

**Waverly Terrace Senior Apartments
Limited Partnership**

**Schedule of Actual Costs and
Independent Auditor's Report**

February 28, 2017

Independent Auditor's Report

Partnership Name: Waverly Terrace Senior Apartments Limited Partnership
Project Name: Waverly Terrace Senior Apartments
Project Number: DCA Project # 2013-39

We have audited the costs included in Part Three and Part Four ("Development Sources and Uses Schedules") of the accompanying Georgia Housing and Finance Authority ("GHFA") Final Cost Certification (the "Final Cost Certification") of Waverly Terrace Senior Apartments Limited Partnership (the "Owner") for Waverly Terrace Senior Apartments ("the Project") as of February 28, 2017. The Final Cost Certification is the responsibility of the Owner and the Owner's management. Our responsibility is to express an opinion on the Development Sources and Uses Schedules of the accompanying Final Cost Certification based on our audit.

Management's Responsibility for the Final Cost Certification

Management is responsible for the preparation and fair presentation of the Final Cost Certification in accordance with financial reporting provisions specified by the State of Georgia giving effect to the instructions issued by Georgia Housing and Finance Authority (GHFA). Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the Final Cost Certification that is free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on the Development Sources and Uses Schedules of the accompanying Final Cost Certification based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards include that we plan and perform the audit to obtain reasonable assurance about whether the Development Sources and Uses Schedules of the accompanying Final Cost Certification is free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Development Sources and Uses Schedules of the accompanying Final Cost Certification. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Development Sources and Uses Schedules of the accompanying Final Cost Certification, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the Development Sources and Uses Schedules of the accompanying Final Cost Certification in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the Development Sources and Uses Schedules of the accompanying Final Cost Certification.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Basis of Accounting

The Development Sources and Uses Schedules of the accompanying Final Cost Certification was prepared in conformity with the accounting practices prescribed by the Internal Revenue Service, under the accrual method of accounting, and in conformity with the format and qualified allocation plan rules set by GHFA, which is a comprehensive basis of accounting other than generally accepted accounting principles.

Restatement of the Final Cost Certification

The original report dated October 19, 2017 has been restated to reflect the increase of total costs, new construction basis, rehabilitation basis and amortizable or non-depreciable basis for changes requested by GHFA. Developer fee was increased by \$53,000 to match the developer fee agreement, other costs in the amount of \$4,500 were moved to DCA-related costs, start-up and reserves in the amount of \$689,244 were moved to unit/building construction, DCA-related costs of \$3,000 for the final inspection fee and \$3,000 for project concept change fees were accrued for and the asset management fee was increased at 3% each year over the compliance period. Total Costs was changed from \$13,979,642 to \$14,173,753, New Construction Basis changed from \$5,756,440 to \$5,780,290, Rehabilitation Basis changed from \$6,686,867 to \$6,716,017 and Amortizable or Non-Depreciable Basis changed from \$1,312,735 to \$1,453,846.

Opinion

In our opinion, the Development Sources and Uses Schedules of the accompanying Final Cost Certification referred to above presents fairly, the actual costs of \$14,173,753 and eligible basis of \$12,496,307 of the Owner for the Project as of February 28, 2017, on the basis of the accounting described above.

Parts One, Two, Five, Six, Seven, Eight, and Nine, which is the responsibility of management, is presented for purposes of additional analysis and is not required pursuant to accounting practices prescribed by the Internal Revenue Service but is supplementary information required by GHFA. The information in Part Eight was derived from and relates directly to the underlying accounting and other records used to prepare the Development Sources and Uses Schedules of the Final Cost Certification and has been subjected to the auditing procedures applied in the audit the Development Sources and Uses Schedules and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the Development Sources and Uses Schedules, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information in Part Eight is fairly stated in all material respects in relation to Development Sources and Uses Schedules as a whole. The information in Parts One, Two, Five, Six, Seven and Nine has not been subjected to the auditing procedures applied in the audit of the financial statements, and, accordingly, we do not express an opinion or provide any assurance on it.

Restriction on Use

This report is intended solely for the information and use of the Owner and the Owner's management and for filing with GHFA and should not be used for any other purpose.

Other

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



Charlotte, North Carolina
April 5, 2018

PART ONE - PROJECT INFORMATION - Waverly Terrace Senior Apartments - 2013-39

Project Name	<input type="text" value="Waverly Terrace Senior Apartments"/>	DCA Project Number	<input type="text" value="2013-39"/>
Date of Final Allocation Application	<input type="text" value="April 5, 2018"/>	Date of Architectural Clearance	<input type="text"/>
Start of First Year of Credit	<input type="text" value="1/1/17"/>	Date of Compliance Clearance	<input type="text"/>

Accountant Completing Cost Certification

Name	<input type="text" value="Cristi Lewis"/>					
Address	<input type="text" value="525 N Tryon St Suite 1000"/>					
City	<input type="text" value="Charlotte"/>	State	<input type="text" value="NC"/>	Zip	<input type="text" value="28202"/>	
Title	<input type="text" value="Partner"/>	E-mail	<input type="text" value="Cristi.Lewis@CohnReznick.com"/>			
Office Phone	<input type="text" value="(704) 332-6444"/>	Ext.	<input type="text"/>	Fax	<input type="text"/>	
					Direct Line	<input type="text" value="(704) 332-6444"/>

Owner Contact for Application Review

Name	<input type="text" value="Donald W. Paxton"/>					
Address	<input type="text" value="3550 South Tamiami Trail, Suite 301"/>					
City	<input type="text" value="Sarasota"/>	State	<input type="text" value="FL"/>	Zip	<input type="text" value="34239"/>	
Title	<input type="text" value="Principal"/>	E-mail	<input type="text" value="dpaxton@beneficialcom.com"/>			
Office Phone	<input type="text" value="(941) 929-1270"/>	Ext.	<input type="text" value="110"/>	Fax	<input type="text" value="(941) 929-1271"/>	
					Direct Line	<input type="text" value="(941) 487-3750"/>
					Cellular	<input type="text" value="(941) 228-2185"/>

I. Project Location

Street Address	<input type="text" value="1112 29th Street"/>			Scattered Site?	<input type="text" value="No"/>	
City	<input type="text" value="Columbus"/>	Zip+4	<input type="text" value="21904-8224"/>	Acreage	<input type="text" value="5.74"/>	
Nearest Physical Address*	<input type="text" value="1112 29th Street"/>					
Within City Limits?	<input type="text" value="Yes"/>	In DCA Rural County?	<input type="text" value="No"/>	County	<input type="text" value="Muscogee"/>	
In USDA Rural Area?	<input type="text" value="No"/>	MSA name, if applicable		<input type="text" value="Columbus"/>	Census Tract #	<input type="text" value="132150014"/>
					QCT/DDA?	<input type="text" value="Yes"/>

*If street address unavailable

II. Project Description

A. Type of Activity: Indicate number of units in *each* category that applies: New Construction Acq/Rhb Rehab

B. Buildings

Number of Residential Buildings	<input type="text" value="2"/>
Number of Non-Residential Buildings	<input type="text" value="1"/>
Total Number of Buildings	<input type="text" value="3"/>

C. Unit Breakdown

Number of Low Income Units	<input type="text" value="80"/>	(Include manager units that are income restricted)
Number of Market Rate Units	<input type="text" value="-"/>	
Total Residential Units	<input type="text" value="80"/>	
Common Space Units	<input type="text" value="-"/>	(no rent may be charged)
Total Units	<input type="text" value="80"/>	

D. Unit Area

Total Low Income Residential Square Footage	<input type="text" value="55,382"/>
Total Market Rate Residential Square Footage	<input type="text" value="-"/>
Total Residential Square Footage	<input type="text" value="55,382"/>
Total Common Space Square Footage	<input type="text" value="-"/>
Total Square Footage	<input type="text" value="55,382"/>

E. Targeted Population

	<input type="text" value="Family"/>
Number of Units Reserved for Special Needs	<input type="text" value="0"/>
Number of Units Equipped for Mobility Impaired	<input type="text" value="5"/>
Number of Units Equipped for Sight/Hearing Impaired	<input type="text" value="2"/>

III. Tax Exempt Bond Financed Project

Issuer:	<input type="text"/>
Inducement Date:	<input type="text"/>
Applicable QAP:	<input type="text"/>

IV. Low Income Targeting

Number of 30% Units	<input type="text" value="0"/>
Number of 50% Units	<input type="text" value="14"/>
Number of 60% Units	<input type="text" value="66"/>
Number of PBRA Units	<input type="text" value="0"/>

V. Government Funding Sources (check all that apply)

Tax Credits	<input checked="" type="checkbox"/>	USDA 515	<input type="text"/>	CDBG	<input type="text"/>	AHP	<input type="text"/>	Historic Rehab Credits	<input type="text"/>
HOME	<input type="text"/>	USDA 538	<input type="text"/>	HUD	<input type="text"/>			FHA Insured Mortgage	<input type="text"/>
Tax Exempt Bonds	<input type="text"/>	FHLB	<input checked="" type="checkbox"/>	Other	<input type="text"/>	(describe) <input type="text"/>			
Taxable Bonds	<input type="text"/>	HOPE VI	<input type="text"/>	Other	<input type="text"/>	(describe) <input type="text"/>			

VI. Owner Certification

Deeper Targeting	<input type="text"/>
Government Financial Assistance	<input type="text"/>

VII. OWNER COMMENTS AND CLARIFICATIONS

Please note that any of the above information that changed from the initial application must be noted in this box and must include the date that DCA approved the change. A summary of all changes should be included in the "Changes Narrative" Tab of this application.

I. OWNERSHIP INFORMATION

A. OWNERSHIP ENTITY

Office Street Address
City
Name of Principal
10-Digit Office Phone / Ext.

Waverly Terrace Senior Apartments Limited Partnership				(Enter name as it will appear on all legal documents)			
3550 South Tamiami Trail, Suite 301				Federal Tax ID Nbr: 46-4401459			
Sarasota	State	FL	Zip	34239			
Donald W. Paxton	Title	Manager-GP		E-mail		dpaxton@beneficialcom.com	
(941) 929-1270	Fax	(941) 929-1271	Direct Line			Cellular	(941) 228-2185

B. PARTNERSHIP INFORMATION

1. GENERAL PARTNER(S)

a. Managing Gen'l Partner
Office Street Address
City
Name of Principal
10-Digit Office Phone / Ext.

b. Other General Partner
Office Street Address
City
Name of Principal
10-Digit Office Phone / Ext.

Beneficial Waverly Terrace, LLC				Federal Tax ID Nbr: 46-0659579			
3550 South Tamiami Trail, Suite 301							
Sarasota	State	FL	Zip	34239			
Donald W. Paxton	Title	Manager		E-mail		dpaxton@beneficialcom.com	
(941) 929-1270	Fax	(941) 929-1271	Direct Line			Cellular	(941) 228-2185

				Federal Tax ID Nbr:			
	State		Zip				
	Title			E-mail			
	Fax		Direct Line			Cellular	

2. LIMITED PARTNERS

a. Federal Limited Partner
Office Street Address
City
Name of Principal
10-Digit Office Phone / Ext.

b. State Limited Partner
Office Street Address
City
Name of Principal
10-Digit Office Phone / Ext.

Bank of America, Merrill Lnc, Bank of America, N.A.				Federal Tax ID Nbr:			
100 N. Tryon Street							
Charlotte	State	NC	Zip	28255			
Nicole Baldon	Title	Senior Vice President		E-mail			
(980) 388-1017	Fax	(980) 386-6662	Direct Line	(980) 388-1017	Cellular	(980) 388-1017	

Bank of America CDC Special Holding Company, Inc.				Federal Tax ID Nbr:			
100 N. Tryon Street							
Charlotte	State	NC	Zip	28255			
Nicole Baldon	Title	Senior Vice President		E-mail			
(980) 388-1017	Fax	(980) 386-6662	Direct Line	(980) 388-1017	Cellular	(980) 388-1017	

3. NONPROFIT SPONSOR

Nonprofit Sponsor*
Office Street Address
City
Name of Principal
10-Digit Office Phone / Ext.

				Federal Tax ID Nbr:			
	State		Zip				
	Title			E-mail			
	Fax		Direct Line			Cellular	

II. DEVELOPER(S)

A. DEVELOPER

Office Street Address
City
Name of Principal
10-Digit Office Phone / Ext.

Beneficial Development 13, LLC				Federal Tax ID Nbr:			
3550 South Tamiami Trail, Suite 301							
Sarasota	State	FL	Zip	34239			
Donald W. Paxton	Title	Manager		E-mail		dpaxton@beneficialcom.com	
(941) 929-1270	Fax	(941) 929-1271	Direct Line			Cellular	(941) 228-2185

B. CO-DEVELOPER 1

Office Street Address
City
Name of Principal
10-Digit Office Phone / Ext.

				Federal Tax ID Nbr:			
	State		Zip				
	Title			E-mail			
	Fax		Direct Line			Cellular	

C. CO-DEVELOPER 2

Office Street Address
City
Name of Principal
10-Digit Office Phone / Ext.

				Federal Tax ID Nbr:			
	State		Zip				
	Title			E-mail			
	Fax		Direct Line			Cellular	

D. DEVELOPMENT CONSULTANT

Office Street Address
City
Name of Principal
10-Digit Office Phone / Ext.

				Federal Tax ID Nbr:			
	State		Zip				
	Title			E-mail			
	Fax		Direct Line			Cellular	

III. OTHER PROJECT TEAM MEMBERS

A. OWNERSHIP CONSULTANT

Office Street Address
City
Name of Principal
10-Digit Office Phone / Ext.

[Blank]				Federal Tax ID Nbr: [Blank]	
[Blank]	State	[Blank]	Zip	[Blank]	[Blank]
[Blank]	Title	[Blank]		E-mail	[Blank]
[Blank]	Fax	[Blank]	Direct Line	[Blank]	Cellular [Blank]

B. GENERAL CONTRACTOR

Office Street Address
City
Name of Principal
10-Digit Office Phone / Ext.

Empire Construction 3600 Henson Road				Federal Tax ID Nbr: [Blank]	
Knoxville	State	TN	Zip	34201	[Blank]
Rick Cheverton	Title	President		E-mail	rcheverton@empireinctn.com
(865) 251-4800	Fax	(865) 251-4801	Direct Line	[Blank]	Cellular [Blank]

C. MANAGEMENT COMPANY

Office Street Address
City
Name of Principal
10-Digit Office Phone / Ext.

Pinnacle Management 2800 Lake Lucien Drive, Suite 325				Federal Tax ID Nbr: [Blank]	
Maitland	State	FL	Zip	32751	[Blank]
Pedro Vermales	Title	Regional VP		E-mail	pvermales@prmc.com
(407) 949-0838	Fax	(407) 754-2405	Direct Line	(704) 949-0838	Cellular [Blank]

D. ATTORNEY

Office Street Address
City
Name of Principal
10-Digit Office Phone / Ext.

Broad and Cassel 390 N. Orange Avenue, Suite 1400				Federal Tax ID Nbr: [Blank]	
Orlando	State	FL	Zip	328010000	[Blank]
David Leon	Title	Partner		E-mail	dleon@broadandcassel.com
(407) 839-4276	Fax	(407) 650-0928	Direct Line	[Blank]	Cellular [Blank]

E. ACCOUNTANT

Office Street Address
City
Name of Principal
10-Digit Office Phone / Ext.

CohnReznick, LLP 525 N. Tryon Street, Suite 1000				Federal Tax ID Nbr: [Blank]	
Charlotte	State	NC	Zip	282020000	[Blank]
Cristi Lewis	Title	Partner		E-mail	cristi.lewis@cohnreznick.com
[Blank]	Fax	(704) 332-6444	Direct Line	[Blank]	Cellular [Blank]

F. ARCHITECT

Office Street Address
City
Name of Principal
10-Digit Office Phone / Ext.

Forum Architecture 745 Orienta Ave, Suite 1121				Federal Tax ID Nbr: [Blank]	
Altamonta Springs	State	FL	Zip	327010000	[Blank]
Karen McIntyre	Title	32701-0000		E-mail	kmcintyre@forumarchitecture.com
[Blank]	Fax	(407) 478-8033	Direct Line	[Blank]	Cellular [Blank]

IV. OTHER REQUIRED INFORMATION (Answer each of the 6 questions below for each participant listed below.)

Participant	1. Is this entity a MBE / WBE?	2. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)? If yes, attach explanation.	3. Does this entity have an identity of interest with any other entity in this chart? If yes, attach explanation.	4. Does this entity have an identity of interest with any member, officer, or employee of DCA? If yes, attach explanation.	5. Has this entity ever been debarred or suspended from any local, state, or federal housing program? If yes, attach explanation.	6. Applicable Organizational Type (For Profit, Nonprofit, CHDO)	7. Project Ownership Percentage
Managing General Partner	No	No	Yes	No	No	For Profit	0.010%
Other General Partner 1							
Other General Partner 2							
Federal Limited Partner	No	No	No	No	No	For Profit	99.980%
State Limited Partner	No	No	No	No	No	For Profit	0.010%
Nonprofit Sponsor							
Developer	No	No	Yes	No	No	For Profit	0.000%
Co-Developer 1							
Co-Developer 2							
Owner Consultant							
Developer Consultant							
Contractor	No	No	No	No	No	For Profit	0.000%
Management Company	No	No	No	No	No	For Profit	0.000%

V. OWNER COMMENTS AND CLARIFICATIONS

The Managing General Partner and the Developer entities are controlled by the same Member and Manager--Don Paxton.

PART THREE - SOURCES OF FUNDS - Waverly Terrace Senior Apartments - 2013-39

I. PERMANENT FINANCING

Financing Type	Name of Financing Entity	Principal Amount	Interest Rate	Term (Years)	Amort. (Years)	Annual Debt Svc Per Terms Given	Loan Type	Balloon?
First Mortgage	FHLB	500,000					Amortizing	
Second Mortgage								
Third Mortgage								
Other Source (specify)								
Other Source (specify)								
Deferred Developer Fees	Beneficial Development 13, LLC	279,557	2.500%	10	10	31,625	Cash Flow	
Federal Grant								
State, Local, or Private Grant								
Federal Housing Credit Equity	RBC Capital	9,206,707						
State Housing Credit Equity	RBC Capital	4,187,489						
Historic Credit Equity								
Investment Earnings from Tax-Exempt Bonds								
Investment Earnings from Taxable Bonds								
Income from Operations								
Other Source (specify) <u>General Partner Equity</u>								
Other Source (specify)								
Other Source (specify)								
Total Permanent Financing:		14,173,753						
Total Development Costs from Development Cost Schedule:		14,173,753						
Surplus/(Shortage) of Permanent Funds to Development Costs:		0						

DCA HOME loan interest rate per Operating Year for Projects located in Rural Areas:

Year:	1-7	8	9	10	11	12	13	14	15
Rate:									

VII. OWNER COMMENTS AND CLARIFICATIONS

CERTIFICATION OF ACTUAL COST AND OPINION AS TO ELIGIBLE BASIS

I. DEVELOPMENT COST SCHEDULE

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
PRE-DEVELOPMENT COSTS					
Property Appraisal					-
Market Study	6,600				6,600
Environmental Report(s)	43,358	19,511		23,847	-
Soil Borings					-
Boundary and Topographical Survey	16,864	7,589		9,275	-
Zoning/Site Plan Fees	25,850	11,633		14,217	-
Other: Predevelopment Interest	41,212	18,545		22,667	-
Subtotal	133,884	57,278	-	70,006	6,600
ACQUISITION					
Land	480,000				480,000
Demolition	96,860				96,860
Acquisition Legal Fees (if existing structures)	3,596				3,596
Existing Structures	223,600		223,600		-
Subtotal	804,056	-	223,600	-	580,456
SITE IMPROVEMENTS					
Site Preparation (On-site)	876,421	302,322		574,099	-
Site Preparation (Off-site)					-
Subtotal	876,421	302,322	-	574,099	-
UNIT/BUILDING CONSTRUCTION					
Unit/Building Construction/New Construction	3,408,197	3,408,197			-
Unit/Building Construction/Rehab	3,612,198			3,612,198	-
Project Amenities / Accessory Buildings					-
Other: Construction Insurance	43,343	19,504		23,839	-
Subtotal	7,063,738	3,427,701	-	3,636,037	-
CONTRACTOR SERVICES					
Builder's Overhead: 2.00%	157,936	160,445	72,200	88,245	-
Builder Profit: 6.00%	473,809	488,495	219,823	268,672	-
General Requirements 6.00%	473,809	434,089	195,340	238,749	-
Payment/performance bond or letter-of-credit fee or premium	88,000	88,000	39,600	48,400	-
Subtotal	1,171,029	526,963	-	644,066	-
<i>Total Construction Costs 113,889.85 per unit</i>	<i>9,111,188</i>	<i>164.52 per sq ft</i>			

I. DEVELOPMENT COST SCHEDULE

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
CONSTRUCTION PERIOD FINANCING					
Construction Loan Fee	137,698	39,245		47,965	50,488
Construction Loan Interest	126,771	57,047		69,724	-
Construction Legal Fees	55,750	15,886		19,416	20,448
Construction Period Real Estate Tax					-
Construction Insurance	49,315	19,017		23,244	7,054
Bridge Loan Fee and Bridge Loan Interest					-
Other:					-
Subtotal	369,534	131,195	-	160,349	77,990
PROFESSIONAL SERVICES					
Architectural Fee - Design	802,034	360,915		441,119	-
Architectural Fee - Supervision	112,546	50,646		61,900	-
Engineering	117,271	52,772		64,499	-
Real Estate Attorney	201,364	90,614		110,750	-
Accounting	127,043	50,461		61,674	14,908
Other:					-
Subtotal	1,360,258	605,408	-	739,942	14,908
LOCAL GOVERNMENT FEES					
Building Permits	88,045	39,620		48,425	-
Impact Fees					-
Water Tap Fees <i>waived?</i>					-
Sewer Tap Fees <i>waived?</i>					-
Real Estate Taxes	11,609	5,224		6,385	-
Subtotal	99,654	44,844	-	54,810	-
PERMANENT FINANCING FEES					
Permanent Loan Fees	78,000				78,000
Permanent Loan Legal Fees	74,756				74,756
Title and Recording Fees					-
As-Built Survey					-
Bond Issuance Premium					-
Cost of Issuance / Underwriter's Discount					-
Other:					-
Subtotal	152,756	-	-	-	152,756

PART FOUR - USES OF FUNDS - Waverly Terrace Senior Apartments - 2013-39

I. DEVELOPMENT COST SCHEDULE

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
DCA-RELATED COSTS					
DCA Loan Application Fee					-
Tax Credit Application Fee	6,500				6,500
DCA Waiver Fees					-
LIHTC Allocation Processing Fee	65,153 74,461				74,461
LIHTC Compliance Monitoring Fee	56,000 64,000				64,000
DCA Front End Analysis Fee (when ID of Interest)					-
DCA Final Inspection Fee	3,000				3,000
Other: DCA Project Concept Change Fees	7,500				7,500
Subtotal	155,461				155,461
EQUITY COSTS					
Partnership Organization Fees					-
Tax Credit Legal Opinion					-
Other:					-
Subtotal	-	-	-	-	-
DEVELOPER'S FEE					
Developer's Overhead					-
Consultant's Fee					-
Developer's Fee	1,382,256	622,015		760,241	-
Subtotal	1,382,256	622,015	-	760,241	-
START-UP AND RESERVES					
Marketing	126,744				126,744
Rent -Up Reserves					-
Operating Deficit Reserve:	206,656				206,656
Replacement Reserve					-
Furniture, Fixtures and Equipment	139,031	62,564		76,467	-
Other:					-
Subtotal	472,431	62,564	-	76,467	333,400
OTHER COSTS					
Relocation					-
Other: Lease-up	13,279				13,279
Other: Syndication and Organization	118,996				118,996
Subtotal	132,275	-	-	-	132,275
TOTAL DEVELOPMENT COST	14,173,753	5,780,290	223,600	6,716,017	1,453,846
Per Unit	177,171.91				
Per Square Foot	255.93				

II. TAX CREDIT CALCULATION - BASIS METHOD

	New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
Subtractions From Eligible Basis			
Amount of federal grant(s) used to finance qualifying development costs			
Amount of federal below market rate loan			
Amount of nonqualified nonrecourse financing			
Costs of Nonqualifying units of higher quality			
Nonqualifying excess portion of higher quality units			
Historic Tax Credit (Residential Portion Only)			
Other			
Total Subtractions From Basis:	0		0
Eligible Basis Calculation			
Total Basis	5,780,290	223,600	6,716,017
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	5,780,290	223,600	6,716,017
Eligible Basis Adjustment for DDA/QCT Location	130.00%		130.00%
Adjusted Eligible Basis	7,514,377	223,600	8,730,822
Multiply Adjusted Eligible Basis by Applicable Fraction	100.00%	100.00%	100.00%
Qualified Basis	7,514,377	223,600	8,730,822
Multiply Qualified Basis by Applicable Credit Percentage	9.00%	0.00%	9.00%
Maximum Tax Credit Amount	676,294	0	785,774
Total Basis Method Tax Credit Calculation		1,462,068	

III. TAX CREDIT CALCULATION - GAP METHOD

Equity Gap Calculation					
Total Development Cost	14,173,753				
Subtract Non-LIHTC (excluding deferred fee) Source of Funds	500,000				
Equity Gap	13,673,753				
Divide Equity Gap by 10	/ 10				
Annual Equity Required	1,367,375				
Enter Final Federal and State Equity Factors (not including GP contribution)	1.4300		Federal 0.9900		State 0.4400
Total Gap Method Tax Credit Calculation	956,207				

IV. TAX CREDIT CARRYOVER ALLOCATION

Allocation Year **930,760**

V. FINAL TAX CREDIT ALLOCATION REQUEST

930,760

I certify that all information provided above is true, correct, complete and reflects the full extent of all project costs and eligible basis which apply (or are expected to apply) to the above-mentioned development.

Owner Signature: Donald W Paxton Name - Please Type: Donald W Paxton Date: 4/10/2018

VI. OWNER COMMENTS AND CLARIFICATIONS

PART FIVE - UTILITY ALLOWANCES - Waverly Terrace Senior Apartments - 2013-39

DCA Utility Region for project:

I. UTILITY ALLOWANCE SCHEDULE #1

Source of Utility Allowances
Date of Utility Allowances

Structure

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)				
		Tenant	Owner	0	1	2	3	4
Heat	Electric		X	0	0	0	0	0
Air Conditioning	Electric		X	0	0	0	0	0
Cooking	Electric		X	0	0	0	0	0
Hot Water	Electric		X	0	0	0	0	0
Lights	Electric		X	0	0	0	0	0
Water & Sewer	Submetered? <input type="checkbox"/> Yes		X	0	0	0	0	0
Refuse Collection			X	0	0	0	0	0
Total Utility Allowance by Unit Size				0	0	0	0	0

II. UTILITY ALLOWANCE SCHEDULE #2

Source of Utility Allowances
Date of Utility Allowances

Structure

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)				
		Tenant	Owner	0	1	2	3	4
Heat	<<Select Fuel >>							
Air Conditioning	Electric							
Cooking	<<Select Fuel >>							
Hot Water	<<Select Fuel >>							
Lights	Electric							
Water & Sewer	Submetered? <input type="checkbox"/> <Select>							
Refuse Collection								
Total Utility Allowance by Unit Size				0	0	0	0	0

**Elderly allowances cannot be used except at properties that have 100% HUD PBRA and satisfy the DCA definition of "elderly"*

APPLICANT COMMENTS AND CLARIFICATIONS

DCA COMMENTS

IV. ANNUAL OPERATING EXPENSE BUDGET

On-Site Staff Costs

Management Salaries & Benefits	52,231
Maintenance Salaries & Benefits	50,850
Support Services Salaries & Benefits	0
Other	0
Subtotal	103,081

On-Site Office Costs

Office Supplies & Postage	3,200
Telephone	4,300
Travel	2,450
Leased Furniture / Equipment	5,200
Activities Supplies / Overhead Cost	0
Other Tech Assist, Bank fee, Credit Reports	0
Subtotal	15,150

Maintenance Expenses

Contracted Repairs	8,240
General Repairs	8,910
Grounds Maintenance	7,150
Extermination	4,100
Maintenance Supplies	9,105
Elevator Maintenance	3,150
Redecorating	4,250
Other	0
Subtotal	44,905

On-Site Security

Contracted Guard	
Electronic Alarm System	
Subtotal	0

Professional Services

Legal	9,000
Accounting	11,219
Advertising	4,200
Other	0
Subtotal	24,419

Utilities

Electricity	71,510
Natural Gas	0
Water & Sewer	5,850
Trash Collection	5,690
Other Cable	21,000
Subtotal	104,050

Taxes and Insurance

Real Estate Taxes	42,800
Insurance	27,300
Other	
Subtotal	70,100

Management Fee

	24,806
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Other

	0
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TOTAL OPERATING EXPENSES	4,831.39 per unit	386,511
Replacement Reserve	335.00 per unit	26,800

TOTAL ANNUAL EXPENSES	413,311
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V. OWNER COMMENTS AND CLARIFICATIONS

PART SEVEN - OPERATING PRO FORMA - Waverly Terrace Senior Apartments - 2013-39

I. OPERATING ASSUMPTIONS

Revenue Growth	2.00%	Asset Management Fee	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.01401306
Expense Growth	3.00%	Incentive Management Fee		Yr 1 Incent Mgt Fee Percentage of EGI:	0
Reserves Growth	3.00%	Property Mgt Fee Growth (choose only one option):		Yr 1 Prop Mgt Fee Percentage of EGI:	-0.04634773
Vacancy & Collection Loss	7.00%	Expense Growth Rate (3.00%)	Yes		
Ancillary Income Limit	2.00%	Percent of Effective Gross Income	No	If Percent of EGI, indicate percentage:	0.000%

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	566,040	577,361	588,908	600,686	612,700	624,954	637,453	650,202	663,206	676,470
Ancillary Income	9,460	9,649	9,842	10,039	10,240	10,445	10,653	10,867	11,084	11,306
Vacancy	(40,285)	(41,091)	(41,913)	(42,751)	(43,606)	(44,478)	(45,367)	(46,275)	(47,200)	(48,144)
Other Income	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(361,705)	(372,556)	(383,733)	(395,245)	(407,102)	(419,315)	(431,895)	(444,852)	(458,197)	(471,943)
Property Mgmt	(24,806)	(25,550)	(26,317)	(27,106)	(27,919)	(28,757)	(29,620)	(30,508)	(31,423)	(32,366)
Reserves	(26,800)	(27,604)	(28,432)	(29,285)	(30,164)	(31,069)	(32,001)	(32,961)	(33,949)	(34,968)
NOI	121,904	120,209	118,356	116,339	114,149	111,780	109,224	106,474	103,520	100,355
D/S First Mortgage	-	-	-	-	-	-	-	-	-	-
D/S Second Mortgage	-	-	-	-	-	-	-	-	-	-
D/S Third Mortgage	-	-	-	-	-	-	-	-	-	-
D/S	-	-	-	-	-	-	-	-	-	-
D/S	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Reserv.	-	-	-	-	-	-	-	-	-	-
DDF	(31,625)	(31,625)	(31,625)	(31,625)	(31,625)	(31,625)	(31,625)	(31,625)	(31,625)	(31,625)
Asset Mgmt	(7,500)	(7,725)	(7,957)	(8,196)	(8,442)	(8,695)	(8,956)	(9,225)	(9,502)	(9,787)
Incentive Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	82,779	80,860	78,774	76,518	74,083	71,460	68,643	65,624	62,394	58,943
DCR First Mortgage	-	-	-	-	-	-	-	-	-	-
DCR Second Mortgage	-	-	-	-	-	-	-	-	-	-
DCR Third Mortgage	-	-	-	-	-	-	-	-	-	-
DCR	-	-	-	-	-	-	-	-	-	-
First Mortgage Balance	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
Second Mortgage Balance	-	-	-	-	-	-	-	-	-	-
Third Mortgage Balance	-	-	-	-	-	-	-	-	-	-
Balance	-	-	-	-	-	-	-	-	-	-
DDF Balance	254,637	229,087	202,891	176,032	148,494	120,260	91,312	61,631	31,200	(0)

Year	11	12	13	14	15	16	17	18	19	20
Revenues	690,000	703,800	717,876	732,233	746,878	761,815	777,052	792,593	808,445	824,613
Ancillary Income	11,532	11,762	11,998	12,238	12,482	12,732	12,987	13,246	13,511	13,781
Vacancy	(40,107)	(50,089)	(51,091)	(52,113)	(53,155)	(54,218)	(55,303)	(56,409)	(57,537)	(58,688)
Other Income	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(486,101)	(500,884)	(515,705)	(531,176)	(547,111)	(563,525)	(580,430)	(597,843)	(615,779)	(634,252)
Property Mgmt	(33,337)	(34,337)	(35,367)	(36,428)	(37,521)	(38,647)	(39,806)	(41,001)	(42,231)	(43,497)
Reserves	(36,017)	(37,097)	(38,210)	(39,357)	(40,537)	(41,754)	(43,006)	(44,296)	(45,625)	(46,994)
NOI	96,969	93,354	89,500	85,397	81,035	76,404	71,493	66,290	60,784	54,964
D/S First Mortgage	-	-	-	-	-	-	-	-	-	-
D/S Second Mortgage	-	-	-	-	-	-	-	-	-	-
D/S Third Mortgage	-	-	-	-	-	-	-	-	-	-
D/S	-	-	-	-	-	-	-	-	-	-
D/S	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Reserv.	-	-	-	-	-	-	-	-	-	-
DDF	(31,625)	(31,625)	(31,625)	(31,625)	(31,625)	(31,625)	(31,625)	(31,625)	(31,625)	(31,625)
Asset Mgmt	(10,081)	(10,383)	(10,694)	(11,015)	(11,345)	-	-	-	-	-
Incentive Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	55,263	51,346	47,181	42,757	38,066	44,779	39,868	34,665	29,159	23,340
DCR First Mortgage	-	-	-	-	-	-	-	-	-	-
DCR Second Mortgage	-	-	-	-	-	-	-	-	-	-
DCR Third Mortgage	-	-	-	-	-	-	-	-	-	-
DCR	-	-	-	-	-	-	-	-	-	-
First Mortgage Balance	500,000	500,000	500,000	500,000	500,000	-	-	-	-	-
Second Mortgage Balance	-	-	-	-	-	-	-	-	-	-
Third Mortgage Balance	-	-	-	-	-	-	-	-	-	-
Balance	-	-	-	-	-	-	-	-	-	-
DDF Balance	(31,989)	(64,788)	(98,416)	(132,894)	(168,244)	-	-	-	-	-

Year	21	22	23	24	25	26	27	28	29	30
Revenues	841,106	857,828	875,086	892,588	910,440	928,649	947,222	966,166	985,489	1,005,199
Ancillary Income	14,057	14,338	14,625	14,917	15,216	15,520	15,831	16,147	16,470	16,799
Vacancy	(59,861)	(61,059)	(62,280)	(63,525)	(64,796)	(66,092)	(67,414)	(68,762)	(70,137)	(71,540)
Other Income	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(653,279)	(672,878)	(693,064)	(713,856)	(735,272)	(757,330)	(780,050)	(803,451)	(827,555)	(852,382)
Property Mgmt	(44,802)	(46,146)	(47,531)	(48,957)	(50,425)	(51,938)	(53,496)	(55,101)	(56,754)	(58,457)
Reserves	(48,404)	(49,856)	(51,352)	(52,892)	(54,479)	(56,113)	(57,797)	(59,531)	(61,316)	(63,156)
NOI	48,816	42,328	35,485	28,275	20,684	12,696	4,296	(4,532)	(13,803)	(23,536)
D/S First Mortgage	-	-	-	-	-	-	-	-	-	-
D/S Second Mortgage	-	-	-	-	-	-	-	-	-	-
D/S Third Mortgage	-	-	-	-	-	-	-	-	-	-
D/S	-	-	-	-	-	-	-	-	-	-
D/S	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Reserv.	-	-	-	-	-	-	-	-	-	-
DDF	(31,625)	(31,625)	(31,625)	(31,625)	(31,625)	(31,625)	(31,625)	(31,625)	(31,625)	(31,625)
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Incentive Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	17,192	10,703	3,860	(3,350)	(10,941)	(18,929)	(27,329)	(36,156)	(45,428)	(55,160)
DCR First Mortgage	-	-	-	-	-	-	-	-	-	-
DCR Second Mortgage	-	-	-	-	-	-	-	-	-	-
DCR Third Mortgage	-	-	-	-	-	-	-	-	-	-
DCR	-	-	-	-	-	-	-	-	-	-
First Mortgage Balance	-	-	-	-	-	-	-	-	-	-
Second Mortgage Balance	-	-	-	-	-	-	-	-	-	-
Third Mortgage Balance	-	-	-	-	-	-	-	-	-	-
Balance	-	-	-	-	-	-	-	-	-	-
DDF Balance	-	-	-	-	-	-	-	-	-	-

III. OWNER COMMENTS AND CLARIFICATIONS

PART EIGHT - BUILDING BY BUILDING CREDIT ALLOCATION - Waverly Terrace Senior Apartments - 2013-39

Cost Certification Date: 2/28/2017 Carryover Allocation Date: 12/21/2016 Project Address: 1112 29th Street, Columbus GA 21904-8224
 Type of Activity: Rehabilitation

Please do NOT include common space employee units!

Building Address	Building Identification Number	Total Nbr of Resident Units	Total Residential Square Footage	Nbr of Low Income Units	Low Income Square Footage	Building's Eligible Basis	OCT/ DDA Boost	Building's Adjusted Basis	Building's Applicable Fraction	Building's Qualified Basis	Date Placed In Service	Applic. Credit %	Tax Credit Amount	FINAL Tax Credit Allocation Request	
														Building's Qualified Basis	Tax Credit Amount
1112-1 29th St. Bldg #1, Columbus GA 21904	GA-14-23902	40	25,600	40	25,600	6,716,017	130.00%	8,730,822	100.00%	8,730,822	3/20/2017	9.00%	785,774	8,730,822	785,774
		40	25,600	40	25,600	6,716,017		8,730,822		8,730,822			785,774	8,730,822	785,774

PART EIGHT - BUILDING BY BUILDING CREDIT ALLOCATION - Waverly Terrace Senior Apartments - 2013-39

Cost Certification Date: 2/28/2017 Carryover Allocation Date: 1/28/2014 Project Address: 1112 29th Street, Columbus GA 21904-8224
 Type of Activity: New Construction

Please do NOT include common space employee units!

Building Address	Building Identification Number	Total Nbr of Resident Units	Total Residential Square Footage	Nbr of Low Income Units	Low Income Square Footage	Building's Eligible Basis	QCT/DDA Boost	Building's Adjusted Basis	Building's Applicable Fraction	Building's Qualified Basis	Date Placed In Service	Applic. Credit %	Tax Credit Amount	FINAL Tax Credit Allocation Request	
														Building's Qualified Basis	Tax Credit Amount
1112-1 29th St Bldg #2, Columbus GA 21904	GA-14-23901	40	34,800	40	34,800	5,780,290	130.00%	7,514,377	100.00%	7,514,377	3/20/2017	9.00%	676,294	7,514,377	676,294
		40	34,800	40	34,800	5,780,290		7,514,377		7,514,377			676,294	7,514,377	676,294

PART NINE - NARRATIVE DESCRIPTION OF MATERIAL CHANGES - Waverly Terrace Senior Apartments - 2013-39

Project Name: Waverly Terrace Senior Apartments

DCA Project Nbr: 2013-39

Provide a narrative description of significant changes that have occurred in the project since full application.

Development Costs

Describe circumstances that caused significant cost overruns. For example, start of construction delayed (give reason), storm water regulatory changes, building code changes, impervious surface or open space ordinance changes.

Operating Costs

Describe circumstances that caused a significant increase in expense items or introduced expenses not originally projected. For example, large increase in property taxes or insurance, or property now paying for water and sewer.

None

Georgia Department of Community Affairs
Office of Affordable Housing
Final Allocation Application
OWNER CERTIFICATION

Name of Ownership Entity: Waverly Terrace Senior Apartments Limited Partnership ("Owner")
Tax ID Number: 46-4401459

The undersigned Principal of the Owner, in connection with the award and allocation by the Georgia Department of Community Affairs ("GDCA") of low income housing credits ("Allocation") hereby certifies on behalf of the Owner as follows:

- (a) The Owner (i) is validly existing and qualified to transact business under the laws of Georgia, (ii) has the full power and authority to own its properties and assets and to carry on its business as now being conducted, and (iii) has the full legal right, power and authority to execute and deliver this document.
- (b) There is no action, suit or proceeding at law or in equity or by or before any governmental instrumentality or other agency now pending, or, to the knowledge of the Owner, threatened against or affecting it or any of its properties or rights, which, if adversely determined, would materially impair its right to carry on business substantially as now conducted or would materially adversely affect its financial condition or which would impair the use of the Project as contemplated by this document.
- (c) The information contained herein is accurate.

The Owner authorized the GDCA to utilize this information to calculate the amount of federal low-income housing tax credits and acknowledges that the following constitute conditions to the Allocation:

- (1) accuracy of the facts and compliance with representations contained in the Allocation documentation and the Project's application for low-income housing tax credits ("Application"),
- (2) completion of construction as depicted on the site layout, floor plan and elevations submitted with the Application,
- (3) adherence to the Qualified Allocation Plan for the year in which the credits were awarded, and
- (4) provision and maintenance of those certain unit and project amenities for the benefit of the tenants described in the Application.

The Owner's or Project's failure to comply with all such conditions without prior written authorization from the GDCA will entitle the GDCA, in its discretion, to deem the Allocation to be cancelled by mutual consent. After any such cancellation, Owner acknowledges that neither it nor the Project will have any right to claim Credits pursuant to the Allocation. The GDCA reserves the right, in its discretion, to modify and/or waive any such failed condition.

Waverly Terrace Senior Apartments Limited Partnership By: [Signature]
a Georgia Limited Partnership Its' General Partner
(state)

By: [Signature]
(signature)

ATTEST: (if applicable)

[Corporate Seal]
(if applicable)

Name: Don Paxton
Title: Principal
Date: 4/10/2018

Secretary

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