			MAF	RKET STUDY E	XECUTIVE SU arket Study Sumr		ibit 8			
Project Name:		Five Points 3		(I) IVIA	irket Study Sullii	nary				
-		Five Folins	•		City/State			Zip Code	Carrati	
Street Address McConnell Street	••				Knoxville			Zip Code County 37915 Knox		
PMA Description					KIIOXVIIIE			37913	Within QCT:	Within DDA:
Attached as pag	ge 17 in the acco	mpanying supp	orting documents						Yes	No
Total Units:		LIHTC Units:		Non-LIHTC Units	Non-Revenue U	nit	Management Uni	t	# Buildings:	
80		80		0	0		0		28	
Development Ty				Neighborhood Typ	oe:		Targeted Housel			
New Constructi				Urban			General Occupa	ncy		
Recommended	Yes			Propo	sed Project Con	cept				
					Joed Froject Con	ССР		Proposed Rents		
Total Units	Bedrooms	Baths	Style (Garden/Townhome)	Square Feet	% AMHI (Target Income)	Subsidy	Collected - Contract Rent	Utility Allowance	Gross	Max. Allow.*
10	1	1.0	Duplex/Townhome	654-689	50%	Section 8	\$533	\$91	\$624	\$490
38	1	1.0	Duplex/Townhome		60%	Section 8	\$533 \$570	\$91	\$624	\$606
3 11	2	1.0-1.5 1.0-1.5	Duplex/Townhome Duplex/Townhome		50% 60%	Section 8 Section 8	\$579 \$579	\$122 \$122	\$701 \$701	\$575 \$715
3	3	2.0-2.5	Duplex/Townhome		50%	Section 8	\$747	\$150	\$897	\$655
15	3	2.0-2.5	Duplex/Townhome	1390-1,411	60%	Section 8	\$747	\$150	\$897	\$816
			+							
			<u> </u>							
80	Total	/ m =								
	Income Limits for (F									
Notes:	Contract rent is	higher than ma	ximum allowable 50		C rents; we utiliz ental Housing St		the two rents for	the purposes of t	his analysis	
	Tumo		# D	- outle -	Tatal	Unite	Vess	at I luita	Vacan	au Data
All Rental Housin	Type			perties		Units 80		nt Units 6		cy Rate 9%
Market-Rate Housing 2						53		6		3%
	zed Housing (exc	I. LIHTC)		-				<u>-</u>		- , -
LIHTC Housing		,	;	3	2	27		0	0.	0%
All Comparable I	Developments ¹			3	2	27		0	0.	0%
	Comparable Devel		1							
	s reporting occupa		n totals t nearly the same rent	levels and tenant no	rofile such as ane	family and incom	10			
Comparable dev	cropments are the	se that compete at	ricarry the same rent		Rent Compariso		ic.			
			Proposed Subje	ect Rents in Comp	arison to Market					
	Prop	osed Subject De	velopment			Adjuste	d Mkt Rent		nignest unadju	sted Comp Rent
# Units	# BR	# BA	S.F.	Collected Rent	Per Unit		S.F.	Mkt Adv.	Per Unit	Per S.F.
10	1	1.0	654-689	\$490*	\$699		1.04	29.9%	\$895	\$1.28
38	2	1.0	654-689	\$533	\$699		1.04 1.05	23.7%	\$895	\$1.28
11	2	1-1.5 1-1.5	903-1,050 903-1,050	\$575* \$579	\$1,025 \$1,025		1.05	43.9% 43.5%	\$1,173 \$1,173	\$1.37 \$1.37
3	3	2-2.5	1,390-1,411	\$655*	\$1,118		0.80	41.4%	\$1,533	\$1.18
15	3	2-2.5	1,390-1,411	\$747	\$1,118		0.80	33.2%	\$1,533	\$1.18
		2 2.0	1,000 1,411	ψ141	ψ1,110	•		00:270	ψ1,000	ψσ
	Grana Branas	sed Monthly Rent		\$54,721		Δυσ. Ν	Иkt Adv.	29.4%		
Nistan	1				0				his amalasis*	
Notes:	Contract rent is	nigner than ma	ximum allowable 50		C rents; we utilize Demographic Da		the two rents for	the purposes of the	nis anaiysis^	
		Household Seq	ment	(17)		010	Curren	nt (2017)	Placed In Sen	rice Year (2019)
Renter Househo	lds	ousenoid seg				572		,004		226
	Qualified Renter He	ouseholds			3,			271		141
Market Rent Hou	seholds (if applic	able)							,	
			(v)	Targeted Income-0	Qualified Renter	Household Dema	and			
		Type of Dema	and		50%/PBRA	60%/PBRA	Market-Rate	Other	Other	Overall
Renter Househo	ld Growth				178	194				194
Rent Burdened					3,227	3,514				3,514
Substandard					139	151	1			151
	version (Senior C				45				1	70
Net Demand	e/Competitive Sup	ppiy			15 3,529	3,798			<u> </u>	76 3,783
.ict Demand					vi) Capture Rates					3,703
		Target Popula	tion	(50%/PBRA	60%/PBRA	Market-Rate	Other	Other	Overall
Capture Rate		g., . opaiu			0.5%	1.7%				2.1%
				(vi	i) Absorption Rat					=.170
Alexandrian Data				(())	25	Units Per Month	1	Absorption Period	3	Mandles
Absorption Rate						OTHES I OF MOTHE			J	Months

SUMMARY OF SIGNIFICANT FACTS / Exhibit 8

		(i) I	Project Ide	entification				
Project Name:			ı	Five Points 3				
Street Address			City/State)	Zip Cod	е	County	
McConnell Street	t		Knoxville)	37915		Knox	
Total Units:	LIHTC Units:	Non-LIHTC Units	# Building	gs: Non-Revenue U	nits	Manager	ment Units	
80	80	0	28	0		0		
			(ii) Site Su	ımmary				
Site Acreage					11.37			
Shape				General	ly Recta	ngular		
Topography				Ger	nerally Fl	at		
Adjacent Land Us		ercial, light industrial,	North:	Dollar General, Single-Fa Baptist Church	amily De	tached H	omes, and St. John	
mixed-use, etc.)		oronar, right madounar,	_	Future Site of Five Point			•	
			East:	Existing Taylor Homes P Five Points Phase I (Und				
			South:	Cemetery	er Cons	truction)	and Old Fellows	
			Oodin.	Single-Family Detached				
			West:	Knox County Hardy Clin	ic, and D	r. Walter	Hardy Park	
Surrounding Area	Description		A	ttached as paragraph one			=	
Year Built (if appli	-			accompanying s	supportir	ng docum	nents.	
Construction Type				Now C	Construc	tion		
Construction Type	*			New C	Jonstruc	illon		
Project Amenities				Playground and Co	omputer/	/Busines	s Center	
Unit Features/Amo	enities		Stove, Refrigerator, Dishwasher, Washer and Dryer Connections, Central Heating and Air Conditioning, and Window Blinds					
Utilities Included in	n Rent (e.g. Water	r, Sewer, Electricity, etc.)	Water, Sewer, and Trash Removal					
		(iii) De	emograph	ics Summary				
		2010		Current (2017)		Plac	ed in Service (2019)	
Population	1		1					
PMA		39,792		42,049			42,786	
County		432,226		459,975			468,676	
State		6,346,105		6,760,814			6,885,724	
Households								
PMA		18,306		19,249			19,566	
County		177,249		186,695			189,876	
State		2,493,552		2,637,889			2,683,122	
Median Househo	old Income							
PMA		\$30,079		\$29,133			\$28,717	
County		\$44,151		\$50,066			\$52,690	
State		\$41,723		\$46,831			\$48,803	
	re Patterns (# & º	% of Renter-Occupied)	- <u>-</u>	·		-	·	
PMA		572 (52.3%)		11,004 (57.2%)			11,226 (57.4%)	
County		,837 (33.8%)		69,760 (37.4%)			70,984 (37.4%)	
State		960 (31.8%)		927 212 (35 1%)			943 897 (35 2%)	

EMPLOYMENT & ECONOMY / Exhibit 8

	(i) E	mployment Secto	r by Industry					
	P	MA	Cor	unty	State			
				Available (2015)				
Employer / Employment Sector	# Jobs	% Jobs	# Jobs	% Jobs	# Jobs	% Jobs		
Agriculture, Forestry, Fishing & Hunting, and								
Mining	2	0.0%	733	0.3%	29,360	1.0%		
Construction	1,262	7.0%	12,090	5.6%	179,866	6.2%		
Manufacturing	1,200	6.7%	16,023	7.4%	377,952	13.1%		
Wholesale Trade	378	2.1%	6,815	3.2%	78,856	2.7%		
Retail Trade	2,507	14.0%	28,982	13.5%	353,842	12.2%		
Transportation & Warehousing , and Utilities	833	4.6%	9,851	4.6%	180,880	6.3%		
Information	479	2.7%	6,016	2.8%	54,513	1.9%		
Finance and Insurance, and Real Estate and Rental and Leasing	777	4.3%	13,635	6.3%	165,472	5.7%		
. rereceional, ecremino, and management, and	,,,	1.070	10,000	0.070	100,172	0.7 70		
Administrative and Waste Management Services	2,389	13.3%	27,273	12.7%	270,435	9.4%		
Educational Services, and Health Care and								
Social Assistance	4,432	24.7%	53,297	24.8%	658,855	22.8%		
Arts, Entertainment, and Recreation, and Accommodation and Food Services	2,317	12.9%	22,428	10.4%	268,700	9.3%		
Other Services (Except Public Administration)	855	4.8%	10,887	5.1%	142,790	4.9%		
Public Administration	539	3.0%	7,223	3.4%	127,221	4.4%		
			, -		,			
		(ii) Unemployme	nt Potos					
Veer	00				116	2.4		
Year	County			ate	US			
2006	3.9% 3.4%			5.2%		4.6%		
2007				7%	4.6%			
2008	5.0%			6%	5.8			
2009	8.1%			.5%	9.3			
2010	7.4%		9.7%		9.6			
2011	6.9%		9.0%		8.8%			
2012		.1%	7.8%		8.3%			
2013	6	.3%	7.8%		7.4%			
2014	5	.4%	6.5%		6.2%			
2015	4	.8%	5.	8%	5.3%			
2016 (Through August)	3	.8%	4.	5%	4.9	9%		
		(iii) Total Emplo	yment					
		unty		ate	US			
Year	# Employed	% Change	# Employed	% Change	# Employed	% Change		
2006	215,313	ļ	2,878,455		144,427,000			
2007	221,965	3.1%	2,920,352	1.5%	146,047,000	1.1%		
2008	218,720	-1.5%	2,853,746	-2.3%	145,362,000	-0.5%		
2009	211,705	-3.2%	2,733,113	-4.2%	139,877,000	-3.8%		
	211,703		•	2.26	139,064,000	-0.6%		
2010	212,757	0.5%	2,792,063	2.2%	137,004,000			
2010 2011		0.5% 2.1%	2,792,063 2,844,662	1.9%	139,869,000	0.6%		
	212,757					0.6% 1.9%		
2011 2012 2013	212,757 217,245	2.1%	2,844,662	1.9%	139,869,000			
2011 2012 2013 2014	212,757 217,245 216,978	2.1%	2,844,662 2,860,355	1.9% 0.6%	139,869,000 142,469,000	1.9%		
2011 2012 2013	212,757 217,245 216,978 213,444	2.1% -0.1% -1.6%	2,844,662 2,860,355 2,837,898	1.9% 0.6% -0.8%	139,869,000 142,469,000 143,929,000	1.9% 1.0%		
2011 2012 2013 2014	212,757 217,245 216,978 213,444 214,306	2.1% -0.1% -1.6% 0.4%	2,844,662 2,860,355 2,837,898 2,847,777	1.9% 0.6% -0.8% 0.3%	139,869,000 142,469,000 143,929,000 146,305,000	1.9% 1.0% 1.7%		
2011 2012 2013 2014 2015	212,757 217,245 216,978 213,444 214,306 217,619	2.1% -0.1% -1.6% 0.4% 1.5%	2,844,662 2,860,355 2,837,898 2,847,777 2,556,024 2,992,612	1.9% 0.6% -0.8% 0.3% 1.3%	139,869,000 142,469,000 143,929,000 146,305,000 148,834,000	1.9% 1.0% 1.7% 1.7%		
2011 2012 2013 2014 2015	212,757 217,245 216,978 213,444 214,306 217,619	2.1% -0.1% -1.6% 0.4% 1.5% 3.9%	2,844,662 2,860,355 2,837,898 2,847,777 2,556,024 2,992,612	1.9% 0.6% -0.8% 0.3% 1.3%	139,869,000 142,469,000 143,929,000 146,305,000 148,834,000	1.9% 1.0% 1.7% 1.7%		
2011 2012 2013 2014 2015 2016 (Through August) Subject Unit Mix	212,757 217,245 216,978 213,444 214,306 217,619 226,150 1-Person	2.1% -0.1% -1.6% 0.4% 1.5% 3.9% (iv) Area Income	2,844,662 2,860,355 2,837,898 2,847,777 2,556,024 2,992,612 Limits 3-Person	1.9% 0.6% -0.8% 0.3% 1.3% 3.7% 4-Person	139,869,000 142,469,000 143,929,000 146,305,000 148,834,000 151,092,000 5-Person	1.9% 1.0% 1.7% 1.7% 1.5%		
2011 2012 2013 2014 2015 2016 (Through August) Subject Unit Mix 50% AMHI	212,757 217,245 216,978 213,444 214,306 217,619 226,150 1-Person \$21,700	2.1% -0.1% -1.6% 0.4% 1.5% 3.9% (iv) Area Income 2-Person \$24,800	2,844,662 2,860,355 2,837,898 2,847,777 2,556,024 2,992,612 Limits 3-Person \$27,900	1.9% 0.6% -0.8% 0.3% 1.3% 3.7% 4-Person \$30,950	139,869,000 142,469,000 143,929,000 146,305,000 148,834,000 151,092,000 5-Person \$33,450	1.9% 1.0% 1.7% 1.7% 1.5% 6-Person \$35,950		
2011 2012 2013 2014 2015 2016 (Through August) Subject Unit Mix	212,757 217,245 216,978 213,444 214,306 217,619 226,150 1-Person	2.1% -0.1% -1.6% 0.4% 1.5% 3.9% (iv) Area Income	2,844,662 2,860,355 2,837,898 2,847,777 2,556,024 2,992,612 Limits 3-Person	1.9% 0.6% -0.8% 0.3% 1.3% 3.7% 4-Person	139,869,000 142,469,000 143,929,000 146,305,000 148,834,000 151,092,000 5-Person	1.9% 1.0% 1.7% 1.7% 1.5%		

RENTAL COMPARABLE COMPETITIVE ENVIRONMENT / Exhibit 8

		HEIVIAE GOI		(i) General D	ata					
Project Name:		Lyon's Den								
Street Address				City/State			Zip Code	County		
3610 Lyons W				Knoxville			37917	Knox		
Total Units	,	Number of Buildings		Year Built		Year Renovated		Occupancy Rate		
74		3		2001		N/A	100.0%			
Project Type		19		Occupancy Typ	ie.	1	In PMA	1100.070		
Tax Credit				General Occup			Yes			
Design				Condition		Distance to Site (in miles)			
Garden				Good			4.2 miles			
Contact Person				Contact Phone	Number		Date Surveyed			
Property Manager				863-673-8314			1/9/17			
			(ii) Rei	ntal Data & Unit	Breakdown					
		Unit Style	# of	Square	% AMHI	Subsidy	Collected	Rent Per		
Beds	Baths	(Garden/Townhome)	Units	Feet	(Income)	Туре	Rent	Square Foot		
2	2.0	Garden	30	989	60% / LIHTC	None	\$625	\$0.63		
3	2.0	Garden	44	1,150	60% / LIHTC	None	\$725	\$0.63		
			(ii	ii) Amenities &	Utilities					
	Unit Amenit	ies	I	Project Amenities			Parking & Fees			
	Dishwashe	er		None		Si	Surface Lot: Included			
	Garbage Disp	osal								
	er and Dryer C									
Central F	leating and Air	r-Conditioning								
	Refrigerato	or								
	Range									
						Util	ities Included In	Rent		
							Water			
							Sewer			
							Trash Removal			
0.1	DDC 4			(iv) Commer	nts					
Select units have	ve PBRA.									
				(v) Concession	ons					
None.										

				(i) General D)ata				
Project Name:		Maplehurst Park							
Street Address				City/State		Zip Code	County		
814 W Hill Ave				Knoxville			37902	Knox	
Total Units		Number of Buildings		Year Built		Year Renovated		Occupancy Rate	
205		Unavailable		1975		2010	99.5%		
Project Type				Occupancy Typ	oe .		In PMA	10000,0	
Market-Rate				General Occu			Yes		
Design				Condition			Distance to Site	(in miles)	
Garden / Singl	e-Family Detac	ched		Good			2.3 miles	(
Contact Person		······		Contact Phone	Number		Date Surveyed		
Property Manager				865-525-1104			1/9/17		
or eporty manne	.901		(ii) Rei	ntal Data & Uni	t Breakdown		., ., .		
		Unit Style	# of	Square	% AMHI	Subsidy	Collected	Rent Per	
Beds	Baths	(Garden/Townhome)	Units	Feet	(Income)	Туре	Rent	Square Foot	
Eff	1.0	Garden	20	356	Market Rate	None	\$595	\$1.67	
1	1.0	Garden	140	680	Market Rate	None	\$825	\$1.21	
1	1.0	SFD	1	700	Market Rate	None	\$895	\$1.28	
2	1.0	Garden	40	855	Market Rate	None	\$1,173	\$1.37	
3	2.0	SFD	2	1,297	Market Rate	None	\$1,533	\$1.18	
4	2.0	SFD	2	2,000	Market Rate	None	\$2,625	\$1.31	
			(i	ii) Amenities &	Utilities				
	Unit Amenit	ies		Project Amenit	ies		Parking & Fees	3	
Dis	hwasher - Sele	ect Units		Central Laund	ry	Surface Lot: Included			
Garba	ge Disposal - S	Select Units							
Wal	II Unit Air Cond	ditioning							
	Patio/Balco	ny							
Washer and	Dryer Connec	ctions - SFD Only							
	Refrigerato	or							
	Range								
						Uti	lities Included In	Rent	
							Trash Remova	I	
						<u> </u>			
				(iv) Comme	nts				
Waiting list. Va	acancy is a two-	bedroom garden unit	•						
				(v) Concessi	ons				
None.				(1) CONGESSI					

				(i) General D	ata				
Project Name:		Minvilla Manor							
Street Address				City/State		Zip Code	County		
447 N Broadwa	av			Knoxville		37917	Knox		
Total Units	-	Number of Buildings		Year Built		Year Renovated		Occupancy Rate	
57		1		2010				100.0%	
Project Type				Occupancy Typ	e	•	In PMA	1	
Tax Credit				Homeless			Yes		
Design				Condition			Distance to Site (in miles)	
Adaptive Reus	e - Motel			Good			1.9 miles	•	
Contact Person				Contact Phone	Number		Date Surveyed		
Property Mana	ger			865-525-4708			1/10/17		
				ntal Data & Unit	Breakdown				
Beds	Baths	Unit Style (Garden/Townhome)	# of Units	Square Feet	% AMHI (Income)	Subsidy Type	Collected Rent	Rent Per Square Foot	
Eff	1.0	Adaptive Reuse	24	362	50% / LIHTC	Section 8	\$539	\$1.49	
1	1.0	Adaptive Reuse	33	509	50% / LIHTC	Section 8	\$638	\$1.25	
-	•	7.000			00,0, 2	0000	7000	V.1.20	
			(ii	i) Amenities & l	Jtilities				
	Unit Amenit	ies	ı	Project Amenition	es		Parking & Fees		
	Microway	e		use / Communi		s	Surface Lot: Included		
	Ceiling Fa	n		Central Laundr	у				
Central H	leating and Air	r-Conditioning		Elevator					
Patio	o/Balcony - Se	lect Units	Busir	ness/Computer	Center				
			Ke	eyed Building E	ntry				
						Util	lities Included In	Rent	
							All Utilities		
				(i) Q					
All	DDA!'	I want in a section	Tono	(iv) Commen		na Ilmia - I	most od for the	nicelly beaut	
		I rent is contract rent. ment referrals. Open				ent. Units are desi	gnated for the chro	nically nomeless	
				IA Alexano.					
				(v) Concession	ons				
None.									

				(i) General D	ata			
Project Name:		River View Park						
Street Address				City/State		Zip Code	County	
3221 Holston H	Hills Rd.			Knoxville			37914	Knox
Total Units		Number of Buildings		Year Built		Year Renovated		Occupancy Rate
96		4		2007				100.0%
Project Type				Occupancy Typ	е		In PMA	
Tax Credit				General Occup	ancy		Yes	
Design				Condition			Distance to Site	(in miles)
Garden				Excellent			2.5 miles	
Contact Person	1			Contact Phone	Number		Date Surveyed	
Property Mana	iger			865-524-2990			1/9/17	
				ntal Data & Unit		Cubaidu	Callegae	Rent Per
Beds	Baths	Unit Style (Garden/Townhome)	# of Units	Square Feet	% AMHI (Income)	Subsidy Type	Collected Rent	Square Foot
2	2.0	Garden	60	978	60% / LIHTC	None	\$610	\$0.62
3	2.0	Garden	36	1,180	60% / LIHTC	None	\$720	\$0.61
			/::	ii\ Amonitico 9	latitation			
				ii) Amenities &				
	Unit Ameniti			Project Amenities			Parking & Fees	
	Dishwashe						urface Lot: Inclu	ded
	Garbage Disp			Community Roc				
Central H	leating and Air			Central Laundr				
	Patio/Balcon Refrigerato			Fitness Cente Swimming Poo				
	Range	,,		Playground	<u> </u>			
Washa	er and Dryer Co	onnections		i iayyi ouiid				
***************************************						I Iti	lities Included In	Rent
						- Juli	Water	
							Sewer	
							Trash Removal	
				<u> </u>				
				(iv) Commer	nts			
None.								
				(v) Concession	ons			
None.								

				(i) General E	Data				
Project Name:		Spring Meadow							
Street Address	;			City/State		Zip Code	County		
3101 Washing	ıton Ridge Way	1		Knoxville			37917	Knox	
Total Units		Number of Buildings		Year Built Year Renovated				Occupancy Rate	
248		27		1991				98.0%	
Project Type		•		Occupancy Typ	ре	•	In PMA		
Market-Rate				General Occu	pancy		Yes		
Design				Condition			Distance to Site	(in miles)	
Garden				Good			4.4 miles		
Contact Person			Contact Phone	Number		Date Surveyed			
Property Mana	ager			865-544-1764			1/9/17		
				ntal Data & Uni	t Breakdown				
		Unit Style	# of	Square	% AMHI	Subsidy	Collected	Rent Per	
Beds	Baths	(Garden/Townhome)	Units	Feet	(Income)	Туре	Rent	Square Foot	
1	1.0	Garden	32	562	Market Rate	None	\$668	\$1.19	
1	1.0	Garden	48	710	Market Rate	None	\$668	\$0.94	
2	1.0	Garden	254	900	Market Rate	None	\$812	\$0.90	
2	2.0	Garden	96	978	Market Rate	None	\$812	\$0.83	
3	2.0	Garden	48	1,085	Market Rate	None	\$880	\$0.81	
			/ii	ii) Amenities &	Litilities				
	Unit Amenit			Project Amenit	ies		Parking & Fees		
	Dishwashe			Clubhouse		S	Surface Lot: Included		
	Garbage Disp			Community Ro					
	Ceiling Far	1		Fitness Cente					
	er and Dryer C			Swimming Po					
Central I	Heating and Air		Busii	ness/Computer	Center				
_	Patio/Balco	•		Playground					
F	ireplace - Seled	CLUNITS		Tennis Court	S		lista a lucato de el t	Dont	
				Car Wash		Uti	lities Included In		
				Central Laund			Trash Remova	I	
				Video Renta					
				Book Library	1				
				(iv) Comme	nte				
None.				(IV) Committee	1116				
1.10110.									
				(v) Concessi	ons				
None.									

				(i) General D	ata			
Project Name:		Sunset Rill						
Street Address		,		City/State			Zip Code	County
235 Carta Rd.				Knoxville			37914	Knox
Total Units		Number of Buildings		Year Built		Year Renovated		Occupancy Rate
180		11		1975				Not available
Project Type		•		Occupancy Typ	e		In PMA	
Market Rate				General Occup	oancy		Yes	
Design				Condition			Distance to Site	(in miles)
Garden			Fair/Good			3.4 miles		
Contact Person			Contact Phone	Number		Date Surveyed		
Property Mana	ager			865-523-4922			1/12/17	
				ntal Data & Unit				
Beds	Baths	Unit Style	# of	Square Feet	% AMHI (Income)	Subsidy	Collected	Rent Per Square Foot
1	1.0	(Garden/Townhome) Garden	Units	696	Market Rate	Type None	\$560	\$0.80
2	1.5	Garden		1,091	Market Rate	None	\$560 \$640	\$0.80
2	1.0	Garden		933	Market Rate	None	\$620	\$0.59
2	2.5	Garden		943	Market Rate	None	\$640	\$0.68
3	2.0	Garden		1,388	Market Rate	None	\$783	\$0.56
	2.0	Garden		1,500	warket riate	None	Ψίου	ψ0.30
			(i	ii) Amenities &	Utilities			
	Unit Amenit	ies		Project Ameniti	es		Parking & Fees	
	Dishwashe	er		Clubhouse		s	urface Lot: Inclu	
	Garbage Disp	oosal		Community Roo	om			
	Ceiling Far	ns		Central Laund	ry			
Central F	leating and Air	r-Conditioning		Tennis Courts				
	Patio/Balco	ny		Swimming Poo	ol			
						Util	lities Included In	Rent
							Water	
							Sewer	
							Trash Removal	
				(i.) O				
Managamant	ould not are: !-!	o vocanov informati-		(iv) Comme	าเร			
ivianagement c	oula not provide	e vacancy information.						
				(v) Concessi	ons			
None.								

AMENITIES / Exhibit 8							
Neighborhood Characteristic	Name & Address	Mileage from Site					
<u>Full service grocery</u>	(Save-A-Lot, 3850 Holston Dr., Knoxville, TN); (Kroger, 2217 N Broadway St., Knoxville, TN)	(1.9 NE); (2.2 NW)					
Pharmacy or Drug Store	(Walgreens, 2514 E Magnolia Ave., Knoxville, TN)	(0.6 N)					
Full service restaurant	(Magnolia Café, 2405 E Magnolia Ave., Knoxville, TN)	(0.3 NE); (0.5 N)					
General Merchandise (instead of stand-alone shopping center)	(Dollar General, 2265 Mccalla Ave., Knoxville, TN); (Walmart, 2501 University Commons Way, Knoxville, TN)	(0.1 N); (4.6 SW)					
Public transportation access	(KAT Bus Route 33, McConnell St. and MLK Jr Ave., Knoxville, TN)	(0.0 N)					
Full service bank or credit union (ATMs do not qualify)	(Regions Bank, 1503 E Magnolia Ave. NE, Knoxville, TN)	(0.9 W)					
Health Care Facilities including: Doctor's offices	(Knox County Hardy Clinic, 2202 Martin Luther King Jr Ave., Knoxville, TN) (Fort Sanders Regional Medical Center, 1901 W Clinch Ave., Knoxville, TN) (Physicians Regional Medical Center, 900 E Oak Hill Ave., Knoxville, TN)	(0.1 W); (4.4 W); (2.8 NW);					
Public community center/Senior center	(Boys and Girls Club of America, 317 McConnell St., Knoxville, TN); (Cansler Family YMCA, 616 Jessamine St., Knoxville, TN) (John T. O'Conner Senior Center, 611 Winona St., Knoxville, TN)	(0.0 SE); (1.2 W); (1.1 W);					
Public Library	(Knox County Public Library, 500 West Church Ave., Knoxville, TN)	(1.9 SW)					
U. S. Post Office	(U.S. Post Office, 1601 Mccalla Ave., Knoxville, TN)	(0.7 W)					
Convenience store with gas station	(E-Z Mart, 2310 E Magnolia Ave., Knoxville TN); (Stop N Go, 2110 Brooks Ave., Knoxville, TN)	(0.4 N); (0.5 S)					
Churches or places of worship	(New Salem Baptist Church, 2041 Bethel Ave., Knoxville, TN); (Lennon Seney United Methodist Church, 2084 Dandridge Ave., Knoxville, TN)	(0.2 S); (0.5 S)					
Police Station or Sheriff Offices	(Knoxville Police Department, 800 Howard Baker Junior Ave., Knoxville, TN)	(1.4 SW)					
Fire Stations	(Park City/Park Ridge Fire Station, 2300 Linden Ave., Knoxville, TN)	(0.3 N)					
<u>Public Park</u>	(Dr. Walter Hardy Park, 2020 Martin Luther King Jr. Ave., Knoxville, TN); (Linden Park, 1920 Linden Ave., Knoxville, TN)	(0.1 W); (0.4 W)					
Public School	(Green Elementary School, 801 Townview Dr., Knoxville, TN); (Vine Middle School, 1807 Martin Luther King Jr Ave., Knoxville, TN); (Austin East High School, 2800 Martin Luther King Jr Ave., Knoxville, TN)	(1.2 SW); (0.6 W); (1.0 NE)					