

**GAR ASSOCIATES, INC.**  
**PROFESSIONAL QUALIFICATIONS OF:**

**M. SCOTT ALLEN**

M. Scott Allen is a Vice President and partner with GAR Associates, Inc. He is a State Certified General appraiser, and market analyst and he has been active in undertaking these duties since 1986. He was appointed Vice President to the Commercial Division of GAR Associates, Inc. in 1992.

**MARKET ANALYSIS/MULTI-FAMILY SERVICES:**

While a wide variety of property and real estate types have been analyzed over the years, the current efforts are concentrated on market analysis and appraisal work related to a wide variety of multi-family and residential housing. This includes affordable, market rate, and senior specific (independent/assisted and advanced levels of care) projects. Our experience has allowed us to successfully complete work in other parts of the Northeast and the Country and State certifications are permanently held in multiple locations.

Our Market Analysis division has grown out of an increased need for market studies and consulting for newly developed housing projects. On an annual basis, we complete between 70 and 100 market studies and appraisals in conjunction with a wide variety of multiple family housing including:

- *Proposed developments using Low-Income Housing Tax Credits.*
- *Market studies in conjunction with proposed market rate housing projects.*
- *Senior specific as well as family developments.*
- *Market studies required under the HUD MAP guidelines.*
- *Market analysis and market studies required in order to support HUD Section 236 Decoupling efforts.*
- *Real estate appraisals for all types of multi-family and residential housing.*

Our market studies are prepared in conjunction with the requirement of the end user. We are approved under the HUD MAP Program, and recognized by New York State HCR, New York State HFA, Fannie Mae and Freddie Mac as a provider of such studies. We have also prepared studies used in conjunction with submission to state allocating agencies in Arizona, Massachusetts, and Pennsylvania. Over the past decade, GAR Associates has been active in completing numerous studies in conjunction with submission for Low-Income Housing Tax Credits issued by NYS HCR. We have completed studies across New York State, spreading from metropolitan New York City to Western New York, and areas in between. Based on our experience here, and in conjunction with our NCHMA ties, we have expanded our studies to other areas including work in: Arizona, Vermont, New Jersey, New Hampshire, Massachusetts, Michigan, Florida, Connecticut, Pennsylvania, and Nebraska. From fall 2010 to fall 2012 Mr. Allen served as the Chairperson for the NCHMA.

Currently, the concentration of work effort undertaken is associated with various forms of housing. This includes preparation of market studies in conjunction with affordable housing developments, market studies for market rate housing projects, appraisals/rent comparability studies related to this real estate type, and analysis of military and student housing projects.

On an annual basis, Mr. Allen prepares anywhere between 30 and 40 reports that are directly used in conjunction with NYS HCR Tax Credit Submission filing for 9% credits. He is approved as a market analyst by various state agencies, and is approved as a HUD analyst. Additionally, Mr. Allen serves on the Standards and Executive Committees for NCHMA and from 2010-2012 was the Chair for this organization which has been instrumental in setting guidelines and standards for market analysis used in conjunction with affordable housing. He also served on the Board of Directors for their parent organization NH&RA.

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**M. SCOTT ALLEN**  
(continued)

**EDUCATION:**

Bachelor of Arts – Materials and Logistics Management; through the College of Business  
Michigan State University, East Lansing, Michigan.  
Graduated 1986.

Williamsville East High School, Williamsville, New York.  
Graduated 1982.

**CERTIFICATIONS:**

New York State Certified General Real Estate Appraiser – Certificate No. 46-4454.

- Approved as Market Analyst by NYS HCR.
- Approved as Market Analyst by Tennessee
- Approved HUD Analyst.

In addition, Mr. Allen is permanently certified as a General Appraiser in the following states:

- North Carolina Certification No. A7283
- South Carolina Certification No. CG 6681
- Connecticut Certification No. RCG-0001270
- Pennsylvania Certification No. 08-0283630
- Vermont Certification No. 080-0062301
- Virginia Certification No. 4001-014635
- Massachusetts Certification No. 103369

**MEMBERSHIP AFFILIATIONS:**

Member of NCHMA – National Council of Housing Market Analysts (NCHMA). (Formerly known as NCAHMA:  
National Council of Affordable Housing Market Analysts.)  
Active on the Executive and Standards Committees and from fall of 2010 thru the fall of 2012 was  
the Chair for this organization. He is currently the Board of Director for their parent organization  
NH&RA.

NAIOP – Upstate New York Chapter, Board of Directors (1995-1997).

NAIOP – Upstate New York Chapter, President (1998).

Candidate for Designation through the Appraisal Institute, MAI.

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(continued)

**WORK EXPERIENCE/CLIENT BASE:**

Work experience reflects a broad range of locations including a concentration in New York State. All state areas are covered including the boroughs of Metro New York, Suburban New York City, and all of Upstate New York (See the attached Housing Details for a breakdown of recent work effort undertaken).

The client base is diverse and includes:

- Various state allocating agencies and other Government sectors including HUD, Rural Development and Fannie Mae/Freddie Mac.
- Financial Institutions and Investors. This includes banks, tax credit syndicators, and institutional investors.
- Private developers and investors.

Again, we refer the reader to the attached list of recent housing work for additional documentation pertaining to work experience by location and client base.

**TECHNICAL TRAINING/CONTINUING EDUCATION:**

Recently completed necessary continuing education for the State Certification in New York State:

- On-line USPAP Update Course (2013).
- Advanced Concepts & Case Studies (2013).
- Apartment Appraisal Concepts & Applications (2011).
- Advanced internet Search Strategies (2011).
- Business Practices & Ethics (2009).
- Introduction to GIS Applications for Real Estate Appraisal (2007).

Conferences and meetings that are attended on a consistent basis as part of the continuing education include:

- NCHMA Annual Conferences and Meetings (Two Sessions Annually)
- NYSFAFH Annual Meeting in New York and Semi-Annual Meeting in Buffalo, New York.
- HCR Workshop and Training Sessions on an Annual Basis In Conjunction with Qualified Allocation Plan.
- Arizona Housing Department Annual Conference (2009-2013), market analyst meetings, as well as the annual tax credit workshop (2011-2013).
- Eastern Conference Lenders Annual Conference (2011-2014).
- Midwest Lenders Annual Conference (2012) and HUD MAP Certification.

***Instruction:***

2013 and 2014: Served and will serve as one of the two approved instructors for the MBA (Mortgage Bankers Association) HUD MAP Underwriting Training Program. Specifically applied to the appraisal class for on-line instruction as it relates to Appraisal Principles and Procedures. This class is approved by HUD for training of underwriters for the HUD MAP programs.

**RECENT WORK EFFORTS – MULTIPLE FAMILY HOUSING OUTSIDE OF NEW YORK STATE:**

<b><u>Location:</u></b>	<b><u>Property / Project Type:</u></b>	<b><u>Client:</u></b>	<b><u>Report Type:</u></b>
<b>Arizona</b>			
Phoenix, Maricopa Co., AZ	Tax Credit Family	Gorman & Company, Inc.	Market Study
Mesa, Maricopa Co., AZ	Tax Credit Family	AMCAL Enterprises Inc.	Market Study
Phoenix, Maricopa Co., AZ	Tax Credit Senior	Corbett Consulting	Market Study
Phoenix, Maricopa Co., AZ	Tax Credit Senior	Adolfson & Peterson	Market Study
Avondale, Maricopa Co., AZ	Tax Credit Family	Gorman & Company, Inc.	Market Study
Tucson, Pima Co., AZ	Tax Credit Family	Compass Affordable Housing	Market Study
Nogales, Santa Cruz Co., AZ	Tax Credit Senior	Gorman & Company, Inc.	Market Study
Mesa, Maricopa Co., AZ	Tax Credit Family	AMCAL Enterprises Inc.	Market Study
Phoenix, Maricopa Co., AZ	Tax Credit Family	Gorman & Company, Inc.	Market Study
Mesa, Maricopa Co., AZ	Tax Credit Family	Gorman & Company, Inc.	Market Study
Phoenix, Maricopa Co., AZ	Tax Credit Senior	Corbett Consulting	Market Study
Glendale, Maricopa Co., AZ	Tax Credit Family	Cardon Development Group	Preliminary Market Study
Tucson, Pima Co., AZ	Tax Credit Special Needs	Compass Affordable Housing	Market Study
Tempe, Maricopa Co., AZ	Tax Credit Family	RBC Capital Markets	Market Study
Glendale, Maricopa Co., AZ	Tax Credit Family	Gorman & Company, Inc.	Market Study
Phoenix, Maricopa Co., AZ	Tax Credit Family	Gorman & Company, Inc.	Market Study
Mesa, Maricopa Co., AZ	Tax Credit Family	Gorman & Company, Inc.	Market Study
Tempe, Maricopa Co., AZ	Tax Credit Family	Gorman & Company, Inc.	Market Study
Phoenix, Maricopa Co., AZ (2 market studies)	Tax Credit Family	Gorman & Company, Inc.	Market Study
Phoenix, Maricopa Co., AZ	Tax Credit Family	SRM Phoenix, LLC	Market Study
Phoenix, Maricopa Co., AZ	Tax Credit Family	RBC Capital Markets	Market Study
Tucson, Pima Co., AZ	Tax Credit Senior	Urban Innovations	Market Study

**RECENT WORK EFFORTS – MULTIPLE FAMILY HOUSING OUTSIDE OF NEW YORK STATE continue...**

<b><u>Location:</u></b>	<b><u>Property / Project Type:</u></b>	<b><u>Client:</u></b>	<b><u>Report Type:</u></b>
<b>Connecticut</b>			
New Haven, New Haven Co., CT	Senior Tax Credit	RBC Capital Markets	Market Study
Stamford, Fairfield Co, CT	Market Rate Family	PNC Real Estate Finance	Market Study
Waterbury, New Haven Co., CT	Tax Credit Family	Loyola Development Corp	Market Study
<b>Delaware</b>			
Wilmington, New Castle Co., DE	Tax Credit Senior	M&T Bank	Market Study
<b>Pennsylvania</b>			
York, York Co., PA	HUD 223(f)	PHFA	Appraisal
Pittsburgh, Allegheny Co.,	Section 8	PHFA	Appraisal
Cambridge Springs, Crawford Co., PA	Section 8	PHFA	Appraisal
Edinboro, Erie Co., PA	Tax Credit Senior	Bank of America	Appraisal
Bradford, McKean Co., PA	Tax Credit Family	Housing Vision Consultant	Appraisal/ Market Study
Wyalusing, Bradford Co., PA	Tax Credit Family	Mission First Housing Development Corp.	Appraisal
Hermitage, Mercer Co., PA	Tax Credit Family	Evergreen Partners	Market Study
Honey Brook, Chester Co., PA	Tax Credit – Senior	First Niagara Bank	Market Study/ Appraisal
City of Chester Delaware Co., PA	Hope 6/Tax Credit Family (Deep Subsidy)	Bank of America	Appraisal/ Market Study
Ridley, Delaware Co., PA	Tax Credit Family	RBC Capital Markets	Market Study
Erie, Erie Co., PA	Market Rate	Riedman Development Corp.	Preliminary Market Study
Pittsburgh, Allegheny Co., PA	Tax Credit / Special Needs	STEL, Inc	Market Study
Bradford, McKean Co., PA	Tax Credit Family	Housing Visions Consultants	Market Study
<b>Vermont</b>			
Essex, Chittenden Co., VT	Tax Credit Family	RBC Capital Markets	Market Study
Chittenden, Essex Co., VT	Tax Credit Family	Homestead Design, Inc	Market Study / Appraisal

**RECENT WORK EFFORTS – MULTIPLE FAMILY HOUSING OUTSIDE OF NEW YORK STATE continue...**

<b><u>Location:</u></b>	<b><u>Property / Project Type:</u></b>	<b><u>Client:</u></b>	<b><u>Report Type:</u></b>
<b>Massachusetts</b>			
Holyoke, Hampden Co., MA	Family Tax Credit	AmeriSphere	Appraisal
Boston, Suffolk Co., MA	Tax Credit family	RBC Capital Markets	Market Study
Cambridge, Middlesex Co., MA	Tax Credit Family	RBC Capital Markets	Market Study
Boston, Suffolk Co., MA	Tax Credit Family	RBC Capital Markets	Market Study
Taunton, Bristol Co., MA	Tax Credit Family	RBC Capital Markets	Market Study
Greenfield, Franklin Co., MA	Tax Credit Family Public Housing	The Community Builders	Appraisal/ Market Study
Roslindale, Suffolk Co., MA	Tax Credit Family/ Public Housing	RBC Capital Markets	Market Study
Greenfield, Franklin Co., MA	Tax Credit Family Public Housing	The Community Builders	Market Study
Fitchburg, Worcester Co., MA	Student Housing	The Sextant Group	Market Study
<b>Michigan</b>			
Traverse City, Grand Traverse Co., MI (2 Market studies)	Tax Credit Family	RBC Capital Markets	Market Study
<b>Missouri</b>			
Kansas City, Jackson Co., MO	HUD 223(f)	Red Capital Group	Appraisal
<b>New Jersey</b>			
Somerset, Somerset Co., NJ	Market Rate	Engel Burman Group	Prelim Market Study
Newark, Essex Co., NJ	Tax Credit Family	RBC Capital Markets	Market Study
Newark, Essex Co., NJ	Tax Credit Family	RBC Capital Markets	Market Study
Camden, Camden Co., NJ	Tax Credit Family/ Public Housing	RBC Capital Markets	Market Study
<b>New Hampshire</b>			
Wolfeboro, Carroll Co., NH	Tax Credit Family – New	RBC Capital Markets	Market Study
Concord, Merrimack Co., NH	Tax Credit Family	RBC Capital Markets	Market Study

**RECENT WORK EFFORTS – MULTIPLE FAMILY HOUSING OUTSIDE OF NEW YORK STATE continue...****North Carolina**

New Bern, Craven Co., NC	HUD 223(f)	AMG Financial Services, Inc.	Appraisal
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**RECENT WORK EFFORTS – MULTIPLE FAMILY HOUSING IN NEW YORK STATE (2013-2014):**

<b><u>Location:</u></b>	<b><u>Project Type:</u></b>	<b><u>Client:</u></b>	<b><u>Report Type:</u></b>
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**New York**

Kingston, Ulster Co., NY	Tax Credit Family	MJJ Corporation	Market Study
Colonie, Albany Co., NY	Tax Credit Senior	The Kearney Group	Market Study
Troy, Rensselaer Co., NY	Tax Credit Family	Omni Housing	Market Study
Albany, Albany Co., NY	Tax Credit Family	Albany Housing Authority	Market Study
Troy, Rensselaer Co., NY	Tax Credit Family	The Community Builders	Market Study
Greece, Monroe Co., NY	Tax Credit Family	North Greece Housing	Market Study
Oneonta, Otsego Co., NY	Tax Credit Family	Housing Visions	Market Study
Lackawanna, Erie Co., NY	Tax Credit Special Needs	Belmont Housing	Market Study
New Windsor, Orange Co., NY	Tax Credit Family	MJJ Corporation	Market Study
Buffalo, Erie Co., NY	Tax Credit Family	Regan Development	Market Study
Schenectady, Schenectady Co., NY	Tax Credit Senior	The Community Builders	Market Study
Buffalo, Erie Co., NY	Tax Credit Special Needs	Affordable Housing	Market Study
Plattsburgh, Clinton Co., NY	Tax Credit Family	Clinton County ARC	Market Study
Newburgh, Orange Co., NY	Tax Credit Family	RUPCO	Market Study
Utica, Oneida Co., NY	Tax Credit Family	Norstar	Market Study
Buffalo, Erie Co., NY	Tax Credit Family	Parkview Apts. of Buffalo	Market Study
Saugerties, Ulster Co., NY	Tax Credit Senior	RUPCO	Market Study
Corning, Steuben Co., NY	Tax Credit Family	NRP Group	Market Study
Watertown, Jefferson Co., NY	Tax Credit Family	Neighbors of Watertown	Market Study
Malone, Franklin Co., NY	Tax Credit Family	Winn Development	Market Study
Carmel, Putnam Co., NY	Tax Credit Senior	Wilder Balter	Market Study
Springville, Erie Co., NY	Market Rate	Conifer	Rent Comp Study
Macedon, Wayne Co., NY	Tax Credit Special Needs	Lakeview Mental Health	Market Study

**RECENT WORK EFFORTS – MULTIPLE FAMILY HOUSING IN NEW YORK STATE (2013-2014):**

<b><u>Location:</u></b>	<b><u>Project Type:</u></b>	<b><u>Client:</u></b>	<b><u>Report Type:</u></b>
Tonawanda, Erie Co., NY	Tax Credit Family/Spec. Needs	People, Inc.	Market Study
Syracuse, Onondaga Co., NY	Tax Credit Family/Spec. Needs	Housing Visions	Market Study
Cortland, Cortland Co., NY	Tax Credit Family	Christopher Community	Market Study
Buffalo, Erie Co., NY	Market Rate	First Niagara	Market Study
Prattsville, Greene Co., NY	Tax Credit Senior	Birchez Associates	Market Study
Peekskill, Westchester Co, NY	Tax Credit Family	Kearney Group	Market Study
New York Mills, Oneida Co., NY	Tax Credit Senior	Liberty Affordable	Market Study
Oneonta, Otsego Co., NY	Senior Section 8	Oneonta Housing Authority	Rent Comp Study
Brunswick, Rensselaer Co., NY	Senior Tax Credit	American Hsg. Foundation	Market Study
Ballston Spa, Saratoga Co., NY	Tax Credit Family	Wilder Balter	Appraisal/ Market Study
Amherst, Erie Co.,	Senior Tax Credit	RAS Development	Market Study
Tyre, Seneca Co., NY	Family Tax Credit	Nathaniel Development	Market Study
Lysander, Onondaga Co., NY	Family Tax Credit	Raymond James	Market Study
Newark, Wayne Co., NY	HUD 202/236	Sheen Housing	Rent Comp Study
Watertown, Jefferson Co., NY	Various	COR Companies	Market Study
Greece, Monroe Co., NY	Family Tax Credit	Nathaniel Development	Market Study
Fairport, Monroe Co., NY	Senior Tax Credit	Miller-Valentine Group	Appraisal/ Market Study
Buffalo, Erie Co., NY	Senior Tax Credit	Episcopal Community Hsg Dev.	Market Study
Mamaroneck, Westchester Co., NY	HUD Section 8	Wilder Balter	Rent Comp Study
Syracuse, Onondaga Co., NY	Family Tax Credit	Housing Visions	Appraisal/ Market Study
Troy, Rensselaer Co., NY	Mixed Income	The Community Builders	Market Study
Mamaroneck, Westchester Co., NY	Market	Wilder Balter	Rent Comp Study
Syracuse, Onondaga Co.,	Family Tax Credit	The Mulholland Group	Rent Comp Study
Niagara Falls, Niagara Co., NY	Tax Credit Senior	Norstar Development	Market Study
Amsterdam, Montgomery Co., NY	Tax Credit Family	Raymond James	Market Study



**RECENT WORK EFFORTS – MULTIPLE FAMILY HOUSING IN NEW YORK STATE (2013-2014):**

<b><u>Location:</u></b>	<b><u>Project Type:</u></b>	<b><u>Client:</u></b>	<b><u>Report Type:</u></b>
Albany, Albany Co., NY	Market Rate Senior	Omni Development	Rent Comp Study
Nanuet, Rockland Co., NY	HUD Sec 8 Senior Tax Credit	Wilder Balter	Rent Comp Study
Watertown, Jefferson Co., NY	HUD Sec 8 Family Tax Credit	Preservation Management	Rent Comp Study
Amherst, Erie Co., NY	Tax Credit Family	RBC Capital Market	Market Study
New Hartford, Oneida Co., NY	Tax Credit Senior	Omni Development	Appraisal/
Gouverneur, St. Lawrence Co., NY	Tax Credit Senior	Omni Development	Market Study
Mt. Vernon Westchester Co., NY	Tax Credit Family	The MacQuesten Company	Market Study
Thompson, Sullivan Co., NY	Tax Credit Family	MJJ Corporation	Market Study
Newburgh, Orange Co., NY	Tax Credit Family	MJJ Corporation	Appraisal / Market Study
Cohoes, Albany Co., NY	Tax Credit Special Needs	Regan Development	Appraisal / Market Study
Watertown, Jefferson Co., NY	Tax Credit Family	Evergreen Partners	Appraisal / Market Study
Rome, Oneida Co., NY	Tax Credit Family	Omni Development	Market Study
Carmel, Putnam Co., NY	Tax Credit Special Needs	Wilder Balter	Appraisal / Market Study
Rockland, Sullivan Co., NY	Tax Credit Family	Wilder Balter	Market Study
Yonkers, Westchester Co., NY	Tax Credit Senior	WestHab	Appraisal / Market Study
Lake Ronkonkoma, Suffolk Co., NY	Tax Credit Special Needs	Concern for Independent Living	Appraisal / Market Study
Newburgh, Orange Co., NY	Tax Credit Family	Excelsior Housing	Market Study
Greenport, Columbia Co., NY	Tax Credit Family	Christa Housing	Market Study
Gloversville, Fulton Co., NY	Tax Credit Senior	Liberty Affordable	Market Study
Rochester, Monroe Co., NY	Tax Credit Senior	Winn Development	Appraisal / Market Study
Yonkers, Westchester Co., NY	Tax Credit Family	The Bluestone Organization	Market Study
Greece, Monroe Co., NY	Tax Credit Family	Nathaniel Development	Market Study

**RECENT WORK EFFORTS – MULTIPLE FAMILY HOUSING IN NEW YORK STATE (2013-2014):**

<b><u>Location:</u></b>	<b><u>Project Type:</u></b>	<b><u>Client:</u></b>	<b><u>Report Type:</u></b>
Schenectady, Schenectady Co., NY	Tax Credit Senior	The Community Builders	Market Study
Springville, Erie Co., NY	Tax Credit Family	Belmont Housing	Appraisal / Market Study
Albany, Albany Co., NY	Tax Credit Family	Albany Housing Authority	Market Study
Jamaica, Nassau Co., NY	Tax Credit Family	D&F Development Group	Market Study
Valley Stream, Nassau Co., NY	Tax Credit Family	D&F Development Group	Market Study
Wilton, Saratoga Co., NY	Tax Credit Senior	Whitney Capital	Appraisal / Market Study
Buffalo, Erie Co., NY	Tax Credit Special Needs	Regan Development	Appraisal / Market Study
Tonawanda, Erie Co., NY	Tax Credit Special Needs	People Inc.	Appraisal / Market Study
North Hempstead, Nassau Co. NY	Tax Credit Family	Georgica Green Ventures	Appraisal / Market Study
Corinth, Saratoga Co., NY	Tax Credit Senior	Corinth Senior Housing	Market Study
Auburn, Cayuga Co., NY	Tax Credit Family	RBC Capital Market	Market Study
Auburn, Cayuga Co., NY	Tax Credit Family	NBT Bank	Appraisal/ Market Study
Greece, Monroe Co., NY	Tax Credit Senior	RBC Capital Markets	Market Study
Troy, Rensselaer Co., NY	Tax Credit Family	Gershman Mortgage	Market Study
Kingsbury, Washington Co., NY	Tax Credit Senior	Liberty Affordable Housing	Market Study
Ulster, Ulster Co., NY	Tax Credit Family	Raymond James	Market Study
Malta, Saratoga Co., NY	Tax Credit Senior	Wesley Community	Market Study
Selden, Suffolk Co., NY	Tax Credit Family	Concord Management	Appraisal/ Market Study
Bronx, Bronx Co., NY	Tax Credit Special Needs	RBC Capital Markets	Market Study
Watertown, Jefferson Co., NY	HUD Sec 236 Family Tax Credit	Evergreen Partners	Rent Comp Study
Wilton, Saratoga Co., NY	Market Rate Family	Gordon Companies	Market Study
Gloversville, Fulton Co., NY	Tax Credit Family	Liberty Affordable Housing	Prelim Market Study

**RECENT WORK EFFORTS – MULTIPLE FAMILY HOUSING IN NEW YORK STATE (2013-2014):**

<b><u>Location:</u></b>	<b><u>Project Type:</u></b>	<b><u>Client:</u></b>	<b><u>Report Type:</u></b>
Bethlehem, Albany Co., NY	Market Rate Family	Park Place Properties	Prelim Market Study
Monticello, Sullivan Co., NY	Tax Credit Family	Hudson Atlantic	Prelim Market Study
Norwood, St. Lawrence Co., NY	Market Rate Senior	Chason Development	Prelim Market Study
Monroe, Orange Co., NY	Tax Credit Senior	STEL	Market Study
Lake Ronkonkoma, Suffolk Co., NY	Tax Credit Family	Betts Housing Partners	Appraisal/ Market Study
Watertown, Jefferson Co., NY	Tax Credit Family	Evergreen Partners	Appraisal/ Market Study
Clarkstown, Rockland Co., NY	Tax Credit Senior	Hyenga Development	Market Study
Albany, Albany Co., NY	Tax Credit Senior	Omni Development	Market Study
Ballston, Saratoga Co., NY	Tax Credit Senior	The NRP Group	Appraisal/ Market Study
Jamaica, Queens Co., NY	Tax Credit Senior	D&F Development Group	Market Study
Ithaca, Tompkins Co., NY	Tax Credit Special Needs	Lakeview Mental Health Services	Appraisal/ Market Study
Carmel, Putnam Co., NY	Tax Credit Senior	Wilder Balter Partners	Appraisal/ Market Study
Albany, Albany Co., NY	Tax Credit Senior	Winn Development	Appraisal/ Market Study
Lansing, Tompkins Co., NY	Tax Credit Family	The NRP Group	Appraisal/ Market Study
Watertown, Jefferson Co., NY	Tax Credit Family	Georgica Green Ventures	Appraisal/ Market Study
Greece, Monroe Co., NY	Tax Credit Family	Creekhouse Housing Partners	Market Study
Utica, Oneida Co., NY	Tax Credit Special Needs	Central New York Services	Market Study
Newburgh, Orange Co., NY	Tax Credit Family	Excelsior Housing Group	Prelim Market Study
Wheatfield, Niagara Co., NY	Tax Credit Senior	Episcopal Community Housing Development	Appraisal/ Market Study
Watertown, Jefferson Co., NY	Tax Credit Family	Norstar Development	Appraisal/ Market Study
Moreau, Saratoga Co., NY	Tax Credit Family	The NRP Group	Appraisal/ Market Study

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<b><u>Location:</u></b>	<b><u>Project Type:</u></b>	<b><u>Client:</u></b>	<b><u>Report Type:</u></b>
Tonawanda, Erie Co., NY	Tax Credit Special Needs	People Inc.	Appraisal/ Market Study
New Square, Rockland Co., NY	Tax Credit Family	NS Community Planning & Development Corp.	Market Study
Wilton, Saratoga Co., NY	Tax Credit Senior	Whitney Capital Company	Appraisal/
Yonkers, Westchester Co., NY	Tax Credit Family	RBC Capital Markets	Market Study
Livingston Manor, Rockland Co., NY	Tax Credit Family	Wilder Balter Partners	Appraisal/ Market Study
Albany, Albany Co., NY	Tax Credit Family	Housing Visions Consultant	Market Study
New Rochelle, Westchester Co., NY	Tax Credit Family	The MacQuesten Company	Appraisal/ Market Study
Babylon, Suffolk Co., NY	Tax Credit Family	Albanese Organization	Market Study
Horsehead, Chemung Co., NY	Tax Credit Family	The NRP Group	Appraisal/ Market Study
West Carthage, Jefferson Co., NY	Market Rate	M&T Bank	Prelim Market Study
Buffalo, Erie Co., NY	HUD Sec 236	Raymond James Tax Credit	Market Study
Cohoes, Albany Co., NY	Tax Credit Family	Regan Development	Appraisal/ Market Study
Wallkill, Orange Co., NY	Tax Credit Family	MJJ Corporation	Market Study
North Tonawanda, Niagara Co., NY	Tax Credit Family	L. Visone Plumbing, LLC	Prelim Market Study
Buffalo, Erie Co., NY	Tax Credit Family	McGuire Group	Prelim Market Study

**Details pertaining to previous years' efforts are available if required.**