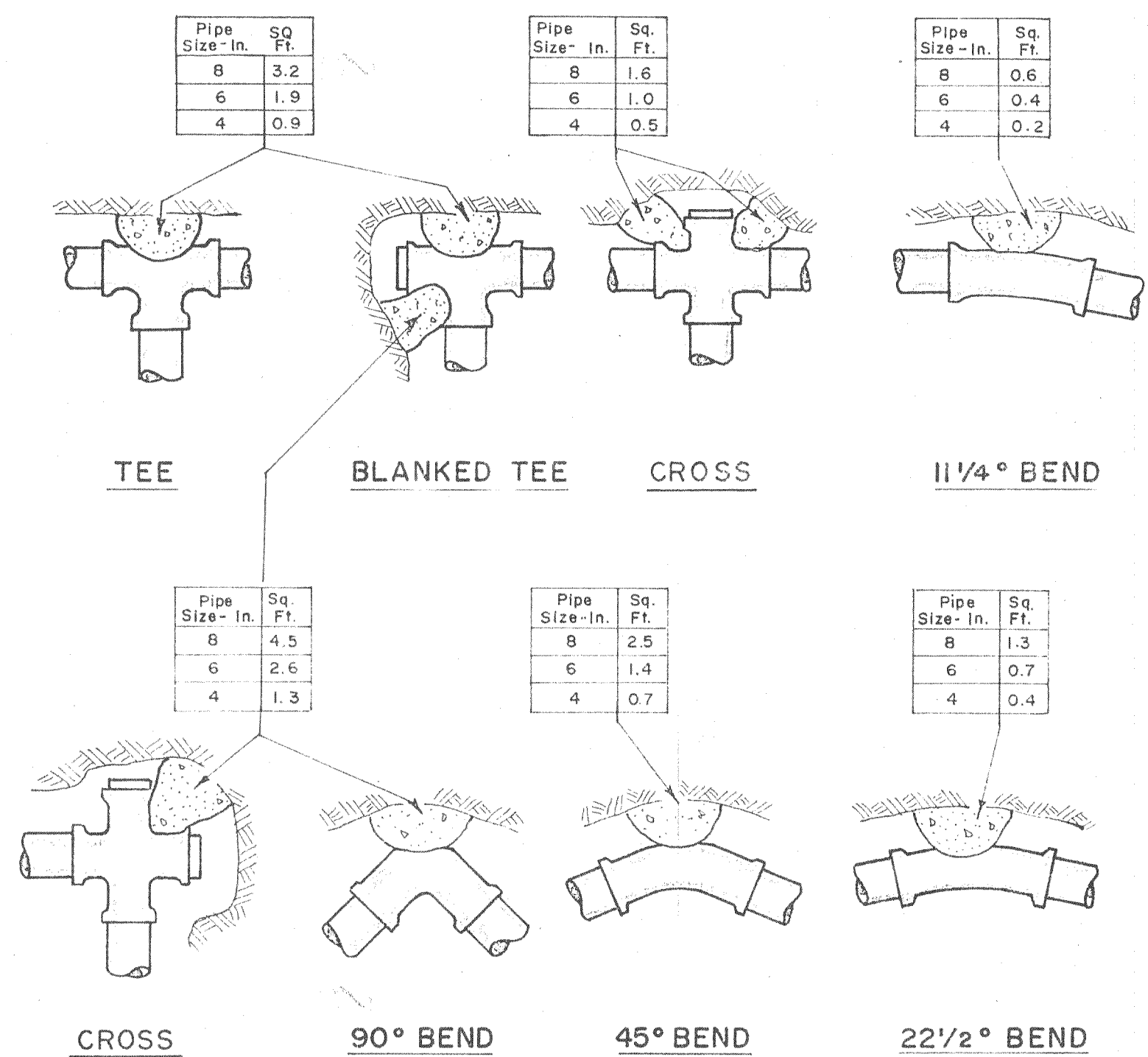
	Force Main
	San. Sewer & Manhole
	4" VCP sewer service
	Clean-out
	Water Main
	3/4" Service
	Fire Hydrant
	Gate Valve & Box

FITTING SCHEDULE	
①	6" C.I. Tee
②	6" x 3" C.I. Tee
③	6" x 2" C.I. Tapped Tee
④	6" x 2" C.I. Tapped Cross
⑤	6" C.I. Plug w/3" I.P.T.
⑥	4" 90° PVC Bend
⑦	3" 90° PVC Bend
⑧	3" 45° PVC Bend
⑨	6" Gate Valve & Box
⑩	3" Gate Valve & Box
⑪	2" Gate Valve & Box



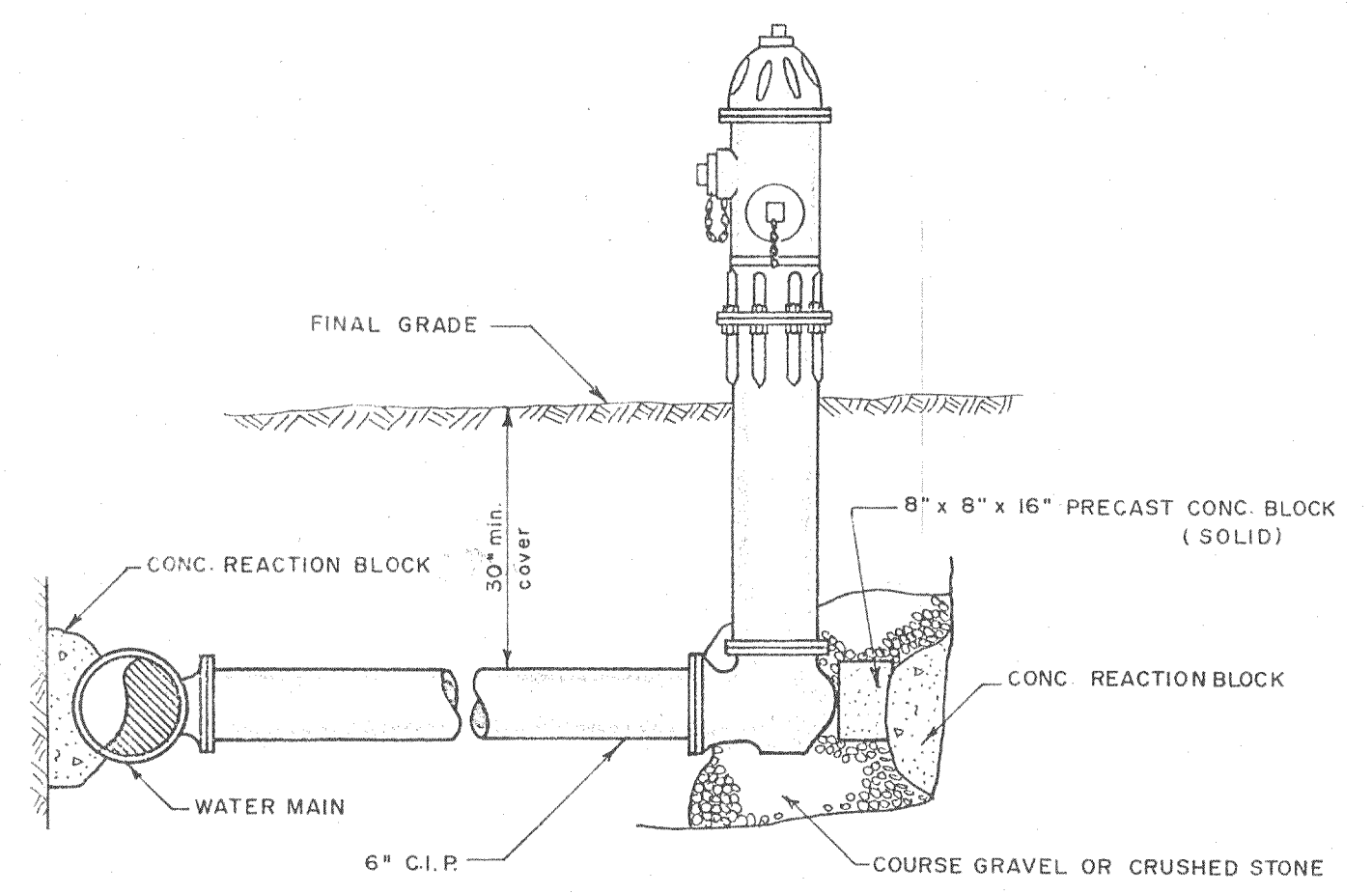
SCALE: 1" = 50' HOR.
1" = 5' VERT.



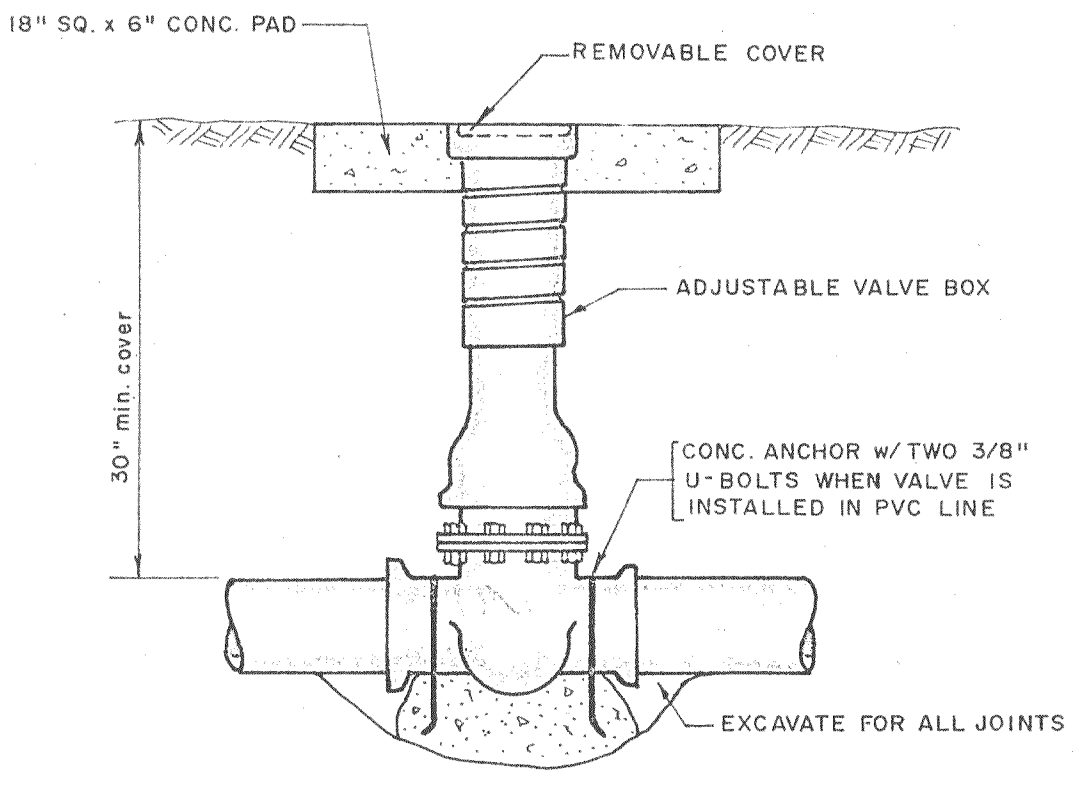


NOTE: THE BEARING AREAS GIVEN ARE BASED ON 2000 LBS PER SQ. FT. SOIL BEARING AGAINST UNDISTURBED TRENCH WALL & FOR CLASS 150 PIPE, THESE FIGURES REPRESENT THE MIN. VERTICAL PROJECTED AREA OF THE REACTION BLOCKS, USE 3000 P.S.I. CONCRETE.

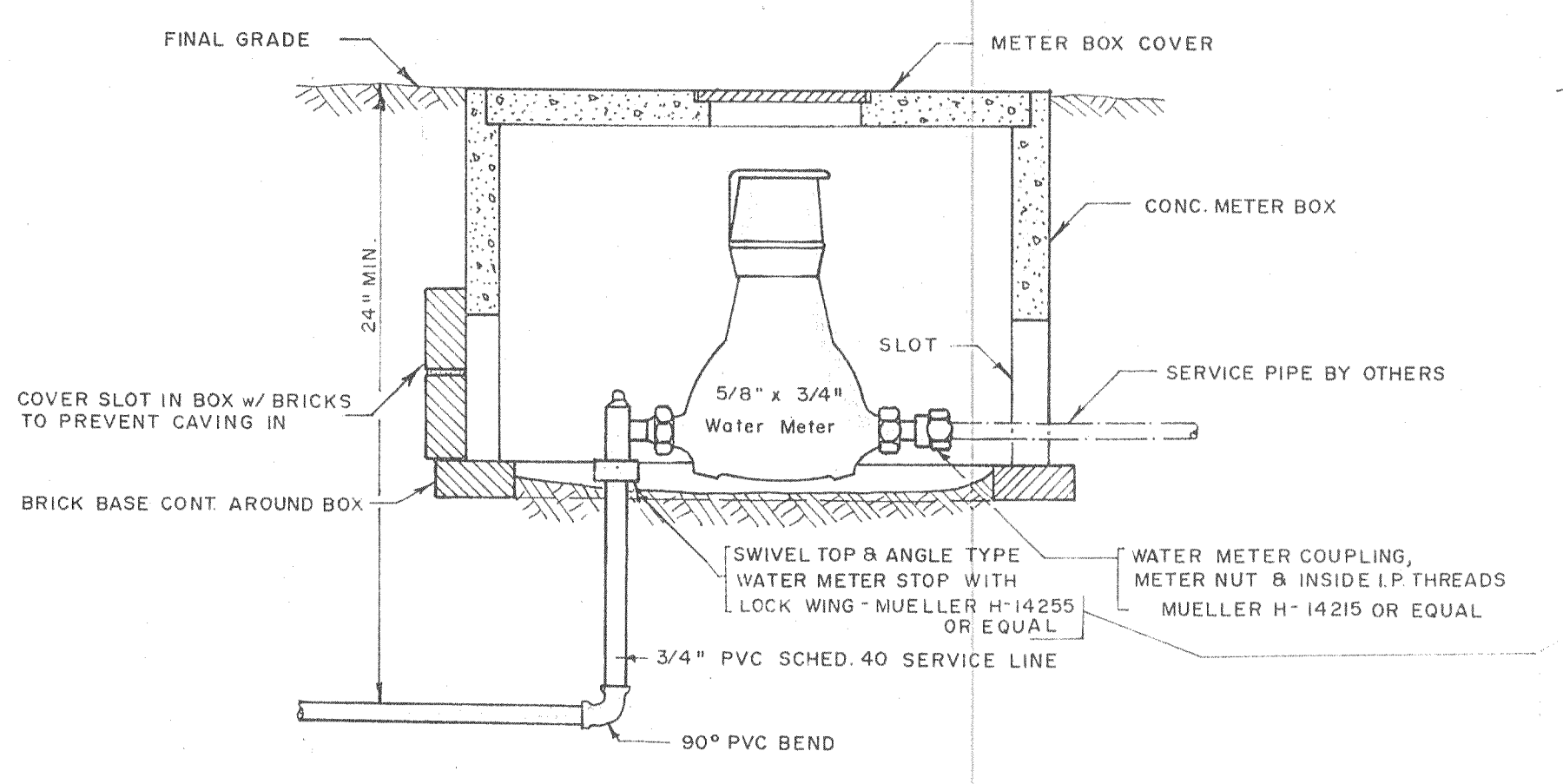
TYPICAL REACTION BLOCKS



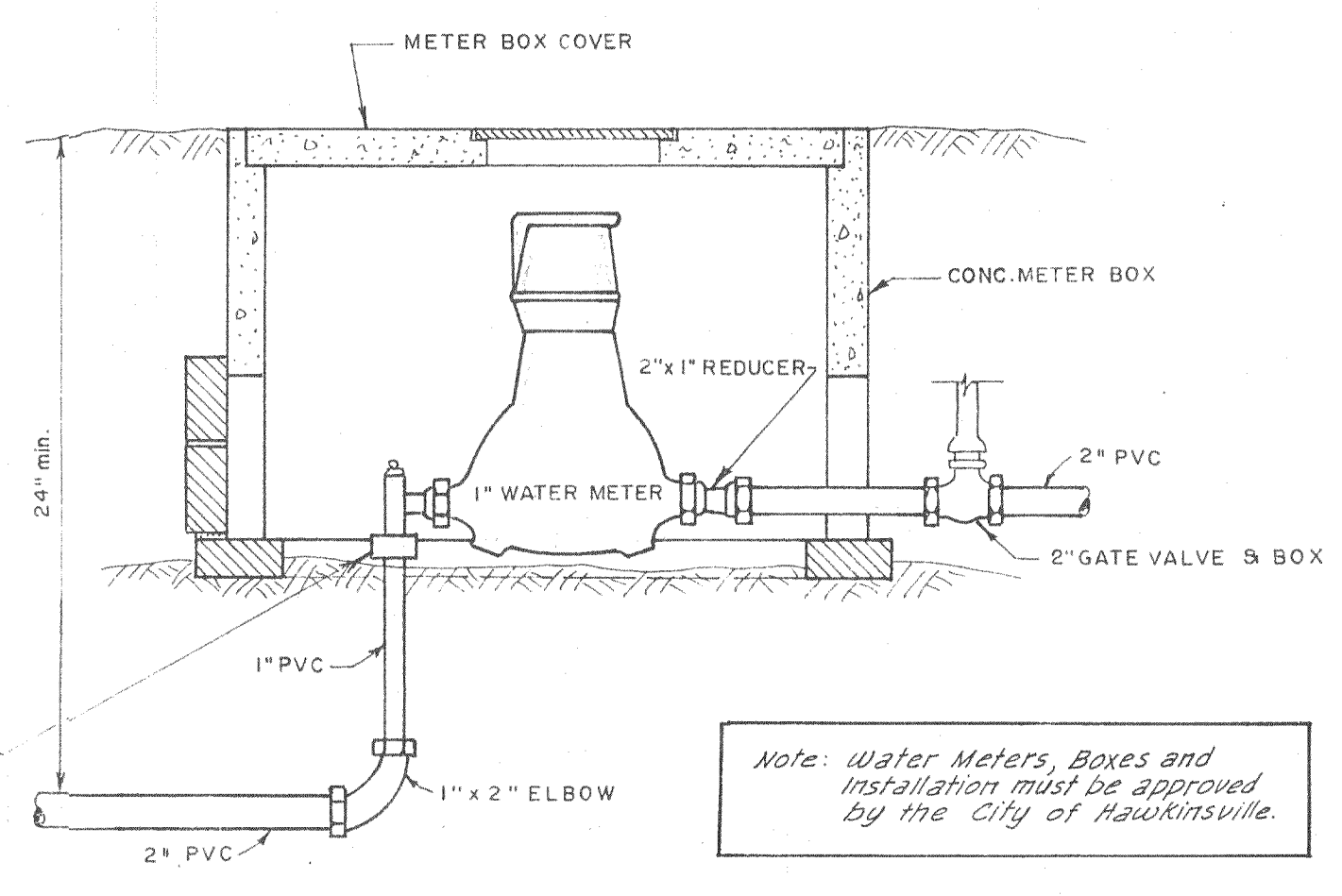
FIRE HYDRANT DETAIL



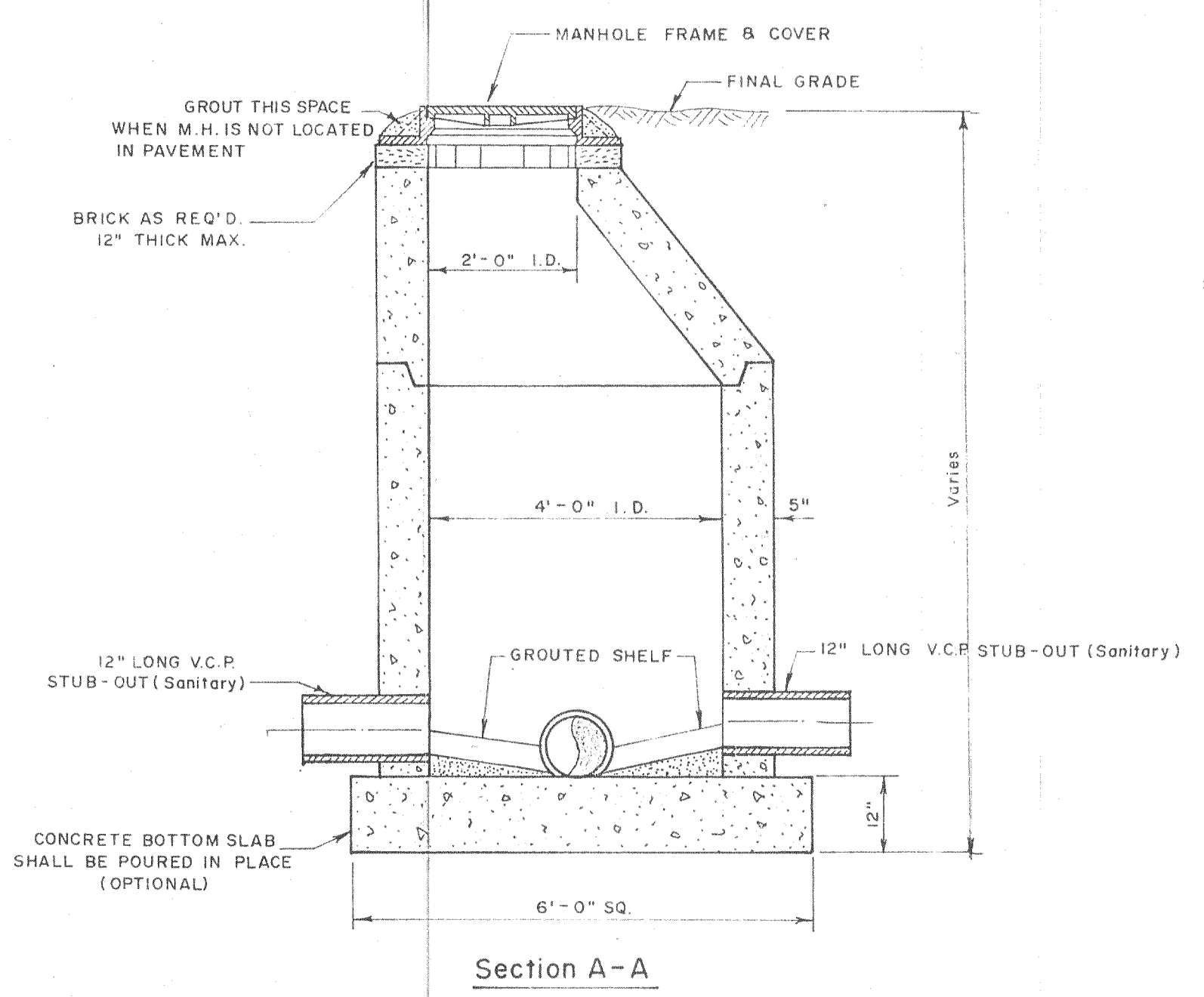
GATE VALVE INSTALLATION



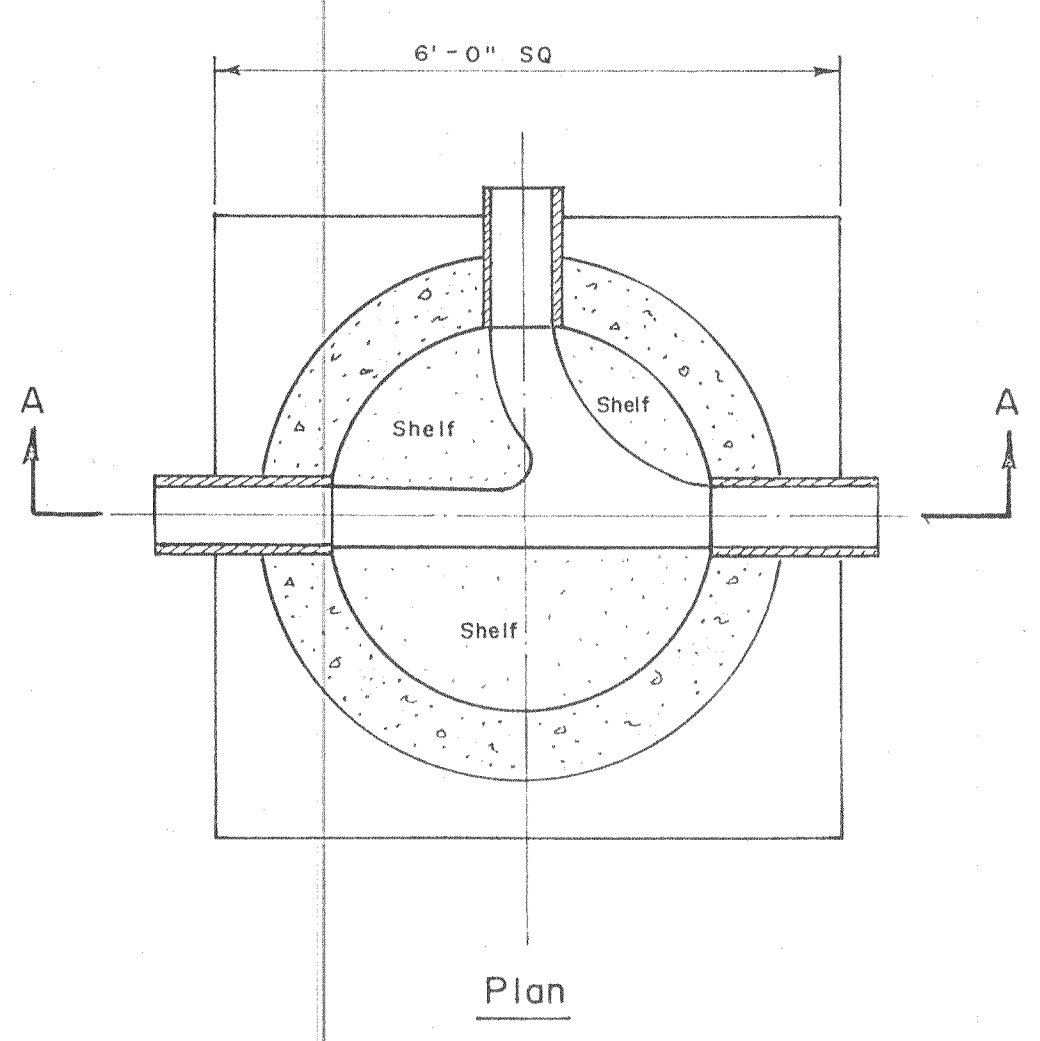
TYP. WATER METER INSTALLATION



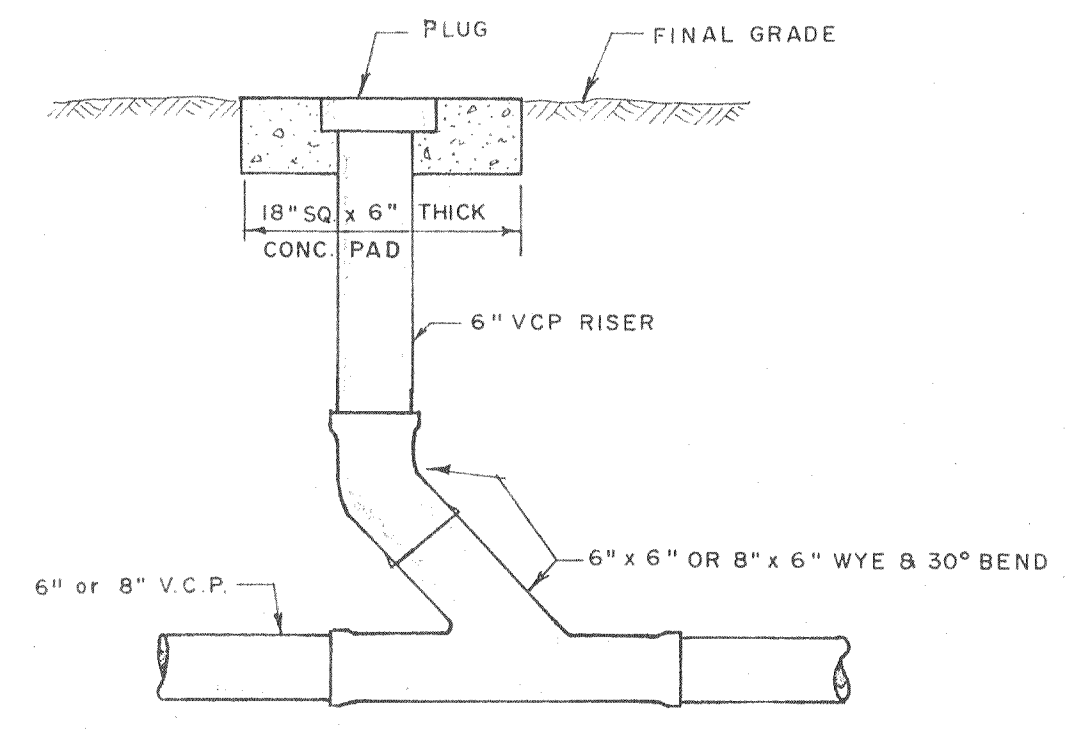
WATER METER INSTALLATION FOR LAUNDRY



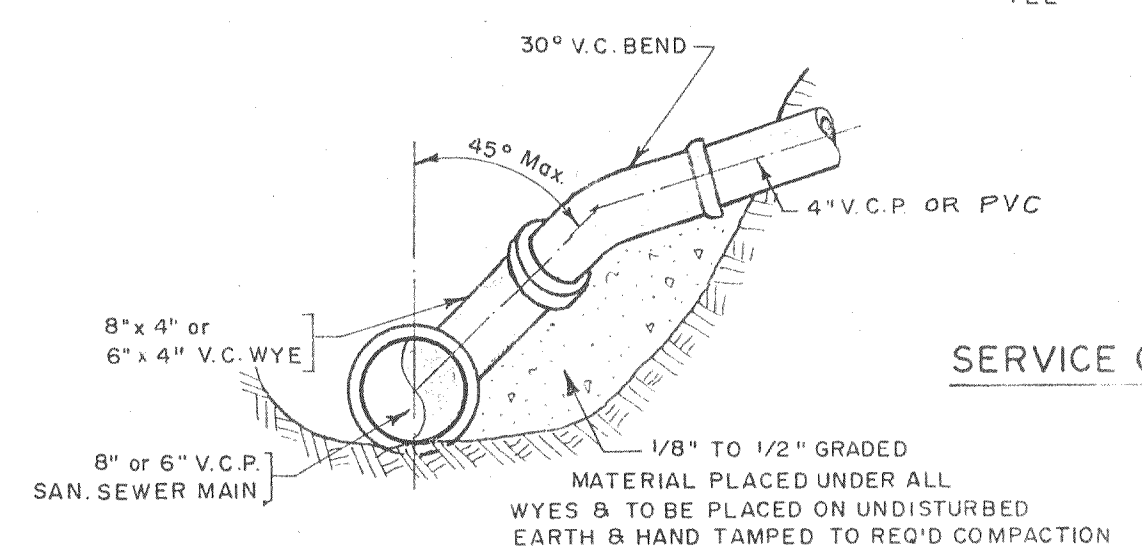
TYPICAL PRECAST MANHOLE for sanitary & storm sewer



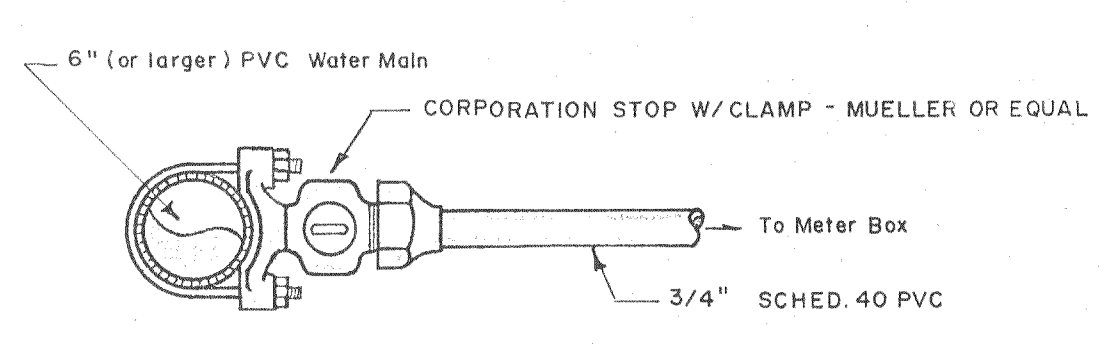
Plan



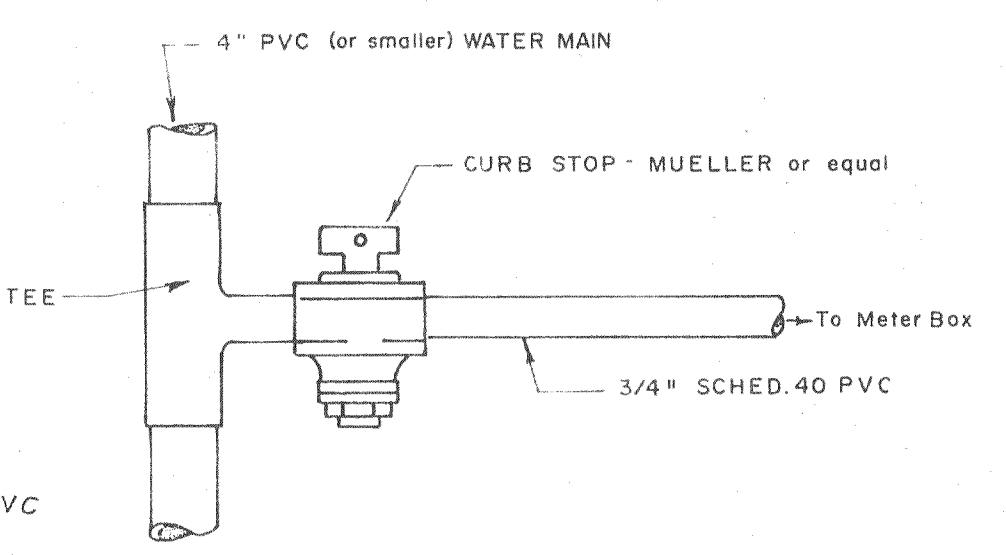
TYPICAL CLEAN-OUT



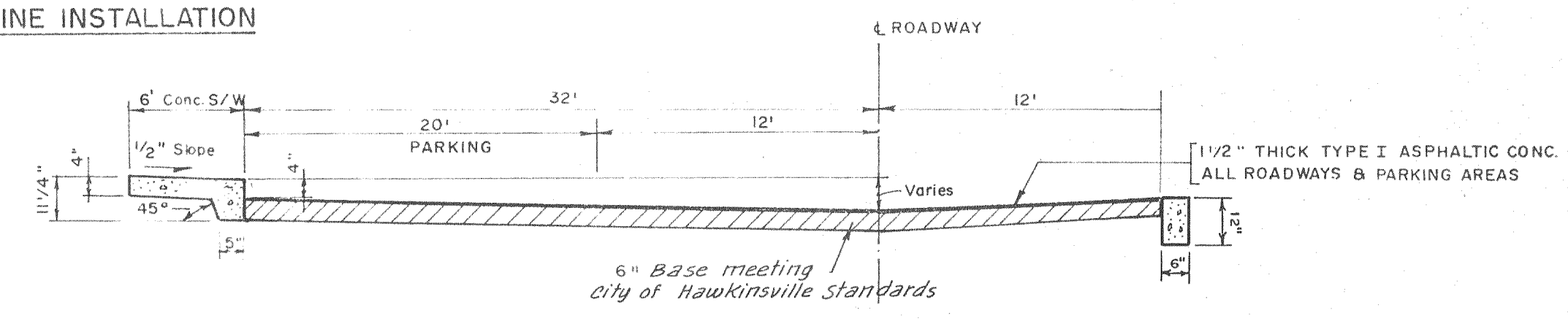
END ELEVATION OF TYP. SAN SEWER SERVICE LINE INSTALLATION



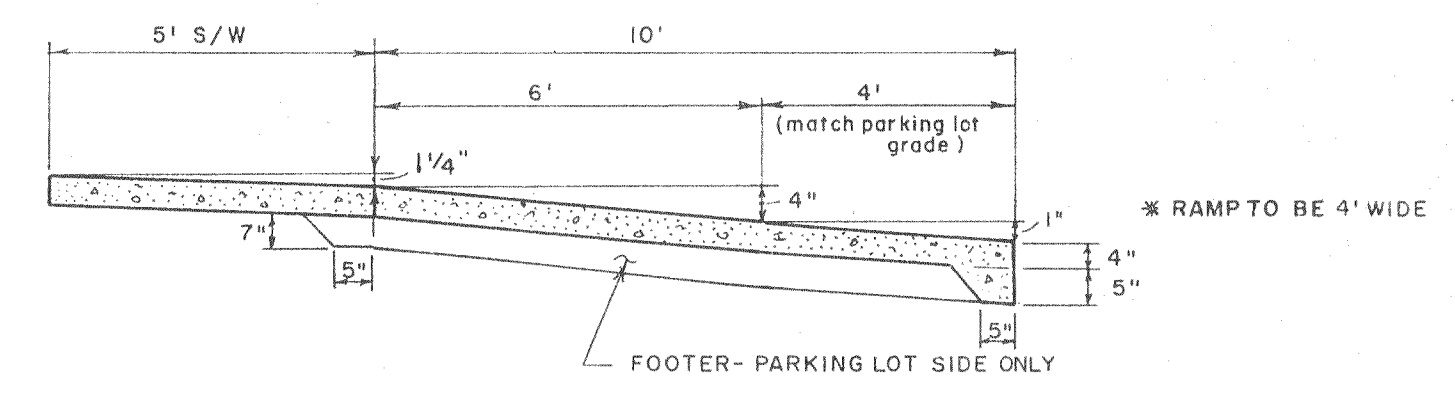
SERVICE CONNECTION - 6" P.V.C. or larger



SERVICE CONNECTION - 4" P.V.C. or smaller

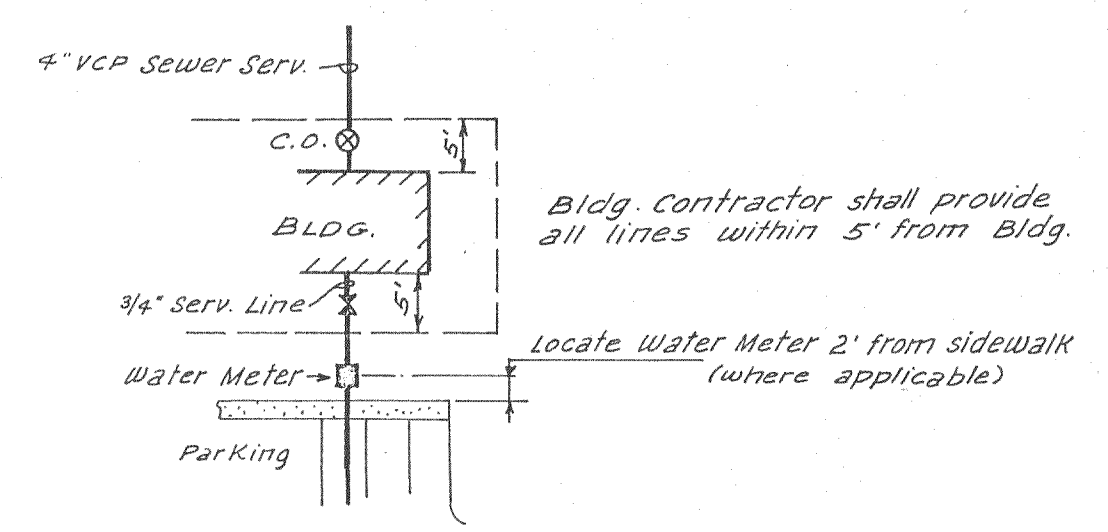


TYP. CROSS-SECTION THRU ROADWAY, PARKING & SIDEWALK



TYPICAL RAMP DETAIL N.T.S.

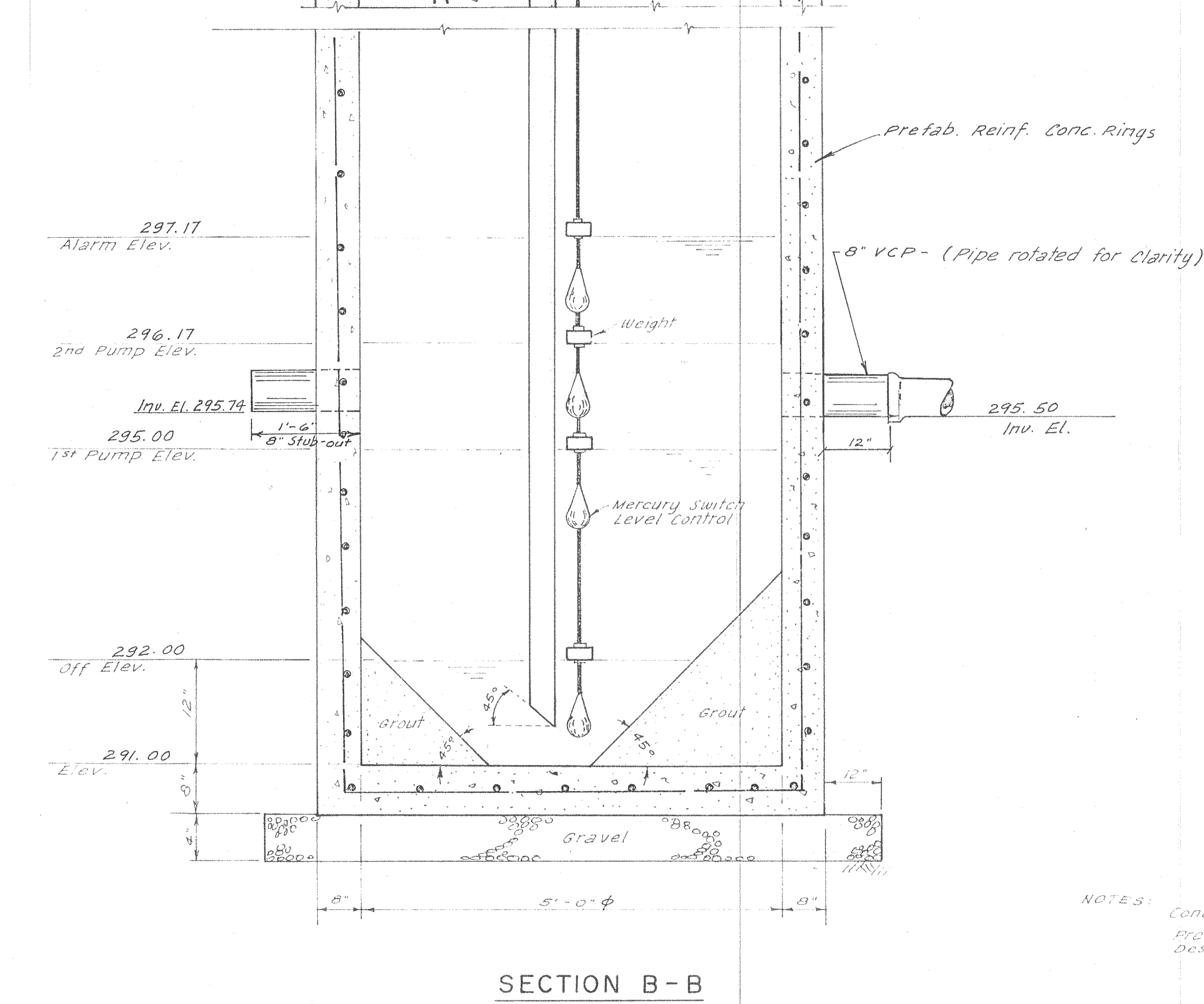
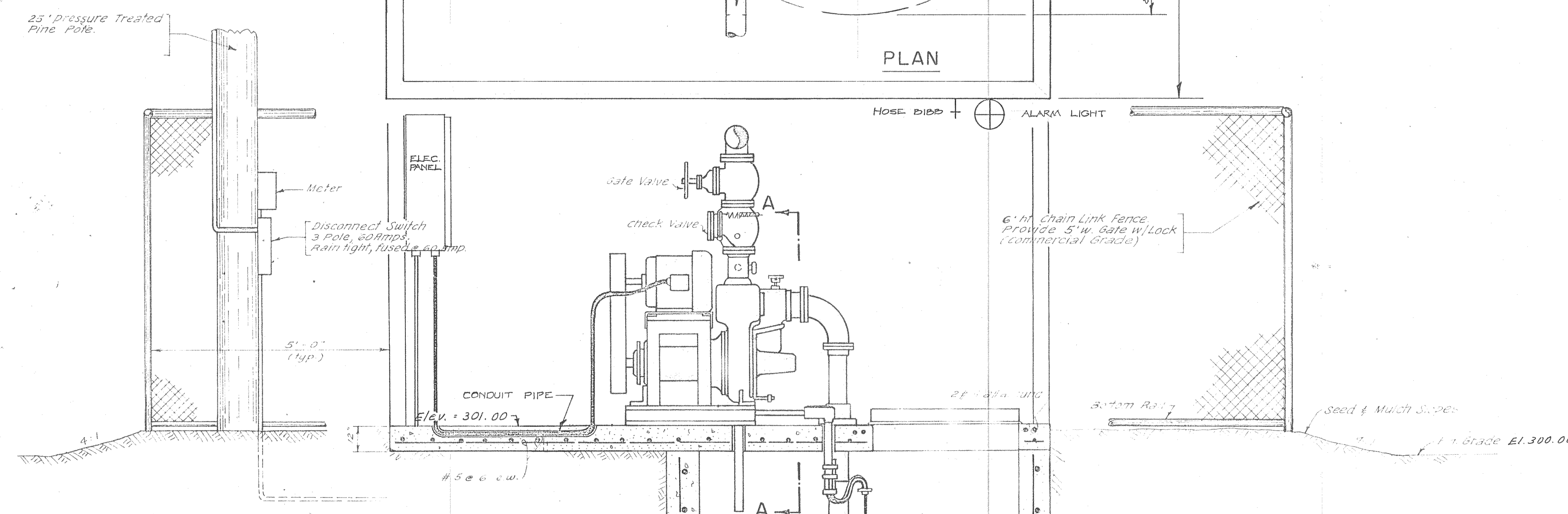
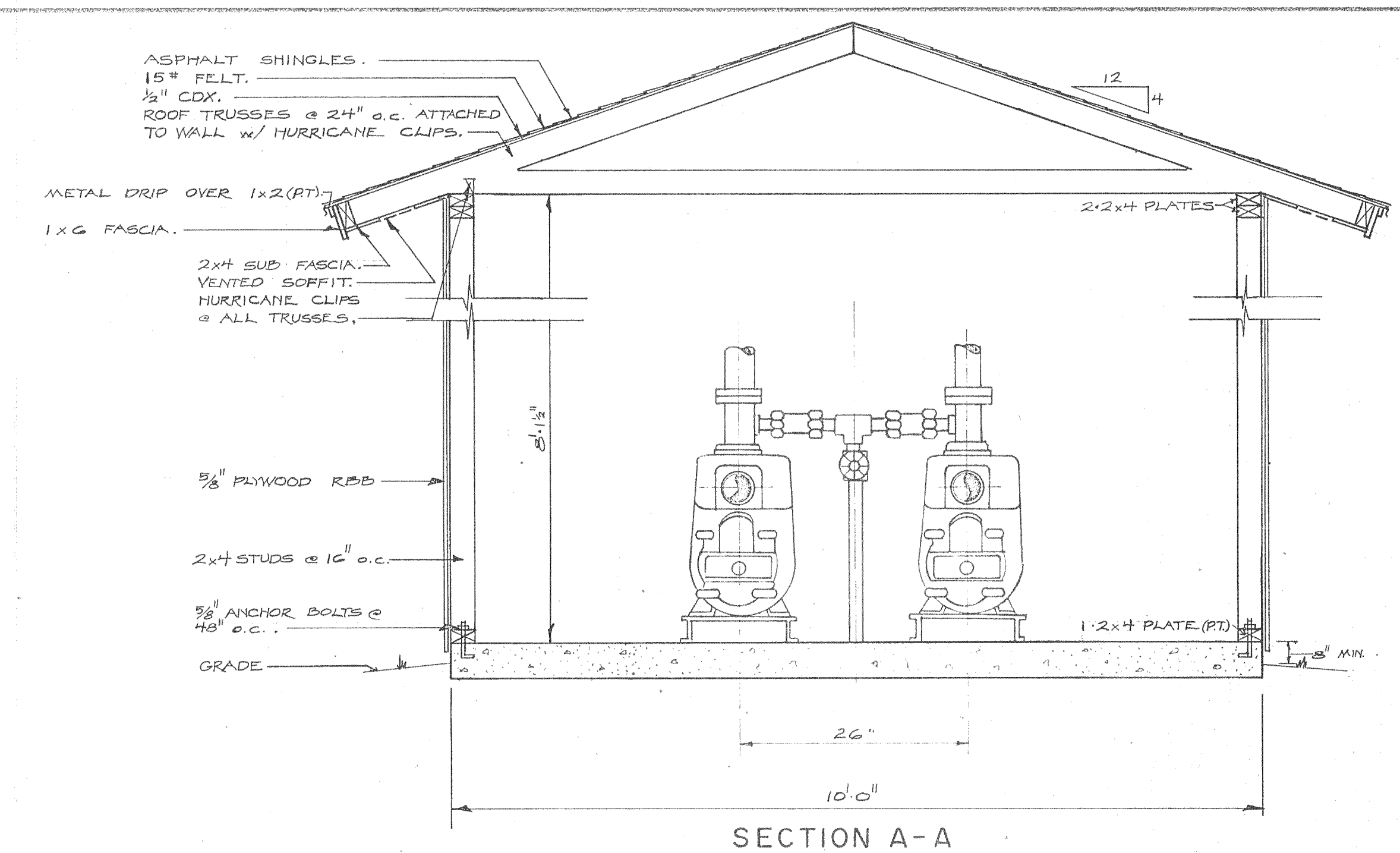
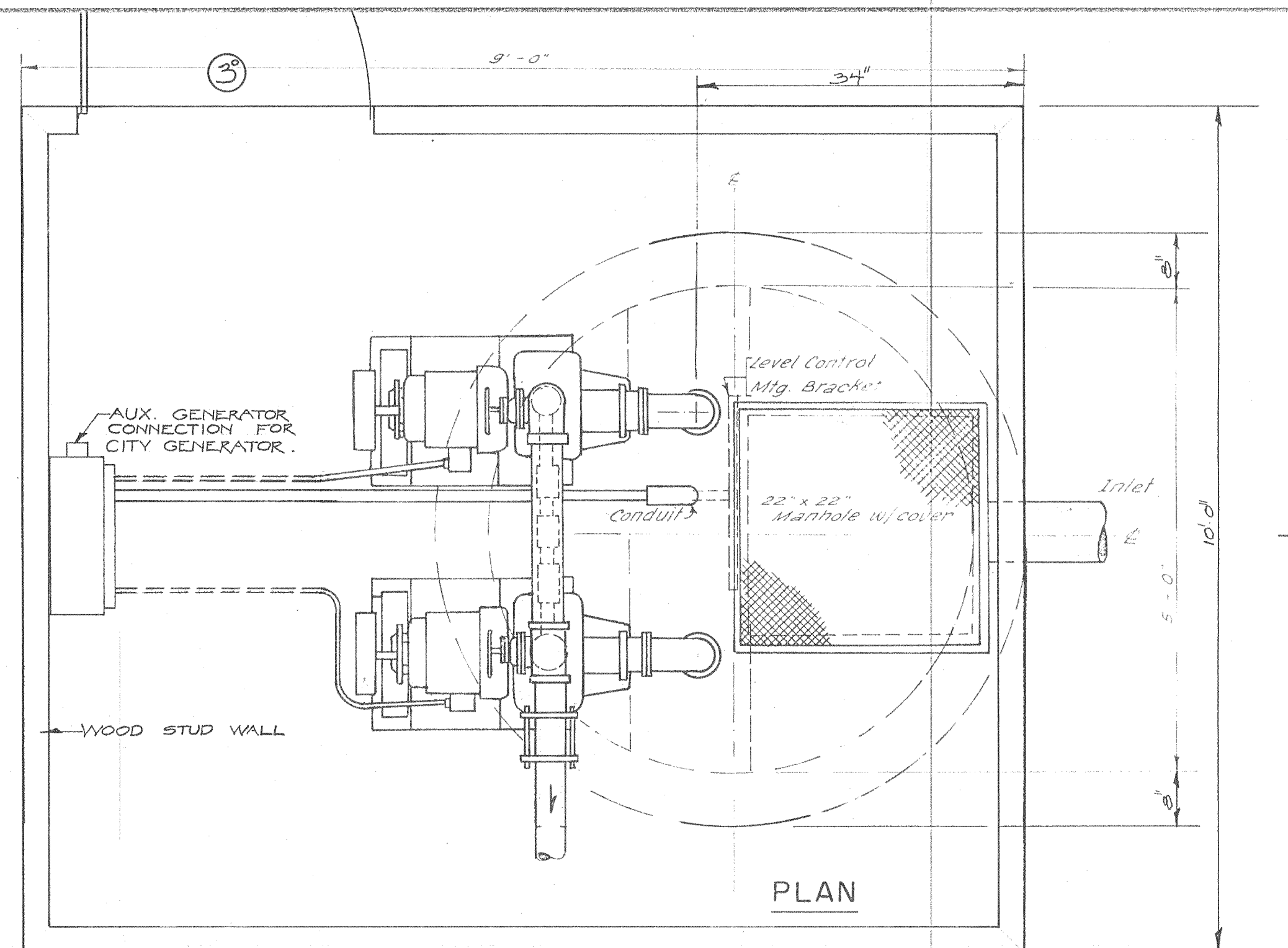
NOTE: A ONE-FOOT MINIMUM SEPARATION SHALL BE MAINTAINED BETWEEN WATER AND SEWER LINES WHERE LINES CROSS. WHEN LINES ARE LAID PARALLEL THEY SHALL HAVE A TEN-FOOT SEPARATION.



CONSTRUCTION LIMITS N.T.S.

Note: Water Meters, Boxes and Installation must be approved by the City of Hawkinsville.

BRUNING 4022 30554



SPECIFICATIONS	
PUMP	HYDROMATIC
MODEL	40 MMP
SIZE	4"
HP (Direct Motor Drive)	3 TEFC
PHASE / CYCLE	3 / 60
VOLTAGE	220
RPM	1150
TDH	22
GPM	160
MAX. SOLIDS	3"

NOTES: Concrete shall have 3,750 P.S.I. @ 28 days. Precast Manhole shall conform to ASTM designation C418 4000 P.S.I. CONC.

ARROWHEAD APARTMENTS
Hawkinsville, Georgia

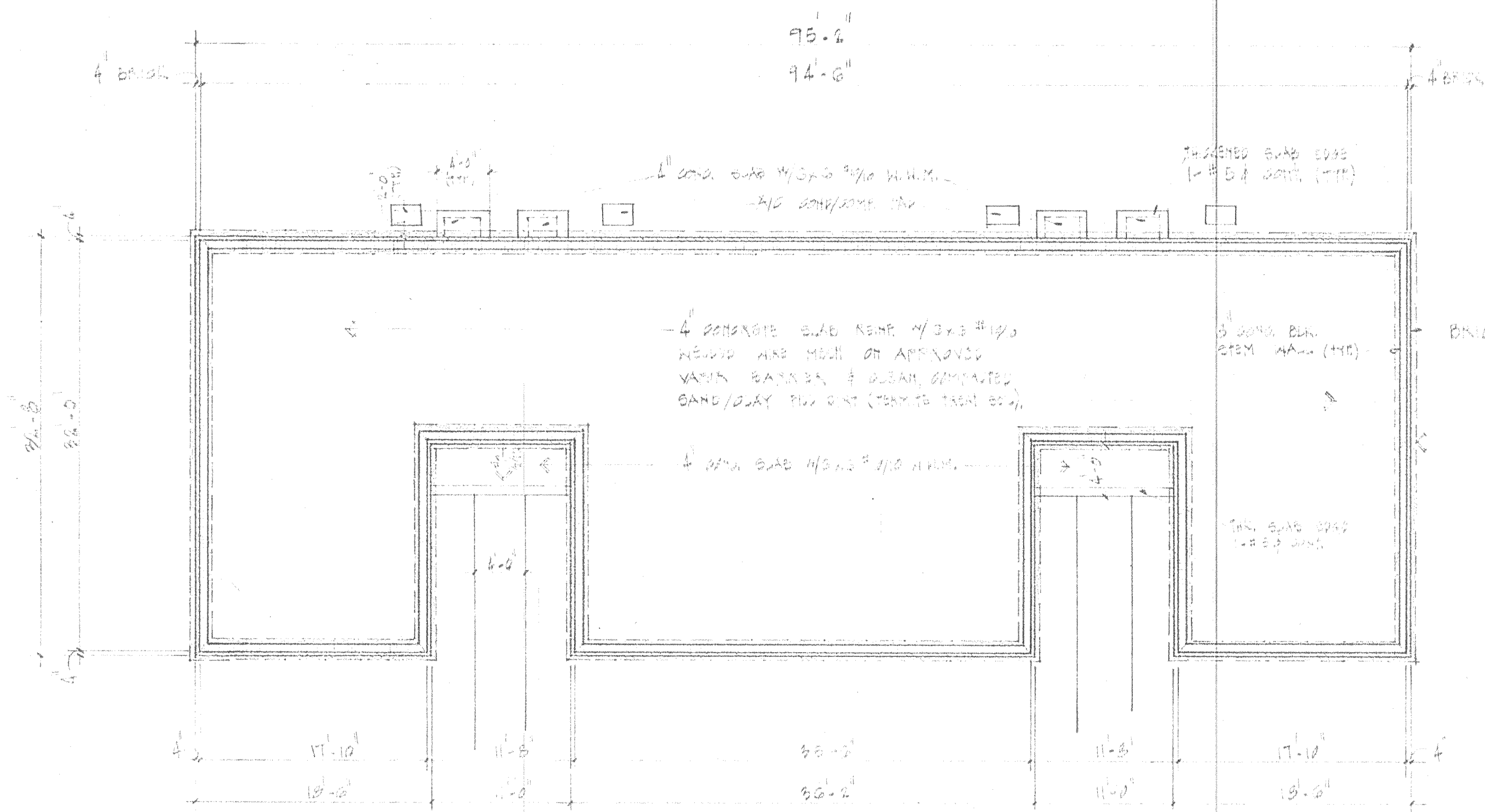
DUPLEX SELF PRIMING
LIFT STATION

DAVIS, SABS & NADEAU
CONSULTING ENGINEERS

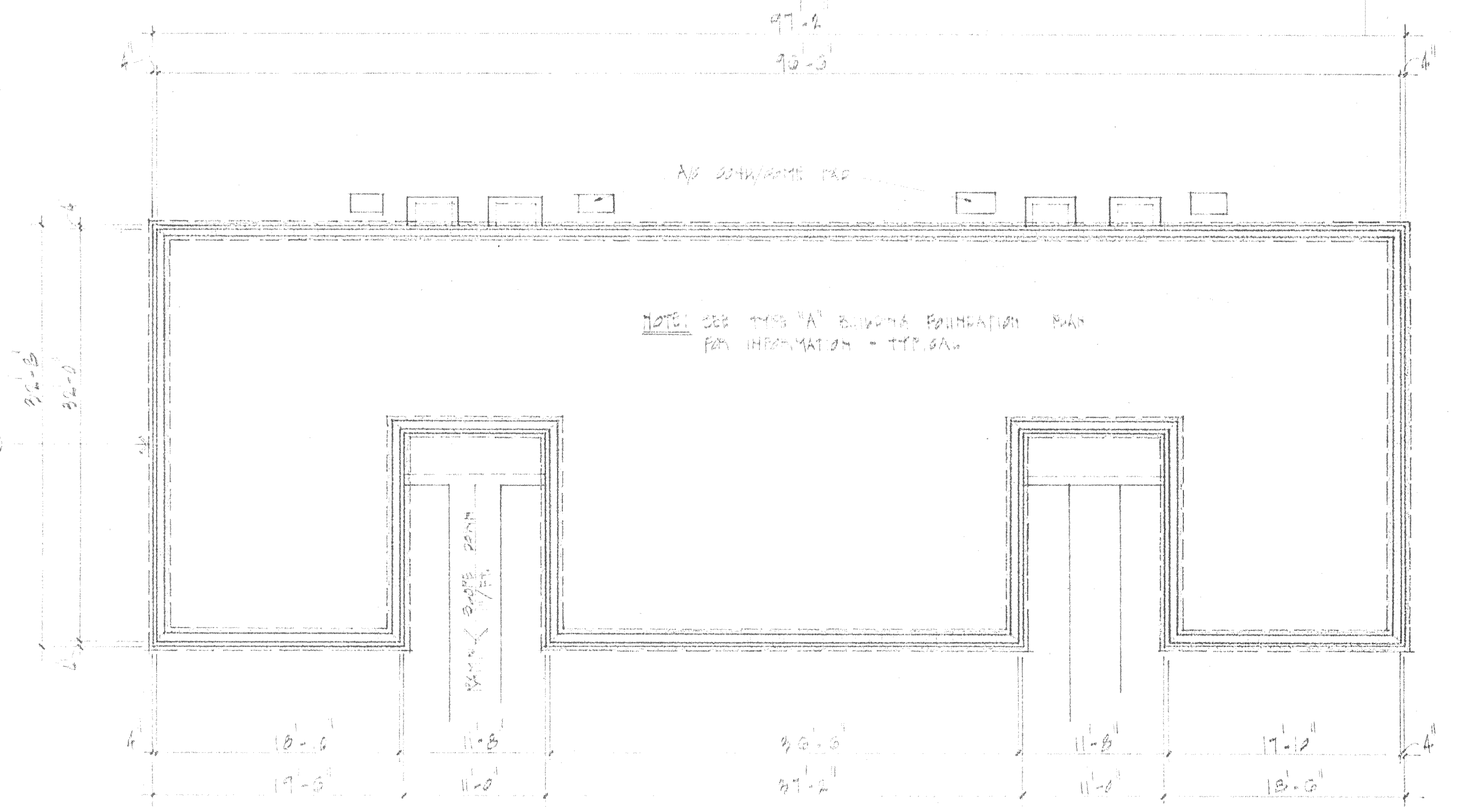
GAINESVILLE, FLA

DESCRIPTION	NAME	DATE	SCALE	DESIGNED	DWG. NO.	OF
REVISIONS			SCALE: N.T.S.	DESIGNED: J.C.R.	6	17
			DATE: June 79	DRAWN: JD		
			PROJ. NO: 7903	CHECKED: RCD		

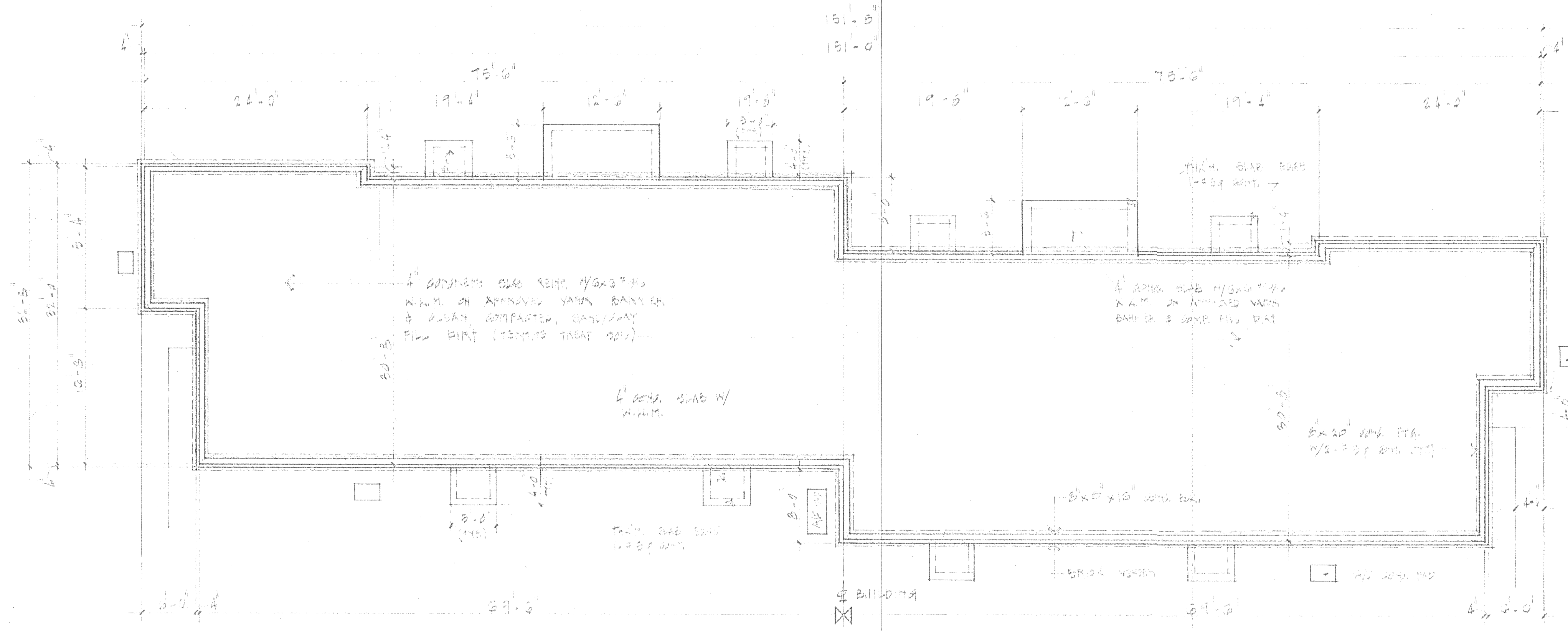
BRUNING, W.A.M. 10-21



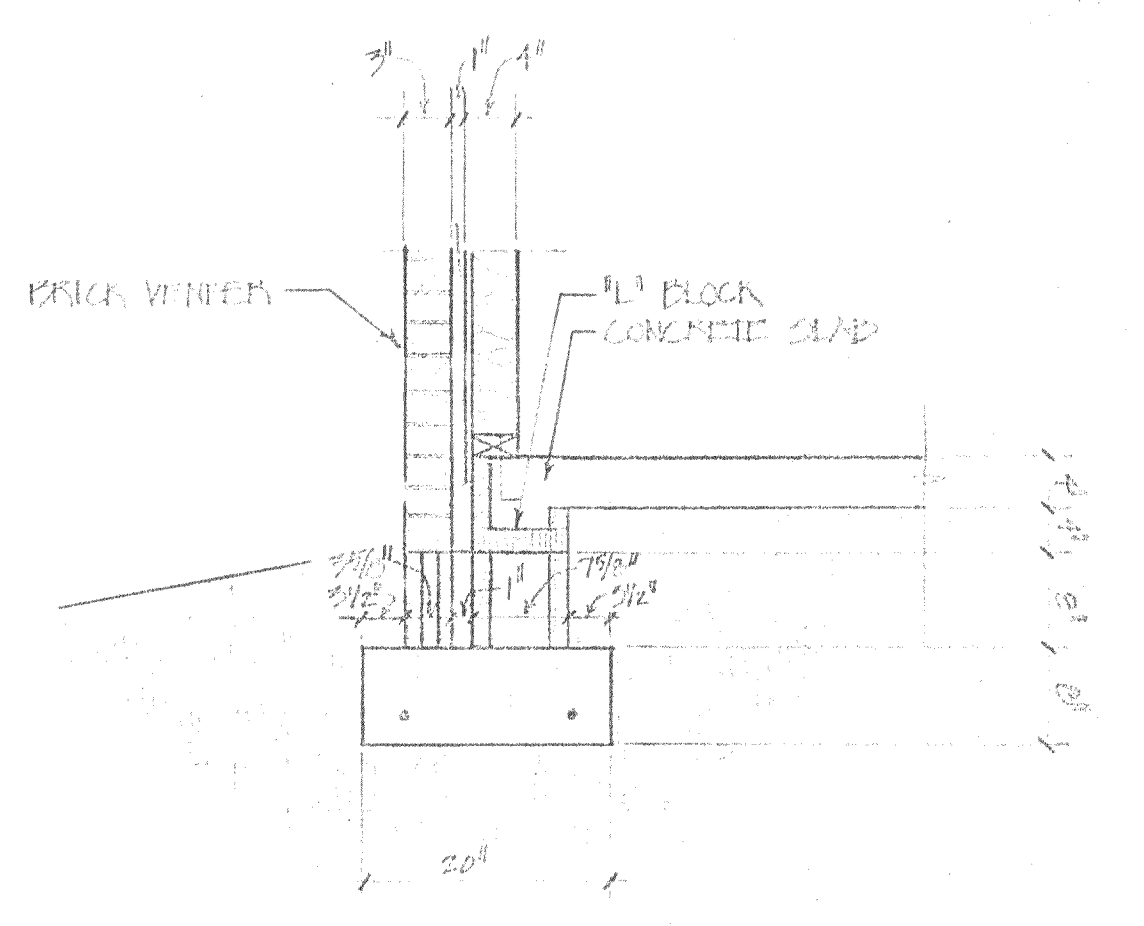
FOUNDATION PLAN - TYPE 'A' BUILDING
05/13/77



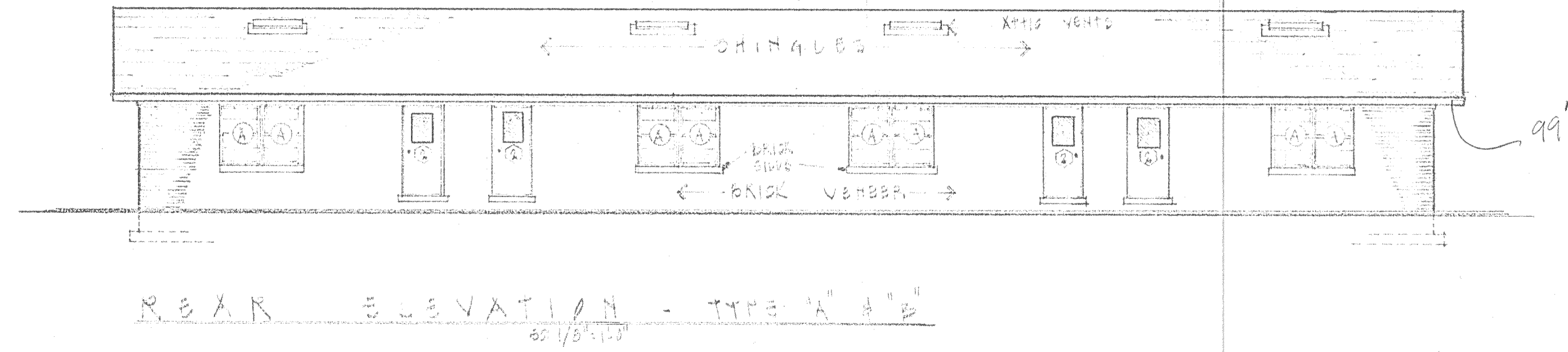
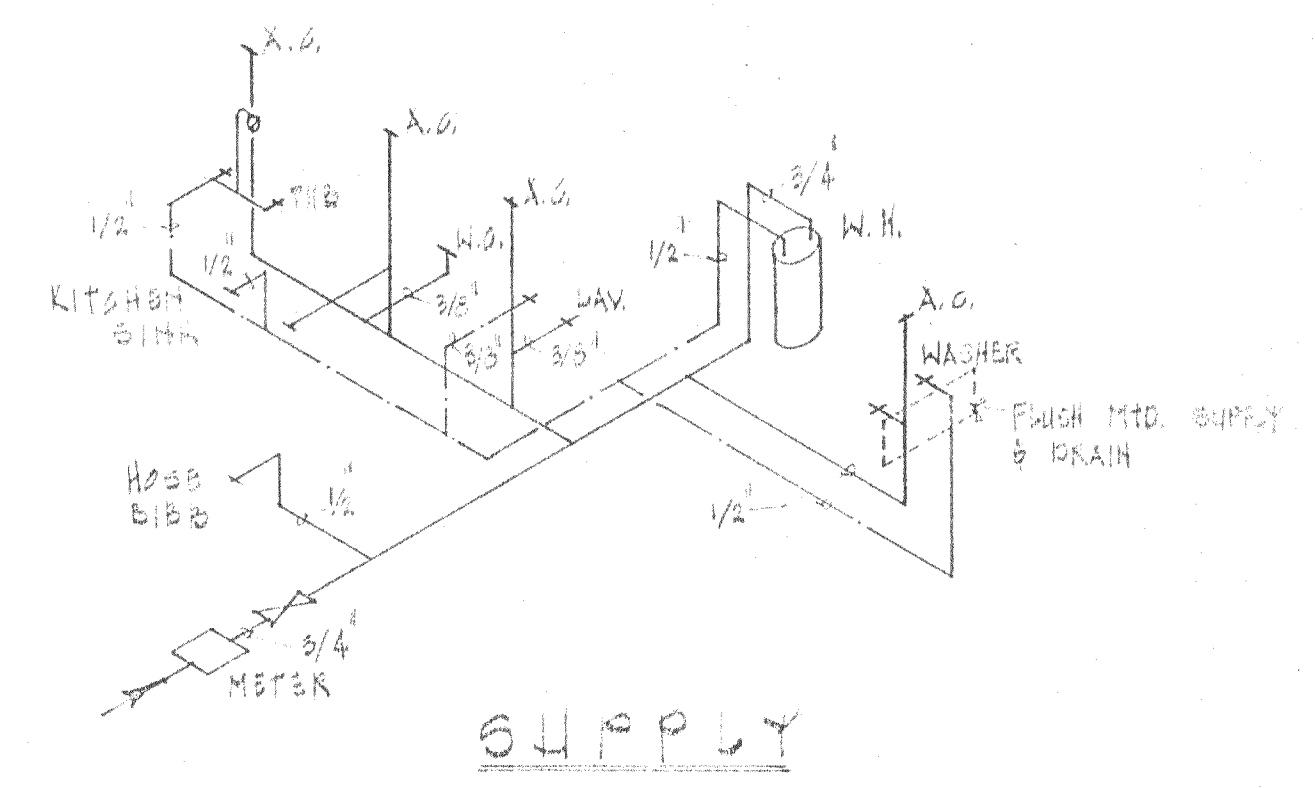
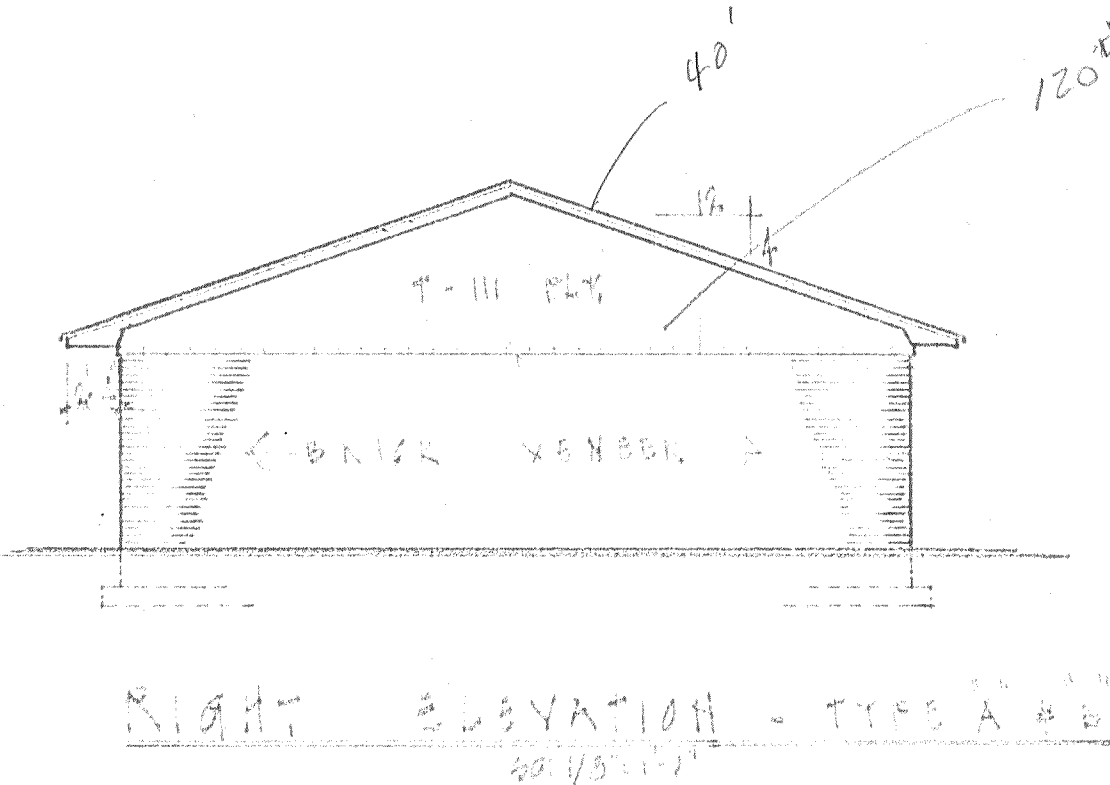
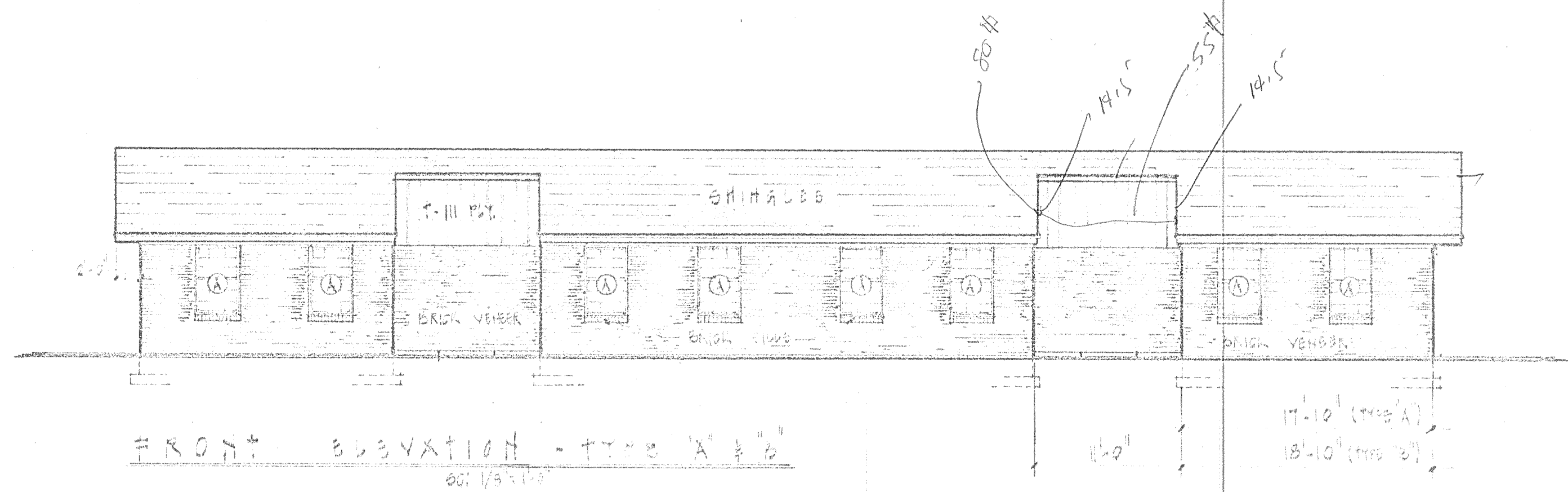
FOUNDATION PLAN - TYPE 'B' BUILDING
05/13/77



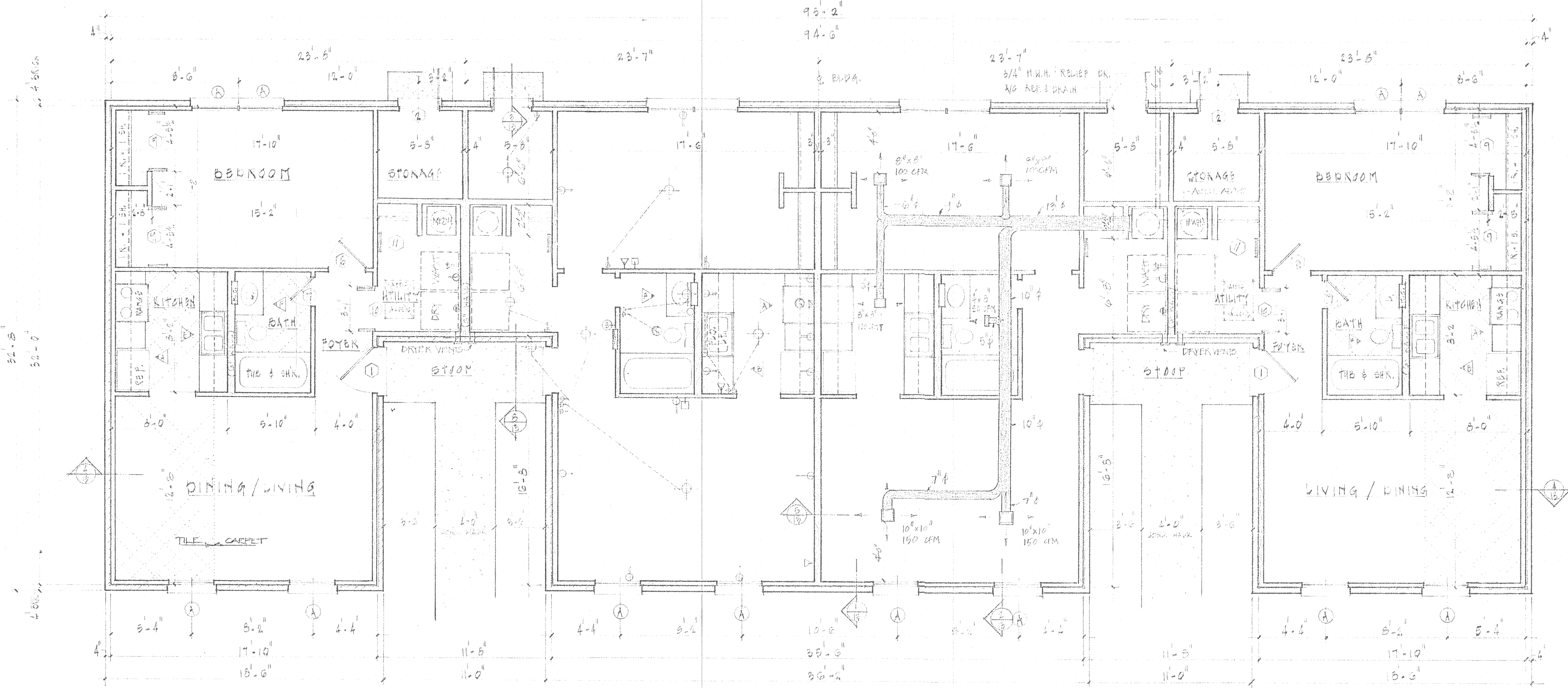
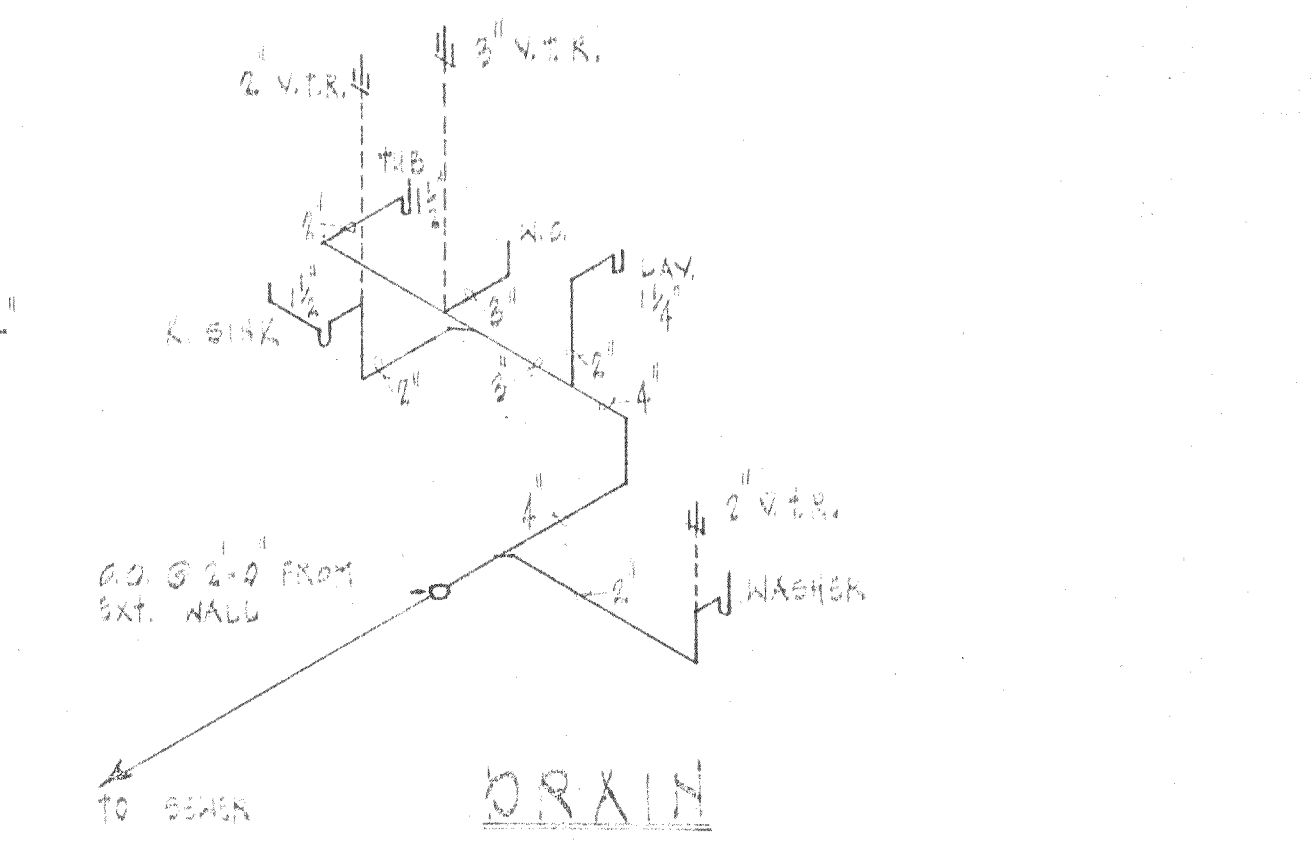
FOUNDATION PLAN - TYPE 'C' BUILDING
05/13/77



FOUNDATION WALL DETAIL
05/13/77

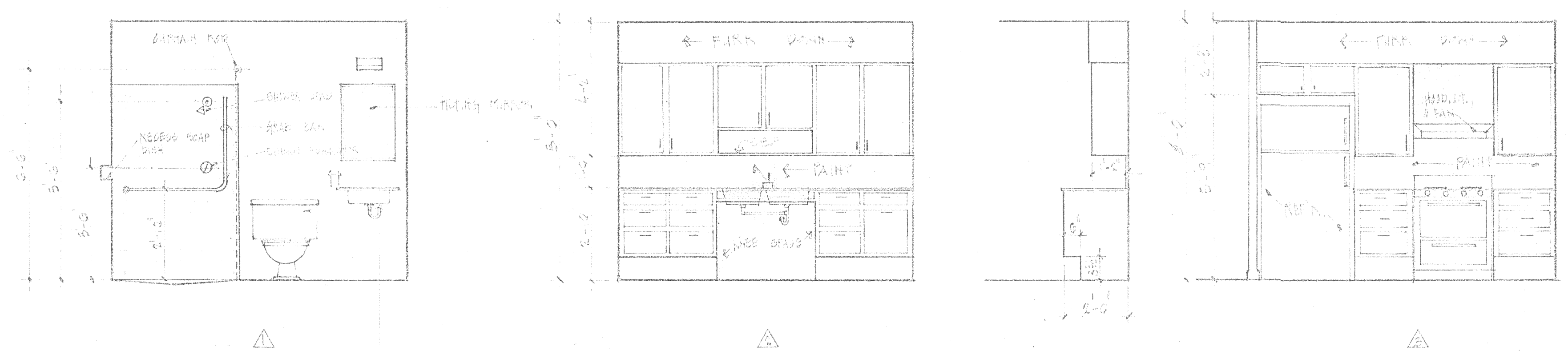


Face = 336'
 Side = 510'

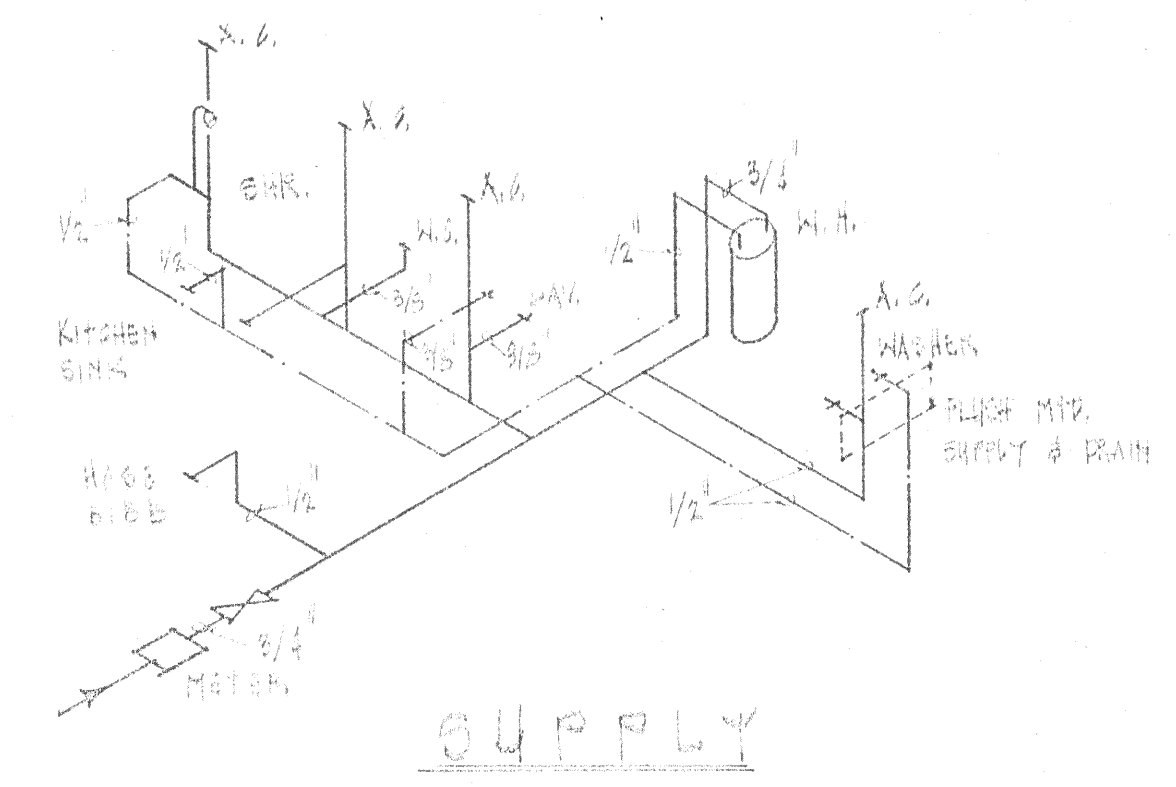


1. BEDROOM PLUMBING RISER - TYPE 'A' N.T.O.

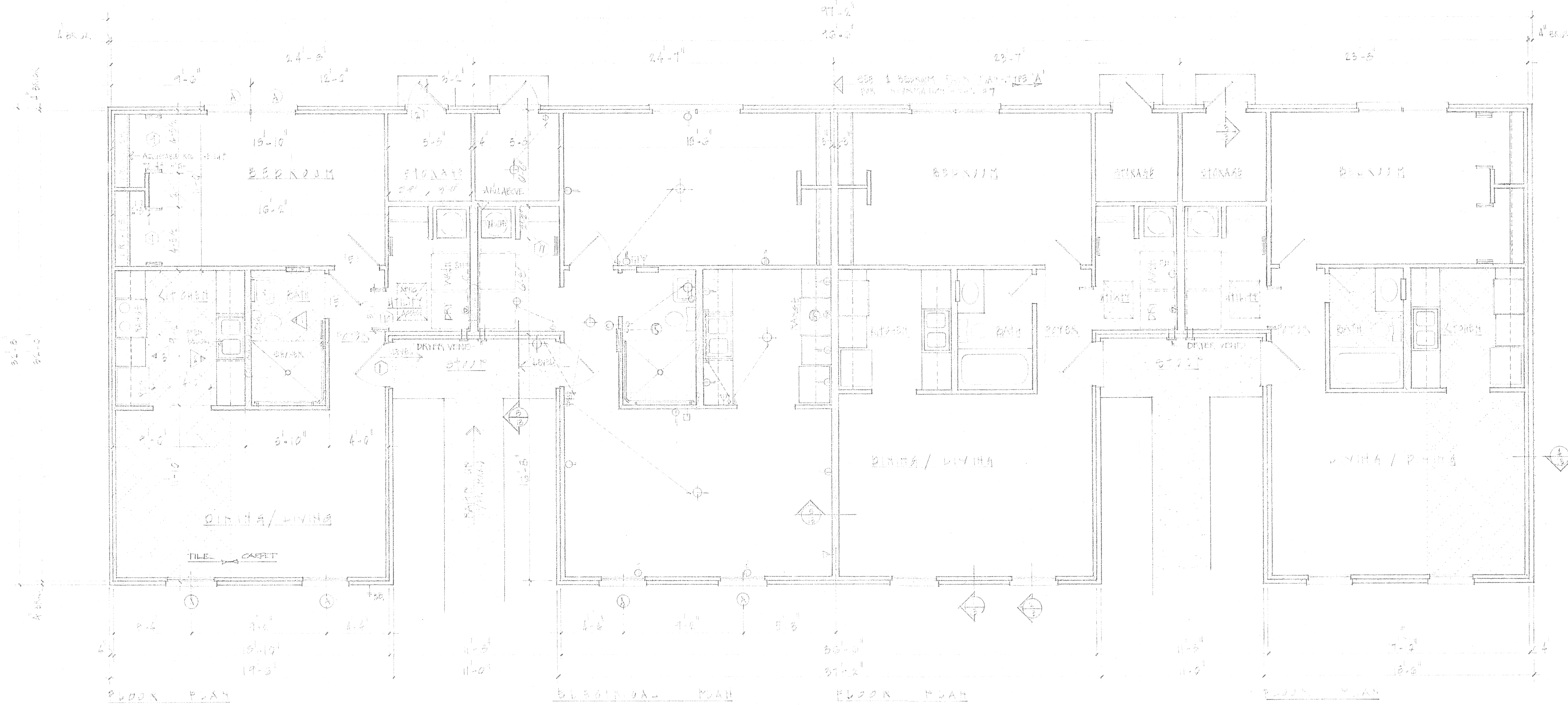
FLOOR PLAN
 ONE BEDROOM PLANS - TYPE 'A' BUILDING



INTERIOR ELEVATIONS - HANDICAPPED UNIT

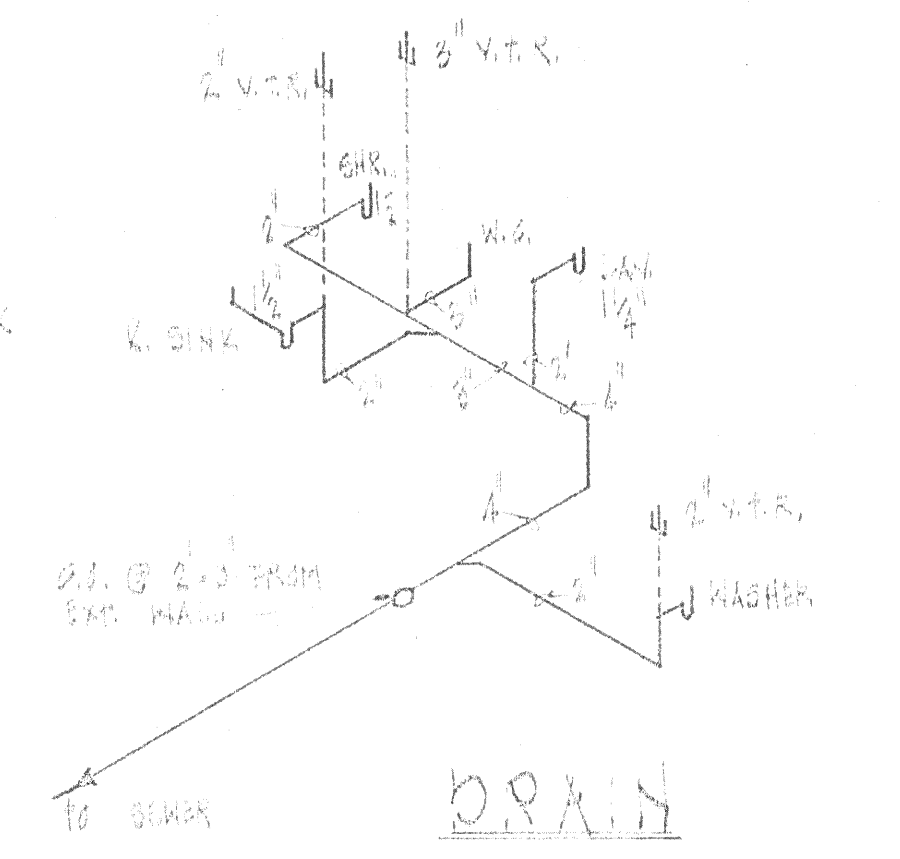


SUPPLY



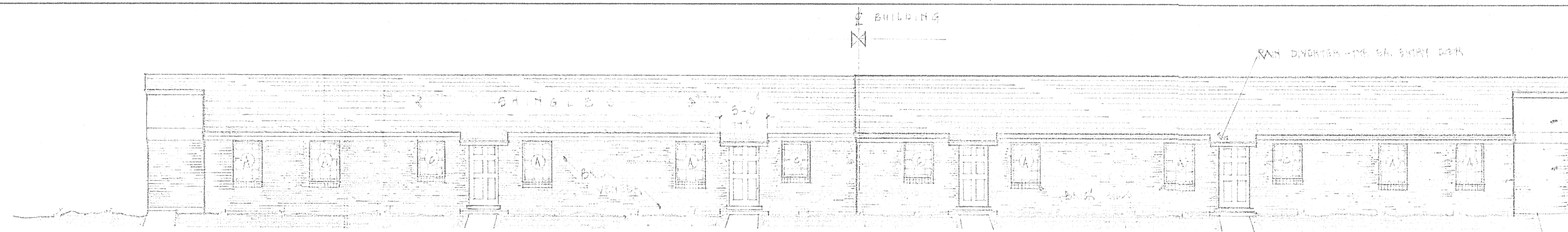
HANDICAPPED NON-HANDICAPPED

ONE BEDROOM PLANS - TYPE 'B' BUILDING

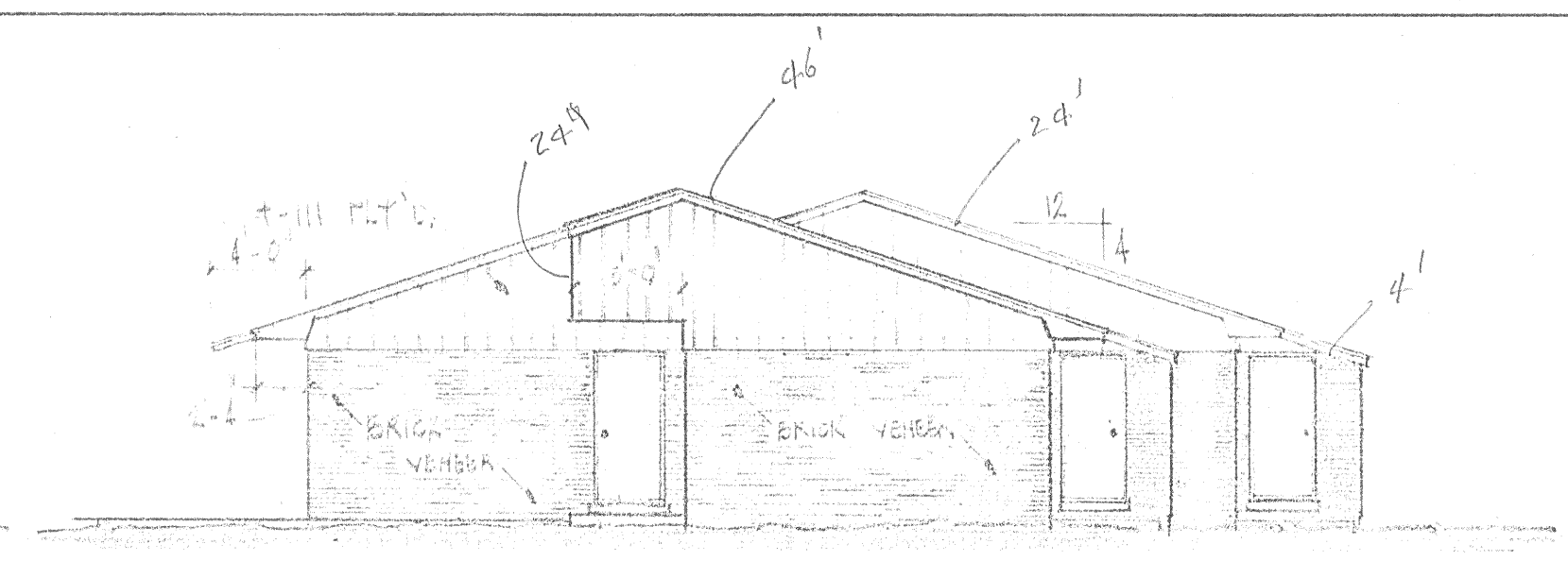


DRAIN

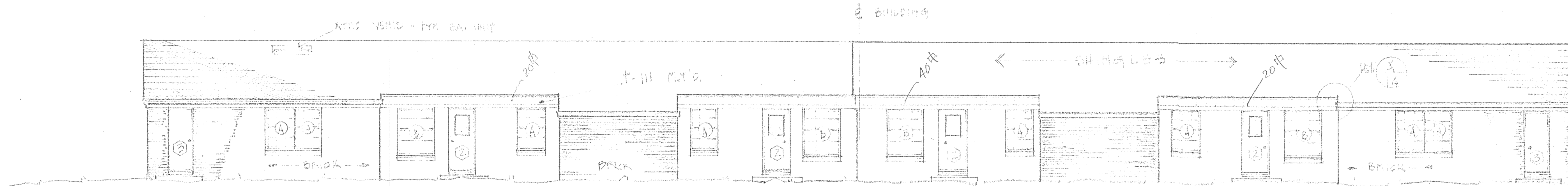
ONE BEDROOM PLUMBING ROOM - HANDICAPPED UNIT



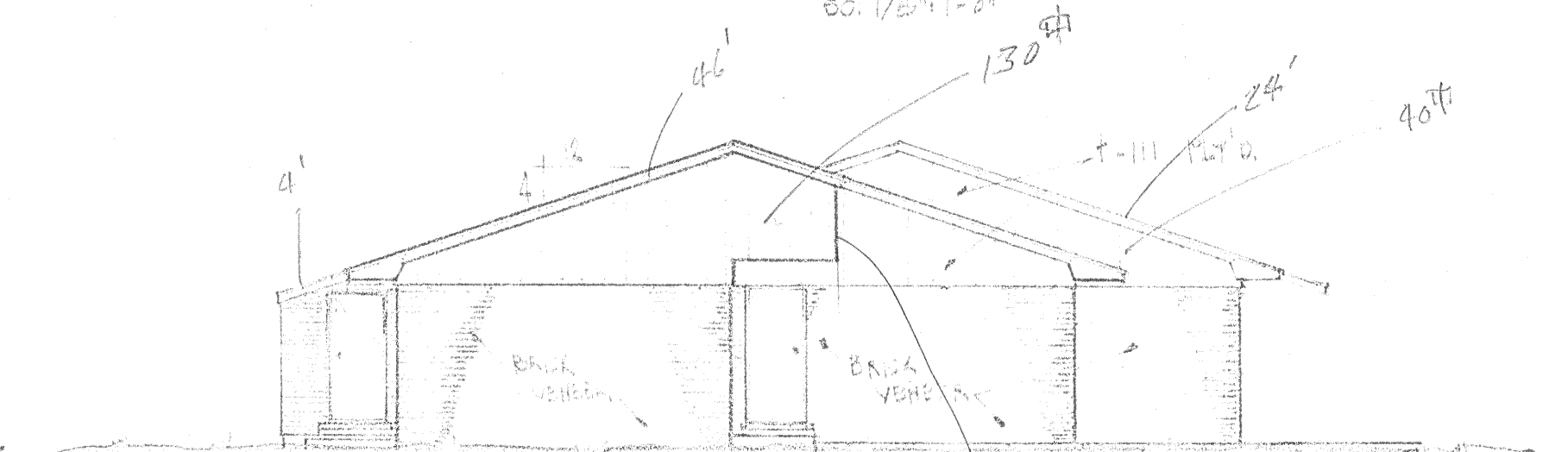
FRONT ELEVATION
6/1/57



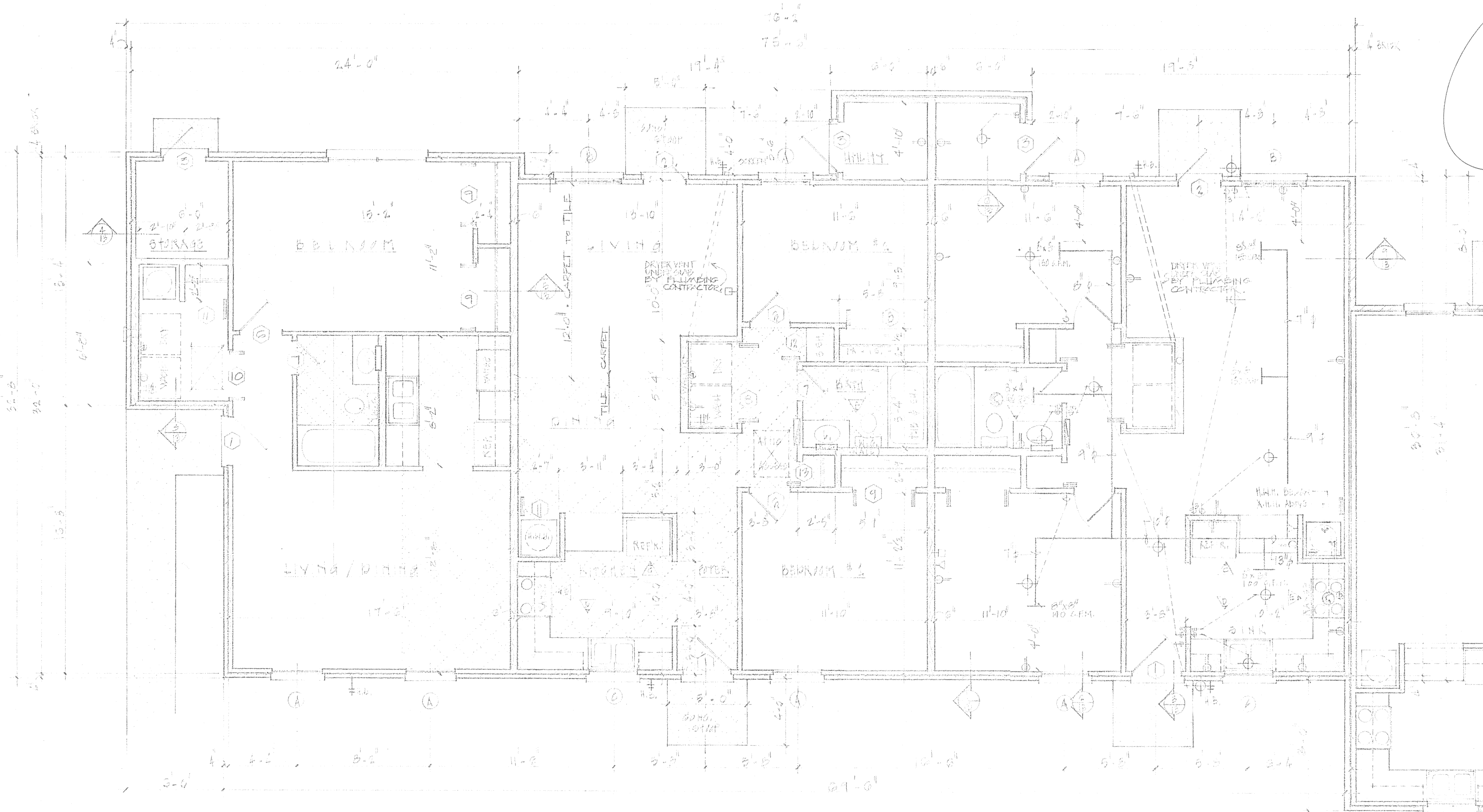
RIGHT ELEVATION
6/1/57



REAR ELEVATION
6/1/57



LEFT ELEVATION
6/1/57

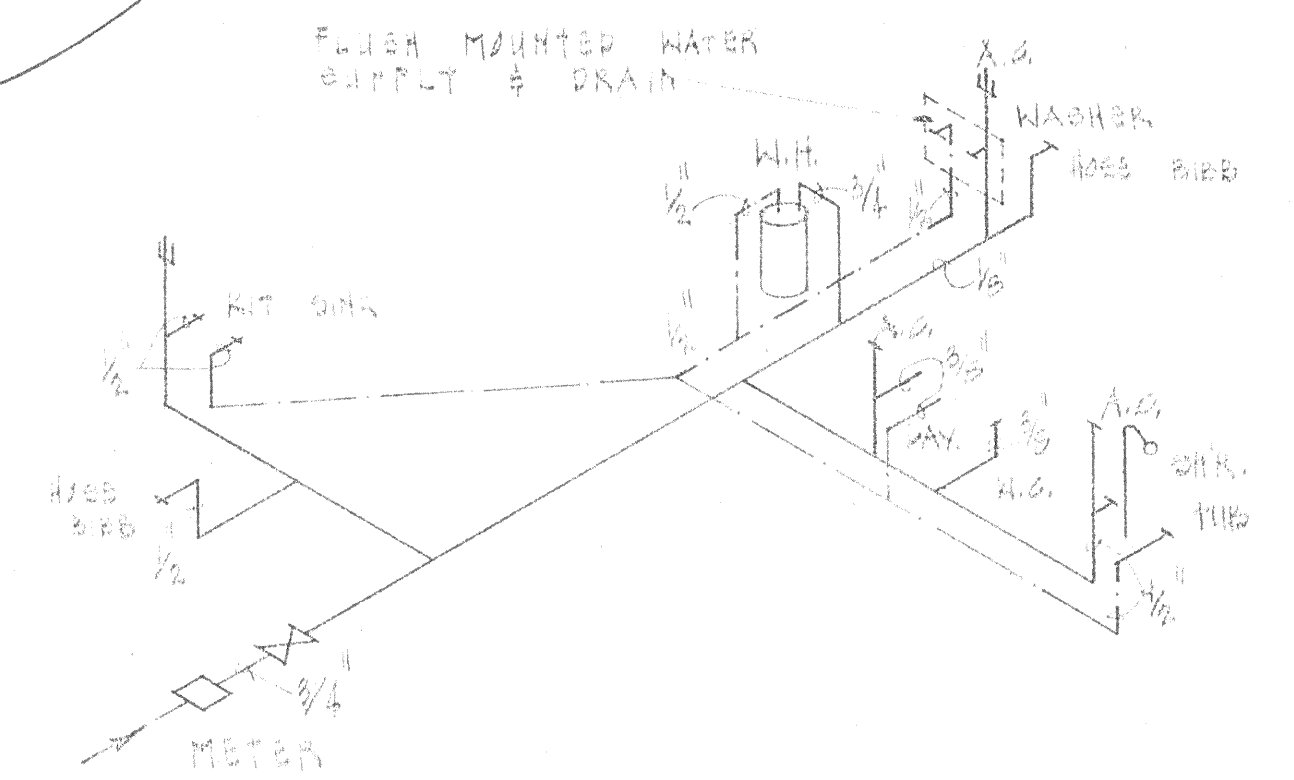


FLOOR PLAN
6/1/57

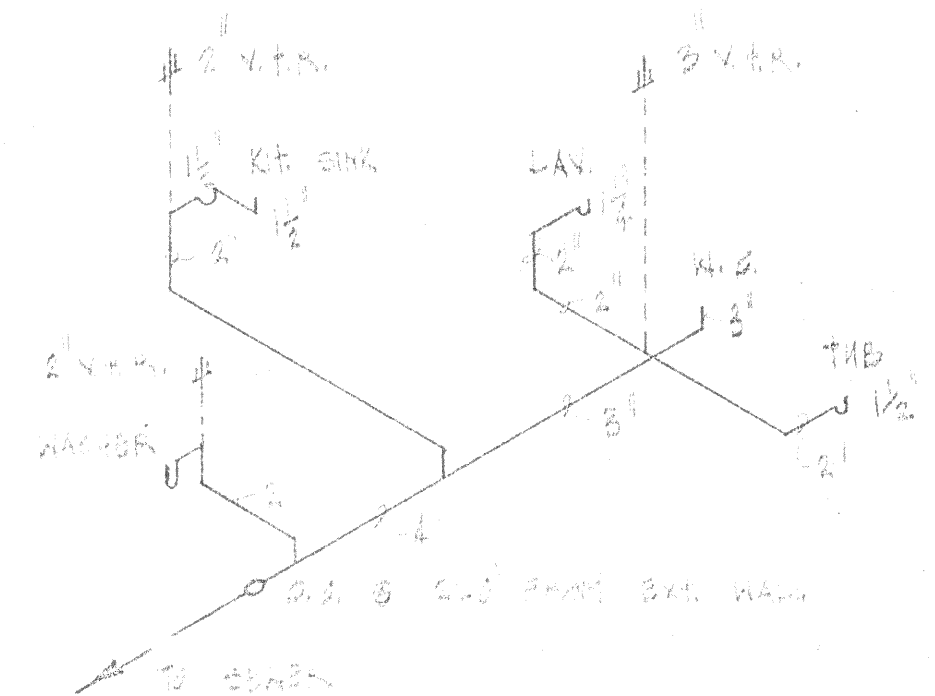
TWO BEDROOM PLANS - TYPE 'D' BUILDING
6/1/57

MECHANICAL - ELECTRICAL PLAN

Feet 970'
Siding 470'

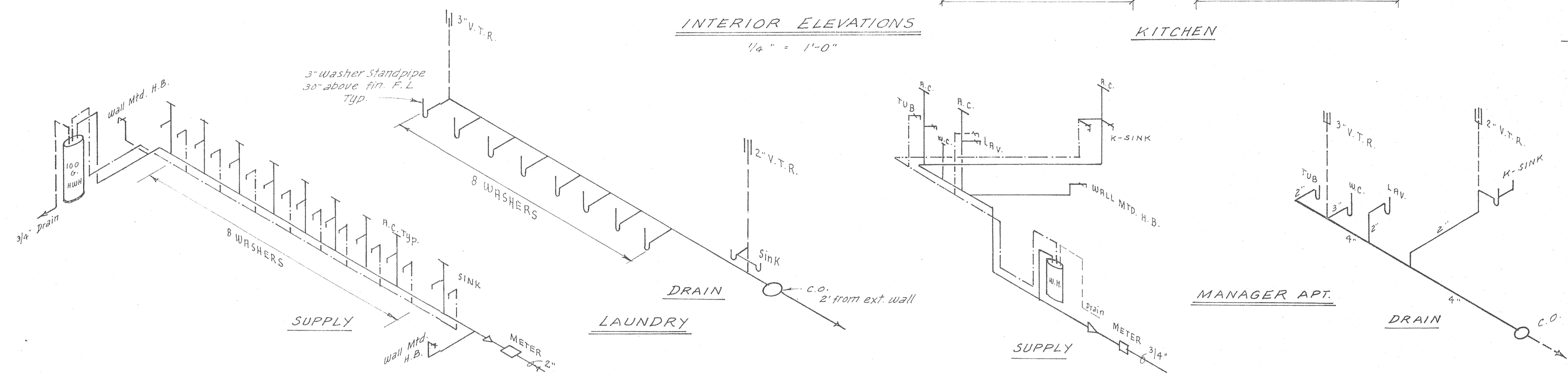
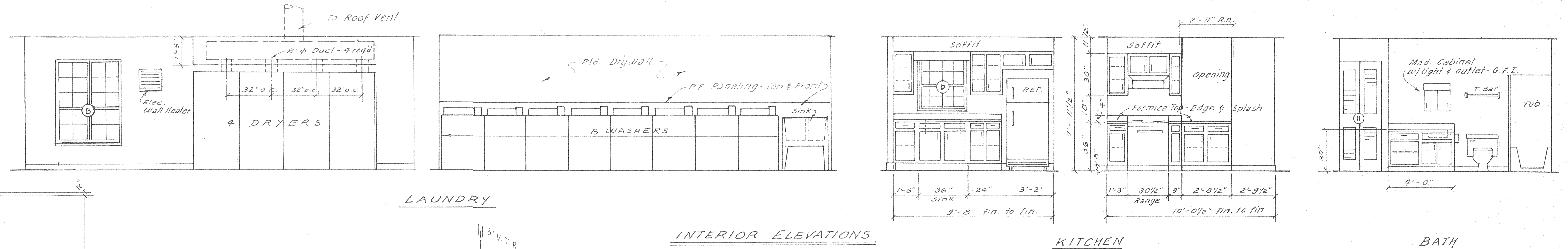
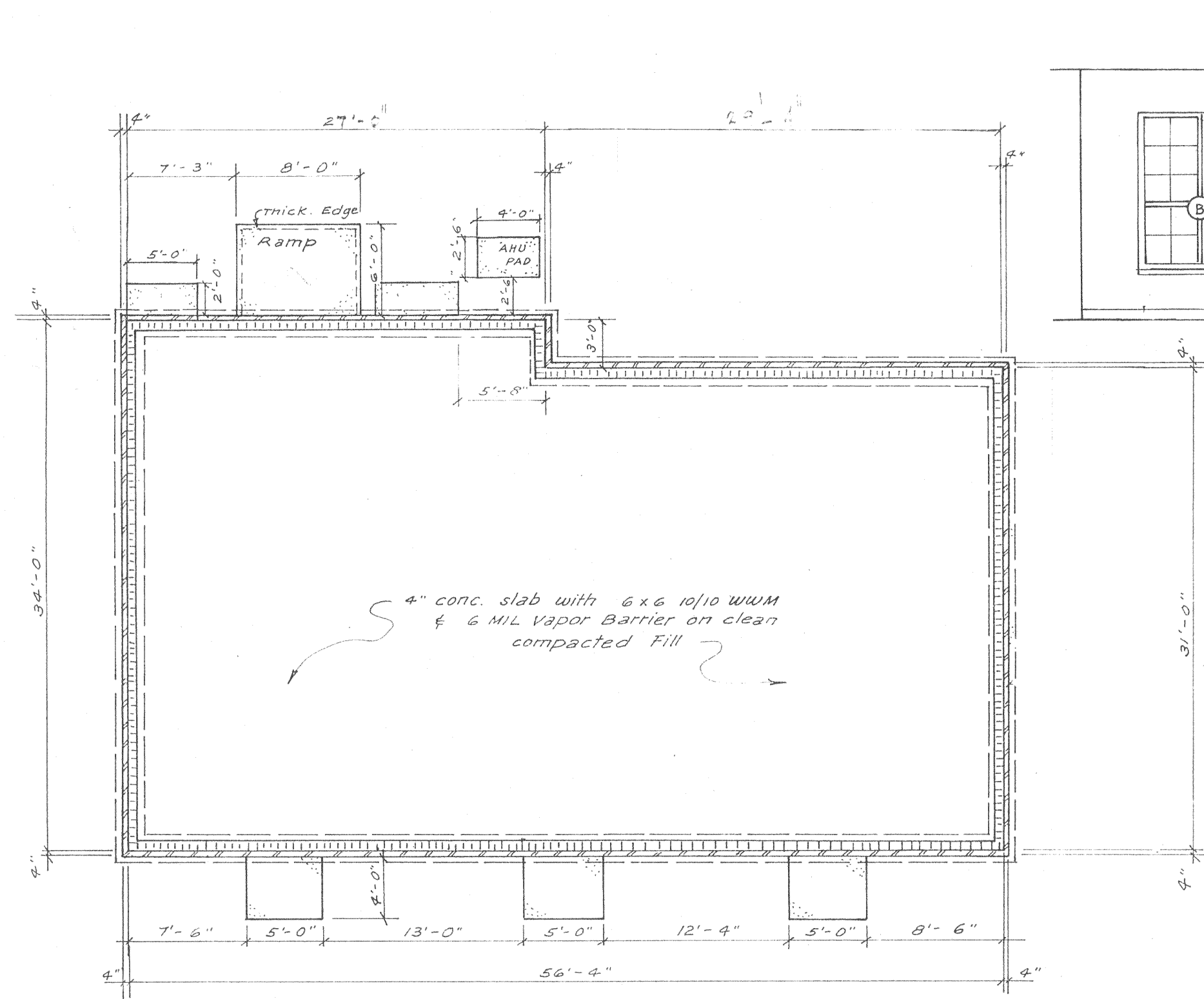
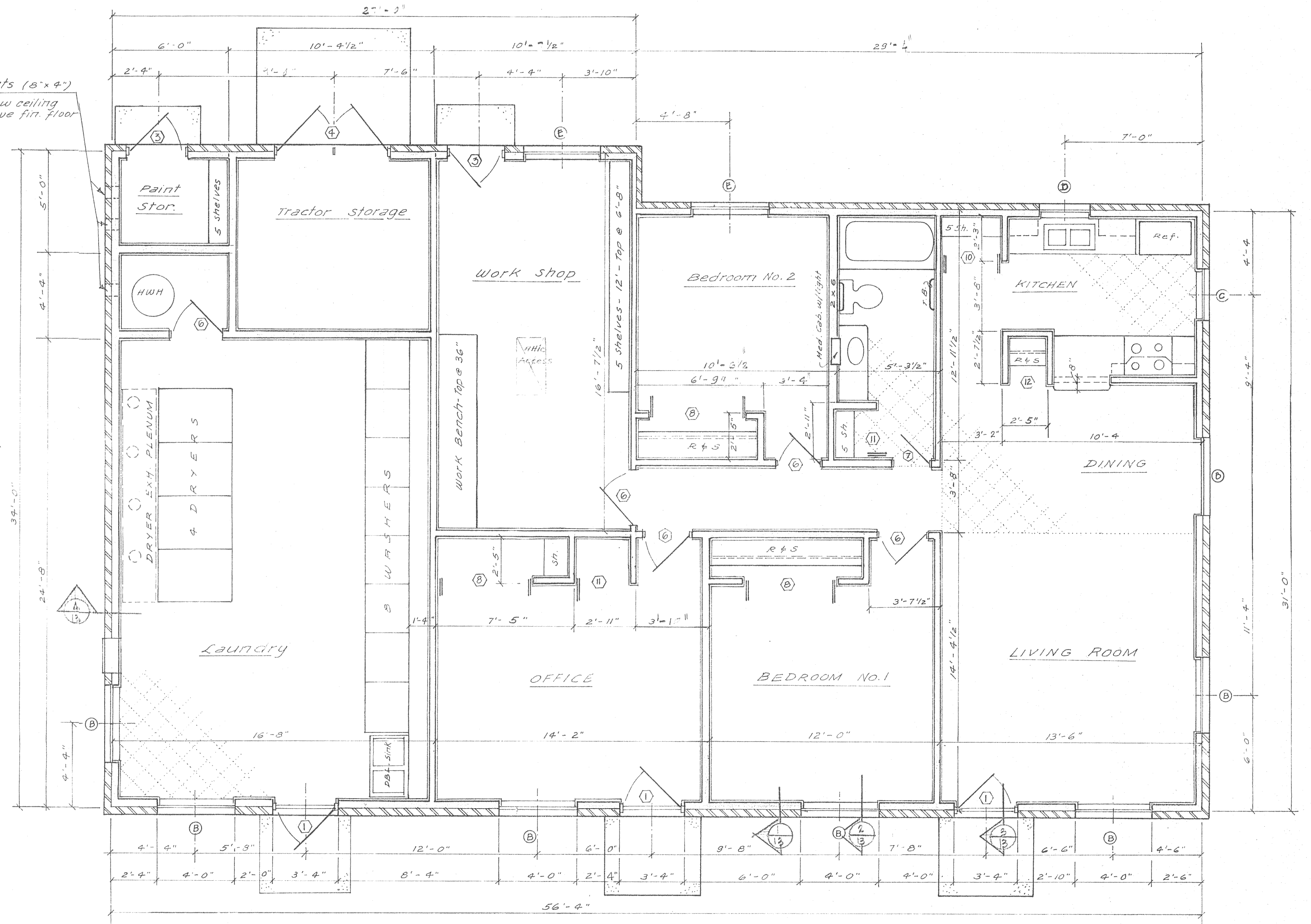
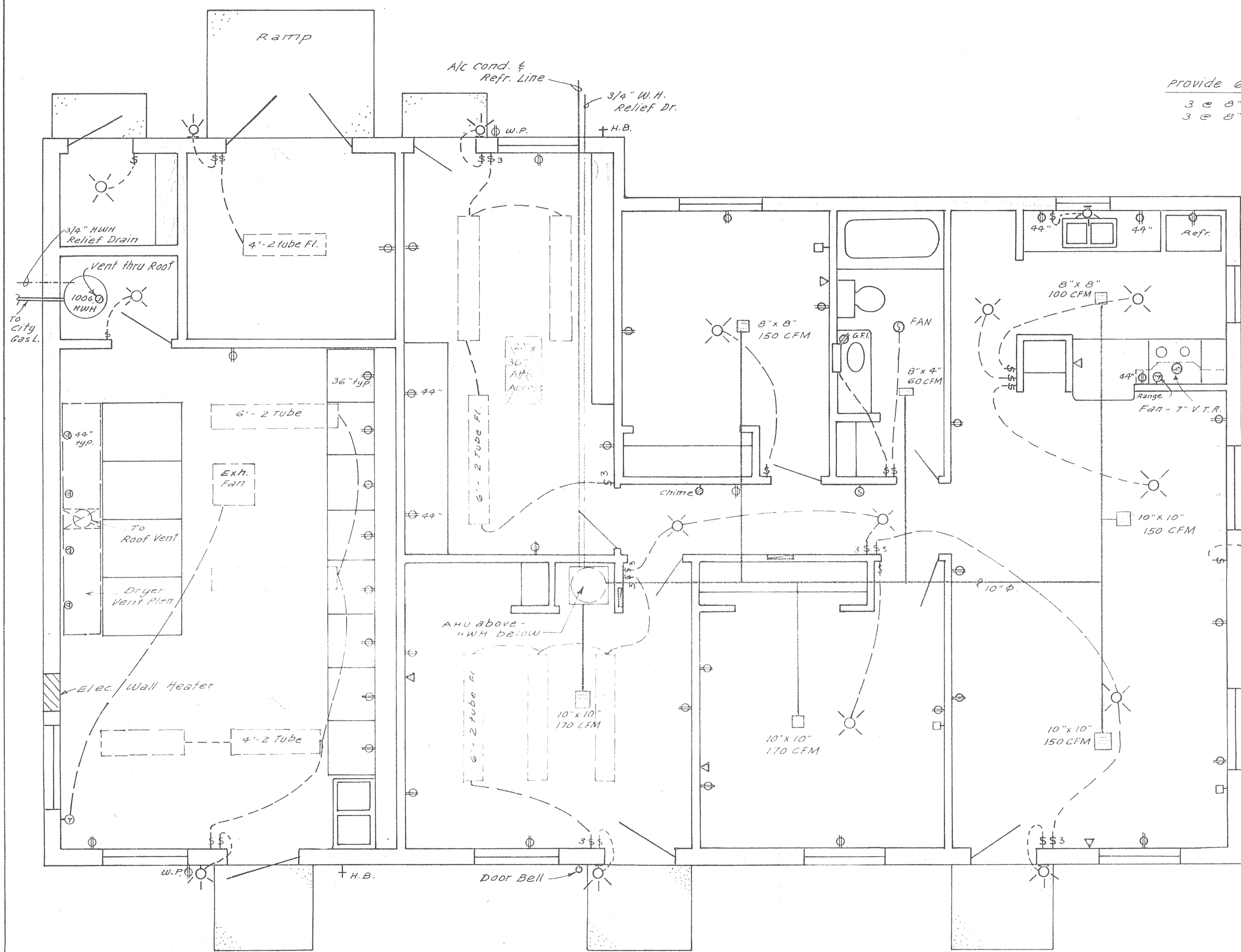


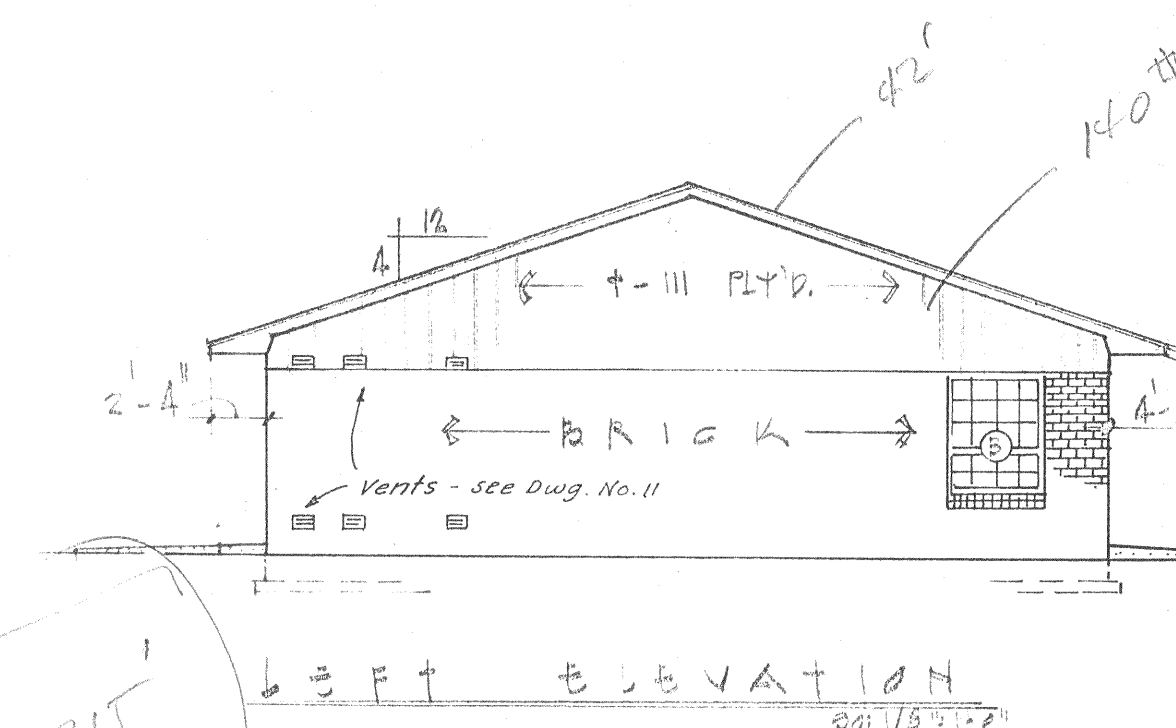
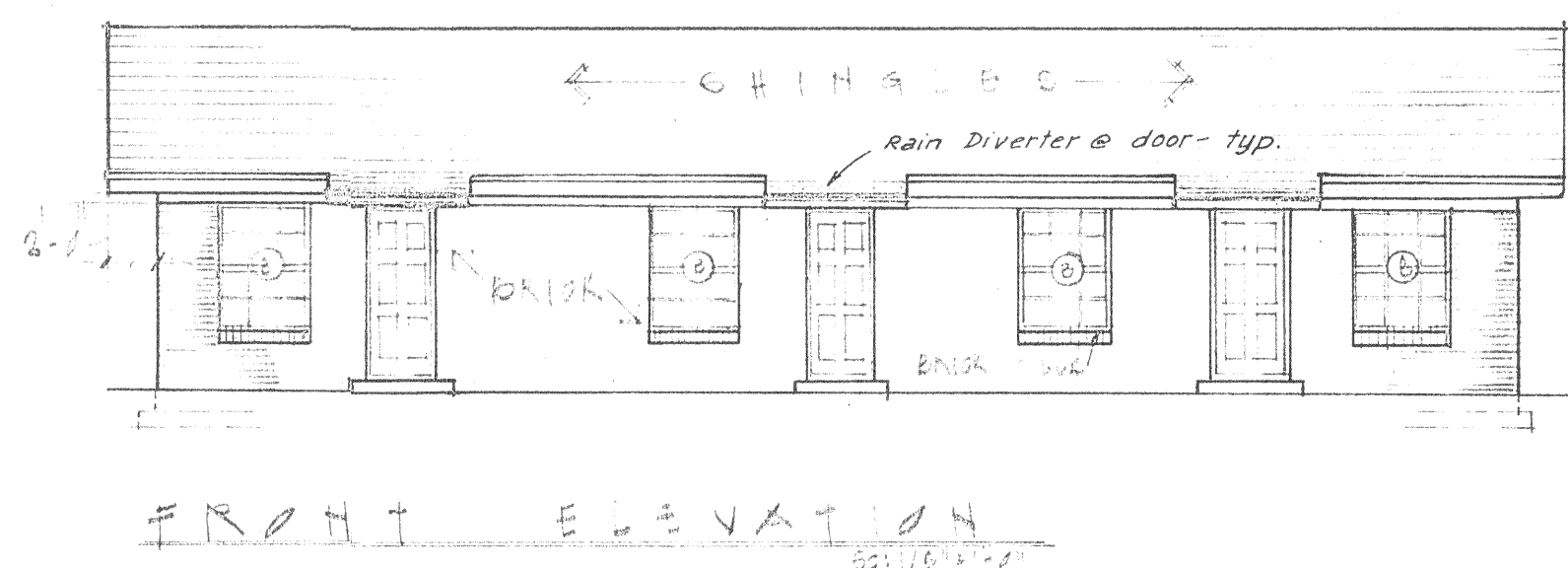
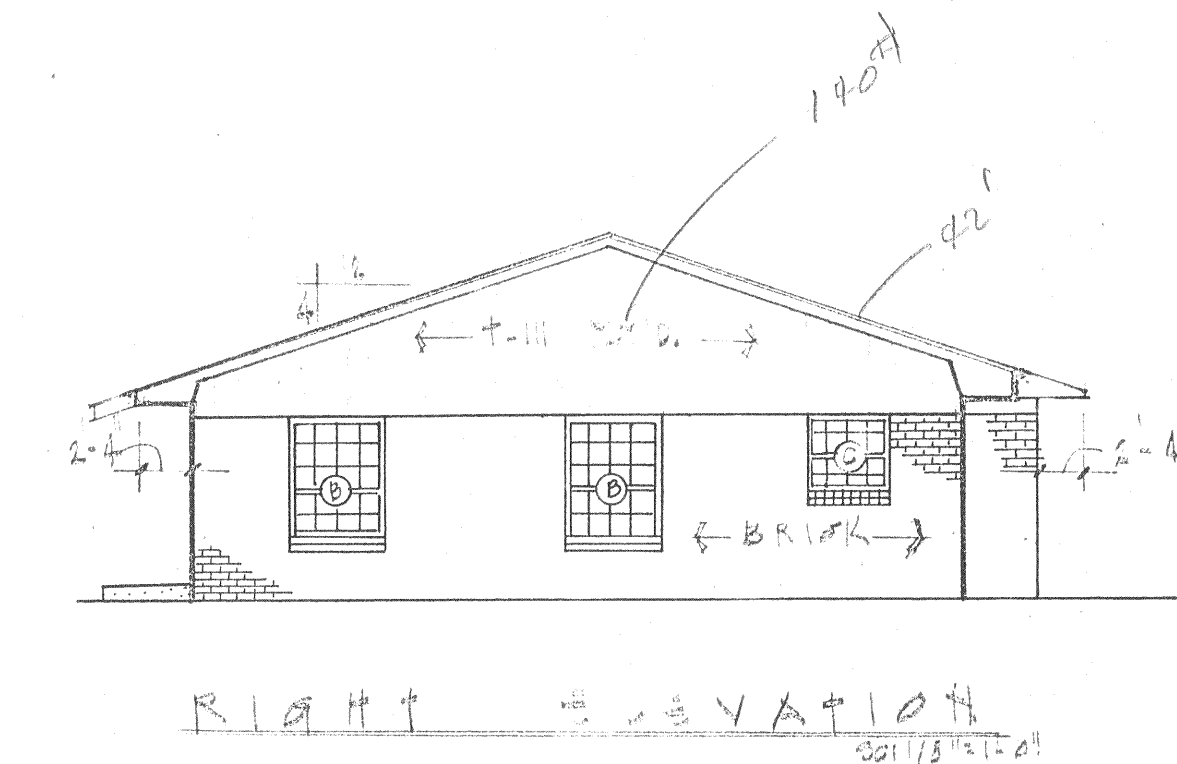
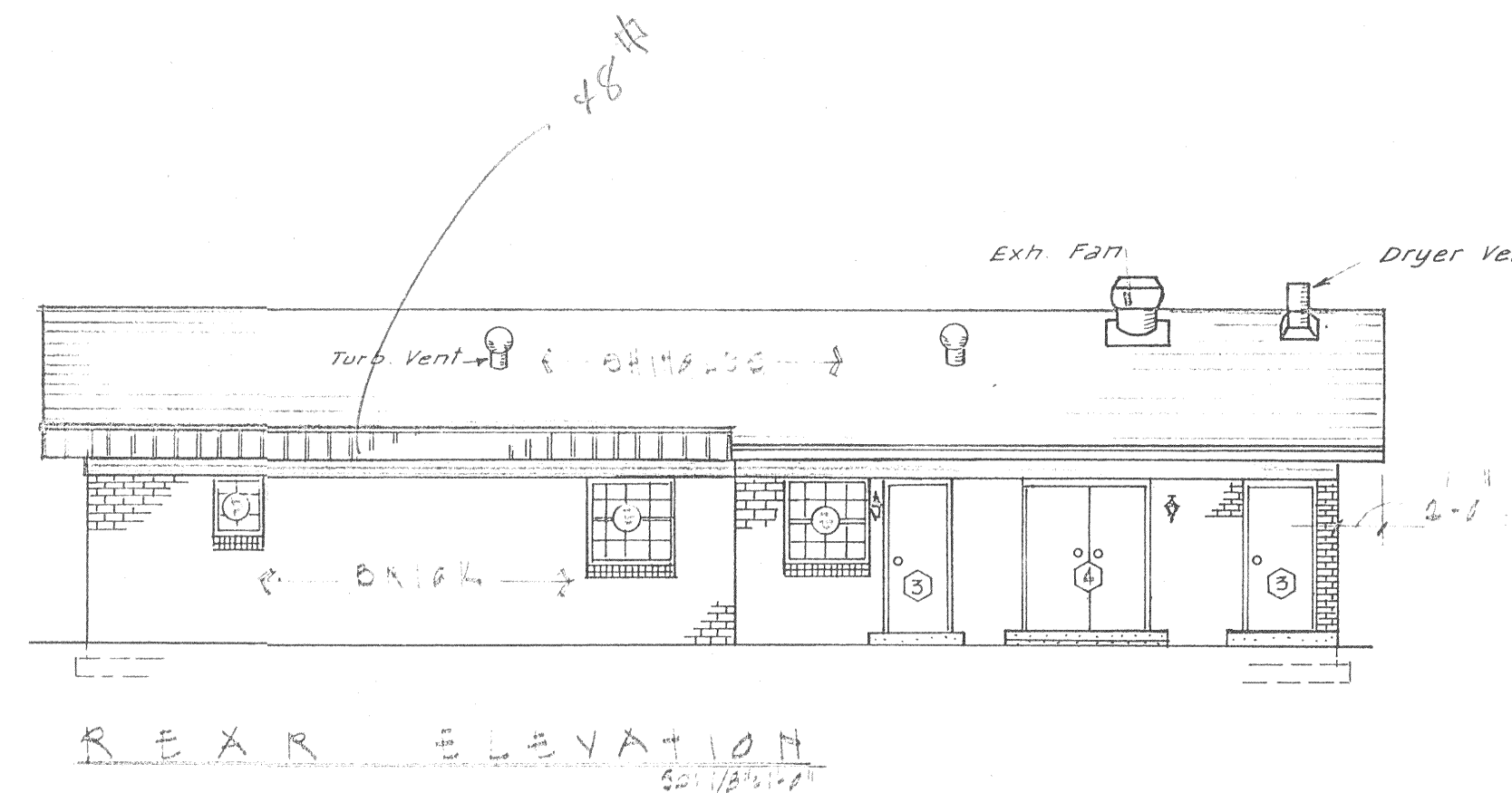
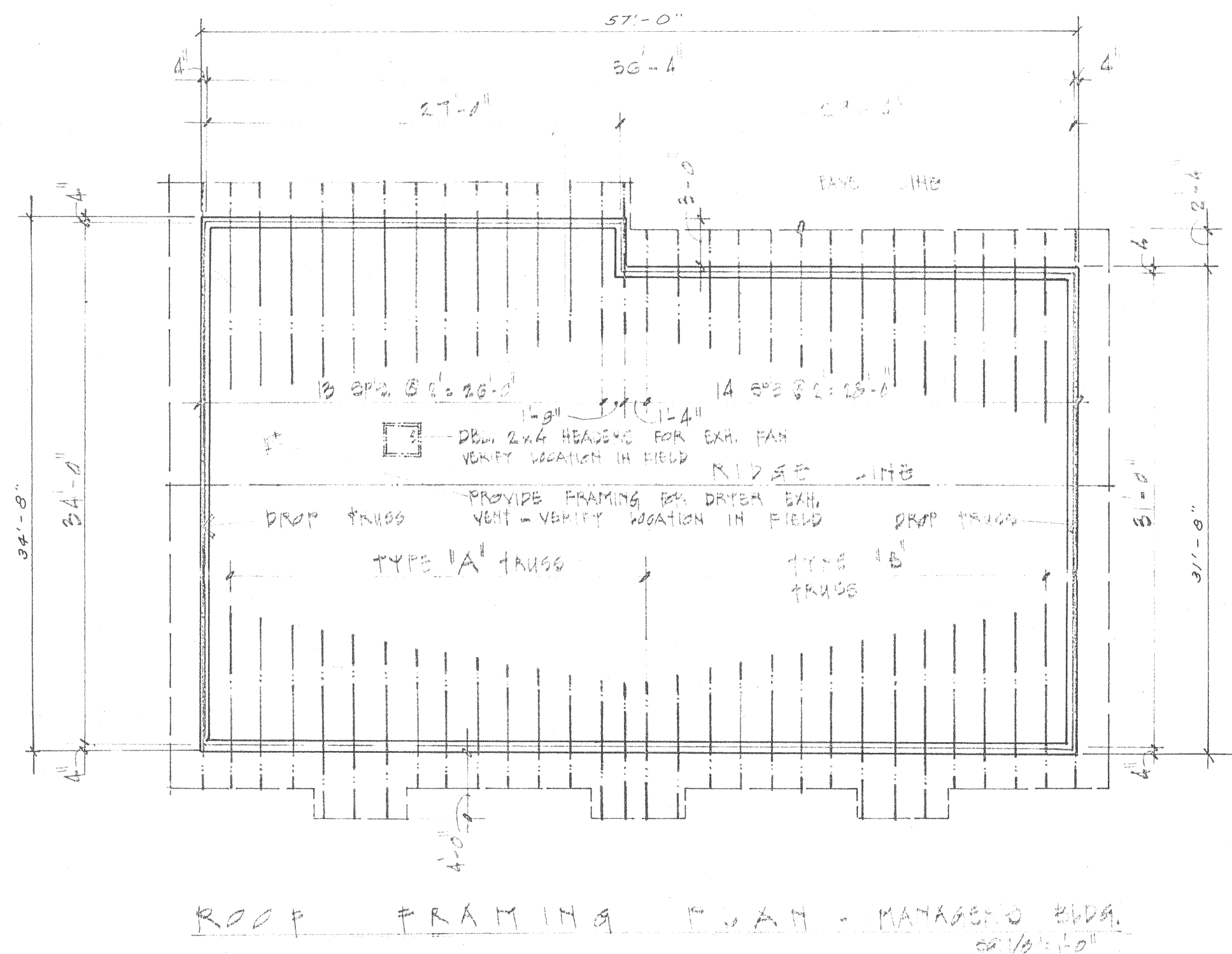
SUPPLY



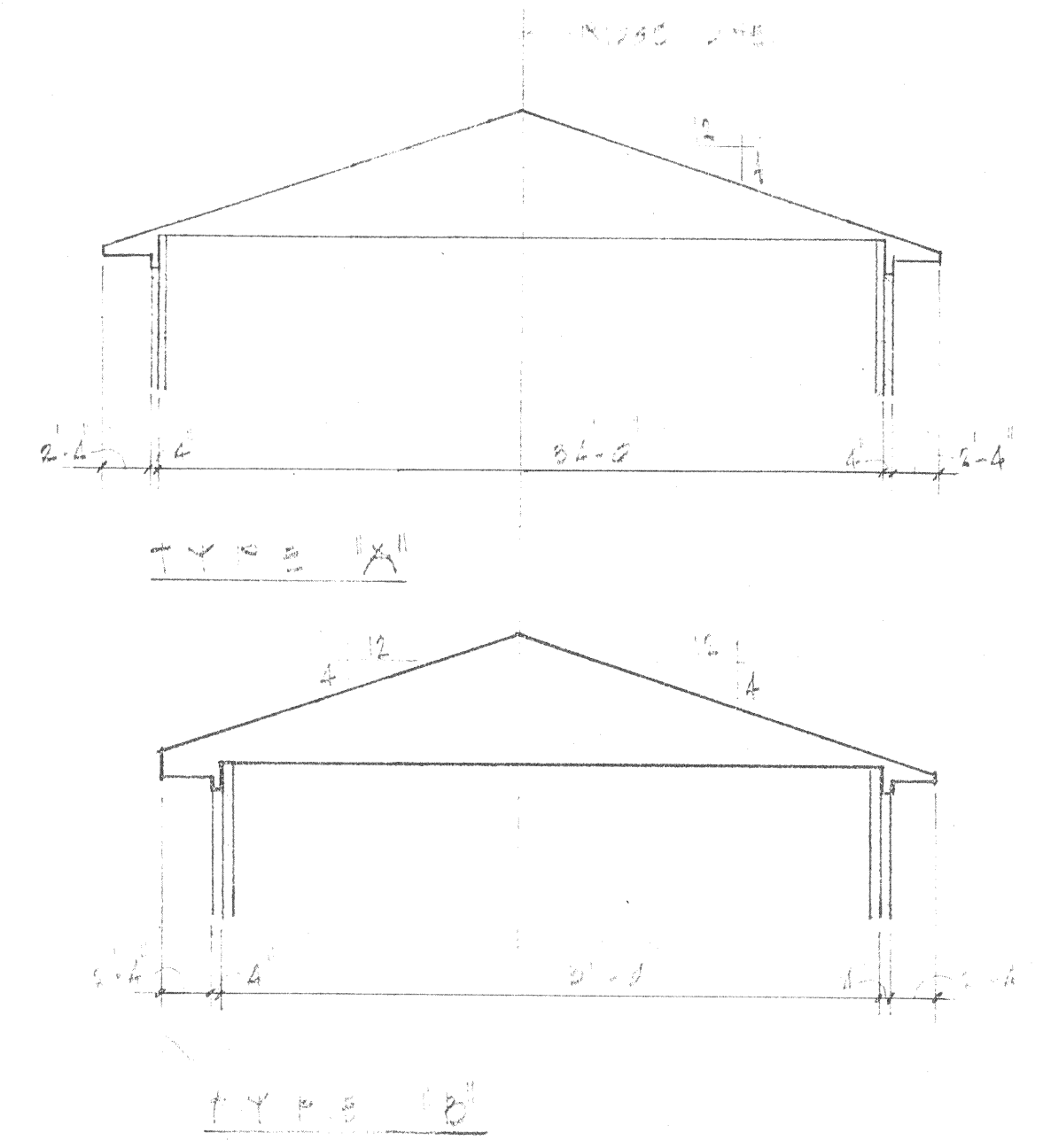
DRAIN

2 BEDROOM PLANS - TYPE 'D' BUILDING
6/1/57





Area = 215'
Siding = 330ft

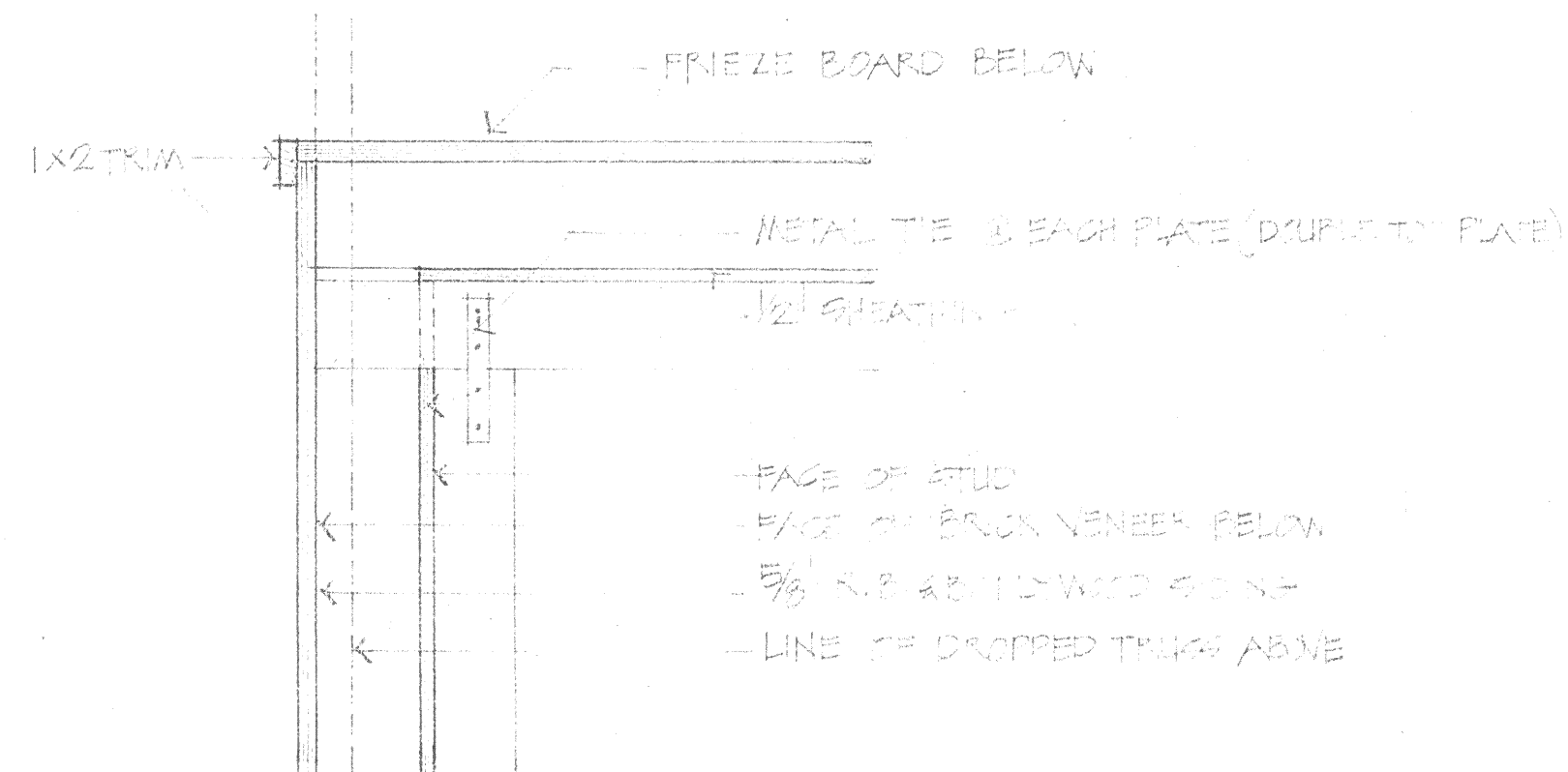


FINISH SCHEDULE					
ROOM	FLOOR	BASE	WALLS	CEILINGS	REMARKS
LIVING	CARPET	WOOD	1/2" DRYWALL, PTD.	1/2" DRYWALL, PTD.	
BEDROOMS					
HALL					
KITCHEN	VINYL TILE				
DINING					
BATH					TOWEL BARS, P. HOLD
B/RM CLOSETS	CARPET				SHELF & ROD
COAT CLOSET	VINYL TILE				
A/C-WH CL.					SHELF
OFFICE	CARPET				
STORAGE	FIN. CONC.	NONE			PAINT STOR. TRACT. & WORK RM.
LAUNDRY	VINYL TILE	WOOD			USE 1/4" PRE-FIN. PAN BEHIND WASHERS
LAUNDRY WH. CLOS.	FIN. CONC.	NONE			

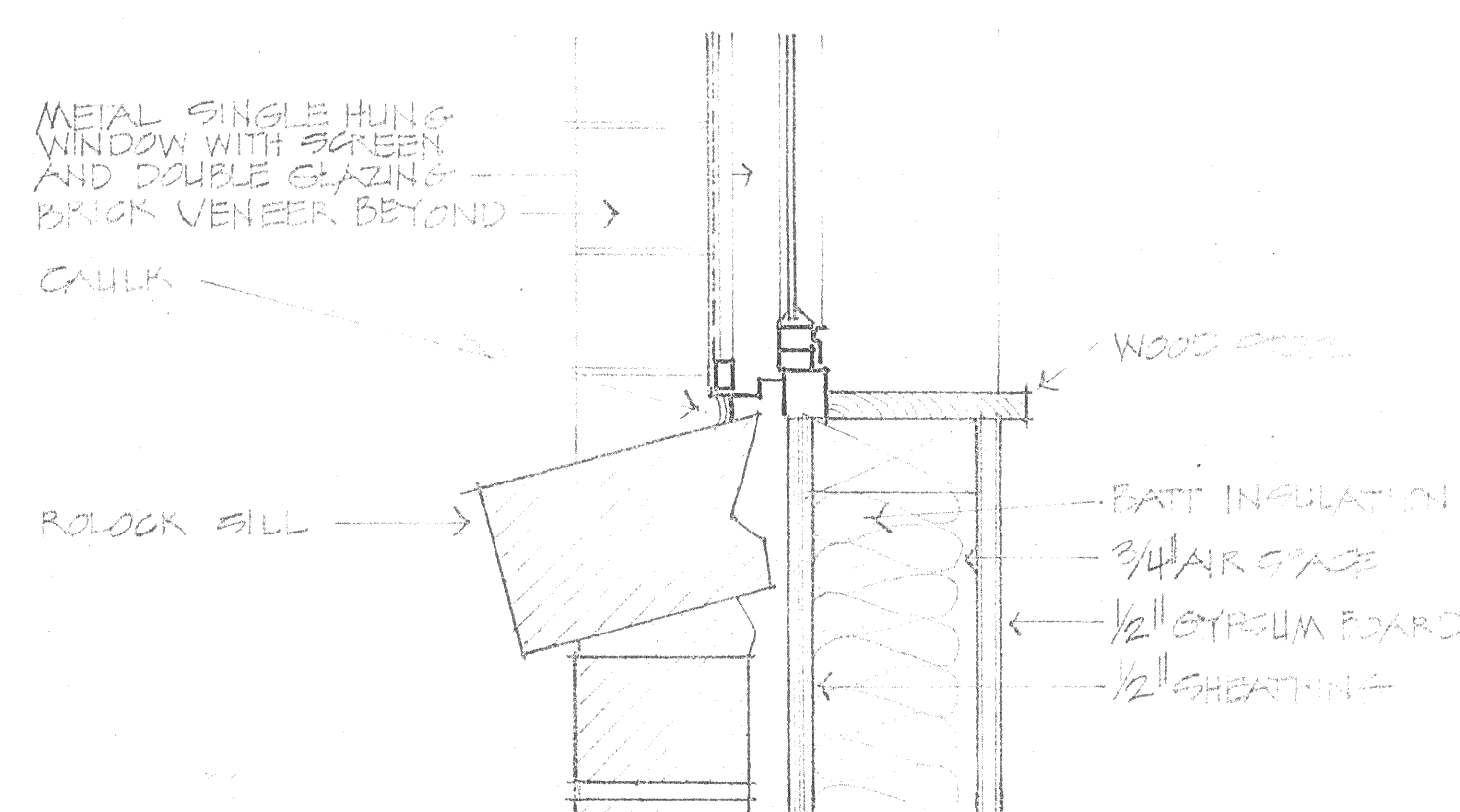
ROOF FAN: SHALL BE EQUAL TO "ROOF MASTER" BY "ACME".
PROPELLER SUPPLY FAN. BELT DRIVEN, SIZE 18" 1/6 H.P. 1960 C.F.M. AT 1/4" STATIC PRESS. PREFABRICATED CURB (MODEL SF0) TO FIT 4/12 ROOF SLOPE. GRAVITY SHUTTER UNIT SHALL BE HINGED FOR QUICK OPENING. PROVIDE DISCONNECT SWITCH & BIRD SCREEN.

HOT WATER HEATER: SHALL BE "VULCRAFT" MODEL 100-75 E2H 100 GAL. CAPACITY, GAS FIRED HEATER WITH METAL FLUE.

WALL HEATER: SHALL BE "SEARS": ELECTRIC WALL HEATER WITH THERMOSTAT DUAL CAP. 4000/2500 WATT, 13,600 / 8500 BTUH HEAT OUTPUT, OR APPROVED EQUAL.



HORIZONTAL SECTION @ GABLE 1/2" = 1'-0"

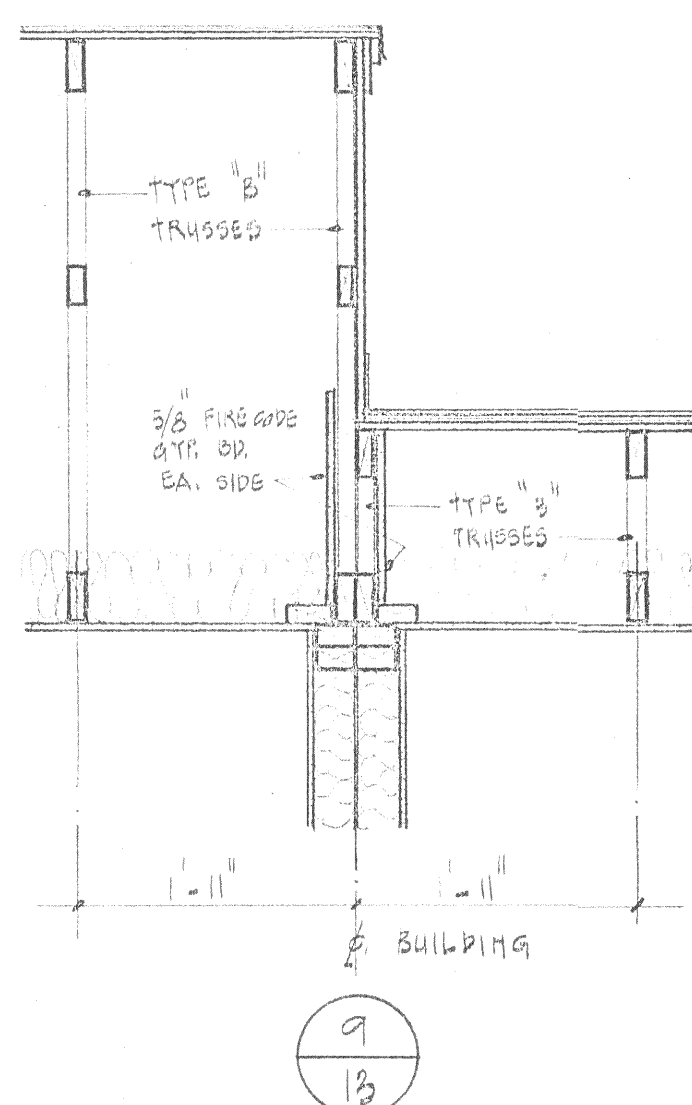


WINDOW SILL DETAIL 3/4" = 1'-0"

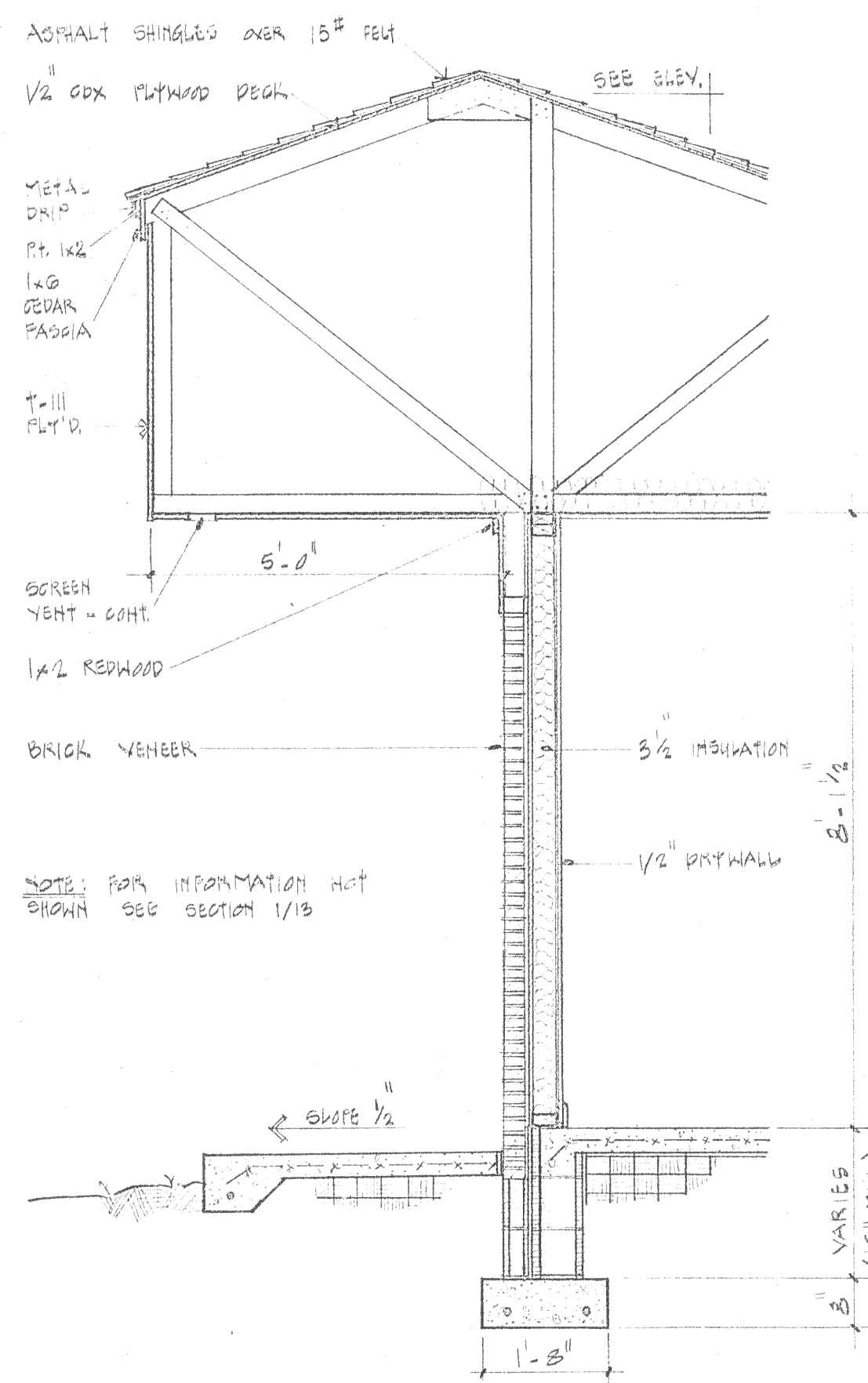
HEAT TRANSFER CALCULATIONS

CEILING R-VALUE	
ROOF INSULATION	10.00
1/2" GYPSUM BOARD	0.08
INSIDE AIR FILM	0.68
TOTAL CEILING R-VALUE = 10.76	

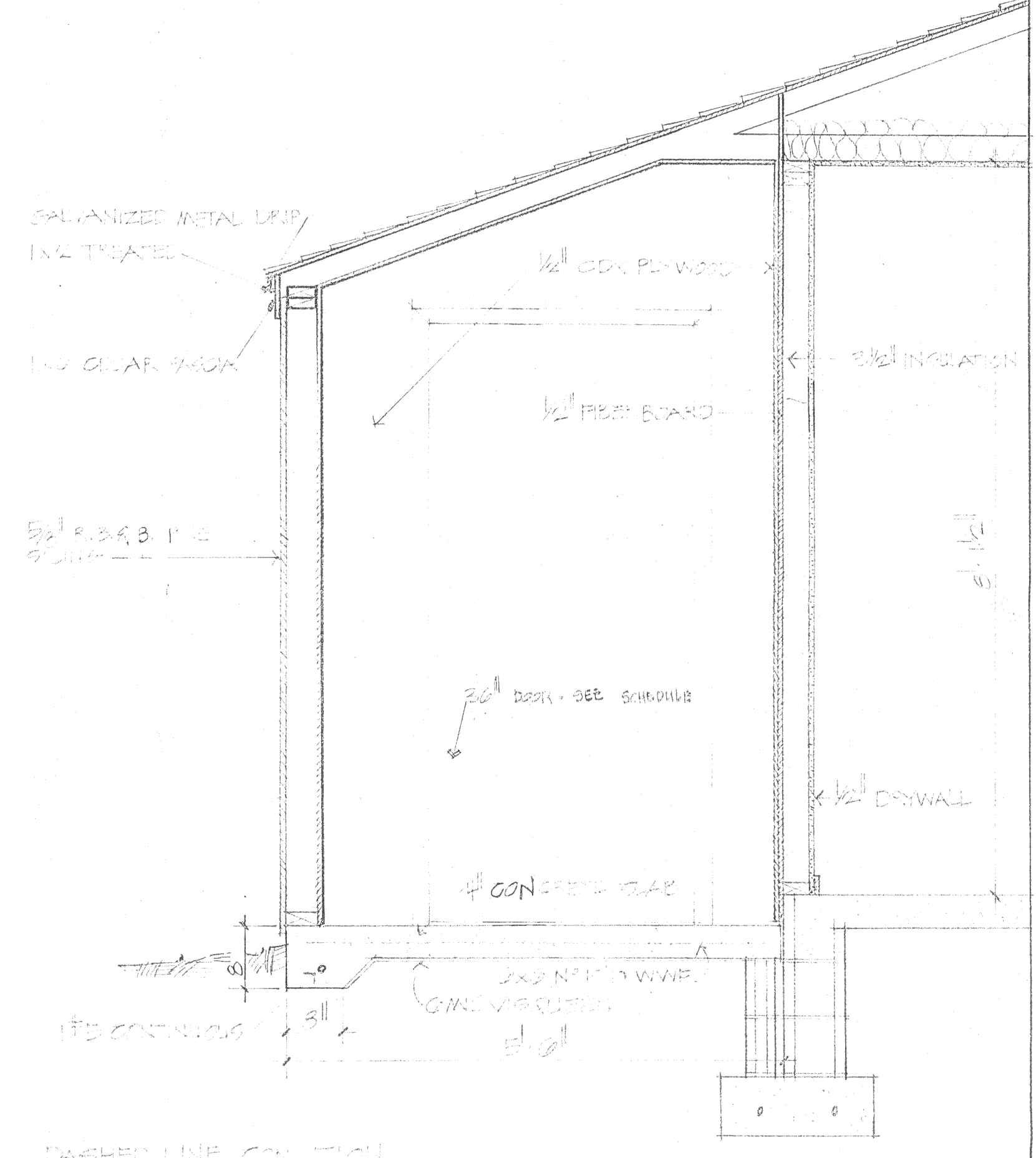
WALL R-VALUE	
OUTSIDE AIR FILM	0.17
BRICK	0.40
1/2" GYPSUM BOARD	0.08
3/4" AIR SPACE	1.00
1/2" BRICK	0.20
INSIDE AIR FILM	0.68
TOTAL WALL R-VALUE = 2.53	



9
13

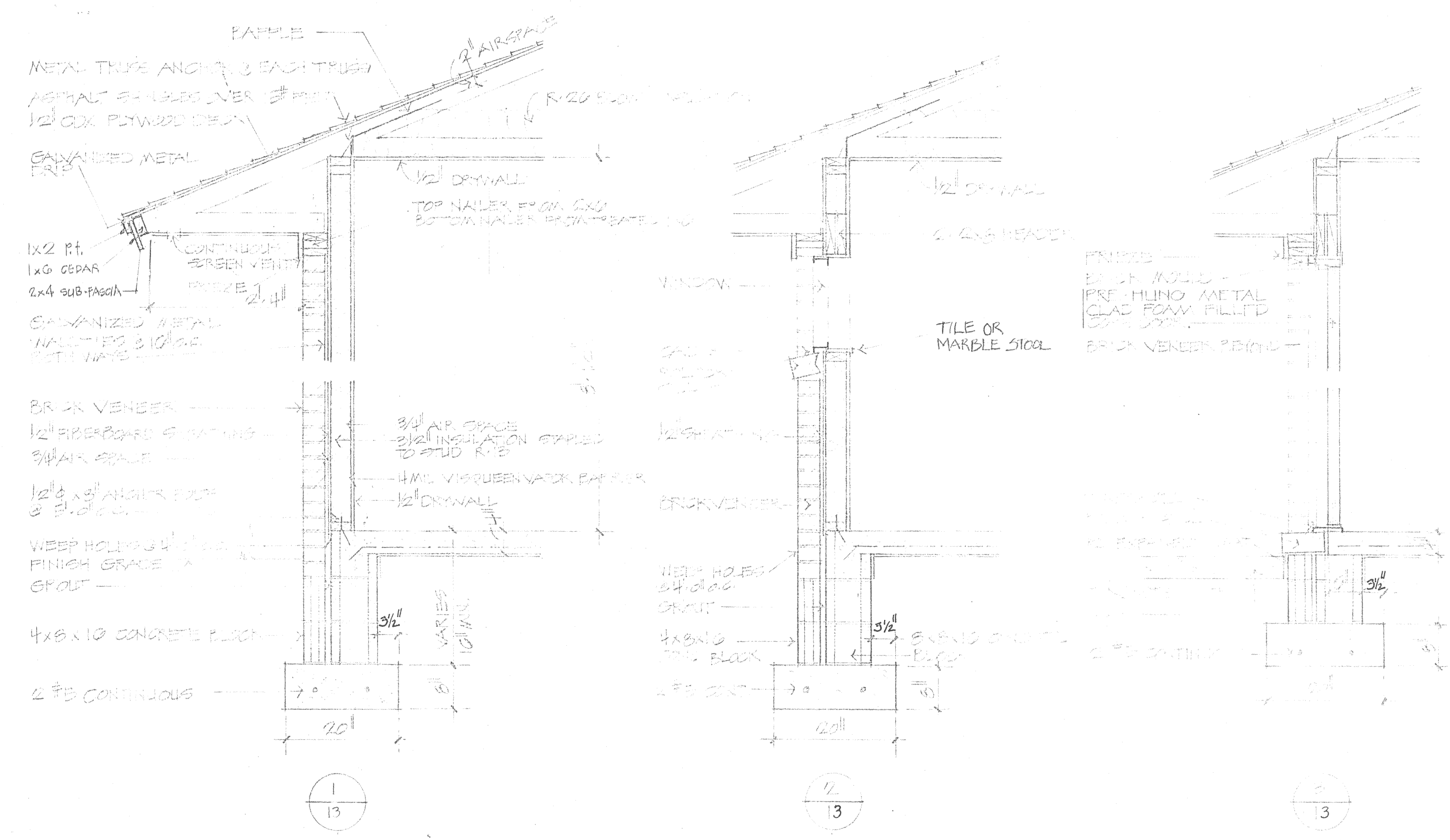


8
13 1/2" = 1'-0"



7
13 DASHED LINE CONDITION

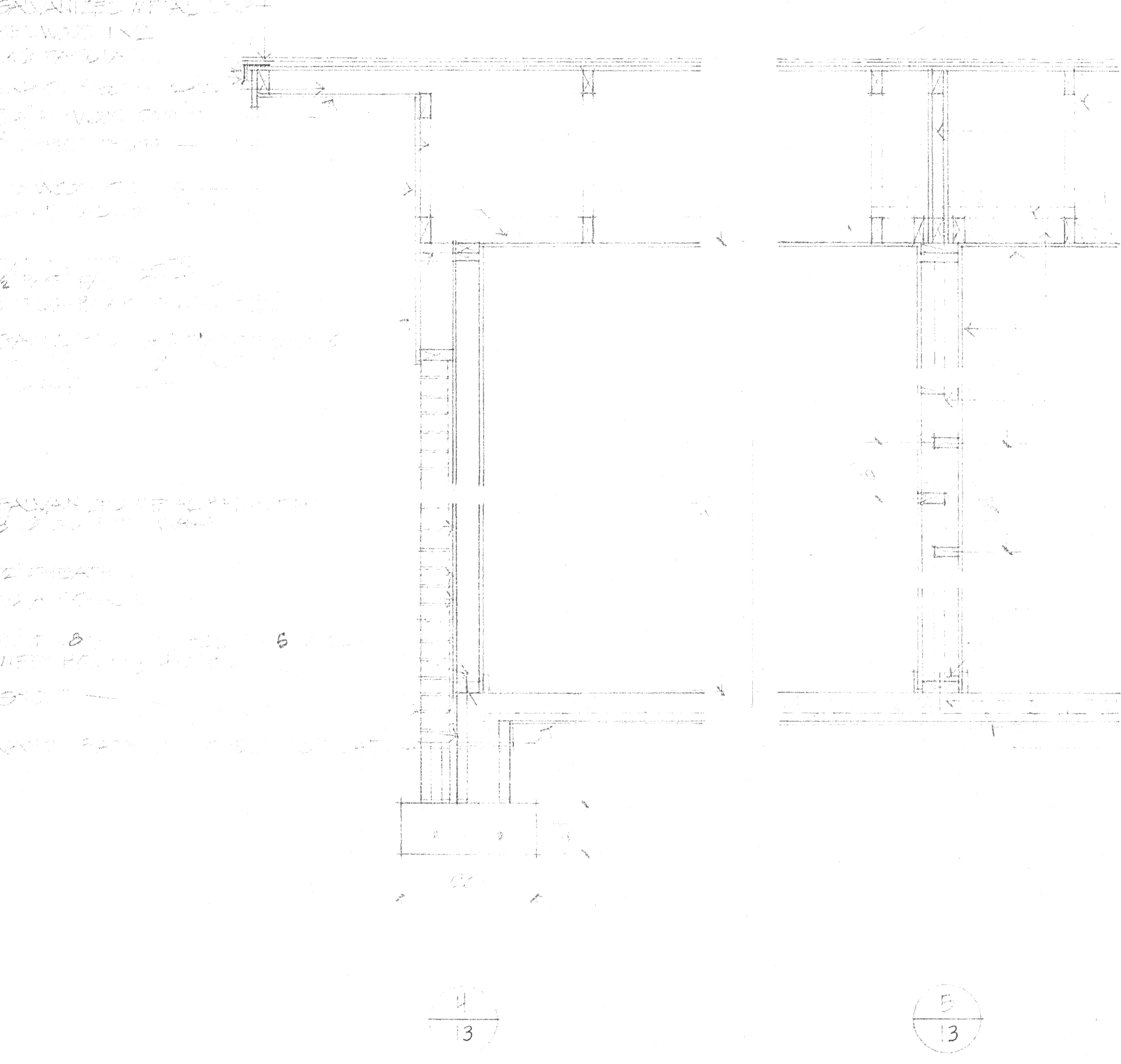
6
13



1
13

12
13

3
13



4
13

5
13

1. METAL TRUSS ANCHORS SHALL BE GALVANIZED METAL AND SHALL BE WELDED TO THE TRUSS CHORDS.

2. GALVANIZED METAL DRIP SHALL BE 1/2\"/>

3. BRICK VENEER SHALL BE 1/2\"/>

4. INSULATION SHALL BE 3\"/>

5. GYPSUM BOARD SHALL BE 1/2\"/>

6. FINISH GRADE SHALL BE 2\"/>

7. CONCRETE BLOCK SHALL BE 4\"/>

8. REINFORCING BARS SHALL BE #4 AND SHALL BE SPACED AT 16\"/>

9. WEED HOLE SHALL BE 1/2\"/>

10. FINISH GRADE SHALL BE 2\"/>

11. GROUT SHALL BE 1\"/>

12. BRICK VENEER SHALL BE 1/2\"/>

13. INSULATION SHALL BE 3\"/>

14. GYPSUM BOARD SHALL BE 1/2\"/>

15. FINISH GRADE SHALL BE 2\"/>

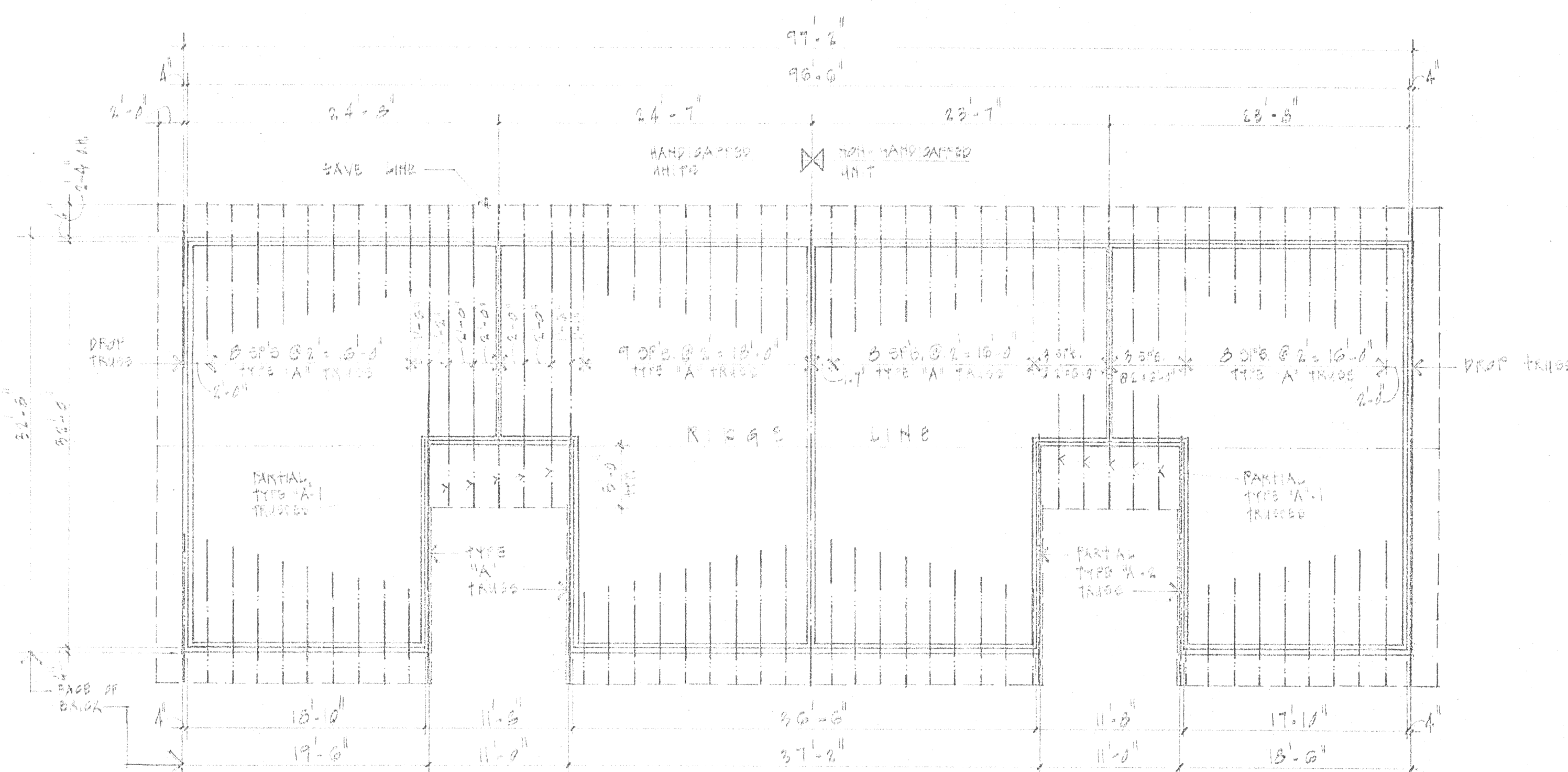
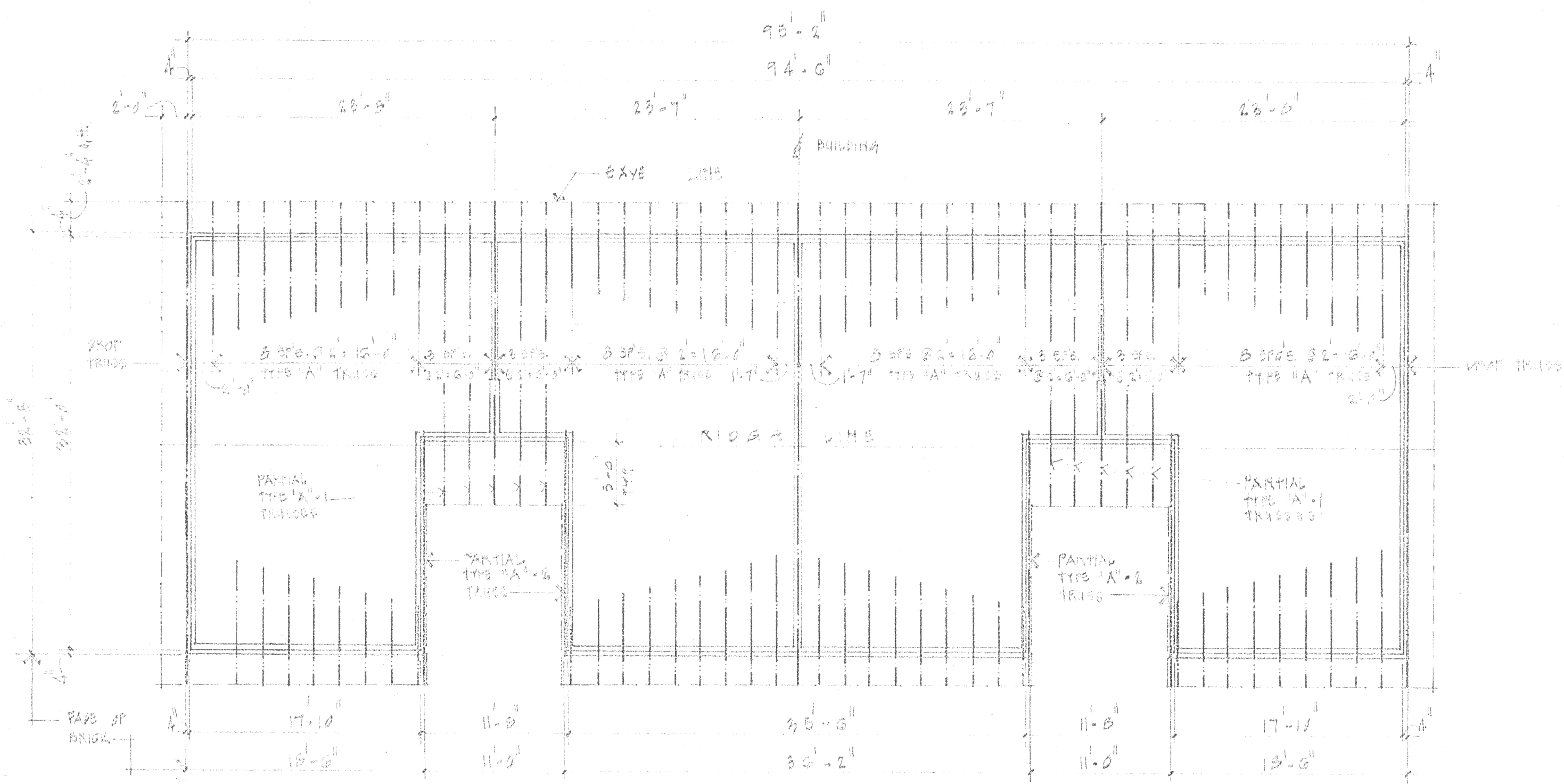
16. CONCRETE BLOCK SHALL BE 4\"/>

17. REINFORCING BARS SHALL BE #4 AND SHALL BE SPACED AT 16\"/>

18. WEED HOLE SHALL BE 1/2\"/>

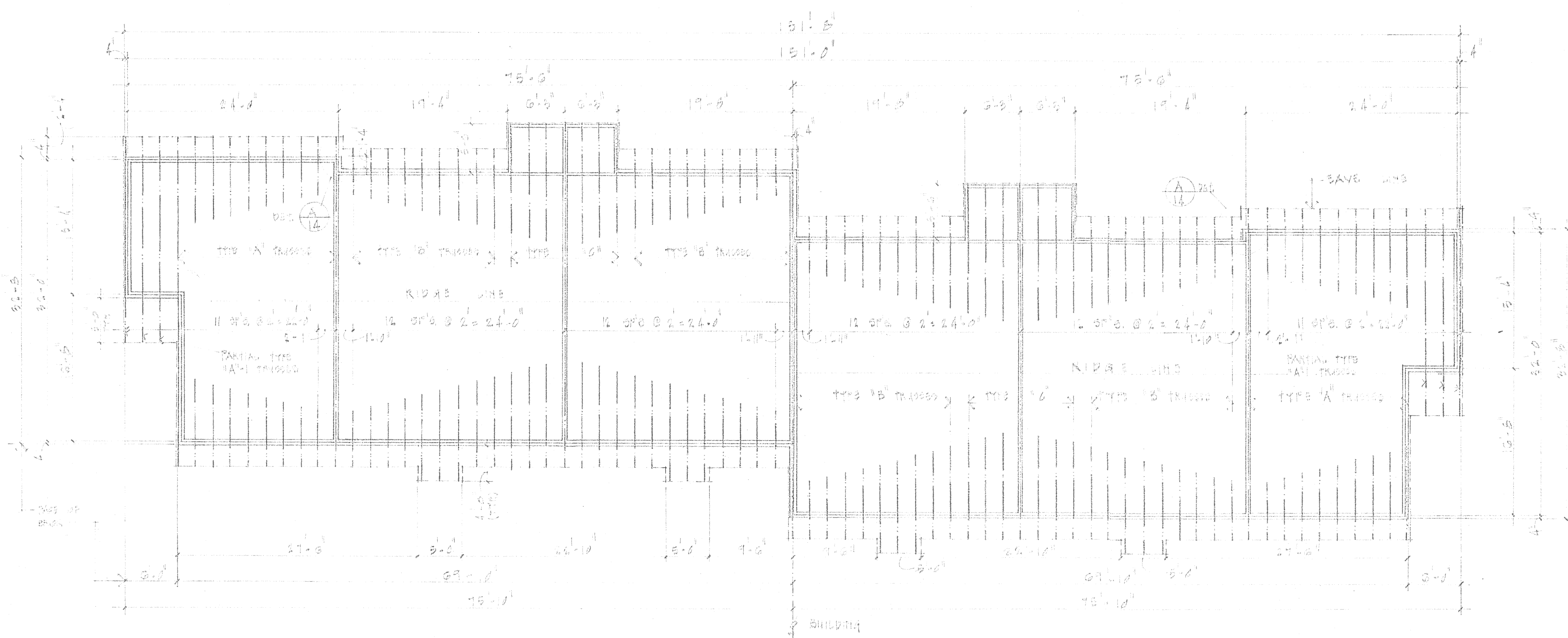
19. FINISH GRADE SHALL BE 2\"/>

20. GROUT SHALL BE 1\"/>

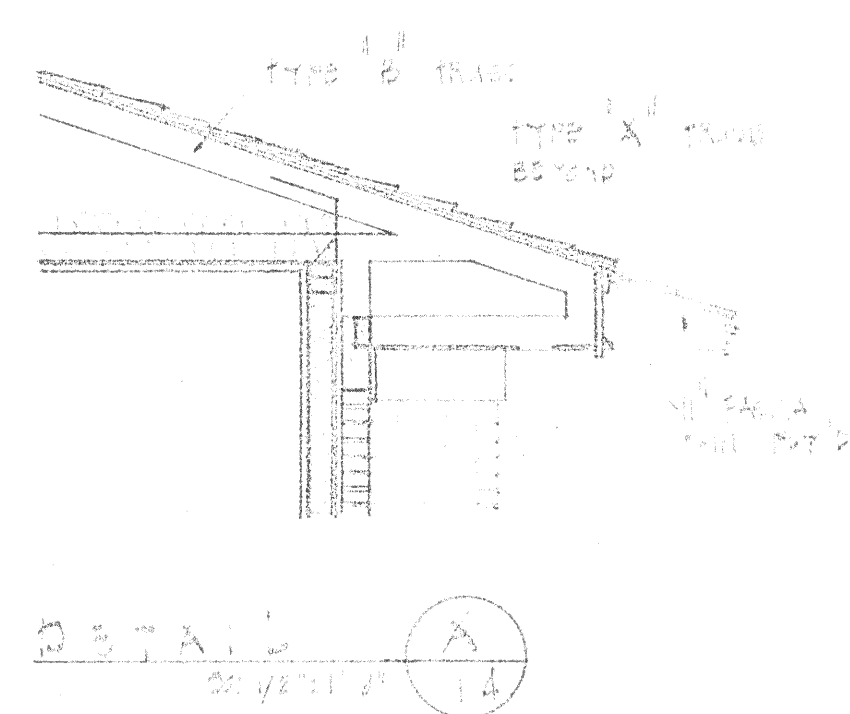
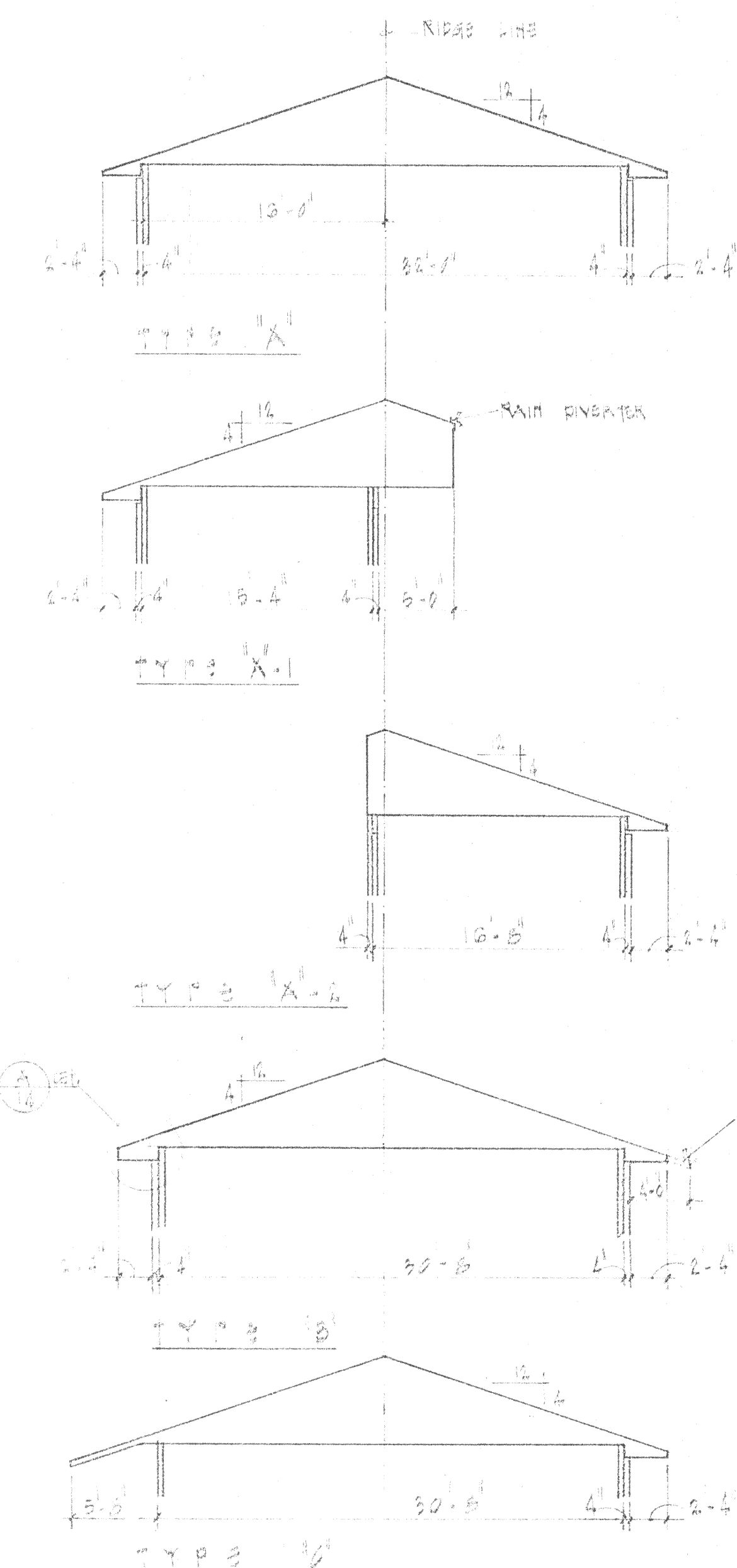


ROOF FRAMING PLAN - TYPE 'A' BUILDING
 01/08/77

ROOF FRAMING PLAN - TYPE 'B' BUILDING
 01/08/77



ROOF FRAMING PLAN - TYPE 'B' BUILDING
 01/08/77

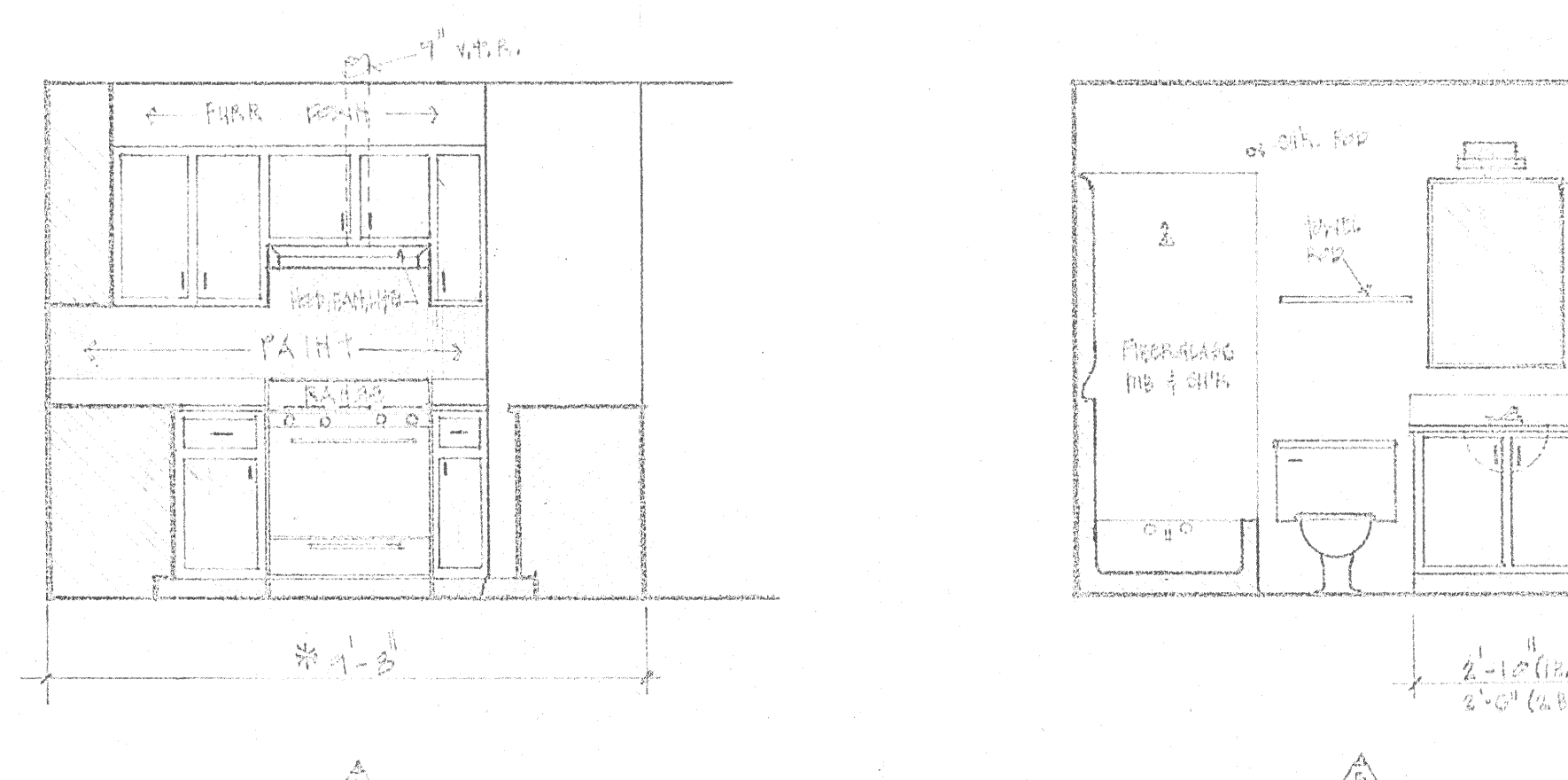


NOTE: THIS DRAWING SHALL BE PRINTED AND CHECKED BY AN ENGINEER REGISTERED IN THE STATE OF GEORGIA. SHEET DRAWINGS MUST BE APPROVED BY THE ARCHITECT AND CONTRACTOR.



ONE BEDROOM

TWO BEDROOM



INTERIOR ELEVATIONS
 *NOTE: VERIFY DIMENSIONS @ SITE.
 06/2/79

DOOR SCHEDULE			
SYMBOL	SIZE	TYPE	REMARKS
①	3'-0" x 6'-8" x 1 3/4"	SIX PANEL METAL CLAD	PRE-HUNG ENTRY DOOR
②	3'-0" x 6'-8" x 1 3/4"	METAL CLAD	*PRE-HUNG W/LIGHT
③	3'-0" x 6'-8" x 1 3/4"	FLUSH METAL CLAD	PRE-HUNG
④	PR. 3'-0" x 6'-8" x 1 3/4"	FLUSH METAL	PRE-HUNG
⑤	3'-0" x 6'-8" x 1 3/8"	WD. HOLLOW CORE	LAUAN
⑥	2'-8" x 6'-8" x 1 3/8"	WD. HOLLOW CORE	LAUAN
⑦	2'-0" x 6'-8" x 1 3/8"	WD. HOLLOW CORE	LAUAN
⑧	5'-0" x 6'-8"	METAL 4-PANEL	LOUVER BI-FOLD COMPL. W/HARDW.
⑨	4'-0" x 6'-8"	" " "	" " " " " "
⑩	3'-0" x 6'-8"	" " "	" " " " " "
⑪	2'-6" x 6'-8"	METAL 2-PANEL	" " " " " "
⑫	2'-0" x 6'-8"	" " "	" " " " " "
⑬	1'-6" x 6'-8"	" " "	" " " " " "

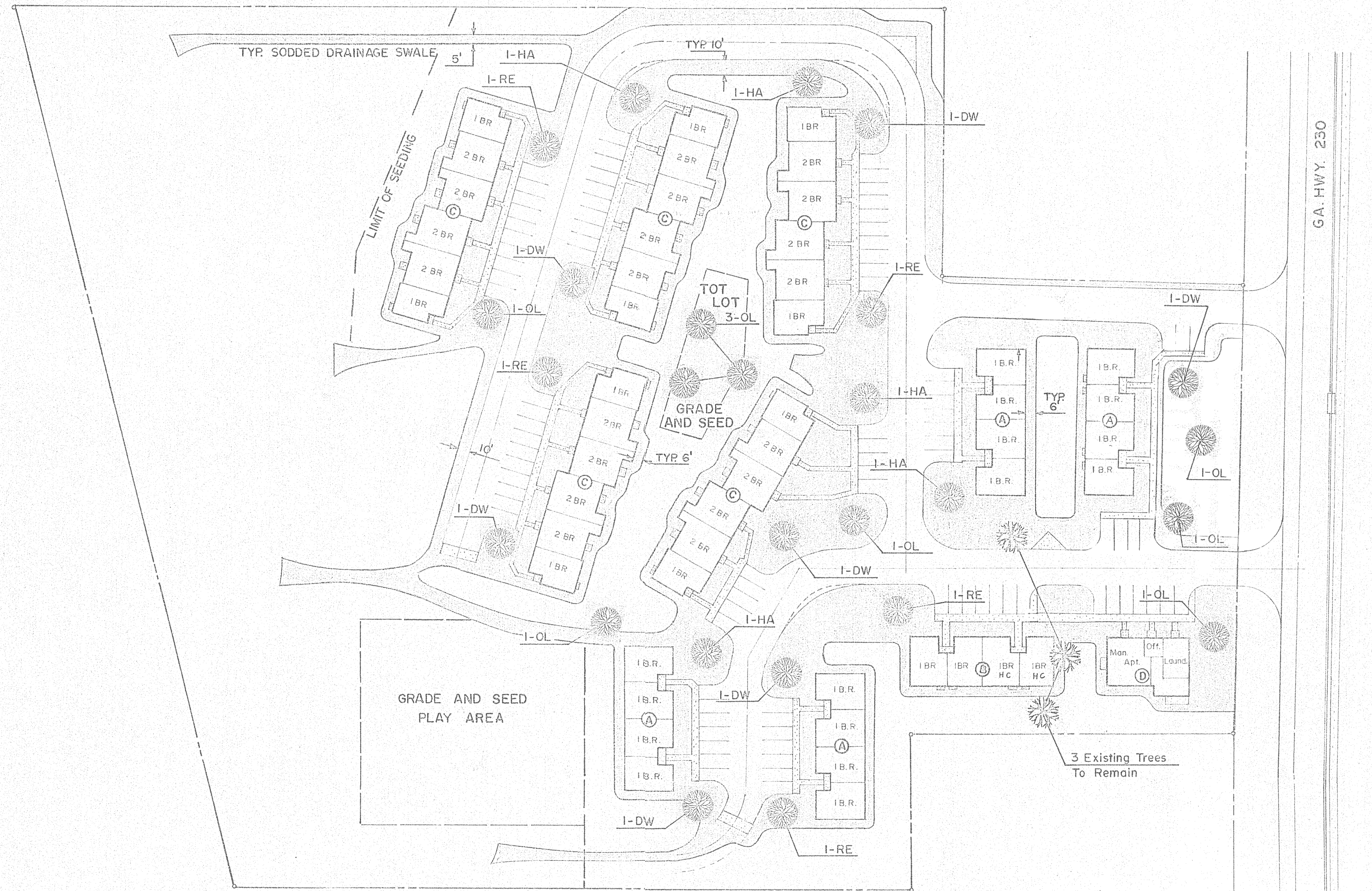
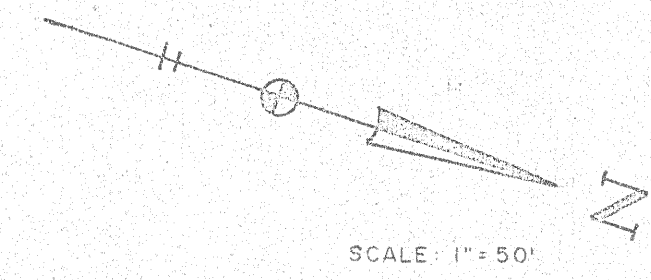
WINDOW SCHEDULE			
SYMBOL	SIZE	TYPE	REMARKS
Ⓐ	3050	ALUM. S.H. W/SCREEN	LOOK COLONIAL STYLE W/MULL-DUAL GLAZING
Ⓑ	3850	"	LOOK COLONIAL STYLE-DUAL GLAZING
Ⓒ	3030	"	" " " " " "
Ⓓ	2830	"	" " " " " "
Ⓔ	2844	"	" " " " " "

FINISH SCHEDULE					
ROOM	FLOOR	BASE	WALLS	CEILING	REMARKS
LIVING	CARPET	WOOD	1/2" DRYWALL, PTD.	1/2" DRYWALL, PTD.	
BEDROOMS					
HALL	VINYL TILE				CARPET IN 3 B.R.
KITCHEN					
DINING					
BATH					2 TOWEL BARS & P. HOLDER
B./RM. CLOSETS	CARPET				SHELF & ROD
COAT CLOSETS	VINYL TILE				SHELF & ROD
A/C-HWH CL.					SHELF

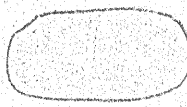

PLUMBING FIXTURE SCHEDULE				
FIXTURE	MAKE	MAN. IDENTIF. NO.	SIZE	COLOR
KITCHEN SINK	KINGSFORD	STAINLESS STEEL	22" x 33"	-
SINK FAUCET	GERBER	T-270	-	-
LAVATORY	AMERICAN STD.	VANETTE 3003.605	19"	WHITE
LAV. FAUCET	GERBER	43-430	-	-
WATER CLOSET	AMERICAN STD.	CADET 2122.059	12"	WHITE
BATH TUB	LASKO	2603 SG-FIBERGLASS		
SHOWER OVER TUB	GERBER	48220		
3-VALVE DIVERTER	GERBER	48-030		
TRIP WASTE	GERBER	41-818		
LAUNDRY TUBS	SEARS	42 K 4033 N	FITT. 42x2174	DBL. COMP.
HOT WATER HEATER	SEARS	42 A 3278 IN	EL. 30 GALLON	F 1 & 2 B.R.
HOT WATER HEATER	SEARS	42 A 3279 IN	EL. 40 GALLON	FOR 3 B.R.

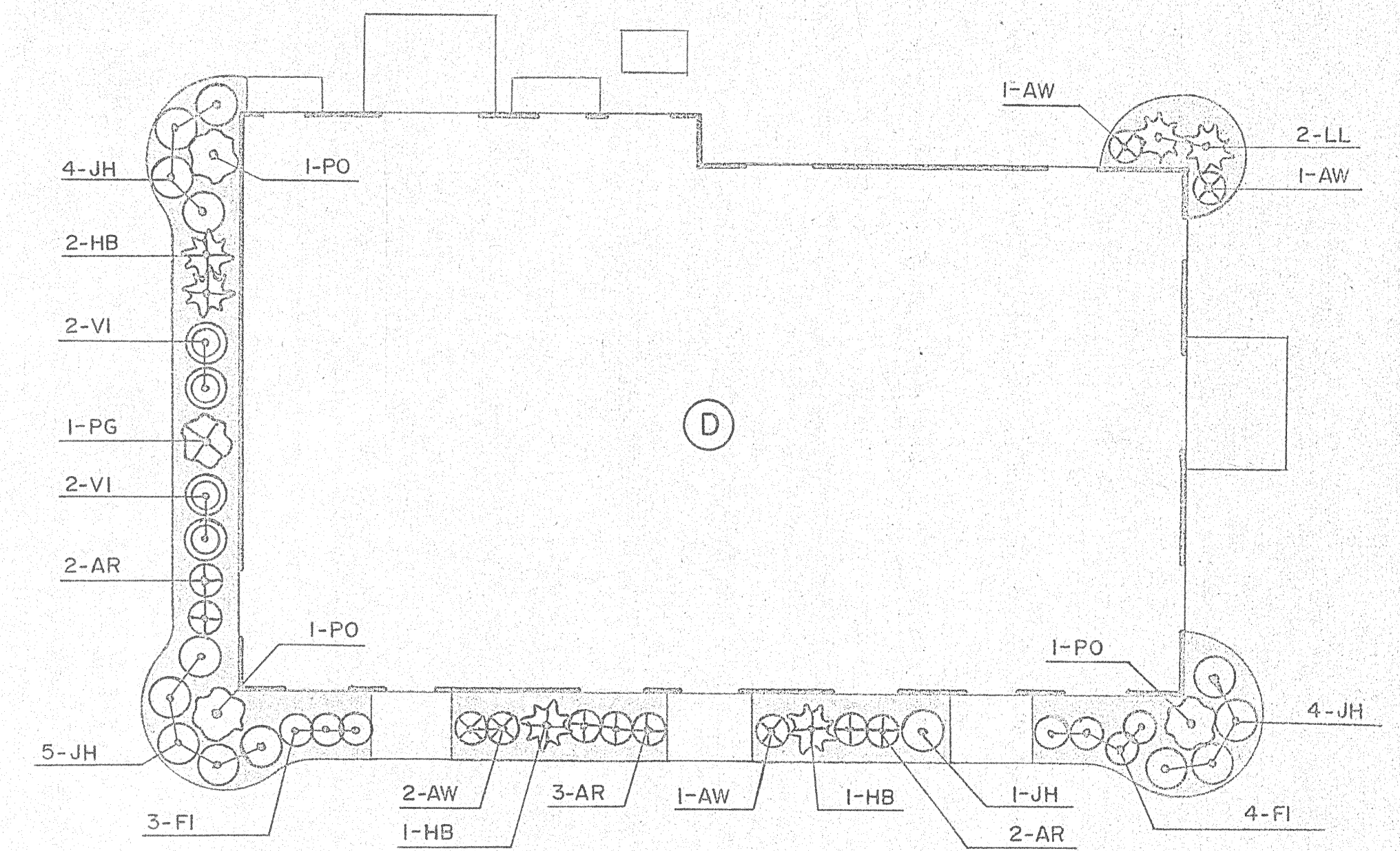
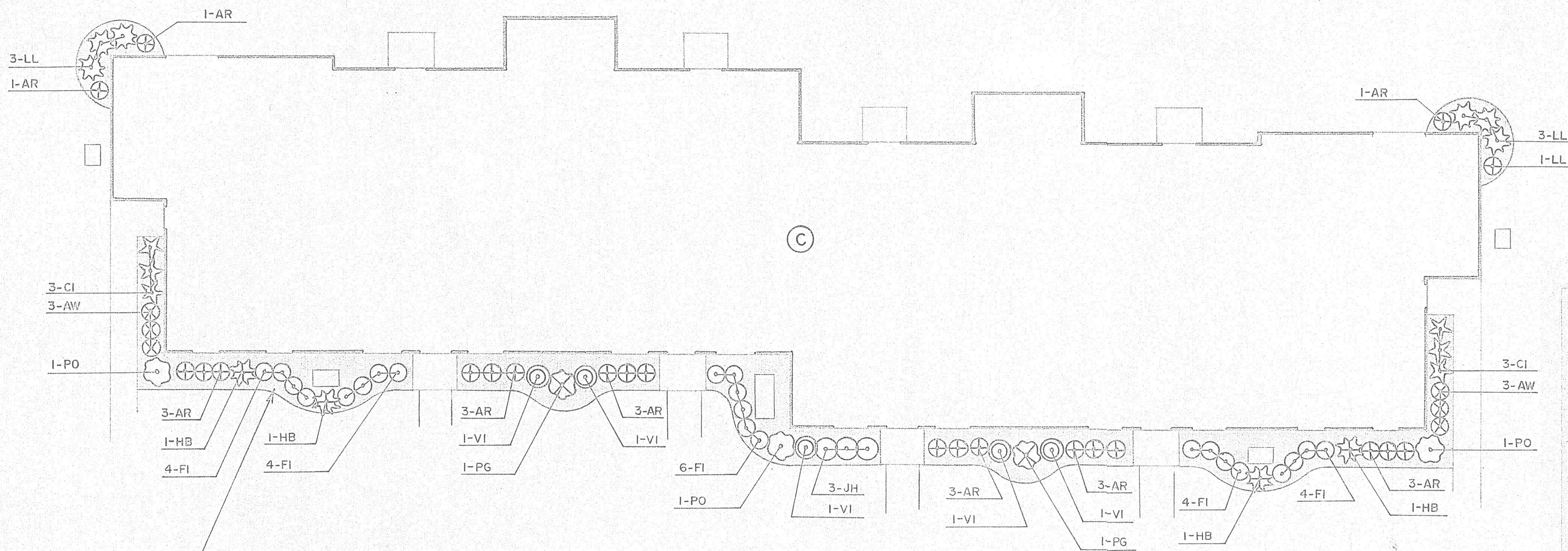
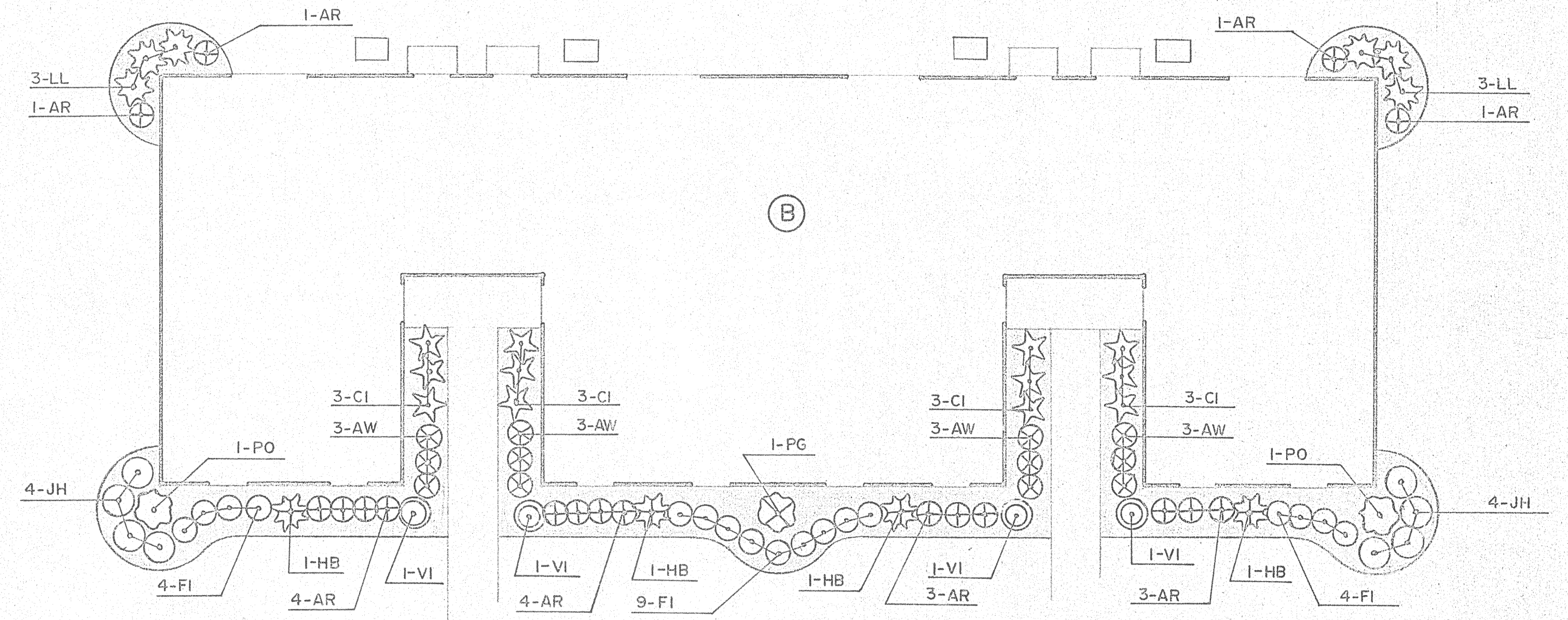
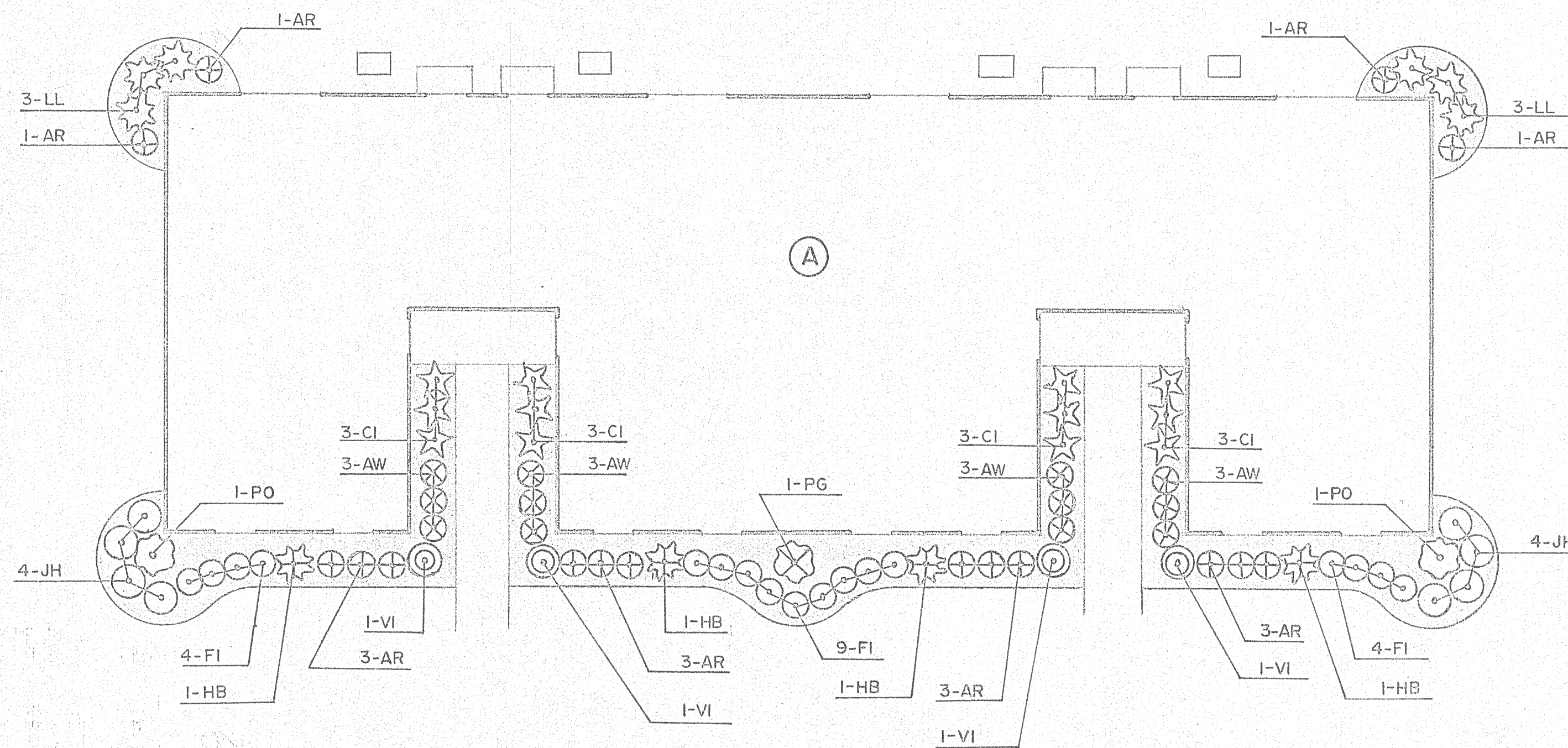
A/C EQUIPMENT SCHEDULE (RUUD)							
AREA SERVED	ELECTRIC FURNACE MODEL NO.	K.W.	CFM	CONDENSING UNIT MODEL NO.	COOLING LOAD COIL MODEL NO.	H.P.	HEATING LOAD BTUH-INPUT
1 B.R. APT.	UENB 10-5	5	775	UACA 018	UXAN EB 021	1.5	17,065
2 B.R. APT.	UENB 10-5	5	775	UACA 018	UXAN EB 021	1.5	17,065
3 B.R. APT.	UENB 10-6	7	775	UACA 024	UXAN EB 025	2.0	20,478
MAN. APT. OFF.	UENB 14-10	10	1110	UACA 030	UXAN EB 31	2.5	34,130

ELECTRICAL SYMBOLS			
Ⓚ	WALL MTD. INCANDESC. FIXT.	Ⓢ	SINGLE POLE SWITCH
Ⓞ	CEILING MTD.	Ⓢ ₃	3-WAY SWITCH
Ⓧ	DUPLEX OUTLET 110 V.	Ⓢ	TELEVISION CONNECTION
Ⓧ	OUTLET 220 V.	Ⓢ	TELEPHONE
Ⓧ	G.F.I. DUPLEX OUTLET 110 V.	Ⓢ	THERMOSTAT
Ⓧ	BRANCH CIRCUIT PANEL	Ⓢ	EXHAUST FAN
Ⓧ	AUT. SMOKE DETECTOR		



NOTES

-  DENOTES AREA TO BE SODDED WITH CENTIPEDEGRASS (except in planting beds)
 -  DENOTES PROPOSED TREES (mulch a 3' dia. circle around each)
- } SEE SPECIFICATIONS
REMAINDER TO BE SEEDDED WITH BAHIA GRASS



SHADED AREA DENOTES TYPICAL PLANTING BED TO BE PREPARED, PLANTED, & MULCHED ACCORDING TO THE SPECIFICATIONS.

LOCATE ALL PLANTS A MINIMUM OF 2' FROM BLDGS.

PLANT LIST						
SYMBOL	ABREV.	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
⊕	AR	199	AZALEA, KERUIE (RED)	RHODODENDRON OBTUSUM KERUIE "HINO CRIMSON"	1'-2'	1 GAL. CAN, RED FLOWERS
⊗	AW	95	AZALEA, KERUIE (WHITE)	RHODODENDRON OBTUSUM KERUIE "SNOW"	1'-2'	1 GAL. CAN, WHITE FLOWERS
☆	CI	90	CAST IRON PLANT	ASPIDISTRA ELATIOR	1'-2'	1 GAL. CAN
⊙	FI	162	FIRETHORN, LCM DENSE	PYRACANTHA COCCINEA COMPACTA "LOW DENSE"	1'-2'	1 GAL. CAN
⊛	HB	44	HOLLY, BURFORD	ILEX CORNUTA "BURFORDI"	1'-2'	1 GAL. CAN
⊙	JH	67	JUNIPER, HETZ	JUNIPERUS CHINENSIS "HETZI"	1'-2'	3 GAL. CAN
⊙	LL	62	LIGUSTRUM, GLOSSY	LIGUSTRUM LUCIDUM	1'-2'	1 GAL. CAN
⊙	PG	16	PAMPUS GRASS	CORTADERIA SELLOANA "ALBA"	3'-4'	B&B OR TUB, WHITE FLOWERS
⊙	PO	28	PODOCARPUS	PODOCARPUS MACROPHYLLA	3'-4'	B&B OR TUB
⊙	VI	99	VIBURNUM	VIBURNUM SUSPENSUM (OR OBTUSUM)	2'-3'	3 GAL. CAN
⊙	DW	7	DOGWOOD TREE	CORNUS FLORIDA	3'-4'	B&B, WHITE OR PINK FLOWERS
⊙	HA	5	HOLLY, AMERICAN, TREE	ILEX OPACA	4'-5'	B&B
⊙	OL	9	LIVE OAK TREE	QUERCUS VIRGINIANA	4'-5'	B&B
⊙	RE	5	REDBUD TREE	CERCIS CANADENSIS	3'-4'	B&B

DIVISION 6. - LIST OF PERMITTED USES

[Sec. 2.6.1. - General.]

Principal uses that are permitted in each zoning district by right, permitted accessory uses, and uses permitted under conditional approval are shown on the following table.

Any use not shown as permitted in a zoning district is specifically prohibited. Further restrictions that apply to specific uses are indicated under each zoning district under article 2, division 3. Certain restrictions that apply to specific principal uses are contained under article 2, division 4, while additional restrictions on certain accessory uses and structures are contained under article 2, division 5.

List of Permitted Uses

	Use is permitted by right										•
	Use may be permitted as a Conditional Use										O
	Use is not permitted										
	A-1	R-1	R-2	R-3	R-4A	R-4	P	B-1	B-2	I	
Principal Uses											
Agricultural											
Agriculture	•										
Large Animal Veterinarian	•										O
Residential											
Single-Family Dwelling	•	•	•	•		•					O
Two-Family Dwelling				•		•					

Multi-Family Dwelling						•	•			
Group Dwelling							•			
Retirement Community							•		•	
Nursing Home							○	○		
Retail Sales and Services										
Adult Use										○
Amusement Place								○	○	○
Automobile Service Station									•	•
Automotive Sales									•	•
Automotive Service Establishment										•
Bed and Breakfast Facility							•		•	
Building Materials Sales										•
Car Wash									•	•
Clinic								•	•	•
Commercial Parking Lot									•	
Commercial Recreation								○	•	•
Convenience Gas Station								•	•	•
Crematory									•	
Daycare Center								•	•	•

Drive-in Theater										.
Farm Equipment Sales									.	.
Fast Food Restaurant							.	.	.	
Funeral Home								.		
Hotel							.	.		
Insurance Office						.	.	.	.
Kennel										.
Manufactured Home Sales Lot										.
Motel							.	.		
Optical Sales						.	.	.	.
Plant Nursery	.									.
Prescription Shop						.	.	.	.
Professional Office						.	.	.	.
Radio/TV/Cable Station						.	.	.	.
Radio/TV/Cable Transmitting Tower	.						.	.	.
Realtor's Office						.	.	.	.
Rental Services Establishment							.	.	.	
Restaurant							.	.	.	
School (private academic or commercial)						.	.	.		

Small Animal Veterinarian										O		•
Theater (cinema or performing arts)										•	•	
Other Retail Sales or Services Business Not Listed Above										•	•	•
Manufacturing, Wholesale and Storage												
Automobile Wrecking Yard												O
Bakery (with more than 5 production employees)												•
Blacksmith, metal working shop												O
Candy Shop (with more than 5 production employees)												O
Gas and Oil Distributors												O
Junkyard or Salvage Yard												O
Laundry or Dry Cleaning Plant (with more than 5 employees)												•
Manufacturing Uses not listed herein or otherwise prohibited.												O
Mini-Warehouses												•
Printing Plant												•
Recycling Center												•
Stone or Monument Works												O

Storage											•
Tire Re-capping											○
Truck Terminal											•
Warehousing and Distribution											•
Wholesale Trade Establishments											•
Semipublic Uses and Utilities											
Any Governmental Service	•	•	•	•	•	•	•	•	•	•	•
Cemetery	○								○	○	○
Churches & Places of Worship	•	○	○	○	○	○	•	•	•		
Club or Fraternal Organization							•	•	•	•	
Community Recreation Facility		•	•	•	•	•					
Golf Course (noncommercial)		○	○	○	○	○	○	○	○	○	○
Hospital								○	○	○	○
Utility Company Substation	•	○	○	○	•	•	•	•	•	•	•
Accessory Uses											
Automobile Repair for New Car Dealer									•	•	•
Car Wash at Service Station or Gas Station									•	•	•
Children's Playhouse	•	•	•	•		•					

Guest House	.	.	.	.		.
Home Occupation	.	.	.	.	.	.
Home Workshop	.	.	.	.	.	.
Night Watchman Residence								o	o	o
Outdoor Display Area								.	.	.
Outdoor Storage										.
Parking Area or Garage	.	.	.	.	.	.	.	.	.	.
Personal Greenhouse or Vegetable Garden	.	.	.	.	.	.
Recreation Facility (swimming pool, tennis)	.	.	.	.	.	.
Stable	.	.	.	.		
Storehouse	.	.	.	.	.	.
Summer House	.	.	.	.		
Truck Loading Docks								.	.	.

(Ord. of 5-10-96; Ord. No. 2011-5, 7-11-11; Ord. No. 2016-1, § 2, 6-6-16)

Sec. 2.3.7. - R-4 Multiple family residential.

- a. *Purpose.* To establish and provide for a less restrictive type of residential development at higher densities, to protect existing multi-family residences, and to provide for their orderly development in the future.
- b. *Permitted Principal Uses.*
 - (1) See article 2, division 6 for all principal uses permitted by right in this zoning district.
 - (2) See Section 2.4.2 for limitations on maximum residential occupancy.
- c. *Conditional Uses.* See article 2, division 6 for those principal uses permitted as a conditional use in this district. Each conditional use requires approval by the Board of Commissioners prior to its establishment. See Article 6 of this Ordinance for standards and procedures.
- d. *Accessory Uses.* See article 2, division 6 for all permitted accessory uses and article 2, division 5 for limitations and specific regulations regarding particular accessory uses.

(Ord. of 5-10-96)



MAP DATA

FEMA Special Flood Hazard Area: **No**
 Map Number: **13235C0090D**
 Zone: **X**
 Map Date: **August 19, 2010**
 FIPS: **13235**

MAP LEGEND

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

Powered by CoreLogic®

None

Broad St

145



WARRANTY DEED

State of Georgia, Pulaski County

THIS INDENTURE, Made this 18th day of July, in the year of Our Lord One Thousand Nine Hundred and Eighty, between

J. T. HILL, JR. of the County of Pulaski State of Georgia, of the first part, and

HAWKINSVILLE LTD., a limited partnership, of the county of Pulaski, State of Georgia, of the second part.

Witnesseth, that the said part Y of the first part, for and in consideration of the sum of other valuable considerations and Ten (\$10.00) Dollars,

in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, ha S granted, bargained, sold and conveyed, and by these presents, do es grant, bargain, sell and convey unto the said part Y of the second part, its SUCCESSORS and assigns, all the following described land, to-wit:

All that tract or parcel of land situate, lying and being in Land Lot 194 in the 4th Land District of Pulaski County, Georgia, lying on the southerly side of Georgia Highway #230 (the westward extension of Broad Street), and adjacent to the west limits of the City of Hawkinsville, containing 6.433 acres, more or less, and being more particularly identified as Tract I on a plat of survey prepared by David M. Hammock, Surveyor, on the 16th day of July, 1980, which plat, of record in Plat Book 6, page 9, Clerk's Office, Pulaski Superior Court, is incorporated herein in aid of this description and for all legal purposes, described thereon as follows, to-wit: BEGINNING at a point on the southerly margin of said Georgia Highway #230 which point is 736.2 feet south 71° 31' west of the intersection of the southerly right of way margin of Georgia Highway #230 with the west right of way margin of Anderson Road; and from said point of beginning run thence south 18° 23' east a distance of 213.07 feet to a point; run thence north 71° 31' east a distance of 102.2 feet to a point; run thence south 18° 23' east a distance of 368.0 feet to a point; run thence south 71° 31' 10" west a distance of 577.56 feet to a point; run thence north 18° 23' west a distance of 390 feet to a point; run thence north 72° 36' east a distance of 177 feet to a point; run thence north 17° 24' west a distance of 200 feet to a point on the south right of way margin of Georgia Highway #230 north 72° 36' east a distance of 295 feet to a point and the point of beginning. Said tract bounded east by property of Middle Georgia Electric Membership Corporation and property now or formerly of J. T. Hill; south by Tract II as set out on the aforementioned plat; west by property of J. T. Hill; and north by Georgia Highway #230 and property now or formerly of J. T. Hill.

Pulaski County, Georgia Real Estate Transfer Tax Paid \$ 48.30 July 18, 1980

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said part Y of the second part, its SUCCESSORS and assigns, in Fee Simple.

And the said part Y of the first part, his heirs, executors and administrators, the said bargained premises unto the said part Y of the second part, its SUCCESSORS and assigns, against said part Y of the first part, his heirs, executors and administrators, and all and every other person or persons, shall and will warrant and forever defend by virtue of these presents.

IN WITNESS WHEREOF, the said part Y of the first part ha S hereunto set his hand and affixed his seal, the day and year first above written.

Signed, sealed and delivered in presence of:

Notary Public, State of Georgia (Signature: Beverly Grooms)

J. T. Hill, Jr. (Seal)

My Commission expires: 11-9-82 146

SURVEY

A survey is not currently available. A site plan has been included in the addendum. Due to the size of this portfolio transaction, and as surveys expire prior to closing, the ALTA Survey will be completed, submitted to the Agency, and approved closer to closing.



Crown Appraisal Group

Corporate Office

6797 N. High Street

Suite 325

Columbus, OH 43085

tel 614.431.3332

fax 614.431.3376

www.crownappraisal.com

October 19, 2016

Caitlin Waldie
Development Coordinator
Greystone Affordable Housing Initiatives, LLC
4025 Lake Boone Trail, Suite 209
Raleigh, NC 27607-2986

RE: Georgia Portfolio

Dear Amie:

Thank you for considering Crown Appraisal Group (“Crown”) for the appraisal of the referenced property portfolio (“portfolio”). The following details my understanding of your needs and presents our proposal.

Assignment

Crown Appraisal Group will prepare and deliver (scope of analysis as noted in Attachment 7-D to HB-1-3560) individual appraisal reports that provide the specific and separate value types as required. The reports will certify a number of entities – the lender, housing agency, USDA/RD, and the LIHTC syndicator – may rely upon our findings. The reports will also be prepared in compliance with USPAP standards and requirements.

As part of the assignment, we will identify the CRCU (Competitive Rents for Comparable Units) on the Executive Summary page for ease of location. The reports will be prepared in a manner similar to previous work product prepared by Crown for Greystone on other assignments.

Values that will be developed and reported (not all values will be developed and reported) are identified are below.

Value	USDA/RD Value	Comments
1	Market within 7 CFR Part 3560.752(b)(1)(ii) (all properties)	As is market value
2	Market value within 7 CFR Part 3560.752(b)(1)(ii), premised upon a hypothetical condition as-if unsubsidized conventional housing in compliance with 7 CFR Part 3560.636(c)(1)(i) (if applicable)	Prospective market value using market rents at stabilized occupancy
3	Prospective market value within 7 CFR Part 3560.752(b)(1)(ii), premised upon a hypothetical condition as-if-conventional housing	Prospective market value at stabilized occupancy, as by the restricted rents (combined with the market rents, if mixed), incorporating a market cap rate
4	Prospective market value, subject to restricted rents within CFR Part 3560.752(b)(1)(i)	7 Prospective market value at stabilized occupancy, as by the restricted rents (combined with the market rents, if mixed), assuming existing (or proposed) bond financing, and incorporating below-market capitalization rate (band of investment method). (If applicable)
5	Market value of underlying land (if applicable)	As is land only value
6	Market value of the interest credit subsidy from assumed 514/515 loan (with new terms)	
7	Market value of the tax credits (if applicable)	
8	Prospective insurable value	

The reports will be addressed and delivered to you at the address noted above. You will be the initial contact for getting information about the properties. You can be reached at the above address, and at 919.882.2384 (o), 919.902.0938 (c), or caitlin.waldie@greycoco.com.

Timing and Fee

We anticipate that the first report(s) will be delivered within three weeks of receipt of the requested information (we recognize that not all requested information will be available). We anticipate that all reports will be sent within 60 days. Should any revisions be required, these will be made as expediently as possible. Subsequent draft reports will be delivered as completed. The final report can be delivered within five business days of approval of the draft copy.

The fee for the multi-property assignment is \$166,050.00. This assumes electronic (PDF) reports, not hard copies. If hard copies are needed, an additional fee of \$400 per report per property will be billed. The property listing at the end of letter breaks down the fee on a property by property basis. The fee is on a gross basis, with all expenses incurred by Crown. Invoices will be delivered concurrent with delivery of the individual draft reports. Payment of the fee is as follows: 10% as an initial deposit and 90% upon delivery of the initial draft reports. As in prior assignments, Crown recognizes that report revisions might be required, and Crown will make those revisions. Of course, should “updates” due to the age of the reports be required, additional compensation arrangements will be made.

Should the assignment be cancelled during any phase, the fee will be pro-rated based upon the time and cost incurred.

As part of the terms and conditions of the assignment, the signatory and any users agree that Crown’s services are and will be subject to the standard statements, limiting conditions, and other terms set forth in the appraisal report(s). The standard statements and limiting conditions include, but are not limited to, recognition of financial liability limitations as well as limitations

as to parties that may rely upon the appraisal report. It is also recognized and acknowledged that during the course of the assignment, Crown may determine additional conditions and terms affecting the appraisal assignment which may be identified in the appraisal report(s). A copy of the standard statements and limiting conditions are at the end of this engagement proposal.

Crown Appraisal Group adds 1.0% per month for delinquent accounts and charges an additional administrative fee of \$500.00 for accounts that are more than three months delinquent. All costs, including legal fees incurred in the recovery of accounts that are delinquent, are also payable by the client. The terms of the agreement shall be governed by and construed under the laws of the state of Ohio.

Authorization to Proceed

This proposal can serve as our agreement and understanding of the assignment. The signature at the bottom of this letter and receipt of the 10% initial deposit serves as our authorization to proceed. After signing, please return one copy to me. You may mail the copy, email it to me (amoye@crownappraisal.com, or edegood@crownappraisal.com). By signing, the signatory is acknowledging that they have the authority to authorize engagement of our services.

Again, thank you for selecting Crown Appraisal Group for this assignment. If you have any questions, please do not hesitate to call me at 614-431-3332.

Sincerely,

CROWN APPRAISAL GROUP



Andrew J. Moye, MAI, AI-GRS
Principal

AJM/ed

AGREED TO AND AUTHORIZED BY:

Jany Eeshward, President
Signature, Caitlin Waldie

10/25/16

Date

Property Identification

GA Portfolio								
	<u>Name</u>	<u>Address</u>	<u>City</u>	<u>County</u>	<u>Units</u>	<u>Fee before Discount</u>	<u>Discount</u>	<u>Net Fee</u>
1	Academy Village	203 Hillsboro Street	Monticello	Jasper	10	\$6,100.00	10.0%	\$5,490.00
2	Arrowhead	369 Broad Street	Hawkinsville	Pulaski	51	\$6,100.00	10.0%	\$5,490.00
3	Chester	400 Wynne Avenue	Chester	Dodge	24	\$6,100.00	10.0%	\$5,490.00
4	Chickasaw	18158 Morgan Road NE	Arlington	Calhoun	18	\$6,100.00	10.0%	\$5,490.00
5	Colonial Homes	319 Keller Street	Blackshear	Pierce	20	\$6,100.00	10.0%	\$5,490.00
6	Country Manor	310 Pomeroy Street	Blackshear	Pierce	55	\$6,100.00	10.0%	\$5,490.00
7	Cumberland Village	116 Martha Drive	St Marys	Camden	65	\$6,100.00	10.0%	\$5,490.00
8	Gray Gardens	200 Eatonton Highway	Gray	Jones	55	\$6,100.00	10.0%	\$5,490.00
9	Heritage Villas of Alma	234 Floyd Street	Alma	Bacon	24	\$6,100.00	10.0%	\$5,490.00
10	Hilltop Terrace I	4059 Martin Luther King Jr Blvd	Kingsland	Camden	55	\$6,100.00	10.0%	\$5,490.00
11	Hilltop Terrace II	4059 Martin Luther King Jr Blvd	Kingsland	Camden	55	\$3,800.00	10.0%	\$3,420.00
12	Hunters Run	701 Lupo Lane	Douglas	Coffee	51	\$6,100.00	10.0%	\$5,490.00
13	Meadow Crossing	408 Spinks Drive	Omega	Tift	37	\$6,100.00	10.0%	\$5,490.00
14	Piedmont Hills	1001 West Main Street	Forsyth	Monroe	50	\$6,100.00	10.0%	\$5,490.00
15	Plantation I, Plantation II, Plantation III	201 Casey Drive	Richmond Hill	Bryan	165	\$10,000.00	10.0%	\$9,000.00
16	Quail Hollow I	888 Carswell Street	Homerville	Clinch	55	\$6,100.00	10.0%	\$5,490.00
17	Quail Hollow II	962 Carswell Street	Homerville	Clinch	41	\$3,800.00	10.0%	\$3,420.00
18	Quail Village	199 Memorial Drive	Reidsville	Tattnall	30	\$6,100.00	10.0%	\$5,490.00
19	Sandalwood Terrace	23 Fourth Street Northwest	Ludowici	Long	31	\$6,100.00	10.0%	\$5,490.00
20	Satilla Villas	1100 Medonald Avenue	Woodbine	Camden	59	\$6,100.00	10.0%	\$5,490.00
21	Sawgrass Cove	534 McIntosh Road	Darien	McIntosh	51	\$6,100.00	10.0%	\$5,490.00
22	Spring Hollow	800 Ash Street Extension	Springfield	Effingham	53	\$6,100.00	10.0%	\$5,490.00
23	The Forest I & The Forest II	582 26th Avenue SE	Moultrie	Colquitt	119	\$6,100.00	10.0%	\$5,490.00
24	The Forest III	2701 5th Street S E	Moultrie	Colquitt	53	\$3,600.00	10.0%	\$3,240.00
25	The Grove	303 Jerriel Street	Vidalia	Toombs	55	\$6,100.00	10.0%	\$5,490.00
26	Wildwood Villas I	50 Wildwood Circle	Statesboro	Bulloch	53	\$6,100.00	10.0%	\$5,490.00
27	Wildwood Villas II	54 Wildwood Circle	Statesboro	Bulloch	58	\$3,800.00	10.0%	\$3,420.00
28	Yester Oaks	51 Yester Oaks Drive	Lafayette	Walker	44	\$7,000.00	10.0%	\$6,300.00
29	Charlton Court	38 Charlton Court	Folkston	Charlton	41	\$6,100.00	10.0%	\$5,490.00
30	Hillcrest	1503 John Collins Road NE	Pelham	Mitchell	49	\$6,100.00	10.0%	\$5,490.00
31	Hillmont	7069 Lakes Boulevard	Lake Park	Lowndes	43	\$6,100.00	10.0%	\$5,490.00
						Total	\$184,500.00	\$166,050.00

Plantation I, II, III will be consolidated and presented in a single report - individual market values, consolidated prospective values
 The Forest I and II will be consolidated and presented in a single report - individual market values, consolidated prospective values

INITIAL DATA REQUEST

(for each Property)

This list details the items we will need to commence the appraisal report:

- Property contact name and telephone number.
- Current rent roll.
- Current rental subsidy contract
- Property Operating Statements for 2013, 2014, 2015, 2016 ytd.
- Completed market studies (it is Crown's understanding that there are no current market studies)
- Details regarding expected tax credits
- Details regarding expected financing (dollar amount, term, interest rate)
- Unit Floor Plans
- Detail re: improvements
 - Units - sizes (square feet and bedrooms), current rental rates, proposed rental rates etc.
 - Amenities—pool, exercise facilities, club house, etc.
- Site plan.
- Legal description and survey.
- Most recent real estate tax bills for the parcels that comprise the subject site.
- Details regarding the capital expenditures (dollar amount, scope of renovations) that are planned to be completed to the property.

Thank you,

Crown Appraisal Group
6797 N. High Street, Suite 325
Columbus, OH 43085
Phone: 614-431-3332
Fax: 614-431-3376

Financial Acknowledgement

The liability of Crown Appraisal Group, Inc. and its employees is limited to the fee collected for the preparation of the appraisal report. There is no accountability or liability to anyone not specifically identified as an intended user.

Assumptions and Limiting Conditions

- The information furnished by others is believed to be reliable. No warranty is given for its accuracy, though.
- No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
- The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated in the report.
- It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations, laws, and license requirements unless otherwise stated in the report.
- The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate valuations for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
- The value opinions, and the costs used, are as of the date of the value opinion.
- All engineering is assumed to be correct. The plot plans and other illustrative material in this report are included only to assist the reader in visualizing the property.
- The proposed improvements, if any, on or off-site, as well as any repairs required, are considered, for purposes of the appraisal, to be completed in a good and workmanlike manner according to information submitted and/or considered by the appraiser.
- Responsible ownership and competent property management are assumed.
- It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that make it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering or environmental studies that may be required to discover them.
- Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on or in the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of such substances may affect the value of the property. The value opinion is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
- It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
- All mechanical components are assumed to be in good, operable condition unless otherwise noted.

- The appraiser is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
- Our opinion of value does not consider the effect (if any) of possible noncompliance with the requirements of the ADA.
- This appraisal is to be used only in its entirety. Possession of the report or any copy does not carry with it the right of publication. The report may not be used for any purpose by any person or corporation other than the client or the party to whom it is addressed or copied without the written consent of the signing appraiser(s).
- Crown Appraisal Group, Inc. and its employees accept no responsibility for changes in market conditions or the inability of the client, intended user, or any other party to achieve desired outcomes.
- Projections or estimates of desired outcomes by the client, intended user, or any other party may be affected by future events. The client, intended user, or any other party using this report acknowledges and accepts that Crown Appraisal Group, Inc. and its employees have no liability arising from these events.
- Unless specifically set forth, nothing contained herein shall be construed to represent any direct or indirect recommendation of Crown Appraisal Group, Inc., its officers or employees to purchase, sell, or retain the property at the value(s) stated.
- Unless specifically set forth, nothing contained herein shall be construed to represent any direct or indirect recommendation of Crown Appraisal Group, Inc., its officers or employees to provide financing (mortgage, equity, or other) for the property at the value(s) stated.
- Greystone Affordable Housing Initiatives, LLC, or its representative(s), agrees to indemnify and hold Crown Appraisal Group, Inc., its officers and employees, harmless from and against any loss, damages, claims, and expenses (including costs and reasonable attorney fees) sustained as a result of negligence or intentional acts or omissions by Greystone Affordable Housing Initiatives, LLC, or its representative(s) arising from or in any way connected with the use of or purported reliance upon, the appraisal report or any part of the appraisal report.
- The contents of the appraisal report, and all attachments and information that will be contained within the report, is proprietary and confidential. Greystone Affordable Housing Initiatives, LLC, or its representative(s) will not release or provide the report, in any form, in whole or in part, to any third party, including any borrower, potential borrower, buyer or potential buyer, without the signing appraiser's express written authorization.

ACCEPTANCE OF, AND/OR USE OF, THIS APPRAISAL REPORT CONSTITUTES ACCEPTANCE OF THE ABOVE CONDITIONS.

PROFESSIONAL QUALIFICATIONS

ANDREW J. MOYE, MAI, AI-GRS

Business Experience

Crown Appraisal Group, Columbus, Ohio.

Principal

Real estate consulting, including appraisal, appraisal review, business valuation, and market study assignments for commercial and residential real estate.

Vista Capital/Chemical Mortgage Company, Columbus, Ohio.

Vice President.

Appraisal assignments and market studies of commercial real property.

Landauer Associates, Inc., West Palm Beach, Florida.

Assistant Vice President.

Valuation and evaluation of real property, and development of land use studies for large commercial and residential PUDs.

Education

Masters of Business Administration (Finance), The Ohio State University, Columbus, Ohio.

Bachelor of Science in Business Administration (Real Estate), The Ohio State University, Columbus, Ohio.

Professional Education (partial list)

Basic Valuation Procedures	Residential Valuation
Capitalization Theory, Part 1	Standards of Professional Practice
Capitalization Theory, Part 2	Case Studies in Real Estate Valuation
Capitalization Theory and Techniques, Part B	Valuation Analysis and Report Writing
Advanced Applications	Advanced Sales Comparison & Cost Approaches
Basic Income Capitalization	Litigation Appraising: Specialized Topics and Applications
Advanced Income Capitalization	General Appraiser Market Analysis and Highest & Best Use
The Appraiser as Expert Witness: Preparation and Expert Testimony	Market Analysis
Review Theory – General	Condemnation Appraising: Principles and Applications

Professional Qualifications, testimony venues

MAI designation offered by Appraisal Institute

AI-GRS designation offered by Appraisal Institute

Young Advisory Council attendee, moderator, Appraisal Institute

Certified General Appraiser (permanent certification): AL, AZ, CO, FL, GA, IL, IN, KY, MI, NC, NY, OH, SC, VA, WV

Expert witness in Federal Bankruptcy Court, Common Pleas Courts throughout Ohio, various Boards of Revision, State Board of Tax Appeal

STATE OF GEORGIA
REAL ESTATE APPRAISERS BOARD

ANDREW JOHN MOYE

5464

IS AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF GEORGIA IN THE CAPACITY AS

**CERTIFIED GENERAL REAL PROPERTY
APPRAISER**

THE PRIVILEGE AND RESPONSIBILITIES HEREWITH ARE CONTINGENT UPON THE REQUISITE FEES AND ALL OTHER REQUIREMENTS OF THE OFFICIAL CODE OF GEORGIA ANNOTATED, CHAPTER 43-39A. THE APPRAISER IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL FEES ON A TIMELY BASIS.

D. SCOTT MURPHY
Chairperson

JEFF A. LAWSON
Vice Chairperson

RONALD M. HECKMAN
JEANMARIE HOLMES
KEITH STONE

46535506