

Projects in the One Year Qualified Contract Period

	Address	City	# Units	Tenancy	QC Price	QC Period Expiration
Orchard Brook	150 Orchard Brook Apartments	Gainesville	115	Family	\$8,570,545	12/31/2017
	Orchard Brook Apartments is a 115 unit low income tax credit community located in Gainesville GA. The property was built in 2001 and consist of 115 apartment units in 9 residential buildings. Of the 115 apartment units there are 79 two-bedrooms, 34 three-bedrooms, and 2 management/employee units. The complex also features common amenities including a state of the art fitness center, children play area, swimming pool, laundry facility, and a picnic area with barbecue grill. This property offers easy access to freeways, and shopping. The total residential planned area is 138,528 Sq Ft. NOTE: For BINS GA -99-05301 and GA-99-05304 the QC period will terminate on October 12, 2017. For BINS GA-99-05302, GA-99-05303, and GA-99-05305, and GA-99-05306 the QC period will terminate on 12/31/2017.					
Cambridge Pointe	3384 Mt. Zion Road	Stockbridge	180	Family	\$15,949,397	3/8/2018
	Cambridge Pointe Apartments is located in Stockbridge, GA, off of Highway 138, and near access to Interstate 75 and Interstate 675. Cambridge Pointe Apartments is also near shopping such as the Tanger Outlets. Cambridge Pointe is pet-friendly, with garden-style apartments. Each of the apartments is equipped with separate dining areas, laundry rooms, generous closet space, and ceiling fans in every room. Amenities include: Business Center, Car Care Center, Laundry Facility, Playground, Pool, BBQ/Picnic Areas with Grills, Sand Volleyball Court. Cambridge Point aka Hyde Park Manor apartments is located at 3384 Mt. Zion Road, Stockbridge, GA, 30281. The property consists of 180 units: 48 1br units, 60 2br units, 56 3br units, and 16 4br units. Of the 180 units, 144 are LIHTC, and of the 144, 136 are set aside at 60% AML, and 9 are set aside at 50% AML. The property is subject to a Declaration of Land Use Restrictive Covenants with an extended use period that runs for 31 years, ending on 12/31/2032. The property has 8 three-story residential partial brick faced buildings, a clubhouse and a maintenance shop. The exterior walls are wood frame construction with R30 batt insulation and interior drywall. The sloped roofs are asphalt shingles over wood truss with R30 insulation above the drywall. Glazing systems are clear double pane. All units are served by a split heat pump system with the air handler located at the mechanical closet and the condensing unit on grade at the exterior of each unit. The utilities are all electric served by Georgia Power and Light.					
Ashton Court	125 Parker Place	LeGrange	240	Elderly 55+	\$4,587,347	5/2/2018
	Ashton Court is a tax credit property with HOME funding restrictions for active adults age 55 or older. Ashton Court consists of 3 residential apartment buildings containing a total of 70 apartment units located in LeGrange, Troup County, Georgia. There are: a) 28 Low Income and 7 unrestricted one bedroom units each containing approximately 827 square feet of living space and b) 28 Low Income and 7 unrestricted two bedroom units each containing approximately 1,065 square feet of living space. Floor plans include a private deck or patio, ceiling fans in all living rooms and bedrooms, kitchens include; dishwasher, garbage disposal, washer/dryer connections, and emergency pull down cords are equipped in bedrooms & bathrooms. Site amenities include; weight room, fencing, community laundry, community room, picnic area, landscape sprinklers, courtyard with 3 swings, a gazebo, and 2 grills. Supportive services include; quarterly health mobile, monthly tenant meetings.					
Concord Crossing	2935 Old Concord Rd SE	Smyrna	190	Family	\$11,009,072	6/5/2018
	Concord Crossing is a 190-unit Class C property located in Smyrna, GA, of which, 187 units are rent and income restricted. There are: a) 30 one-bedroom Low Income units each containing approximately 803 square feet of living space and b) 127 two-bedroom Low Income units each containing approximately 1,043 square feet of living space. and c) 30 three-bedroom Low Income units each containing approximately 1,269 square feet of living space. Additionally there are three Common Space management/employee units (non-income producing). Unit amenities include; stove and refrigerators, HVAC units, in-sink garbage disposal, dishwashers, washer/dryer connections, and ceiling fans. Site amenities include; on-site laundry, equipped picnic/barbecue area, swimming pool, and an on-site dedicated leasing office and a clubhouse.					
Cherokee	5920 Bells Ferry Road	Acworth	272	Family	\$24,427,886	6/14/2018

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Summit (fka Columbia at Bells Ferry)	Cherokee Summit Apartments is a 2001 garden walk-up multifamily community of 272 dwelling units consisting of forty-eight (48) 1-bedroom units, one hundred eight-four (184) 2-bedroom units and forty (40) 3-bedroom units. All of the subject units have LIHTC tenancy and rental rate restrictions subject to 60% Area Median Income ("AMI"). All of the units have washer and dryer hook-ups, walk-in closets, private patios or balconies, outside storage, and complete kitchen appliance package including a range, dishwasher, refrigerator, disposal and a microwave. There is an on-site leasing office/community center with a laundry room, fitness center, computer/business center, community room. There is also a free-standing maintenance building and a mail kiosk building, complementing the playground, swimming pool, sports court/basketball court, pair of tennis courts, open lawn and two gated access driveways. The site area is approximately 20 acres.					
Arbor Lake (fka Magnolia Arbor)	421 Kirkland Road	Covington	250	Family	\$18,644,946	6/14/2018
	Arbor Lake Apartments is a 2001 garden walk-up multifamily community of 250 dwelling units, consisting of thirty-six (36) 1-bedroom units, one hundred sixty-six (166) 2-bedroom units and forty-eight (48) 3-bedroom units. Eighty percent (200) units have LIHTC tenancy and rental rate restrictions subject to 60% Area Median Income ("AMI"). The balance of the units are unrestricted. All of the units have washer and dryer hook-ups, walk-in closets, private patios or balconies, outside storage, and complete kitchen appliance package including a range, dishwasher, refrigerator, disposal and a microwave. The property has on-site leasing office/community center with a laundry room, fitness center, computer/business center, community room. The site is 44.9 acres, and the average unit size is 1,163 square feet.					
OldeTown	602 Third Street (leasing office)	Augusta	110	Family	\$7,158,486**	8/17/2018
	East of downtown Augusta, Georgia, and south of the Savannah River lies the historic district of Olde Town, these homes have been segmented into one, two and three bedroom apartment homes, currently income- and rent-restricted as part of the low-income housing tax credit program, and scattered throughout the Olde Town neighborhood. The properties include private yards, enchanting architectural detail, and a sense of community. The subject site locations are as far north as Reynolds Street to the north along the Augusta River, as far south as Watkins Street to the south opposite Magnolia and Cedar Cemeteries, as far west as the intersection of Walker and Fourth Streets, and as far east as Walker and Sibley Streets. The highest concentration of units is located along Ellis Street. Most have 9' - 12' ceilings, ceiling fans, historic design and renovation, play areas and fenced yards with select homes, pre-wired for alarm systems in select homes, and private yards with most homes. **Debt totally \$1,649,684 was paid in full subsequent to this calculation, and may impact the current Qualified Contract Price					

DCA Disclaimer: The information provided in this chart and in DCA's website was provided by the owners of the properties and has not been independently verified by DCA. All interested parties are responsible for conducting their own independent due diligence of the properties, their existing financing and their current/future operating potential. DCA provides this information on the properties in its capacity as the tax credit allocating agency for Georgia in accordance with Section 42 of the IRS code. DCA makes no representation or warranties regarding the accuracy or validity of any information provided by DCA relating to the properties.