

2026 TEB PRELIMINARY RANKING

| ID | Development | Location | USDA | Group | Annual STC | Other Annual STC | TEB Ceiling Allocation | Total Project Costs | Residential Square Footage | Total BRs | Total Units | Est Tenants | Total State Resources | Rural Bonus | New Const. Bonus | ADJ Total State Resources | State Resources per Res SF | State Resources per BR | Total Project Costs (Value) | State Resources per Potential Tenant | Ranking | | | | | |
|-------|----------------------------------|-------------|------|-------|--------------|------------------|------------------------|---------------------|----------------------------|-----------|-------------|-------------|-----------------------|-------------|------------------|---------------------------|----------------------------|------------------------|-----------------------------|--------------------------------------|-------------------------------|------------------------|-----------------------------|--------------------------------------|-------|---------|
| | | | | | | | | | | | | | | | | | | | | | State Resources per Heated SF | State Resources per BR | Total Project Costs (Value) | State Resources per Potential Tenant | Total | Overall |
| 52604 | Broad River Village | Beaufort | Y | NC | 500,000.00 | 0.00 | 20,728,522.00 | 73,268,937.08 | 186,480 | 384 | 192 | 768 | 25,728,522.00 | 0.3 | 0.1 | 15,437,113.20 | 82.78 | 40,200.82 | 0.2107 | 20,100.41 | 1 | 1 | 1 | 1 | 4 | 1 |
| 52623 | Moore Duncan Apartments | Spartanburg | Y | NC | 1,700,000.00 | 0.00 | 15,450,000.00 | 54,722,137.30 | 198,000 | 460 | 200 | 920 | 32,450,000.00 | 0.3 | 0.1 | 19,470,000.00 | 98.33 | 42,326.09 | 0.3558 | 21,163.04 | 5 | 2 | 5 | 2 | 14 | 2 |
| 52643 | Shoally Creek Trace | Spartanburg | Y | NC | 1,425,000.00 | 0.00 | 13,296,011.95 | 46,178,057.09 | 195,440 | 388 | 184 | 776 | 27,546,011.95 | 0.3 | 0.1 | 16,527,607.17 | 84.57 | 42,596.93 | 0.3579 | 21,298.46 | 2 | 3 | 6 | 3 | 14 | 2 |
| 52607 | Hawthorn Springs Apartment Homes | Lexington | Y | NC | 1,000,000.00 | 0.00 | 19,081,139.00 | 67,084,898.07 | 186,480 | 384 | 192 | 768 | 29,081,139.00 | 0.3 | 0.1 | 17,448,683.40 | 93.57 | 45,439.28 | 0.2601 | 22,719.64 | 4 | 5 | 2 | 5 | 16 | 4 |
| 52601 | Richland Grove Apartments | Richland | Y | NC | 1,780,000.00 | 0.00 | 16,265,476.28 | 56,506,320.27 | 193,440 | 460 | 200 | 920 | 34,065,476.28 | 0.3 | 0.1 | 20,439,285.77 | 105.66 | 44,433.23 | 0.3617 | 22,216.61 | 9 | 4 | 7 | 4 | 24 | 5 |
| 52611 | Union at Laurel Bay | Beaufort | Y | NC | 1,375,000.00 | 0.00 | 12,374,730.00 | 44,967,694.00 | 148,530 | 336 | 150 | 672 | 26,124,730.00 | 0.3 | 0.1 | 15,674,838.00 | 105.53 | 46,651.30 | 0.3486 | 23,325.65 | 8 | 7 | 4 | 7 | 26 | 6 |
| 52644 | Fox Ridge Trace | Aiken | N | NC | 817,615.00 | 0.00 | 13,239,335.61 | 46,413,326.55 | 209,860 | 420 | 192 | 840 | 21,415,485.61 | 0.0 | 0.1 | 19,273,937.05 | 93.16 | 45,890.33 | 0.4153 | 22,945.16 | 3 | 6 | 14 | 6 | 29 | 7 |
| 52605 | Vesta at South Pacific | York | Y | NC | 1,800,000.00 | 0.00 | 14,674,000.00 | 58,972,108.00 | 189,160 | 384 | 200 | 768 | 32,614,000.00 | 0.3 | 0.1 | 19,604,400.00 | 103.64 | 51,053.13 | 0.3324 | 25,526.56 | 7 | 12 | 3 | 12 | 34 | 8 |
| 52615 | York Meadows | York | Y | NC | 2,091,045.00 | 0.00 | 16,850,000.00 | 59,645,071.00 | 225,750 | 450 | 200 | 900 | 37,760,450.00 | 0.3 | 0.1 | 22,656,270.00 | 100.36 | 50,347.27 | 0.3799 | 25,173.63 | 6 | 10 | 8 | 10 | 34 | 8 |
| 52617 | Palmetto Place | Anderson | Y | NC | 1,140,000.00 | 0.00 | 10,000,000.00 | 31,829,688.00 | 117,510 | 264 | 126 | 528 | 21,400,000.00 | 0.3 | 0.1 | 12,840,000.00 | 109.27 | 48,636.36 | 0.4034 | 24,318.18 | 11 | 8 | 11 | 10 | 38 | 10 |
| 52618 | The Grove at Ballentine | Richland | Y | NC | 2,233,000.00 | 0.00 | 15,350,000.00 | 54,754,235.00 | 209,912 | 452 | 200 | 904 | 37,680,000.00 | 0.3 | 0.1 | 22,608,000.00 | 107.70 | 50,017.70 | 0.4129 | 25,008.85 | 10 | 9 | 12 | 9 | 40 | 11 |
| 52619 | The Apex | Spartanburg | Y | NC | 950,000.00 | 0.00 | 7,500,000.00 | 24,656,002.00 | 90,904 | 202 | 98 | 404 | 17,000,000.00 | 0.3 | 0.1 | 10,200,000.00 | 112.21 | 50,495.05 | 0.4137 | 25,247.52 | 13 | 11 | 13 | 11 | 48 | 12 |
| 52613 | Union at Lakeside Park | Greenville | N | NC | 900,000.00 | 0.00 | 14,376,923.00 | 52,245,885.00 | 178,032 | 402 | 180 | 804 | 23,769,923.00 | 0.0 | 0.1 | 21,039,230.70 | 118.18 | 52,336.39 | 0.4027 | 26,168.20 | 15 | 13 | 10 | 13 | 51 | 13 |
| 52629 | Sanctuary Pointe | Aiken | N | NC | 1,170,000.00 | 0.00 | 12,080,000.00 | 44,834,445.00 | 190,950 | 381 | 168 | 762 | 23,780,000.00 | 0.0 | 0.1 | 21,402,000.00 | 112.08 | 56,173.23 | 0.4774 | 28,086.61 | 12 | 14 | 17 | 14 | 57 | 14 |
| 52612 | Central at White Oaks | Beaufort | Y | NC | 1,169,852.00 | 0.00 | 9,313,893.00 | 32,995,444.00 | 97,676 | 220 | 99 | 444 | 21,012,413.00 | 0.3 | 0.1 | 12,607,447.80 | 129.07 | 57,306.58 | 0.3821 | 28,653.29 | 19 | 15 | 9 | 15 | 58 | 15 |
| 52642 | Moorefield Trace | Spartanburg | Y | NC | 1,177,289.00 | 0.00 | 8,000,767.41 | 27,992,499.95 | 105,320 | 207 | 100 | 410 | 19,773,657.41 | 0.3 | 0.1 | 11,864,194.45 | 112.65 | 57,314.95 | 0.4238 | 28,657.47 | 14 | 16 | 15 | 16 | 61 | 16 |
| 52628 | Sanctuary Landing | Richland | N | NC | 1,610,000.00 | 0.00 | 14,780,000.00 | 53,464,414.00 | 227,555 | 456 | 200 | 912 | 30,880,000.00 | 0.0 | 0.1 | 27,792,000.00 | 122.13 | 60,947.37 | 0.5198 | 30,473.68 | 16 | 17 | 19 | 17 | 69 | 17 |
| 52626 | Cypress Pointe | Horry | Y | NC | 1,527,675.00 | 0.00 | 9,100,000.00 | 32,089,026.01 | 116,640 | 216 | 108 | 432 | 24,376,750.00 | 0.3 | 0.1 | 14,626,050.00 | 125.39 | 67,713.19 | 0.4558 | 33,856.60 | 17 | 19 | 16 | 19 | 71 | 18 |
| 52641 | Goldmine Lofts | Cherokee | Y | NC | 1,657,947.00 | 0.00 | 13,000,000.00 | 54,737,734.70 | 173,880 | 284 | 148 | 568 | 29,579,470.00 | 0.3 | 0.1 | 17,747,682.00 | 128.72 | 62,491.84 | 0.5109 | 31,245.92 | 18 | 18 | 18 | 18 | 72 | 19 |
| 52624 | Wisteria Place Apartments | Horry | Y | NC | 1,307,081.00 | 0.00 | 16,900,000.00 | 29,566,774.10 | 122,748 | 252 | 108 | 504 | 29,070,910.00 | 0.3 | 0.1 | 17,442,546.00 | 142.10 | 69,216.45 | 0.6106 | 34,608.23 | 20 | 20 | 22 | 20 | 82 | 20 |
| 52602 | Anderson Mill Apartments | Anderson | Y | NC | 2,638,183.13 | 1,035,610.71 | 16,303,530.00 | 57,433,954.99 | 204,958 | 452 | 200 | 904 | 33,824,468.35 | 0.3 | 0.1 | 31,824,881.01 | 155.28 | 70,409.03 | 0.5541 | 35,204.51 | 22 | 21 | 21 | 21 | 85 | 21 |
| 52606 | The Sanctuary at Garden Lakes | Richland | N | NC | 1,900,000.00 | 0.00 | 13,304,000.00 | 53,201,193.00 | 189,160 | 384 | 200 | 768 | 32,304,000.00 | 0.0 | 0.1 | 29,073,600.00 | 153.70 | 75,712.50 | 0.5465 | 37,856.25 | 21 | 22 | 20 | 22 | 85 | 21 |
| 52640 | Willowcreek at Wateree | Richland | N | NC | 1,100,000.00 | 0.00 | 16,000,000.00 | 39,096,882.00 | 115,791 | 254 | 112 | 508 | 24,300,000.00 | 0.0 | 0.1 | 24,300,000.00 | 209.86 | 95,669.29 | 0.6215 | 47,834.65 | 24 | 23 | 23 | 23 | 93 | 23 |
| 52636 | SC - Bees Ferry Rd (Charleston) | Charleston | N | NC | 1,340,324.00 | 0.00 | 14,000,000.00 | 39,583,595.83 | 129,820 | 220 | 120 | 440 | 27,403,240.00 | 0.0 | 0.1 | 24,662,916.00 | 189.98 | 112,104.16 | 0.6231 | 56,052.08 | 23 | 24 | 24 | 24 | 95 | 24 |
| 52614 | Edgewood School Apartments | Greenwood | Y | NC | 862,154.00 | 632,441.13 | 13,200,000.00 | 26,126,946.40 | 52,015 | 75 | 75 | 150 | 28,145,951.30 | 0.3 | 0.1 | 16,887,570.78 | 324.67 | 225,167.61 | 0.6464 | 112,583.81 | 25 | 25 | 25 | 25 | 100 | 25 |

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|-------|--------------------------------|--------------|------|-------------|--------------|------------------|------------------------|---------------------|----------------------------|-----------|-------------|-------------|-----------------------|-------------|------------------|---------------------------|----------------------------|------------------------|-----------------------------|--------------------------------------|-------------------------------|------------------------|-----------------------------|--------------------------------------|-------|---------|--|
| | | | | | | | | | | | | | | | | | | | | | State Resources per Heated SF | State Resources per BR | Total Project Costs (Value) | State Resources per Potential Tenant | Total | Overall | |
| 52625 | Orangeburg Manor | Orangeburg | Y | Acq / Rehab | 0.00 | 0.00 | 6,190,000.00 | 21,234,689.00 | 80,795 | 185 | 101 | 370 | 6,190,000.00 | 0.3 | 0.0 | 4,333,000.00 | 53.63 | 23,421.62 | 0.2041 | 11,710.81 | 1 | 1 | 2 | 1 | 5 | 1 | |
| 52637 | Seneca Gardens | Oconee | Y | Acq / Rehab | 0.00 | 0.00 | 8,023,752.72 | 29,821,319.00 | 66,256 | 173 | 77 | 346 | 8,023,752.72 | 0.3 | 0.0 | 5,616,626.90 | 84.77 | 32,466.05 | 0.1883 | 16,233.03 | 3 | 3 | 1 | 3 | 10 | 2 | |
| 52603 | Belton Woods Apartments | Anderson | N | Acq / Rehab | 0.00 | 0.00 | 13,150,000.00 | 46,103,778.00 | 195,160 | 502 | 200 | 1,004 | 13,150,000.00 | 0.0 | 0.0 | 13,150,000.00 | 67.38 | 26,195.22 | 0.2852 | 13,097.61 | 2 | 2 | 5 | 2 | 11 | 3 | |
| 52621 | Highland Square | Greenville | N | Acq / Rehab | 0.00 | 0.00 | 13,690,000.00 | 47,015,585.00 | 138,760 | 296 | 152 | 592 | 13,690,000.00 | 0.0 | 0.0 | 13,690,000.00 | 98.66 | 46,250.00 | 0.2912 | 23,125.00 | 4 | 4 | 6 | 4 | 18 | 4 | |
| 52631 | Lancaster Manor Apartments | Lancaster | Y | Acq / Rehab | 500,000.00 | 0.00 | 3,301,000.00 | 12,762,146.50 | 35,880 | 72 | 66 | 144 | 8,301,000.00 | 0.3 | 0.0 | 5,810,700.00 | 99.69 | 46,588.41 | 0.3307 | 23,294.21 | 5 | 5 | 7 | 5 | 22 | 5 | |
| 52632 | Pageland Place Apartments | Chesterfield | Y | Acq / Rehab | 0.00 | 0.00 | 2,614,000.00 | 10,341,441.00 | 40,760 | 92 | 50 | 184 | 2,614,000.00 | 0.3 | 0.0 | 1,829,800.00 | | | | | | | | | | | |
| 52645 | Anderson Village | Anderson | N | Acq / Rehab | 0.00 | 0.00 | 10,224,680.10 | 38,309,796.00 | 80,271 | 205 | 99 | 410 | 10,224,680.10 | 0.0 | 0.0 | 10,224,680.10 | | | | | | | | | | | |
| 52646 | Mauldin Gardens | Greenville | N | Acq / Rehab | 0.00 | 0.00 | 6,836,743.80 | 25,991,992.69 | 49,645 | 121 | 65 | 242 | 6,836,743.80 | 0.0 | 0.0 | 6,836,743.80 | 123.30 | 47,713.97 | 0.2672 | 23,856.99 | 8 | 6 | 3 | 6 | 23 | 6 | |
| 52647 | Phoenix Gardens | Greenwood | N | Acq / Rehab | 0.00 | 0.00 | 9,801,543.90 | 36,231,126.00 | 87,956 | 237 | 101 | 474 | 9,801,543.90 | 0.0 | 0.0 | 9,801,543.90 | | | | | | | | | | | |
| 52622 | Fairwind Apartments | Charleston | N | Acq / Rehab | 0.00 | 0.00 | 19,140,000.00 | 67,253,274.28 | 151,164 | 360 | 168 | 720 | 19,140,000.00 | 0.0 | 0.0 | 19,140,000.00 | 126.62 | 53,166.67 | 0.2846 | 26,583.33 | 9 | 7 | 4 | 7 | 27 | 7 | |
| 52608 | Palms on Ashley River | Dorchester | N | Acq / Rehab | 881,218.35 | 0.00 | 18,522,534.22 | 64,139,329.29 | 222,240 | 480 | 192 | 960 | 27,334,717.77 | 0.0 | 0.0 | 27,334,717.77 | 123.00 | 56,947.33 | 0.4262 | 28,473.66 | 7 | 8 | 9 | 8 | 32 | 8 | |
| 52610 | Wyndham Pointe Apartment Homes | Richland | N | Acq / Rehab | 853,447.00 | 0.00 | 14,081,033.00 | 49,634,733.86 | 203,028 | 398 | 180 | 792 | 22,615,503.00 | 0.0 | 0.0 | 22,615,503.00 | 111.39 | 57,109.86 | 0.4556 | 28,554.93 | 6 | 9 | 10 | 9 | 34 | 9 | |
| 52609 | Park North Apartments | Lexington | N | Acq / Rehab | 450,000.00 | 0.00 | 7,100,000.00 | 24,733,601.00 | 73,902 | 198 | 84 | 396 | 11,600,000.00 | 0.0 | 0.0 | 11,600,000.00 | 156.96 | 58,585.86 | 0.4690 | 29,292.93 | 11 | 10 | 11 | 10 | 42 | 10 | |
| 52638 | Seven Farms Apartments | Berkeley | N | Acq / Rehab | 503,302.00 | 0.00 | 6,000,000.00 | 17,600,956.00 | 67,026 | 150 | 72 | 300 | 11,033,020.00 | 0.0 | 0.0 | 11,033,020.00 | 153.76 | 67,257.90 | 0.5993 | 33,628.95 | 10 | 11 | 13 | 11 | 45 | 11 | |
| 52648 | Ivy Ridge Apartments | Charleston | N | Acq / Rehab | 414,435.00 | 0.00 | 5,000,000.00 | 16,067,472.50 | 64,200 | 150 | 72 | 300 | 9,144,350.00 | 0.0 | 0.0 | 9,144,350.00 | | | | | | | | | | | |
| 52633 | Lakeside Apartments | Richland | N | Acq / Rehab | 300,000.00 | 0.00 | 9,952,000.00 | 35,319,685.42 | 66,498 | 116 | 110 | 232 | 12,952,000.00 | 0.0 | 0.0 | 12,952,000.00 | 194.77 | 111,655.17 | 0.3667 | 55,827.59 | 13 | 13 | 8 | 13 | 47 | 12 | |
| 52634 | Creekside Apartments | Pickens | N | Acq / Rehab | 1,200,000.00 | 0.00 | 13,500,000.00 | 45,983,539.04 | 132,528 | 330 | 132 | 660 | 25,500,000.00 | 0.0 | 0.0 | 25,500,000.00 | 192.41 | 77,272.73 | 0.5545 | 38,636.36 | 12 | 12 | 12 | 12 | 48 | 1 | |