



Crown Appraisal Group

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Columbus, OH 43085

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The Grove

303 Jerriel Street

55-unit apartment complex

Vidalia, Georgia

Date of Report: March 25, 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).



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March 25, 2017

Greystone Servicing Corporation, Inc.

Attn: Debi Martin

419 Belle Air Lane

Warrenton, VA 20186

**Re: The Grove
303 Jerriel Street
Vidalia, 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>2 Bed, 1 Bath</u>
As-is CRCU	Value 1 rents	430	465	445
Prospective (Renovated) CRCU	Value 4 rents	495	530	510

<i>Value Opinions</i>	<u>Date of Value</u>	<u>Value</u>
Value 1 - as conventional or unrestricted	January 25, 2017	\$2,040,000
Value 2-RD - subject to restricted rents	January 25, 2017	\$965,000
Value 3 - prospective, subject to restricted rents	February 1, 2019	\$2,040,000
Value 4 - prospective, as conventional or unrestricted	February 1, 2019	\$2,730,000
Value 5 - Interest Credit Subsidy Value from assuming the existing 515 Loan)	December 22, 2017	\$650,000
Value 5 - Interest Credit Subsidy Value (New 538 Loan)	February 1, 2019	\$215,000
Value 6 - LIHTC Value	February 1, 2019	\$1,105,060
Value 6 - State Tax Credit Value	February 1, 2019	\$629,465
Value 7 - Insurable Value	February 1, 2019	\$2,854,896
Value 8 - Land Value	January 25, 2017	\$82,500

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
March 25, 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

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Executive Summary

Subject Real Estate Identification: The subject is known as The Grove and has an address of 303 Jerriel Street in Vidalia, Georgia. The complex operates as a Class C, subsidized income, age restricted (62+) property. The Grove is on the west side of Jerriel Street about 1.5 miles southeast of downtown Vidalia. The property is in Toombs County. Vidalia is in southeast Georgia.

The subject improvements include a 55-unit apartment complex (housed in 8 single-story buildings). The property includes one and two bedroom units. The improvements were built in 1988. The property is in average physical and functional condition. The 55 units total 37,144 sf. The property is currently 96.4% occupied. The subject site is ±5.56 acres.

Existing Use of Real Estate:	Apartment Complex
Highest and Best Use:	Intensive Residential (current use)
Parcel Number/Legal Description:	V31 014 / 5.56 AC-4 BLDGS-303 JERRIEL ST
Zoning:	R4-Apartments
USPAP Report Option:	Appraisal report
Pertinent dates:	
Date of valuation:	see chart
Prospective date of valuation:	see chart
Date of inspection:	January 25, 2017
Date of report:	March 25, 2017
Values, interests appraised:	see next page

Conclusions:

Competitive Rent Comparable Unit Conclusions (CRCU)				
		<u>1 Bed, 1 Bath</u>	<u>1 Bed, 1 Bath</u>	<u>2 Bed, 1 Bath</u>
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Value 8 - Land Value		January 25, 2017	\$82,500	

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 The Grove. 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 100% 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 25, 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 March 25, 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 The Grove and has an address of 303 Jerriel Street in Vidalia, Georgia. The property is a 55-unit apartment complex. The property includes one and two bedroom units. The complex operates as a Class C, restricted income, age restricted (62+) property. The improvements were built in 1988. 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 \$1,617,263. 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 computer room 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 west side of Jerriel Street about 1.5 miles southeast of downtown Vidalia. The property is in Toombs County. Vidalia is in southeast Georgia. Vidalia 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:

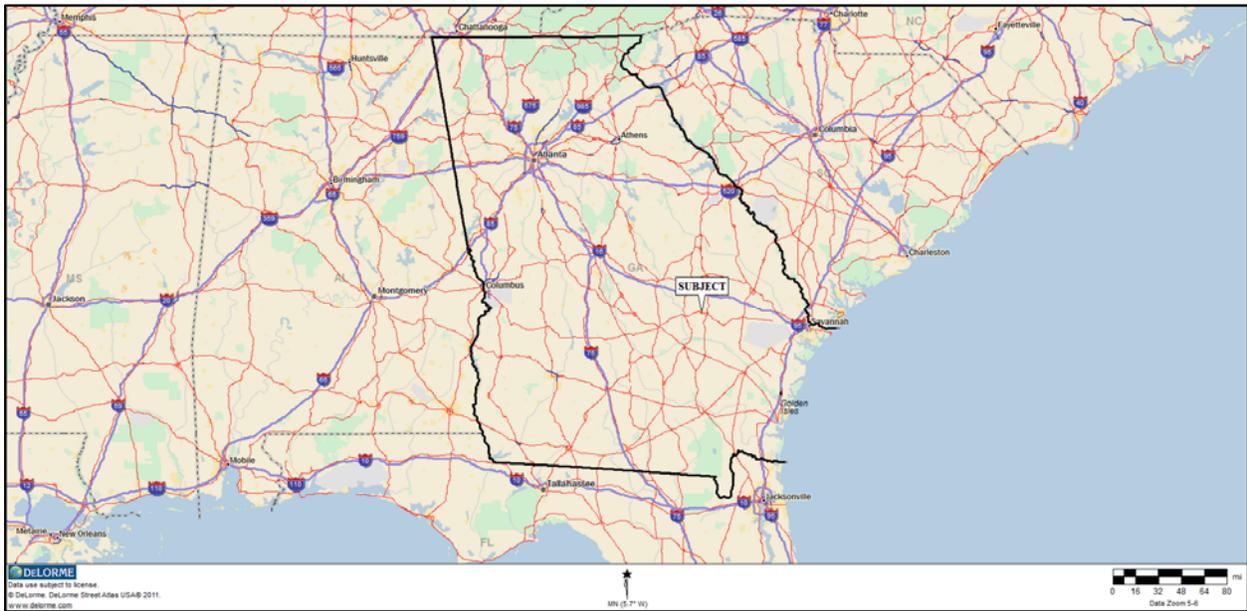
Luxury, Class A, Class B, Class C -	The type of property is designated by the year of construction and the amenities (unit and project). A luxury complex will have more amenities than a Class A property, while a Class A property has more amenities than Class B. A Class C property typically possesses few amenities. An <i>upscale</i> 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 <i>conventional</i> 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, age restricted (62+) property.

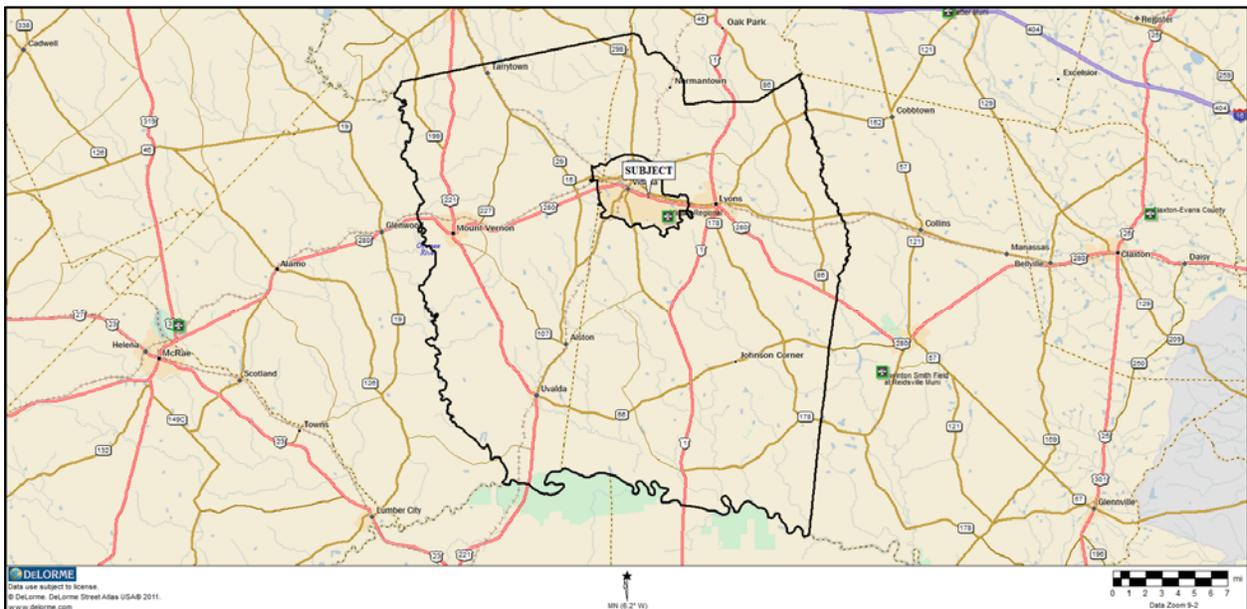
City Overview

Vidalia is a city in Toombs and Montgomery counties in Georgia. Montgomery County is west of Toombs County. Montgomery and Toombs counties are located in the southeastern part of Georgia. The city of Vidalia is located about 160 miles southeast of Atlanta, Georgia, 90 miles southeast of Augusta, Georgia, 140 miles northwest of Jacksonville, Florida, and 230 miles east of Montgomery, Alabama. The maps below show the subject’s location within the state of Georgia, Montgomery and Toombs Counties, and the town of Vidalia. The aerial below locates the subject relative to downtown Vidalia.

Georgia



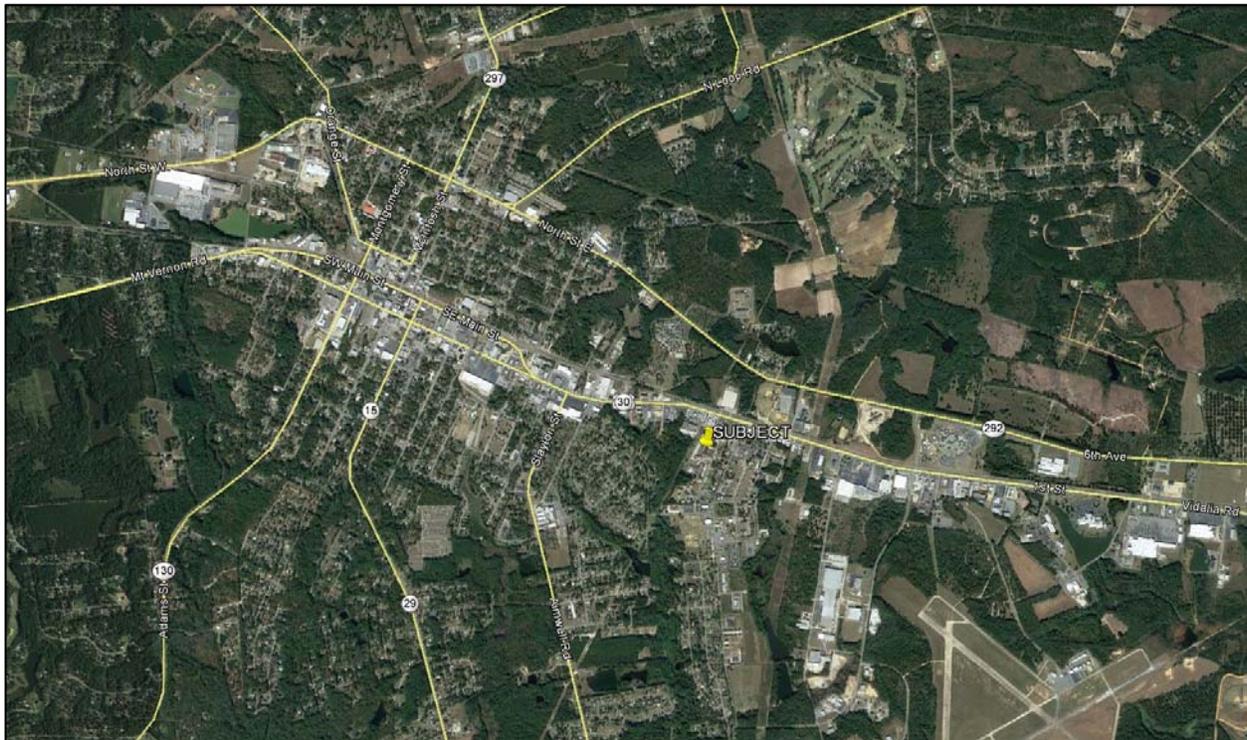
Montgomery and Toombs Counties



Town of Vidalia



Aerial



Physical Boundaries

Vidalia is bordered by Swift Creek to the north, Rocky Creek to the south, State Route 135 to the west, and Ezra Taylor Road to the east. Higgston and Lyons are also neighboring towns that are on the east and west sides of Vidalia. Like many smaller rural Georgia towns, the municipal limits are circular.

Road Infrastructure

U.S. Route 1 (US 1) is a major north–south highway that serves the East Coast of the United States. It runs 2,369 miles, from Fort Kent, Maine, at the Canada–US border, south to Key West, Florida. US 1 passes through downtown Lyons and is connected to Vidalia by SR 292. The subject is about 4 miles west of US 1.

U.S. Route 280 is an east-west spur of U.S. Highway 80. The eastern terminus is in Blyton, Georgia at U.S. Highway 80 and the western terminus is in Birmingham, Alabama at I-20/I-59. US Route 280 runs in an east to west direction through the city of Vidalia.

State Route 292 (SR 292) is an east-west state highway located in the east-central part of Georgia. It travels from Higgston to just east of Bellville. SR 292 runs parallel to US 280 through Vidalia.

State Route 297 is a north–south state route located in the east-central part of Georgia. The route travels from SR 130/SR 292 in Vidalia to U.S. 1/SR 4 south of Swainsboro.

State Route 130 travels in a northeast to southwest direction and runs through the central part of Vidalia. The route begins at an intersection with SR 135 southwest of Vidalia in east-central Montgomery County. It heads northeast into the center of Vidalia. Just before leaving Vidalia, SR 130 heads to the northeast where it has an intersection with US 1 north of Lyons.

State Route 15 is a south-to-north highway across the entire length of Georgia, east of its centerline. It connects the Florida state line, southeast of Folkston with the North Carolina state line, north-northeast of Dillard, via Vidalia, Sandersville, Athens, Demorest, and Clayton. The highway travels concurrently with SR 29 through downtown Vidalia from the south and exits to the northwest.

State Route 29 is a state highway that runs southeast-to-northwest through portions of Toombs, Montgomery, Treutlen, Laurens, Wilkinson, and Baldwin counties in the central part of Georgia. The route connects the Vidalia area with Milledgeville, via Dublin. SR 29 travels through downtown Vidalia concurrently with SR 15.

Population

The Vidalia population according to the 2000 census was 10,392. In 2010, the population was 10,473 (an increase of 0.1% compounded annual growth or CAG). The 2016 population estimation is 10,565 (population increase of 0.1% CAG from 2010). The population is expected to increase by 0.3% CAG in 2021 to 10,751.

History & Growth

Vidalia is primarily located in Toombs County, Georgia. The County is named for Robert Toombs, United States representative and senator. During the Civil War, Toombs also served in the Confederate Provisional Congress, as Secretary of State of the Confederate States, and a brigadier general in the Confederate Army. Toombs County was founded in 1905.

Toombs County was founded as the 142nd county in Georgia by the State Legislature on August 18, 1905 and organized on October 9 of that year. The county was originally formed from portions of Tattnall and Montgomery counties; a small piece of Emanuel County was added in 1907 to give Toombs County its present-day boundaries.

The town of Vidalia was incorporated on January 1, 1890. Vidalia is thought to take its name from the contraction of "via dalia," or "road of dahlias." Like many towns in the region, Vidalia grew up around a rail yard that served farmers in the area who grew such crops as pecans and tobacco. The area's famous onions were not an important crop until much later.

Vidalia has a mixed economy, but its largest industry is agriculture. Since 1931, Granex onions grown in and near Vidalia have been licensed and sold internationally as Vidalia onions. In 1986, the Vidalia Onion Trademark Act granted a state trademark and protection on the onions of the Vidalia and Toombs County area. The 1989 Federal Marketing Order #955 of the USDA Agricultural Marketing Service gave the growers and handlers the legal rights to establish the Vidalia Onion Committee, and it granted U.S. federal protection of the onion's name and production.

In the 1950s, Piggly Wiggly grocery stores opened a distribution center in Vidalia, bringing with it a large influx of jobs as well as railroad business. At that time, Vidalia served as an interchange junction between the Central of Georgia and the Georgia and Florida (later both Southern railroads). For this, a large seven track yard was constructed, as well as a sizable engine servicing facility and interchange yard. The latter, smaller interchange yard is still in use to some degree by the Georgia Central railroad, while the larger yard was removed sometime in the 1970s. Dot Foods currently occupies most of the old Piggly Wiggly distribution center, with smaller companies leasing space.

Currently employers in Toombs County are Trane, Dot Foods, Oxford Apparel, U.S. Energy Sciences, Chicken of the Sea, and U.S. Pet Nutrition. There is no known planned future development. According to the demographics of the area, the population is expected to increase and the viability of the area is stable.

Land Uses and Development

The main commercial corridor in Vidalia is 1st Street (US 280). The subject is on the east side of town and just south of 1st Street. The majority of commercial properties are between Broadfoot Boulevard to Montgomery Street. Uses at Broadfoot Boulevard and 1st Street include CVS, Handy Andy Home Warehouse, Rite Aid, a strip center with tenants that include Goodwill, BI-LO, Buddy's Home Furnishings, Family Dollar, and Alliance Home Medical Equipment and Services. Then there is the Mr. Fireman's Car Wash, Vidalia's Pageplus, DaVita Dialysis, Franklin Financial, Vidalia Pawn, Sweet Nails, Merle Norman, BB&T Bank, McDonald's, Gabby's, an ambulance provider, Wendy's, Titlebucks Title Pawn, Supreme Beauty Supply,

Little Caesars, Pix One Hour Photo, Checkers, Vidalia Plaza, Flash Foods Gas Station and c-store, Larry's Giant Subs, a vacant industrial building, Meridy's Uniforms, Headliners Hair & Tanning Salon, The Exchange, Royal Inn Motel, Hardee's, Title Max Title Pawn, Captain D's Seafood, Parkers Gas Station and c-store, Vidalia Service Center, a strip center with Goody's, Save A Lot, It's Fashion Metro, Rent A Center, Dollar General, Any Time Fitness, Tops China Buffet, New Nails, and Your Mattress Matters, Farmers Home Furniture, CM City Rentals, Dairy Queen, Subway, Apple Care Immediate Care Center, InstaLoan, Check Into Cash, Taco Bell, Chevron Gas Station and c-store, Speedee Cash, Downtown Plaza with tenants that include Osaka Hibachi & Sushi, Mid State Pools and Spas, Edward Jones, Unique Boutique, Envy, J & B's Steaks and Seafood, Vidalia Municipal Annex, Badcock Homje Furniture & More, Vidalia Motor Parts, Bumper To Bumper, a bank, Econo Inn Motel, a three tenant strip center with a vacant suite, The Total Look Salon /Spa, and Relax, Advance The Newspaper, a closed gas station, a vacant retail building, Vidalia First Baptist Church, a vacant retail/office building, Southern Davis Business Products, Southern Harvest Insurance Agency, another First Baptist Church, mixed use buildings, a consignment shop, Vidalia First United Methodist Church, Terry's Flooring, Blinds, & More, a Chevrolet/Buick/GMC dealership, Harton Used Cars and Trucks, The Fillin Station gas station and a strip center with Harveys, Phillips Pharmacy, Serenity Hospice, and Capital Nails.

Immediate Land Uses

North: The land use north of the subject is commercial – Amerts Bank and Woody Folsom Nissan dealership.

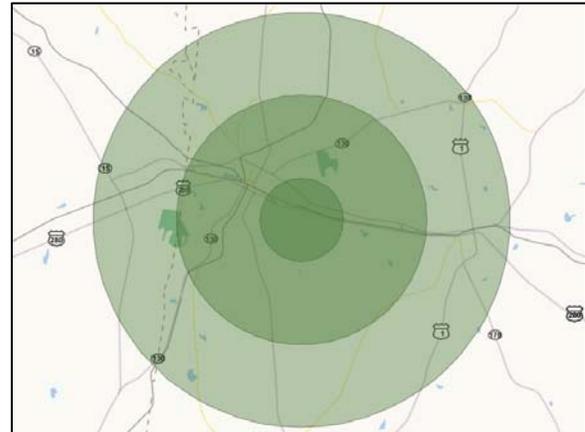
South: South of the subject is multi-family, Summer's Landing, a senior apartment community.

East: Commercial (a daycare facility) and single-family residential.

West: Uses to the west is vacant land and commercial (Days Inn).

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.

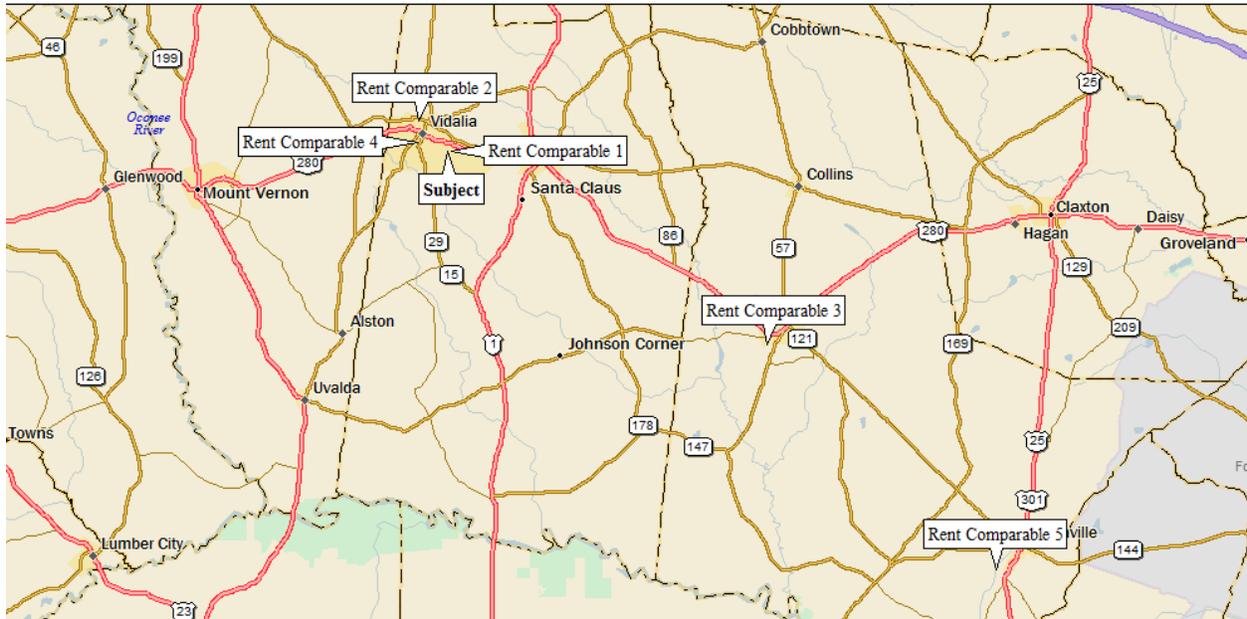


The Grove										
Demographic Profile: 1, 3 and 5-mile Radii										
	Vidalia		Radius from subject				Toombs			
	City	CAG	1 Mile	CAG	3 Mile	CAG	5 Mile	CAG	County	CAG
Population										
2000	10,392		2,995		10,928		18,566		26,067	
2010	10,473	0.1%	2,929	-0.2%	11,109	0.2%	19,247	0.4%	27,223	0.4%
2016 est.	10,565	0.1%	2,933	0.0%	11,195	0.1%	19,383	0.1%	27,299	0.0%
2021 proj.	10,751	0.3%	2,985	0.4%	11,445	0.4%	19,807	0.4%	27,793	0.4%
Median Age	37.30		38.40		37.70		36.70		36.20	
Average Age	38.50		39.90		38.80		37.90		37.60	
Households										
2000	4,090		1,215		4,285		7,131		9,877	
2010	4,150	0.1%	1,196	-0.2%	4,398	0.3%	7,448	0.4%	10,375	0.5%
2016 est.	4,184	0.1%	1,200	0.0%	4,435	0.1%	7,513	0.1%	10,399	0.0%
2021 proj.	4,257	0.3%	1,222	0.4%	4,536	0.5%	7,684	0.5%	10,586	0.4%
Average Household Size										
2000	2.54		2.46		2.55		2.60		2.64	
2010	2.52	-0.1%	2.45	-0.1%	2.53	-0.1%	2.58	-0.1%	2.62	-0.1%
2016 est.	2.53	0.0%	2.44	0.0%	2.52	0.0%	2.58	0.0%	2.63	0.0%
2021 proj.	2.53	0.0%	2.44	0.0%	2.52	0.0%	2.58	0.0%	2.63	0.0%
Owner Occupied (est.)	2,202	52.63%	550	45.84%	2,372	53.48%	4,336	57.71%	6,506	62.56%
Renter Occupied (est.)	1,982	47.37%	650	54.16%	2,063	46.52%	3,177	42.29%	3,893	37.44%
Est. Household Income										
\$0-\$14,999	31.21%		35.59%		31.21%		27.92%		26.52%	
\$15,000-\$24,999	14.67%		14.13%		14.46%		15.81%		15.06%	
\$25,000-\$34,999	10.33%		9.61%		10.51%		11.92%		12.20%	
\$35,000-\$49,999	9.44%		9.71%		9.26%		9.98%		10.90%	
\$50,000-74,999	12.26%		12.81%		12.62%		13.50%		14.36%	
\$75,000-\$99,000	9.35%		8.68%		9.26%		9.05%		9.73%	
\$100,000 +	<u>12.74%</u>		<u>9.46%</u>		<u>12.68%</u>		<u>11.82%</u>		<u>11.23%</u>	
	100.0%		100.0%		100.0%		100.0%		100.0%	
Average Household Income (est.)	\$48,151		\$42,636		\$48,259		\$47,989		\$48,641	
Median Household Income (est.)	\$28,981		\$25,291		\$29,122		\$30,260		\$31,899	

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 Address:	400-406 Randolph Dr
City:	Vidalia
County:	Toombs
MSA:	Not in a MSA
State:	GA
Zip:	30474
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:	1984	1	1.0	Garden	710	1	\$450	\$0.63
Size (Number of Units):	4	2	1.5	Townhouse	990	2	\$550	\$0.56
Rentable Size (rsf):	4,190	3	2.0	Townhouse	1,500	1	\$650	\$0.43
Occ. At Time Of Survey:	75.0%							
Floors:	1-2							
Property Design:	Walk Up							
Exterior:	Combination							

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

Complex Amenities

N Pool	N 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 property is a 4-unit apartment complex located on the east side of Randolph Drive and just south of US 280 in Vidalia. This location is ±4 miles west of downtown Lyons and ±2 miles southeast of downtown Vidalia. Typical lease term is 1 year. Shorter lease terms are available with management consent. There is minimal turnover.

Property Contact: Jude (912) 537-8885

Rent Comparable 2

General Data

Property Name:	Wilkes Townhouses
Property Address:	504 North St. West
City:	Vidalia
County:	Toombs
MSA:	Not in a MSA
State:	GA
Zip:	30474
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:	1985	1	1.5	Garden	550	5	\$415	\$0.75
Size (Number of Units):	50	2	1.5	Townhouse	1,120	2	\$450	\$0.40
Rentable Size (rsf):	53,150	3	1.5	Townhouse	1,120	43	\$500	\$0.45
Site Size (acres):	7.300							
Density (units/acre):	6.8							
Occ. At Time Of Survey:	100.0%							
Floors:	2							
Property Design:	Walk Up							
Exterior:	Brick							

Landlord Paid Utilities

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

Unit Amenities

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

Complex Amenities

Y Pool	N 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

Wilkes Townhouses are located along the south side of W. North Street, west of West Street, and about a mile north of downtown Vidalia. Vidalia is in Toombs County in the southeastern part of the state. Typical lease term is 1 year. Shorter lease terms are available with management consent. There is minimal turnover.

Property Contact: Agnes (912) 537-3141

Rent Comparable 3

General Data

Property Name:	San Reid
Property Address:	196 Industrial Dr
City:	Reidsville
County:	Tattnall
MSA:	Not in a MSA
State:	GA
Zip:	30453
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:	1974	1	1.0	Garden	750	8	\$375	\$0.50
Size (Number of Units):	26	2	1.0	Garden	900	16	\$400	\$0.44
Rentable Size (rsf):	22,400	3	2.0	Garden	1,000	2	\$600	\$0.60
Occ. At Time Of Survey:	90.0%							
Floors:	2							
Property Design:	Walk Up							
Exterior:	Brick							

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

Complex Amenities

N Pool	N 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 property is a 26-unit apartment complex located along Industrial Drive just one mile inside the SR 147 and SR 56 split in Reidsville. This location is about a half a mile southwest of US 280 and it is about one mile southwest of downtown Reidsville. Typical lease term is 1 year. Shorter lease terms are available with management consent. There is minimal turnover.

Property Contact: Luke (912) 282-3714

Rent Comparable 4

General Data

Property Address:	100 E 6th St
City:	Vidalia
County:	Toombs
MSA:	Not in a MSA
State:	GA
Zip:	30474
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:	1950	2	1.0	Garden	750	4	\$500	\$0.67
Size (Number of Units):	4							
Rentable Size (rsf):	3,000							
Occ. At Time Of Survey:	50.0%							
Floors:	2							
Property Design:	Walk Up							
Exterior:	Combination							

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

Complex Amenities

N Pool	N 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 property is a 4-unit apartment complex located on the northeast side of East 6th Street just southeast of SR 15 in Vidalia. This location is less than a mile southwest of US 280 and downtown Vidalia. Typical lease term is 1 year. Shorter lease terms are available with management consent. There is minimal turnover.

Property Contact: Ashley (912) 537-8885

Rent Comparable 5

General Data

Property Name:	Glenwood Apts
Property Address:	102-106 Pecan Rd
City:	Glennville
County:	Tattnell
MSA:	Not in a MSA
State:	GA
Zip:	30427
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:	1978	2	1.0	Garden	750	24	\$400	\$0.53
Size (Number of Units):	24							
Rentable Size (rsf):	18,000							
Gross Size (gsf):	21,900							
Site Size (acres):	5.000							
Density (units/acre):	4.8							
Occ. At Time Of Survey:	100.0%							
Floors:	2							
Property Design:	Walk Up							
Exterior:	Brick							

Landlord Paid Utilities

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

Unit Amenities

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

Complex Amenities

N Pool	N 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

Tenant Paid Utilities

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

Other Comments

Glenwood Apts is located east of US 25/US 301/SR 23/SR 57 and on the south side of CR 342/Pecan Rd, about 2 miles southwest of downtown Glennville. Typical lease term is 1 year. Shorter lease terms are available with management consent. There is minimal turnover.

Property Contact: Brad (912) 282-3714

Analysis

The Grove: The subject has 55-units, was built in 1988, 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.

The Grove									
Property and Unit Amenity Summary									
Street Address	303 Jerriel St		Year Built	1988		Floors	1		
City	Vidalia		Total Units	55		Occupancy	96.4%		
Unit Types	# units	Size (sf)	Utilities (L-landlord, T-tenant, na-not applicable)						
1 Bed, 1 Bath	44	648	Water	Sewer	Electric	Heat	Trash	Cable	
1 Bed, 1 Bath	2	732	T	T	T	T	L	T	
2 Bed, 1 Bath	8	784							
2 Bed, 1 Bath (Manager's Unit)	1	896							
Complex Amenities (Y/N)									
Pool	N		Bus. Ctr.	N		Community Rm	Y		
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		Shuffleboard	Y		
Unit Amenities (Y/N)									
Refrigerator	Y	Disposal	N	Fireplace	N	Central A/C	Y	Ceil. Fans	N
Range	Y	Double Sink	Y	Patio	Y	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 computer room will be added to the complex.

Market Rent Conclusions

Apartment Survey Ranges							
The Grove							
		Unit Size		Adj. Monthly Rent		Rent/sf	
As-Is	1 Bed, 1 Bath						
	<i>The Grove</i>	648		\$430		\$0.66	
	Comparable Properties	550 -	750	\$395 -	\$468	\$0.53 -	\$0.78
	average of comparables	670		\$431		\$0.66	
As-Is	1 Bed, 1 Bath						
	<i>The Grove</i>	732		\$445		\$0.61	
	Comparable Properties	550 -	750	\$411 -	\$484	\$0.55 -	\$0.81
	average of comparables	670		\$447		\$0.68	
As-Is	2 Bed, 1 Bath						
	<i>The Grove</i>	784		\$465		\$0.59	
	Comparable Properties	750 -	1,120	\$378 -	\$557	\$0.34 -	\$0.74
	average of comparables	902		\$465		\$0.53	
As Ren.	1 Bed, 1 Bath						
	<i>The Grove</i>	648		\$495		\$0.76	
	Comparable Properties	550 -	750	\$460 -	\$533	\$0.61 -	\$0.90
	average of comparables	670		\$496		\$0.75	
As Ren.	1 Bed, 1 Bath						
	<i>The Grove</i>	732		\$510		\$0.70	
	Comparable Properties	550 -	750	\$476 -	\$549	\$0.64 -	\$0.93
	average of comparables	670		\$512		\$0.78	
As Ren.	2 Bed, 1 Bath						
	<i>The Grove</i>	784		\$530		\$0.68	
	Comparable Properties	750 -	1,120	\$443 -	\$622	\$0.40 -	\$0.83
	average of comparables	902		\$530		\$0.61	

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 (648 sf)

The subject is comprised of 44 of these units. Comparable properties from the area are used to develop the unrenovated rent conclusion.

1 Bed, 1 Bath				
As is				
	Subject	Rent 1	Rent 2	Rent 3
Name	The Grove		Wilkes Townhouses	San Reid
Address	303 Jerriel St	400-406 Randolph Dr	504 North St. West	196 Industrial Dr
Unadjusted Rent		\$450	\$415	\$375
Location				
Address	303 Jerriel St	400-406 Randolph Dr	504 North St. West	196 Industrial Dr
City	Vidalia	Vidalia	Vidalia	Reidsville
Population	10,565	10,565	10,565	5,336
		<i>Similar</i>	<i>Similar</i>	<i>Inferior</i>
		\$0	\$0	\$5
Year Built	1988	1984	1985	1974
Condition/Street Appeal		<i>Similar</i>	<i>Similar</i>	<i>Inferior</i>
		\$0	\$0	\$5
Unit Size (sf)	648	710	550	750
		<i>Superior</i>	<i>Inferior</i>	<i>Superior</i>
		-\$12	\$20	-\$20
Bedrooms	1	1	1	1
		<i>Similar</i>	<i>Similar</i>	<i>Similar</i>
		\$0	\$0	\$0
Bathrooms	1.0	1.0	1.5	1.0
		<i>Similar</i>	<i>Superior</i>	<i>Similar</i>
		\$0	-\$15	\$0
Utilities (who pays?)				
Heat	Tenant	Tenant	Tenant	Tenant
Electric	Tenant	Tenant	Tenant	Tenant
Water	Tenant	Tenant	Tenant	Tenant
Sewer	Tenant	Tenant	Tenant	Tenant
Trash	Landlord	Tenant	Tenant	Tenant
Cable	Tenant	Tenant	Tenant	Tenant
		<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>
		\$5	\$5	\$5
Unit Amenities	<i>Ref, Range, A/C, Patio, W/D HU, Storage</i>	<i>Ref, Range, A/C, W/D HU</i>	<i>Ref, Range, DW, A/C, Disp, W/D HU, Storage</i>	<i>Ref, Range, A/C, W/D HU</i>
		<i>Inferior</i>	<i>Superior</i>	<i>Inferior</i>
		\$10	-\$5	\$10
Complex Amenities	<i>Laundry, Comm Rm, Shuffleboard</i>	<i>None</i>	<i>Pool</i>	<i>None</i>
		<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>
		\$15	\$10	\$15
Concessions	<i>None</i>	<i>None</i>	<i>None</i>	<i>None</i>
		\$0	\$0	\$0
Net Adjustment		<u>\$18</u>	<u>\$15</u>	<u>\$20</u>
Adjusted Rent		\$468	\$430	\$395
Market Rent Conclusion		\$430		

Source: Crown Appraisal Group

The comparables range in size from 550 sf to 750 sf. After making the adjustments considered appropriate, the rent range is \$395 to \$468. Central tendencies are \$431 (average) and \$430 (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 \$430/month is concluded to be appropriate.

As Renovated Market Rent, 1 br-1 ba (648 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
Name	The Grove		Wilkes Townhouses	San Reid
Address	303 Jerriel St	400-406 Randolph Dr	504 North St. West	196 Industrial Dr
Unadjusted Rent		\$450	\$415	\$375
Location				
Address	303 Jerriel St	400-406 Randolph Dr	504 North St. West	196 Industrial Dr
City	Vidalia	Vidalia	Vidalia	Reidsville
Population	10,565			
		<i>Similar</i>	<i>Similar</i>	<i>Inferior</i>
		\$0	\$0	\$5
Year Built	1988/2019R	1984	1985	1974
Condition/Street Appeal		<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>
		\$50	\$50	\$55
Unit Size (sf)	648	710	550	750
		<i>Superior</i>	<i>Inferior</i>	<i>Superior</i>
		-\$12	\$20	-\$20
Bedrooms	1	1	1	1
		<i>Similar</i>	<i>Similar</i>	<i>Similar</i>
		\$0	\$0	\$0
Bathrooms	1.0	1.0	1.5	1.0
		<i>Similar</i>	<i>Superior</i>	<i>Similar</i>
		\$0	-\$15	\$0
Utilities (who pays?)				
Heat	Tenant	Tenant	Tenant	Tenant
Electric	Tenant	Tenant	Tenant	Tenant
Water	Tenant	Tenant	Tenant	Tenant
Sewer	Tenant	Tenant	Tenant	Tenant
Trash	Landlord	Tenant	Tenant	Tenant
Cable	Tenant	Tenant	Tenant	Tenant
		<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>
		\$5	\$5	\$5
Unit Amenities				
	<i>Ref. Range, A/C, Patio, W/D HU, Storage, Micro</i>	<i>Ref. Range, A/C, W/D HU</i>	<i>Ref. Range, DW, A/C, Disp, W/D HU, Storage</i>	<i>Ref. Range, A/C, W/D HU</i>
		<i>Inferior</i>	<i>Similar</i>	<i>Inferior</i>
		\$15	\$0	\$15
Complex Amenities				
	<i>Laundry, Comm Rm, Shuffleboard, Pavilion, Computer Rm</i>	<i>None</i>	<i>Pool</i>	<i>None</i>
		<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>
		\$25	\$20	\$25
Concessions				
	<i>None</i>	<i>None</i>	<i>None</i>	<i>None</i>
		\$0	\$0	\$0
Net Adjustment		<u>\$83</u>	<u>\$80</u>	<u>\$85</u>
Adjusted Rent		\$533	\$495	\$460
Market Rent Conclusion		\$495		

Source: Crown Appraisal Group

The comparables range in size from 550 sf to 750 sf. After making the adjustments considered appropriate, the rent range is \$460 to \$533. Central tendencies are \$496 (average) and \$495 (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 \$495/month is concluded to be appropriate.

Unrenovated Market Rent, 1 br-1 ba (732 sf)

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

1 Bed, 1 Bath				
As is				
	<u>Subject</u>	<u>Rent 1</u>	<u>Rent 2</u>	<u>Rent 3</u>
Name	The Grove		Wilkes Townhouses	San Reid
Address	303 Jerriel St	400-406 Randolph Dr	504 North St. West	196 Industrial Dr
Unadjusted Rent		\$450	\$415	\$375
Location				
Address	303 Jerriel St	400-406 Randolph Dr	504 North St. West	196 Industrial Dr
City	Vidalia	Vidalia	Vidalia	Reidsville
Population	10,565	10,565	10,565	5,336
		<i>Similar</i>	<i>Similar</i>	<i>Inferior</i>
		\$0	\$0	\$5
Year Built	1988	1984	1985	1974
Condition/Street Appeal		<i>Similar</i>	<i>Similar</i>	<i>Inferior</i>
		\$0	\$0	\$5
Unit Size (sf)	732	710	550	750
		<i>Inferior</i>	<i>Inferior</i>	<i>Superior</i>
		\$4	\$36	-\$4
Bedrooms	1	1	1	1
		<i>Similar</i>	<i>Similar</i>	<i>Similar</i>
		\$0	\$0	\$0
Bathrooms	1.0	1.0	1.5	1.0
		<i>Similar</i>	<i>Superior</i>	<i>Similar</i>
		\$0	-\$15	\$0
Utilities (who pays?)				
Heat	Tenant	Tenant	Tenant	Tenant
Electric	Tenant	Tenant	Tenant	Tenant
Water	Tenant	Tenant	Tenant	Tenant
Sewer	Tenant	Tenant	Tenant	Tenant
Trash	Landlord	Tenant	Tenant	Tenant
Cable	Tenant	Tenant	Tenant	Tenant
		<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>
		\$5	\$5	\$5
Unit Amenities	<i>Ref, Range, A/C, Patio, W/D HU, Storage</i>	<i>Ref, Range, A/C, W/D HU</i>	<i>Ref, Range, DW, A/C, Disp, W/D HU, Storage</i>	<i>Ref, Range, A/C, W/D HU</i>
		<i>Inferior</i>	<i>Superior</i>	<i>Inferior</i>
		\$10	-\$5	\$10
Complex Amenities	<i>Laundry, Comm Rm, Shuffleboard</i>	<i>None</i>	<i>Pool</i>	<i>None</i>
		<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>
		\$15	\$10	\$15
Concessions	<i>None</i>	<i>None</i>	<i>None</i>	<i>None</i>
		\$0	\$0	\$0
Net Adjustment		<u>\$34</u>	<u>\$31</u>	<u>\$36</u>
Adjusted Rent		\$484	\$446	\$411
Market Rent Conclusion	\$445			

Source: Crown Appraisal Group

The comparables range in size from 550 sf to 750 sf. After making the adjustments considered appropriate, the rent range is \$411 to \$484. Central tendencies are \$447 (average) and \$446 (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 \$445/month is concluded to be appropriate.

As Renovated Market Rent, 1 br-1 ba (732 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
Name	The Grove		Wilkes Townhouses	San Reid
Address	303 Jerriel St	400-406 Randolph Dr	504 North St. West	196 Industrial Dr
Unadjusted Rent		\$450	\$415	\$375
Location				
Address	303 Jerriel St	400-406 Randolph Dr	504 North St. West	196 Industrial Dr
City	Vidalia	Vidalia	Vidalia	Reidsville
Population				
		<i>Similar</i>	<i>Similar</i>	<i>Inferior</i>
		\$0	\$0	\$5
Year Built	1988	1984	1985	1974
Condition/Street Appeal		<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>
		\$50	\$55	\$55
Unit Size (sf)	732	710	550	750
		<i>Inferior</i>	<i>Inferior</i>	<i>Superior</i>
		\$4	\$36	-\$4
Bedrooms	1	1	1	1
		<i>Similar</i>	<i>Similar</i>	<i>Similar</i>
		0	0	0
Bathrooms	1.0	1.0	1.5	1.0
		<i>Similar</i>	<i>Superior</i>	<i>Similar</i>
		\$0	-\$15	\$0
Utilities (who pays?)				
Heat	Tenant	Tenant	Tenant	Tenant
Electric	Tenant	Tenant	Tenant	Tenant
Water	Tenant	Tenant	Tenant	Tenant
Sewer	Tenant	Tenant	Tenant	Tenant
Trash	Landlord	Tenant	Tenant	Tenant
Cable	Tenant	Tenant	Tenant	Tenant
		<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>
		\$5	\$5	\$5
Unit Amenities	<i>Ref, Range, A/C, Patio, W/D HU, Storage, Micro</i>	<i>Ref, Range, A/C, W/D HU</i>	<i>Ref, Range, DW, A/C, Disp, W/D HU, Storage</i>	<i>Ref, Range, A/C, W/D HU</i>
		<i>Inferior</i>	<i>Similar</i>	<i>Inferior</i>
		\$15	\$0	\$15
Complex Amenities	<i>Laundry, Comm Rm, Shuffleboard, Pavilion, Computer Rm</i>	<i>None</i>	<i>Pool</i>	<i>None</i>
		<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>
		\$25	\$20	\$25
Concessions	<i>None</i>	<i>None</i>	<i>None</i>	<i>None</i>
		\$0	\$0	\$0
Net Adjustment		<u>\$99</u>	<u>\$96</u>	<u>\$101</u>
Adjusted Rent		\$549	\$511	\$476
Market Rent Conclusion	\$510			

Source: Crown Appraisal Group

The comparables range in size from 550 sf to 750 sf. After making the adjustments considered appropriate, the rent range is \$476 to \$549. Central tendencies are \$512 (average) and \$511 (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 \$510/month is concluded to be appropriate.

Unrenovated Market Rent, 2 br-1 ba (784 sf)

The subject is comprised of 8 of these units. Comparable properties from the area are used to develop the unrenovated rent conclusion.

2 Bed, 1 Bath						
<i>As is</i>						
	<u>Subject</u>	<u>Rent 1</u>	<u>Rent 2</u>	<u>Rent 3</u>	<u>Rent 4</u>	<u>Rent 5</u>
Name	The Grove		Wilkes Townhouses	San Reid		Glenwood Apts
Address	303 Jerriel St	400-406 Randolph Dr	504 North St. West	196 Industrial Dr	100 E 6th St	102-106 Pecan Rd
Unadjusted Rent		\$550	\$450	\$400	\$500	\$400
<i>Location</i>						
Address	303 Jerriel St	400-406 Randolph Dr	504 North St. West	196 Industrial Dr	100 E 6th St	102-106 Pecan Rd
City	Vidalia	Vidalia	Vidalia	Reidsville	Vidalia	Glennville
Population	10,565	10,565	10,565	5,336	10,565	3,606
		<i>Similar</i>	<i>Similar</i>	<i>Inferior</i>	<i>Similar</i>	<i>Inferior</i>
		\$0	\$0	\$5	\$0	\$5
Year Built	1988	1984	1985	1974	1950	1978
Condition/Street Appeal		<i>Similar</i>	<i>Similar</i>	<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>
		\$0	\$0	\$5	\$20	\$5
Unit Size (sf)	784	990	1,120	900	750	750
		<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Inferior</i>	<i>Inferior</i>
		-\$41	-\$67	-\$23	\$7	\$7
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	1.5	1.5	1.0	1.0	1.0
		<i>Superior</i>	<i>Superior</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>
		-\$15	-\$15	\$0	\$0	\$0
<i>Utilities (who pays?)</i>						
Heat	Tenant	Tenant	Tenant	Tenant	Tenant	Tenant
Electric	Tenant	Tenant	Tenant	Tenant	Tenant	Tenant
Water	Tenant	Tenant	Tenant	Tenant	Tenant	Tenant
Sewer	Tenant	Tenant	Tenant	Tenant	Tenant	Tenant
Trash	Landlord	Tenant	Tenant	Tenant	Tenant	Tenant
Cable	Tenant	Tenant	Tenant	Tenant	Tenant	Tenant
		<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>
		\$5	\$5	\$5	\$5	\$5
Unit Amenities	<i>Ref, Range, A/C, Patio, W/D HU, Storage</i>	<i>Ref, Range, A/C, W/D HU</i>	<i>Ref, Range, DW, A/C, Disp, W/D HU, Storage</i>	<i>Ref, Range, A/C, W/D HU</i>	<i>Ref, Range, A/C, W/D HU</i>	<i>Ref, Range, A/C</i>
		<i>Inferior</i>	<i>Superior</i>	<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>
		\$10	-\$5	\$10	\$10	\$15
Complex Amenities	<i>Laundry, Comm Rm, Shuffleboard</i>	<i>None</i>	<i>Pool</i>	<i>None</i>	<i>None</i>	<i>None</i>
		<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>
		\$15	\$10	\$15	\$15	\$15
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		<u>-\$26</u>	<u>-\$72</u>	<u>\$17</u>	<u>\$57</u>	<u>\$52</u>
Adjusted Rent		\$524	\$378	\$417	\$557	\$452
Market Rent Conclusion	\$465					

Source: Crown Appraisal Group

The comparables range in size from 750 sf to 1,120 sf. After making the adjustments considered appropriate, the rent range is \$378 to \$557. Central tendencies are \$465 (average) and \$452 (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 \$465/month is concluded to be appropriate.

As Renovated Market Rent, 2 br-1 ba (784 sf)

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

2 Bed, 1 Bath						
As Renovated						
	<u>Subject</u>	<u>Rent 1</u>	<u>Rent 2</u>	<u>Rent 3</u>	<u>Rent 4</u>	<u>Rent 5</u>
Name	The Grove		Wilkes Townhouses	San Reid		Glenwood Apts
Address	303 Jerriel St	400-406 Randolph Dr	504 North St. West	196 Industrial Dr	100 E 6th St	102-106 Pecan Rd
Unadjusted Rent		\$550	\$450	\$400	\$500	\$400
<i>Location</i>						
Address	303 Jerriel St	400-406 Randolph Dr	504 North St. West	196 Industrial Dr	100 E 6th St	102-106 Pecan Rd
City	Vidalia	Vidalia	Vidalia	Reidsville	Vidalia	Glennville
Population	10,565	10,565	10,565	5,336	10,565	3,606
		<i>Similar</i>	<i>Similar</i>	<i>Inferior</i>	<i>Similar</i>	<i>Inferior</i>
		\$0	\$0	\$5	\$0	\$5
<i>Year Built</i>	1988/2019R	1984	1985	1974	1950	1978
<i>Condition/Street Appeal</i>		<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>
		\$50	\$50	\$55	\$70	\$55
<i>Unit Size (sf)</i>	784	990	1,120	900	750	750
		<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Inferior</i>	<i>Inferior</i>
		-\$41	-\$67	-\$23	\$7	\$7
<i>Bedrooms</i>	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
<i>Bathrooms</i>	1.0	1.5	1.5	1.0	1.0	1.0
		<i>Superior</i>	<i>Superior</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>
		-\$15	-\$15	\$0	\$0	\$0
<i>Utilities (who pays?)</i>						
Heat	Tenant	Tenant	Tenant	Tenant	Tenant	Tenant
Electric	Tenant	Tenant	Tenant	Tenant	Tenant	Tenant
Water	Tenant	Tenant	Tenant	Tenant	Tenant	Tenant
Sewer	Tenant	Tenant	Tenant	Tenant	Tenant	Tenant
Trash	Landlord	Tenant	Tenant	Tenant	Tenant	Tenant
Cable	Tenant	Tenant	Tenant	Tenant	Tenant	Tenant
		<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>
		\$5	\$5	\$5	\$5	\$5
<i>Unit Amenities</i>	<i>Ref. Range, A/C, Patio, W/D HU, Storage, Micro</i>	<i>Ref. Range, A/C, W/D HU</i>	<i>Ref. Range, DW, A/C, Disp, W/D HU, Storage</i>	<i>Ref. Range, A/C, W/D HU</i>	<i>Ref. Range, A/C, W/D HU</i>	<i>Ref. Range, A/C</i>
		<i>Inferior</i>	<i>Similar</i>	<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>
		\$15	\$0	\$15	\$15	\$20
<i>Complex Amenities</i>	<i>Laundry, Comm Rm, Shuffleboard, Pavilion, Computer Rm</i>	<i>None</i>	<i>Pool</i>	<i>None</i>	<i>None</i>	<i>None</i>
		<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>	<i>Inferior</i>
		\$25	\$20	\$25	\$25	\$25
<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
Net Adjustment		\$39	-\$7	\$82	\$122	\$117
Adjusted Rent		\$589	\$443	\$482	\$622	\$517
Market Rent Conclusion	\$530					

Source: Crown Appraisal Group

The comparables range in size from 750 sf to 1,120 sf. After making the adjustments considered appropriate, the rent range is \$443 to \$622. Central tendencies are \$530 (average) and \$517 (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 \$530/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 50.0%-100.0% with an average of 94.8%.

<i>Apartment Vacancy</i>					
<i>The Grove</i>					
<u>Name</u>	<u>Location</u>	<u>Total Units</u>	<u>Occ.</u>	<u>Vacancy</u>	
The Grove	303 Jerriel St	55	96.4%	3.6%	
400-406 Randolph Dr	400-406 Randolph Dr	4	75.0%	25.0%	
Wilkes Townhouses	504 North St. West	50	100.0%		
San Reid	196 Industrial Dr	26	90.0%	10.0%	
100 E 6th St	100 E 6th St	4	50.0%	50.0%	
Glenwood Apts	102-106 Pecan Rd	24	100.0%		
	Minimum		50.0%		
	Maximum		100.0%	50.0%	
Totals and average (excluding subject)		108	94.8%	5.2%	

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 The Grove has been low. When inspected, there were two vacant units.

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 west side of Jerriel Street about 1.5 miles southeast of downtown Vidalia. The property is in Toombs County. Vidalia is located in southeast Georgia. The property has an address of 303 Jerriel Street, Vidalia, 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 Jerriel 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 Vidalia Ltd. L.P. The current owner has owned the property for more than three years. The subject has not been sold during the past three 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 \$1,617,263. 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 \$34,269 per unit, or about \$1,884,798. 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 computer room 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 5 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 level to gently sloping.

Flood Plain

According to FEMA's flood insurance rate map community panel number 13279C0084C, 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-Apartments. 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>The Grove</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 55-unit apartment complex (housed in 8 single-story buildings). The improvements were initially developed in 1988.

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.

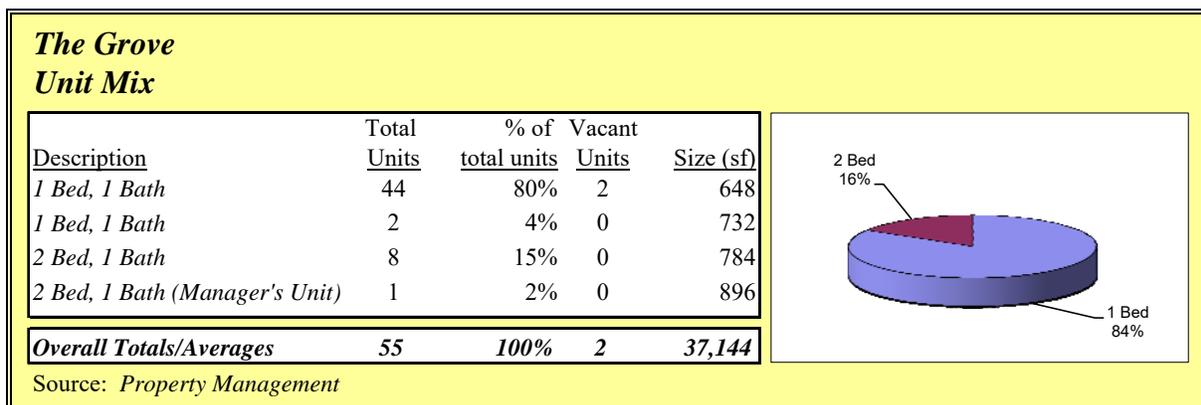
Each unit has an individual forced air furnace. The units have central air conditioning. The units have battery powered and hard wired smoke alarms.

Property amenities include a laundry room, community room, and shuffleboard. While not a property amenity per se, the units have a small enclosed storage room to the rear of the units off of the patio.

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 1988 and renovated periodically over time. The property has been maintained on an as needed basis.

The total building size is 38,368 sf. This is the sum of the apartment units (1 Bedroom - 648 sf/unit * 44 units – 28,512 sf plus 1 Bedroom – 732 sf/unit * 2 units – 1,464 sf plus 2 Bedroom – 784 sf/unit * 8 units – 6,272 sf plus 2 Bedroom (Manager’s Unit) – 896 sf/unit * 1 units – 896 sf) plus the office/laundry/maintenance/community room (1,224 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 computer room 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 \$34,269 per unit, or about \$1,884,798.

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 20 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. With the exception of the market rent conclusions for the smaller one bedroom and two bedroom units, the market rent and as-renovated market rent (CRCU) conclusions are above the maximum LIHTC rent figure.

The Grove													
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	44	80%	2	5%	648	28,512	\$353	\$495	\$538	\$107	\$431	\$430	\$495
1 Bed, 1 Bath	2	4%	0	0%	732	1,464	\$353	\$495	\$538	\$107	\$431	\$445	\$510
2 Bed, 1 Bath	8	15%	0	0%	784	6,272	\$403	\$551	\$646	\$133	\$513	\$465	\$530
2 Bed, 1 Bath (Manager's Unit)	1	2%	0	0%	896	896	--	--	Non-Revenue			Non-Revenue	
Overall Totals/Averages	55	100%	2	4%	675	37,144							

Source: Property Management

Operating History

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

The Grove										
Operating History										
55 units										
	2013	Per Unit	2014	Per Unit	2015	Per Unit	2016 Budget	Per Unit	2017 Budget	Per Unit
Revenue										
Apartment Rental Income	192,702	3,504	191,479	3,481	206,473	3,754	217,968	3,963	225,504	4,100
Plus: Other Income	3,383	62	3,319	60	2,826	51	1,110	20	1,260	23
Effective Gross Income	196,086	3,565	194,798	3,542	209,299	3,805	219,078	3,983	226,764	4,123
Operating Expenses										
Real Estate Taxes	15,632	284	15,541	283	14,480	263	18,471	336	13,756	250
Insurance	8,489	154	9,786	178	9,866	179	10,877	198	12,258	223
Repairs & Maintenance	23,569	429	25,992	473	36,081	656	36,420	662	40,970	745
General & Administrative	10,382	189	11,590	211	13,946	254	12,709	231	13,346	243
Management Fees	28,569	519	28,169	512	29,118	529	30,456	554	31,752	577
Utilities										
Electric	7,007	127	6,893	125	7,454	136	7,991	145	7,824	142
Water/Sewer	1,653	30	695	13	907	16	984	18	1,176	21
Total Utilities	8,659	157	7,587	138	8,361	152	8,975	163	9,000	164
Payroll	42,989	782	46,490	845	40,703	740	42,782	778	45,033	819
Marketing	848	15	893	16	3,803	69	687	12	2,430	44
Total Expenses	139,137	2,530	146,050	2,655	156,359	2,843	161,377	2,934	168,546	3,064
operating expense ratio		71.0%		75.0%		74.7%		73.7%		74.3%
Net Operating Income	56,948	1,035	48,748	886	52,941	963	57,701	1,049	58,218	1,059

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		
The Grove		
Parcel Number		V31 014
	<u>Appraised</u>	<u>Assessed</u>
Land	\$83,400	\$33,360
Improvements	833,626	333,450
Total	917,026	366,810
Real Estate Taxes		\$10,665
Taxes/unit		\$194

Source: County Auditor

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

Real Estate Taxes								
The Grove								
<u>Year</u>	<u>Auditors Appraised Values</u>			<u>Assessed Values</u>			<u>Annual</u>	<u>Tax</u>
	<u>Land</u>	<u>Building</u>	<u>Total</u>	<u>Land</u>	<u>Building</u>	<u>Total</u>	<u>Taxes</u>	<u>Rate</u>
2016	83,400	833,626	917,026	33,360	333,450	366,810	10,665	29.07598
2015	83,400	833,626	917,026	33,360	333,450	366,810	11,025	30.05594
2014	83,400	1,240,601	1,324,001	33,360	496,240	529,600	14,954	28.23703
2013	83,400	1,240,601	1,324,001	33,360	496,240	529,600	5,566	10.51001

Source: County Auditor

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.

The Grove									
Tax Comparables									
<u>Name/Location</u>	<u>Parcel #</u>	<u>Effective Millage</u>	<u>Units</u>	<u>RE Taxes</u>	<u>Taxes/unit</u>	<u>Land Assessed Value</u>	<u>Improvements Assessed Value</u>	<u>Total Assessed Value</u>	<u>Assessed Value/unit</u>
The Grove 303 Jerriel St	V31 014	29.0760	55	10,665	194	33,360	333,450	366,810	6,669
Raymonia Apts 1208 Easter Dr, Vidalia	C27B-045	9.7480	80	7,129	89	77,120	654,211	731,331	9,142
Forest Glen Village Apts 1805 Edwina Dr, Vidalia	C28A-068N	9.7486	46	4,948	108	16,960	490,599	507,559	11,034
Lakeview Apts 136 N 10th St, Lyons	L25-024A	26.5939	73	26,875	368	55,872	954,697	1,010,569	13,843

Source: Crown Appraisal Group

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>The Grove</i>		
<u>Initial Test of Financial Feasibility</u>		
Value 3, prospective, subject to restricted rents		\$2,040,000
Value 2-RD, as-is, subject to restricted rents		<u>\$965,000</u>
	Incremental difference	\$1,075,000
Renovation Cost		<u>\$1,884,798</u>
	Benefit (cost) of renovating <i>before</i> consideration of other benefits	-\$809,798
<u>Other Benefits</u>		
Value 5	Interest Credit Subsidy Value from assuming the existing 515 Loan)	\$650,000
Value 6	LIHTC Value	<u>\$1,105,060</u>
	Value of additional benefits of renovation	\$1,755,060
		<u>\$945,262</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 The Grove, 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.

The Grove					Value 1			
Base Rent Revenue					as conventional or unrestricted			
	Total Units	% of total	Size (rsf)	Total rsf	Rent/Month	Market Rent Rent/sf	Monthly	Yearly
1 Bed, 1 Bath	44	80%	648	28,512	\$430	\$0.66	\$18,920	\$227,040
1 Bed, 1 Bath	2	4%	732	1,464	\$445	0.61	890	10,680
2 Bed, 1 Bath	8	15%	784	6,272	\$465	0.59	3,720	44,640
2 Bed, 1 Bath (Manager's Unit)	1	2%	896	896			Non-Revenue	
Overall Totals/Averages	55	100%	675	37,144	428	0.63	23,530	282,360

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 \$50/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										
The Grove										
	1	2	3	4	5	6	7	8	9	10
Units	49	51	51	55	18	20	55	55	55	24
Year	2015	2015	2015	2015	2015	2015	2015	2015	2015	2015
Per Unit Basis										
Real Estate Taxes	300	227	125	197	432	393	341	197	171	213
Insurance	209	166	499	274	154	222	189	274	400	296
Repairs and Maintenance	599	472	791	345	1,198	778	976	345	319	735
General and Administrative	329	253	242	259	527	368	283	259	211	306
Management Fees	533	528	506	540	524	520	500	540	529	337
Utilities										
Electric	110	98	155	122	111	190	162	122	108	95
Water/Sewer	<u>936</u>	<u>24</u>	<u>20</u>	<u>556</u>	<u>46</u>	<u>42</u>	<u>35</u>	<u>556</u>	<u>556</u>	<u>6</u>
Total Utilities	1,046	122	175	679	156	232	197	679	664	101
Payroll	923	1,096	457	900	636	1,066	1,245	900	955	1,331
Marketing	2	1	9	2	23	4	0	2	2	2
Total	3,941	2,865	2,803	3,196	3,649	3,582	3,731	3,196	3,251	3,321
Per Unit Basis										
<u>Category</u>	<u>Minimum</u>	<u>Maximum</u>	<u>Average</u>	<u>Median</u>						
Real Estate Taxes	125	432	260	220						
Insurance	154	499	269	248						
Repairs and Maintenance	319	1,198	656	667						
General and Administrative	211	527	303	271						
Management Fees	337	540	506	526						
Utilities										
Electric	95	190	127	116						
Water/Sewer	<u>6</u>	<u>936</u>	<u>278</u>	<u>44</u>						
Total Utilities	101	1,046	405	215						
Payroll	457	1,331	951	939						
Marketing	<u>0</u>	<u>23</u>	<u>4</u>	<u>2</u>						
Total	2,803	3,941	3,353	3,286						
Source: Apartment Management, Crown Appraisal Group										

The Grove
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	220	med	260	avg	284	283	263	336	250	194	\$10,665

Insurance

Source	Comparables		2013	2014	2015	2016 Budget	2017 Budget	Pro Forma	Amount		
Cost/unit	248	med	269	avg	154	178	179	198	223	200	\$11,019

Repairs & Maintenance

Source	Comparables		2013	2014	2015	2016 Budget	2017 Budget	Pro Forma	Amount		
Cost/unit	667	med	656	avg	429	473	656	662	745	550	\$30,250

General & Administrative

Source	Comparables		2013	2014	2015	2016 Budget	2017 Budget	Pro Forma	Amount		
Cost/unit	271	med	303	avg	189	211	254	231	243	215	\$11,825

Management

Source	Comparables		2013	2014	2015	2016 Budget	2017 Budget	Pro Forma	Amount		
Cost/unit	526	med	506	avg	519	512	529	554	577	246	\$13,550

Electric Utilities

Source	Comparables		2013	2014	2015	2016 Budget	2017 Budget	Pro Forma	Amount		
Cost/unit	116	med	127	avg	127	125	136	145	142	136	\$7,480

Water & Sewer

Source	Comparables		2013	2014	2015	2016 Budget	2017 Budget	Pro Forma	Amount		
Cost/unit	44	med	278	avg	30	13	16	18	21	16	\$880

Total Utilities

Source	Comparables		2013	2014	2015	2016 Budget	2017 Budget	Pro Forma	Amount		
Cost/unit	215	med	405	avg	157	138	152	163	164	152	\$8,360

Payroll

Source	Comparables		2013	2014	2015	2016 Budget	2017 Budget	Pro Forma	Amount		
Cost/unit	939	med	951	avg	782	845	740	778	819	600	\$33,000

Marketing

Source	Comparables		2013	2014	2015	2016 Budget	2017 Budget	Pro Forma	Amount		
Cost/unit	2	med	4	avg	15	16	69	12	44	15	\$825

Total Operating Expenses (including consideration of Reserve)

Source	Comparables		2013	2014	2015	2016 Budget	2017 Budget	Pro Forma	Amount		
Cost/unit	3,286	med	3,353	avg	2,530	2,655	2,843	2,934	3,064	2,423	\$133,244

Source: *Property Management; Crown Appraisal Group*

The Grove		Value 1
Operating Expense Estimates		as conventional or unrestricted
<u>Operating Expense</u>	<u>Cost/unit</u>	<u>Discussion</u>
Real Estate Taxes	194	Based on the current real estate taxes of the subject as reported by the county.
Insurance	200	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	215	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	136	Electric
	16	Water and sewer
Payroll	600	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					
The Grove					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	260	220	284	283	263	336	250	194
Insurance	154	499	269	248	154	178	179	198	223	200
Repairs and Maintenance	319	1,198	656	667	429	473	656	662	745	550
General and Administrative	211	527	303	271	189	211	254	231	243	215
Management Fees	337	540	506	526	519	512	529	554	577	246
Utilities										
Electric	95	190	127	116	127	125	136	145	142	136
Water/Sewer	6	936	278	44	30	13	16	18	21	16
Total Utilities	101	1,046	405	215	157	138	152	163	164	152
Payroll	457	1,331	951	939	782	845	740	778	819	600
Marketing	0	23	4	2	15	16	69	12	44	15
Reserve	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	250
Total Operating Expenses	2,803	3,941	3,353	3,286	2,530	2,655	2,843	2,934	3,064	2,423

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		as conventional or unrestricted		
The Grove		Value 1		
		55 units		
		<u>% of EGI</u>	<u>Per Unit</u>	<u>Amount</u>
Potential Rental Revenue		104.2%	\$5,134	\$282,360
Less: Vacancy and Collection Loss @ 5.0%		<u>-5.2%</u>	<u>-257</u>	<u>-14,118</u>
Effective Rent		99.0%	4,877	268,242
Plus Other Revenue:				
Other Income		1.0%	50	2,750
Effective Gross Income		100.0%	4,927	270,992
Less: Operating Expenses				
Real Estate Taxes		3.9%	194	10,665
Insurance		4.1%	200	11,019
Repairs and Maintenance		11.2%	550	30,250
General and Administrative		4.4%	215	11,825
Management Fees @ 5.0%		5.0%	246	13,550
Utilities				
Electric		2.8%	136	
Water/Sewer		<u>0.3%</u>	<u>16</u>	
Total Utilities		3.1%	152	8,360
Payroll		12.2%	600	33,000
Marketing		0.3%	15	825
Reserve		<u>5.1%</u>	<u>250</u>	<u>13,750</u>
Total Operating Expenses		49.2%	2,423	133,244
Net Operating Income		50.8%	2,505	137,748

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: *Crown Appraisal Group*

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>The Grove</i>	<i>as conventional or unrestricted</i>
Net Operating Income	\$137,748
Overall Capitalization Rate	<u>6.75%</u>
Value Conclusion	2,040,716
<i>Rounded To:</i>	<i>\$2,040,000</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.

The Grove					Value 2-RD			
Base Rent Revenue					subject to restricted rents			
	Total	% of	Size	Total	Basic 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	44	80%	648	28,512	\$353	\$0.54	\$15,532	\$186,384
1 Bed, 1 Bath	2	4%	732	1,464	\$353	0.48	706	8,472
2 Bed, 1 Bath	8	15%	784	6,272	\$403	0.51	3,224	38,688
2 Bed, 1 Bath (Manager's Unit)	1	2%	896	896	Non-Revenue			
Overall Totals/Averages	55	100%	675	37,144	354	0.52	19,462	233,544

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.

The Grove			Value 2-RD
Operating Expense Estimates			subject to restricted rents
<u>Operating Expense</u>	<u>Cost/unit</u>		<u>Discussion</u>
Real Estate Taxes	194		Based on the current real estate taxes of the subject as reported by the county.
Insurance	200		Based on historic with support from market.
Repairs & Maintenance	650		Near the recent historic figures with the recognition that some of the historic amounts have some costs better categorized as capital expenditures.
General & Administrative	245		Based on historic.
Management	49.00		Based on cost per occupied door per month.
Utilities	136	Electric	Based on historic with support from market.
	16	Water and sewer	Based on historic with support from market.
Payroll	750		Based on historic.
Marketing	15		Based on historic.
Reserve	350		Based on market participant attitudes.

The pro forma is shown below.

Pro Forma Operating Statement		Value 2-RD	
The Grove		as-is	
55 units			
	<u>% of EGI</u>	<u>Per Unit</u>	<u>Amount</u>
Potential Rental Revenue	102.2%	\$4,246	\$233,544
Less: Vacancy and Collection Loss @ 3.0%	<u>-3.1%</u>	<u>-127</u>	<u>-7,006</u>
Effective Rent	99.2%	4,119	226,538
Plus Other Revenue:			
Other Income	0.8%	35	1,925
Effective Gross Income	100.0%	4,154	228,463
Less: Operating Expenses			
Real Estate Taxes	4.7%	194	10,665
Insurance	4.8%	200	11,019
Repairs and Maintenance	15.6%	650	35,750
General and Administrative	5.9%	245	13,475
Management Fees	13.7%	570	31,370
Utilities			
Electric	3.3%	136	
Water/Sewer	<u>0.4%</u>	<u>16</u>	
Total Utilities	3.7%	152	8,360
Payroll	18.1%	750	41,250
Marketing	0.4%	15	825
Reserve	<u>8.4%</u>	<u>350</u>	<u>19,250</u>
Total Operating Expenses	75.3%	3,127	171,964
Net Operating Income	24.7%	1,027	56,499

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	
The Grove			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	5	9.1%	6.75%	0.614%
Rental Assistance	50	90.9%	5.75%	5.227%
Total	55	100.0%		5.841%
Indicated OAR				5.84%

Source: Crown Appraisal Group

Pro Forma Technique Value Conclusion		Value 2-RD
The Grove		subject to restricted rents
Net Operating Income		\$56,499
Overall Capitalization Rate		5.84%
Value Conclusion		967,295
Rounded To:		\$965,000

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

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

Tenant Paid Utilities

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

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.

The Grove							Value 1
Improved Sales							as conventional or unrestricted
Sale	Subject	1	2	3	4	5	
Name	The Grove	Douglas Pines Apts	Spanish Mission	The Reserve at Altama	Ashley Park Apts	The Gables of St Augustine	
Location	303 Jerriel St	820 Bowens Mill Rd SE	422 Connell Rd	5801 Altama Ave	1 Ashley Park Pl	1415 N Saint Augustine Rd	
City or Township	Vidalia	Douglas	Valdosta	Brunswick	Thomasville	Valdosta	
County	Toombs	Coffee	Lowndes	Glynn	Thomas	Lowndes	
MSA	Vidalia	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)	55	48	150	108	84	144	
Building Size (inc. community)	38,368	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	1988	1987	1976	1972	2013	1989	
Site Size	5.560	7.590	12.000	10.220	25.610	26.990	
Coverage	16%	12%	36%	28%	8%	9%	
Average Unit Size (sf)	698	860	1,258	1,169	1,073	741	
Units per Acre	9.9	6.3	12.5	10.6	3.3	5.3	
EGL/unit	\$4,927						
EGIM							
Expenses/Unit	\$2,423	\$0	\$0	\$0	\$0	\$0	
NOI/unit	\$2,505	\$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							
<i>Location</i>	303 Jerriel St	820 Bowens Mill Rd SE	422 Connell Rd	5801 Altama Ave	1 Ashley Park Pl	1415 N Saint Augustine Rd	
	Vidalia	Douglas	Valdosta	Brunswick	Thomasville	Valdosta	
	Toombs	Coffee	Lowndes	Glynn	Thomas	Lowndes	
Population	10,565	12,002	55,754	15,133	18,413	55,754	
Comparison to subject		<i>Similar</i>	<i>Superior</i>	<i>Similar</i>	<i>Superior</i>	<i>Superior</i>	
		0%	-15%	0%	-5%	-15%	
<i>Physical</i>							
Avg. Unit Size	698	860	1,258	1,169	1,073	741	
Comparison to subject		<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	
		-10%	-30%	-25%	-20%	-5%	
Age	1988	1987	1976	1972	2013	1989	
Quality/Condition	Average	Average	<i>Below Average</i>	<i>Below Average</i>	<i>Good</i>	Average	
Comparison to subject		<i>Similar</i>	<i>Inferior</i>	<i>Inferior</i>	<i>Superior</i>	<i>Similar</i>	
		0%	5%	5%	-10%	0%	
Total Property Adjustments		-10%	-40%	-20%	-35%	-20%	
Value Indication per Unit		\$36,096	\$28,000	\$46,667	\$61,905	\$22,222	

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) - 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. The adjustments total -10%. This results in a value indication of \$36,096/unit for The Grove.

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 -40%. This results in a value indication of \$28,000/unit for The Grove.

The Reserve at Altama (Comparable 3) - 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 -20%. This results in a value indication of \$46,667/unit for The Grove.

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 -35%. This results in a value indication of \$61,905/unit for The Grove.

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. 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 -20%. This results in a value indication of \$22,222/unit for The Grove.

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 \$39,000/unit is selected to represent the market value as of the date of valuation. This indicates an aggregate value of \$2,145,000.** The following summarizes the projections of value via the sales comparison approach.

<i>Sales Comparison Approach Summary</i>	<i>Value 1</i>		
<i>The Grove</i>	<i>as conventional or unrestricted</i>		
Unadjusted Value Range Per Unit	27,778	-	95,238
Indicated Value Range (rounded)	1,500,000	-	5,200,000
Adjusted Value Range Per Unit	22,222	-	61,905
Indicated Value Range (rounded)	1,200,000	-	3,400,000
Average, Median (adjusted)	38,978		36,096
<i>Indicated Value (rounded)</i>	<i>2,145,000</i>		
<i>Value per Unit</i>	<i>39,000 /unit</i>		
<i>Source: 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.

The Grove		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	44	80%	648	28,512	431	\$0.67	\$18,964	\$227,568
1 Bed, 1 Bath	LIHTC	2	4%	732	1,464	431	\$0.59	\$862	10,344
2 Bed, 1 Bath	LIHTC	8	15%	784	6,272	513	\$0.65	\$4,104	49,248
2 Bed, 1 Bath (Manager's Unit)		1	2%	896	896	Non-Revenue			
Overall Totals/Averages		55	100%	675	37,144	435	0.64	23,930	287,160

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 \$50/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.

The Grove		Value 3
Operating Expense Estimates		prospective
		subject to restricted rents
<u>Operating Expense</u>	<u>Cost/unit</u>	<u>Discussion</u>
Real Estate Taxes	213	Based on the current real estate taxes of the subject as reported by the county, and increased to reflect the renovations.
Insurance	200	Based on historic with support from market.
Repairs & Maintenance	550	Lower end of the historic range reflecting the renovation.
General & Administrative Management	245	Based on historic.
Utilities	49.00	Based on cost per occupied door per month.
	136 Electric	Based on historic with support from market.
	16 Water and sewer	Based on historic with support from market.
Payroll	650	Near the lower end of historic range reflecting the renovation.
Marketing	15	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					
The Grove					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	260	220	284	283	263	336	250	213
Insurance	154	499	269	248	154	178	179	198	223	200
Repairs and Maintenance	319	1,198	656	667	429	473	656	662	745	550
General and Administrative Management Fees	211	527	303	271	189	211	254	231	243	245
Utilities	337	540	506	526	519	512	529	554	577	570
Electric	95	190	127	116	127	125	136	145	142	136
Water/Sewer	6	936	278	44	30	13	16	18	21	16
Total Utilities	101	1,046	405	215	157	138	152	163	164	152
Payroll	457	1,331	951	939	782	845	740	778	819	650
Marketing	0	23	4	2	15	16	69	12	44	15
Reserve	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	350
Total Operating Expenses	2,803	3,941	3,353	3,286	2,530	2,655	2,843	2,934	3,064	2,946

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>	
The Grove		<i>prospective</i>	
		55 units	Value 3
	<u>% of EGI</u>	<u>Per Unit</u>	<u>Amount</u>
Potential Rental Revenue	102.1%	\$5,221	\$287,160
Less: Vacancy and Collection Loss @ 3.0%	<u>-3.1%</u>	<u>-157</u>	<u>-8,615</u>
Effective Rent	99.0%	5,064	278,545
Plus Other Revenue:			
Other Income	1.0%	50	2,750
Effective Gross Income	100.0%	5,114	281,295
Less: Operating Expenses			
Real Estate Taxes	4.2%	213	11,732
Insurance	3.9%	200	11,019
Repairs and Maintenance	10.8%	550	30,250
General and Administrative	4.8%	245	13,475
Management Fees	11.2%	570	31,370
Utilities			
Electric	2.7%	136	7,480
Water/Sewer	<u>0.3%</u>	<u>16</u>	880
Total Utilities	3.0%	152	8,360
Payroll	12.7%	650	35,750
Marketing	0.3%	15	825
Reserve	<u>6.8%</u>	<u>350</u>	<u>19,250</u>
Total Operating Expenses	57.6%	2,946	162,030
Net Operating Income	42.4%	2,168	119,265

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 100% 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	5	9.1%	6.75%	0.614%
Rental Assistance	50	90.9%	5.75%	5.227%
Total	55	100.0%		5.841%
Indicated OAR				5.84%

Source: *Crown Appraisal Group*

Recognizing that about 91% of the units have RA, an overall rate of 5.84% 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
The Grove		prospective
		subject to restricted rents
Net Operating Income		\$119,265
Overall Capitalization Rate		<u>5.84%</u>
Value Conclusion		2,041,888
Rounded To:		\$2,040,000

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>The Grove</i>		<i>Value 4</i>	
<i>Operating Expense Estimates</i>		<i>prospective as conventional or unrestricted</i>	
<u>Operating Expense</u>	<u>Cost/unit</u>	<u>Discussion</u>	
Real Estate Taxes	213	Based on the current real estate taxes of the subject as reported by the county, and increased to reflect the renovations.	
Insurance	200	Based on historic with support from market.	
Repairs & Maintenance	450	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	215	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	136	Electric	Based on historic with support from market.
	16	Water and sewer	Based on historic with support from market.
Payroll	500	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.

The Grove					Value 4			
Base Rent Revenue					prospective			
					as conventional or unrestricted			
	Total	% of	Size	Total	Market Rent			
	Units	total	(rsf)	rsf	Rent/Month	Rent/sf	Monthly	Yearly
1 Bed, 1 Bath	44	80%	648	28,512	\$495	\$0.76	\$21,780	\$261,360
1 Bed, 1 Bath	2	4%	732	1,464	\$530	0.72	1,060	12,720
2 Bed, 1 Bath	8	15%	784	6,272	\$510	0.65	4,080	48,960
2 Bed, 1 Bath (Manager's Unit)	1	2%	896	896	Non-Revenue			
Overall Totals/Averages	55	100%	675	37,144	489	0.72	26,920	323,040

Source: Crown Appraisal Group

Pro Forma Operating Statement					prospective	
The Grove					as conventional or unrestricted	
					55 units	Value 4
			% of EGI	Per Unit	Amount	
Potential Rental Revenue			104.3%	\$5,873	\$323,040	
Less: Vacancy and Collection Loss @	5.0%		-5.2%	-294	-16,152	
Effective Rent			99.1%	5,580	306,888	
Plus Other Revenue:						
Other Income			0.9%	50	2,750	
Effective Gross Income			100.0%	5,630	309,638	
Less: Operating Expenses						
Real Estate Taxes			3.8%	213	11,732	
Insurance			3.6%	200	11,019	
Repairs and Maintenance			8.0%	450	24,750	
General and Administrative			3.8%	215	11,825	
Management Fees			5.0%	281	15,482	
Utilities						
Electric			2.4%	136	7,480	
Water/Sewer			0.3%	16	880	
Total Utilities			2.7%	152	8,360	
Payroll			8.9%	500	27,500	
Marketing			0.3%	15	825	
Reserve			4.4%	250	13,750	
Total Operating Expenses			40.4%	2,277	125,242	
Net Operating Income			59.6%	3,353	184,396	

Source: Crown Appraisal Group

Pro Forma Technique Value Conclusion		Value 4
The Grove		prospective
		as conventional or unrestricted
Net Operating Income		\$184,396
Overall Capitalization Rate		6.75%
Value Conclusion		2,731,786
Rounded To:		\$2,730,000

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 1985 – 32 years ago.

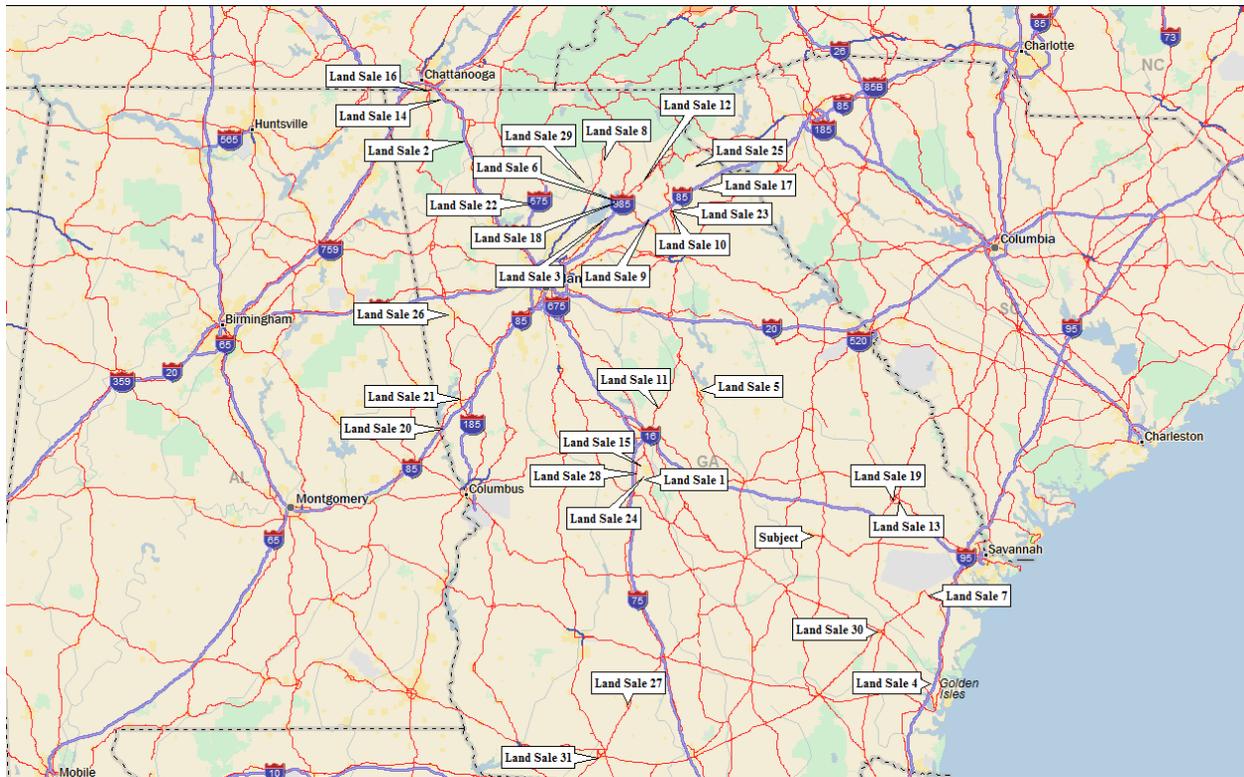
With the absence of comparable land sales, the appraiser is left with several alternative techniques. These include extraction, allocation, and a number of income capitalization methods such as land residual, ground rent capitalization, and discounted cash flow analysis.

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 ±\$1,000 up to ±\$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)	Sale Price/ac	# 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 Later Investment Group LLC	Sanda East II Apartments Inc	0W090159000	Multi-Family
2	Whitfield	3433 Dog Gap Rd SW	Dalton	Nov-16	\$ 200,000	22,950	8,715					AB Environmental Services, LLC	Jeanette S Longley	13-103-03-000	Commercial
3	Hall	5941 Lights Ferry Rd	Flowers Branch	Oct-16	\$ 882,000	18,680	47,216					Southern Heritage Hm Bldgs LLC	McGowan Family Farming Partnership	08118 001004A	Multi-Family-Commercial
4	Glynn	5999 SR 99	Braswell	Aug-16	\$ 280,000	26,000	10,769					LWD Properties LLC	Ameriti Bank	03-23259	Multi-Family-Commercial
5	Baldwin	1963 N Jefferson St	Milledgeville	Aug-16	\$ 93,000	11,000	8,455					Dan Tomlin	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 Ogleshoor Hwy & Mcintosh Lake Rd	Hinesville	May-16	\$ 299,000	5,660	52,827					Teramore Development LLC	Fair 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 Almann	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	Duc Enterprises Inc	09-0053-00-009	Multi-Family-Commercial
13	Bulloch	1881 S&S Railroad Blvd Rd	Statesboro	May-15	\$ 579,000	38,600	15,000	176	\$ 3,290	-25%	\$ 2,467	Beacon Place Statesboro LLC	N/A	107 000005 007	Multi-Family
14	Catoosa	Summer Breeze & Stoney Ln	Sumnerville	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 Brantley Rd	Warner Robins	Dec-14	\$ 280,000	5,500	50,909					Brantley MPH LLC	Georgia A Oliver	0C026081000	Multi-Family-Commercial
16	Walker	Chickamunga 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	\$ 5,769	-25%	\$ 4,312	The Hamptons Statesboro LLC	Rucker Holdings LLC MS2000004 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	301 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	2,947					KRM Properties, LLC	CBNA-GA LLC	020 0009C	Multi-Family-Commercial
24	Houston	1131 S Houston Lake Rd	Warner Robins	Feb-14	\$ 145,000	13,370	10,845					KKLN Properties LLC	State Bank & Trust	0W1060 017000	Multi-Family-Commercial
25	Stephens	Turner Rd	Eastmanlee	Feb-14	\$ 37,600	28,800	1,306					Haven Communities - Carrollton LLC	Chomper Real Estate, LLC	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 Communities - Carrollton LLC	Yves R Hentzer	C08-033027	Multi-Family-Commercial
27	Colquitt	2001 Tallahas Pointe Rd	Moultrie	May-13	\$ 325,000	9,130	35,597	68	\$ 4,779	0%	\$ 4,779	Tallahas Pointe Apartments LP	Lynn W Lasseter	C046 113	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	Asbury Park Associates LLC	Houston Healthcare Properties Inc	0W1200 101000	Multi-Family-Commercial
29	Dawson	2201 Perimeter Rd	Dawsonville	Jul-12	\$ 488,000	15,520	31,443	72	\$ 6,778	-10%	\$ 6,100	Farmington Woods LP	Daniel Louis Costantini	93041	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	South Rincon Development Assoc	86A-9-1	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	H & M Investment Group LLC	056 TH 022 N	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	27,275	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 \$83,400 or \$1,516/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 \$1,500/unit is estimated for the subject land. This indicates an aggregate value of \$82,500 as of the date of valuation. This value is near 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>The Grove</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	37,144	84.55	1.04	0.86	0.89	75.62	2,808,886	
Additional buildings	1,224	84.55	1.04	0.86	0.89	75.62	<u>92,561</u>	
							Total Cost Estimate	
							2,901,446	
							Less: Depreciation	
							Effective Age	
							5	
							Economic Life	
							60	
							Depreciation	
							8.3%	
							Total Depreciation	
							<u>241,787</u>	
							Improvement Cost	
							2,659,659	
							Improvement Cost (rounded)	
							2,660,000	

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 \$2,901,446.

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 \$241,787. 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>The Grove</i>	<i>cost approach total</i>	<i>Value 3</i>
Land Value		\$82,500
Depreciated Improvement Cost		<u>2,660,000</u>
<i>Cost Approach Value Estimate (rounded)</i>		<i>2,745,000</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 The Grove. 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:

Reconciliation and Final Value Conclusions				
The Grove				
	Value 1	Value 2-RD	Value 3	Value 4
	<u>as conventional or unrestricted</u>	<u>subject to restricted rents</u>	<u>prospective subject to restricted rents</u>	<u>prospective as conventional or unrestricted</u>
Income Capitalization Approach	2,040,000	965,000	2,040,000	2,730,000
Sales Comparison Approach	2,145,000	n/a	n/a	n/a
Cost Approach before entrepreneurial incentive	n/a	n/a	2,745,000	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 2-RD

The income capitalization approach is the only approach considered applicable.

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:

Value Opinions	Date of Value	Value
<i>Value 1 - as conventional or unrestricted</i>	January 25, 2017	\$2,040,000
<i>Value 2-RD - subject to restricted rents</i>	January 25, 2017	\$965,000
<i>Value 3 - prospective, subject to restricted rents</i>	February 1, 2019	\$2,040,000
<i>Value 4 - prospective, as conventional or unrestricted</i>	February 1, 2019	\$2,730,000

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 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 and the subsequent “new” 515 loan (the existing 515 loan that is rewritten with new terms. 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			
The Grove			
Value 5			
Existing/Restated 515 Loan		New 538 Loan	
Existing Lender's Terms (market rate)			
Principal Balance of	December 22, 2017	\$1,312,673	
Conventional Loan Interest Rate		5.250%	
Term of Existing Section 515 Loan (years)		30	
Loan Monthly Payment		\$7,249	
Restated Section 515 Loan Terms			
Principal Balance		\$1,312,673	
Interest Rate		1.000%	
Term (years)		50	
Section 515 Loan Monthly Payment		\$2,781	
Monthly Savings from Below Market Financing		\$4,468	
Present Value of Monthly Savings from Below Market Financing		\$809,051	
Note Rate		3.000%	
Monthly Payment at Note Rate		\$4,227	
Future Value of Balloon Payment		\$762,086	
Present Value of Balloon Payment		\$158,300	
Value of Interest Credit Subsidy		\$650,751	
Existing Section 515 Loan Interest Credit Subsidy Value (Rounded)		New Section 538 Loan Interest Credit Subsidy Value (Rounded)	
		\$212,641	
		\$215,000	

Source: Greystone; Crown Appraisal Group

LIHTC Value Opinion

Value 6

An annual LIHTC of \$139,895 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 \$1,398,950. 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 \$0.79 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, \$0.79 per tax credit. The value is shown below.

<i>LIHTC Analysis</i>	<i>The Grove Value 6</i>
<u>Period</u>	
Annual Tax Credits	139,895
Years	<u>10</u>
Total Tax Credits	1,398,950
Total Pricing	0.79
Value of Tax Credits	1,105,060

Source: *Crown Appraisal Group*

State Tax Credits

An annual state tax credit of \$139,895 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 \$1,398,950. 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>The Grove Value 6</i>
<u>Period</u>		
Annual Tax Credits		139,895
Years		<u>10</u>
Total Tax Credits		1,398,950
Total Pricing		0.45
	Value of Tax Credits	629,465

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	The Grove		
Street Address	303 Jerriel St		
City, County, State, Zip	Vidalia, Toombs County, Georgia 30474		
Base Cost			
Main Structure/sf			84.55
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			75.62
Building Area square footage			38,368
Total Replacement Cost New			2,901,446
Exclusions			
	<u>per sf</u>	<u>percent</u>	
Excavations	0.00	0.0%	0
Foundations	2.65	3.5%	101,551
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	2.65	3.5%	101,551
Inclusions			
	<u>per unit</u>	<u>units</u>	
Appliance Packages	750	55	41,250
Patios/Balconies	250	55	13,750
Total Inclusions			55,000
Concluded Insurable Value			
Total Replacement Cost New			2,901,446
Less Total Exclusions			101,551
Plus Total Inclusions			55,000
Concluded Insurable Value			2,854,896

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



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 :	8. Plan of Operation:	
RRH	Full Profit	Plan II
RCH	Plan I	Plan II RA
LH	Section 8*	Plan RA
Direct RRH	Plan II (w/Sec. 8)	

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.

THE GROVE: HISTORICAL OPERATING EXPENSES

	2012 Actual	2013A	2014 Actual	2015 Actual	2016 Actual (YTD)	2016 Budget	Post Rehab Pro Forma
Maintenance & Repairs							
R & M Payroll	-	20,401.27	17,797.00	10,306.12	-	12,729.60	13,112.00
R & M Supply	-	10,876.54	6,646.82	11,568.07	-	10,637.33	5,784.00
R & M Contract	-	16.50	23.94	-	-	-	7.00
Decorating / TO Painting	-	828.63	1,461.22	2,917.75	-	1,866.67	1,459.00
Snow Removal	-	-	21.36	-	-	-	-
Elevator Maintenance	-	-	-	-	-	-	-
Grounds	-	1,063.06	5,845.46	9,647.80	-	11,780.00	11,680.00
Services / Extermination	-	6,093.04	4,477.51	5,631.59	-	5,514.67	5,738.00
Capital Improvements (Operations)	-	-	1,573.64	-	-	-	500.00
Other - R&M Expenses (DESCRIBE)	-	-	-	-	-	-	-
Subtotal	-	39,279.04	37,846.95	40,071.33	-	42,528.27	38,280.00
Utilities							
Electricity	-	7,006.54	6,892.81	7,454.41	-	8,116.00	7,824.00
Water	-	639.04	359.32	471.37	-	504.00	624.00
Sewer	-	1,013.78	335.32	435.37	-	480.00	552.00
Fuel	-	790.82	764.95	716.03	-	840.00	720.00
Trash Removal	-	3,900.44	5,177.56	5,600.16	-	5,808.00	5,880.00
Other - Utilities (DESCRIBE)	-	-	-	-	-	-	-
Subtotal	-	13,350.62	13,529.96	14,677.34	-	15,748.00	15,600.00
Administrative							
Site Management Payroll	-	14,637.86	17,980.68	20,873.01	-	20,835.34	22,254.00
Management Fee	-	28,569.00	28,168.50	29,118.00	-	30,456.00	31,752.00
Accounting	-	5,500.00	5,750.00	6,075.00	-	7,700.00	6,075.00
Audit	-	-	-	-	-	-	-
Legal	-	-	-	-	-	66.67	67.00
Advertising	-	848.09	893.47	3,802.78	-	796.00	2,500.00
Telephone	-	1,411.00	1,712.95	2,018.92	-	2,082.67	2,083.00
Office Supplies	-	1,983.11	1,979.89	3,114.05	-	2,378.67	3,114.00
Office Furniture & Equipment	-	-	-	-	-	-	-
Training	-	140.95	149.87	340.00	-	493.33	493.00
Health Insurance & Other Benefits	-	4,286.07	6,735.75	5,286.54	-	5,078.63	7,413.00
Payroll Taxes	-	2,906.98	3,069.08	2,963.56	-	3,203.45	3,095.00
Workman's Compensation	-	756.67	907.57	1,273.55	-	769.05	1,006.00
Other - Administrative (DESCRIBE)	-	924.53	1,266.11	1,758.65	-	1,600.00	1,600.00
Subtotal	-	61,964.26	68,613.87	76,624.06	-	75,459.79	81,452.00
Taxes & Insurance							
Real Estate Taxes	-	14,291.13	14,954.33	11,024.82	-	17,946.00	13,423.00
Special Assessments	-	1,340.98	587.10	3,455.41	-	700.00	526.00
Misc Taxes, Licenses & Permits	-	422.27	731.33	639.22	-	673.33	500.00
Property & Liability Insurance	-	8,489.00	9,786.00	9,866.45	-	10,754.70	12,258.00
Fidelity Coverage Insurance	-	-	-	-	-	-	-
Other - Insurance (DESCRIBE)	-	-	-	-	-	-	-
Subtotal	-	24,543.38	26,058.76	24,985.90	-	30,074.03	26,707.00
TOTAL OPERATING EXPENSES	-	139,137.30	146,049.54	156,358.63	-	163,810.09	162,039.00

THE GROVE: HISTORICAL OPERATING STATEMENT

	2012 Actual	2013A	2014 Actual	2015 Actual	2016 Actual (YTD)	2016 Budget
1. Rental Income	-	92,157.10	96,694.00	98,267.94	-	130,968.00
2. RHS Rental Assist. Received	-	100,545.00	94,785.00	108,205.06	-	87,000.00
3. Application Fees	-	240.00	240.00	375.00	-	-
4. Laundry and Vending Income	-	800.00	703.00	589.25	-	660.00
5. Interest Income	-	80.30	69.85	43.61	-	40.00
6. Tenant Charges	-	1,770.00	2,376.00	1,862.00	-	440.00
7. Other - Project Sources	-	573.44	-	-	-	-
8. Less (Vcncy @ Cntgncy Allw)	-	-	-	-	-	-
9. Less (Agncy Aprvd Incentv)	-	-	-	-	-	-
10. Sub-Ttl [(1 thru 7) - (8@9)]	-	196,165.84	194,867.85	209,342.86	-	219,108.00
11. Cash - Non Project	-	-	-	-	-	-
12. Authorized Loan (Non-RHS)	-	-	-	-	-	-
13. Transfer From Reserve	-	9,821.09	9,398.20	-	-	28,400.00
14. Sub-Total (11 thru 13)	-	9,821.09	9,398.20	-	-	28,400.00
15. Total Cash Sources (10+14)	-	205,986.93	204,266.05	209,342.86	-	247,508.00
16. Total O&M Exp (From Part II)	-	139,137.30	146,049.54	156,358.63	-	163,810.09
17. RHS Debt Payment	-	38,190.96	38,190.96	23,048.74	-	38,190.96
18. RHS Payment (Overage)	-	771.00	1,967.00	58.00	-	-
19. RHS Payment (Late Fee)	-	-	-	-	-	-
20. Reductn In Prior Yr Pybles	-	-	-	-	-	-
21. Tenant Utility Payments	-	-	-	-	-	-
22. Transfer to Reserve	-	10,062.20	1,306.06	-	-	-
23. RTN Owner / NP Asset Mgt Fee	-	3,712.00	3,712.00	3,712.00	-	4,949.33
24. Sub-Total (16 thru 23)	-	191,873.46	191,225.56	183,177.37	-	206,950.39
25. Authzd Debt Pymnt (NonRHS)	-	-	-	-	-	-
26. Capital Budget (III 4-6)	-	9,821.09	9,398.20	-	-	28,400.00
27. Miscellaneous	-	-	-	-	-	-
28. Sub-Total (25 thru 27)	-	9,821.09	9,398.20	-	-	28,400.00
29. Total Cash Uses (24+28)	-	201,694.55	200,623.76	183,177.37	-	235,350.39
30. Net (Deficit) (15-29)	-	4,292.38	3,642.29	26,165.49	-	12,157.61
31. Beginning Cash Balance	-	35,255.37	40,937.50	-	-	-
32. Accrual To Cash Adjustment	-	1,389.75	(1,836.86)	-	-	-
33. Ending Cash Balance	-	40,937.50	42,742.93	26,165.49	-	12,157.61



December 23, 2015

HALLMARK MANAGEMENT, INC
3111 Paces Mill Road
Suite A-250
Atlanta, GA 30339-5704

RE: Vidalia Ltd., L.P.

The following information is enclosed for the 2016 budget year:

- Form RD 3560-7, "Multiple Family Housing Budget" approved.
- Rent/Utility allowance- increase approval letter.
- Approved Management Certification, Form RD 3560-13.
- Approved renewal of Servicing Workout Plan (SWP)

The following items are noted:

1. The reserve account appears to be on track.
2. The property appears to be well maintained.
3. Management Fee will be \$47.00 POU/Month

Should you have any questions regarding the above documents, please advise.

Sincerely,

WANDA F. HYNKO
Area Specialist
For: Ricky P. Sweat, Area Director
USDA, Rural Development

Enclosures



December 23 2015

HALLMARK MANAGEMENT, INC
3111 Paces Mill Road
Suite A-250
Atlanta, GA 30339-5704

Re: NOTICE OF APPROVED RENT (OCCUPANCY CHARGE) AND UTILITY ALLOWANCE CHANGE

You are hereby notified that Rural Development has reviewed the request for a change in shelter costs for the Vidalia Ltd., L.P. project(s), and considered all justifications provided by project management [and comments provided by tenants]. The Rural Development has approved the following rent (occupancy charge) and/or utility allowance rates listed below. The changes for all units will become effective on January 1, 2016 or later effective date in accordance with state or local laws.

The approved changes are as follows:

Unit Size	Present Rent (Occupancy Charge)		Approved Rent (Occupancy Charge)	
	Basic	Note Rate	Basic	Note Rate
1-Bedroom	\$323	\$465	\$341	\$483
2-Bedroom	\$373	\$521	\$391	\$539

The approved utility allowance changes are as follows:

Unit Size	Present Utility Allowance	Approved Utility Allowance
1-Bedroom	\$98	\$107
2-Bedroom	\$122	\$133

Should you have any questions or concerns, you may contact Rural Development. The Rural Development Servicing Office address is: 703 E. Ward Street, Douglas, GA 31533

You must notify the tenants (members) of Rural Development's approval of the rent (occupancy charge) and utility allowance changes 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 (member).

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

For those tenants (members) 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 change 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 adverse decision and a brief statement of why the decision is wrong. A copy of the appeal request should be sent to the agency.

You must inform the tenants (members) 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 **(RICKY P. SWEAT, AD., USDA/RD, DOUGLAS SERVICE CENTER, 703 EAST WARD STREET, DOUGLAS, GA 31533-0311, (912) 384-4811)**. All tenants (members) 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 the effective date of the changed rent.

Sincerely,



WANDA F. HYNKO, Area Specialist
For: Ricky P. Sweat, Area Director
USDA/Rural Development

Proposed Budget

Project Name:	THE GROVE APT
Borrower Name:	VIDALIA LTD
Borrower ID and Project No:	937984285 02-2
Date of Operation:	04/27/1989

Loan/Transfer Amount:	
Note Rate Payment:	
IC Payment:	\$3,182.50

Reporting Period

Annual

Quarterly

Monthly

Budget Type

Initial

Regular Report

Rent Change

SMR

Other Servicing

Project Rental Type

Family

Elderly

Congregate

Group Home

Mixed LH

Profit Type

Full Profit

Limited Profit

Non-Profit

I hereby request ___ units of RA. Current number of RA units ___ 50 ___ .

The following utilities are master metered:

Gas

Electricity

Water

Sewer

Trash

Other

Borrower Accounting Method

Cash

Accrual

Project Name: THE GROVE APT State: 11 Servicing Office: 606 County: 38
 Borrower Name: VIDALIA LTD Borr ID: 937984285 Prj Nbr: 02-2 Paid Code: Active
 Classification: C Fiscal Year: 2016 Version: 01/01/2016 APPROVED Totals: By Project Analyzed: Y

Item	Current Budget	Actual	Proposed Budget	Comment
Effective Dates:	01/01/2015	01/01/2015	01/01/2016	
Ending Dates:	12/31/2015	12/31/2015	12/31/2016	
PART I - CASH FLOW STATEMENT				
Operational Cash Sources				
1. Rental Income	214,104.00		225,768.00	
2. RHS Rental Assist. Received				
3. Application Fee Received				
4. Laundry And Vending	840.00		660.00	
5. Interest Income	92.00		48.00	
6. Tenant Charges	420.00		450.00	
7. Other - Project Sources	0.00		0.00	APP FEES
8. Less (Vency @ Cntgncy Allw)	-6,600.00		-7,800.00	
9. Less (Agncy Aprvd Incentv)	0.00		0.00	
10. Sub-Ttl [(1 thru 7)-(8@9)]	208,856.00		219,126.00	
Non-Operational Cash Sources				
11. Cash - Non Project	0.00		0.00	
12. Authorized Loan (Non-RHS)	0.00		0.00	
13. Transfer From Reserve	24,306.00		22,150.00	
14. Sub-Total (11 thru 13)	24,306.00		22,150.00	
15. Total Cash Sources (10+14)	233,162.00		241,276.00	
Operational Cash Uses				
16. Ttl O&M Exp (From Part II)	150,727.42		161,377.30	
17. RHS Debt Payment	38,190.96		38,190.96	
18. RHS Payment (Overage)				
19. RHS Payment (Late Fee)				
20. Reductn In Prior Yr Pybles				
21. Tenant Utility Payments				
22. Transfer to Reserve	14,991.00		14,991.00	
23. RTN Owner/NP Asset Mgt Fee	3,712.00		3,712.00	
24. Sub-Total (16 thru 23)	207,621.38		218,271.26	
Non-Operational Cash Uses				
25. Authzd Debt Pymnt (NonRHS)	0.00		0.00	
26. Capital Budget (III 4-6)	24,306.00		22,150.00	
27. Miscellaneous	0.00		0.00	
28. Sub-Total (25 thru 27)	24,306.00		22,150.00	
29. Total Cash Uses (24+28)	231,927.38		240,421.26	
30. Net (Deficit) (15-29)	1,234.62		854.74	
Cash Balance				
31. Beginning Cash Balance	29,875.00		32,563.00	
32. Accrual To Cash Adjustment				
33. Ending Cash Bal (30+31+32)	31,109.62		33,417.74	

Proposed Budget

Project Name: THE GROVE APT State: 11 Servicing Office: 606 County: 38
 Borrower Name: VIDALIA LTD Borr ID: 937984285 Prj Nbr: 02-2 Paid Code: Active
 Classification: C Fiscal Year: 2016 Version: 01/01/2016 APPROVED Totals: By Project Analyzed: Y

Item	Current Budget	Actual	Proposed Budget	Comment
Effective Dates:	01/01/2015	01/01/2015	01/01/2016	
Ending Dates:	12/31/2015	12/31/2015	12/31/2016	
PART II - O&M EXPENSE SCHEDULE				
1. Maint. @ Repairs Payroll	12,636.00		12,760.80	
2. Maint. @ Repairs Supply	7,125.00		10,729.00	
3. Maint. @ Repairs Contract	0.00		0.00	
4. Painting	1,150.00		1,900.00	
5. Snow Removal	0.00		0.00	
6. Elevator Maint./Contract	0.00		0.00	
7. Grounds	10,300.00		11,455.00	
8. Services	3,738.00		5,338.00	
9. Cptl Bgt(Part V operating)	3,020.00		350.00	
10. Other Operating Expenses	0.00		0.00	
11. Sub-Ttl O&M (1 thru 10)	37,969.00		42,532.80	
12. Electricity	7,494.00		7,991.00	
13. Water	415.00		504.00	
14. Sewer	475.00		480.00	
15. Fuel (Oil/Coal/Gas)	960.00		840.00	
16. Garbage @ Trash Removal	5,280.00		5,808.00	
17. Other Utilities	0.00		0.00	
18. Sub-Ttl Util. (12 thru 17)	14,624.00		15,623.00	
19. Site Management Payroll	18,910.41		20,870.06	
20. Management Fee	29,808.00		30,456.00	
21. Project Auditing Expense	5,775.00		5,775.00	
22. Proj. Bookkeeping/Accting	0.00		0.00	
23. Legal Expenses	50.00		50.00	
24. Advertising	687.00		687.00	
25. Phone @ Answering Service	1,932.00		2,096.00	
26. Office Supplies	1,740.00		2,297.00	
27. Office Furniture @ Equip.	0.00		0.00	
28. Training Expense	300.00		370.00	
29. Hlth Ins. @ Other Benefits	4,206.40		5,321.91	
30. Payroll Taxes	2,947.18		3,057.21	
31. Workmans Compensation	792.33		772.01	
32. Other Admin.Expenses	1,620.00		1,440.00	MILEAGE, CREDIT CHK, BANK CHG
33. Sub-Ttl Admin (19 thru 32)	68,768.32		73,192.19	
34. Real Estate Taxes	17,149.36		17,946.00	
35. Special Assessments	325.00		525.00	
36. Othr Taxes, Lcnses, Permts	615.44		681.40	BUSINESS+SOFTWARE LIC
37. Property @ Liability Ins.	11,276.30		10,876.91	
38. Fidelity Coverage Ins.	0.00		0.00	
39. Other Insurance	0.00		0.00	
40. Sub-Ttl Tx/In (34 thru 39)	29,366.10		30,029.31	
41. Ttl O&M Exps (11+18+33+40)	150,727.42		161,377.30	

Project Name: THE GROVE APT State: 11 Servicing Office: 606 County: 38
 Borrower Name: VIDALIA LTD Borr ID: 937984285 Prj Nbr: 02-2 Paid Code: Active
 Classification: C Fiscal Year: 2016 Version: 01/01/2016 APPROVED Totals: By Project Analyzed: Y

Item	Current Budget	Actual	Proposed Budget	Comment
Effective Dates:	01/01/2015	01/01/2015	01/01/2016	
Ending Dates:	12/31/2015	12/31/2015	12/31/2016	
PART III - ACCT BUDGET/STATUS				
Reserve Account				
1. Beginning Balance	148,478.39		144,072.30	
2. Transfer to Reserve	14,991.00		14,991.00	
Transfer From Reserve				
3. Operating Deficit	0.00		0.00	
4. Cptl Bgt (Part V reserve)	24,306.00		22,150.00	
5. Building @ Equip Repair	0.00		0.00	
6. Othr Non-Operating Expenses	0.00		0.00	
7. Total (3 thru 6)	24,306.00		22,150.00	
8. Ending Balance [(1+2)-7]]	139,163.39		136,913.30	
General Operating Account				
Beginning Balance				
Ending Balance				
Real Estate Tax And Ins Escrow				
Beginning Balance				
Ending Balance				
Tenant Security Deposit Acct				
Beginning Balance				
Ending Balance				

Number of Applicants on Waiting List	0	Reserve Acct. Req. Balance	143,592.37
Number of Applicants Needing RA		Amount Ahead/Behind	9,795.90

Project Name: THE GROVE APT State: 11 Servicing Office: 606 County: 38
 Borrower Name: VIDALIA LTD Borr ID: 937984285 Prj Nbr: 02-2 Paid Code: Active
 Classification: C Fiscal Year: 2016 Version: 01/01/2016 APPROVED Totals: By Project Analyzed: Y

PART IV RENT SCHEDULE

A. CURRENT APPROVED RENTS/UTILITY ALLOWANCE: 01/01/2015

Unit Description						Rental Rates			Potential Income From Each Rate			Utility
Type	Size	HC	Rev	Unit	Number	Basic	Note	HUD	Basic	Note	HUD	Allowance
N	2	All			8	373	521	0	35,808	50,016	0	122
N	1	All			46	323	465	0	178,296	256,680	0	98
CURRENT RENT TOTALS									214,104	306,696	0	

EFFECTIVE DATE OF RENTS/UTILITY ALLOWANCE: 01/01/2015

Unit Description					Utility Types					
Type	Size	HC	Rev	Unit	Elect	Gas	Sewer	Trash	Other	Total Allow
N	2	All			95	0	13	0	0	122
N	1	All			73	0	12	0	0	98

B. PROPOSED CHANGE OF RENTS/UTILITY ALLOWANCE: 01/01/2016

Unit Description						Rental Rates			Potential Income From Each Rate			Utility
Type	Size	HC	Rev	Unit	Number	Basic	Note	HUD	Basic	Note	HUD	Allowance
N	2	All			8	391	539	0	37,536	51,744	0	133
N	1	All			46	341	483	0	188,232	266,616	0	107
PROPOSED RENT TOTALS									225,768	318,360	0	

EFFECTIVE DATE OF RENTS/UTILITY ALLOWANCE: 01/01/2016

Unit Description					Utility Types					
Type	Size	HC	Rev	Unit	Elect	Gas	Sewer	Trash	Other	Total Allow
N	2	All			107	0	13	0	0	133
N	1	All			81	0	13	0	0	107

Project Name: THE GROVE APT State: 11 Servicing Office: 606 County: 38
 Borrower Name: VIDALIA LTD Borr ID: 937984285 Prj Nbr: 02-2 Paid Code: Active
 Classification: C Fiscal Year: 2016 Version: 01/01/2016 APPROVED Totals: By Project Analyzed: Y

Item	Proposed Number Units/Items	Proposed From Reserve	Actual From Reserve	Proposed From Operating	Actual From Operating	Actual Total Cost	Total Actual Units/Items
Effective Dates:	01/01/2015	01/01/2016	01/01/2015	01/01/2016	01/01/2015	01/01/2015	01/01/2015
Ending Dates:	12/31/2015		12/31/2015		12/31/2015	12/31/2015	12/31/2015
ANNUAL CAPITAL BUDGET							
Appliances							
Appliances - Range	4	2,000.00	0.00	0.00	0.00	0.00	0
Appliances - Refrigerator	2	1,200.00	0.00	0.00	0.00	0.00	0
Appliances - Range Hood	0	0.00	0.00	0.00	0.00	0.00	0
Appliances - Washers @ Dryers	0	0.00	0.00	0.00	0.00	0.00	0
Appliances - Other	0	0.00	0.00	0.00	0.00	0.00	0
Carpet and Vinyl							
Carpet @ Vinyl - 1 Br.	2	1,500.00	0.00	0.00	0.00	0.00	0
Carpet @ Vinyl - 2 Br.	2	2,000.00	0.00	0.00	0.00	0.00	0
Carpet @ Vinyl - 3 Br.	0	0.00	0.00	0.00	0.00	0.00	0
Carpet @ Vinyl - 4 Br.	0	0.00	0.00	0.00	0.00	0.00	0
Carpet @ Vinyl - Other	0	0.00	0.00	0.00	0.00	0.00	0
Cabinets							
Cabinets - Kitchens	0	0.00	0.00	0.00	0.00	0.00	0
Cabinets - Bathroom	0	0.00	0.00	0.00	0.00	0.00	0
Cabinets - Other	0	0.00	0.00	0.00	0.00	0.00	0
Doors							
Doors - Exterior	0	0.00	0.00	0.00	0.00	0.00	0
Doors - Interior	0	0.00	0.00	0.00	0.00	0.00	0
Doors - Other	0	0.00	0.00	0.00	0.00	0.00	0
Window Coverings							
Window Coverings - Detail	0	0.00	0.00	0.00	0.00	0.00	0
Window Coverings - Other	0	0.00	0.00	0.00	0.00	0.00	0
Heat and Air Conditioning							
Heat @ Air - Heating	4	4,000.00	0.00	0.00	0.00	0.00	0
Heat @ Air - Air Conditioning	4	9,200.00	0.00	0.00	0.00	0.00	0
Heat @ Air - Other	0	0.00	0.00	0.00	0.00	0.00	0
Plumbing							
Plumbing - Water Heater	4	1,050.00	0.00	350.00	0.00	0.00	0
Plumbing - Bath Sinks	0	0.00	0.00	0.00	0.00	0.00	0
Plumbing - Kitchen Sinks	0	0.00	0.00	0.00	0.00	0.00	0
Plumbing - Faucets	0	0.00	0.00	0.00	0.00	0.00	0
Plumbing - Toilets	0	0.00	0.00	0.00	0.00	0.00	0
Plumbing - Other	0	0.00	0.00	0.00	0.00	0.00	0
Major Electrical							
Major Electrical - Detail	0	0.00	0.00	0.00	0.00	0.00	0
Major Electrical - Other	0	0.00	0.00	0.00	0.00	0.00	0
Structures							
Structures - Windows	0	0.00	0.00	0.00	0.00	0.00	0
Structures - Screens	0	0.00	0.00	0.00	0.00	0.00	0
Structures - Walls	0	0.00	0.00	0.00	0.00	0.00	0
Structures - Roofing	0	0.00	0.00	0.00	0.00	0.00	0
Structures - Siding	0	0.00	0.00	0.00	0.00	0.00	0
Structures - Exterior Painting	0	0.00	0.00	0.00	0.00	0.00	0
Structures - Other	0	0.00	0.00	0.00	0.00	0.00	0

Project Name: THE GROVE APT State: 11 Servicing Office: 606 County: 38
 Borrower Name: VIDALIA LTD Borr ID: 937984285 Prj Nbr: 02-2 Paid Code: Active
 Classification: C Fiscal Year: 2016 Version: 01/01/2016 APPROVED Totals: By Project Analyzed: Y

Item	Proposed Number Units/Items	Proposed From Reserve	Actual From Reserve	Proposed From Operating	Actual From Operating	Actual Total Cost	Total Actual Units/Items
Effective Dates:	01/01/2015	01/01/2016	01/01/2015	01/01/2016	01/01/2015	01/01/2015	01/01/2015
Ending Dates:	12/31/2015		12/31/2015		12/31/2015	12/31/2015	12/31/2015
Paving							
Paving - Asphalt	0	0.00	0.00	0.00	0.00	0.00	0
Paving - Concrete	0	0.00	0.00	0.00	0.00	0.00	0
Paving - Seal and Stripe	0	0.00	0.00	0.00	0.00	0.00	0
Paving - Other	0	0.00	0.00	0.00	0.00	0.00	0
Landscape and Grounds							
Lndscp@Grnds - Landscaping	0	0.00	0.00	0.00	0.00	0.00	0
Lndscp@Grnds - Lawn Equipment	0	0.00	0.00	0.00	0.00	0.00	0
Lndscp@Grnds - Fencin	0	0.00	0.00	0.00	0.00	0.00	0
Lndscp@Grnds - Recreation Area	0	0.00	0.00	0.00	0.00	0.00	0
Lndscp@Grnds - Signs	0	0.00	0.00	0.00	0.00	0.00	0
Lndscp@Grnds - Other	0	0.00	0.00	0.00	0.00	0.00	0
Accessibility Features							
Accessibility Features - Detail	0	1,200.00	0.00	0.00	0.00	0.00	0
Accessibility Features - Other	0	0.00	0.00	0.00	0.00	0.00	0
Automation Equipment							
Automation Equip. -Site Mngt.	0	0.00	0.00	0.00	0.00	0.00	0
Automation Equip. -Common Area	0	0.00	0.00	0.00	0.00	0.00	0
Automation Equip. -Other	0	0.00	0.00	0.00	0.00	0.00	0
Other							
List: ?	0	0.00	0.00	0.00	0.00	0.00	0
List: ?	0	0.00	0.00	0.00	0.00	0.00	0
List: ?	0	0.00	0.00	0.00	0.00	0.00	0
Total Capital Expenses	0	22,150.00	0.00	350.00	0.00	0.00	0

Project Name: THE GROVE APT	State: 11	Servicing Office: 606	County: 38
Borrower Name: VIDALIA LTD	Borr ID: 937984285	Prj Nbr: 02-2	Paid Code: Active
Classification: C	Fiscal Year: 2016	Version: 01/01/2016 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.
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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.

10/07/2015
(Date Submitted)

HALLMARK GROUP REAL ESTATE
(Management Agency)

MA202860
(MA#)

(Date)

(Signature of Borrower or Borrower's Representative)

(Title)

Wanda Lynn Area Specialist
Agency Approval (Rural Development Approval Official):

12/29/15
(Date)

Project Name: THE GROVE APT	State: 11	Servicing Office: 606	County: 38
Borrower Name: VIDALIA LTD	Borr ID: 937984285	Prj Nbr: 02-2	Paid Code: Active
Classification: C	Fiscal Year: 2016	Version: 01/01/2016 APPROVED	Totals: By Project Analyzed: Y

SPVS Comment:
Batched/ II 092815

Narrative:

BUDGET NARRATIVE PROJECT NAME The Grove Apartments BORROWER NAME Vidalia Ltd. BORROWER IS AND PROJECT NO 11-038-937984285-022 The Grove Apartments is a 55 unit elderly community located in Vidalia Georgia. In 2015 the property has maintained a 96% average occupancy. The property has not experienced any unexpected maintenance issues or other items that will adversely affect the budget. Administrative Expense exceeds the gross revenue threshold due to the continuing rise in health care cost and administrative. Maintenance exceeds the 10% threshold due to maintenance repairs and painting this year. We will continue to replace carpets, vinyl, stoves, etc on as needed basis. It is expected the following will be replaced in 2016 - \$22,150 will be paid from the reserve account to include, accessibility, 2 refrigerators, 4 stoves, 2 carpets, 4 HVAC units, 4 Furnace/Heating units, 3 water heater, 2 vinyl. The remaining \$350 will be paid from the operating account to include 1 water heater. Replacements for 2017 through 2019 is as follows 2017 Concrete work, Cabinet Replacement, 3 refrigerators, 2 stoves, 5 carpets, 2 water heaters, 2 HVAC units, and 3 vinyl, resurfacing and bench replacement of Sport Court. 2018- Cabinet Replacement, 2 refrigerators, 1 stove, 5 carpets, 2 water heaters, 3 HVAC units, and 3 vinyl. 2019 2 refrigerators, 2 stoves, 5 carpets, 2 water heaters, 3 HVAC units, 3 vinyl. We are requesting a \$18 rent increase due to rising cost of maintenance, health care, taxes, and insurance. There is no additional documentation necessary for Agency to establish that applicable Agency requirements have been met.



December 12, 2016

HALLMARK MANAGEMENT, INC
3111 Paces Mill Road
Suite A-250
Atlanta, GA 30339-5704

RE: Vidalia Ltd., L.P.

The following information is enclosed for the 2017 budget year:

- Form RD 3560-7, "Multiple Family Housing Budget" approved.
- Rent/Utility allowance- increase approval letter.
- Approved Management Certification, Form RD 3560-13.
- Approved renewal of Servicing Workout Plan (SWP)

The following items are noted:

1. The reserve account appears to be on track.
2. The property appears to be well maintained.
3. Management Fee will be \$49.00 POU/Month

Should you have any questions regarding the above documents, please advise.

Sincerely,

WANDA F. HYNKO
Area Specialist
For: Jeanmarie F. DeLoach, Acting Area Director
USDA, Rural Development

Enclosures



December 14, 2016

HALLMARK MANAGEMENT, INC
3111 Paces Mill Road
Suite A-250
Atlanta, GA 30339-5704

Re: NOTICE OF APPROVED RENT (OCCUPANCY CHARGE) AND UTILITY ALLOWANCE CHANGE

You are hereby notified that Rural Development has reviewed the request for a change in shelter costs for the Vidalia Ltd., L.P. project(s), and considered all justifications provided by project management [and comments provided by tenants]. The Rural Development has approved the following rent (occupancy charge) and/or utility allowance 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 approved changes are as follows:

Unit Size	Present Rent (Occupancy Charge)		Approved Rent (Occupancy Charge)	
	Basic	Note Rate	Basic	Note Rate
1-Bedroom	\$341	\$483	\$353	\$495
2-Bedroom	\$391	\$539	\$403	\$551

The approved utility allowance changes are as follows:

Unit Size	Present Utility Allowance	Approved Utility Allowance
1-Bedroom	\$107	\$107
2-Bedroom	\$133	\$133

Should you have any questions or concerns, you may contact Rural Development. The Rural Development Servicing Office address is: 703 E. Ward Street, Douglas, GA 31533

You must notify the tenants (members) of Rural Development's approval of the rent (occupancy charge) and utility allowance changes 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 (member).

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

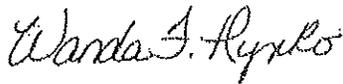
For those tenants (members) receiving rental assistance (RA), their costs for rent (occupancy charge) and utilities will continue to be based on the higher of 30 percent of their adjusted monthly income or 10 percent of gross monthly income or if the household is receiving payments for public assistance 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 change 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 adverse decision and a brief statement of why the decision is wrong. A copy of the appeal request should be sent to the agency.

You must inform the tenants (members) 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 **(JEANMARIE F. DELOACH, ACTING AD., USDA/RD, DOUGLAS SERVICE CENTER, 703 EAST WARD STREET, DOUGLAS, GA 31533-0311, (912) 384-4811)**. All tenants (members) 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 the effective date of the changed rent.

Sincerely,



WANDA F. HYNKO, Area Specialist
For: Jeanmarie F. DeLoach, Acting Area Director
USDA/Rural Development

Proposed Budget

Project Name:	THE GROVE APT
Borrower Name:	VIDALIA LTD
Borrower ID and Project No:	937984285 02-2
Date of Operation:	04/27/1989

Loan/Transfer Amount:	
Note Rate Payment:	
IC Payment:	\$3,182.58

Reporting Period

Annual

Quarterly

Monthly

Budget Type

Initial

Regular Report

Rent Change

SMR

Other Servicing

Project Rental Type

Family

Elderly

Congregate

Group Home

Mixed LH

Profit Type

Full Profit

Limited Profit

Non-Profit

I hereby request units of RA. Current number of RA units .

The following utilities are master metered:

Gas

Electricity

Water

Sewer

Trash

Other

Borrower Accounting Method

Cash

Accrual

Project Name: THE GROVE APT State: 11 Servicing Office: 606 County: 38
 Borrower Name: VIDALIA LTD Borr ID: 937984285 Prj Nbr: 02-2 Paid Code: Active
 Classification: A Fiscal Year: 2017 Version: 01/01/2017 TRANSMITD Totals: By Project Analyzed: Y

Item	Current Budget	Actual	Proposed Budget	Comment
Effective Dates:	01/01/2016	01/01/2016	01/01/2017	
Ending Dates:	12/31/2016	12/31/2016	12/31/2017	
PART I - CASH FLOW STATEMENT				
Operational Cash Sources				
1. Rental Income	225,768.00		233,544.00	
2. RHS Rental Assist. Received				
3. Application Fee Received				
4. Laundry And Vending	660.00		660.00	
5. Interest Income	48.00		6.00	
6. Tenant Charges	450.00		600.00	
7. Other - Project Sources	0.00		0.00	APP FEES
8. Less (Vcnyc @ Cntgncy Allow)	-7,800.00		-8,040.00	
9. Less (Agncy Aprvd Incentv)	0.00		0.00	
10. Sub-Ttl [(1 thru 7)-(8+9)]	219,126.00		226,770.00	
Non-Operational Cash Sources				
11. Cash - Non Project	0.00		0.00	
12. Authorized Loan (Non-RHS)	0.00		0.00	
13. Transfer From Reserve	22,150.00		20,275.00	
14. Sub-Total (11 thru 13)	22,150.00		20,275.00	
15. Total Cash Sources (10+14)	241,276.00		247,045.00	
Operational Cash Uses				
16. Ttl O&M Exp (From Part II)	161,377.30		168,545.71	
17. RHS Debt Payment	38,190.96		38,190.96	
18. RHS Payment (Overage)				
19. RHS Payment (Late Fee)				
20. Reductn In Prior Yr Pyles				
21. Tenant Utility Payments				
22. Transfer to Reserve	14,991.00		14,991.00	
23. RTN Owner/NP Asset Mgt Fee	3,712.00		3,712.00	
24. Sub-Total (16 thru 23)	218,271.26		225,439.67	
Non-Operational Cash Uses				
25. Authzd Debt Pymnt (NonRHS)	0.00		0.00	
26. Capital Budget (III 4-6)	22,150.00		20,275.00	
27. Miscellaneous	0.00		0.00	
28. Sub-Total (25 thru 27)	22,150.00		20,275.00	
29. Total Cash Uses (24+28)	240,421.26		245,714.67	
30. Net (Deficit) (15-29)	854.74		1,330.33	
Cash Balance				
31. Beginning Cash Balance	32,563.00		19,847.00	
32. Accrual To Cash Adjustment				
33. Ending Cash Bal (30+31+32)	33,417.74		21,177.33	

Proposed Budget

Project Name: THE GROVE APT State: 11 Servicing Office: 606 County: 38
 Borrower Name: VIDALIA LTD Borr ID: 937984285 Prj Nbr: 02-2 Paid Code: Active
 Classification: A Fiscal Year: 2017 Version: 01/01/2017 TRANSMITD Totals: By Project Analyzed: Y

Item	Current Budget	Actual	Proposed Budget	Comment
Effective Dates:	01/01/2016	01/01/2016	01/01/2017	
Ending Dates:	12/31/2016	12/31/2016	12/31/2017	
PART II - O&M EXPENSE SCHEDULE				
1. Maint. @ Repairs Payroll	12,760.00		12,324.00	
2. Maint. @ Repairs Supply	10,729.00		12,852.00	
3. Maint. @ Repairs Contract	0.00		0.00	
4. Painting	1,900.00		3,300.00	
5. Snow Removal	0.00		0.00	
6. Elevator Maint./Contract	0.00		0.00	
7. Grounds	11,455.00		11,680.00	
8. Services	5,338.00		5,738.00	
9. Cptl Bgt (Part V operating)	350.00		800.00	
10. Other Operating Expenses	0.00		0.00	
11. Sub-Ttl O&M (1 thru 10)	42,532.80		46,694.00	
12. Electricity	7,991.00		7,824.00	
13. Water	504.00		624.00	
14. Sewer	480.00		552.00	
15. Fuel (Oil/Coal/Gas)	840.00		720.00	
16. Garbage @ Trash Removal	5,808.00		5,880.00	
17. Other Utilities	0.00		0.00	
18. Sub-Ttl Util. (12 thru 17)	15,623.00		15,600.00	
19. Site Management Payroll	20,870.06		21,195.36	
20. Management Fee	30,456.00		31,752.00	
21. Project Auditing Expense	5,775.00		6,063.75	
22. Proj. Bookkeeping/Accting	0.00		0.00	
23. Legal Expenses	50.00		50.00	
24. Advertising	687.00		2,430.00	
25. Phone @ Answering Service	2,096.00		1,860.00	
26. Office Supplies	2,297.00		2,957.00	
27. Office Furniture @ Equip.	0.00		0.00	
28. Training Expense	370.00		370.00	
29. Hlth Ins. @ Other Benefits	5,321.91		7,412.73	
30. Payroll Taxes	3,057.21		3,095.30	
31. Workmans Compensation	772.01		1,005.77	
32. Other Admin. Expenses	1,440.00		1,550.00	MILEAGE, BANK CHG, CREDIT CHECK
33. Sub-Ttl Admin (19 thru 32)	73,192.19		79,741.91	
34. Real Estate Taxes	17,946.00		13,229.78	
35. Special Assessments	525.00		526.00	
36. Othr Taxes, Lnses, Permts	681.40		495.74	BUSINESS SOFTWARE LIC
37. Property @ Liability Ins.	10,876.91		12,258.28	
38. Fidelity Coverage Ins.	0.00		0.00	
39. Other Insurance	0.00		0.00	
40. Sub-Ttl Tx/In (34 thru 39)	30,029.31		26,509.80	
41. Ttl O&M Exps (11+18+33+40)	161,377.30		168,545.71	

Proposed Budget

Project Name: THE GROVE APT State: 11 Servicing Office: 606 County: 38
 Borrower Name: VIDALIA LTD Borr ID: 937984285 Prj Nbr: 02-2 Paid Code: Active
 Classification: A Fiscal Year: 2017 Version: 01/01/2017 TRANSMITD Totals: By Project Analyzed: Y

Item	Current Budget	Actual	Proposed Budget	Comment
Effective Dates:	01/01/2016	01/01/2016	01/01/2017	
Ending Dates:	12/31/2016	12/31/2016	12/31/2017	
PART III - ACCT BUDGET/STATUS				
Reserve Account				
1. Beginning Balance	144,072.30		142,947.70	
2. Transfer to Reserve	14,991.00		14,991.00	
Transfer From Reserve				
3. Operating Deficit	0.00		0.00	
4. Cptl Bgt (Part V reserve)	22,150.00		20,275.00	
5. Building @ Equip Repair	0.00		0.00	
6. Othr Non-Operating Expenses	0.00		0.00	
7. Total (3 thru 6)	22,150.00		20,275.00	
8. Ending Balance [(1+2)-7]	136,913.30		137,663.70	
General Operating Account				
Beginning Balance				
Ending Balance				
Real Estate Tax And Ins Escrow				
Beginning Balance				
Ending Balance				
Tenant Security Deposit Acct				
Beginning Balance				
Ending Balance				

Number of Applicants on Waiting List	0	Reserve Acct. Req. Balance	140,271.58
Number of Applicants Needing RA		Amount Ahead/Behind	9,835.45

Project Name: THE GROVE APT State: 11 Servicing Office: 606 County: 38
 Borrower Name: VIDALIA LTD Borr ID: 937984285 Prj Nbr: 02-2 Paid Code: Active
 Classification: A Fiscal Year: 2017 Version: 01/01/2017 TRANSMITD Totals: By Project Analyzed: Y

PART IV RENT SCHEDULE

A. CURRENT APPROVED RENTS/UTILITY ALLOWANCE: 01/01/2016

Unit Description						Rental Rates			Potential Income From Each Rate			Utility
Type	Size	HC	Rev	Unit	Number	Basic	Note	HUD	Basic	Note	HUD	Allowance
N	2	All			8	391	539	0	37,536	51,744	0	133
N	1	All			46	341	483	0	188,232	266,616	0	107
CURRENT RENT TOTALS									225,768	318,360	0	

EFFECTIVE DATE OF RENTS/UTILITY ALLOWANCE: 01/01/2016

Unit Description					Utility Types					
Type	Size	HC	Rev	Unit	Elect	Gas	Sewer	Trash	Other	Total Allow
N	2	All			107	0	13	0	0	133
N	1	All			81	0	13	0	0	107

B. PROPOSED CHANGE OF RENTS/UTILITY ALLOWANCE: 01/01/2017

Unit Description						Rental Rates			Potential Income From Each Rate			Utility
Type	Size	HC	Rev	Unit	Number	Basic	Note	HUD	Basic	Note	HUD	Allowance
N	2	All			8	403	551	0	38,688	52,896	0	133
N	1	All			46	353	495	0	194,856	273,240	0	107
PROPOSED RENT TOTALS									233,544	326,136	0	

EFFECTIVE DATE OF RENTS/UTILITY ALLOWANCE: 01/01/2017

Unit Description					Utility Types					
Type	Size	HC	Rev	Unit	Elect	Gas	Sewer	Trash	Other	Total Allow
N	2	All			107	0	13	0	0	133
N	1	All			81	0	13	0	0	107

Project Name: THE GROVE APT State: 11 Servicing Office: 606 County: 38
 Borrower Name: VIDALIA LTD Borr ID: 937984285 Prj Nbr: 02-2 Paid Code: Active
 Classification: A Fiscal Year: 2017 Version: 01/01/2017 TRANSMITD Totals: By Project Analyzed: Y

Item	Proposed Number Units/Items	Proposed From Reserve	Actual From Reserve	Proposed From Operating	Actual From Operating	Actual Total Cost	Total Actual Units/Items
Effective Dates:	01/01/2016	01/01/2017	01/01/2016	01/01/2017	01/01/2016	01/01/2016	01/01/2016
Ending Dates:	12/31/2016		12/31/2016		12/31/2016	12/31/2016	12/31/2016
ANNUAL CAPITAL BUDGET							
Appliances							
Appliances - Range	3	1,500.00	0.00	0.00	0.00	0.00	0
Appliances - Refrigerator	3	1,800.00	0.00	0.00	0.00	0.00	0
Appliances - Range Hood	0	0.00	0.00	0.00	0.00	0.00	0
Appliances - Washers @ Dryers	0	0.00	0.00	0.00	0.00	0.00	0
Appliances - Other	0	0.00	0.00	0.00	0.00	0.00	0
Carpet and Vinyl							
Carpet @ Vinyl - 1 Br.	3	2,475.00	0.00	0.00	0.00	0.00	0
Carpet @ Vinyl - 2 Br.	2	2,000.00	0.00	0.00	0.00	0.00	0
Carpet @ Vinyl - 3 Br.	0	0.00	0.00	0.00	0.00	0.00	0
Carpet @ Vinyl - 4 Br.	0	0.00	0.00	0.00	0.00	0.00	0
Carpet @ Vinyl - Other	0	0.00	0.00	0.00	0.00	0.00	0
Cabinets							
Cabinets - Kitchens	0	0.00	0.00	0.00	0.00	0.00	0
Cabinets - Bathroom	0	0.00	0.00	0.00	0.00	0.00	0
Cabinets - Other	0	0.00	0.00	0.00	0.00	0.00	0
Doors							
Doors - Exterior	0	0.00	0.00	0.00	0.00	0.00	0
Doors - Interior	0	0.00	0.00	0.00	0.00	0.00	0
Doors - Other	0	0.00	0.00	0.00	0.00	0.00	0
Window Coverings							
Window Coverings - Detail	0	0.00	0.00	0.00	0.00	0.00	0
Window Coverings - Other	0	0.00	0.00	0.00	0.00	0.00	0
Heat and Air Conditioning							
Heat @ Air - Heating	4	5,200.00	0.00	0.00	0.00	0.00	0
Heat @ Air - Air Conditioning	4	5,200.00	0.00	0.00	0.00	0.00	0
Heat @ Air - Other	0	0.00	0.00	0.00	0.00	0.00	0
Plumbing							
Plumbing - Water Heater	5	1,200.00	0.00	800.00	0.00	0.00	0
Plumbing - Bath Sinks	0	0.00	0.00	0.00	0.00	0.00	0
Plumbing - Kitchen Sinks	0	0.00	0.00	0.00	0.00	0.00	0
Plumbing - Faucets	0	0.00	0.00	0.00	0.00	0.00	0
Plumbing - Toilets	0	0.00	0.00	0.00	0.00	0.00	0
Plumbing - Other	0	0.00	0.00	0.00	0.00	0.00	0
Major Electrical							
Major Electrical - Detail	0	0.00	0.00	0.00	0.00	0.00	0
Major Electrical - Other	0	0.00	0.00	0.00	0.00	0.00	0
Structures							
Structures - Windows	0	0.00	0.00	0.00	0.00	0.00	0
Structures - Screens	0	0.00	0.00	0.00	0.00	0.00	0
Structures - Walls	0	0.00	0.00	0.00	0.00	0.00	0
Structures - Roofing	0	0.00	0.00	0.00	0.00	0.00	0
Structures - Siding	0	0.00	0.00	0.00	0.00	0.00	0
Structures - Exterior Painting	0	0.00	0.00	0.00	0.00	0.00	0
Structures - Other	0	0.00	0.00	0.00	0.00	0.00	0

Project Name: THE GROVE APT State: 11 Servicing Office: 606 County: 38
 Borrower Name: VIDALIA LTD Borr ID: 937984285 Prj Nbr: 02-2 Paid Code: Active
 Classification: A Fiscal Year: 2017 Version: 01/01/2017 TRANSMITD Totals: By Project Analyzed: Y

Item	Proposed Number Units/Items	Proposed From Reserve	Actual From Reserve	Proposed From Operating	Actual From Operating	Actual Total Cost	Total Actual Units/Items
Effective Dates:	01/01/2016	01/01/2017	01/01/2016	01/01/2017	01/01/2016	01/01/2016	01/01/2016
Ending Dates:	12/31/2016		12/31/2016		12/31/2016	12/31/2016	12/31/2016
Paving							
Paving - Asphalt	0	0.00	0.00	0.00	0.00	0.00	0
Paving - Concrete	0	0.00	0.00	0.00	0.00	0.00	0
Paving - Seal and Stripe	0	0.00	0.00	0.00	0.00	0.00	0
Paving - Other	0	0.00	0.00	0.00	0.00	0.00	0
Landscape and Grounds							
Lndscp@Grnds - Landscaping	0	0.00	0.00	0.00	0.00	0.00	0
Lndscp@Grnds - Lawn Equipment	0	0.00	0.00	0.00	0.00	0.00	0
Lndscp@Grnds - Fencin	0	0.00	0.00	0.00	0.00	0.00	0
Lndscp@Grnds - Recreation Area	0	0.00	0.00	0.00	0.00	0.00	0
Lndscp@Grnds - Signs	0	0.00	0.00	0.00	0.00	0.00	0
Lndscp@Grnds - Other	0	0.00	0.00	0.00	0.00	0.00	0
Accessibility Features							
Accessibility Features - Detail	0	900.00	0.00	0.00	0.00	0.00	0
Accessibility Features - Other	0	0.00	0.00	0.00	0.00	0.00	0
Automation Equipment							
Automation Equip. -Site Mngt.	0	0.00	0.00	0.00	0.00	0.00	0
Automation Equip. -Common Area	0	0.00	0.00	0.00	0.00	0.00	0
Automation Equip. -Other	0	0.00	0.00	0.00	0.00	0.00	0
Other							
List: ?	0	0.00	0.00	0.00	0.00	0.00	0
List: ?	0	0.00	0.00	0.00	0.00	0.00	0
List: ?	0	0.00	0.00	0.00	0.00	0.00	0
Total Capital Expenses	0	20,275.00	0.00	800.00	0.00	0.00	0

Project Name: THE GROVE APT	State: 11	Servicing Office: 606	County: 38
Borrower Name: VIDALIA LTD	Borr ID: 937984285	Prj Nbr: 02-2	Paid Code: Active
Classification: A	Fiscal Year: 2017	Version: 01/01/2017 TRANSMITD	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."
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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.

(Date Submitted)	HALLMARK GROUP REAL ESTATE (Management Agency)	MA202860 (MA#)
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(Date)	(Signature of Borrower or Borrower's Representative)
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(Title)	
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 Agency Approval (Rural Development Approval Official):	12/12/14 (Date)
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Project Name: THE GROVE APT	State: 11	Servicing Office: 606	County: 38
Borrower Name: VIDALIA LTD	Borr ID: 937984285	Prj Nbr: 02-2	Paid Code: Active
Classification: A	Fiscal Year: 2017	Version: 01/01/2017 TRANSMITD	Totals: By Project Analyzed: Y

SEVS Comment:

Batched/ II 091316

Narrative:

BUDGET NARRATIVE PROJECT NAME The Grove Apartments BORROWER NAME Vidalia Ltd. BORROWER IS AND PROJECT NO 11-038-937984285-022 [The Grove Apartments is a 55 unit elderly community located in Vidalia Georgia. In 2016 the property has maintained a 96% average occupancy. [The property has not experienced any unexpected maintenance issues or other items that will adversely affect the budget.] Administrative Expense exceeds the gross revenue threshold due to the continuing rise in health care cost, administrative cost, and advertising necessary to fill vacate units. [Taxes & Insurance exceeds the lower 10% threshold due to Real Estate Taxes cost lower. [We will continue to replace carpets, vinyl, stoves, etc on as needed basis. It is expected the following will be replaced in 2017 -\$20,275 will be paid from the reserve account to include, accessibility, 3 refrigerators, 3 stoves, 2 carpets, 4 Complete HVAC units, 3 water heaters, 3 vinyl. The remaining \$800 will be paid from the operating account to include 2 water heaters. [Replacements for 2018 through 2020 is as follows 2018 [Concrete work, Cabinet Replacement, 3 refrigerators, 2 stoves, 5 carpets, 2 water heaters, 2 HVAC units, and 3 vinyl. 2019- Cabinet Replacement, 2 refrigerators, 1 stove, 5 carpets, 2 water heaters, 3 HVAC units, and 3 vinyl. 2020 [2 refrigerators, 2 stoves, 5 carpets, 2 water heaters, 3 HVAC units, 3 vinyl. [We are requesting a \$12 rent increase due to rising cost of maintenance and health care. [There is no additional documentation necessary for Agency to establish that applicable Agency requirements have been met.

**MULTI-FAMILY PROJECT BORROWER'S/MANAGEMENT AGENT'S
MANAGEMENT CERTIFICATION**

Borrowers of multifamily housing loans are required by 7 C.F.R. §3560.102 (j) to submit certain data for review by the Servicing Official for approval of a new management agent. These requirements apply to all multifamily projects.

Effective Date (xx-xx-20xx): 01-01-2017

Project Name: Vidalia Ltd. L.P. Borrower Case# /Project ID: 11-038-937984285

City/State: Vidalia, GA

Acting on behalf of Vidalia Ltd. L.P., the project borrower (Borrower), and Hallmark Management, Inc., the management agent (Agent), make the following certifications and agreements to the United States Department of Agriculture regarding management of the above project.

1. We certify that:

- a. We will comply with Rural Development requirements and contract obligations, and agree that no payments have been made to the Borrower in return for awarding the management contract to the Agent, and that no such payments will be made in the future.
- b. We have executed or will execute, within 30 days a management agreement (Agreement) for this project. The Agreement provides that the Agent will manage the project for the term and for the Per Unit Per Month (PUPM) management fee described below. Changes in the management fee will be implemented only in accordance with Rural Development's requirements.

(1) Term of Agreement (xx-xx-20xx through xx-xx-20xx): 01-01-2017 until nullified

(2) Fees:

- a) PUPM fee as specified in HB-2-3560, Attachment 3-F, as revised, for the term specified above (applied to revenue producing occupied units only).
- b) PUPM fee is below the PUPM fee specified in HB-2-3560, Attachment 3-F, as revised, for the term specified above (applied to revenue producing occupied units only)
Fee Amount: \$ _____
- c) Add-On Fees as specified in HB-2-3560, Check all that apply. Include total add-on fees below. (applied to all revenue producing units regardless of occupancy)
 - Management of properties with 15 units or less.
 - One project that has buildings located on different noncontiguous parcels of land (i.e. across town or in another town).
 - Management of properties in a remote location.
 - Troubled properties with workout plans and new management only.
- c. We will disburse management fees from project income only after:
 - (1) We have submitted this certification to Rural Development:
 - (2) Rural Development has approved the Agent to manage this project
- d. We understand that no fees may be earned or paid after Rural Development has terminated the Agreement
- e. If Rural Development notifies me of a management fee above that listed in HB-2-3560; Attachment 3-F the Agent will within 30 days of the notice either:
 - (1) Reduce the compensation to an amount Rural Development determines to be reasonable and
 - (2) Require the Agent to refund to the project all excessive fees collected, or
 - (3) Appeal the decision and abide by the results of the appeal process, making any required reductions and refunds within 30 days after the date of the decision letter on the appeal.

2. We will select and admit tenants, compute tenant rents and assistance payments, recertify tenants and carry out other subsidy contract administrative responsibilities in accordance with HB-2-3560 and Rural Development regulations.

3. We agree to:
 - a. Comply with this project's Mortgage and Promissory Note, and Loan Agreement/Resolution or Workout Agreement.
 - b. Comply with Rural Development Handbooks and other policy directives that relate to the management of the project.
 - c. Comply with Rural Development requirements regarding payment and reasonableness of the management fee and the project account.
 - d. Refrain from purchasing goods or services from entities that have identity of interest with us unless the requirements of 7C.F.R. §3560.102(g) are met.

4. The Agent agrees to:
 - a. Ensure that all expenses of the project are reasonable and necessary.
 - b. Exert reasonable effort to maximize project income and to take advantage of discounts, rebates and similar money-saving techniques.
 - c. Obtain contracts, materials, supplies and services including the preparation of the annual financial reports on terms most advantageous to the project.
 - d. Credit the housing project with all discounts, rebates or commissions including any sales or property tax relief granted by the State or local government received.
 - e. Obtain the necessary verbal or written cost estimates and document reasons for accepting other than the lowest bid.
 - f. Maintain copies of the documentation and make such documentation available for inspection during normal business hours.
 - g. Invest project funds that Rural Development policies require to be invested and take reasonable effort to invest other project funds unless the Borrower specifically directs the Agent not to invest those funds.

5. We certify that the types of insurance policies checked below are enforceable and will be maintained to the best of our ability at all times. Fidelity bonds and hazard insurance policies will name Rural Development as co-payee in the event of loss. Note: for any box not checked, Rural Development may require an explanation as to why a certain type of insurance was not obtained.
 - a. Fidelity bond or employee dishonesty coverage for:
 - (1) all principals of the Agent and
 - (2) all persons who participate directly or indirectly in the management or maintenance of the project and its assets, accounts and records.
 - b. Hazard insurance coverage required by 7 C.F.R. §3560.105.
 - c. Public liability insurance required by 7 C.F.R. §3560.105.
 - d. Other (specify) as may be required by 7 C.F.R. §3560.105.

6. The Agent agrees to:
 - a. Furnish a written response to Rural Development's supervisory visit review reports, physical inspection reports, and written inquiries regarding the project's annual financial statements or monthly accounting reports within 30 days after receipt of the report or inquiry.
 - b. Establish and maintain the project's accounts, books and records in accordance with:
 - (1) Rural Development's administrative requirements; and
 - (2) Accounting principles under 7 C.F.R. §3560.302(b).

7. We agree that:
 - a. All records related to the operation of the project, regardless of where they are housed, shall be considered the property of the project.
 - b. Rural Development, the Office of Inspector General (OIG), and those agencies' representatives may inspect:
 - (1) Any records which relate to the project's purchase of goods or services,
 - (2) The records of the Borrower and the Agent, and
 - (3) The records of companies having an identity-of-interest with the Borrower, Rural Development and the Agent.
 - c. The following clause will be included in any contract entered into with an identity-of-interest individual or business for the provision of goods or services to the project:

"Upon request by Rural Development, the Borrower or Agent, the contractor or the supplier will make available to Rural Development at a reasonable time and place, its records and records of identity-of-interest companies which relate to goods and services charged to the project. Records and information will be sufficient to permit Rural Development to determine the services performed, the dates the services were performed, the location at which the services were performed, the time consumed in providing the services, the charges made for materials, and the per unit and total charges levied for said services." **The Borrower agrees to request from the contractor or supplier such records within seven (7) days of receipt of Rural Development's request.**

8. We agree to include the following provisions in the Agreement and to be bound by them:

- a. Rural Development has the right to terminate the Agreement for failure to comply with the provisions of this Certification, or other good cause.
 - b. If Rural Development exercises this right of termination, I, the Borrower, agree to promptly make arrangements for providing management to the property that is satisfactory to Rural Development.
 - c. If there is a conflict between the Agreement and Rural Development's rights and requirements, Rural Development's rights and requirements will prevail.
 - d. If the Agreement is terminated, I, the Agent, will give to the Borrower all of the project's cash, trust accounts, investments and records within 30 days of the date the Agreement is terminated.
9. I, the Borrower, agree to submit a new management certification to Rural Development before taking any of the following actions:
- a. Authorizing the agent to collect a fee different from the fees specified in Paragraph 1 of this Certification.
 - b. Changing the expiration date of the Agreement;
 - c. Renewing the Agreement;
 - d. Permitting a new Agent to operate the project;
 - e. Permitting a new Agent to collect a fee;
 - f. Undertaking self-management of the project.
10. We agree to:
- a. Comply with all Federal, State, or local laws prohibiting discrimination against any persons on grounds of race, color, creed, familial status, handicap, sex or national origin, including Title VI of the Civil Rights Act of 1964, Fair Housing Act, Executive Order 11063 and all regulations implementing those laws.
 - b. When the head of household or spouse is otherwise eligible, give families with children equal consideration for admission.
 - c. Give handicapped persons priority for subsidized units that were built and equipped specifically for the handicapped.
 - d. The project will comply with the provisions of Section 504 of the Rehabilitation Act of 1973, as amended, the Age Discrimination Act of 1975 and all regulations and administrative instructions implementing these laws. The Agent understands that these laws and regulations prohibit discrimination against applicants or tenants who are handicapped or of a certain age.
 - e. Furnish Rural Development any reports and information required to monitor the project's compliance with Rural Development's fair housing and affirmative marketing requirements.
 - f. Not discriminate against any employee, applicant for employment or contractor because of race, color, handicap, religion, sex or national origin.
 - g. Provide minorities, women, and socially and economically disadvantaged firms equal opportunity to participate in the project's procurement and contracting activities.
11. We certify that we have read and understand Rural Development's definition of "identity-of-interest" as defined in 7 C.F.R §3560.11 and that the statement(s) checked and information entered below is true.
- a. No identity-of-interest exists among the Borrower, the Agent and any individuals or companies that regularly do business with the project, or
 - b. Only the individuals and companies listed on Form RD 3560-31 have an identity-of-interest with the Borrower or the Agent.
12. The items checked below are attached:
- a. Management Plan
 - b. Identity-of-Interest (IOI) Disclosure Qualification Certificate or Certification of No Identity-of-Interest (IOI)
 - c. Other (Specify):

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: Vidalia 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: *Wanda F. Hycko, Area Specialist*
Signature: *Wanda F. Hycko,*

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		
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)*

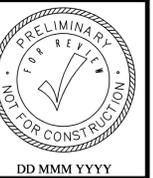
By: _____
(Signature)

By: _____
(Signature)

Title: _____

Title: _____

THE GROVE APARTMENTS RENOVATION



Vidalia,

Georgia

PROJECT INFORMATION

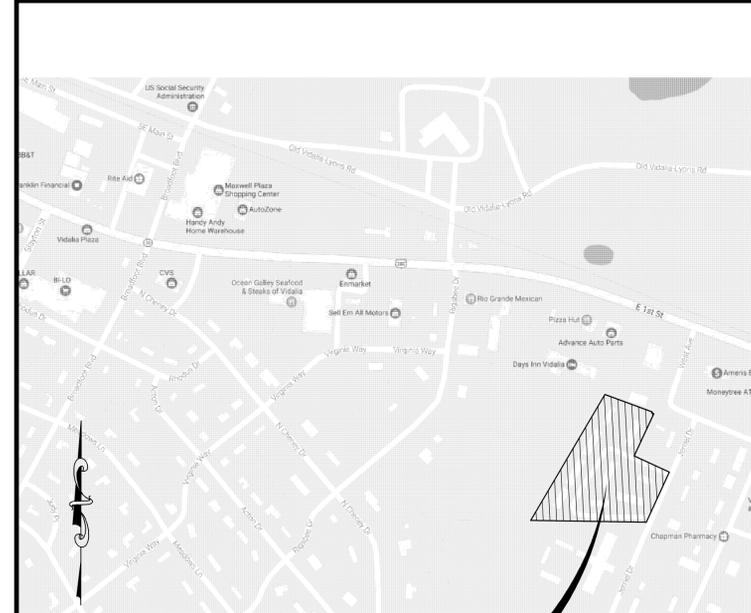
INDEX TO DRAWINGS

ARCHITECT'S JOB NO. 3450

SITE DATA	
SITE ZONING:	EXISTING TO REMAIN
SITE SIZE:	EXISTING TO REMAIN
SITE DENSITY:	EXISTING TO REMAIN
NO. OF PARKING SPACES:	(110) TYPICAL + (3) ACC. + (1) VAN ACC.= (114) TOTAL
BUILDING DATA	
RENTAL UNITS BY BUILDING:	BLDG. A = (1) TYP. 2-BR-MGR UNIT; BLDG. B = (2) TYP. 1-BR UNITS; BLDG. C = (3) TYP. 2-BR UNITS, (1) TYP. 2-BR-B UNIT; BLDG. D = (6) TYP. 1-BR UNITS; BLDG. E = (7) TYP. 1-BR UNITS, (1) AUDIOVISUAL 1-BR UNIT; BLDG. F = (7) TYP. 1-BR UNITS, (1) UFAS 1-BR UNIT; BLDG. G = (3) TYP. 2-BR UNITS, (1) AUDIOVISUAL 2-BR UNIT; BLDG. H = (2) TYP. 1-BR UNITS; BLDG. I = (7) TYP. 1-BR UNITS, (1) UFAS 1-BR UNIT
RENTAL UNITS BY TYPE:	(43) TYP. 1-BR UNITS; (2) UFAS 1-BR UNITS; (1) AUDIOVISUAL 1-BR UNIT; (6) TYP. 2-BR UNITS; (1) TYP. 2-BR-B UNIT; (1) UFAS 2-BR UNIT; (1) TYP. 2-BR-MGR UNIT
TOTAL RENTAL UNITS:	(55) TOTAL UNITS
NO. & MIX OF UNITS:	(46) 1-BR UNITS; (8) 2-BR UNITS; (1) 2-BR-MGR UNIT
DWELLING UNIT AREA:	(42) TYP. 1-BR UNITS @ 648 SF = 27,216 SF; (2) UFAS 1-BR UNIT @ 732 SF = 1,464 SF; (2) AUDIOVISUAL 1-BR UNITS @ 648 SF = 1,296 SF; (6) TYP. 2-BR UNITS @ 784 SF = 4,704 SF; (1) TYP. 2-BR-B UNIT @ 784 SF = 784 SF; (1) UFAS 2-BR UNIT @ 784 SF = 784 SF; (1) TYP. 2-BR-MGR UNIT @ 896 SF = 896 SF; 37,144 TOTAL SF DWELLING AREA
NON-DWELLING UNIT AREA:	1,224 SF (OFFICE/LAUNDRY/COMMUNITY ROOM)
TOTAL BUILDING AREA:	38,368 SF (GROSS)
TOTAL ACTUAL AREA:	BLDG. A = 2,120 SF; BLDG. B = 5,184 SF; BLDG. C = 3,136 SF; BLDG. D = 3,888 SF; BLDG. E = 5,184 SF; BLDG. F = 5,268 SF; BLDG. G = 3,136 SF; BLDG. H = 5,184 SF; BLDG. I = 5,268 SF

0.0	COVER SHEET
A51.0	ARCHITECTURAL SITE PLAN
A1.0	BUILDING PLANS
A1.1	TYP. 1-BR AND UFAS 1-BR DEMO & RENO PLANS
A1.2	TYP. 2-BR AND UFAS 2-BR DEMO & RENO PLANS
A1.3	OFFICE/LAUNDRY/MAINT. DEMO & RENO PLANS
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS

PROJECT LOCATION MAP



SITE: 303 Jerriel Street
Vidalia, GA 30474

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 CAMPUS VIEW DRIVE SUITE 208, COLUMBIA, MO 65201

BY: _____ DATE: _____

OWNER: NAME _____ DATE: _____
ADDRESS _____
BY: _____

CONTRACTOR: NAME _____ DATE: _____
ADDRESS _____
BY: _____

STATE REPRESENTATIVE: _____ DATE: _____
ADDRESS _____
BY: _____

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. _____

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THE GROVE APARTMENTS RENOVATION
VIDALIA, TOOMBS COUNTY, GEORGIA

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NOTE:
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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:

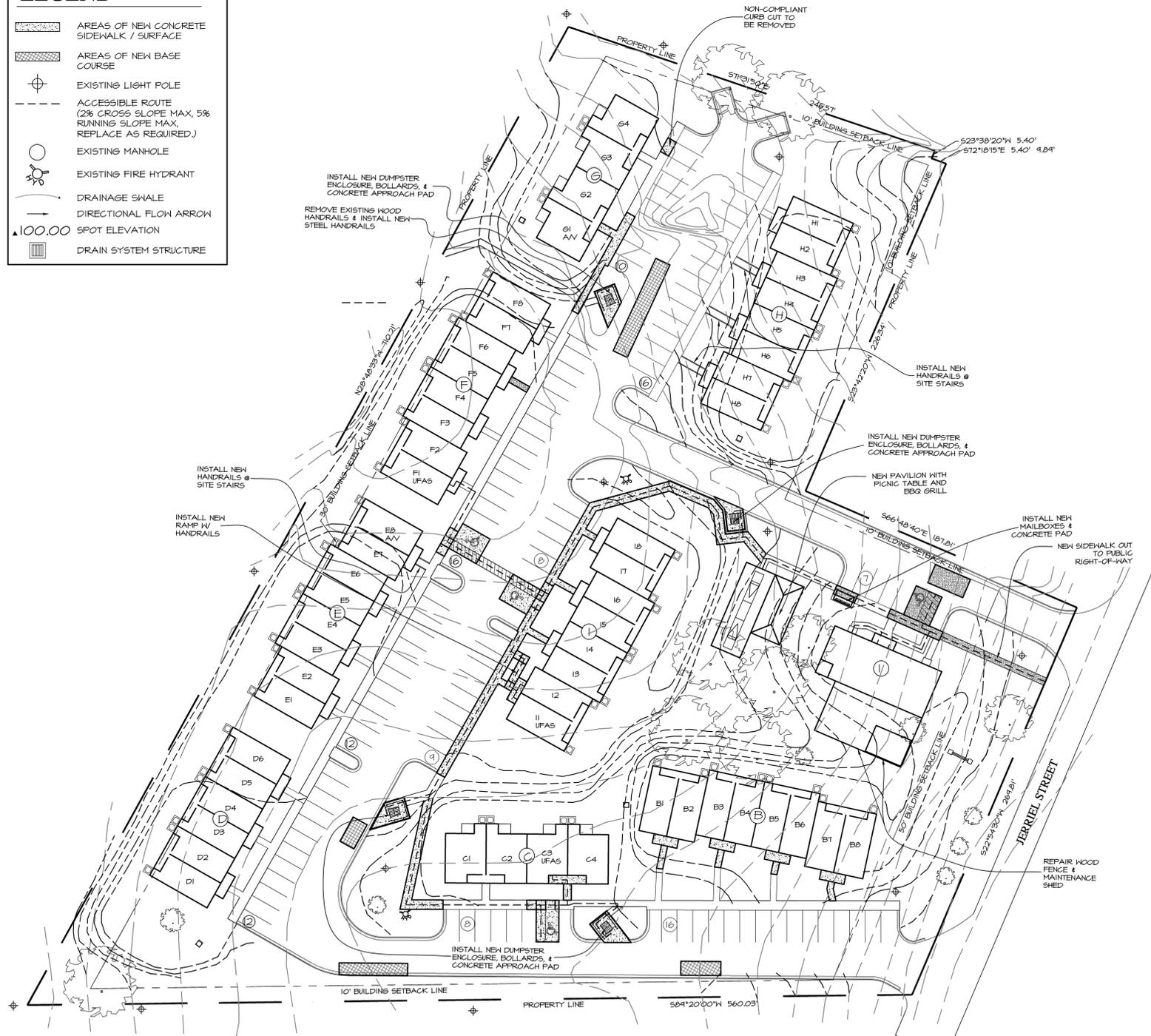
1. DUST ON SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
2. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL 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

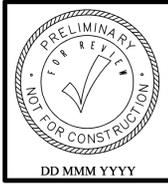


ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'-0"



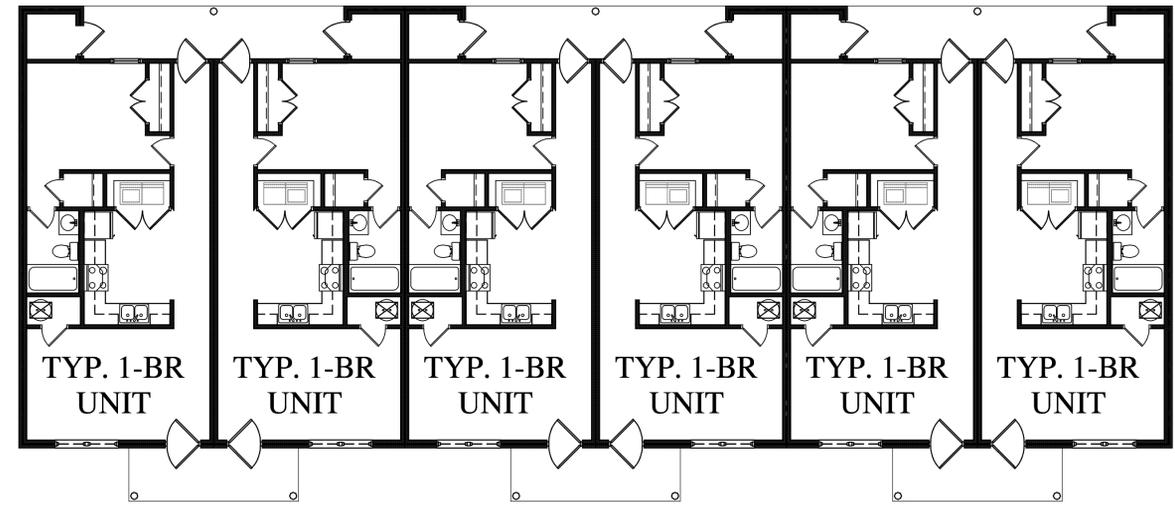
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NOTE:
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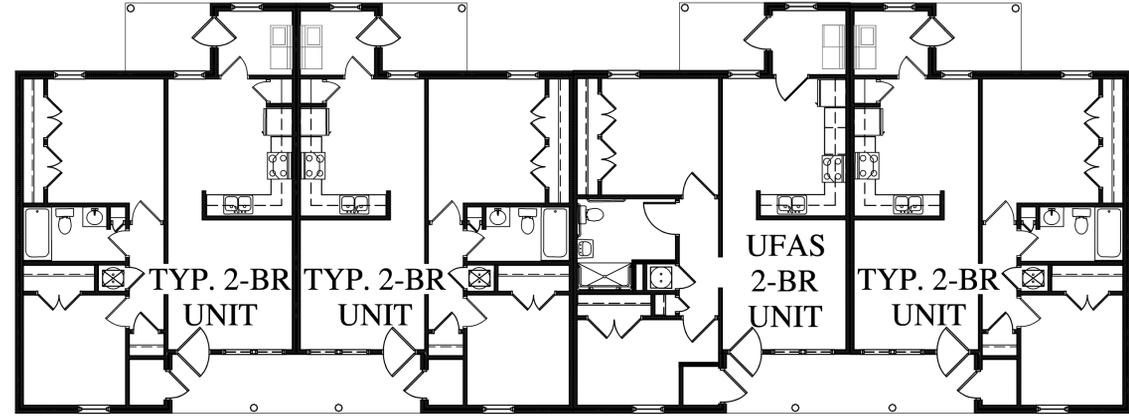
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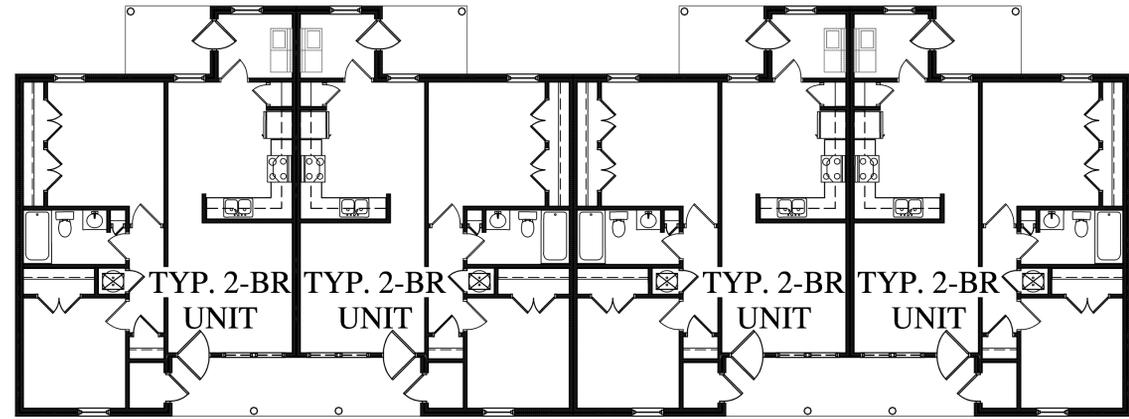
RENOVATED BUILDING "D" FLOOR PLAN
SCALE: 1/8" = 1'-0"

2 A1.0



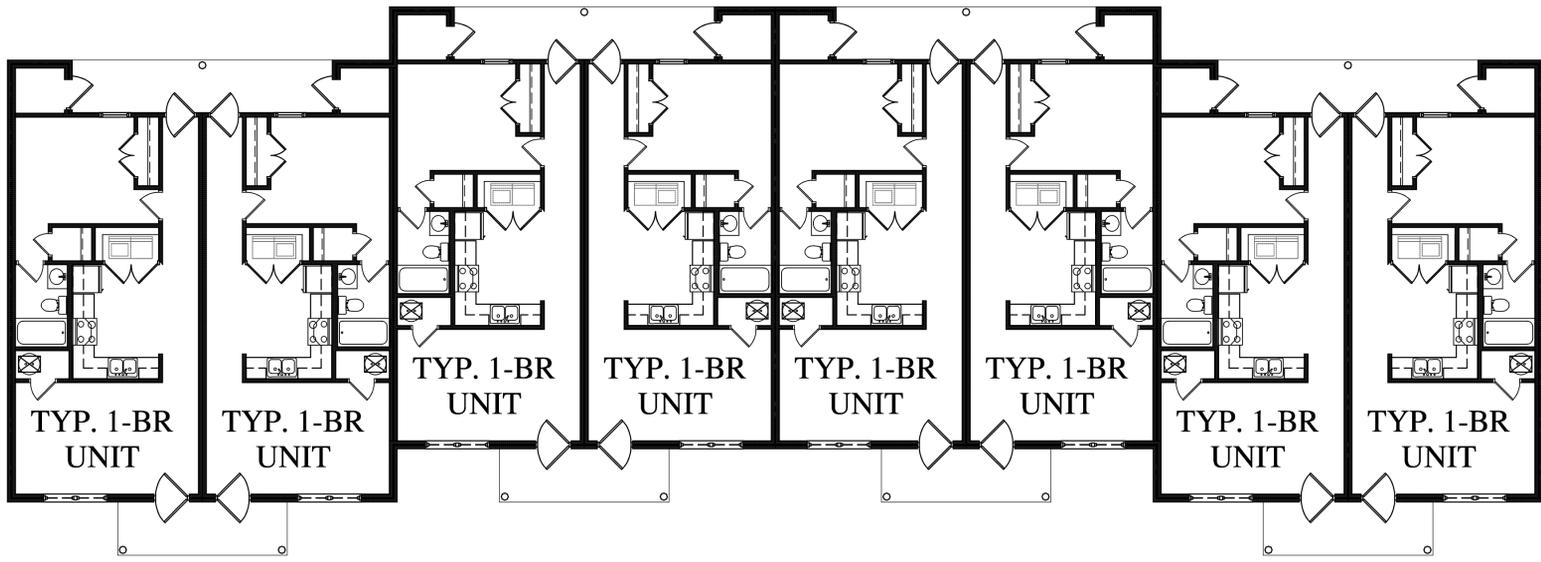
RENOVATED BUILDING "C" FLOOR PLAN
SCALE: 1/8" = 1'-0"

1 A1.0



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

3 A1.0



RENOVATED BUILDINGS "B, E, & H" FLOOR PLAN
SCALE: 1/8" = 1'-0"

4 A1.0

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THE GROVE APARTMENTS RENOVATION
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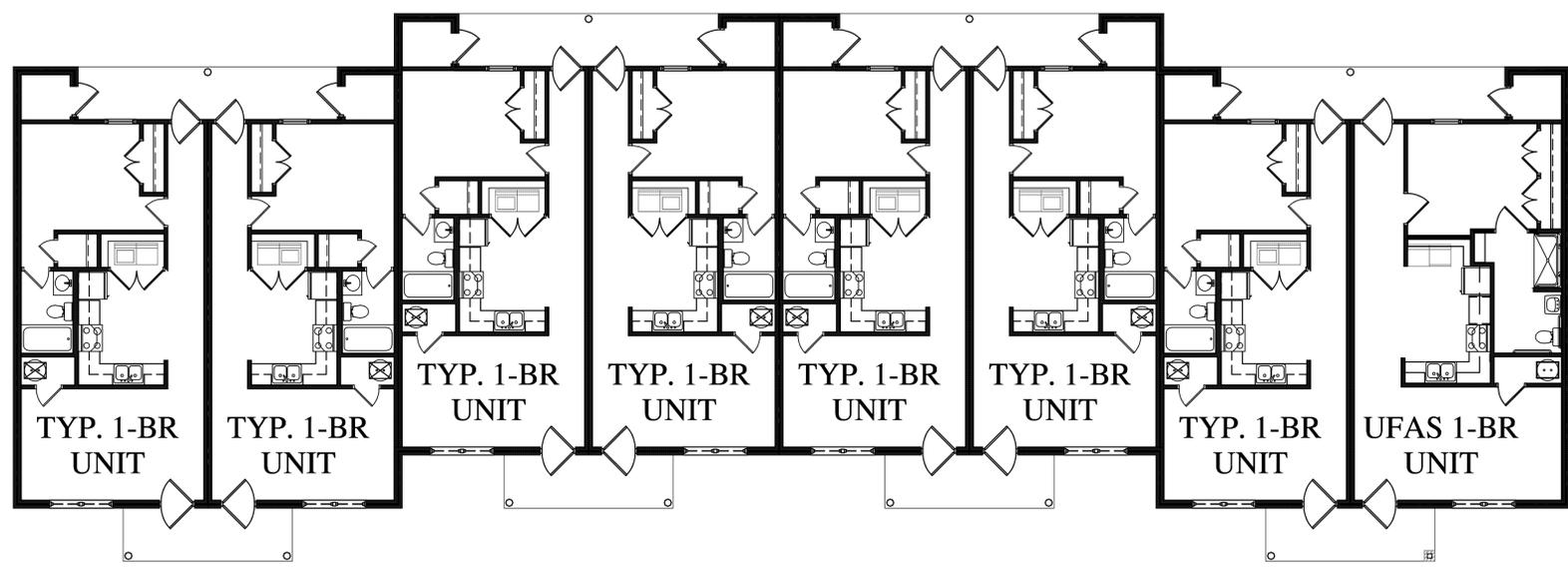
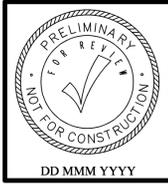
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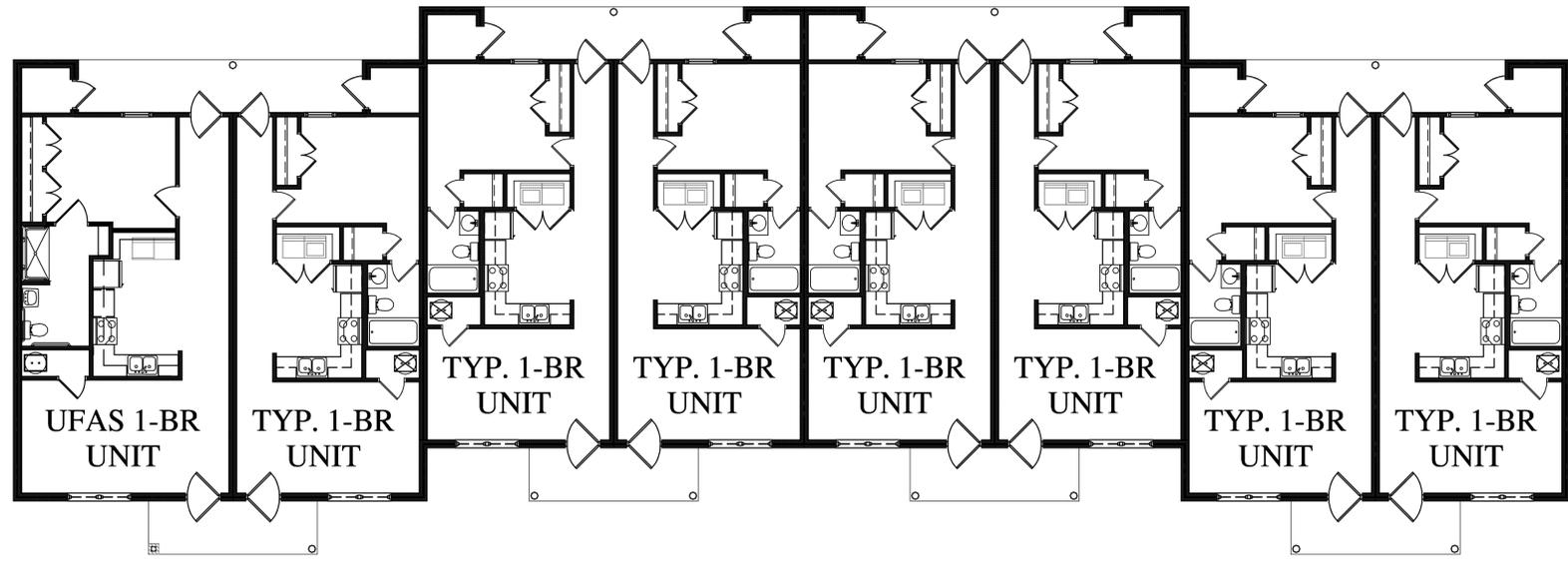
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NOTE:
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RENOVATED BUILDING "I" FLOOR PLAN
SCALE: 1/8" = 1'-0"



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

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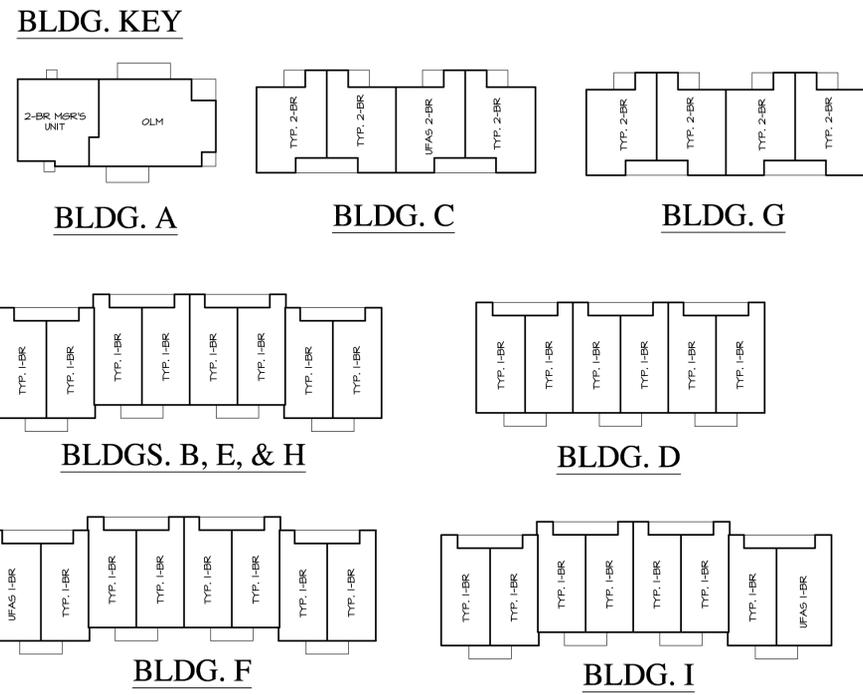
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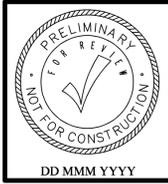
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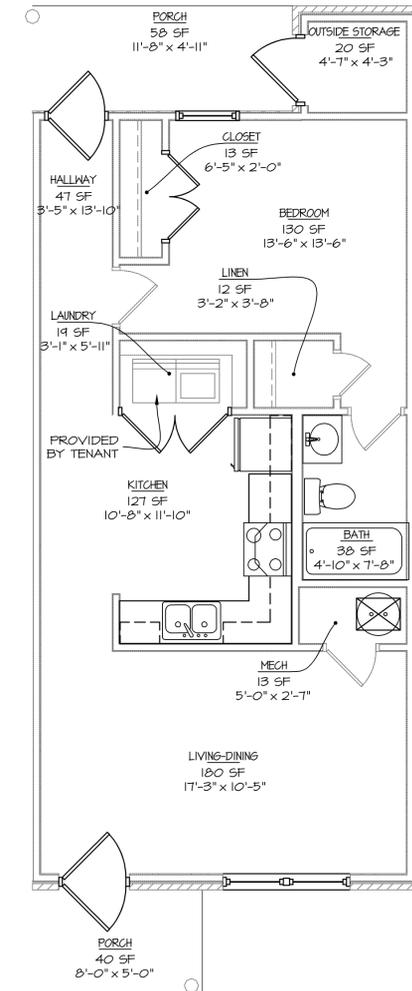
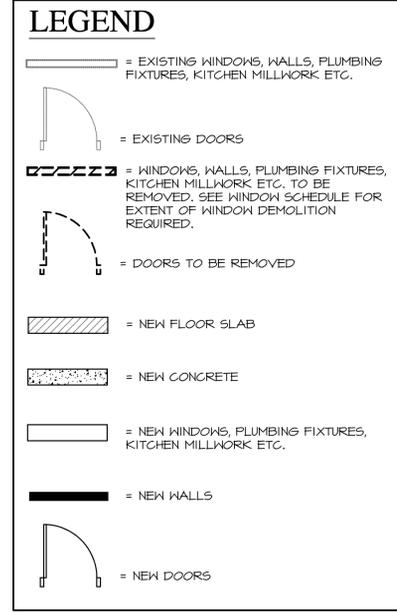
DEMO TYP. 1-BR FLOOR PLAN
SCALE: 1/8" = 1'-0"

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

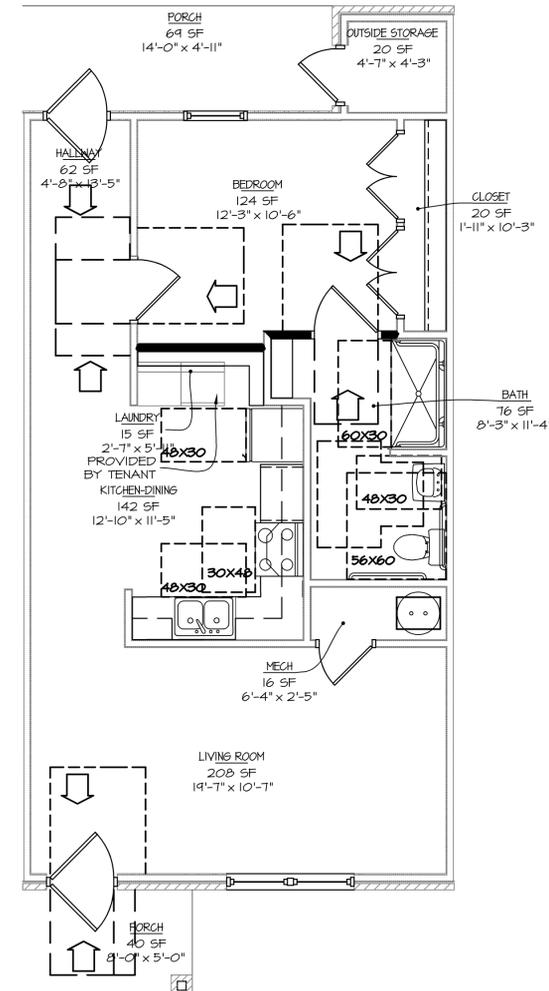
NOTE:
CONTRACTOR SHALL FIELD VERIFY ALL
DIMENSIONS AND MEASUREMENTS.



- 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.



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



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

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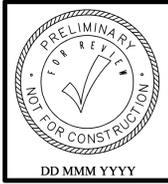
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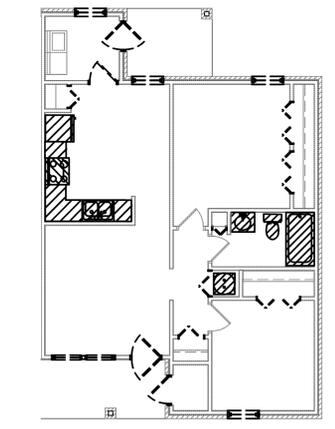
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NOTE:
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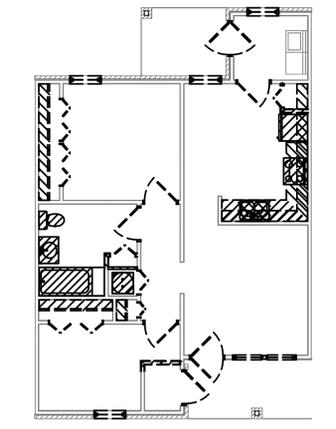


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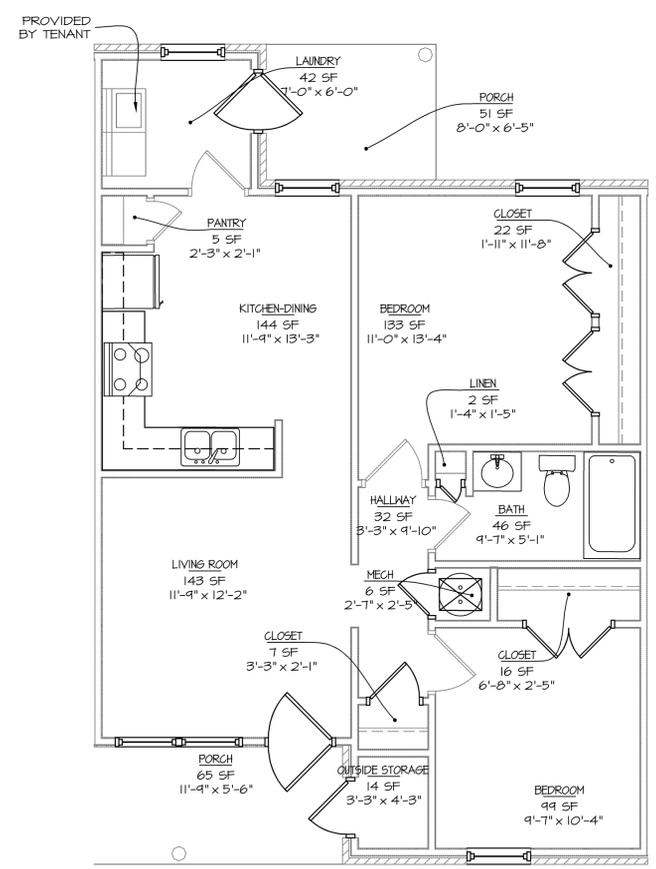
DEMO TYP.
2-BR FLOOR PLAN
SCALE: 1/8" = 1'-0"



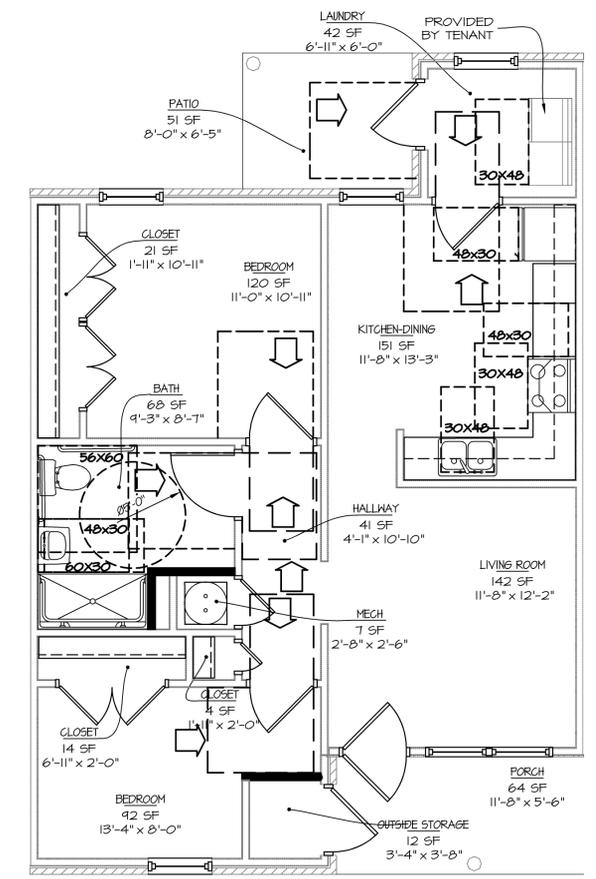
DEMO UFAS 2-BR
FLOOR PLAN
SCALE: 1/8" = 1'-0"

- 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 HALLS
 - NEW DOORS



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



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

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VIDALIA, TOOMBS COUNTY, GEORGIA

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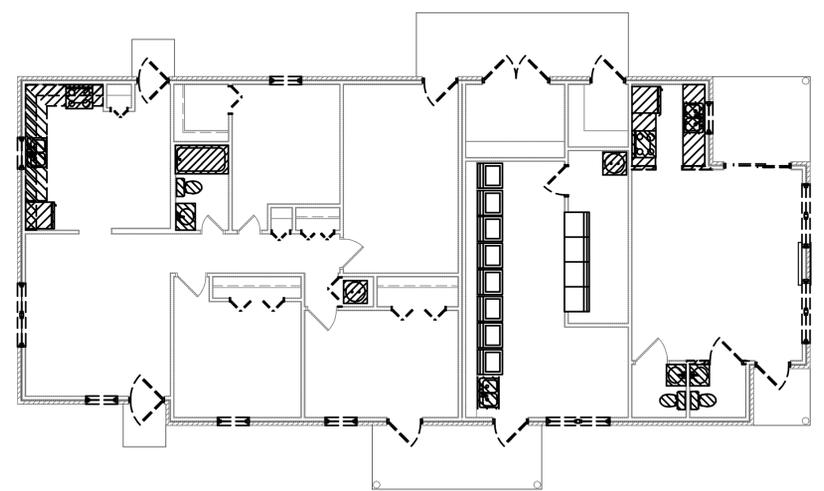
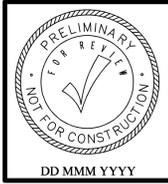
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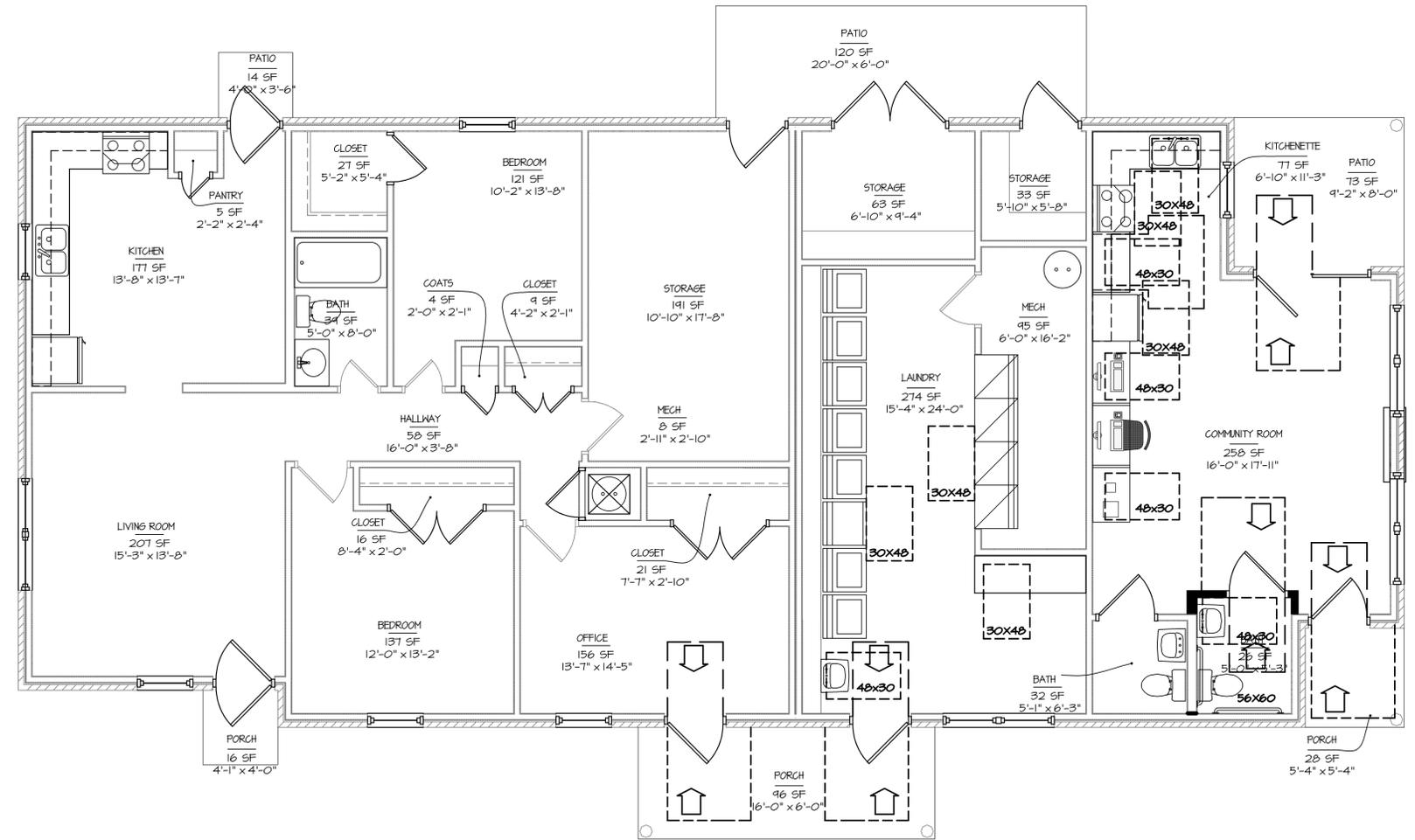
- NOTES**
- INTERIOR CASING TRIM TO BE REPLACED @ ALL REPLACED DOORS.
 - WOOD BASE TO BE INCLUDED AT ALL NEW AND/OR RELOCATED DOORS WALLS.
 - EXISTING BATHROOM VENT COVERS ARE TO BE REMOVED AND REPLACED THROUGHOUT.

- 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

NOTE:
CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS.



DEMO OFFICE/LAUNDRY/MAINT. FLOOR PLAN
SCALE: 1/8" = 1'-0"



RENOVATED OFFICE/LAUNDRY/MAINT. FLOOR PLAN
SCALE: 1/4" = 1'-0"

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VIDALIA, TOOMBS COUNTY, GEORGIA



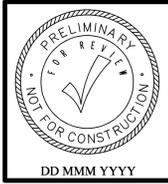
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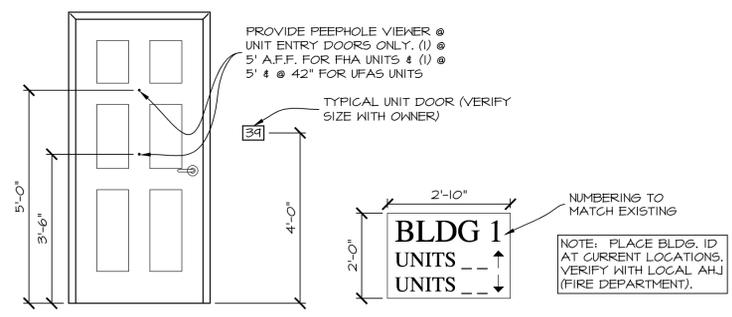
NOTE:
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DIMENSIONS AND MEASUREMENTS.



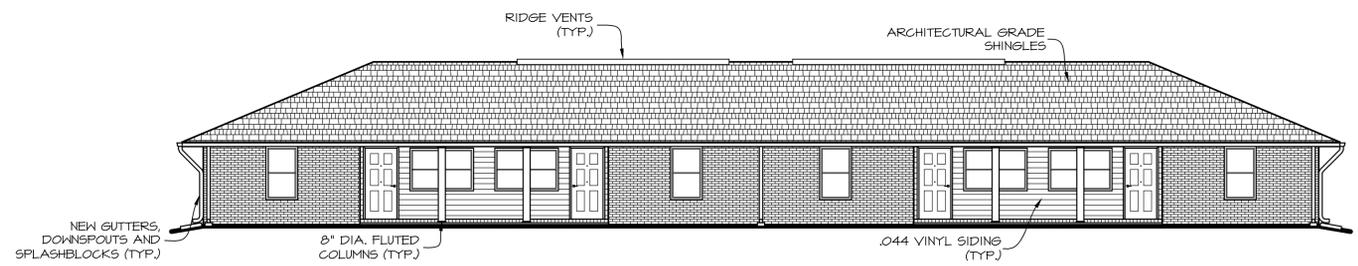
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NOTE: EXISTING VENT COVERS AT ALL EXTERIOR LOCATIONS ARE TO BE REPLACED.

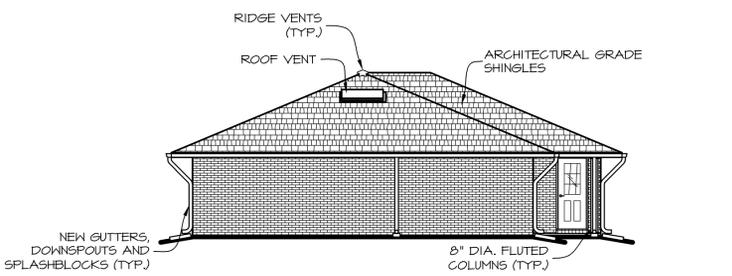
NOTE: REPLACE ALL EXTERIOR BUILDING SIGNAGE FOR UNITS AND COMMUNITY SPACES (SIGNAGE TO BE SELECTED BY OWNER.)



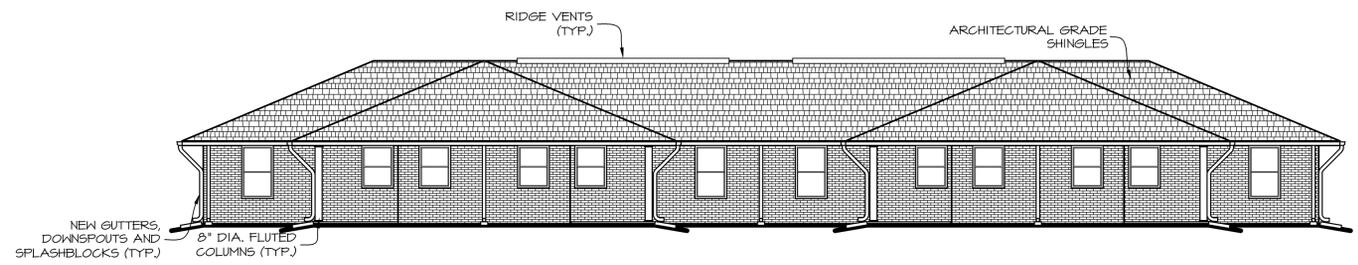
UNIT & BUILDING I.D. SIGN DETAILS
SCALE: 1/2" = 1'-0"
1 A3.0



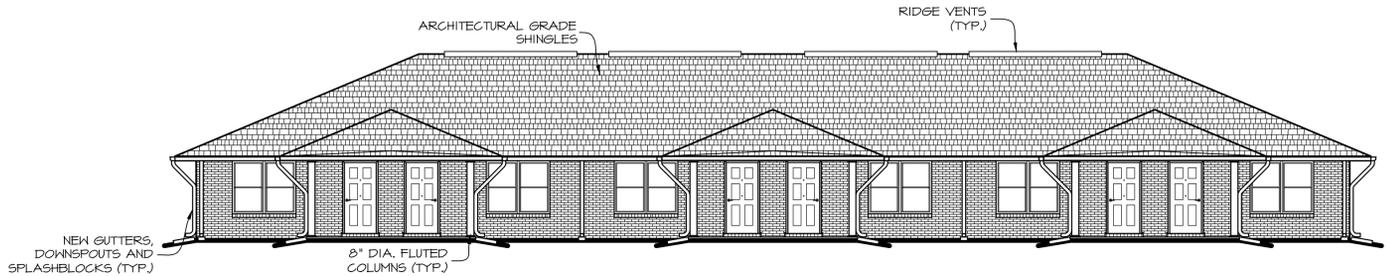
BLDG. "C & G" FRONT ELEVATION
SCALE: 1/8" = 1'-0"
2 A3.0



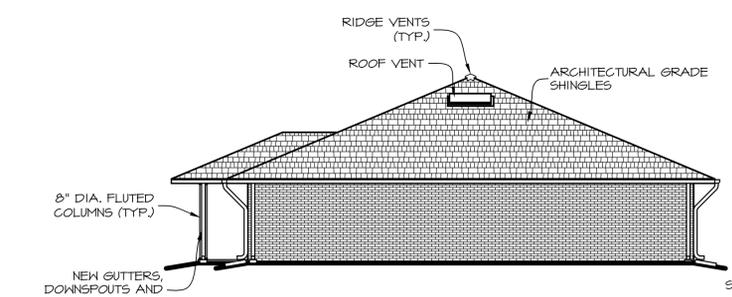
BLDG. "C & G" TYP. SIDE ELEVATION
SCALE: 1/8" = 1'-0"
3 A3.0



BLDG. "C & G" REAR ELEVATION
SCALE: 1/8" = 1'-0"
4 A3.0



BLDG. "D" FRONT ELEVATION
SCALE: 1/8" = 1'-0"
5 A3.0



BLDG. "D" TYP. SIDE ELEVATION
SCALE: 1/8" = 1'-0"
6 A3.0



BLDG. "D" REAR ELEVATION
SCALE: 1/8" = 1'-0"
7 A3.0

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A3.0

JOB NO.
3450

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

THE GROVE APARTMENTS RENOVATION
VIDALIA, TOOMBS COUNTY, GEORGIA



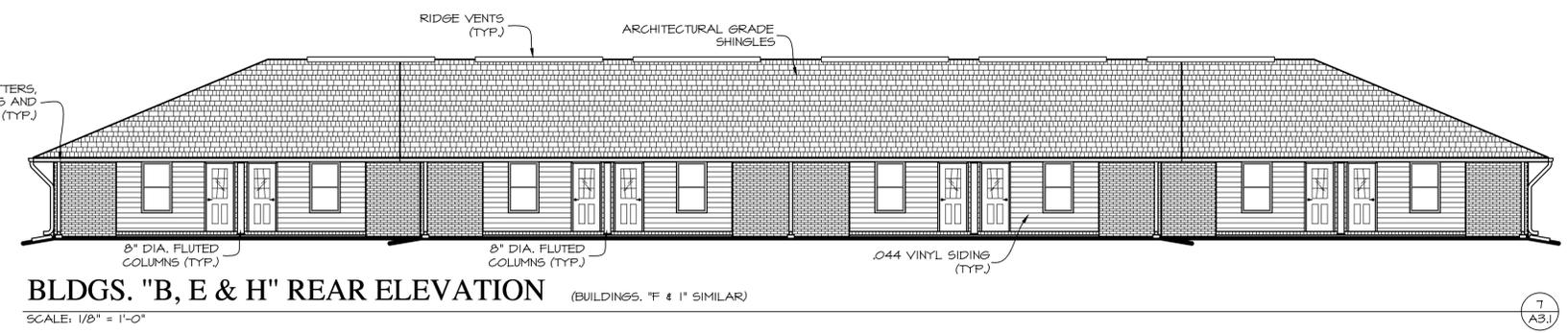
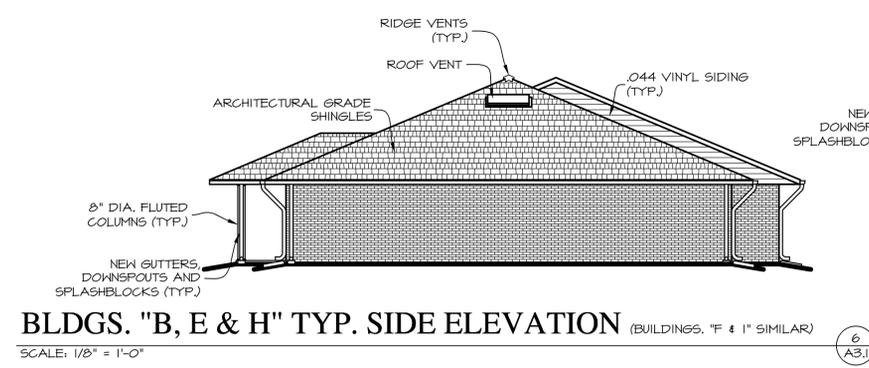
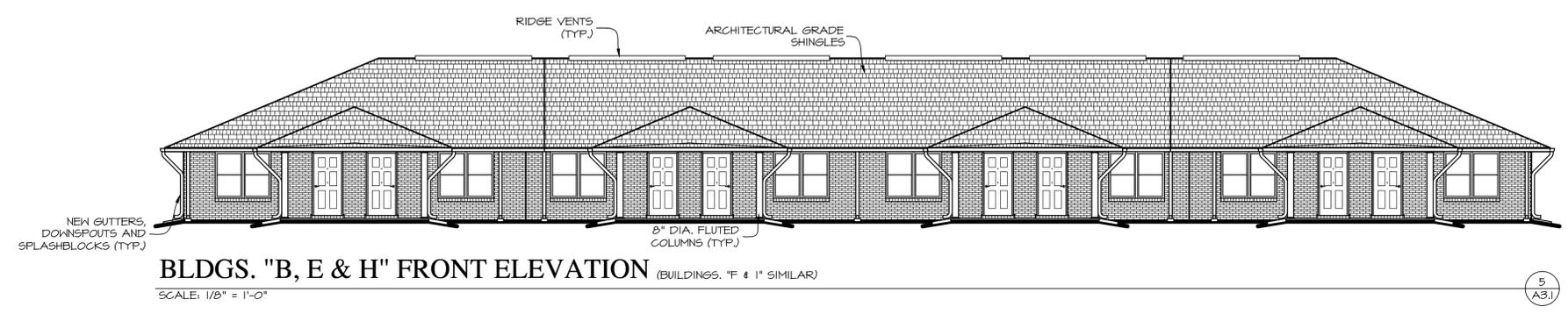
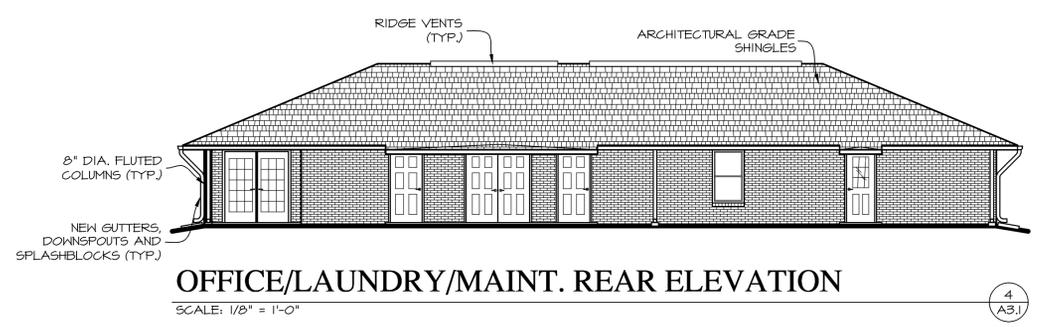
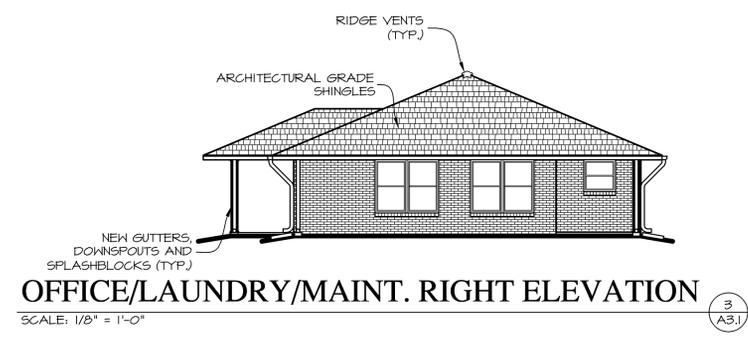
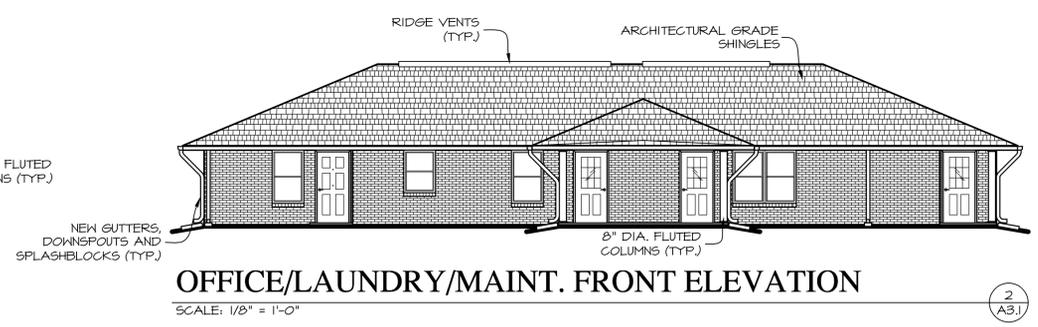
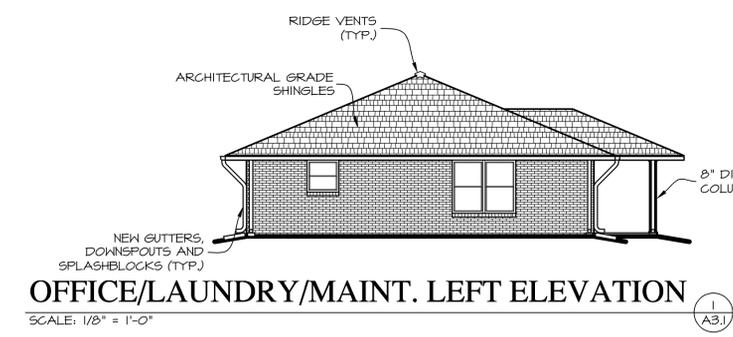
WALLACE ARCHITECTS, L.L.C.

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1ST ISSUE
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SHEET NO.
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JOB NO.
3450



REVIEW SET

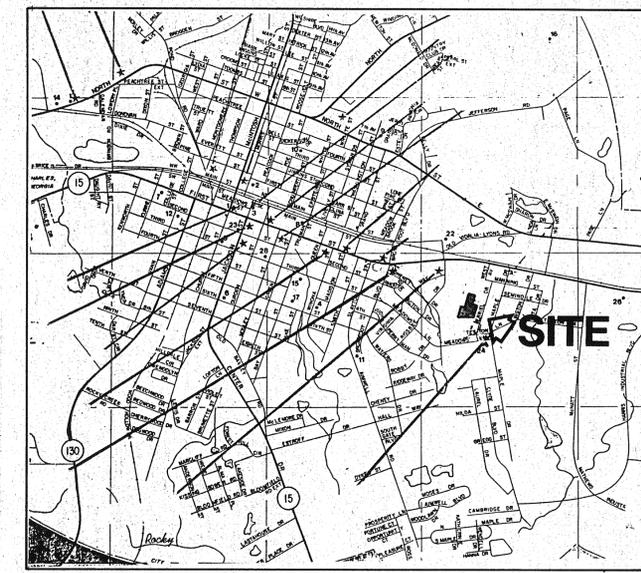
THE GROVE

VIDALIA, GEORGIA

5 OCTOBER 1988
ARCHITECT
SUITE 1307
(904) 372-1378

LEWIS BROWN JR.
5700 SOUTHWEST 24th STREET
MIAMI, FLORIDA 33208

PROF. NO. 6752
DATE: 3 OCTOBER 1988
REVISED DATES:



LOCATION MAP

Being a licensed Architect in the State of Georgia, I am qualified to evaluate the technical sufficiency of construction documents for residential properties.

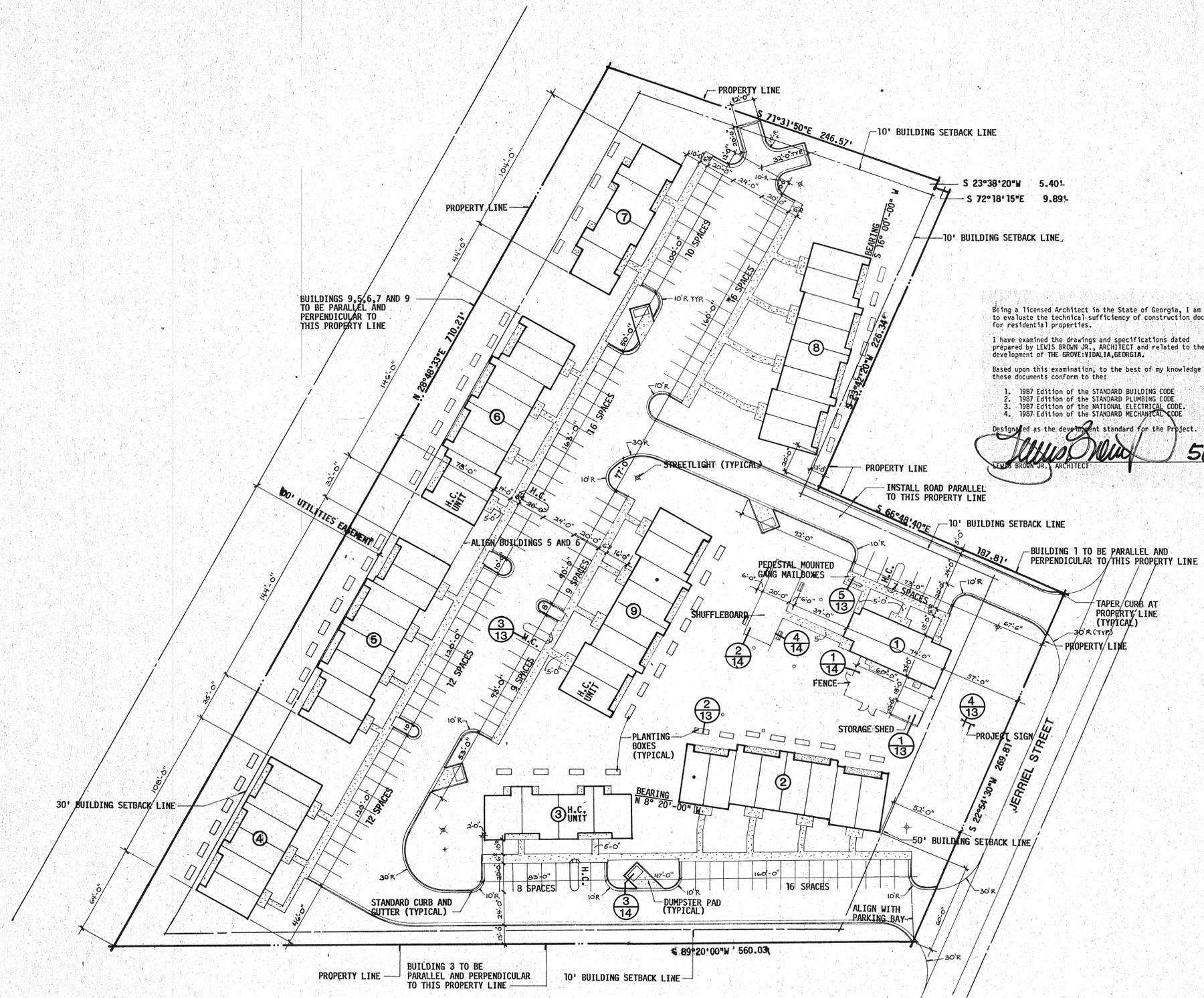
I have examined the drawings and specifications dated prepared by LEWIS BROWN JR., ARCHITECT and related to the development of THE GROVE, VIDALIA, GEORGIA.

Based upon this examination, to the best of my knowledge and belief, these documents conform to the:

1. 1987 Edition of the STANDARD BUILDING CODE
2. 1987 Edition of the STANDARD PLUMBING CODE
3. 1987 Edition of the NATIONAL ELECTRICAL CODE
4. 1987 Edition of the STANDARD MECHANICAL CODE

Designed as the development standard for the Project.

Lewis Brown Jr. 5 OCT '88
LEWIS BROWN JR., ARCHITECT DATE



BUILDING DESIGNATION	BUILDING TYPE SUMMARY					NO. OF BLDG.	TOTAL S.F.
	1-BR ELDERLY	2-BR ELDERLY	S.F./ UNIT	APTS/ BLDG.	S.F./ BLDG.		
1		1*	925	1	2301	1	2,301
6,9	16		672 NHC 746 HC	7 NHC 1 HC	5650	2	11,300
2,5,8	24		672	8	5576	3	16,728
4	6		672	6	4182	1	4,182
3,7		8	784	4	3216	2	6,432
TOTALS	46	9*				9	40,943

Total Rental Units = 55*
Required Parking Spaces = 55 x 2 = 110
Total Parking Spaces = 114
GROSS ENCLOSED AREA INCLUDES STORAGE.

*Includes Manager's Apartment
**Conditioned Area
***Gross Enclosed Area
NHC-Non-Handicapped Unit
HC-Handicapped Unit

CONTENTS OF SET

1. Site Plan, Site Location, Building Type Summary, Legal Description and Contents of Set.
2. Water and Sewer Site Plan.
3. Paving, Grading and Drainage Site Plan.
- 4a. Site Work Detail Sheet.
- 4b. Sanitary Sewer Profiles.
5. One Bedroom Unit - Architectural, Mechanical and Electrical Plans; Riser Diagrams and Interior Elevations.
6. One Bedroom Unit - Foundation and Roof Framing Plans; Exterior Elevations; Slab and Roof Plans.
7. Two Bedroom Unit - Architectural, Mechanical and Electrical Plans; Riser Diagrams and Interior Elevations.
8. Two Bedroom Unit - Foundation and Roof Framing Plans; Exterior Elevations; Slab and Roof Plans.
9. Office, Laundry and Manager's Apartment - Architectural, Mechanical and Electrical Plans; Riser Diagrams and Interior Elevations.
10. Office, Laundry and Manager's Apartment - Foundation and Roof Framing Plans; Exterior Elevations; Slab and Roof Plans.
11. Building Wall Sections and Details.
12. Finish, Door and Window Schedules; Door and Window Construction Details; Miscellaneous Details.
13. Site Landscape Plan and Site Details.
14. Building Landscape Plans; Plant Schedule; Shuffleboard Detail; Miscellaneous Site Details.

LEGAL DESCRIPTION

All that certain tract or parcel of land situate, lying and being in the 1923 G.M. District, City of Vidalia, Toombs County, Georgia containing 5.36 acres and being described as follows: Beginning at a concrete marker on the southwest corner of the property where the northern property line of Sumner's Landing property presently intersects the Hazlehurst to Vidalia, Georgia Power Company Transmission Line (this being a line projected through the center of poles) and thence running N28°48'32"E along said center line of poles for a distance of 710.21 FT. to a concrete marker; thence running S71°31'50"E for a distance of 246.57 FT. to a concrete marker which is on the west Right of Way of West Avenue; thence running S23°38'20"W along said West Avenue Right of Way for a distance of 5.40 FT. to a concrete marker which is located at the point where the said West Right of Way of West Avenue intersects the south Right of Way of East Second Street; thence running S72°18'15"E along said southern Right of Way of East Second Street for a distance of 9.89 FT. to a concrete marker which is at the point where the said Southern Right of Way of East Second Street intersects the western property line of Altamaha Area Community Action Authority, Inc.; thence

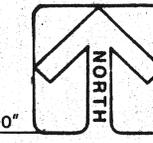
running S23°42'20"W along said western property line of Altamaha Area Community Action Authority, Inc. for a distance of 226.34 FT. to a concrete marker which is the southwest corner of the aforesaid Authority, Inc. property; thence running S66°48'40"E along the southern property line of the aforesaid Community Action Authority, Inc. for a distance of 187.81 FT. to a concrete marker located on the western Right of Way of Jerriel Street. Said concrete marker also being the southeast corner of the property of Altamaha Area Community Action Authority, Inc.; thence running S22°54'30"W along said western Right of Way of Jerriel Street a distance of 269.81 FT. to a concrete marker which is located on the northeast corner of Sumner's Landing property; thence running S89°20'00"W along Sumner's Landing property line a distance of 560.03 FT. to the point of beginning and being bounded on the north by lands of Sight Unlimited, Inc., East Second Street, and lands of Altamaha Area Community Action Authority, Inc., on the east by West Avenue and Altamaha Area Community Action Authority, Inc. and Jerriel Street; on the south by lands of Sumner's Landing and on the west by other lands of Grove Apartments and lands of New Brothers, Inc.; being more particularly described by a plat made by Leland H. Moss, surveyor, dated June 7, 1988 which is hereto attached and by reference made a part and parcel hereof.

GENERAL NOTES

1. Unless otherwise noted, all building dimensions are to edge of slab.
2. All roadway dimensions are to the face of curb.
3. Sidewalks adjacent to parking are 6 feet wide; all others are 4 feet wide (unless otherwise noted).
4. Parking spaces are 10'x20'; HC spaces are 13'x20'.
5. All concrete curbs to be curb and gutter.
6. Paint handicapped symbol on pavement at handicapped stalls.

ARCHITECTURAL SITE PLAN

- EXISTING TREES TO REMAIN
- TREES TO BE REMOVED
- + STREETLIGHTS



1" = 40'-0"

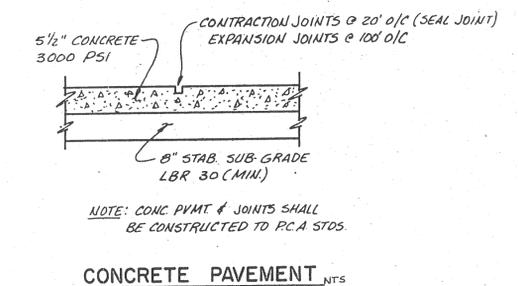
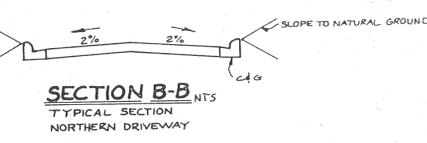
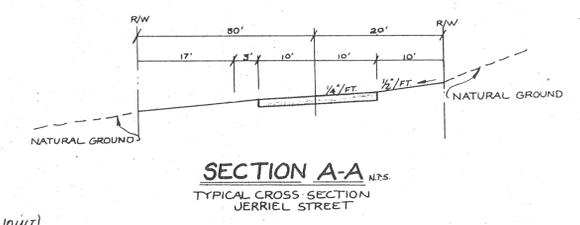
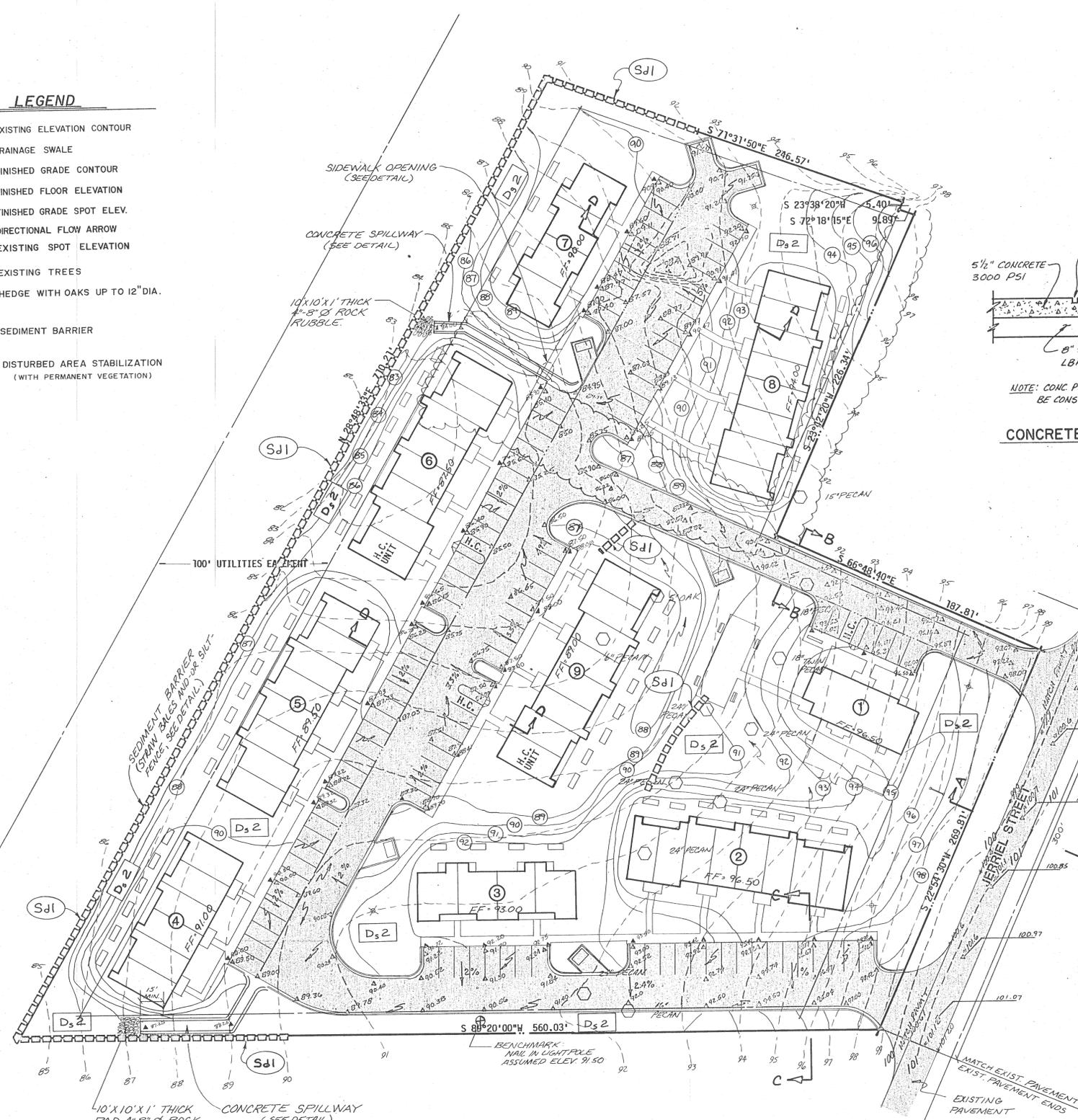
FINAL PLANS CHECKED BY: *J.P.* DATE: 5 OCT 88

THE GROVE
VIDALIA, GEORGIA
FOR
VIDALIA LTD.
MOULTRIE, GEORGIA

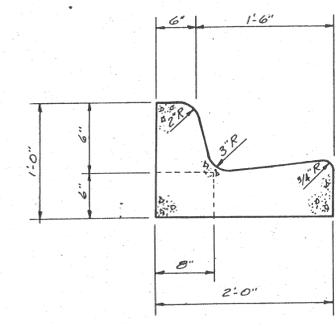
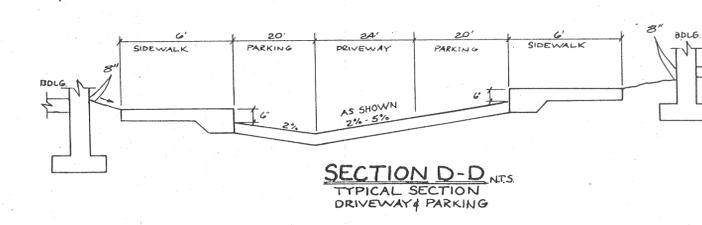
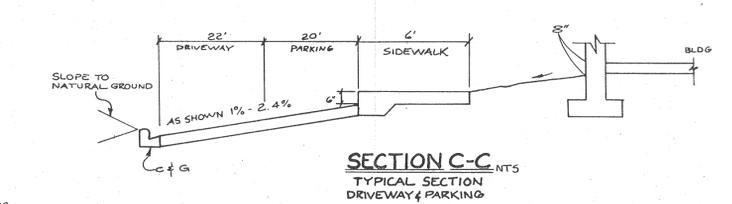
Site Plan, Site Location, Building Type Summary, Legal Description and General Notes.

LEGEND

- EXISTING ELEVATION CONTOUR
- DRAINAGE SWALE
- FINISHED GRADE CONTOUR
- FF = 235.00 FINISHED FLOOR ELEVATION
- Δ 232.75 FINISHED GRADE SPOT ELEV.
- DIRECTIONAL FLOW ARROW
- 20.56 EXISTING SPOT ELEVATION
- EXISTING TREES
- HEDGE WITH OAKS UP TO 12" DIA.
- Sd1 SEDIMENT BARRIER
- Ds2 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)



NOTE: CONC. PVT. & JOINTS SHALL BE CONSTRUCTED TO P.C.A. STDS.



Note: When used on high side of roadways, the cross slope of the gutter shall equal the cross slope of the adjacent pavement and the thickness of the up slope shall be 6 inches unless otherwise noted.

SITE PLAN FOR PAVING, GRADING & DRAINAGE

1" = 40'-0"

GENERAL NOTES

1. All construction and materials shall be per specifications furnished as a separate document.
2. See Water & Sanitary Sewer plan for utility locations.
3. See Architectural site plan for dimensions.
4. All edge of pavement not adjacent to concrete sidewalk will be curb & gutter.
5. Trees as specified to be saved on the Architectural site plan may require a tree well due to on-site excavation and fill. See Architectural drawing for tree well detail.

NOTES CONT'D

6. **Erosion Control Program:** Clearing will be minimized to the areas required for the building and pavement construction, and the installation of utilities. Temporary seed and mulching will be added to areas cleared when it is not practical to establish permanent vegetation. Temporary seeding and mulching shall include rye grass (winter months) or millet (summer months) with mulch. The permanent vegetation shall be centipede sod unless otherwise instructed by the Architect. All disturbed areas shall be sodded. Land disturbed areas shall be sodded. Land disturbing will be scheduled to limit exposure of bare soils to erosive element. Staked haybales will be used to prevent erosion in areas of concentrated flow (example: along the proposed curb & gutter prior to pavement construction). Erosion at the point of off-site stormwater discharge will be minimized by the installation of permanent sodding and rock rubble material.

NOTES CONT'D

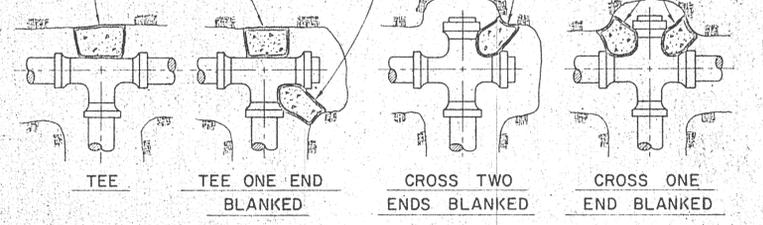
7. **Standards & Specifications for Erosion/Sedimentation Control:** All designs will conform to and all work will be performed in accordance with the Standards and Specifications of the publication entitled "Manual for Erosion and Sediment Control in Georgia".
8. **Maintenance Program:** Sediment and erosion control measures will be inspected each working day. Any damages observed will be repaired by the end of that day to restore to the design specifications. Cleaning out of sediment or structure replacement will be accomplished in accordance with the specifications. Sediment barriers will remain in place until sediment contributing areas are stabilized. Temporary and permanent vegetation will be maintained in accordance with the specifications.
9. **Sediment Control Program:** Sediment control will be accomplished by the construction of a sediment control/filter fence as noted on the paving, grading, & drainage sheet. The silt barrier shall remain until all pavement construction is complete. Construction traffic shall be controlled by the site superintendent to prevent or minimize the transport of sediment from the site by vehicular traffic. FINAL PLANS CHECKED BY: RC DATE: 10/5/88

NOTES:

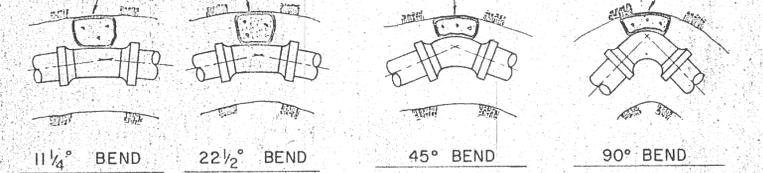
1. THE BEARING AREAS GIVEN ARE BASED ON A MINIMUM OF 2000 LBS. PER SQUARE FOOT SOIL BEARING AGAINST UNDISTURBED TRENCH WALL AND FOR 150 LBS. PER SQ. IN. FOR PIPE. THE FIGURES SHOWN REPRESENT THE MIN. VERT. PROJECTED AREA OF THE REACTION BLOCK.

2. USE 2,750 LBS. PER SQ. INCH MIN. CONC. FOR ALL REACTION BLOCKS.

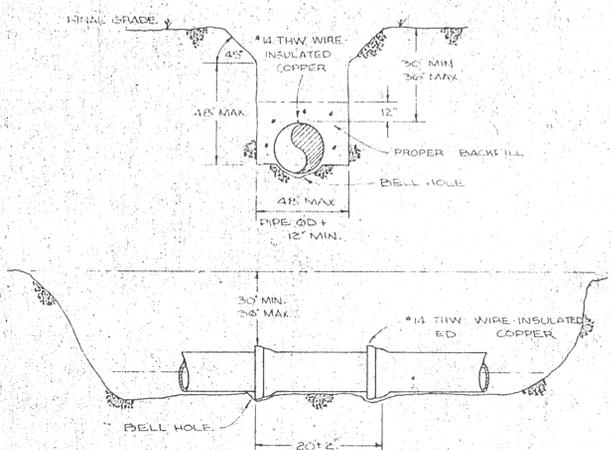
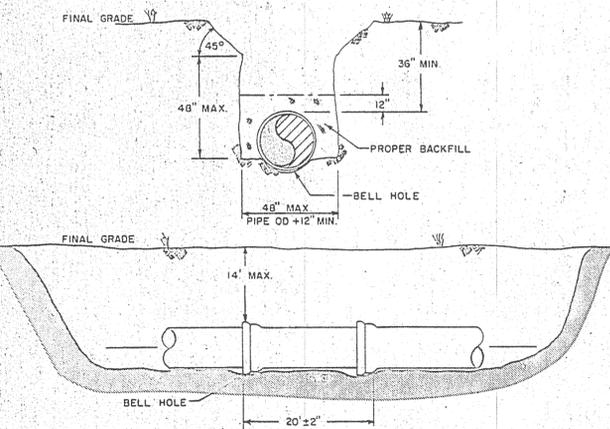
- | | | | |
|------------------------|-------------------------|------------------------|-------------------------|
| 4" PIPE - 14' - 50 FT | 4" PIPE - 16' - 50 FT | 4" PIPE - 14' - 50 FT | 4" PIPE - 16' - 50 FT |
| 6" PIPE - 30' - 50 FT | 6" PIPE - 34' - 50 FT | 6" PIPE - 30' - 50 FT | 6" PIPE - 34' - 50 FT |
| 8" PIPE - 50' - 50 FT | 8" PIPE - 56' - 50 FT | 8" PIPE - 50' - 50 FT | 8" PIPE - 56' - 50 FT |
| 10" PIPE - 70' - 50 FT | 10" PIPE - 78' - 50 FT | 10" PIPE - 70' - 50 FT | 10" PIPE - 78' - 50 FT |
| 12" PIPE - 90' - 50 FT | 12" PIPE - 100' - 50 FT | 12" PIPE - 90' - 50 FT | 12" PIPE - 100' - 50 FT |



- | | | |
|------------------------|-------------------------|------------------------|
| 4" PIPE - 05' - 50 FT | 4" PIPE - 07.5' - 50 FT | 4" PIPE - 14' - 50 FT |
| 6" PIPE - 10' - 50 FT | 6" PIPE - 14' - 50 FT | 6" PIPE - 16' - 50 FT |
| 8" PIPE - 15' - 50 FT | 8" PIPE - 21' - 50 FT | 8" PIPE - 29' - 50 FT |
| 10" PIPE - 20' - 50 FT | 10" PIPE - 28' - 50 FT | 10" PIPE - 38' - 50 FT |
| 12" PIPE - 25' - 50 FT | 12" PIPE - 35' - 50 FT | 12" PIPE - 47' - 50 FT |



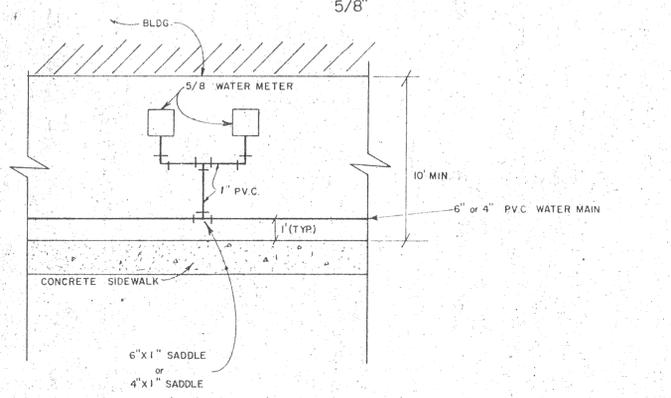
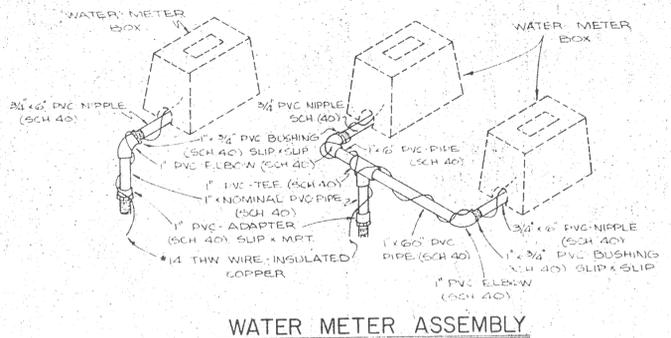
DETAIL REACTION BLOCKING



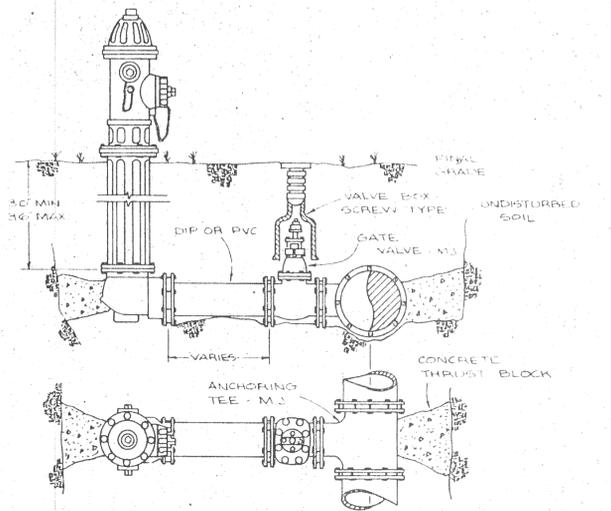
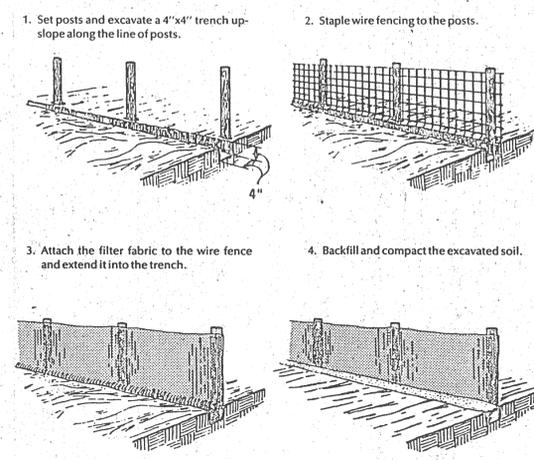
NOTES:

- PVC PLASTIC PIPE SHALL RECEIVE AN INSULATED COPPER WIRE TAPED EVERY TEN FEET ON TOP OF THE PIPE AND MARKED AROUND EACH FIRE HYDRANT AT FINAL GRADE. THE WIRE SHALL BE CONTINUOUS, AND ALL CONNECTIONS TAPED.
- DEPTH OF PIPE MAY BE FIELD ADJUSTED TO MEET SPECIAL CONDITIONS AS DETERMINED BY INSPECTOR.
- WATER MAINS SHALL NOT BE INSTALLED WITHIN 10 FEET OF ANY BUILDING.

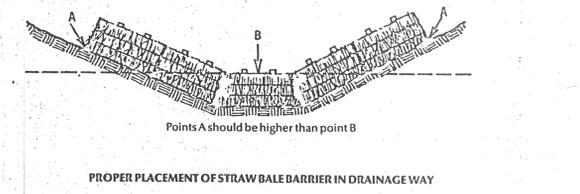
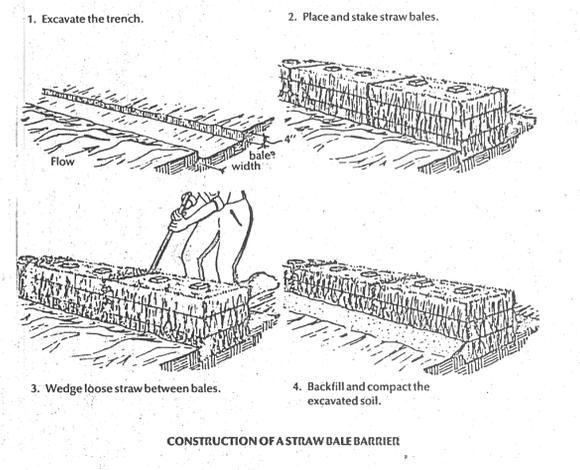
WATER MAINS, INSTALLATION



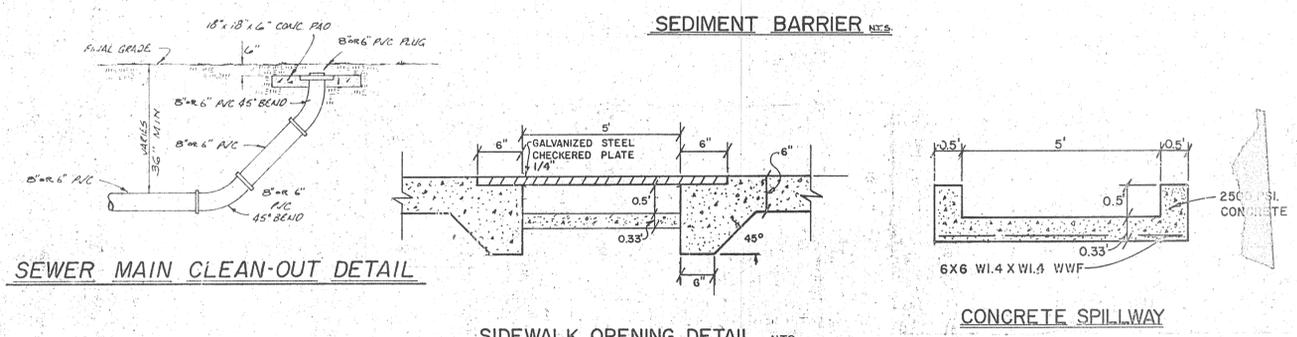
TYPICAL WATER SERVICE DETAIL



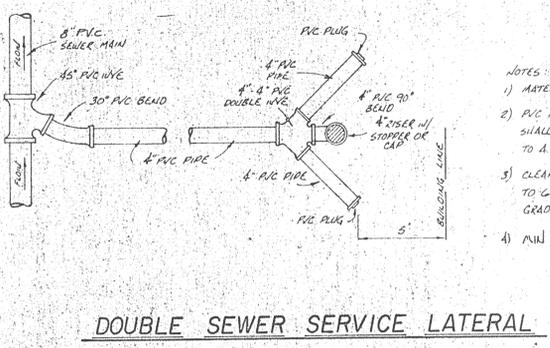
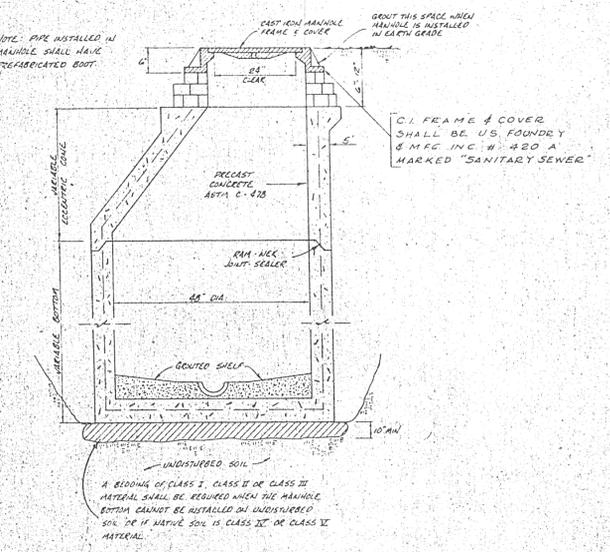
FIRE HYDRANT ASSEMBLY



SEDIMENT BARRIER



SEWER MAINS, INSTALLATION



NOTES:

- ARTERIAL SHALL BE PVC
- PVC PLASTIC PIPE & FITTINGS SHALL BE SDR-35 CONFORMING TO A.S.T.M. D-3034
- CLEAN-OUT SHALL BE ADJUSTED TO 6 INCHES BELOW FINAL GRADE AFTER SMOKE TEST.
- MIN 1% SLOPE FOR 4" PVC

ARCHITECT
LEWIS BROWN JR.
 5700 SOUTHWEST 34th STREET
 SUITE 1307
 GAINESVILLE, FLORIDA 32608
 (904) 372-1378

DRAFTSMAN: **ES/ST**
 PROJ. NO.: **05-057**
 DATE: **5 October 1985**
 REVISED DATES:

THE GROVE
 VIDALIA, GEORGIA
 for
VIDALIA LTD.
 MOULTRIE, GEORGIA

DETAILS

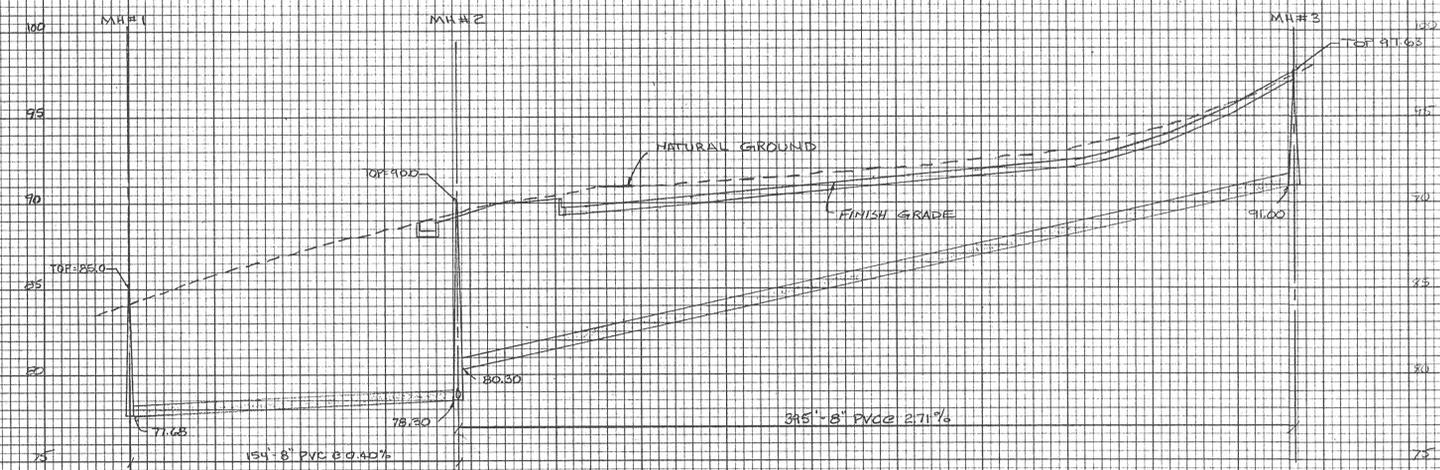
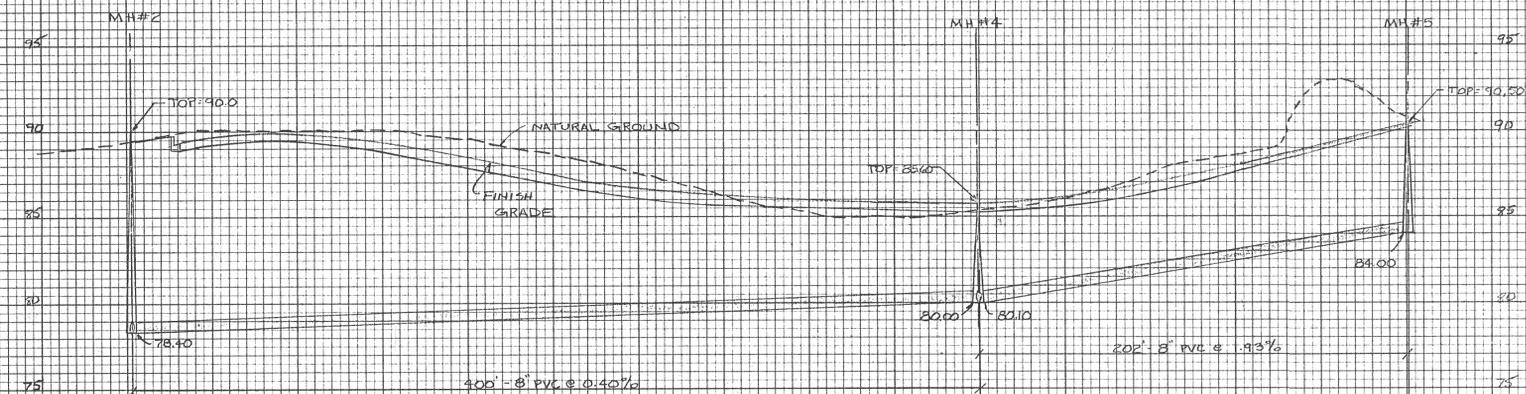
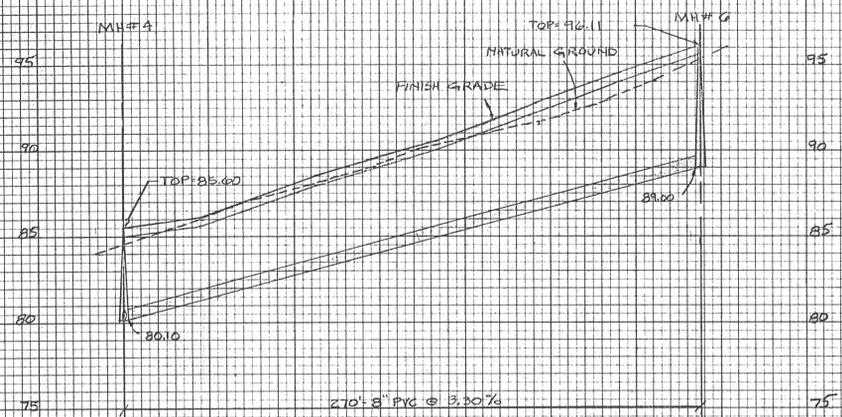
4A

FINAL PLANS CHECKED BY: **rc** DATE: **10/5/85**

SCALE
 HORZ. = 1" = 40'
 VERT. = 1" = 5'

DATE	
BY	
SURVEYED	
PLOTTED	
TEMPLATE	
AREAS CHECKED	
FINAL SURVEY NOTE BOOK No.	

DATE	
BY	
SURVEYED	
PLOTTED	
TEMPLATE	
AREAS CHECKED	
ORIGINAL SURVEY NOTE BOOK No.	



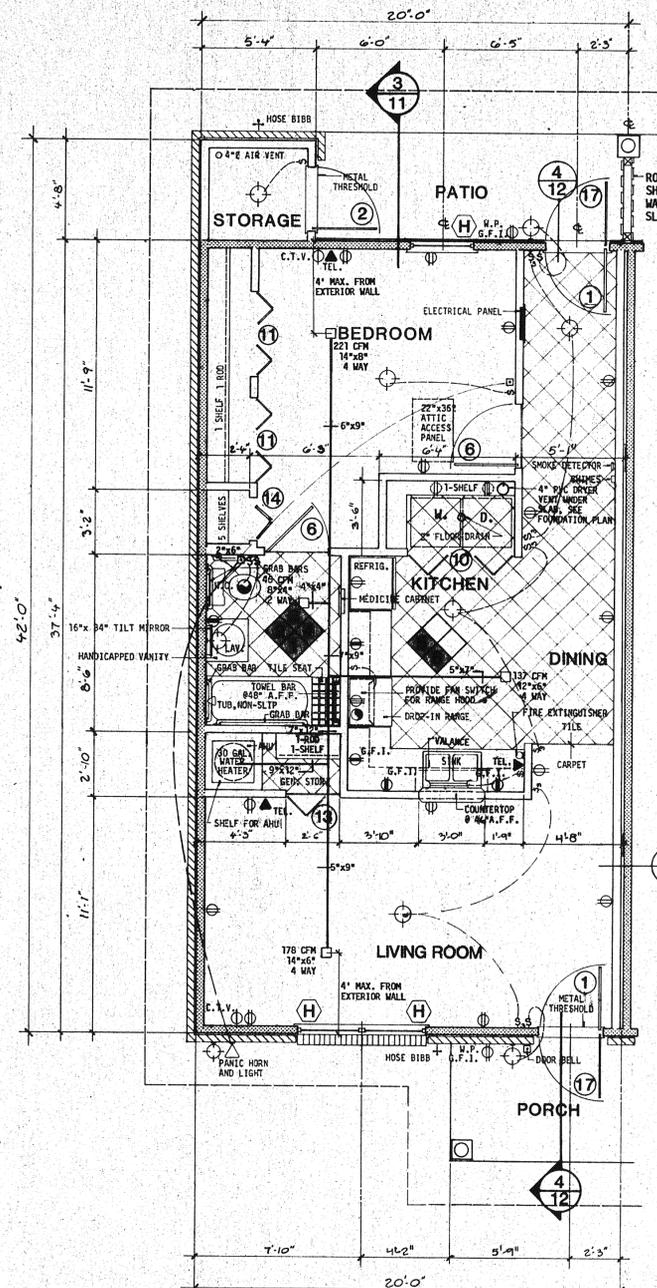
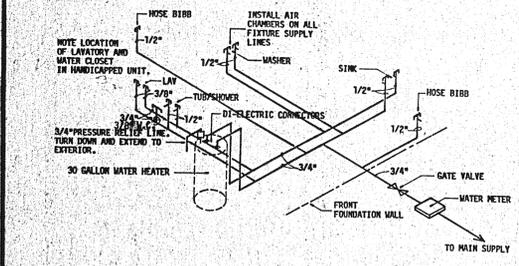
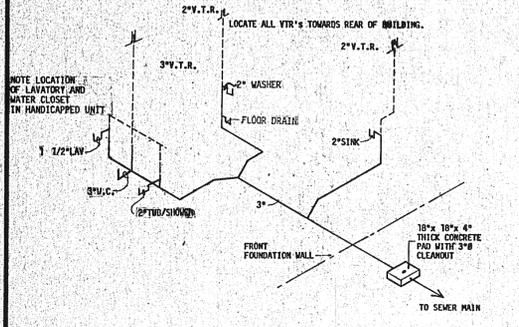
THE GROVE
 VIDALIA, GEORGIA
 for
 VIDALIA, LTD.
 MOULTREE, GEORGIA

4B

PLATE 3 CROSS SECTION O. P. R. & R. E. STANDARD
 DIETZEN CORPORATION

SANITARY SEWER PROFILES of 14

FINAL PLANS CHECKED BY: rc DATE: 10/5/88



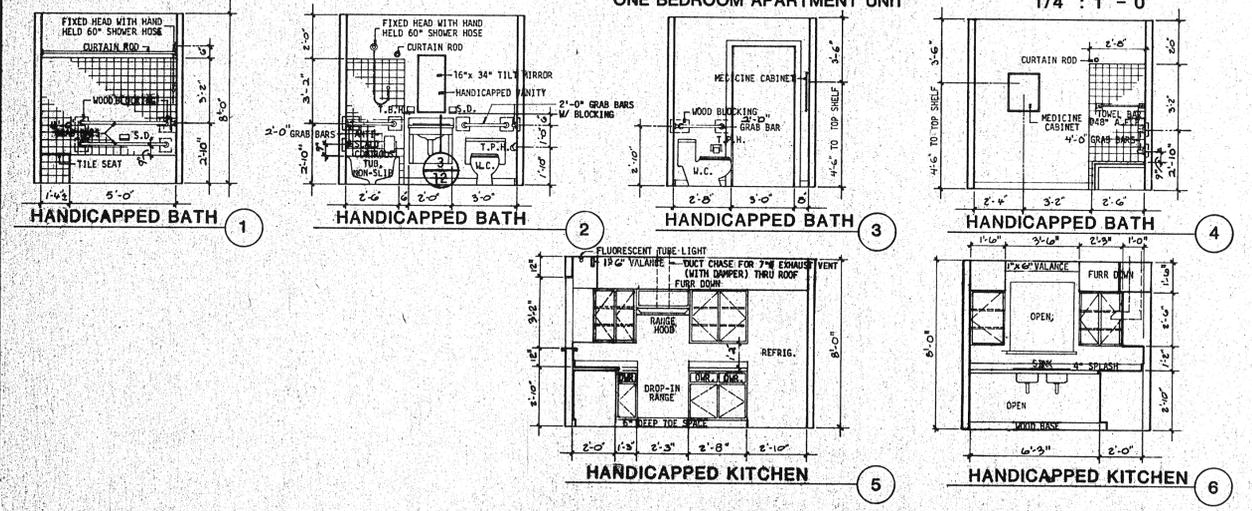
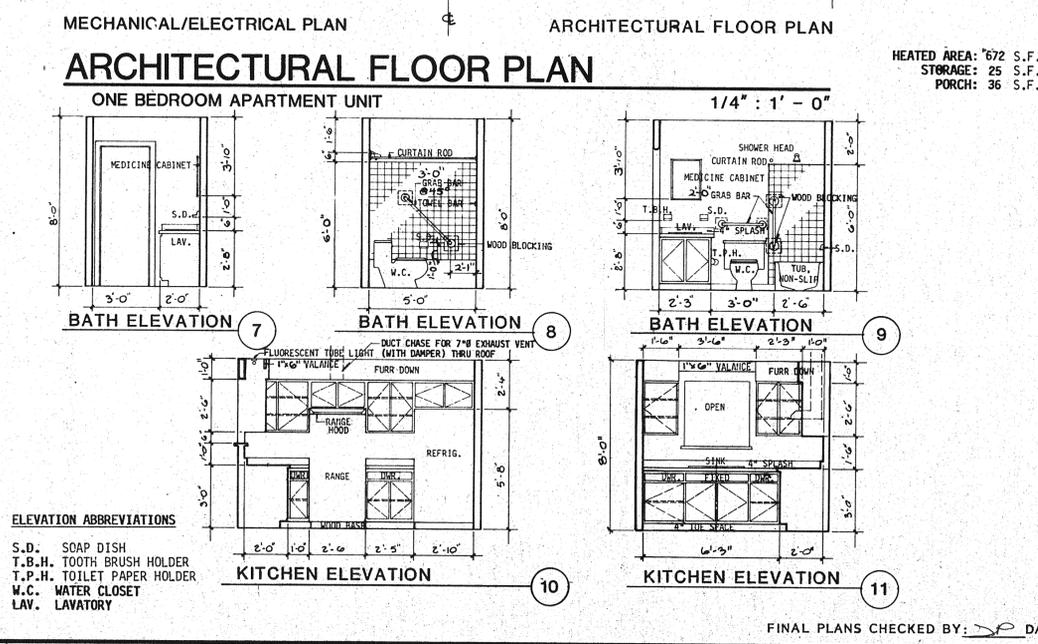
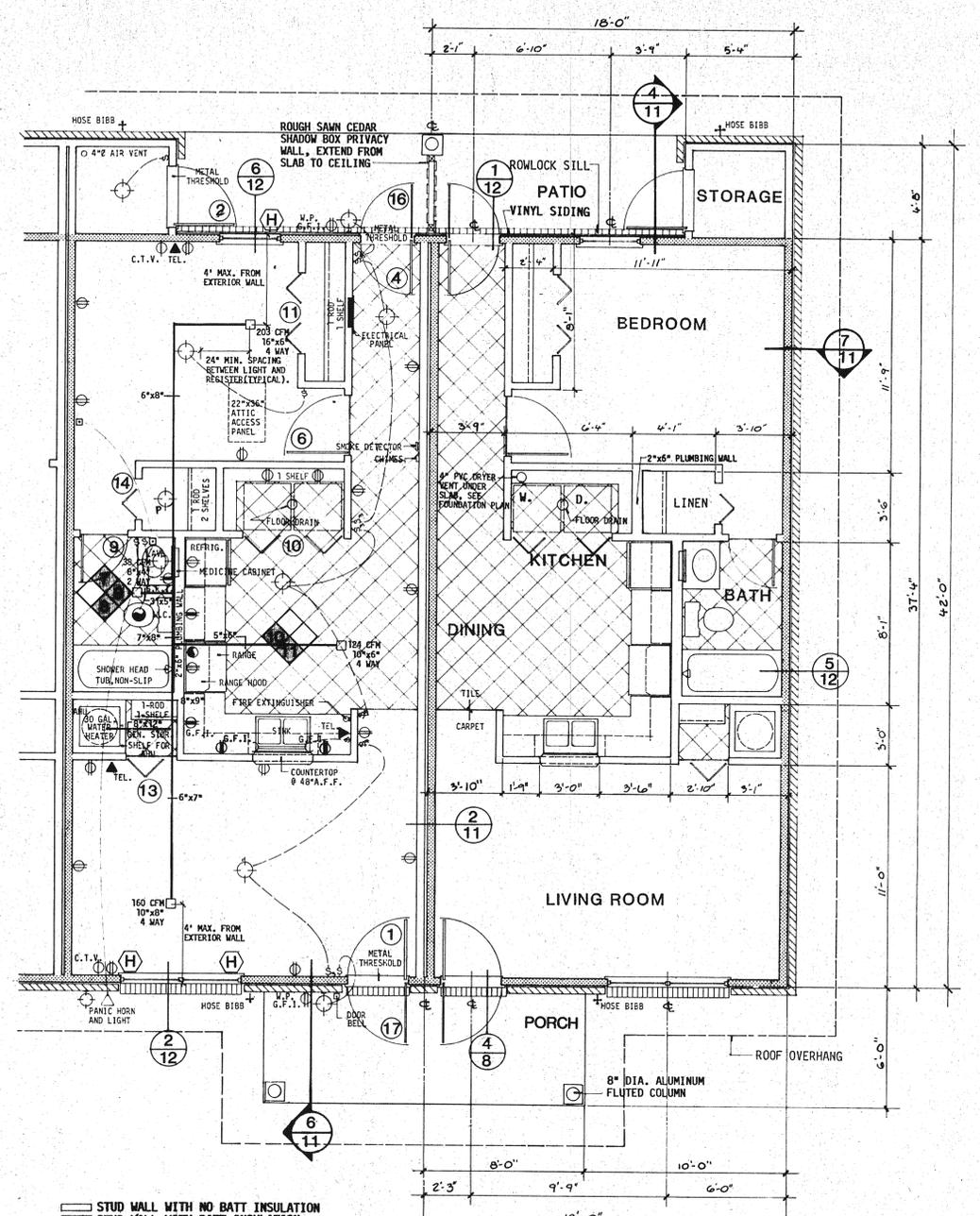
- GENERAL NOTES**
- GENERAL**
- All stud partitions shall be 2x4's at 16" o.c. spacing.
 - Exterior storage shall be ventilated at the rate of 2% of floor area.
- PLUMBING**
- All riser drawings are diagrammatic. Contractor is to comply with all codes and ordinances.
 - All vent through roof stacks must be diverted to rear of roof ridge.
 - Provide anti-scald valve at bath tub.
- ELECTRICAL**
- Minimum wire size shall be #12 copper.
 - Prewire all units for telephone and T.V. and place wire in NON-METALLIC CONDUIT.
 - Smoke detectors shall be "BRK Electronics" Model No. 769 AC or approved equal.
 - All electrical boxes in party walls shall be either fire-rated plastic or metal, and staggered a minimum of 16" o.c.
- HVAC**
- RUD or equal.
 - ELECTRIC FURNACE: 600 cfm, 1.5 ton
 - CONDENSING UNIT: Model UACA 018
 - COOLING COIL: Model UXAM EB 021, 1.5 h.p.
 - COOLING LOAD INPUT: 18,000 B.T.U.H.
 - HEATING LOAD INPUT: 17,000 B.T.U.H.

- HANDICAPPED UNIT NOTES**
- GENERAL**
- All door thresholds at handicapped units shall not exceed 1/2" high.
 - All door hardware shall be lever type.
 - Closet rod brackets shall be mounted at both standard height and 48" above finish floor.
 - Provide 1-1/2" grab bars as shown with minimum 2x6 blocking to provide minimum 250 lb. pull.
 - Provide a tilt mirror over the lavatory and a recessed medicine cabinet mounted at 4'-6" to top shelf.
- PLUMBING**
- All plumbing fittings shall be lever type.
 - Lavatory shall be wall-hung.
 - Provide anti-scald valve at bath tub and a combination fixed shower head/hand-held shower with a minimum of 60" long hose.
 - Bath tub shall have a non-skid surface. Provide built-in ceramic tile seat at the end of the tub.
 - All exposed plumbing lines (both supply and waste) shall be insulated.
- ELECTRICAL**
- All electrical switches, panelboards, be mounted at maximum 48" A.F.F.
 - Provide remote switch for range hood fan and light as indicated on electrical layout.

ELECTRICAL LEGEND

	DUPLEX ELECTRICAL OUTLET
	DUPLEX OUTLET, AT 42" HEIGHT
	G.F.I. GROUND FAULT INTERRUPTED
	WEATHER-PROOF OUTLET
	220 VOLT OUTLET
	LIGHT FIXTURE
	TELEVISION OUTLET
	TELEPHONE OUTLET
	SWITCH
	SWITCH, 3-WAY
	EXHAUST FAN
	SMOKE DETECTOR
	DISCONNECT SWITCH
	ELECTRICAL PANEL BOX
	PANIC BUTTON
	PANIC LIGHT AND EMERGENCY HORN
	FLUORESCENT TUBE LIGHT

- INTERIOR ELEVATION NOTES**
- All interior elevations are 1/4" = 1'-0".
 - Prior to fabrication, job verify all dimensions and build cabinets and vanities to fit actual job conditions. Measure job conditions take priority over drawing dimensions and shop drawings.
 - See "HANDICAPPED UNIT NOTES" for specific instructions.



ARCHITECT
LEWIS BROWN JR.
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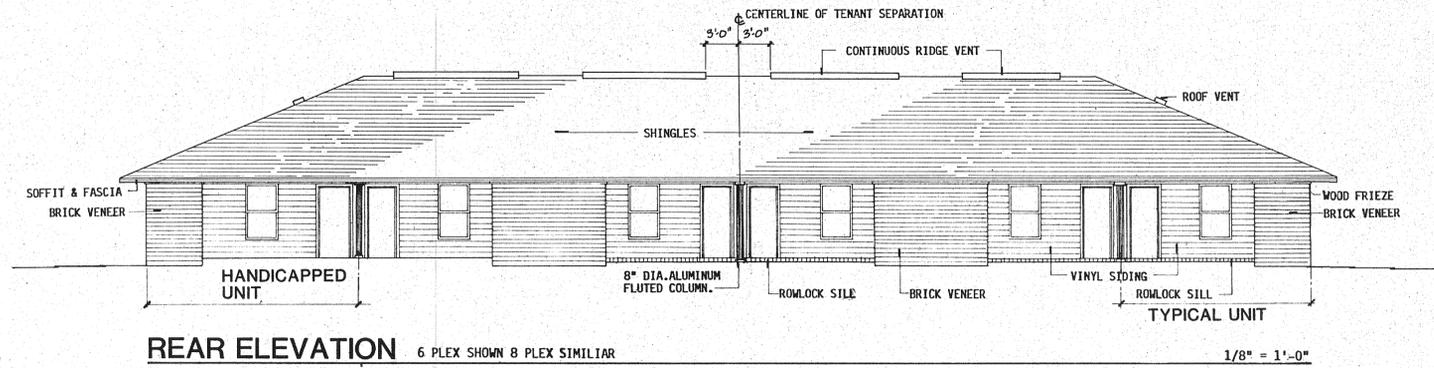
ARCHITECT
LEWIS BROWN JR.
5700 SOUTHWEST 34th STREET
GAINESVILLE, FLORIDA 32608
(904) 372-1378

DATE: 5-08-84
REVISED DATE: 1/85

THE GROVE
VIDALIA, GEORGIA
FOR VIDALIA LTD.
MOULTRIE, GEORGIA

One Bedroom Unit - Architectural, Mechanical and Electrical Plans, Riser Diagrams and Interior Elevations.

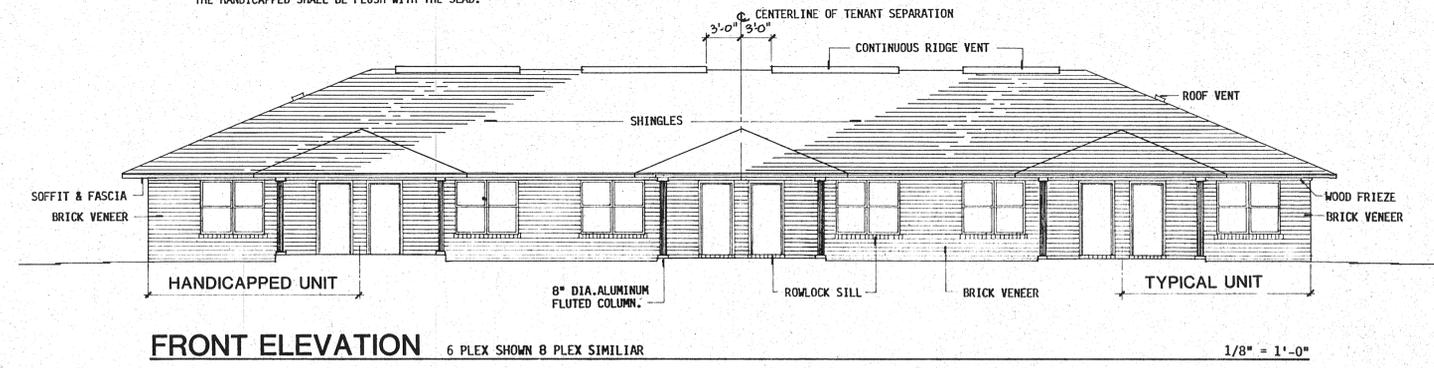
FL 1025



REAR ELEVATION 6 PLEX SHOWN 8 PLEX SIMILIAR

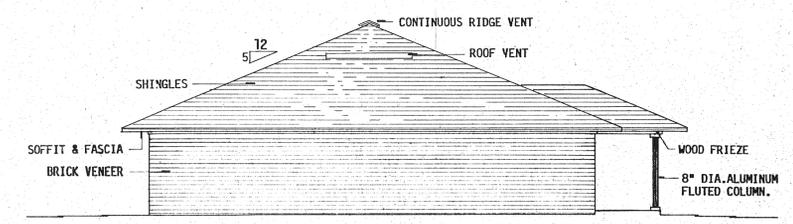
NOTE: ALL PORCH SLABS AT DOORS TO THE UNITS FOR THE HANDICAPPED SHALL BE FLUSH WITH THE SLAB.

1/8" = 1'-0"



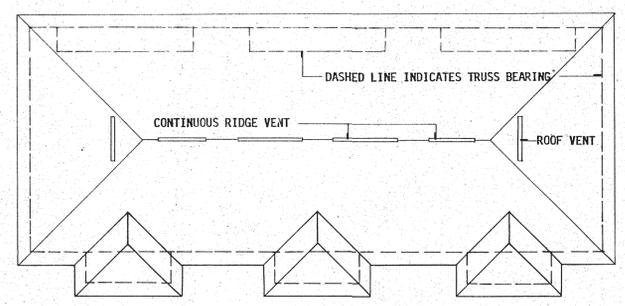
FRONT ELEVATION 6 PLEX SHOWN 8 PLEX SIMILIAR

1/8" = 1'-0"



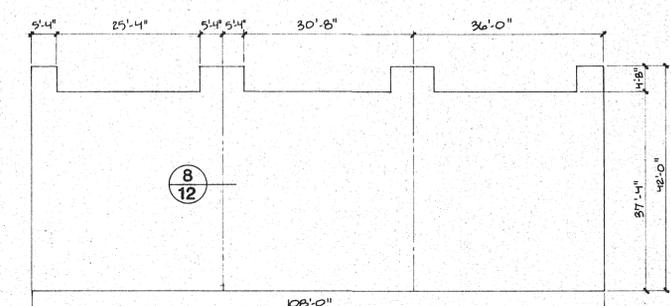
SIDE ELEVATION

1/8" = 1'-0"



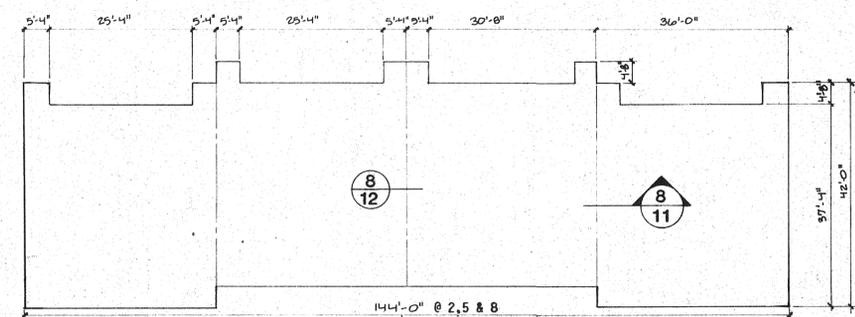
BUILDING ROOF PLAN TYPICAL 6 PLEX

1/16" = 1'-0"



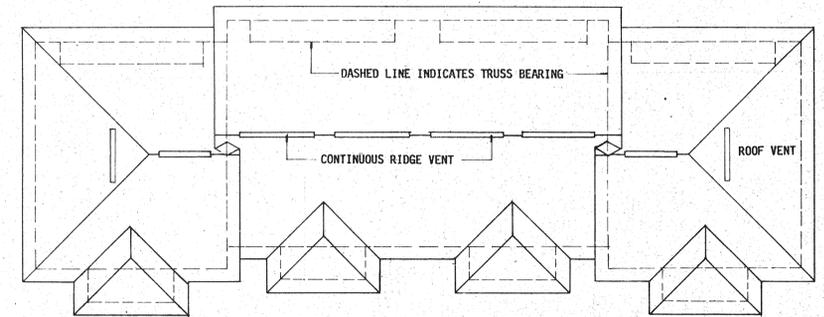
BUILDING SLAB PLAN BUILDING 4

1/16" = 1'-0"



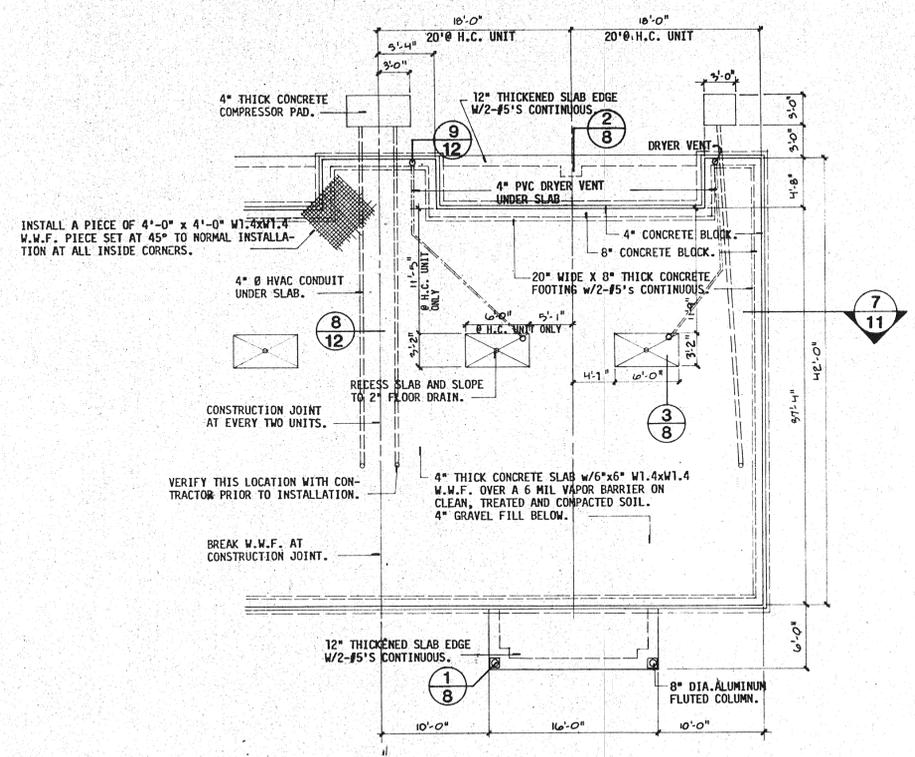
BUILDING SLAB PLAN BUILDINGS 2,5,6,8 & 9

1/16" = 1'-0"



BUILDING ROOF PLAN BUILDINGS 2,5,6,8 & 9

1/16" = 1'-0"

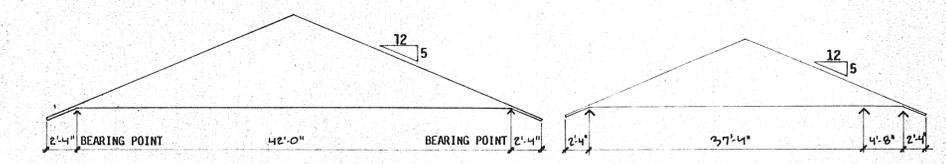


FOUNDATION PLAN

1/8" = 1'-0"

NOTE: ALL PORCH SLABS AT DOORS TO THE UNITS FOR THE HANDICAPPED SHALL BE FLUSH WITH THE SLAB.

BUILDINGS 4 SHOWN BUILDINGS 2,5,6,8 & 9 SIMILIAR



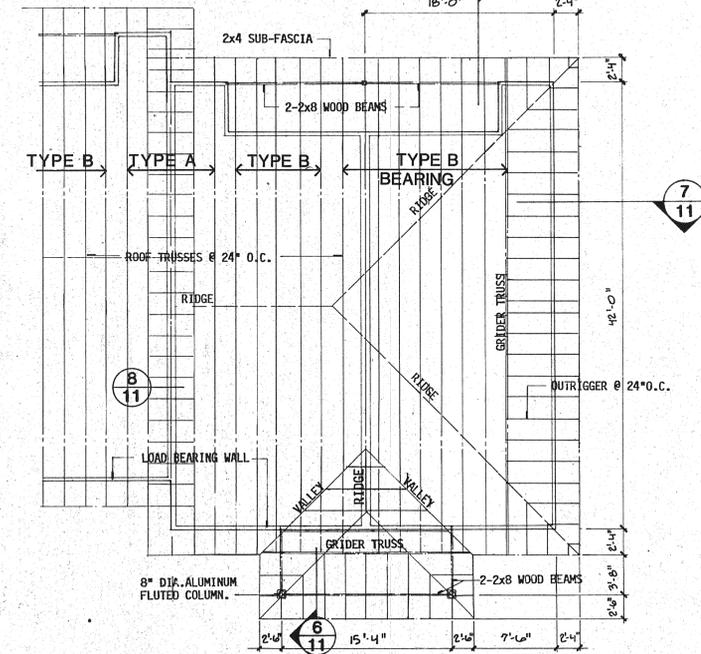
TRUSS PROFILE TYPE A

1/8" = 1'-0"

TYPE B

N.T.S.

NOTE: THIS PROFILE IS INTENDED TO SHOW GENERAL APPEARANCE. TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AND ENGINEERING DATA FOR ARCHITECT'S REVIEW.



ROOF FRAMING PLAN

1/8" = 1'-0"

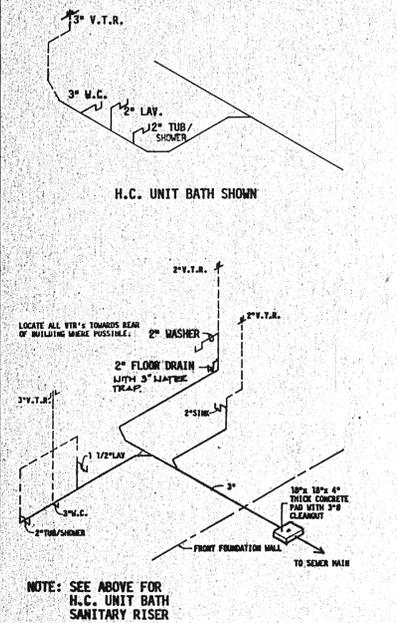
FINAL PLANS CHECKED BY: [Signature] DATE: OCT 23

ARCHITECT
LEWIS BROWN JR.
5700 SOUTHWEST 34th STREET
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(904) 372-1378

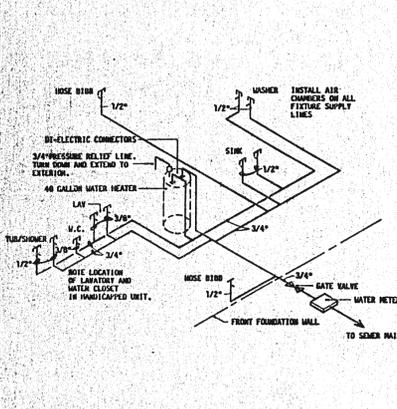
R.P.
DRAWN BY: [Signature]
PROJ. NO.: 87022
DATE: 9-007-962-986
REVISED DATES:

THE GROVE
VIDALIA, GEORGIA
for
VIDALIA LTD.
MOULTRIE, GEORGIA

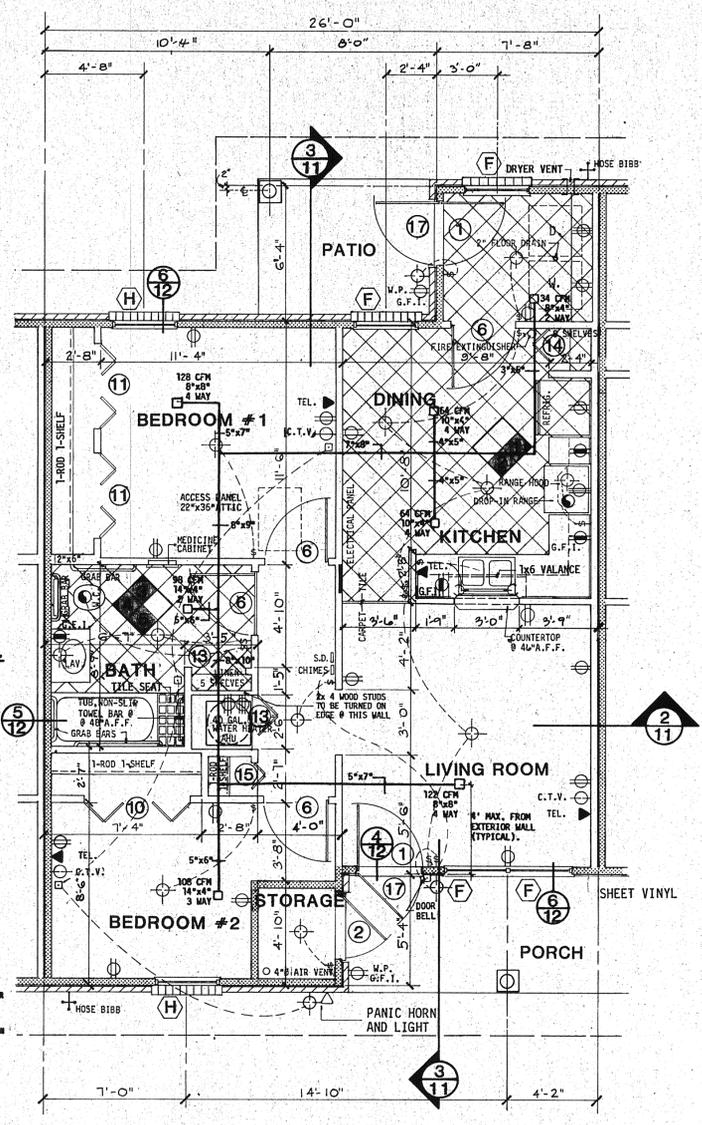
One Bedroom Unit - Foundation and Roof Framing
Plans; Exterior Elevations; Slab and Roof Plans.



SANITARY RISER
TYPICAL UNIT SHOWN



WATER SUPPLY RISER
TYPICAL UNIT SHOWN



ARCHITECTURAL/MECHANICAL/ELECTRICAL PLANS

FLOOR PLAN
UNIT FOR HANDICAPPED
1/4" : 1' - 0"

GENERAL NOTES

- GENERAL**
- All stud partitions shall be 2x4's at 16" o.c. spacing.
 - Exterior storage shall be ventilated at the rate of 2% of floor area.
- PLUMBING**
- All riser drawings are diagrammatic. Contractor is to comply with all codes and ordinances.
 - All vent through roof stacks must be diverted to rear of roof ridge.
 - Provide anti-scald valve at bath tub.
- ELECTRICAL**
- Minimum wire size shall be #12 copper.
 - Prewire all units for telephone and T.V. and place wire in NON-METALLIC CONDUIT.
 - Smoke detectors shall be "BRK Electronics" Model No. 769 AC or approved equal.
 - All electrical boxes in party walls shall be either fire-rated plastic or metal, and staggered a minimum of 16" o.c.
- HVAC**
- RUUD or equal.
 - ELECTRIC FURNACE: 800 cfm, 2 ton Model UACA 024
 - CONDENSING UNIT: Model UXAN EB 025, 2.0 h.p.
 - COOLING COIL: Model UXAN EB 025, 2.0 h.p.
 - COOLING LOAD INPUT: 24,000 B.T.U.H.
 - HEATING LOAD INPUT: 20,500 B.T.U.H.

HANDICAPPED UNIT NOTES

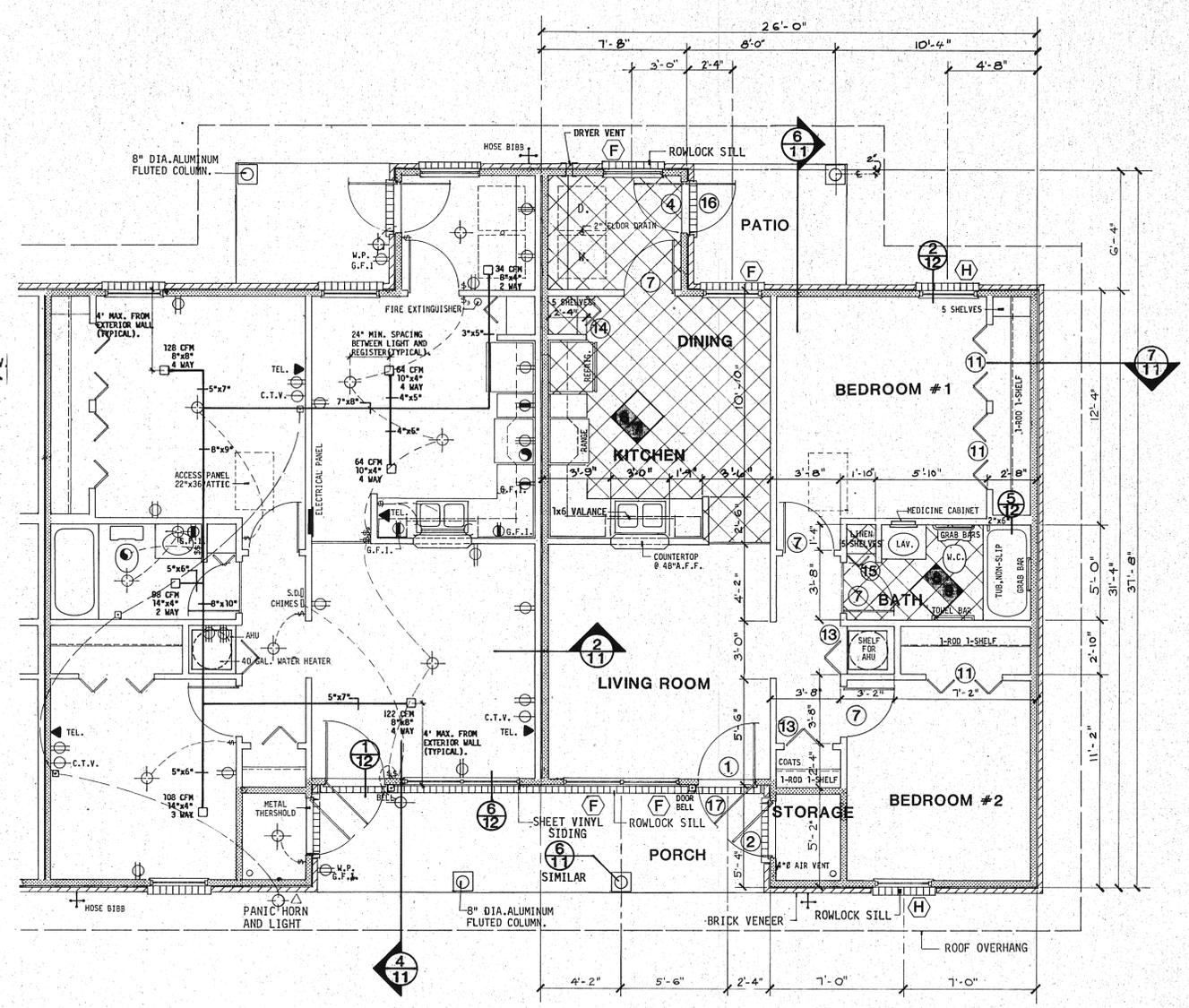
- GENERAL**
- All door thresholds at handicapped units shall not exceed 1/2" high.
 - All door hardware shall be lever type.
 - Closet rod brackets shall be mounted at both standard height and 48" above finish floor.
 - Provide 1-1/2"Ø grab bars as shown with minimum 2x6 blocking to provide minimum 250 lb. pull.
 - Provide a tilt mirror over the lavatory and a recessed medicine cabinet mounted at 54" to top shelf.
- PLUMBING**
- All plumbing fittings shall be lever type.
 - Lavatory shall be wall-hung.
 - Provide anti-scald valve at bath tub and a combination fixed shower head/hand-held shower with a minimum of 60" long hose.
 - Bath tub shall have a non-skid surface. Provide built-in ceramic tile seat at the end of the tub.
 - All exposed plumbing lines (both supply and waste) shall be insulated.
- ELECTRICAL**
- All electrical switches, panelboards, be mounted at maximum 48" A.F.F.
 - Provide remote switch for range hood fan and light as indicated on electrical layout.

ELEVATION ABBREVIATIONS

- S.D. SOAP DISH
T.B.H. TOOTH BRUSH HOLDER
T.P.H. TOILET PAPER HOLDER

INTERIOR ELEVATION NOTES

- All interior elevations are 1/4" = 1'-0".
- Prior to fabrication, job verify all dimensions and build cabinets and vanities to fit actual job conditions. Measured job conditions take priority over drawing dimensions and shop drawings.
- See "HANDICAPPED UNIT NOTES" for specific instructions.

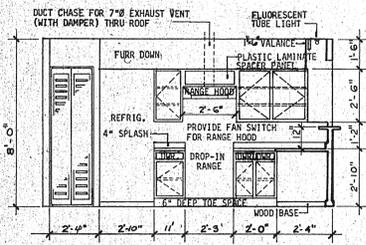


MECHANICAL/ELECTRICAL PLAN

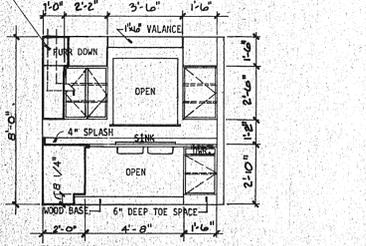
- STUD WALL WITH BATT INSULATION
- STUD WALL WITH NO BATT INSULATION

ARCHITECTURAL FLOOR PLAN
TWO BEDROOM APARTMENT UNIT
1/4" : 1' - 0"

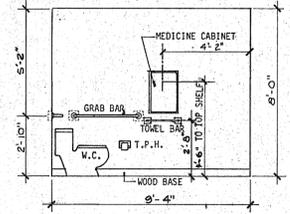
HEATED AREA: 784 S.F.
STORAGE: 20 S.F.
PORCH: 62 S.F.



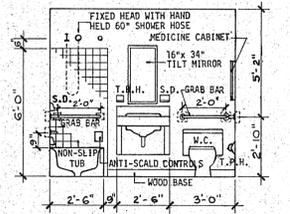
HANDICAPPED KITCHEN 1



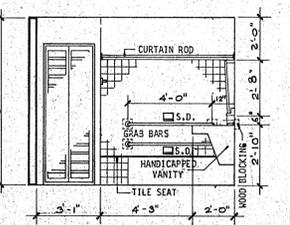
HANDICAPPED KITCHEN 2



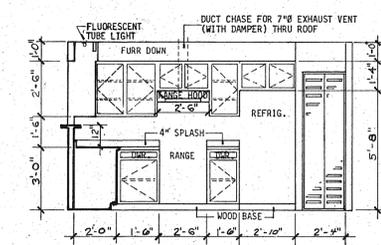
HANDICAPPED BATH 3



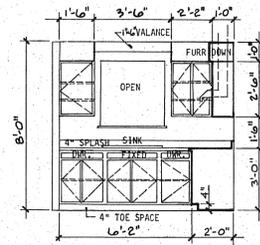
HANDICAPPED BATH 4



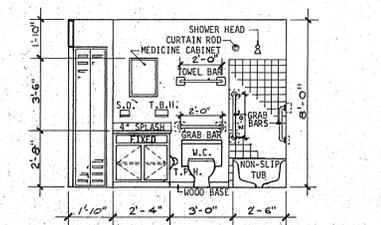
HANDICAPPED BATH 5



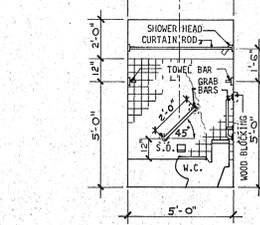
KITCHEN ELEVATION 6



KITCHEN ELEVATION 7



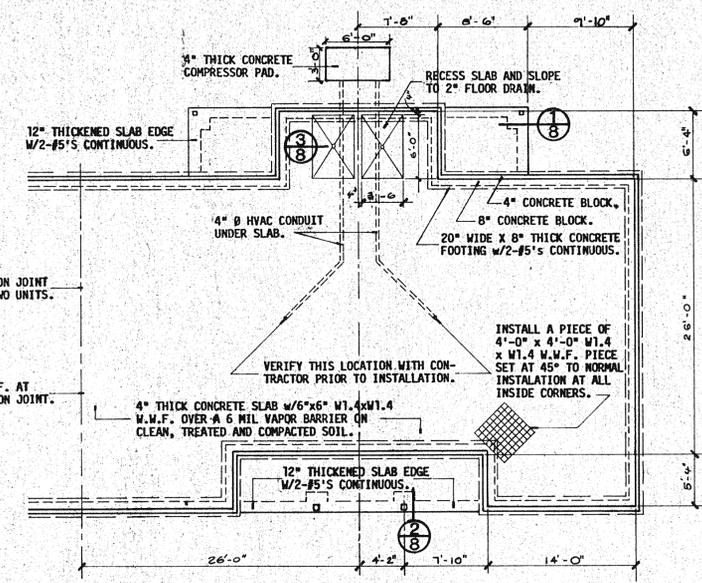
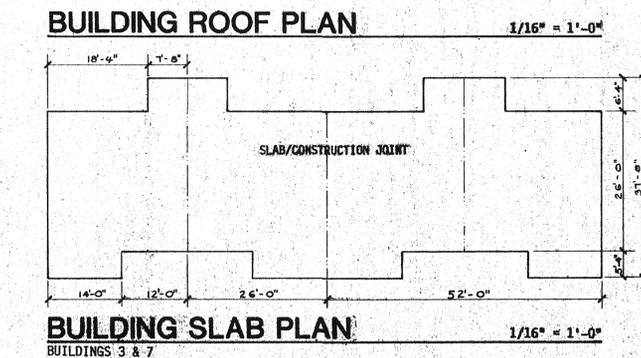
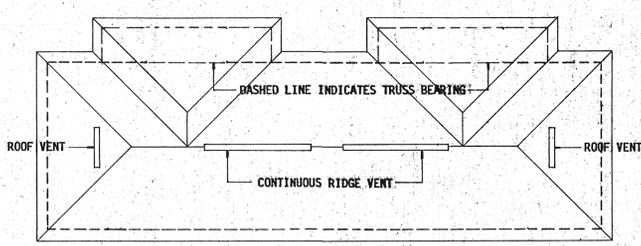
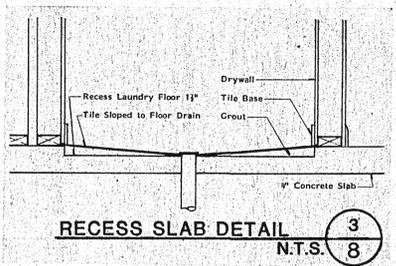
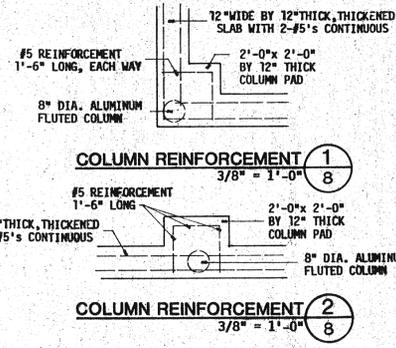
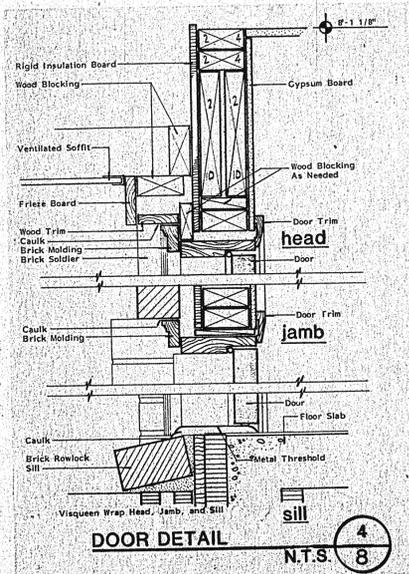
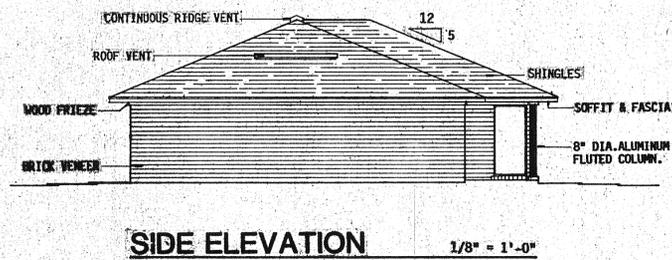
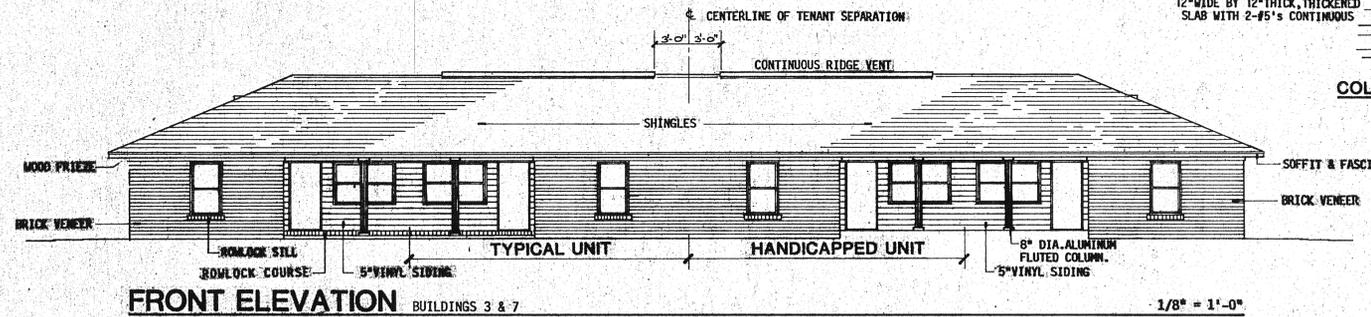
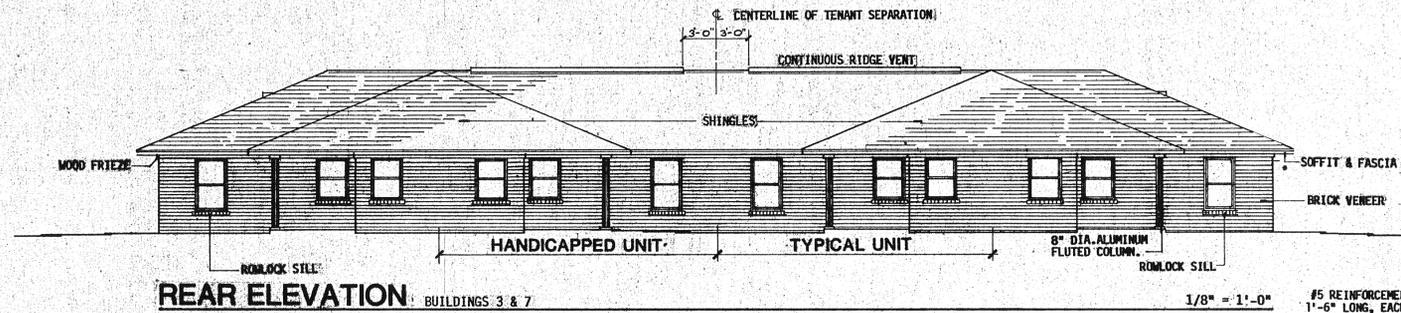
BATH ELEVATION 8



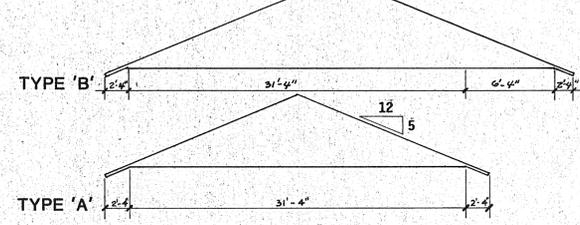
BATH ELEVATION 9

ELECTRICAL LEGEND	
	DUPLEX ELECTRICAL OUTLET
	DUPLEX OUTLET, AT 42" HEIGHT
	G.F.I. GROUND FAULT INTERRUPTED
	WEATHER-PROOF OUTLET
	220 VOLT OUTLET
	LIGHT FIXTURE
	TELEVISION OUTLET
	TELEPHONE OUTLET
	SWITCH
	SWITCH, 3-WAY
	EXHAUST FAN
	SMOKE DETECTOR
	DISCONNECT SWITCH
	ELECTRICAL PANEL BOX
	PANIC BUTTON
	PANIC LIGHT AND EMERGENCY HORN
	FLUORESCENT TUBE LIGHT

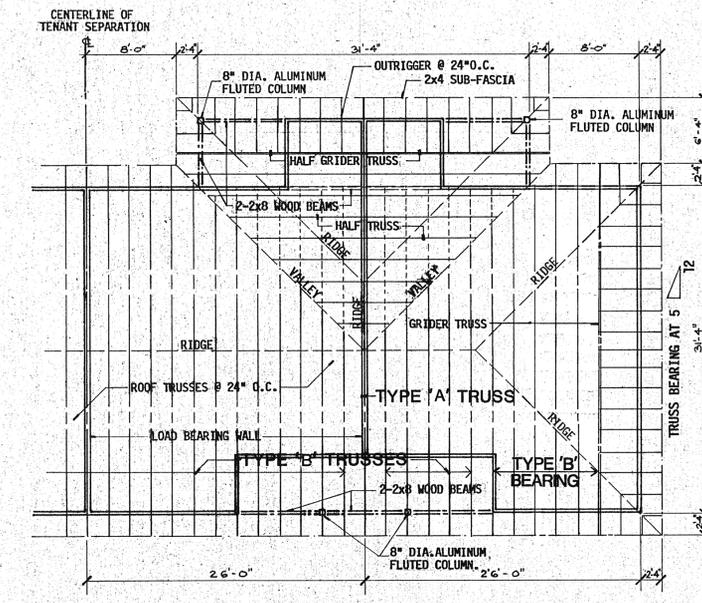
FINAL PLANS CHECKED BY: [Signature] DATE: 5/21/88



FOUNDATION PLAN
NOTE: ALL PORCH SLABS AT DOORS TO THE UNITS FOR THE HANDICAPPED SHALL BE FLUSH WITH THE SLAB.
1/8" = 1'-0"



TRUSS PROFILE
NOTE: THIS PROFILE IS INTENDED TO SHOW GENERAL APPEARANCE; TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AND ENGINEERING DATA FOR ARCHITECT'S REVIEW.



ROOF FRAMING PLAN
1/8" = 1'-0"

ARCHITECT
LEWIS BROWN JR.
5700 SOUTHWEST 34th STREET
GAINESVILLE, FLORIDA 32608 (904) 372-1378

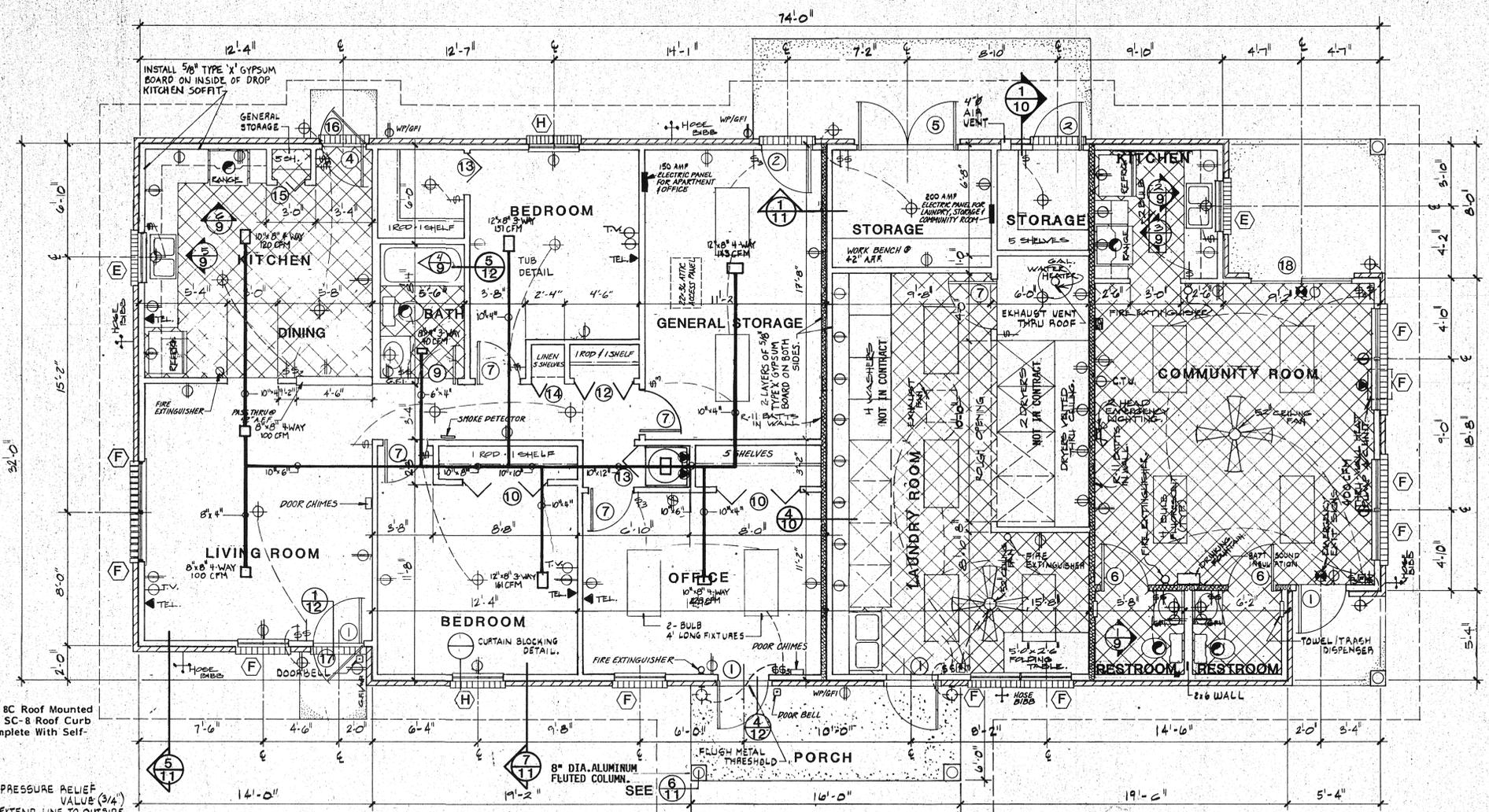
DATE: 5 OCT 88
DRAWN BY: J.M. JT
SCALE: 1/8\"/>

THE GROVE
VIDALIA, GEORGIA
for
VIDALIA LTD.
MOULTRIE, GEORGIA

The Bedroom Unit - Foundation and Roof Framing Plans; Exterior Elevations; Slab and Roof Plans.

FINISH SCHEDULE					
COMMUNITY BUILDING / MANAGER'S APARTMENT					
SPACE	FLOOR	BASE	WALLS	CEILING	REMARKS
LIVING	CARPET	WOOD	1/2" GYPSUM BOARD	1/2" GYPSUM BOARD	
KITCHEN/DINING	VINYL TILE	WOOD	1/2" GYPSUM BOARD	1/2" GYPSUM BOARD	
HALL	CARPET	WOOD	1/2" GYPSUM BOARD	1/2" GYPSUM BOARD	
BEDROOM/OFFICE	CARPET	WOOD	1/2" GYPSUM BOARD	1/2" GYPSUM BOARD	
BATH	VINYL TILE	WOOD	1/2" GYPSUM BOARD	1/2" GYPSUM BOARD	CERAMIC TILE 6" WAINSCOT AROUND TUB
LAUNDRY/HWY ROOM	NON-SLIP VINYL TILE	WOOD	1/2" GYPSUM BOARD	1/2" GYPSUM BOARD	
STORAGE	FINISHED CONCRETE	WOOD	1/2" GYPSUM BOARD	1/2" GYPSUM BOARD	
STORAGE	FINISHED CONCRETE	WOOD	1/2" GYPSUM BOARD	1/2" GYPSUM BOARD	
GENERAL APARTMENT STORAGE	FINISHED CONCRETE	WOOD	1/2" GYPSUM BOARD	1/2" GYPSUM BOARD	
COMMUNITY ROOM	REF. SPECIFICA.	WOOD	1/2" GYPSUM BOARD	1/2" GYPSUM BOARD	
KITCHEN	REF. SPECIFICA.	WOOD	1/2" GYPSUM BOARD	1/2" GYPSUM BOARD	
RESTROOM	REF. SPECIFICA.	WOOD	1/2" GYPSUM BOARD	1/2" GYPSUM BOARD	

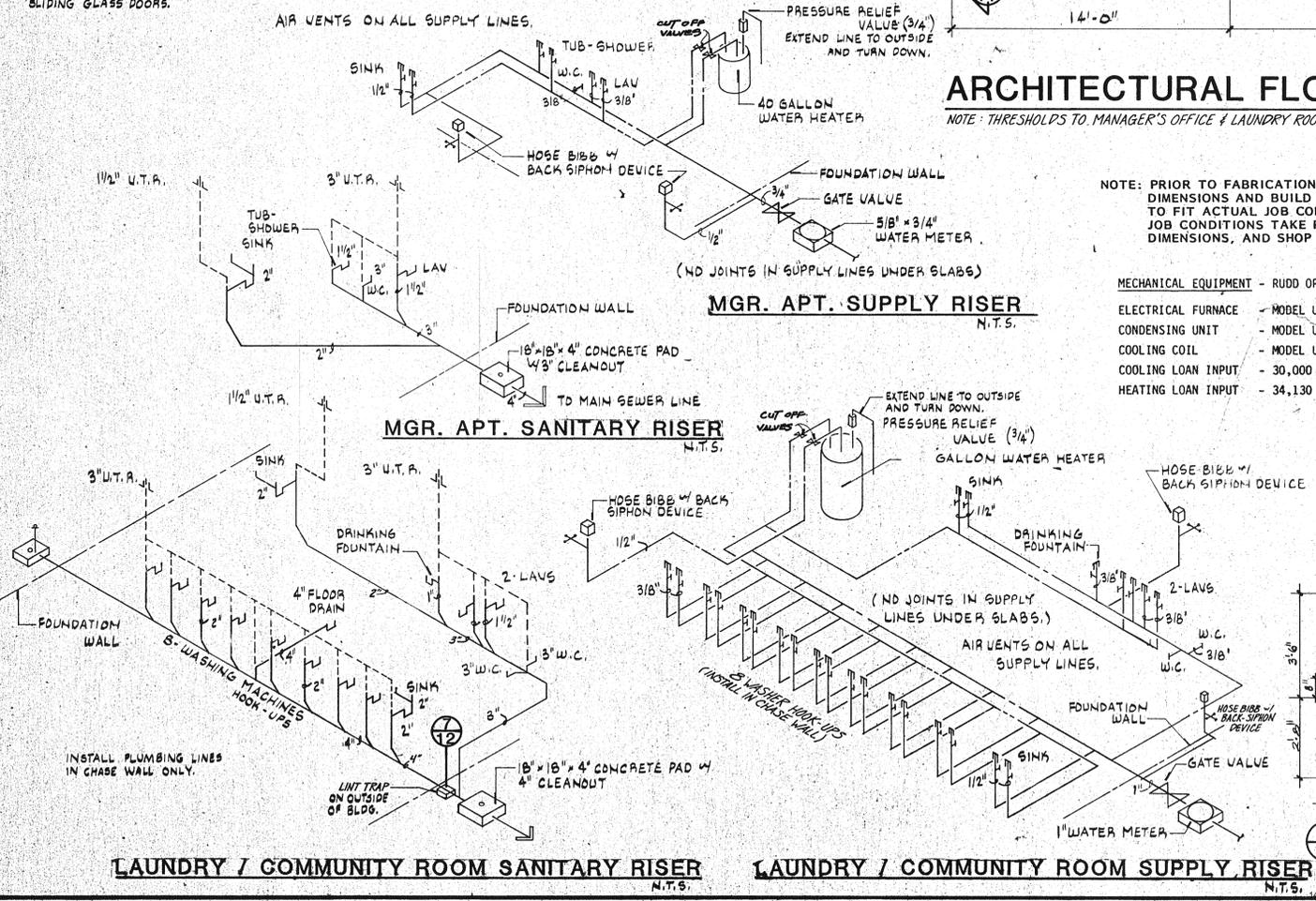
- GENERAL NOTES:**
- *All bearing walls and tenant separation walls shall have 5/8" Type "X" Gypsum Board; both sides on tenant separation walls.
 - *Ceilings and walls in bathroom, kitchen and laundry shall be smooth, enameled, grease resistant, washable finish. Spray texture shall not be used.
 - *Install moisture resistant gypsum board on walls in tub area.
- HANDICAPPED REQUIREMENTS**
- All electrical switches, fan controls, and wall telephones shall not be mounted higher than 48" above finish floor.
 - Provide remote switch for range hood and light as indicated on floor plan.
 - Water fountain spout height shall be no higher than 36" and minimum knee clearance of 27" from finish floor.
 - Lavatory shall be wall-hung and exposed pipes insulated. Provide tilt mirror over the lavatory, and a towel dispenser/towel dispenser with the bottom opening at a maximum of 40" above finish floor.
 - Commode to be on end wall with a 36" grab-bar, the center of which is located at the front end of the commode. A 24" grab-bar to be centered over the back of the commode. Block for grab-bar to provide minimum 250# pull. Mount at approximately 2'-0" above floor.
 - MAXIMUM DOOR THRESHOLDS SHALL BE 1/2" HIGH AT DOORS AND 3/4" HIGH AT SLIDING GLASS DOORS.
- ELECTRICAL NOTES**
- Minimum wire size shall be #12 copper.
 - Prewire all units for telephone and T.V. and place wire in NON-METALLIC CONDUIT.
 - Smoke detectors shall be "BRK Electronics" Model No. 769 AC or approved equal.
 - Bathroom and exterior duplex outlets will be on ground fault interruptions.
 - All outlet boxes in tenant separation walls shall be either fire-rated plastic or metal.
 - See Handicapped Floor Plan for special electrical requirements.
 - Stagger electrical outlets 16" minimum at tenant separation walls.
- EXHAUST FAN:**
"Powerline" Model #14 DAE 8C Roof Mounted Fan With 24-1/2" x 24-1/2" SC-8 Roof Curb With 5 in 12 Roof Pitch Complete With Self-Closing Shutter.
- ALL ELECTRICAL WIRING IN LAUNDRY / COMMUNITY ROOM SHALL BE IN CONDUIT, NON-METALLIC.**



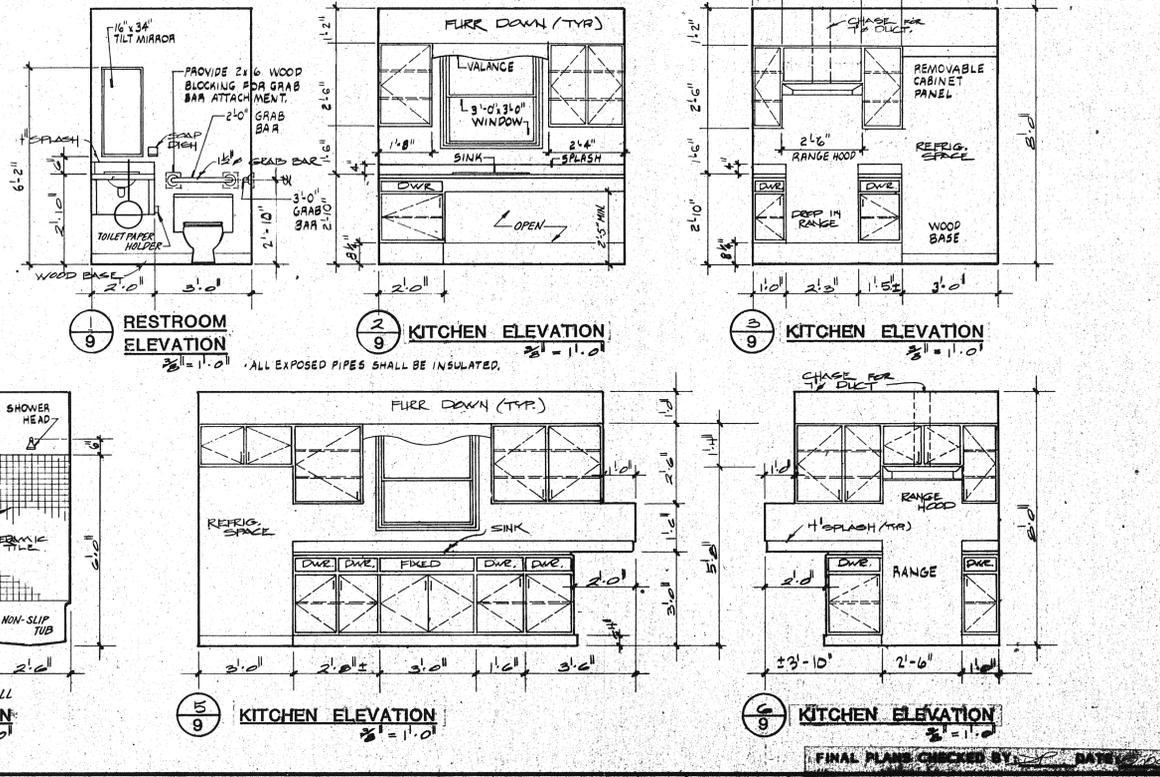
ARCHITECTURAL FLOOR PLAN MANAGER'S APARTMENT-OFFICE / LAUNDRY ROOM / COMMUNITY ROOM

NOTE: THRESHOLDS TO MANAGER'S OFFICE & LAUNDRY ROOM SHALL NOT EXCEED 1/2" IN HEIGHT FOR HANDICAP ACCESS

MANAGER'S APARTMENT	925 SF
OFFICE	192
LAUNDRY ROOM	395
COMMUNITY ROOM	469
STORAGE	320



- NOTE: PRIOR TO FABRICATION, JOB VERIFY ALL DIMENSIONS AND BUILD CABINETS AND VANITIES TO FIT ACTUAL JOB CONDITIONS. MEASURED JOB CONDITIONS TAKE PRIORITY OVER DRAWING DIMENSIONS, AND SHOP DRAWINGS.**
- MECHANICAL EQUIPMENT - RUDD OR EQUAL**
- ELECTRICAL FURNACE - MODEL UENB 14-10, 10KM, 1000 CFM
 - CONDENSING UNIT - MODEL UACA 030
 - COOLING COIL - MODEL UXAN EB 31, 2.5 H.P.
 - COOLING LOAN INPUT - 30,000 B.T.U.H.
 - HEATING LOAN INPUT - 34,130 B.T.U.H.



ARCHITECT
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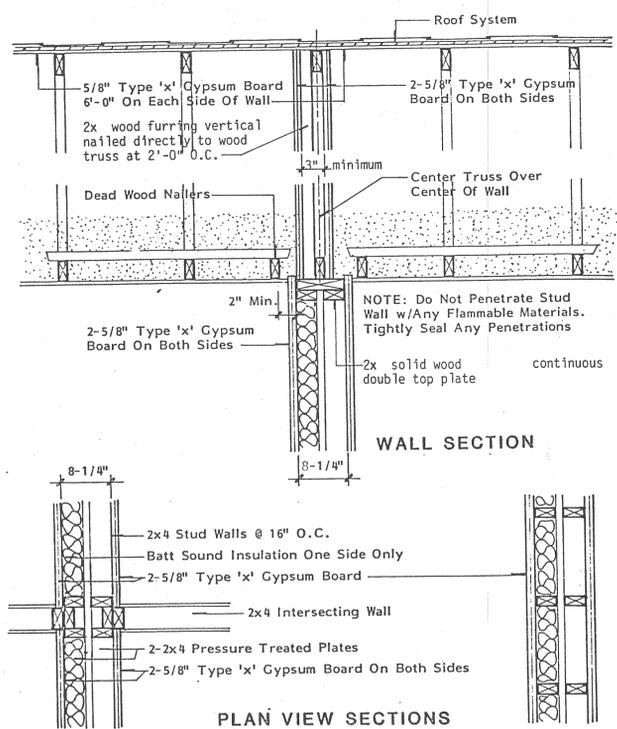
Community Building: Architectural, Electrical, and Mechanical Plans; Interior Elevations

DRAFTSMAN: DORIS J. HILL
 PROJECT: 8173
 DATE: 5/20/82
 REVISED: 08/85

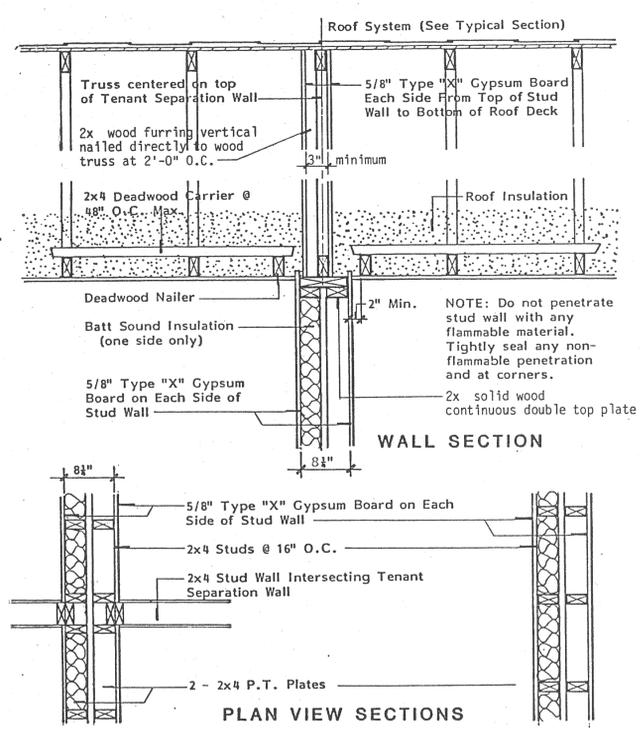
REVISIONS: 01
 DATE: 5/20/82

FINAL PLANS CHECKED BY: DATE:

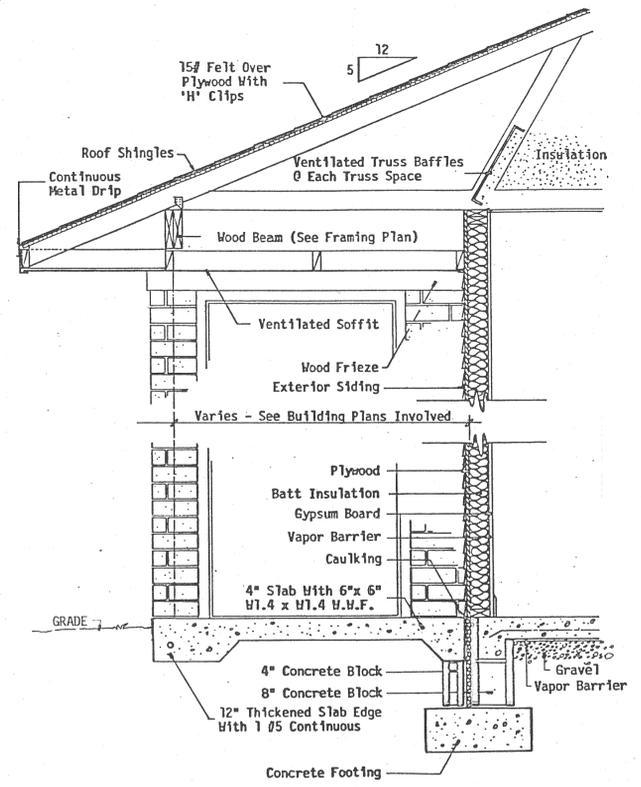
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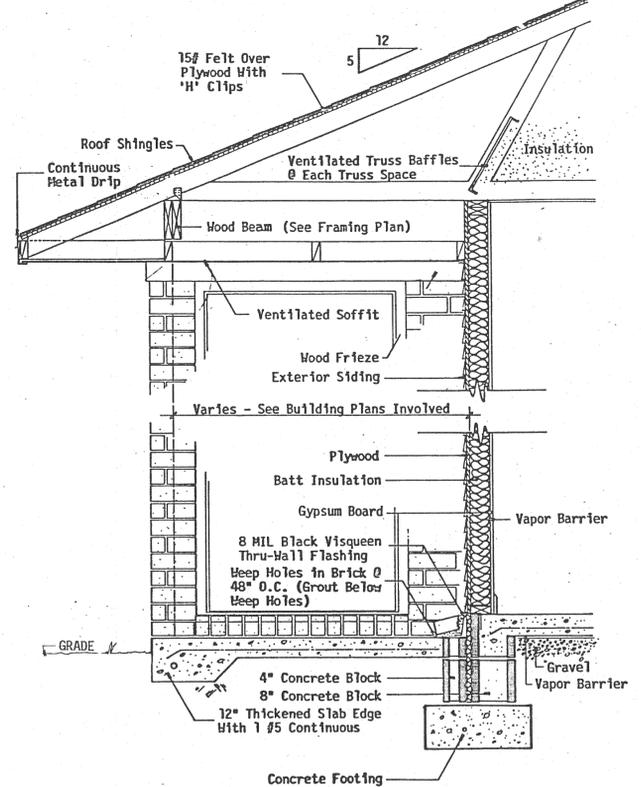
LAUNDRY WALL SECTION 1/11
3/4" = 1'-0"



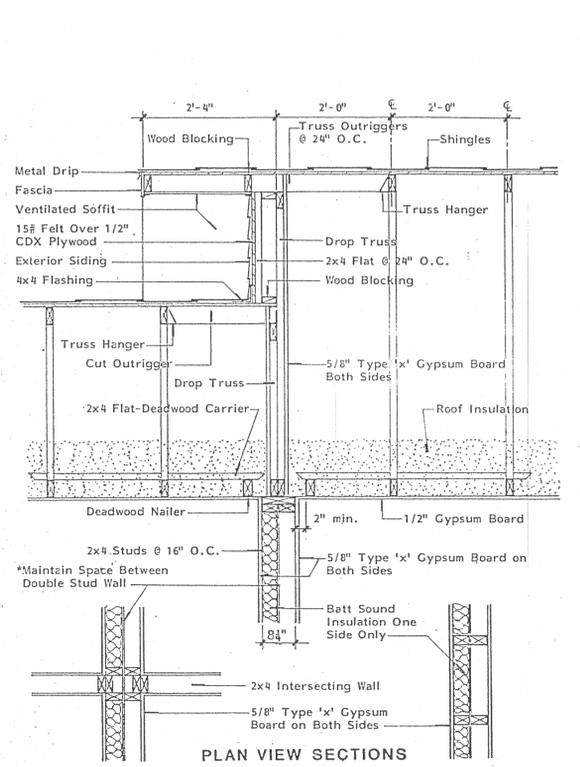
TENANT SEPARATION WALL 2/11
3/4" = 1'-0"



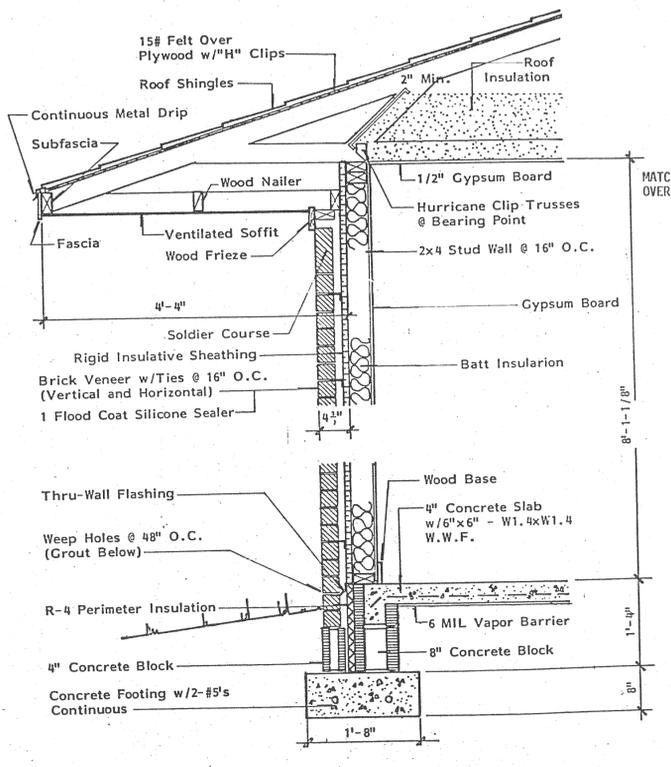
WALL SECTION @ HANDICAPPED PORCH 3/11
(SEE TYPICAL WALL SECTION FOR COMMON NOTES)
NOTE: SLOPE PORCH SLABS 1/4" PER FOOT MIN.



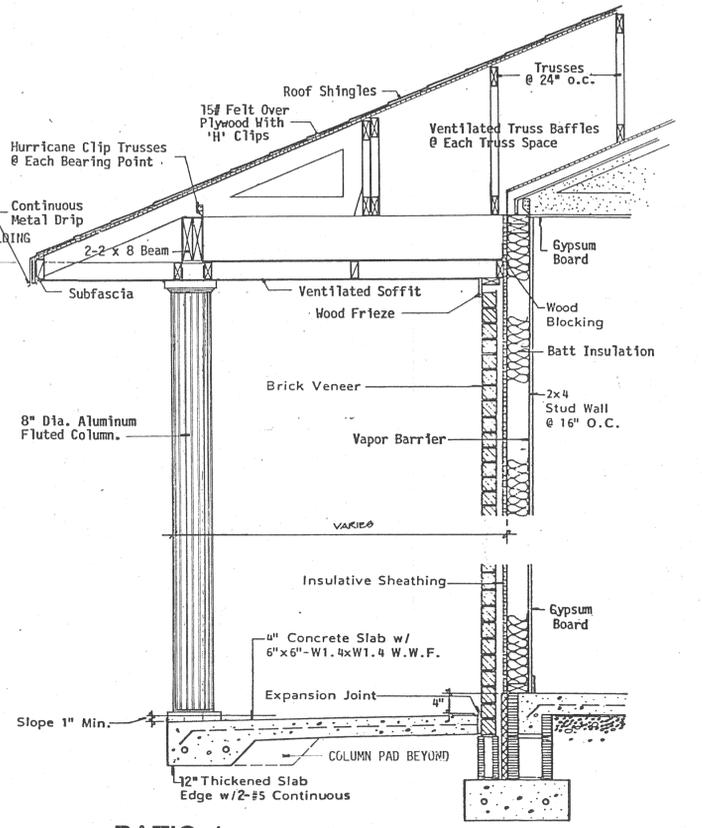
WALL SECTION @ PORCH 4/11
(SEE TYPICAL WALL SECTION FOR COMMON NOTES)
NOTE: SLOPE PORCH SLABS 1/4" PER FOOT MIN.



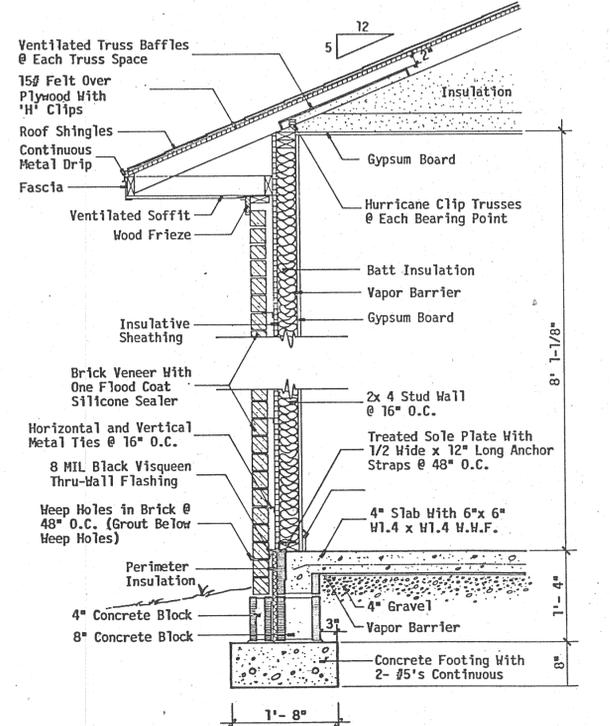
TENANT SEPARATION WALL AT STAGGERED UNITS 8/11
3/4" = 1'-0"



WALL SECTION 5/11
3/4" = 1'-0"



PATIO / PORCH SECTION 6/11
3/4" = 1'-0"

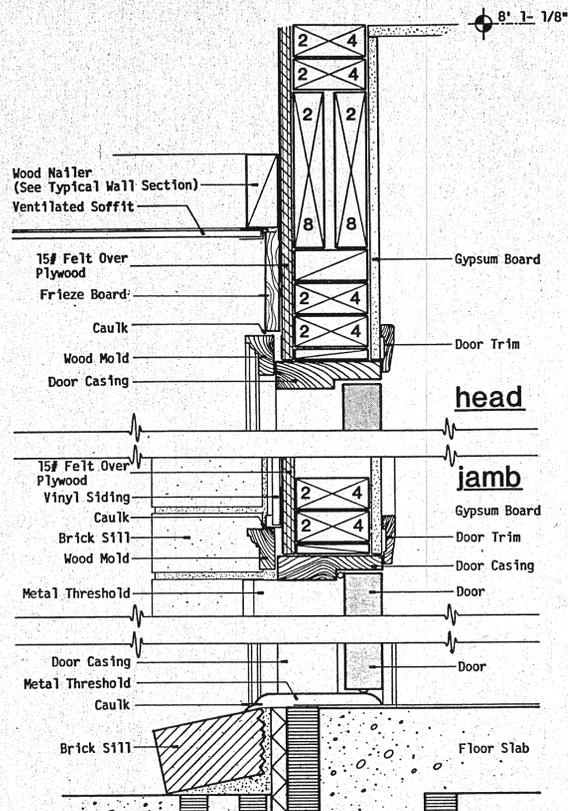


TYPICAL WALL SECTION 7/11
3/4" = 1'-0"

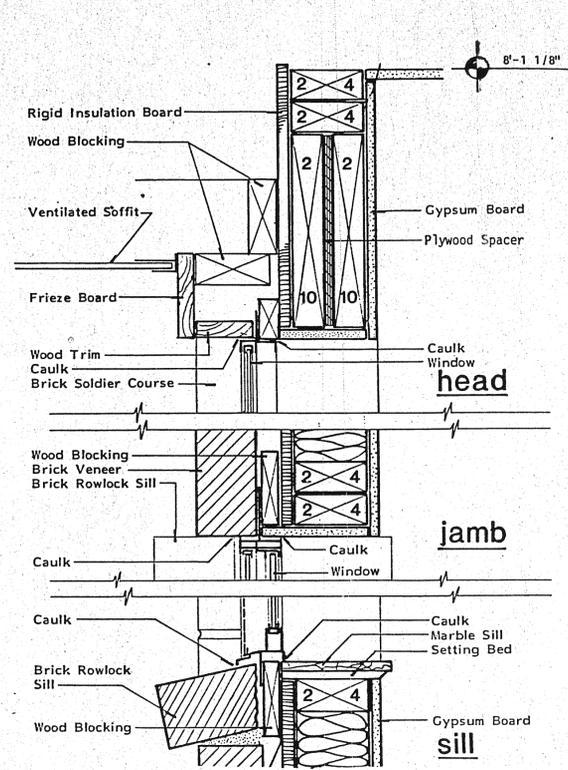
ARCHITECT
LEWIS BROWN JR.
 5700 SOUTHWEST 34th STREET
 GAINESVILLE, FLORIDA 32608
 (904) 372-1378

THE GROVE
 VIDALIA, GEORGIA
 FOR
 VIDALIA LTD.
 MOULTRIE, GEORGIA

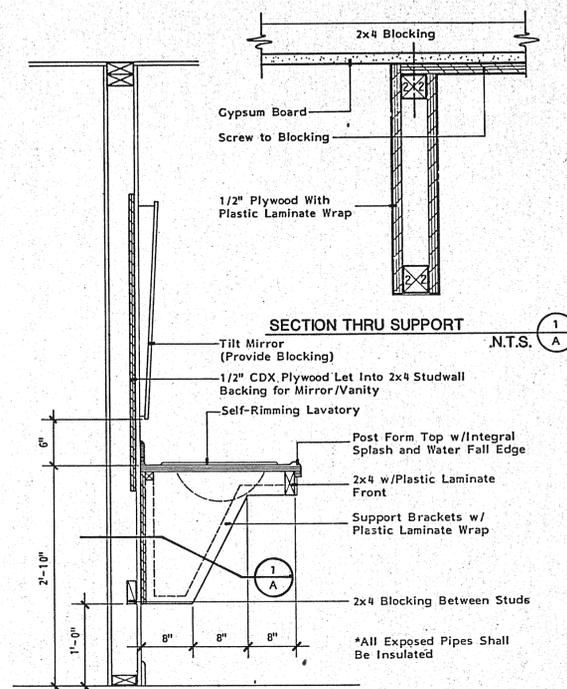
Building Details Sections and Details.



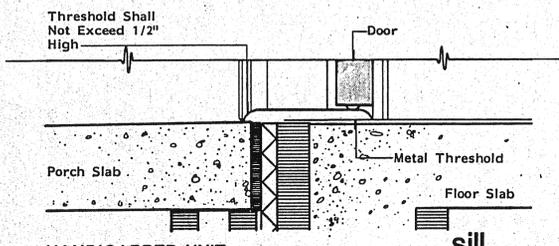
DOOR DETAIL 1
3" = 1'-0" 12



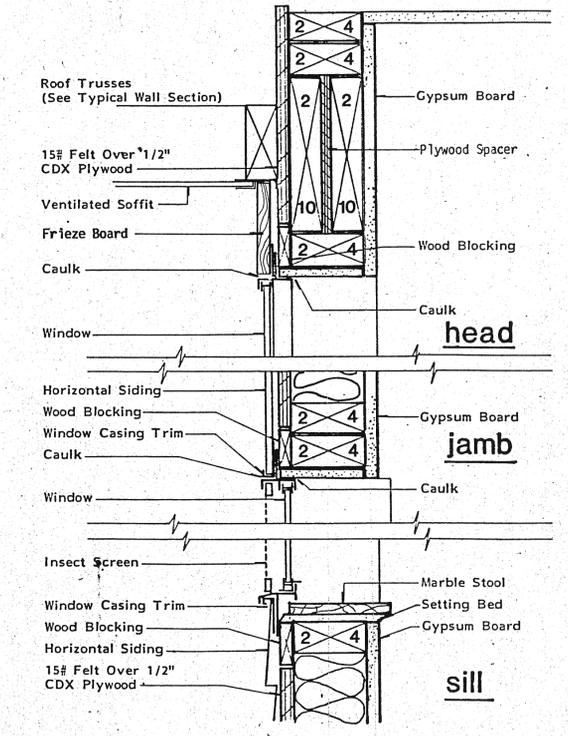
WINDOW DETAIL @ BRICK VENEER 2
3" = 1'-0" 12



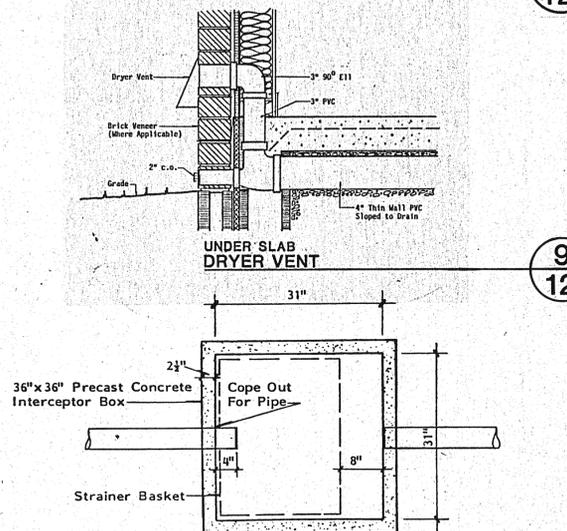
HANDICAPPED VANITY DETAIL 3
N.T.S. 12



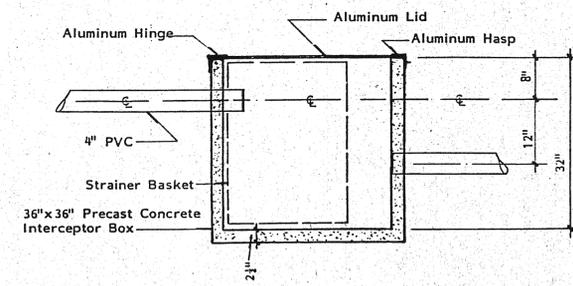
HANDICAPPED UNIT DOOR SILL DETAIL 4
3" = 1'-0" 12



WINDOW DETAIL @ VINYL SIDING 6
3" = 1'-0" 12

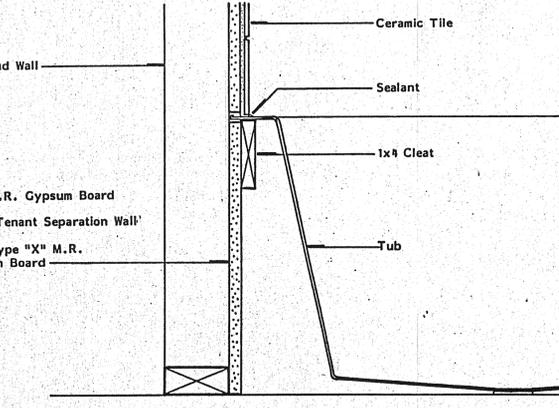


UNDER SLAB DRYER VENT 9
12



LINT TRAP SECTION 7
N.T.S. 12

*Lint traps shall be constructed in accordance with Section 808 of Standard Plumbing Code (1992 Edition)



TUB DETAIL AT WALL 5
N.T.S. 12

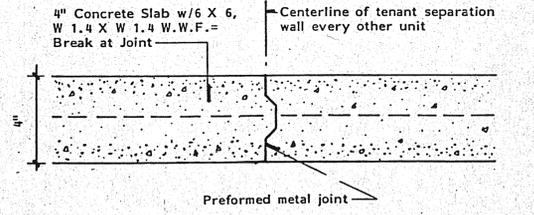
DOOR SCHEDULE		
MARK	SIZE	DESCRIPTION
1	30x 68x 1-3/4"	METAL: 6 Panel Insulated
2	30x 68x 1-3/4"	METAL: Flush Insulated
3	30x 68x 1-3/4"	METAL: 9 Lite Colonial
4	28x 68x 1-3/4"	METAL: 9 Lite Colonial
5	60x 68x 1-3/4"	METAL: Flush Insulated (Pair)
6	30x 68x 1-3/8"	WOOD: Hollow Core
7	28x 68x 1-3/8"	WOOD: Hollow Core
8	28x 68x 1-3/8"	WOOD: Hollow Core
9	24x 68x 1-3/8"	WOOD: Hollow Core
10	50x 68	METAL: B1-fold Louvered (4 Panel)
11	40x 68	METAL: B1-fold Louvered (4 Panel)
12	30x 68	METAL: B1-fold Louvered (4 Panel)
13	26x 68	METAL: B1-fold Louvered
14	20x 68	METAL: B1-fold Louvered
15	16x 68	METAL: B1-fold Louvered
16	28x 68x 1-1/4"	ALUMINUM: Screen Door
17	30x 68x 1-1/4"	ALUMINUM: Screen Door
18	60x 68	METAL: Sliding Glass

WINDOW SCHEDULE			
MARK	SIZE	DESCRIPTION	REMARKS
A	2020	ALUMINUM Single Hung	
B	2030	ALUMINUM Single Hung	
C	2040	ALUMINUM Single Hung	
D	2060	ALUMINUM Single Hung	
E	3030	ALUMINUM Single Hung	
F	3040	ALUMINUM Single Hung	
G	2044	ALUMINUM Single Hung	
H	3050	ALUMINUM Single Hung	

NOTES: Include insect screen for all windows. Viscose wrap heads, jambs and sills of all windows.

FINISH SCHEDULE				
SPACE	FLOOR	BASE	WALLS	CEILING
LIVING	Carpet	Wood	1/2" Gypsum Board	1/2" Gypsum Board
DINING	Vinyl Tile	Wood	1/2" Gypsum Board	1/2" Gypsum Board
KITCHEN	Vinyl Tile	Wood	1/2" Gypsum Board	1/2" Gypsum Board
BEDROOM	Carpet	Wood	1/2" Gypsum Board	1/2" Gypsum Board
BATH	Vinyl Tile	Wood	1/2" Gypsum Board	1/2" Gypsum Board
INTERIOR STORAGE	Vinyl Tile	Wood	1/2" Gypsum Board	1/2" Gypsum Board
EXTERIOR STORAGE	Finished Concrete	Wood	1/2" Gypsum Board	1/2" Gypsum Board

- ALL TENANT SEPERATION WALLS shall have 5/8" Type "X" Gypsum Board on both sides.
- CEILINGS AND WALL IN BATHROOMS AND KITCHENS shall be smooth, enameled, grease resistant, washable finish. Spray finish shall NOT be used.
- MOISTURE RESISTANT GYPSUM BOARD shall be used around tub wall perimeter.



CONSTRUCTION JOINT 8
N.T.S. 12

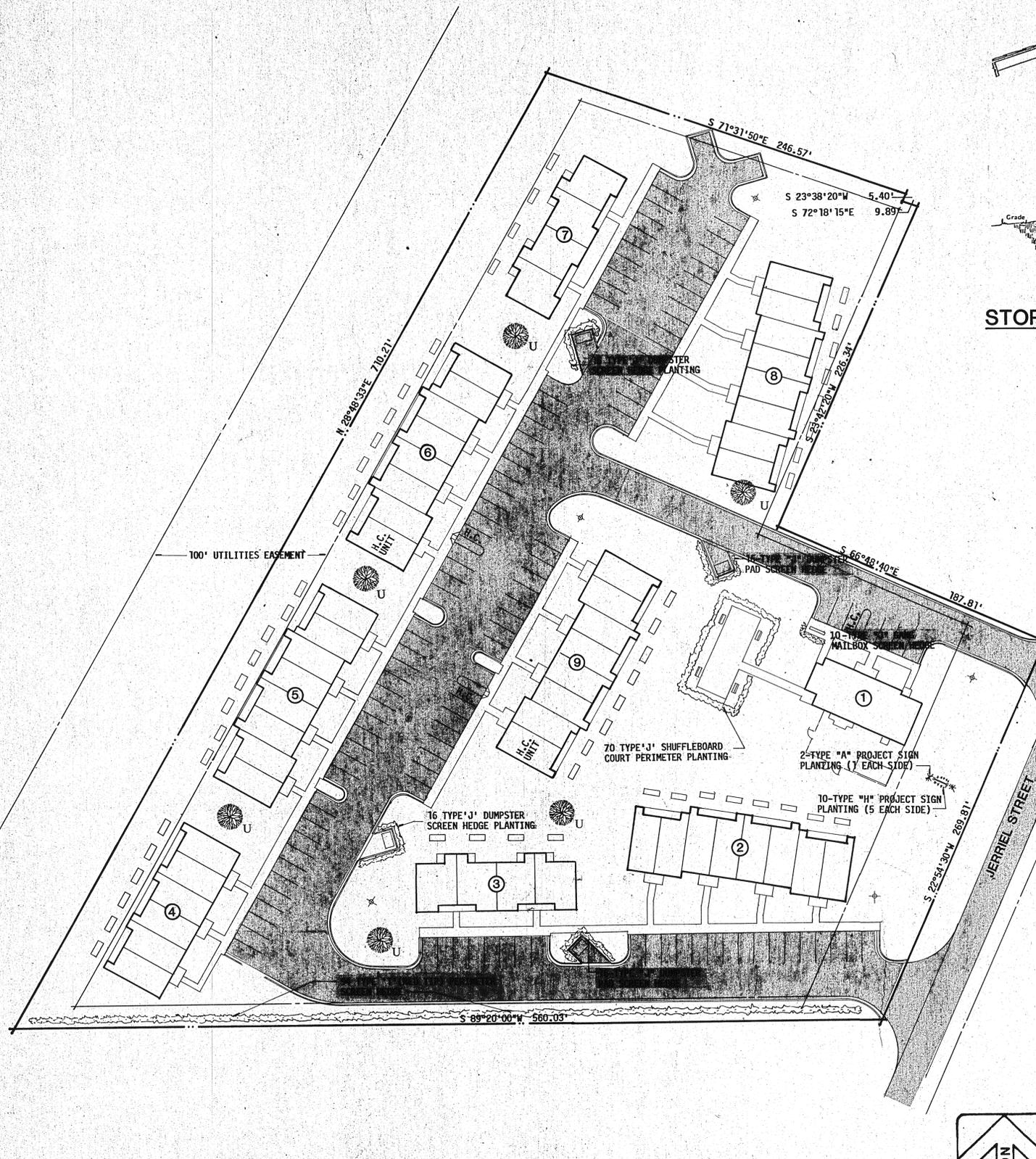
ARCHITECT
LEWIS BROWN JR.
5700 SOUTHWEST 34th STREET
GAINESVILLE, FLORIDA 32608
(904) 372-1378

DESIGNED BY ROBERT PRINCE
REAL. NO.: 87953
DATE: 5.06.88

THE GROVE
VIDALIA, GEORGIA
FOR
VIDALIA LTD.
MOULTREE, GEORGIA

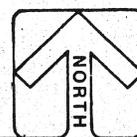
Finish, Door and Window Schedules: Door and Window Construction Details; Miscellaneous Details.

LANDSCAPE SITE PLAN

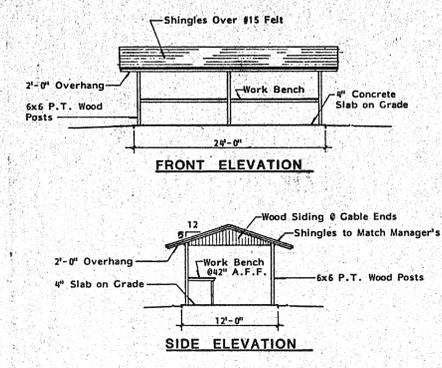
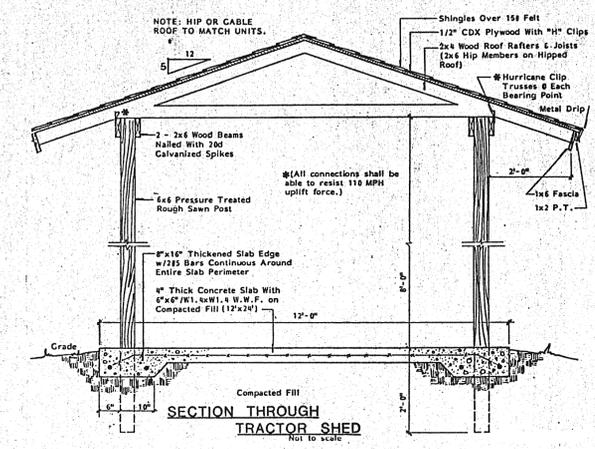


ALL AREAS DISTURBED BY CONSTRUCTION TO BE PLANTED WITH CENTIPEDE SOG.

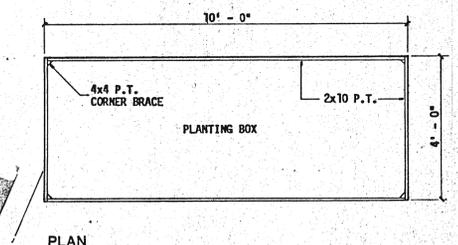
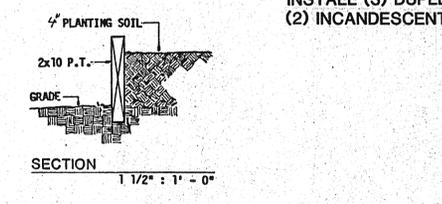
1" : 40'-0"



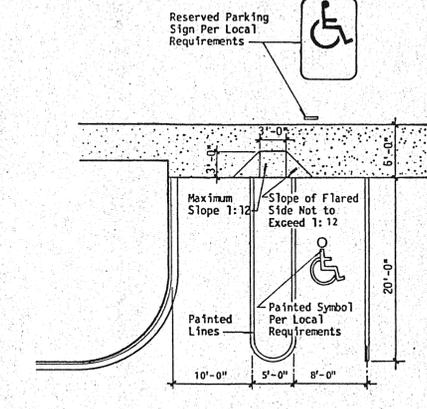
STORAGE SHED DETAIL



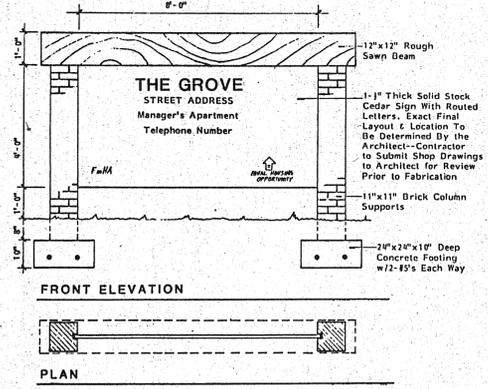
INSTALL (3) DUPLEX WEATHERPROOF G.F.I. OUTLETS & (2) INCANDESCENT LIGHTS WITH W.P. SWITCH
 NTS 1/13



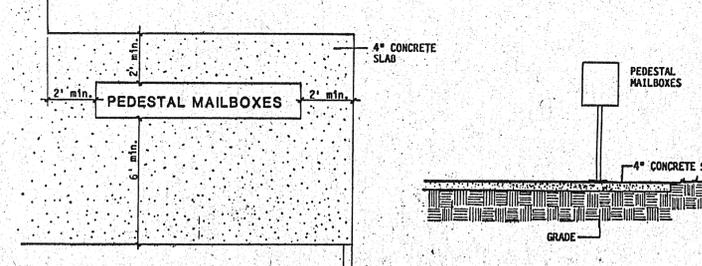
PLANTING BOX DETAIL
 PLANTINGS TO BE PROVIDED BY TENANTS
 NTS 2/13



HANDICAPPED PARKING DETAIL
 NTS 3/13



PROJECT SIGN
 NOTE: LETTERING TO BE ON BOTH FACES
 NTS 4/13



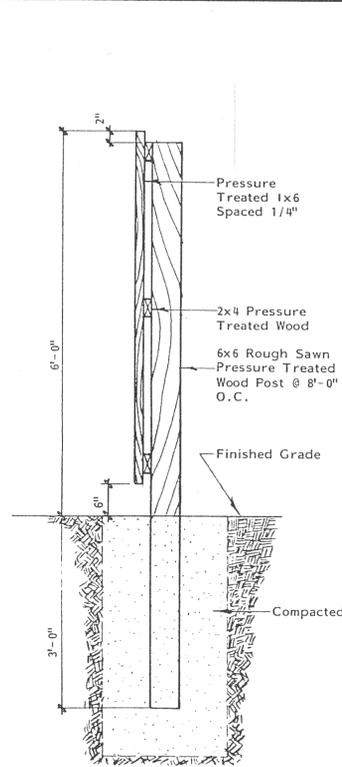
MAILBOX DETAIL
 NOTE: ALL H.C. UNIT MAILBOXES SHALL BE LOCATED IN THE SECOND OR THIRD SET OF MODULES FROM THE GRADE. (36\"/>

FINAL PLANS CHECKED BY: [Signature] DATE: 5/09/88

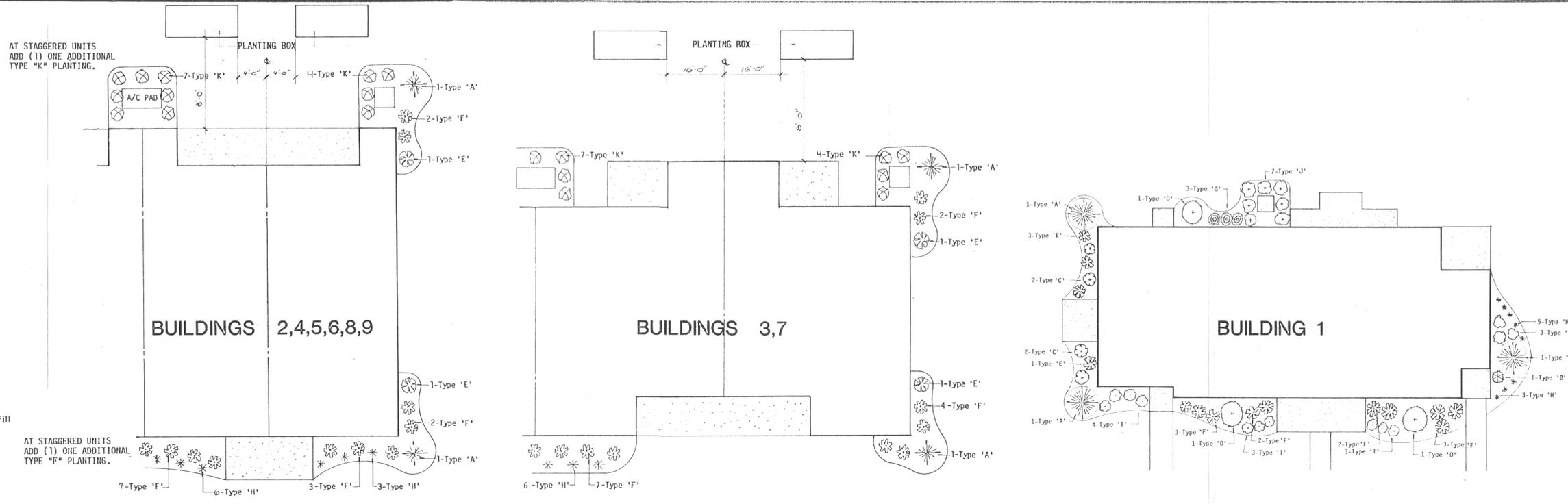
ARCHITECT
 LEWIS BROWN JR.
 5700 SOUTHWEST 34th STREET
 GAINESVILLE, FLORIDA 32608
 (904) 372-1378

THE GROVE
 VIDALIA, GEORGIA
 for
 VIDALIA LTD.
 MOULTRIE, GEORGIA

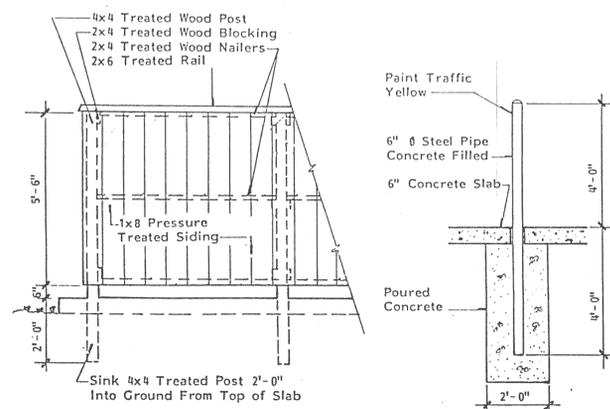
Site Landscape Plan and Site Details.



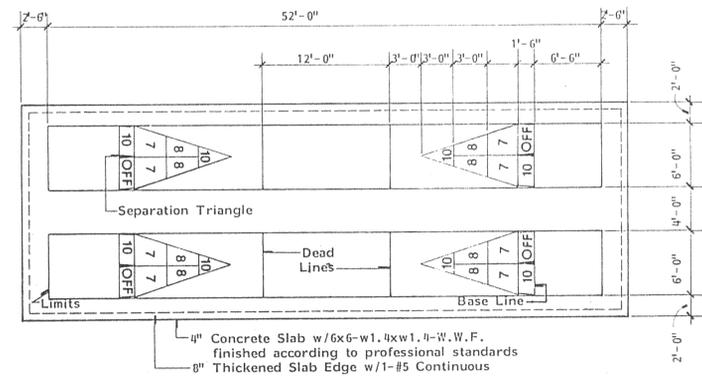
FENCE DETAIL
3/4" = 1'-0"
1/14



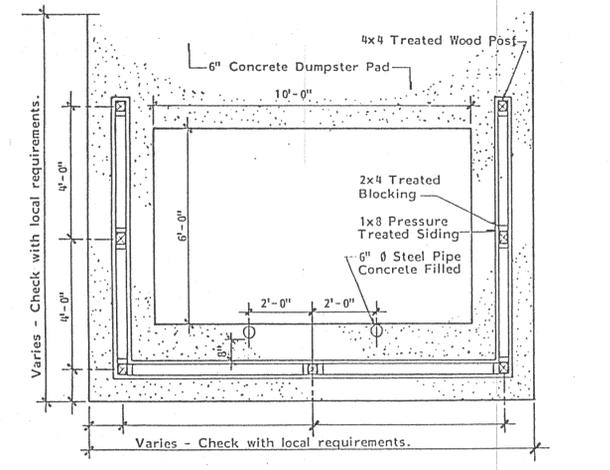
BUILDING LANDSCAPE PLANS
N.T.S. 5/14



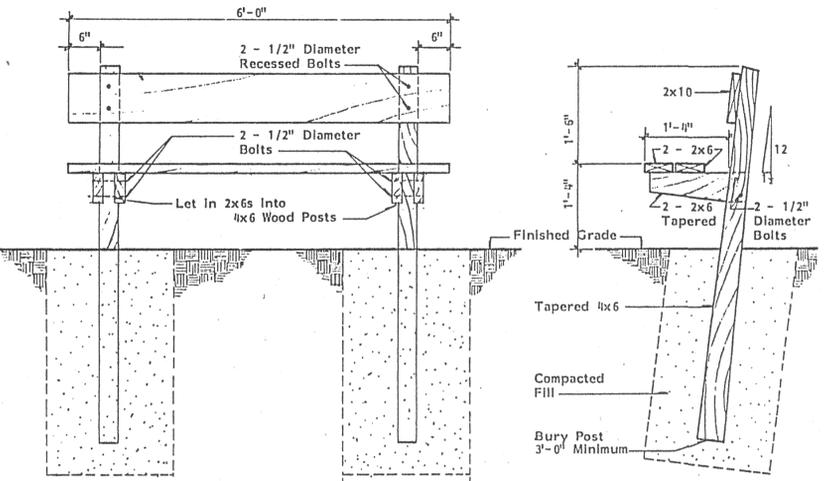
SCREEN WALL ELEVATION
CONCRETE BOLLARD SECTION



SHUFFLEBOARD COURT DETAIL
1/8" = 1'-0"
2/14



DUMPSTER PAD DETAIL
3/8" = 1'-0"
3/14



BENCH DETAIL
3/4" = 1'-0"
4/14

PLANTING SCHEDULE

SYMBOL	SHRUBS & GROUND COVER		COMMON NAME
	BOTANICAL NAME	SIZE	
A	Cortaderia Selloana	3'-4' (L)	Pampas Grass
B	Juniperus Chinesis	18"-24" (M)	Hetzl Juniper
C	Spiraea Prunifolia	18"-24" (M)	Bridal Wreath Spirea
D	Podocarpus Macrophylla	3'-4' (L)	Podocarpus
E	Nandina Domestica	16"-24" (M)	Nandina
F	Viburnum Rhytidophyllum	16"-24" (M)	Leatherleaf Viburnum
G	Illicium Anisatum	18"-24" (M)	Japanese Anise
H	Juniperus Squamata	12"-16" Sp(S)	Parsoni Juniper
I	Rhododendron Simsii	18"-24" (M)	Formosa Azalea
J	Ligustrum Sinensis	16"-24" (M)	Vari. Ligustrum
K	Ligustrum Japonicum	18"-24" (M)	Waxleaf Ligustrum
L	Juniperus Virginiana	3'-4' (L)	Skyrocket Juniper
M	Rhododendron Obtusum	18"-24" (M)	Coral Bell Azalea
N	Ilex Cornuta	30"-36" (L)	Chinese Holly
O	Ilex Cornuta Rotunda	18"-24" (M)	Dwarf Chinese Holly
P	Liriope Muscari	12" (S)	Big Blue Liriope
Q	Vinca Minor	12" (S)	Common Periwinkle
R	Juniperus Conferta	18"-24" (M)	Blue Pacific Juniper
S	Lagerstroemia Indica	3'-4' (L)	Crepe Myrtle (Shrub)
T	Photinia Fraserii	3'-4' (L)	Red Tip
TREES			
U	Acer saccharinum	4'-6'	Silver Maple
V	Pyrus calleryana Bradford	4'-6'	Bradford Pear
W	Lagerstroemia Indica	4'-6'	Crepe Myrtle
X	Cornus Florida	4'-6'	Dogwood

ABBREVIATIONS
PS- PROJECT SIEG
DS- DUMPSTER SCREEN
SB- SHUFFLEBOARD
I3- MAILBOXES
RA- RETENTION AREA
IL- INTERNAL LANDSCAPE

PLANTINGS PER BUILDING	SITE PLANTINGS					PERIMETER PLANTINGS				TOTAL PLANTINGS					
	1	2,5,6,8,9	4	3,7	PS	DS	SB	MB	RA		IL	NORTH SIDE	EAST SIDE	SOUTH SIDE	WEST SIDE
A	4		4	4	2										37
B	1														1
C	4														4
D															1
E	4	4	4	4											32
F	10	37	28	19											251
G	3														3
H	8	24	18	5	0										168
I	0														10
J	7					64	70	10							151
K			22	15											197
L	3														3
M															1
N															1
O	3														3
P															1
Q															1
R															1
S															1
T													93		93
U										6					6
V															1
W															1
X															1
TOTAL	50	480	76	96	12	64	70	10	0	0			93		963

PROJECT PLANTING TOTAL 963

LEWIS BROWN JR. ARCHITECT
5700 SOUTHWEST 34th STREET SUITE 1307
GAINESVILLE, FLORIDA 32608 (904) 372-1378

DRAFTSMAN: R.E.
PROJ. NO. 8795
DATE: 5 OCT 88
REVISED DATES:

THE GROVE
VIDALIA, GEORGIA
for
VIDALIA LTD.
MOULTRIE, GEORGIA

Building Landscape Plans; Plant Schedule;
Shuffleboard Detail; Miscellaneous Site Details.

ARTICLE X. - R-4 APARTMENT DISTRICT

Section 1000. - Declaration of legislative intent.

The purpose of establishing apartment districts shall be to encourage the logical and timely development of land for apartment purposes in accordance with the objectives, policies, and proposals of the future land use plan; to permit a variety of housing; to assure the suitable design of apartments in order to protect the surrounding environment of adjacent and nearby neighborhoods; and to insure that the proposed development will constitute a residential environment of sustained desirability and stability and not produce a volume of traffic in excess of the capacity for which access streets are designed.

Section 1001. - Use regulations.

A building may be erected or used, and a lot may be used or occupied for the following purposes, and no other, provided that the requirements of the following sections are met:

- (1) Apartment house or group of apartment houses which constitute a single operating or proprietary unit.
- (2) Any use permitted in an R-3 District, excluding detached mobile homes, not within a mobile home park.
- (3) Accessory uses customarily incidental to the above uses.

(Ord. of 3-11-91, § 4; Ord. of 12-14-98)

Section 1002. - Height regulations.

The maximum height of buildings and other structures erected or enlarged in this district shall be:

- (1) For any dwelling, thirty-five (35) feet and not to exceed three (3)

stories.

- (2) For any building accessory to any dwelling, fifteen (15) feet and not exceeding one (1) story.

Section 1003. - Area, width and yard regulations.

- (a) The lot area, lot width, yard requirements and building coverage requirements for single-family dwellings, two-family—twins and two-family—duplexes shall be the same as required in the R-3 High Density Residential District, article VIII.
- (b) Apartment building:
 - (1) *Building coverage*: Not more than fifteen (15) percent of the lot area shall be occupied by a building or buildings.
 - (2) *Dwelling units per acre*: There shall be not more than ten (10) dwelling units per developable acre.
 - (3) *Front yard*: There shall be a front yard on each lot which shall be not less than fifty (50) feet in depth.
 - (4) *Side and rear yards*: No building shall be located closer than thirty (30) feet to a side or rear property line adjacent to a residential district, or within twenty-five (25) feet of any property line.
 - (5) *Distance between buildings*: The distance, at the closest point, between any two (2) buildings of a group of apartments shall not be less than ten (10) feet.
 - (6) *Paving*: All areas provided for use by vehicles and all pedestrian walks shall be constructed in accordance with city specifications. All drives and parking areas shall be curbed.
 - (7) *Access*: Provision shall be made for safe and efficient ingress and egress to and from vehicle streets and highways serving the apartments without undue congestion to or interference with normal traffic flow.
 - (8) *Utilities*: No development shall be permitted unless public water

supply and sanitary sewerage is supplied.

- (9) *Plan*: The proposed development shall be constructed in accordance with an overall plan and shall be designed as a unified architectural unit with appropriate landscaping.
- (10) *Recreation*: The developer shall be encouraged to give consideration to the provision of community areas, laundry facilities, playground and totlots and other services necessary for the comfort and convenience of apartment residents.



MAP DATA

FEMA Special Flood Hazard Area: **No**
 Map Number: **13279C0084C**
 Zone: **X**
 Map Date: **August 19, 2010**
 FIPS: **13279**

MAP LEGEND

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

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WEST

MANNING

JERREL

155

STATE OF GEORGIA
COUNTY OF TOOMBS

EXECUTOR'S DEED

THIS INDENTURE, Made and entered into this 12th day of October, in the year of Our Lord One Thousand Nine Hundred and Eighty-eight, by and between WILMER BYRD, Executor under the Last Will and Testament of W. R. BYRD, deceased, late of the State of Georgia and County of Toombs, hereinafter designated "Grantor" and VIDALIA LTD., a limited partnership of Colquitt County, Georgia, hereinafter designated "Grantee", the words Grantor and Grantee to include their respective heirs, successors and assigns, where the context requires or permits:

W I T N E S S E T H:

That the Grantor (acting under and by virtue of the power and authority contained in said Will, the same having been probated and recorded in the Probate Court of Toombs County, Georgia), for and in consideration of the sum of Sixty-Five Thousand Five Hundred and no/100 Dollars (\$65,500.00) and other good and valuable considerations and the assent to the devise contained in the Last Will and Testament of the said W. R. BYRD, deceased, in hand paid, at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, its successors and assigns, all that lot, tract or parcel of land lying and being in the City of Vidalia, 1823rd G. M. District, Toombs County, Georgia, more particularly described as follows:

Beginning at a concrete monument in the westerly right-of-way line of Jarrell Street (sometimes known as Jerriel Street, a 50-foot right-of-way) located at the northeast corner of lands of Vidalia Apartment Company, Ltd. (Summer's Landing); AND FROM SAID POINT OF BEGINNING running South 89° 20' West along the northerly line of said property of Summer's Landing 560.03 feet to a concrete monument; thence, running North 28° 48' 33" East 710.21 feet to a concrete monument in the southerly line of property of Sight Unlimited, Inc.; thence, running South 71° 31' 50" East along the southerly line of property of Sight Unlimited, Inc. 246.57 feet to a concrete monument in the westerly right-of-way line of West Avenue;

Toombs County, Georgia
Real Estate Transfer Tax
Paid \$ 75.00
Date October 14, 1988
Betsy Meeks
Deputy Clerk Superior Court

SMITH & FLOYD
Attorneys At Law
15 Osborne Road
St. Marys, Ga. 31558
912/882-4348

00780

thence, running South 23° 38' 20" West along said westerly right-of-way line 5.40 feet to a concrete monument; thence, running South 72° 18' 15" East along the southerly right-of-way line of 2nd Street 9.89 feet to a concrete monument; thence, running South 23° 42' 20" West along the westerly right-of-way line of lands of Altamaha Area Community Action Authority, Inc. 226.34 feet to a concrete monument; thence, running South 66° 48' 40" East along the southerly line of said lands 187.81 feet to a concrete monument in the westerly right-of-way line of Jarrell Street; thence, running South 22° 54' 30" West along said westerly right-of-way line 269.81 feet to a concrete monument which is the point of beginning. Containing 5.56 acres, as more fully and accurately shown and described on that certain plat of survey by Leland H. Moss, Georgia Registered Land Surveyor No. 1306, dated June 7, 1988, recorded in Plat Book 21, Page 590, Toombs County, Georgia, records.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever, in Fee Simple in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and affixed his seal, the day and year first above written.


WILMER BYRD
as Executor under the
Last Will and Testament of
W. R. Byrd

Signed, sealed and delivered
in the presence of:


Witness


Notary Public

Notary Public
Exp. Comm. Expires: 11-06-88



SMITH & FLOYD
Attorneys At Law
5 Osborne Road
Mays, Ga. 31558
912/882-4348

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@greyco.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.

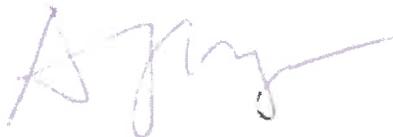
Authorization to Proceed

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								
Name	Address	City	County	Units	Fee before Discount	Discount	Net Fee	
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	
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								
					Total	\$184,500.00	\$166,050.00	

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