

**ABBIE LANE PARK, LP**

**INDEPENDENT AUDITORS' REPORT  
CERTIFICATION OF ACTUAL COST AND OPINION AS  
TO ELIGIBLE BASIS, OWNER'S CERTIFICATION OF FUNDING  
SOURCES AND PROJECT SUBSIDY  
AND  
BUILDING ALLOCATION OF QUALIFIED BASIS**

**JANUARY 24, 2018**

## INDEPENDENT AUDITOR'S REPORT

Owner's Name: Abbie Lane Park, LP  
Project Name: Abbie Lane Park  
Project Number: TCAA # 2015-054

To the Partners  
Abbie Lane Park, LP

We have audited the costs included in the accompanying Tax Credit Allocation Agency ("TCAA") Final Cost Certification (the "Final Cost Certification") of Abbie Lane Park, LP (the "Owner") for Abbie Lane Park ("the Project") as of January 24, 2018.

**Owner and Owner Management's Responsibility for the Schedule**

The Owner and the Owner's management are responsible for the preparation and fair presentation of the Final Cost Certification in accordance with contractual agreements with the TCAA; this includes 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 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 require that we plan and perform the audit to obtain reasonable assurance about whether the Final Cost Certification is free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Final Cost Certification. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the 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 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 the Owner and Owner's management, as well as evaluating the overall presentation of the Final Cost Certification.

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

**Opinion**

In our opinion, the Final Cost Certification presents fairly, in all material respects, the actual costs of \$10,274,344 and eligible basis of \$8,958,037 of the Owner for the Project as of January 24, 2018, on the basis of accounting described below.

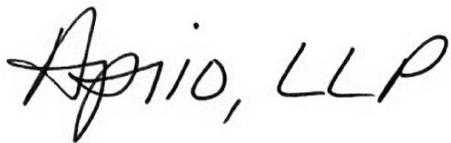
**Basis of Accounting**

The Final Cost Certification is 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 TCAA, which is a basis of accounting other than accounting principles generally accepted in the United States of America, to comply with the provisions of the contractual agreements with TCAA, referred to above. Our opinion is not modified with respect to that matter.

**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 TCAA and should not be used for any other purpose.

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

A handwritten signature in black ink that reads "Aprio, LLP". The signature is written in a cursive, slightly slanted style.

Atlanta, Georgia

January 31, 2018

PART FOUR - USES OF FUNDS - Abbie Lane Park - 2015-054

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
<b>PRE-DEVELOPMENT COSTS</b>					
Property Appraisal	6,500	6,500			
Market Study	5,150	5,150			
Environmental Report(s)	17,700	17,700			
Soil Borings	7,125	7,125			
Boundary and Topographical Survey	20,000	20,000			
Zoning/Site Plan Fees					
Other: Plan Review	2,500	2,500			
<b>Subtotal</b>	<b>58,975</b>	<b>58,975</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>ACQUISITION</b>					
Land	600,000				600,000
Demolition	39,000				39,000
Acquisition Legal Fees (if existing structures)	958				958
Existing Structures					
<b>Subtotal</b>	<b>639,958</b>		<b>-</b>		<b>639,958</b>
<b>SITE IMPROVEMENTS</b>					
Site Preparation (On-site)	1,107,681	1,107,681			
Site Preparation (Off-site)					
<b>Subtotal</b>	<b>1,107,681</b>	<b>1,107,681</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>UNIT/BUILDING CONSTRUCTION</b>					
Unit/Building Construction/New Construction	5,009,106	5,009,106			
Unit/Building Construction/Rehab					
Project Amenities / Accessory Buildings					
Other: Security System & Speed Bumps	39,086	39,086			
<b>Subtotal</b>	<b>5,048,192</b>	<b>5,048,192</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>CONTRACTOR SERVICES</b>					
Builder's Overhead: 2.00%	122,336	120,142			
Builder Profit: 6.00%	367,007	357,428			
General Requirements 6.00%	367,007	253,731			
Payment/performance bond or letter-of-credit fee or premium	59,228	59,228			
<b>Subtotal</b>	<b>790,529</b>	<b>790,529</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Construction Costs</b>					
	108,537.52 per unit				
	6,946,401				
	103.65 per sq ft				

PART FOUR - USES OF FUNDS - Abbie Lane Park - 2015-054

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
<b>CONSTRUCTION PERIOD FINANCING</b>					
Construction Loan Fee					
Construction Loan Interest					
Construction Legal Fees					
Construction Period Real Estate Tax	505	488			17
Construction Insurance	46,176	28,681			17,495
Bridge Loan Fee and Bridge Loan Interest					
Other: Utility allowance and Misc	-	-			
<b>Subtotal</b>	<b>46,681</b>	<b>29,169</b>	<b>-</b>	<b>-</b>	<b>17,512</b>
<b>PROFESSIONAL SERVICES</b>					
Architectural Fee - Design	128,000	128,000			
Architectural Fee - Supervision	32,000	32,000			
Engineering	41,425	41,425			
Real Estate Attorney	160,125	160,125			
Accounting	25,500	25,500			
Other: Materials Testing 18200 earthcraft30879	49,079	49,079			
<b>Subtotal</b>	<b>436,129</b>	<b>436,129</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>LOCAL GOVERNMENT FEES</b>					
Building Permits	17,619	17,619			
Impact Fees	30,158	30,158			
Water Tap Fees <i>waived?</i>	36,025	36,025			
Sewer Tap Fees <i>waived?</i>	40,482	40,482			
Real Estate Taxes					
<b>Subtotal</b>	<b>124,284</b>	<b>124,284</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>PERMANENT FINANCING FEES</b>					
Permanent Loan Fees					
Permanent Loan Legal Fees	7,375				7,375
Title and Recording Fees	29,659	29,659			
As-Built Survey	17,700	17,700			
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: Radon Tests & Bank Fees	3,117	3,117			
<b>Subtotal</b>	<b>57,851</b>	<b>50,476</b>	<b>-</b>	<b>-</b>	<b>7,375</b>

PART FOUR - USES OF FUNDS - Abbie Lane Park - 2015-054

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
<b>DCA-RELATED COSTS</b>					
DCA Loan Application Fee	2,000				2,000
Tax Credit Application Fee	6,500				6,500
DCA Waiver Fees	1,500				1,500
LIHTC Allocation Processing Fee	44,803 51,203				51,203
LIHTC Compliance Monitoring Fee	44,800 51,200				51,200
DCA Front End Analysis Fee (when ID of Interest)					
DCA Final Inspection Fee					
Other: Raymond James Fee	50,000				50,000
<b>Subtotal</b>	<b>162,403</b>				<b>162,403</b>
<b>EQUITY COSTS</b>					
Partnership Organization Fees	2,500				2,500
Tax Credit Legal Opinion					
Other: RJ Operations Reserve	131,500				131,500
<b>Subtotal</b>	<b>134,000</b>	-	-	-	<b>134,000</b>
<b>DEVELOPER'S FEE</b>					
Developer's Overhead	249,600	249,600			
Consultant's Fee					
Developer's Fee	998,400	998,400			
<b>Subtotal</b>	<b>1,248,000</b>	<b>1,248,000</b>	-	-	<b>-</b>
<b>START-UP AND RESERVES</b>					
Marketing	63,759				63,759
Rent -Up Reserves	56,000				56,000
Operating Deficit Reserve:	131,500				131,500
Replacement Reserve	45,000				45,000
Furniture, Fixtures and Equipment	23,304	23,304			-
Other: T & I Escrow	46,400				46,400
<b>Subtotal</b>	<b>365,963</b>	<b>23,304</b>	-	-	<b>342,659</b>
<b>OTHER COSTS</b>					
Relocation	12,400				12,400
Other: Accessibility	6,600	6,600			
Other: Inspections	34,699	34,699			
<b>Subtotal</b>	<b>53,699</b>	<b>41,299</b>	-	-	<b>12,400</b>
<b>TOTAL DEVELOPMENT COST</b>	<b>10,274,344</b>	<b>8,958,037</b>	-	-	<b>1,316,307</b>
<b>Per Unit</b>	<b>160,536.63</b>				
<b>Per Square Foot</b>	<b>153.31</b>				

**PART FOUR - USES OF FUNDS - Abbie Lane Park - 2015-054**

**CERTIFICATION OF ACTUAL COST AND OPINION AS TO ELIGIBLE BASIS**

**II. TAX CREDIT CALCULATION - BASIS METHOD**

	New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
<b>Subtractions From Eligible Basis</b>			
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			
<b>Total Subtractions From Basis:</b>	<b>0</b>		<b>0</b>
<b>Eligible Basis Calculation</b>			
Total Basis	8,958,037	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	8,958,037	0	0
Eligible Basis Adjustment for DDA/QCT Location	100.00%		
Adjusted Eligible Basis	8,958,037	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	<b>95.13%</b>	<b>95.13%</b>	<b>95.13%</b>
Qualified Basis	8,522,139	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	766,992	0	0
Total Basis Method Tax Credit Calculation	<b>766,992</b>		

**III. TAX CREDIT CALCULATION - GAP METHOD**

**Equity Gap Calculation**

Total Development Cost	10,274,344		
Subtract Non-LIHTC (excluding deferred fee) Source of Funds	2,350,000		
Equity Gap	7,924,344		
Divide Equity Gap by 10	/ 10		
Annual Equity Required	792,434		
Enter Final Federal and State Equity Factors (not including GP contribution)	1.2375	=	Federal
Total Gap Method Tax Credit Calculation	<b>640,351</b>		+ State
			<b>0.8775</b> + <b>0.3600</b>

**IV. TAX CREDIT CARRYOVER ALLOCATION**

Allocation Year 2016 **640,041**

**V. FINAL TAX CREDIT ALLOCATION REQUEST**

**640,041**

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

\_\_\_\_\_  
Name - Please Type

\_\_\_\_\_  
Date

**PART THREE - SOURCES OF FUNDS - Abbie Lane Park - 2015-054**

**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	DCA HOME	2,350,000	1.000%	20			Cash Flow	Yes
Second Mortgage								
Third Mortgage								
Other Source (specify)								
Other Source (specify)								
Deferred Developer Fees	DDF	4,455						
Federal Grant								
State, Local, or Private Grant								
Federal Housing Credit Equity	Raymond James	5,615,180						
State Housing Credit Equity	Raymond James	2,304,709						
Historic Credit Equity								
Investment Earnings from Tax-Exempt Bonds								
Investment Earnings from Taxable Bonds								
Income from Operations								
Other Source (specify)								
Other Source (specify)								
Other Source (specify)								
<b>Total Permanent Financing:</b>		<b>10,274,344</b>						
<b>Total Development Costs from Development Cost Schedule:</b>		<b>10,274,344</b>						
<b>Surplus/(Shortage) of Permanent Funds to Development Costs:</b>		<b>0</b>						

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:	1.000%								

**VII. OWNER COMMENTS AND CLARIFICATIONS**

The loan was underwritten at .5% for years 8-15 and .25% years 16-20 with a Balloon

