

WEDDINGTON APARTMENTS

PREPARED FOR: DREAMKEY PARTNERS | JULY 17, 2026



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STATEMENT OF QUALIFICATIONS



WE BUILD IT LIKE IT'S OURS.

As a third-generation, family-owned firm grounded in integrity, quality, and deep-rooted relationships, CF Evans has been building people, communities, and legacies for over 78 years.

From the beginning in 1948, we've believed that while good construction starts with strong materials, great construction starts with strong people — and even stronger relationships. Our mission: We Build People First, is more than a slogan; it's the foundation of how we serve clients, empower our team, and approach every project.

CF Evans is nationally recognized for delivering excellence in multifamily construction, with a reputation built not only on the craftsmanship we provide, but the trust and innovation we bring to every relationship. Our core values — Question Close / Listen Closer, Do the Right Thing, Whatever It Takes, and Work Together to Achieve Together — aren't just aspirational. They guide our every step and decision, helping us create environments where people thrive and projects succeed.

We focus exclusively on multifamily construction and are proud of the reputation we have built in this space. Over the past decade, 95% of our projects were negotiated, with 75% coming from returning clients. The loyalty from our clients is the ultimate compliment, and a testament to our belief that when you build people first, everything else follows. With over 100 dedicated employees across three strategically located offices, we offer the horsepower to scale with the agility to stay hands-on and responsive, while remaining custom and experience driven in our boutique approach.

CF Evans has been honored both nationally and locally — named NAHB's 2017 Multifamily Builder of the Year and joining the Engineering News-Record's list of Top 400 Contractors five years running. In 2024, we came in at #285, making us South Carolina's largest general contractor by revenue, all while remaining laser-focused on multifamily. But as proud as we are of those accomplishments, our true pride lies in our people.

For 15 consecutive years, we've been named one of South Carolina's Best Places to Work — a direct reflection of our company culture where safety, support, and shared growth and success are standard.

From early-stage planning to ribbon cutting, our team shows up with care, clarity, and commitment. We don't just build projects, we build communities, and we do it with the same pride we'd bring to our own backyard.

At CF Evans, we're in it for the long haul. Not just to build great buildings, but to be the kind of partner you call back for the next one.

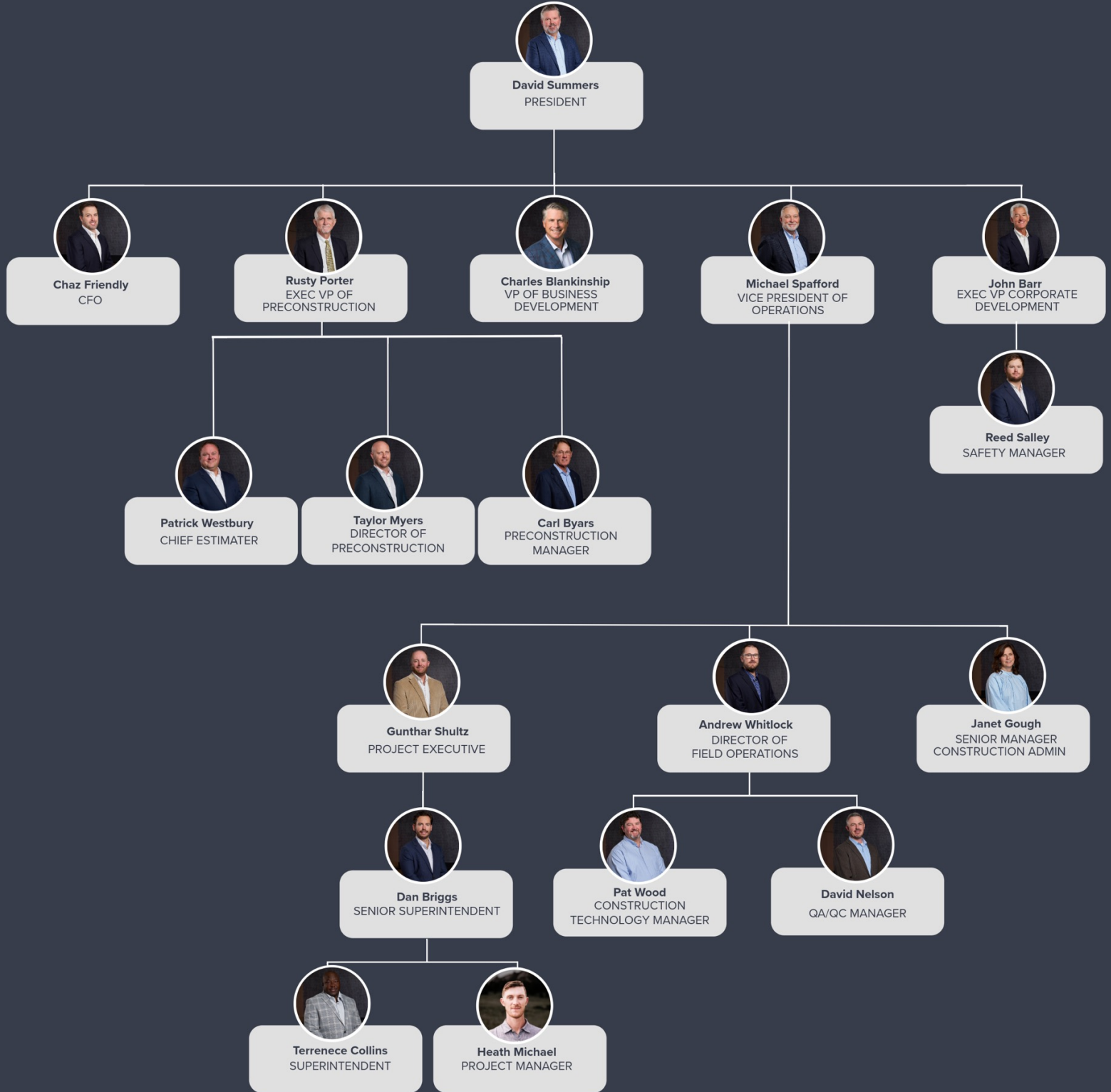
The future is waiting. Let's build something great together.



MEET THE TEAM



WEDDINGTON TEAM





DAVID SUMMERS

PRESIDENT

EDUCATION

Clemson University
Bachelor of Science
Construction Management

CERTIFICATIONS

Certified Green Professional OSHA
30 HR Course Certification

CF EVANS TENURE

2002-Present



David began his career at CF Evans as an Assistant Superintendent in 2002. Sixteen years later, after proving himself as a Superintendent, Assistant Project Manager, Project Manager, General Project Manager, Division Manager, and Director of Construction, he was named the company's President. In all of these roles, David has worked to build people and teams for the betterment of the company. With a passion for cultivating relationships with our many partners and a plethora of industry experience, David is committed to client service and results, embodying the core values that have defined this Company for more than seventy years.

David has worked on over 10,000 units in a variety of capacities including:

- Affordable Housing
- CCRC
- Commercial
- Industrial
- Medical
- Multifamily
- Religious
- Renovations
- Senior Living
- Special Needs Housing
- Student/Campus Housing



RUSTY PORTER

EVP PRECONSTRUCTION
+ BUSINESS DEVELOPMENT

EDUCATION

College of Charleston
Bachelor of Science
Geology

CERTIFICATIONS

Certified Green Professional

CF EVANS TENURE

2001-Present



Dating back to 1986, Rusty has an extensive resume with an emphasis on design/ build team leadership and preconstruction services. As Executive Vice President of Preconstruction Services & Business Development, Rusty leads our strategic efforts to secure new clients and new projects. He is responsible for the operations budget throughout the entire preconstruction phase. Rusty also supervises all estimating and schedule development. In addition, he analyzes project logistics and value engineering throughout all phases of the construction management process. He has been responsible for a wide variety of projects that span our areas of expertise.

Rusty has worked on over 12,000 units in a variety of capacities including:

- Affordable Housing
- CCRC
- Commercial
- Industrial
- Medical
- Multifamily
- Religious
- Renovations
- Senior Living
- Special Needs Housing
- Student/Campus Housing



MICHAEL SPAFFORD

VICE PRESIDENT OF OPERATIONS

EDUCATION

Cantonsville Community College
Business and Construction
Management

CERTIFICATIONS

Certified Green Professional OSHA
30 HR Course Certification

CF EVANS TENURE

2025-Present



With over 35 years of experience in multi-family construction across the Mid-Atlantic and Southeast, including complex urban projects up to 12 stories with deep foundations and structured parking, Michael brings a wealth of knowledge and a dynamic background to the CF Evans team. A second-generation builder, Michael combines a lifelong passion for construction with executive leadership expertise. Michael has successfully led teams in delivering Affordable, Market Rate, Luxury Multi-Family, Mixed-Use, Commercial, and Residential projects —on time, and on budget. Known for his integrity, leadership skills, and results-driven approach, Michael brings a wealth of experience in leading teams and executing vision to the CF Evans leadership team.

Michael's expansive resume extends across a multitude of product lines including:

- Affordable Housing
- Commercial
- Hospitality
- Mixed Use
- Multifamily
- Renovations
- Residential
- School Infrastructure
- Student/Campus Housing



JOHN BARR

EVP CORPORATE DEVELOPMENT

EDUCATION

Wake Forest University
Bachelor of Arts
English

CERTIFICATIONS

Certified Green Professional

CF EVANS TENURE

1998-Present



As Executive Vice President of Corporate Development, John Barr focuses on our company's growth through strategic initiatives to help us achieve the highest level of organizational excellence. John's work fosters a more collaborative interface between all departments and enhances the professional development of our employees. John specifically leads Information Technology, Construction Technology, Safety, and Contract Administration.

He has been integrally involved with CF Evans' corporate growth over the past decade. Previously he served as Project Manager, Operations Manager, and General Manager prior to being promoted into his current role. His complete 25-year project experience spans all markets served by CF Evans.

John has worked on over 12,000 units in a variety of capacities including:

- Affordable Housing
- CCRC
- Commercial
- Industrial
- Medical
- Multifamily
- Religious
- Renovations
- Senior Living
- Special Needs Housing
- Student/Campus Housing



CHAZ FRIENDLY

CHIEF FINANCIAL OFFICER

EDUCATION

University of South Carolina
Master of Science,
Accounting
Bachelor of Science,
Business Administration

CERTIFICATIONS

Certified Public Accountant

CF EVANS TENURE

2019-Present



As Chief Financial Officer, Chaz is responsible for the financial oversight, reporting and budgeting for the firm. Chaz received his Bachelor of Science in Business Administration and Master of Accountancy from the University of South Carolina. He is a member of the American Institute of Certified Public Accountants, South Carolina Association of Certified Public Accountants, and Construction Financial Management Association. He also serves on the Board of Directors for Central South Carolina Habitat for Humanity. Prior to joining CF Evans as CFO, Chaz was a Senior Audit Manager with a regional public accounting firm where he provided a variety of assurance services to construction clients throughout the Southeast.

Previous Experience:

Elliott Davis, Senior Audit Manager



TAYLOR MYERS

DIRECTOR OF
PRECONSTRUCTION

EDUCATION

Clemson University
Bachelor of Science
Business Administration

CERTIFICATIONS

OSHA 30 HR Course Certification
FMI Leadership
Project Management Certification
(The Citadel)

CF EVANS TENURE

2015-Present



As Director of Preconstruction, Taylor leads CF Evans' preconstruction efforts, guiding projects from early concept through the start of construction. Taylor's responsibilities include developing accurate budgets and cost estimates, evaluating subcontractor pricing and scopes of work, building preliminary schedules, and working closely with clients and design teams to align project goals with budget and constructability. Since joining CF Evans, Taylor has previously served as Assistant Project Manager, Project Manager, Senior Project Manager, and Project Executive before assuming the Director of Preconstruction role.

Project Examples:

- 577 Meeting Street — Charleston, SC | 118 Units
- 601 Meeting Street — Charleston, SC | 274 Units
- Morrison Yard — Charleston, SC | 380 Units
- The Duke of Charleston — Charleston, SC | 250 Units
- The Port House — Charleston, SC | 233 Units
- Stewart Farmhouse — Easley, SC | 224 Units
- Newbrook Pointe, Hope — Charleston, SC | 264 Units



ANDREW WHITLOCK

DIRECTOR OF FIELD OPERATIONS

EDUCATION

East Carolina University
Bachelor of Science
Construction Management
Minor in Business Management

CERTIFICATIONS

OSHA 30 HR Course Certification
TMI Emerging Manager
Horizontal Auger Boring

CF EVANS TENURE
2013-Present



As Director of Field Operations, Andrew focuses on continuous improvement, quality control, and consistency across all CF Evans projects and markets. He develops field talent, provides ongoing education for field leadership, and streamlines warranty management processes to ensure consistency company wide. Since joining CF Evans, Andrew has served as Senior Manager of Production and Quality Control, Superintendent, and Assistant Superintendent before stepping into his current role in 2024.

Prior to joining CF Evans, Andrew's experience includes the following sectors:

- Commercial
- Government & Military
- Heavy Civil
- Residential
- Water Treatment Plants

Project Examples:

- 408 Jackson — Greenville, SC | 227 Units
- Bellary Flats — Summerville, SC | 264 Units
- Meeting Street Lofts — Charleston, SC | 274 Units
- Morrison Yard — Charleston, SC | 380 Units
- Newbrook Pointe Hope — Charleston, SC | 264 Units
- Still Hopes Mainstreet Renovation — West Columbia, SC
- The Grove at Carolina Park — Mount Pleasant, SC | 280 Units
- The Passage — Summerville, SC | 240 Units
- The Porter — Charleston, SC | 118 Units
- The Standard — Charleston, SC | 280 Units



CARL BYARS

PRECONSTRUCTION MANAGER

EDUCATION

University of Florida
Bachelor of Science,
Construction Science and
Management

CERTIFICATIONS

OSHA 30 HR Course Certification
FMI Leadership

CF EVANS TENURE

2006-Present



As Preconstruction Manager, Carl oversees preconstruction activities from initial client meetings and bid reviews to developing budgets, schedules, and phasing plans. He engages the Construction Services Team for constructibility and logistical planning, while serving as the primary contact for owners, subcontractors, and vendors during pricing and planning. Carl excels at collaborating with owners and design teams to align construction and budget considerations early in project planning. With experience as Project Manager on over 1,200 units, he brings valuable project management expertise to guide projects seamlessly through preconstruction.

Prior to joining CF Evans, Carl's experience includes the following sectors:

- Commercial
- Medical
- Religious
- Renovations
- Residential
- Military - US Naval Air Reserves

Project Examples:

- Christopher Towers — Columbia, SC | 225 Units
- Marshall Park — Raleigh, NC | 360 Units
- The Tribute — Raleigh, NC | 359 Units
- Verde Vista — Asheville, NC | 257 Units
- River Arts Apartments — Asheville, NC | 215 Units
- Morrison Yard Mixed Use — Charleston, SC | 364 Units
- 601 Meeting Street Apartments — Charleston, SC | 359 Units



PATRICK WESTBURY

CHIEF ESTIMATOR

EDUCATION

Clemson University
Bachelor of Science,
Economics

CERTIFICATIONS

Certified Green Professional

CF EVANS TENURE

2003-Present



As Chief Estimator and Preconstruction Manager, Patrick is responsible for coordinating and providing thorough takeoff and pricing of conceptual and hard bid projects. Patrick will prepare the bid packages, solicit quotations, and analyze submitted scopes of work from the subcontractor and vendor markets. Patrick will direct all quantity surveys and assist in preparing the estimates. Patrick works hand in hand with the Director Of Construction and Project Executives to ensure a steady transition from Preconstruction to Construction as the project begins, and remains involved throughout the course of the project providing oversight and clarification.

Patrick has worked on over 12,000 units in a variety of capacities including:

- Affordable Housing
- CCRC
- Commercial
- Industrial
- Medical
- Multifamily
- Religious
- Renovations
- Senior Living
- Special Needs Housing
- Student/Campus Housing



GUNT HAR SHULTZ

PROJECT EXECUTIVE

EDUCATION

Coastal Carolina University
Masters of Business Administration
Bachelor of Science,
Business Administration

CERTIFICATIONS

OSHA 30 HR Course Certification
FMI Leadership

CF EVANS TENURE

2017-Present



Gunthar serves as Project Executive, overseeing projects from preconstruction through completion. He is responsible for selecting subcontractors based on pricing, scope, and qualifications to ensure the right team is in place for each job. He also develops and manages construction schedules, working closely with project teams to keep milestones on track and address challenges proactively. In addition, Gunthar oversees project financials by maintaining accurate cost forecasts and monitoring budgets to protect profitability. He ensures quality standards are upheld across all projects and provides leadership and support to each team, helping deliver a high-quality project and positive experience for every client. Since joining CF Evans, Gunthar has held Senior Project Manager, Project Manager, and Assistant Project Manager roles prior to assuming the Project Executive role in 2023.

Project Examples:

- 577 Meeting Street — Charleston, SC | 118 Units
- 601 Meeting Street — Charleston, SC | 274 Units
- Sweetgrass Apartments - James Island, SC (232 Units)
- The Duke of Charleston — Charleston, SC | 250 Units
- The Port House — Charleston, SC | 233 Units



JANET GOUGH

SENIOR MANAGER
CONSTRUCTION ADMINISTRATION

CF EVANS TENURE
2008- Present



As Senior Manager of Construction Administration, Janet oversees the construction administration team; she is responsible for administration of contract documents for preconstruction and construction services. Responsibilities also include preparing contract documents, purchase orders, and change orders for projects. Janet works closely with Project Management team to execute documents. Janet has experience with Timberline Project Management and Procore software for the cost management of multifamily housing projects.

Janet has served on our Builder's Council for CF Evans to develop best practices in implementing policy and procedures to achieve excellence as a company.

Janet has worked on over 5,000 units in a variety of capacities including:

- Affordable Housing
- CCRC
- Commercial
- Industrial
- Medical
- Multifamily
- Religious
- Renovations
- Senior Living
- Special Needs Housing
- Student/Campus Housing



DAN BRIGGS

SENIOR SUPERINTENDENT

EDUCATION

SUNY College of
Environmental Science and
Forestry
Bachelor of Science,
Construction Management

CF EVANS TENURE

2017-Present



Dan oversees all phases of field construction, ensuring projects are delivered safely, on schedule, and to the highest quality standards. He manages manpower, supervises CF Evans employees and subcontractors, and reviews constructibility throughout each phase. Dan maintains clear communication with clients and vendors to ensure a positive project experience while upholding core values and driving efficiency and safety on site. He also manages daily site reports and logs and provides leadership to support the development and success of the construction team.

Since joining CF Evans, Dan has served as Superintendent. Prior to joining CF Evans, Dan's experience includes the following:

- Leutech Resources, Foreman/Inspector - Nine Mile Point Nuclear Station
- AnCor, Assistant Project Manager – Design/Build
- National Inspection & Consultants, Supervisor

Project Examples:

- 408 Jackson - Greenville, SC | 227 Units
- Busbee Apartments - Asheville, NC | 315 Units
- The Wyre River Arts- Asheville, NC | 237 Units
- Sonderly At The Concourse - Charlotte, NC | 270 Units
- The Port House - Daniel Island, SC | 251 Units
- The Lively At Victor Park - Greer, SC | 318 Units
- The Lively At Drayton Mills- Spartanburg, SC | 297 Units



REED SALLEY

SAFETY MANAGER

EDUCATION

Clemson University
Bachelor of Science, Forest
Resource Management

CERTIFICATIONS

Authorized OSHA Outreach Trainer
For Both 10 & 30 Hour Courses
OSHA 500

CF EVANS TENURE

2023-Present



As Safety Manager, Reed is responsible for implementing and overseeing all project safety processes, policies, and training to prevent accidents, injuries, and losses across CF Evans jobsites. He places a strong emphasis on employee and subcontractor pre-task planning, ongoing safety training, and strict compliance with OSHA standards. Through frequent and detailed jobsite inspections, Reed ensures conformance with site-specific safety plans and takes immediate corrective action when hazards are identified or anticipated. He works closely with project teams to promote accountability, reinforce safe work practices, and foster a proactive safety culture that prioritizes the well-being of everyone on site.

Project Examples:

- Brooking Square - Charleston, SC | 348 Units
- The Henslow - Charleston, SC | 175 Units
- Evado @ Nexton- Charleston, SC | 309 Units
- Founders Yard- Charleston, SC | 341 Units
- Nexton 1- Charleston, SC | 331 Units
- Point Hope II - Charleston, SC | 2227 Units



DAVID NELSON

QA/QC MANAGER

EDUCATION

North Carolina A&T University
Bachelor of Arts, Graphic
Design

CERTIFICATIONS

Senior Certified DuPont
Tyvek Specialist

CF EVANS TENURE

2020-Present



As QA/QC Manager, David is responsible for the implementation of CF Evans' quality control program, including the coordination, performance and execution of construction inspection services for the projects. David role requires assuring that the quality of the work meets or exceeds the project's contractual requirements.

Previous Experience:

- Moisture Intrusion Solutions - Building Envelope Consultant
- Parksite - Team Leader and Senior Certified DuPont Tyvek Product Specialist
- Interlandi & Associates - Design Associate
- Bethania Developers - Residential Framing

Project Examples:

- 408 Jackson - Greenville, SC | 227 Units
- The Wyre River Arts- Asheville, NC | 237 Units
- Busbee Apartments - Asheville, NC | 315 Units
- Morrison Yard - Charleston, SC | 380 Units
- Newbrook - Charleston, SC | 264 Units
- Still Hopes Phase 2 - West Columbia, SC | 180 Units
- The Lively At Drayton Mills - Spartanburg, SC | 297 Units
- The Lively At Victor Park - Greer, SC | 318 Units
- Verde - Charlotte, NC | 278 Units



HEATH MICHAEL

PROJECT MANAGER

EDUCATION

East Carolina University
Business Administration
Northern Virginia Community College
Business Management

CERTIFICATIONS

OSHA 30 Certification
Procore Project Management
MEWP Certification
CPR Certified

CF EVANS TENURE

2026 - Present



As Project Manager, Heath guides each project through construction, turnover, and closeout with a focus on financial oversight, stakeholder coordination, and quality control. He is experienced in navigating complex rebuilds and unique project challenges, keeping work moving with accuracy and clear communication even in demanding conditions. Heath manages project financials, including forecasting, reporting, and cost accountability, while coordinating with ownership, operations teams, and equity partners to keep all stakeholders informed and aligned. He drives quality standards throughout every phase of construction and oversees turnover and closeout deliverables to ensure a smooth handoff. Heath takes pride in delivering a reliable, quality product for CF Evans' clients on every project.

Prior Experience:

Heath began his career at Mill Creek Residential Trust in Charlotte, NC, where he progressed from Project Engineer to Assistant Project Manager to Project Manager between 2021 and 2026.



TERRENCE COLLINS

SUPERINTENDENT

EDUCATION

Horry-Georgetown
Technical College
Associate of Science,
Construction Management

CERTIFICATIONS

OSHA 30 HR Course Certification
Certified Green Professional
Procore Certified Superintendent
AED/ First Aid / CPR Certified
NCCER Brick Masonry Level III
Certified Rigger

CF EVANS TENURE

2017 - Present



As Project Superintendent, Terrence oversees daily field operations across all phases of construction, ensuring projects are delivered safely, on schedule, and to CF Evans' quality standards. A member of the CF Evans team since 2017, he has served in a variety of roles on multifamily construction projects throughout South Carolina, giving him nearly a decade of institutional knowledge and proven field leadership. Terrence coordinates subcontractors, maintains project schedules, and monitors quality from sitework through final completion, drawing on his background in site work and construction management to review constructibility at every stage. He builds strong relationships with owners, trade partners, and project teams, maintaining clear communication that keeps work progressing smoothly and delivers a consistent, positive experience. Committed to CF Evans' core values, Terrence leads by example on site, fostering a culture of safety, accountability, and craftsmanship from start to finish on every project.

Project Examples:

- Meeting Street Lofts - Charleston, SC | 274 Units
- The Port House - Charleston, SC | 251 Units
- The Ames - Summerville, SC | 304 Units
- The Lively Murrells Inlet - Murrells Inlet, SC | 307 Units
- The Lively Victor Park - Greer, SC | 318 Units



PROJECT APPROACH & MEHTODOLOGY



Our Philosophy

Our goal is to deliver a high-quality project in a manner that is as safe and efficient as possible. To do so, CF Evans will use a team approach to manage work during the Preconstruction and construction phases of the project. This approach relies on CF Evans' professionals integrating into your project team as early as possible.

The team approach provides several tangible and intangible benefits – the primary benefit is that all team members become thoroughly familiar with your concerns and identify what must be done to exceed your goals and expectations. We have learned that the only way we can be successful is to ensure – to the best of our ability – that this project is successful for you.

Our purpose is to create communities wherever we have an opportunity to build a project. We want to be a part of the existing community through participation in local activities while working to develop a product the locals can embrace and ultimately absorb into the local culture. We work to achieve both operational excellence and to leave a positive impact on the communities in which we build.

Preconstruction Phase: Key Activities

At CF Evans we pride ourselves on how thorough our Preconstruction processes and procedures are as we understand how vital this phase of the project is. In order to provide such in-depth experience during this phase of the project we actually break the Preconstruction Phase down into two parts, the drawing coordination/review process and the preliminary bidding/scheduling process. See below a breakdown of these two parts. Note both parts are equally important as they lay the groundwork for a successful project.

- **Drawing Coordination / Review Process**
 - Constructability Review
 - Project Safety Review
 - Site Logistics Review
 - Third Party Consultants Review
 - Design Completion / Final Construction Documents
- **Preliminary Cost Estimation / Scheduling Process**
 - Cost Estimation
 - Subcontractor Prequalification
 - Procurement
 - Scheduling

Drawing Coordination / Review Process

Constructability Review

The constructability review is a critical component of the Preconstruction phase, and CF Evans will apply our knowledge gained from projects with similarity to yours to review drawings for their general constructability. We will perform a detailed Multifamily Constructability Review to identify design issues that may impact constructability and quality as well as schedule and budget. The team will include at a minimum our Framing Specialist, Director of Field Operations, Water Intrusion Specialist, QA/QC team, and an experienced multifamily construction Superintendent. We will provide feedback, recommendations, and suggestions to the design team and Owner on a regular basis to evaluate such issues, identify solutions, and recommend alternative approaches that will keep the project within budget.

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Project Safety Review

To ensure safety throughout the project, our Safety Officer will develop a Site-Specific Safety Plan and determine if any safety items and / or measures will impact the schedule and budget. The Safety Plan will address such items as the following:

- Confined Spaces Safety Measures
- Excavation Requirements & Safety Measures
- Fall Protection
- Hazardous Material Storage
- Ladders
- Onsite Traffic Control
- Safety Measures (Openings, Raised Surfaces, & Elevations)
- Scaffolding
- Surrounding Community Public Safety & Impact Evaluation

In addition, the Site-Specific Safety Plan will correspond with safety requirements, policies, and procedures as set forth in our Safety Manual. CF Evans will also provide an update on safety once construction has started during each monthly OAC meeting.

Site Logistics Review

CF Evans will complete an in-depth review of site logistics and develop a site logistics plan that will be reviewed by all parties. This plan will identify any potential site challenges as well as address how we plan to mitigate them. We will determine site access and security which will include construction gates/fencing, permanent/temporary construction roads, turnaround areas, construction directional signage, etc. We will evaluate the site to determine what will be required to set up an onsite office environment with parking as well as select the perfect placement of the office. We will identify parking requirements and identify appropriate parking areas. We will identify temporary dumpsters and toilets placement to ensure sufficient access for weekly service. We will analyze site logistics to understand material transfer requirements, equipment requirements, and staging requirements. We will determine how deliveries will need to be coordinated as well as identify any associated expenditures with coordination and delivery schedule. We will also coordinate meetings with the local transportation authority and local utility companies to review current utility placements and tie-in procedures, as well as determine the requirements and plans for potential road closures that may be necessary including traffic control coordination.

Third Party Consultants Review (ADA/Fair Housing, Waterproofing/Water Intrusion, Etc.)

We will review plans and continually work with the design team and Client on a regular basis to focus on details and improve quality. Our review team will include at a minimum our Framing Specialist, Superintendent, Safety Director, Water Intrusion Specialists, and QA/QC team which will review the framing and sequencing plans as related to underlying MEP and other building systems.

Customarily, the Client provides third party consultants such as an ADA/Fair Housing Consultant and Waterproofing/Water Intrusion Consultant to ensure the plans are in compliance with ADA/Fair Housing laws and regulations and that designs are adequate to prevent moisture and water intrusion damage. ADA/Fair Housing issues and moisture intrusion damage are some of the most common issues cited as problematic by owners of multifamily

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communities, so we will take a proactive role and great precaution to mitigate risk early by working hand in hand with these consultants.

Design Completion / Final Construction Documents

We will work with our Client, the Architect, and Engineers to complete drawings for permitting to ensure that the proposed construction budget is preserved. We will schedule regular meetings with the design team during the completion of design development and construction document phases to provide feedback, suggestions, and recommendations to properly qualify the following:

- AHJ Requirements
- Building Systems and Equipment
- Client Operations
- Material Specifications
- Phasing & Turnover
- Scheduling Logistics

We will continually review and evaluate systems, materials, and construction methods to ensure the most cost-effective solutions are identified and implemented.

Preliminary Cost Estimation & Scheduling Process

Cost Estimation

Once the design coordination and document reviews are complete, CF Evans will proceed with the cost estimation process in order to be able to provide the Client with a cost estimate and construction budget. We will go through the contract documents with a fine tooth comb again to create detailed purchasing and bid packages for each trade required on the project. We will then ask the Client if there are any subcontractors that they currently use or have used in the past that they would like for CF Evans to contact for the project. We will then create a list of subcontractors per trade (generally 3-5) that we are confident can handle the type, size, and specific requirements/demands of the project as well as meet our subcontractor prequalification requirements. After that is compiled, we will send out bid invites to those subcontractors with the bid package for that scope of work. We will carefully vet each proposal we receive to ensure that these subcontractors have all the required items accounted for in their pricing including specified material, equipment, and proper quantities/counts. We will utilize our knowledge in the industry as well as our subcontractors to present the Client with value engineering options to help reduce the overall construction budget.

Subcontractor Prequalification

Risk management begins with the prequalification of subcontractors. At CF Evans we require all subcontractors to provide the four items off of our subcontractor prequalification prior to being eligible to work on one of our projects. The first is a certificate of insurance, listing the Client and CF Evans as additional insured and providing coverage for general liability during the project as well as coverage for completed and ongoing operating periods. The second is proof that the subcontractor carries an appropriate level of worker's compensation and automobile insurance. The third is a copy of the subcontractor's W9 and business license. The fourth is a copy of their safety program. Where appropriate, we may require that subcontractors provide a payment and performance bond and / or letter of credit.

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Scheduling

The development of a Preliminary Master Schedule is the first step of ensuring timely and successful project delivery. We will develop, maintain, and regularly update a comprehensive Master Schedule that addresses the following:

- Construction Activities
- Demolition Activities (If Applicable)
- Fabrication and Delivery Of Materials and Equipment
- Final Design Activities
- Hazardous Materials (If Applicable)
- Milestone Activities
- Permitting Activities
- Purchasing Activities
- Owner's Occupancy Requirements and Priorities
- Submittal Preparation and Review Activities

Our plan would be to integrate into the design process immediately so that we can fully understand project requirements, determine the impact on construction schedule and budget, and prepare purchasing packages for long-lead items. This approach will allow design to continue based on the knowledge that certain specific equipment and materials have been purchased and will be incorporated. This will also provide us with more time to evaluate the schedule and provide recommendations on how it can be accelerated.

Procurement

During the Preconstruction phase CF Evans will track subcontractor buyout and material procurement by creating a Buyout Log as well as a Submittal Schedule. The Buyout Log will provide a checklist for each trade that coincides with the Submittal Schedule. The Submittal Schedule provides the Client and Architect with a complete list of submittals in order of priority itemizing each type of material and piece of equipment required for the project per trade. The submittal schedule also notes the estimated lead times associated with each item as well as when the submittal will need to be reviewed and approved by in order to avoid hindering the construction team. Ensuring that the Client, Architect, and Cf Evans are all on the same page during this process is critical for the project's success. This approach ensures that each item is available to the construction team on a just-in-time basis, resulting in a faster, more economical construction process that helps reduce total cost to the project.

As vendors and subcontractors are selected, CF Evans will prepare submittal packages for each item for review and approval by the Client and Architect as per the Submittal Schedule. Approved submittals will be returned to the vendors and fabrication and delivery will be scheduled. In order to meet the project schedule, we will work with vendors to reserve manufacturing timeframes while submittals are being approved – this will result in shorter lead times for critical items.

Our standard operating procedure requires sign off from the preconstruction team for all major trade packages prior to execution of any agreement. This allows for a cross reference to how the trade package was estimated and included in the contract with the Owner against how the package is proposed for procurement. This procedure has been implemented to minimize and mitigate scope gaps that could be created during buy-out.

Construction Phase: Key Activities

CF Evans will assemble a well-rounded project team that includes both Project Management and Construction Management staff. Our Project Management Staff and Construction Management Staff will work closely together to ensure safety, quality, and schedule are priority throughout construction. The Project Management Staff will consist of a Project Manager, Assistant Project Manager, and Construction Administrator who will focus on coordination,

communication, support, master schedule, and project oversight and other related functions. The Construction Management Staff will consist of a Superintendent, Assistant Superintendent, and Project Engineer who will focus on implementation, quality, safety, daily / weekly schedule, implementation oversight, and other related functions.

Our entire project team will implement and follow the multifamily Project Management procedures and protocols as outlined below. These management procedures and protocols are aimed at achieving execution effectiveness and efficiency as well as superior Client service, and they result from lessons learned through specializing in multifamily construction throughout the Southeast. We want all team members to have an enjoyable project experience, always feel informed, and we strive to minimize surprises along the way.

Project Management System

Core components of our Project Management System include the following:

- Preconstruction Involvement / Knowledge Transition
- Owner / Architect / Contractor (OAC) Meetings & Communication
- Project Management Software - Procore
- Scheduling / Schedule Management
- Site Visits
- Internal Communication / Coordination

Preconstruction Involvement / Knowledge Transition

Our goal is to begin Project Management efforts in the Preconstruction phase. With early involvement in the Preconstruction phase, our Project Management Staff are able to identify items that may become issues during the construction phase and take steps to mitigate the risk. The Project Manager and Assistant Project Manager will be heavily involved from the beginning and will assist with subcontractor and vendor proposal reviews to ensure that proper scopes of work are covered. The Project Manager and Assistant Project Manager will also conduct reference checks for all trade subcontractors being considered. They will discuss project requirements, specifications, scope of work, manpower / schedule requirements, and safety requirements with potential subcontractors as well as assess safety performance of potential subcontractors.

As the project moves from the Preconstruction to the construction phase, an internal meeting will be held during which the Preconstruction team and Construction team will review the budget, schedule, work completed to date, project approach moving forward, as well as complete a document page turn. Directly following our internal Preconstruction Turnover Meeting, we will hold a “Client Turnover Meeting” between the Project Management team, Client, and Architect prior to the first OAC meeting. This is when the true handover of the Client will occur, and the Client will be introduced to the Project Management team as the Owner and or Owner’s Representative. This is also when the Project Manager will become the primary contact for the Client, Architect, Engineer, etc. The goal of this

Project Approach & Methodology

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handover meeting is to introduce all parties to each other as well as give each party a chance to establish their expectations and set the standards for the project team.

Owner / Architect / Contractor (OAC) Meetings & Communication

Frequent communication among all team members will be essential throughout the construction phase which is why we propose and request – at a minimum – that we be able to conduct monthly onsite meetings with the Owner, Architect, CF Evans’ staff and other parties as necessary (e.g., Engineers, Consultants). We will use these meetings to keep all parties informed of project status, items that need to be resolved, etc. We will use the following agenda topics to conduct these meetings and will add additional agenda items at the request of the Owner or Architect:

- Previous OAC (Meeting Minutes From Previous OAC)
- Compliance & Notices
- Utilities & Separate Contractors
- Safety
- Quality
- Climate History
- Schedule
- Owner Walk, Turnover, & Closeout
- Drawings
- RFIs
- Submittals & Selections
- Buyout Status
- Allowance Log
- Change Order Request
- Pay Application
- Future Meetings
- Misc. Open Items / Discussion

The meeting agenda is part of a complete binder that will be provided to all parties during each OAC meeting. The binder will contain the following sections and information:

- Meeting Agenda
- Site Photographs
- Weather Log
- Schedule
- Owner Walk Schedule
- Exceptions Log
- Open RFI Log
- Open Submittal Log
- Allowance Log
- Change Order Log

Project Approach & Methodology

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Our Project Manager and Assistant Project Manager will also supplement these onsite meeting updates with a weekly project update sent via email– this is especially critical as multifamily projects move at a fast pace. Our email updates will list major events taking place during the week and reiterate items that require immediate attention. The email update will also include photos, a schedule update, as well as recap weekly meetings that occurred with inspectors, municipalities, utility companies, etc.

Project Management Software

CF Evans will use Procore Project Management software to manage and track the Contract, Change Requests, Drawings & Specifications, Requests for Information (RFI), Submittals, OAC Meeting Agenda, Meeting Minutes, Misc. Documentation (Permits, TCOs/COs, etc.), Pay Applications, Photos, etc. The Project Manager and Assistant Project Manager will be responsible for inputting and distributing data via Procore throughout the project. Weekly and monthly reports will be generated from this system and distributed internally to our team members. This software program is linked electronically with our estimating and accounting software programs which ensures all departments are working on the most up-to-date and accurate data throughout the project.

Scheduling and Schedule Management

Once the contract is executed at the conclusion of the Preconstruction phase, the preliminary project schedule will be finalized and locked in as the Master Project Schedule. We will use Microsoft Project scheduling software to document and manage the schedule going forward. As the project progresses, the Superintendent will make weekly updates to the short interval schedule (6 Week Look Ahead), and our Project Manager and Assistant Project Manager will then make updates to the Master Project Schedule for monthly distributions to team members. The updates and distributions will show progress against of the critical path against key milestones. Modifications to this Master Project Schedule will be made as we finalize task durations and sequencing as well as define more specifically the AHJ inspection process and the Owner's phasing / turnover requirements. We will continue to evaluate the schedule and provide recommendations on how it can be accelerated as well as discuss any potential schedule delays / risks.

Site Visits

At the commencement of the construction phase, the Project Executive will begin biweekly site visits to assist the Project and Construction Management team. During these biweekly site visits, the Project Management team will conduct the activities shown below:

- Meet with the Construction Management Staff to review progress, discuss plans the next two weeks, and ensure all responsibilities have been delegated and are accounted for
- Meet with new subcontractors as they prepare for site mobilization
- Process invoices and subcontractor payment applications, as application, with Construction Management Staff
- Collect information required to update the Master Project Schedule
- Review the status of long lead-time materials to ensure timely delivery as required
- Review internal cost reports to ensure budget tracking

Internal Communication / Coordination

Our Project Management Staff – consisting of the Project Manager, Assistant Project Manager, and Contract Administrator – will meet weekly and discuss the entire project, including schedule updates and issues, subcontract / purchase order status, compliance status / issues, misc. unresolved issues, subcontractor performance and corrective

Project Approach & Methodology

July 17, 2026

actions required, upcoming meetings, manpower and resource requirements, etc.

In addition, CF Evans' company leadership team will meet every Monday morning for a company update as well as a specific project update that will ensure that all departments understand project deadlines and requirements.

Construction Management System

Core components of our Construction Management System include the following:

- Preconstruction Involvement / Knowledge Transition
- Job Setup Protocol
- Daily Reporting
- Daily Safety Inspections & Safety Orientation
- Drawing Management
- Quality Control Inspections
- Six-Week Look Ahead Schedule
- Weekly Inventory & Quantity Control
- Weekly Photographic Documentation
- Weekly Subcontractor Meetings
- Weekly Team Meetings

Preconstruction Involvement / Knowledge Transition

Similar to the Project Management efforts, the Construction Management efforts will begin in the Preconstruction phase as well. With early involvement in the Preconstruction phase, our Construction Management Staff are able to identify items that may become issues during the construction phase and take steps to mitigate the risk. The General Superintendent and Superintendent will be heavily involved from the beginning and will assist with subcontractor and vendor proposal reviews to ensure that proper scopes of work are covered, and details do not get missed.

As the project moves from the Preconstruction to the construction phase, the project Superintendent will be involved in the Preconstruction Turnover Meeting which as stated previously is an internal meeting that will be held during which the Preconstruction team and construction team will review the budget, schedule, work completed to date, project approach moving forward, as well as complete a document page turn.

Job Setup Protocol

CF Evans follows specific protocol when setting up jobsites. This protocol has been developed and refined after many years of building multifamily communities, and the intention is to create an environment that facilitates an efficient onsite management system. The Superintendent will work with the Project Manager to establish precise locations for

the jobsite trailer, designated parking areas, material delivery areas, staging areas, storage areas, dumpsters, temporary toilets, etc. which the Project Manager will create a detailed site plan markup showing these locations. Pending site limitations, we set up a jobsite trailer for our project team to operate out of which is where this site plan will be posted as well as the update Contract Drawing Sets, SWPPP Reports, Permit/Inspection Binder, and our Site-Specific Safety Plan. Our jobsite trailer also includes a meeting space, copy/fax machine, AED kit, first aid kit, visitor hard hats and safety vests, restroom, desks, computers, plan rack and table, filing cabinets, inspection board, and schedule board. The Superintendent will get the jobsite trailer set up as well as the construction fencing, entrance,

Project Approach & Methodology

July 17, 2026

and signage.

Daily Reporting

The Project Superintendent will ensure the completion of daily reports that will include specific information pertaining to the daily activities occurring on the site:

- Inspections
- Manpower By Trade
- Official Visitors
- Specific Quantities And Materials Received
- Specific Work Put In Place During The Day
- Weather Conditions

In addition, subcontractors will be required to keep and submit daily activity logs.

Daily Safety Inspections & Safety Orientation

Prior to commencing work onsite, each subcontractor worker will be required to sit through our WorkSafe orientation process on their first day onsite. Once the worker completes the orientation the worker will sign the logbook and receive a hard hat sticker with a number assigned to it. This number will be used to track how many safety violations the worker receives not just on this project but all of our projects across the board. The WorkSafe safety orientation program coincides with our daily safety inspections. The Project Superintendent and Assistant Superintendent will conduct a daily safety inspection walk to ensure that all workers are complying with our WorkSafe safety guidelines as well as OSHA guidelines. The walk will be conducted with a specific focus on safety practices as observed, and a safety inspection report in Procore will be used to document violations and record appropriate remedies. Repeated safety violations will be forwarded to the responsible trade's home office and reoffending workers will be removed from the site. Daily safety inspections will be filed and maintained via Procore for documentation and review. Our Director Of Safety will visit the site at a minimum once per month, more frequent visits will be made as the schedule ramps up to monitor compliance as well as provide on-site training as needed.

Drawing Management

It will be the Project Superintendent's responsibility to maintain a physical set of current Construction Documents onsite at all times. For drawings, ASI sketches, etc. received at the job site, the Project Superintendent and Project Manager will work together to upload them to Procore as well as update the onsite Plan Log. Procore houses all the latest construction documents so all parties, including the subcontractors, can access them at all times. The Project Superintendent will follow specific CF Evans' procedures for maintaining a current drawing set onsite.

Quality Control Inspections

The Project Superintendent and Assistant Superintendent will complete quality control checks throughout the project on a daily basis. These checks are to ensure that the construction documents are being followed, details are not being missed, and the correct materials are being utilized at the correct locations. As the project gets further along these quality control inspections will start to morph into more of a punch walk process which will be tracked via our Punchlist Log and distributed to the subcontractors on a weekly basis for correction. Our QA/QC Manager will visit the site at a minimum once per month, more frequent visits will be made as the schedule ramps up to monitor compliance as well as provide on-site training as needed.

Project Approach & Methodology

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Six-Week Look Ahead Schedule

The Project Superintendent will prepare and update a six-week look-ahead schedule on a weekly basis that is strictly based on the current status of the project. This six-week look-ahead schedule will be visible inside the office trailer at all times and will be communicated to all workers onsite on a weekly basis during the weekly subcontractor meeting.

Weekly Inventory & Quantity Control

Keeping close track of material when it is brought to the site will be critical for the proper payment of materials received as well as preventing theft and damage. The Project Superintendent will follow specific Material Receiving Guidelines for documenting the receipt of material. In addition, the Project Superintendent will follow specific guidelines for material counting and inventory. Stored materials are counted on Mondays and Fridays at a minimum and a Quantity Control Inventory Form is used to track inventory throughout the project.

Weekly Photographic Documentation

The Project Superintendent and Assistant Superintendent will ensure digital photographs are taken during the full duration of the construction phase. The photographs will be stored in Procore and will include the date and time, where possible, and will provide visual evidence to correspond with plan detail. Weekly photographs will also be taken to show overall progress for the week. The Project Superintendent and Assistant Superintendents will follow specific photo documentation requirements set forth by CF Evans.

Weekly Subcontractor Meeting

On a determined day and time each week, we will hold a weekly subcontractor meeting in our jobsite office with the entire CF Evans' project team and all subcontractors actively working onsite in attendance. During the meeting, the Project Superintendent will cover such items as the following:

- General Site Info
- Safety & Compliance
- Schedule (6 Week Look Ahead)
- Quality
- Open Discussion

Weekly Team Meeting

Our Project Superintendent and Project Manager will conduct a weekly team meeting on a set day and time of each week. These meetings will occur in the jobsite trailer and the entire CF Evans' project team will be present to discuss progress and plans for the week as well as issues that pertain to safety, subcontractors, material, equipment, deliveries, housekeeping, and coordination for the week.

Unit Turnover Process & Procedure

The Construction Staff and the Project Management staff will work hard to effectively manage the project through the entirety of the construction phase. As CF Evans starts getting towards the back end of the project, the project team will begin to prepare for the completion of the buildings and units by getting them ready for the turnover process. Here at CF Evans, we take the unit turnover process very seriously as we believe this is one of the most important pieces to a successful project and owner experience. It is one thing to build a project, but it is another thing to build a project that exceeds everybody's expectations and is turned over on time. We take pride in our finished products because we know that we go above and beyond with our quality control checks to ensure that Owners are getting everything they paid for plus some. We also start the conversations regarding the Owner's phasing/turnover schedule well in advance, so we can then cater our turnover schedule/timeline to meet the Owner's needs. This is

Project Approach & Methodology

July 17, 2026

highlighted during our unit turnover process that we have been refining year after year and project after project. With that being said, CF Evans will follow the process outlined below:

CF Evans Walk

- All subcontractors shall be responsible for punching and correcting their own scope of work. Subcontractors shall be required to inform CF Evans when their respective scope of work is complete for an individual building, and they are ready for CF Evans to perform their punch walk.
- The Superintendent shall make a quick walk through the units to ensure they are in fact ready to punch. If the Superintendent feels comfortable that the units are ready to punch, he/she shall coordinate with the rest of the project team to proceed with a CF Evans punch walk.
- The Project Manager, Superintendent, and Assistant Superintendent in charge of punch, shall conduct a Punchlist walk of all units in the building to be turned over. A list shall be created of all items needing corrections and all items shall be tagged and tracked via our punch drawings and Punchlist in Procore.
- Once the Punchlist is complete and all items are tagged, the Assistant Superintendent and Superintendent shall be responsible for having all items corrected by the responsible Subcontractor.
- After all items have been completed and checked by the Assistant Superintendent over punch, the Project Manager and Superintendent shall make their final walk and ensure that all units are fully ready for the Owner Walk.

Owner Walk

- Once units are ready to be walked by the Owner and or Owner's Representative, the Project Manager shall establish a date and time to begin the Owner Walks of the particular building.
- When we prepare to walk the units with the Owners, the Superintendent shall have a trim carpenter / punch worker, a cleaner, a painter with wall paint, and a painter with trim paint there to walk with them, along with the Assistant Superintendent over punch.
- During the walk, all items noted by the Owner and or Owner's Representative shall be corrected. All items will be marked on the punch drawings and added to the list, unless we are able to correct the item immediately.
- Once the Owner Walk is complete, all parties present will review the Punchlist items created for accuracy then CF Evans will make sure the punch drawings for each particular unit account for all punch items noted during the walk.
- CF Evans shall distribute the Punchlist to the Owner, Architect, and Owner's Management Personnel for their records.
- The Punchlist shall then be distributed to the necessary Subcontractors and the punch drawing for that particular unit be printed and taped to the kitchen island countertop for tracking purposes.
- The Assistant Superintendent and Superintendent shall be responsible for having all items corrected by the responsible Subcontractor.
- After all items have been completed and checked by the Assistant Superintendent over punch, the Assistant Superintendent will then initial next to each Punchlist item on the punch drawing in each unit.
- The Assistant Superintendent over punch will notify the Project Manager and Superintendent that the units are ready and then they shall make their final walk to ensure that all units are fully ready for Owner Turnover.

Project Approach & Methodology

July 17, 2026

Owner Turnover

- Once units are ready to be walked by the Owner and or Owner's Representative, the Project Manager shall establish a date and time to begin the Owner Turnover of the particular building.
- CF Evans will walk with the Owner and or Owner's Representative to verify all items listed on the Punchlist for each unit apart on that particular walk has been completed. If the punch item has been completed, then the Owner's Representative will initial next to the item on the punch drawing located on the kitchen island. If there is a remaining punch item for that unit then the Owner and or Owner's Representative will not initial by the punch item and instead it will be marked as an exception and tracked on the Exceptions Log.
- Once the Owner Turnover is complete, the unit shall be locked upon leaving, and the keys shall be immediately given to the Owner and or Owner's Representative.
- At the end of the day, the Project Manager shall provide an update to the Owner as well as the Owner's Management Personnel with a list of all the units that have been accepted by the Owner and or Owner's Representative as well as which keys have been turned over to the appropriate party. The update shall also note any units that had an exception and include the updated Exceptions Log.
- CF Evans shall get any exception items corrected and request a re-walk of the unit for the Owner and or Owner's Representative to verify completion and accept the unit as well as the keys to the unit.
- CF Evans shall provide weekly status updates to the Owner, Architect, and Owner's Management Personnel regarding the Punchlist and Exceptions Log.
- CF Evans shall repeat this process until all punch and exception items are 100% complete, all units accepted, and all keys turned over to the Owner.

Owner Responsibility Coordination

Once the first set of units are turned over, the Project Manager shall discuss with the Owner the list of responsibilities of the Owner and their Management Personnel in regard to maintaining those accepted units from this point forward, addressing items such as:

- Keeping units locked at all times to prevent theft and vandalism
- Maintaining certain temperatures in the unit in order to prevent damage to acclimated finished materials
- Routine inspections of fire sprinkler and fire alarm systems
- Taking necessary precautions during freezing temperatures to prevent freezing damage
- Timeframe for HVAC filter changes
- Utility turnover (Water, Sewer, Electric, Phone, Cable, etc.)
- Walking units weekly to inspect for water leaks

Closeout Documents & Owner Training

As the first set of units are being turned over, the Project Manager will share with the Owner and the Owner's Management Personnel our Closeout Tool which houses all the closeout documents such as contact information, product data, O&M manuals, warranties, and final lien waivers for each Subcontractor on the project. The Project Manager will coordinate any systems training that the Owner and or the Owner's Management Personnel request to ensure that they understand how all the systems on the project work as well as how to properly maintain them. The Project Manager will also show the Owner and or the Owner's Management Personnel where the attic stock material is being stored and provide a list of all the material currently stored in that location.



PRELIMINARY CONSTRUCTION SCHEDULE



Exhibit E - Preliminary Construction Schedule

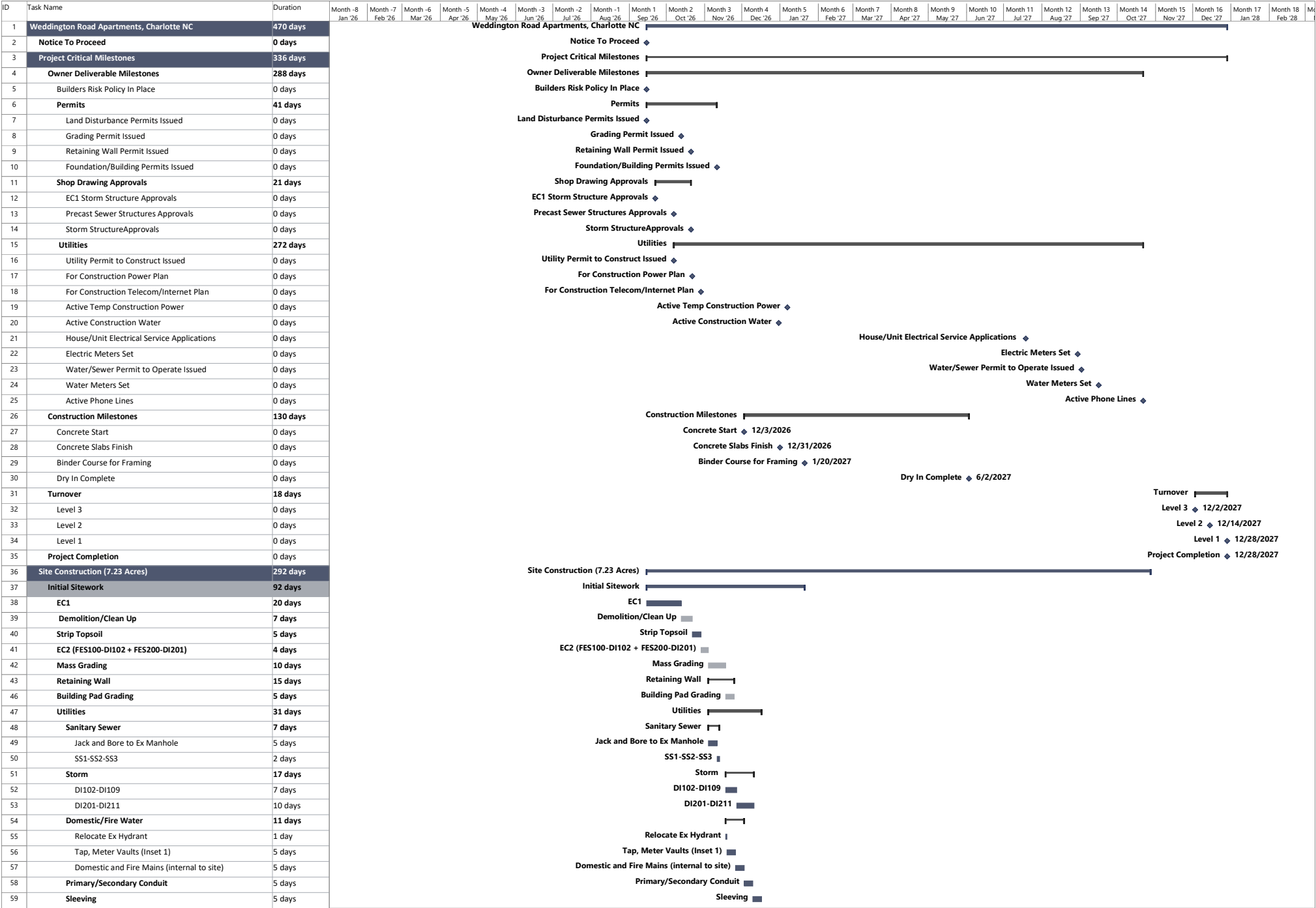
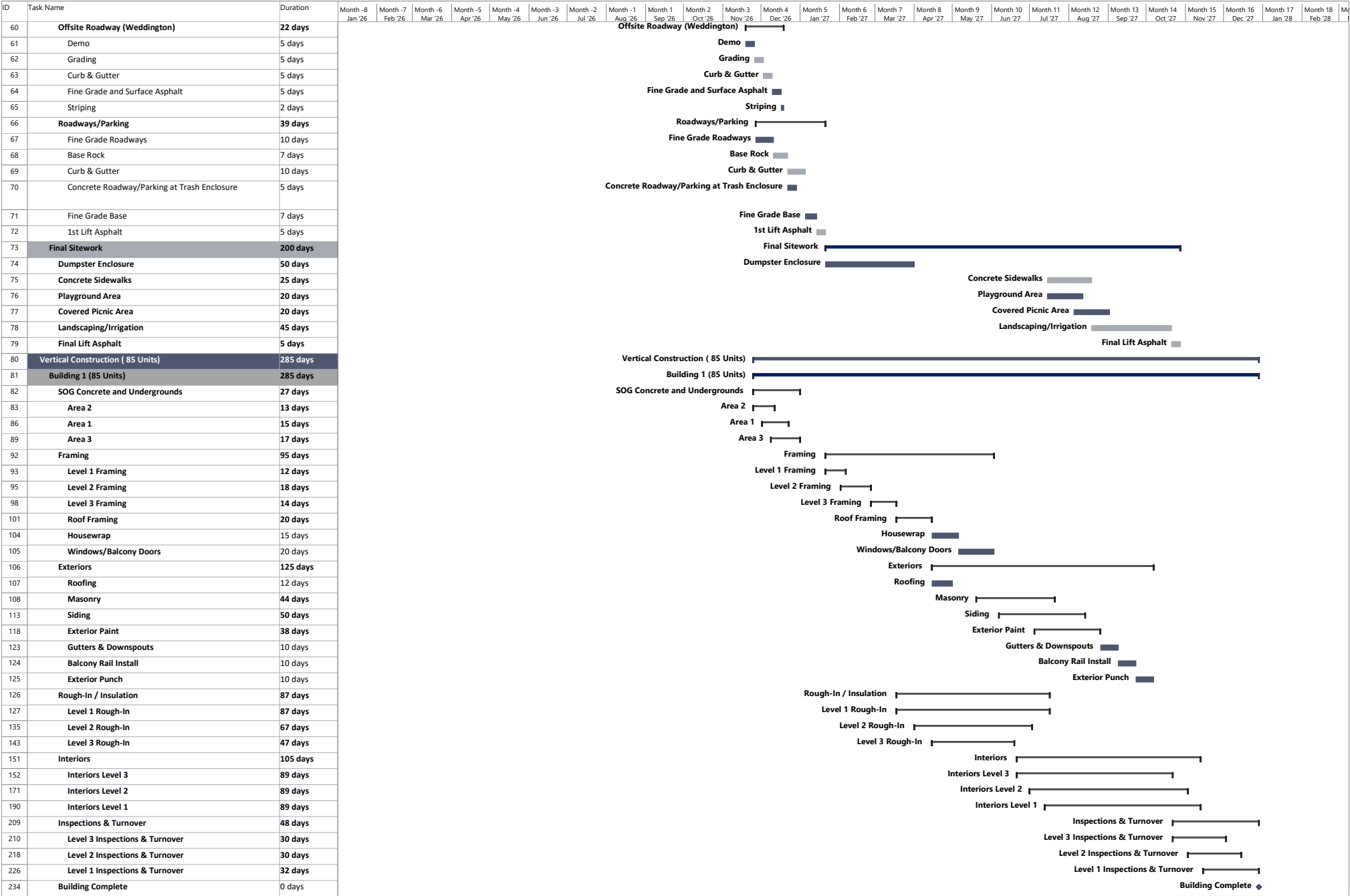


Exhibit E - Preliminary Construction Schedule





BUDGET SUMMARY & LOGISTICS PLAN



Weddington Road Apartments
Charlotte, NC



Budget Summary

July 17, 2026

Description	Construction Set RFP		
	Budgeted Costs	Units	Gross Sqft
		85	107,823
General Conditions	\$ 1,953,459	\$ 22,982/unit	\$ 18.12/gsft
Vandalism Damage Repair Allowance	\$ 40,000	\$ 471/unit	\$ 0.37/gsft
Sitework	\$ 2,689,024	\$ 31,636/unit	\$ 24.94/gsft
Off Site DOT Work	\$ 331,973	\$ 3,906/unit	\$ 3.08/gsft
Site Lighting Conduits Allowance	\$ 30,000	\$ 353/unit	\$ 0.28/gsft
Traffic Control/Signage Allowance	\$ 30,000	\$ 353/unit	\$ 0.28/gsft
Landscape/Irrigation	\$ 280,896	\$ 3,305/unit	\$ 2.61/gsft
Monument Sign Structure Allowance	\$ 35,000	\$ 412/unit	\$ 0.32/gsft
Perimeter Fence Allowance	\$ 115,000	\$ 1,353/unit	\$ 1.07/gsft
Playground Allowance	\$ 40,000	\$ 471/unit	\$ 0.37/gsft
Picnic Shelter Allowance	\$ 25,000	\$ 294/unit	\$ 0.23/gsft
Concrete - Slab on Grade	\$ 532,998	\$ 6,271/unit	\$ 4.94/gsft
Lightweight/Gypcrete	\$ 243,600	\$ 2,866/unit	\$ 2.26/gsft
Masonry	\$ 374,137	\$ 4,402/unit	\$ 3.47/gsft
Stairs	\$ 61,546	\$ 724/unit	\$ 0.57/gsft
Balcony Railing and Misc Steel	\$ 139,083	\$ 1,636/unit	\$ 1.29/gsft
Wood Framing Allowance	\$ 2,712,386	\$ 31,910/unit	\$ 25.16/gsft
Interior Trim	\$ 126,263	\$ 1,485/unit	\$ 1.17/gsft
Cabinetry and Tops	\$ 378,225	\$ 4,450/unit	\$ 3.51/gsft
Insulation	\$ 140,000	\$ 1,647/unit	\$ 1.30/gsft
Mold Treatment Allowance	\$ 50,000	\$ 588/unit	\$ 0.46/gsft
Shingles	\$ 179,479	\$ 2,112/unit	\$ 1.66/gsft
Siding	\$ 473,957	\$ 5,576/unit	\$ 4.40/gsft
Waterproofing & Sealants	\$ 125,000	\$ 1,471/unit	\$ 1.16/gsft
Doors	\$ 489,500	\$ 5,759/unit	\$ 4.54/gsft
Windows	\$ 143,370	\$ 1,687/unit	\$ 1.33/gsft
Storefront	\$ 70,000	\$ 824/unit	\$ 0.65/gsft
Hardware	\$ 141,250	\$ 1,662/unit	\$ 1.31/gsft
Clubhouse - Amenity - Leasing Upfit	\$ 167,072	\$ 1,966/unit	\$ 1.55/gsft
Leasing Office Finish Upgrades Allowance	\$ 100,000	\$ 1,176/unit	\$ 0.93/gsft
Drywall	\$ 1,071,703	\$ 12,608/unit	\$ 9.94/gsft
Flooring Units	\$ 157,924	\$ 1,858/unit	\$ 1.46/gsft
Painting	\$ 382,500	\$ 4,500/unit	\$ 3.55/gsft
Additional Signage Int/Ext Allowance	\$ 3,000	\$ 35/unit	\$ 0.03/gsft
Specialties	\$ 144,033	\$ 1,695/unit	\$ 1.34/gsft
Appliances	\$ 210,289	\$ 2,474/unit	\$ 1.95/gsft
Trash Chute - Compactor - Containers - Excluded	NIC	NIC	NIC
Blinds	\$ 42,500	\$ 500/unit	\$ 0.39/gsft
Swimming Pool and Deck	NIC	NIC	NIC
Fire Sprinkler	\$ 222,000	\$ 2,612/unit	\$ 2.06/gsft
Plumbing	\$ 942,835	\$ 11,092/unit	\$ 8.74/gsft
Radon Piping System - Allowance	\$ 35,000	\$ 412/unit	\$ 0.32/gsft
Water Sub Meters	\$ 14,875	\$ 175/unit	\$ 0.14/gsft
HVAC	\$ 825,789	\$ 9,715/unit	\$ 7.66/gsft
Electrical	\$ 1,146,563	\$ 13,489/unit	\$ 10.63/gsft
Low Voltage Systems - Allowance	\$ 100,000	\$ 1,176/unit	\$ 0.93/gsft
Light Fixture Allowance	\$ 194,000	\$ 2,282/unit	\$ 1.80/gsft
Site Lighting	NIC	NIC	NIC
Car Charger Allowance	NIC	NIC	NIC
BDA System Conduit allowance	NIC	NIC	NIC
Subtotal	\$ 17,711,229	\$ 208,367/unit	\$ 164.26/gsft

(Continued on Next Page)

Weddington Road Apartments
 Charlotte, NC



Budget Summary

July 17, 2026

Description	Construction Set RFP		
	Budgeted Costs	Units	Gross Sqft
		85	107,823
Business License	Included	Included	Included
Insurance	\$ 115,123	\$ 1,354/unit	\$ 1.07/gsft
NAHB Certification	Excluded	Excluded	Excluded
Special Inspections	By Owner	By Owner	By Owner
Builder's Risk	By Owner	By Owner	By Owner
Bond On Subs	Excluded	Excluded	Excluded
GC Bond	\$ 120,543	\$ 1,418/unit	\$ 1.12/gsft
Subtotal	\$ 17,946,895	\$ 211,140/unit	\$ 166.45/gsft
Contingency	NIC	NIC	NIC
Overhead & Fee	\$ 897,345	\$ 10,557/unit	\$ 8.32/gsft
Project Total	\$ 18,844,240	\$ 221,697/unit	\$ 174.77/gsft

Notes:
-This Budget is based on (16)Month Uninterrupted Construction Schedule.
-Budget Based on "Building Permit Set", dated April 21, 2026.

WEDDINGTON ROAD APTS

WEDDINGTON ROAD APARTMENTS, LLC

CHARLOTTE, NORTH CAROLINA



Logistics Plan

OWNER:	WEDDINGTON ROAD APARTMENTS, LLC CHARLOTTE, NC
ARCHITECT:	CLINE RALEIGH, NC
LANDSCAPE:	LANDDESIGN CHARLOTTE, NC
CIVIL:	LANDDESIGN CHARLOTTE, NC

STRUCTURAL:	EM STRUCTURAL RALEIGH, NC
PLUMBING:	LIGHTHOUSE ENGINEERING RALEIGH, NC
MECHANICAL:	LIGHTHOUSE ENGINEERING RALEIGH, NC
ELECTRICAL:	LIGHTHOUSE ENGINEERING RALEIGH, NC
FIRE ALARM:	LIGHTHOUSE ENGINEERING RALEIGH, NC
FIRE PROTECTION:	TBD

SETS ISSUED:	
04.21.2026	BUILDING PERMIT SET

cline

100 N. Harrington St.
Raleigh, NC 27603
919.783.4413
ClineDesignAssoci.com

WEDDINGTON ROAD APARTMENTS, LLC
WEDDINGTON ROAD APTS
3924 WEDDINGTON ROAD
CHARLOTTE, NORTH CAROLINA



PROJECT: 224174
DATE: 04.21.2026
REVISIONS: 04/21

DRAWN BY: DS
CHECKED BY: DWS
COVER SHEET

G101

Planning Department
APPROVED BY CITY COUNCIL
RZP-2022-162
Approved: 12/19/2022

Logistics Plan
CF EVANS
CONSTRUCTION

LandDesign.
333 NORTH CRAWFORD STREET
CHARLOTTE, NC 28204
TEL: 704.333.1234
WWW.LANDDESIGN.COM

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333 NORTH CRAWFORD STREET
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FOR
REFERENCE
ONLY

WEDDINGTON
ROAD
APARTMENTS
WEDDINGTON ROAD APARTMENTS
LLC
3624 WEDDINGTON ROAD
CHARLOTTE, NC 28210

NOT FOR
CONSTRUCTION

WEDDINGTON
APARTMENTS
DREARBY PARTNERS
3624 WEDDINGTON ROAD
WEDDINGTON, NC 28155

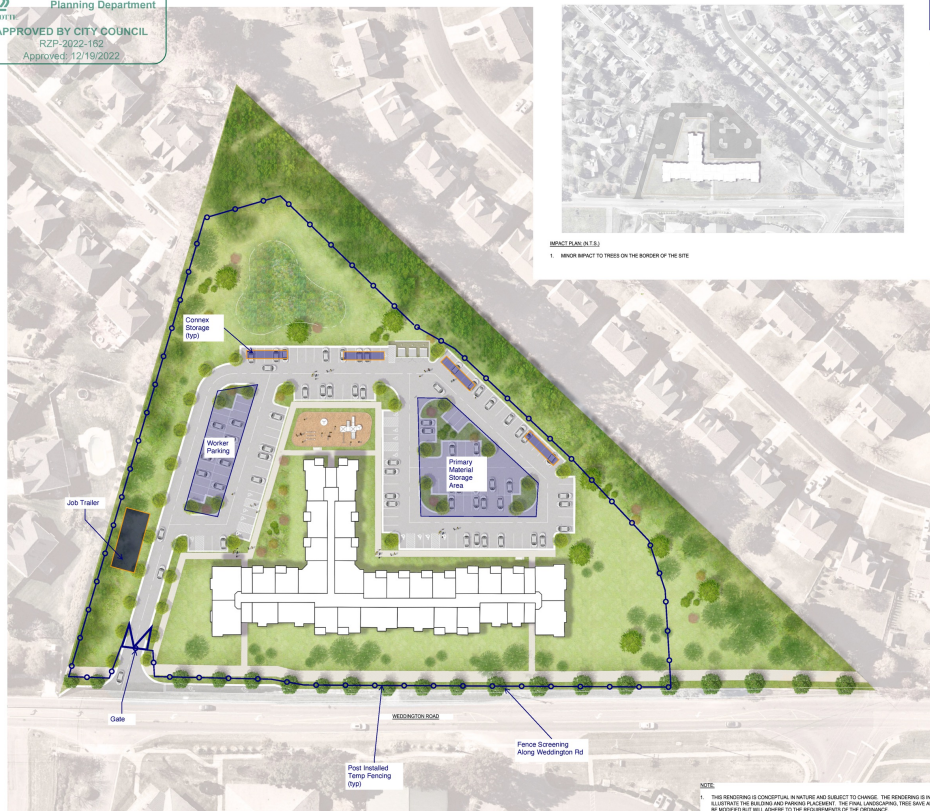
REVISION / ISLAND		
NO.	DESCRIPTION	DATE
1	PRELIMINARY REVISION	2022-08-01
2	PRELIMINARY REVISION	2022-08-01
3	PRELIMINARY REVISION	2022-08-01
4	PRELIMINARY REVISION	2022-08-01
5	PRELIMINARY REVISION	2022-08-01
6	PRELIMINARY REVISION	2022-08-01
7	PRELIMINARY REVISION	2022-08-01
8	PRELIMINARY REVISION	2022-08-01
9	PRELIMINARY REVISION	2022-08-01
10	PRELIMINARY REVISION	2022-08-01
11	PRELIMINARY REVISION	2022-08-01
12	PRELIMINARY REVISION	2022-08-01
13	PRELIMINARY REVISION	2022-08-01
14	PRELIMINARY REVISION	2022-08-01
15	PRELIMINARY REVISION	2022-08-01
16	PRELIMINARY REVISION	2022-08-01
17	PRELIMINARY REVISION	2022-08-01
18	PRELIMINARY REVISION	2022-08-01
19	PRELIMINARY REVISION	2022-08-01
20	PRELIMINARY REVISION	2022-08-01

ILLUSTRATIVE SITE PLAN

RZ-3

APPROVED REZONING

C012



IMPACT PLANS (LTS)
1. MINOR IMPACT TO TREES ON THE BORDER OF THE SITE

NOTE:
1. THIS RENDERING IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. THE RENDERING IS INTENDED TO ILLUSTRATE THE BUILDING AND PARKING LAYOUT. THE FINAL LANDSCAPING, TREE SPECIES AND BUFFER MAY BE MODIFIED BUT WILL ADHERE TO THE REQUIREMENTS OF THE ORDINANCE.



RELEVANT MULTIFAMILY EXPERIENCE



EXHIBIT B

CURRENT WORK IN PROGRESS AND UNDER CONSTRUCTION

Project Name, Location, & Projected Completion Date	Architect	Project Description & Work Performed	Number Of Units	Contract Value (Millions)	Percent Complete	Contract Value Remaining (Millions)	Project Duration (Months)	Reference Name, Company, & Phone Number
Arden Dorchester Senior Living North Charleston, SC September 2025	Roland Architecture	Consists of mixed use apartments on 13.41 acres including 150 senior living units, community area dining room, fitness center, library, and detached parking garages	150	27.98	5.48	26.45	17	CRP/Dorchester Owner, LLC Kevin Woodley 301.654.8801
2222 Main View Apartments Columbia, SC September 2025	Poole & Poole Architecture, LLC	HUD Project consisting of 6 - four story buildings around a parking deck, including 320 living units and car wash	320	75.60	3.1	73.26	27	2222, LLC by Commonwealth Properties, LLC Steven A Middleton
Busbee Phase 1A Asheville, NC January 2026	Dynamik Design	26.63 Acre Site. Consists of (3) apartment buildings with integral amenities, (2) freestanding garage buildings, (1) maintenance/carwash building, (1) trash enclosure, and (1) pool.	179	45.51	91.18	4.01	24	Flournoy Development Group, LLC FDG-RSE Busbee JV, LLC Blake Breimann 706.243.9474
Evado at Taproot Fletcher, NC March 2025	PDI Architecture, LLC	Consists of Nine 3 story walk up apartment buildings with 30 apartment units each. A total of 108 (1) bedroom units, (135) each 2 bedroom units, and (27) each 3 bedroom units with a total of 270 units. Clubhouse, Dog Spa/Car wash, garages and mail building	270	47.94	19.62	38.53	23	Tap Root Holdings, LLC McFaddin Blanding 864.706.6424
Point Hope III Charleston, SC March 2026	Housing Studio, PA	Consists of (4) Buildings, Retail Buildings A & B, Club Area Integrated within Building 1, Free Standing Leasing/Business Office, Pool, Maintenance Building and Trash Compactor Structure	348	88.90	58.55	36.85	26	Point Hope Two Residential, LLC c/o PGIM Real Estate Chip Short 803.409.9611
Woodfield Woven Apartments Greenville, SC May 2025	Housing Studio, PA	Building 1 including 124 each living units across a basement level and 5 floors, precast structure parking, Building 2 including 91 each living units across a basement level, sitework, and landscape	215	64.24	13.07	55.84	28	Village of West Greenville, LLC Brian Schick 919.810.3245
Northpoint on Jarvis Creek Hilton Head Island, SC December 2025	DTJ Design	11.30 acre site consisting of (7) 3-story buildings, (2) 2-story buildings, (4) townhomes, 1 Integral Clubhouse/Leasing Area, Dog Park, Playground, pool and pool courtyard, and Trash Enclosure	157	33.25	0	33.25	20	HHI Northpoint, LLC Brendan Barr 678.209.3079
Magnolia Block Apartments Spartanburg, SC January 2026	Dwell Design Studio, LLC	181 Units, Five Story Apartment Building wrapping six levels of structured parking	181	61.37	0.35	61.16	28	Haven at West Broad, LLC Mike O'Neil 772.633.1080
Declan Huntersville Huntersville, NC March 2026	Dynamik Design	318 market rate units located in 8 separate garden style buildings across the site, 10 units specifically designated as ADA Units, 1 Clubhouse with Pool Amenity courtyard, Car Wash/Maintenance Garage, 3 Garages, Dog Spa, Trash Enclosure and Pavilion	318	57.48	0	57.48	24	Flournoy Development Group, LLC FDG-RSE Busbee JV, LLC Blake Breimann 706.243.9474
Totals			1820	\$ 444.79		\$ 329.35		



EXHIBIT D

MAJOR CONSTRUCTION PROJECTS COMPLETED IN LAST 5 YEARS

Project Name & Location	Project Type	Number Of Units	Gross Square Footage	Rentable Square Footage	Original Contract Value (Millions)	Final Contract Value (Millions)	NTP Date	Substantial Completion Date
408 Jackson Greenville, SC	New Construction	227	408,404	223,585	\$ 42.50	\$ 44.57	6/4/2020	4/30/2023
5401 North Apartments Raleigh, NC	New Construction	192	197,132	187,362	\$ 18.74	\$ 18.74	10/2/2017	9/1/2019
577 Meeting Street (The Porter) Charleston, SC	New Construction	118	115,909	87,650	\$ 26.84	\$ 27.45	5/15/2019	6/1/2021
601 Meeting Street Charleston, SC	New Construction	274	497,021	228,408	\$ 55.10	\$ 58.98	8/22/2016	1/25/2019
Bees Ferry Apartment Island SC	John's New Construction	394	501,483	417,303	\$ 87.10	\$ 88.44	3/13/2023	8/5/2025
Bellary Flat Summerville, SC	New Construction	240	278,024	250,756	\$ 25.81	\$ 28.60	4/20/2016	6/30/2019
Busbee Phase 1 Asheville, NC	New Construction	315	347,104	289,254	\$ 61.75	\$ 66.00	3/28/2022	2/29/2025
Carnes Crossroads 2 Apartments Goose Creek, SC	New Construction	264	290,760	267,560	\$ 36.25	\$ 36.30	11/20/2018	6/1/2020
Cooper River Farms II Charleston, SC	New Construction	71	86,353	73,181	\$ 16.23	\$ 17.08	5/20/2024	7/30/2025
Concourse Apartments Charlotte, NC	New Construction	270	361,198	255,107	\$ 50.16	\$ 50.83	10/3/2022	9/1/2024
Corners At Brar Creek Durham, NC	New Construction	208	390,316	255,697	\$ 40.61	\$ 41.66	2/21/2022	1/5/2024
Downtown Neston 1 Summerville, SC	New Construction	304	411,379	307,673	\$ 53.13	\$ 58.52	1/17/2022	4/29/2024
Daniel Island 3 Daniel Island, SC	New Construction	163	172,478	157,395	\$ 54.52	\$ 58.61	1/16/2023	8/6/2025
Evado at Nexton Parkway Summerville, SC	New Construction	309	387,980	286,850	\$ 59.82	\$ 62.38	12/12/2022	7/1/2025
Founders Yard Charleston, SC	New Construction	341	470,044	370,117	\$ 57.98	\$ 61.93	1/3/2022	6/30/2024
Gaddy Residential Raleigh, NC	New Construction	326	365,070	273,091	\$ 53.40	\$ 58.20	6/27/2018	6/1/2020
Greenway Village At Heritage Wake Forest, NC	New Construction	182	232,273	164,325	\$ 27.07	\$ 27.99	4/23/2021	2/9/2023
James Island Apartments Charleston, SC	New Construction	127	115,899	103,441	\$ 18.07	\$ 18.16	4/26/2018	11/1/2019
Legacy Haywood Apartments Greenville, SC	New Construction	244	354,908	301,670	\$ 31.78	\$ 31.78	4/30/2018	11/1/2019
Marrison Yard Charleston, SC	New Construction	379	702,172	505,443	\$ 111.25	\$ 120.77	1/30/2020	2/3/2023
Newbrook Apartments Charleston, SC	New Construction	264	295,847	271,201	\$ 36.36	\$ 37.00	6/13/2019	4/1/2021
River Arts Apartments Asheville, NC	New Construction	237	255,423	212,853	\$ 59.28	\$ 65.27	2/21/2022	5/22/2025
Riverside Greenville, SC	New Construction	200	185,017	157,264	\$ 29.90	\$ 30.17	2/3/2020	8/1/2021
Stewart Farmhouse Easley, SC	New Construction	224	288,441	219,282	\$ 25.34	\$ 26.83	2/8/2021	12/20/2022
Still Hopes Nursing Addition Phase 2 Columbia, SC	New Construction & Upfit	80	241,380	184,976	\$ 47.10	\$ 48.88	1/14/2019	2/15/2021
Sweetgrass Airport Road Apartments Asheville, NC	New Construction	232	362,187	251,630	\$ 29.89	\$ 32.06	4/1/2019	4/9/2021
The Duke Of Charleston Charleston, SC	New Construction	250	337,869	287,188	\$ 33.79	\$ 33.93	9/1/2019	5/1/2021
The Eastwood Ladson, SC	New Construction	244	320,412	245,870	\$ 49.48	\$ 49.75	10/28/2022	5/1/2025
Legacy Haywood Apartments Greenville, SC	New Construction	280	312,654	282,780	\$ 38.15	\$ 39.22	10/1/2017	9/3/2019
The Lively At Dryton Mill Spartanburg, SC	New Construction	297	277,180	244,236	\$ 37.41	\$ 38.83	10/1/2019	5/1/2021
The Lively At Grande Dunes Myrtle Beach, SC	New Construction	322	300,208	269,091	\$ 40.67	\$ 41.72	4/1/2020	6/1/2022
The Lively At Market Commons Myrtle Beach, SC	New Construction	299	273,508	254,078	\$ 31.32	\$ 31.49	9/1/2017	11/1/2019
The Lively At Murrells Inlet Murrells Inlet, SC	New Construction	296	370,264	277,790	\$ 46.27	\$ 48.40	10/12/2021	8/1/2024
The Lively At Victor Park Greer, SC	New Construction	318	382,463	287,905	\$ 39.07	\$ 41.64	11/2/2020	10/1/2022
The Port House Apartments Mt Pleasant, SC	New Construction	233	297,492	254,444	\$ 41.60	\$ 44.06	1/5/2020	3/1/2022
University Executive Park Charlotte, NC	New Construction	278	316,568	259,585	\$ 43.08	\$ 44.47	5/22/2018	11/24/2020
West Montague Apartments North Charleston, SC	New Construction	297	366,208	278,551	\$ 54.49	\$ 54.71	5/16/2022	9/5/2024
Totals		9,389	11,869,028	9,226,592	\$ 1,611.31	\$ 1,686.42		



SAMPLE PAST PROJECTS





.408 JACKSON | GREENVILLE, SC



PROJECT DESCRIPTION

LOCATED IN THE HEART OF DOWNTOWN GREENVILLE'S HISTORIC WEST END, .408 JACKSON SERVES AS AN ANCHOR FOR DISTRICT 356, AN ENTERTAINMENT HUB FOR THE CITY OF GREENVILLE (AND ANOTHER PROJECT BY CF EVANS). OVERLOOKING FLUOR FIELD, .408 JACKSON GIVES RESIDENTS A FRONT ROW SEAT TO ALL OF THE ACTION. FROM BASEBALL GAMES, TO FESTIVALS, AND ALL THE CELEBRATIONS IN BETWEEN, .408 JACKSON PROVIDES THE BEST OF DOWNTOWN LIVING. FROM THE HOME FIELD ADVANTAGE TO THE LINE UP OF AMENITIES, .408 JACKSON IS IN A LEAGUE OF ITS OWN. HOSTING A SALTWATER POOL, EXPANSIVE FITNESS CENTER, BIKE ROOM, YOGA STUDIO, GAMING ROOM, UBER LOUNGE, PET SPA, AND OF COURSE, AN ON-SITE PIZZERIA, .408 JACKSON IS A WINNER. RUN HOME TO THIS ONE OF A KIND COMMUNITY TODAY.

OVERVIEW

- COMPETITION: 2023
- DURATION: 26 MONTHS
- PRODUCT TYPE: CLASS A STICK FRAME OVER PODIUM
- UNIT COUNT: 227
- UNIT SIZE: 455 - 1,162 SQUARE FEET
- UNIT MIX: STUDIO, ONE, TWO & THREE
- DEVELOPER: WOODFIELD DEVELOPMENT
- ARCHITECT: HOUSING STUDIO

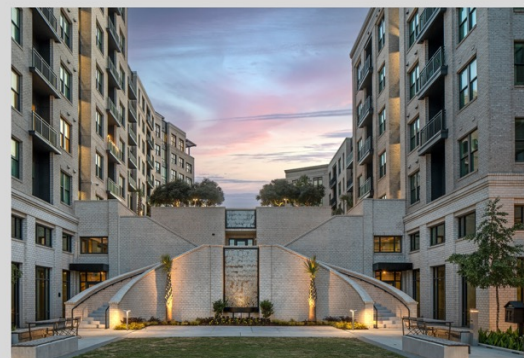
REFERENCE

GREG BONIFIELD
DEVELOPMENT PARTNER
WOODFIELD DEVELOPMENT
GBONIFIELD@WFINVEST.NET





MORRISON YARD | CHARLESTON, SC



PROJECT DESCRIPTION

MEET CHARLESTON'S FRONT YARD. BURSTING WITH NEW CREATIVE ENERGY AND RIVERSIDE VITALITY, MORRISON YARD RESIDENCES DELIVERS A NEW LIVING EXPERIENCE ON CHARLESTON'S PENINSULA. STEP OUTSIDE THE FRONT DOOR TO AN AMENITY LINEUP THAT RIVALS NONE - INCLUDING AN OPEN-AIR SALTWATER POOL ON A RIVERSIDE PIAZZA; AN EXPANSIVE FITNESS CENTER AND YOGA STUDIO; A MULTITUDE OF OPEN AIR COURTYARDS; MULTIPLE LOUNGES; IN BUILDING RETAIL; AND THE SIGNATURE SKY CLUB OVERLOOKING THE CHARLESTON HARBOR AND RAVENEL BRIDGE. THE MID-RISE (139 UNITS) AND HIGH-RISE (241 UNITS) WALK OUT BALCONIES, SIGNATURE KITCHEN AND BATHROOM FINISHES, AND AN EXPANSIVE OFFERING OF FLOOR PLANS WITH CITY VIEWS, AND VIEWS OF THE RAVENEL BRIDGE AND COOPER RIVER.

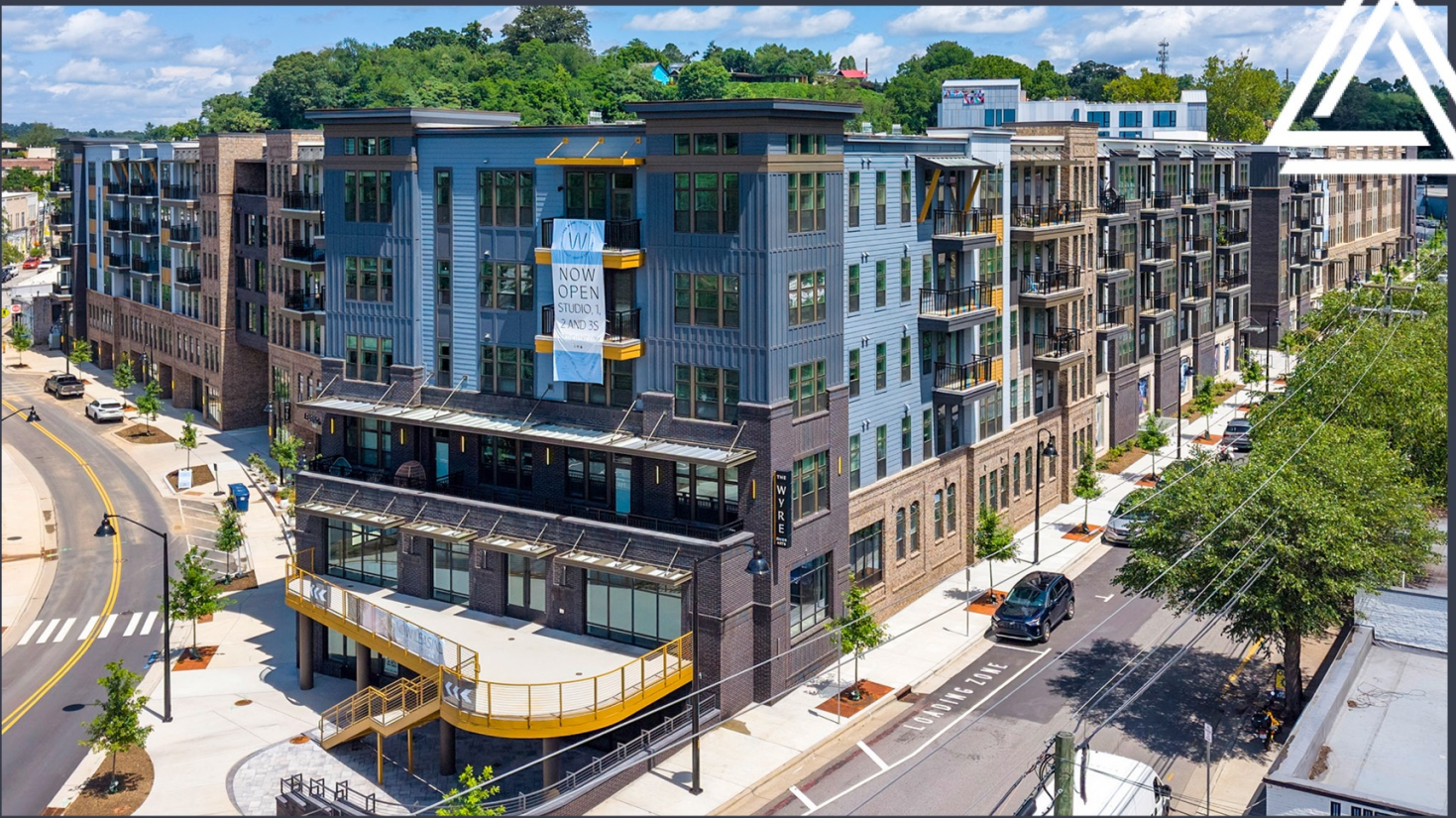
OVERVIEW

- COMPETITION: 2022
- DURATION: 35 MONTHS
- PRODUCT TYPE: CLASS A+ STICK AND METAL STUD FRAMED OVER PODIUM
- UNIT COUNT: 380
- UNIT SIZE: 546-2,501 SQUARE FEET
- UNIT MIX: STUDIO, ONE, TWO & THREE
- DEVELOPER: WOODFIELD DEVELOPMENT
- ARCHITECT: HOUSING STUDIO

REFERENCE

MIKE SCHWARZ
PRINCIPAL PARTNER
WOODFIELD DEVELOPMENT
MSCHWARZ@WFINVEST.COM
843.290.3914





THE WYRE RIVER ARTS | ASHEVILLE, NC



PROJECT DESCRIPTION

THE WYRE AT RIVER ARTS DELIVERS CONTEMPORARY MULTIFAMILY LIVING IN THE HEART OF ASHEVILLE'S VIBRANT RIVER ARTS DISTRICT. THIS 237-UNIT COMMUNITY BLENDS MODERN RESIDENTIAL DESIGN WITH THE CREATIVE ENERGY OF ONE OF THE CITY'S MOST WALKABLE AND CULTURALLY RICH NEIGHBORHOODS. RESIDENTS BENEFIT FROM CONDITIONED INTERIOR CORRIDORS, PRIVATE CANTILEVERED BALCONIES, AND A TWO-LEVEL CAST-IN-PLACE CONCRETE PARKING GARAGE DESIGNED TO SUPPORT URBAN DENSITY AND CONVENIENCE. THE GROUND FLOOR FEATURES EIGHT INDIVIDUAL RETAIL SPACES, BRINGING LOCAL FLAVOR AND EVERYDAY ESSENTIALS DIRECTLY TO THE COMMUNITY. THOUGHTFULLY DESIGNED TO ENHANCE LIVABILITY AND CONNECTION, THE WYRE REFLECTS THE ARTISTIC SPIRIT AND LIFESTYLE OF ITS SURROUNDING DISTRICT.

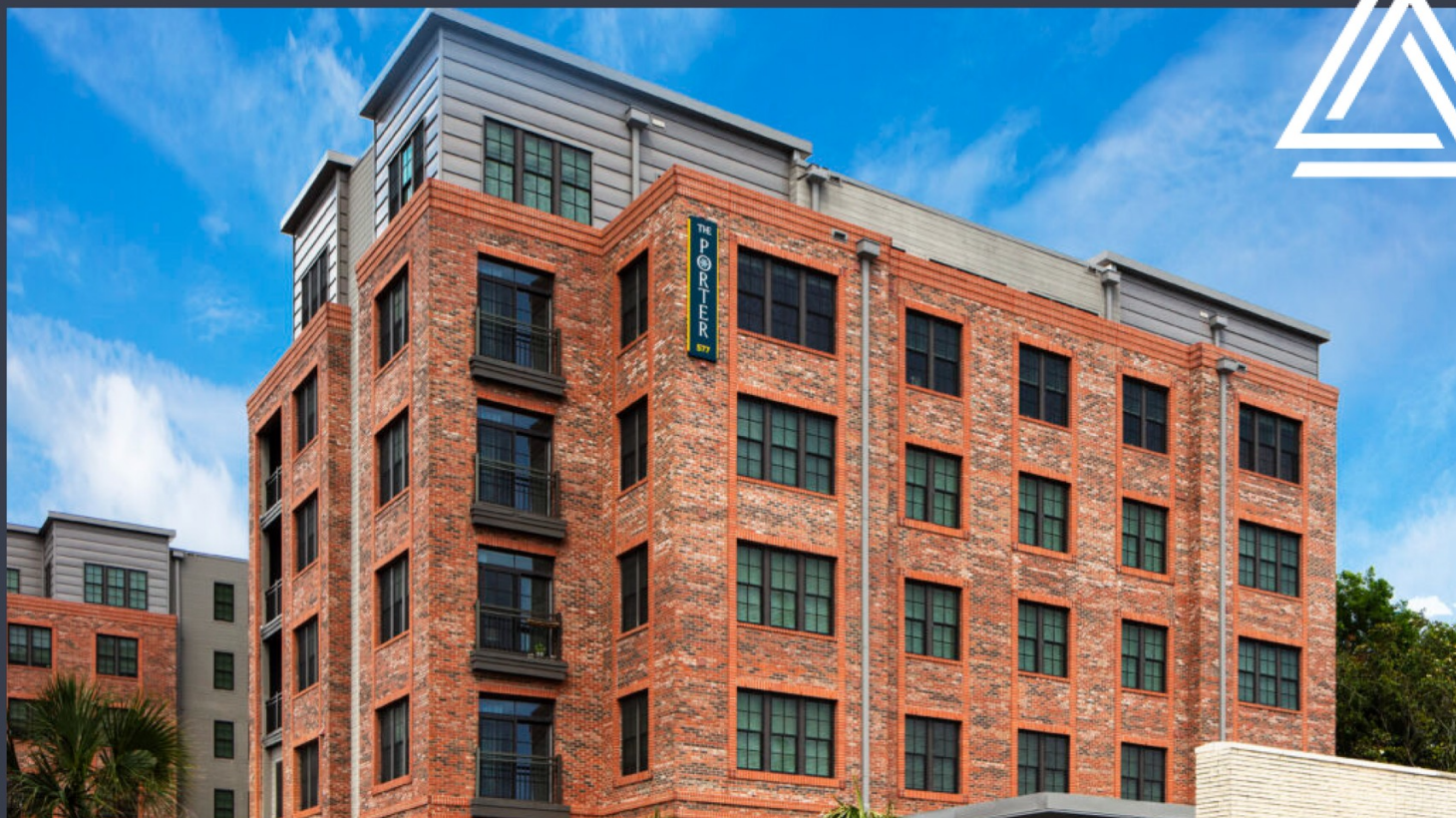
OVERVIEW

- COMPLETION: 2025
- DURATION: 26 MONTHS
- PRODUCT TYPE: CLASS A OVER PODIUM
- UNIT COUNT: 237
- UNIT SIZE: 635 - 1376 SQUARE FEET
- UNIT MIX: STUDIO, ONE, TWO & THREE
- DELIVERY METHOD: NEGOTIATED GMAX
- DEVELOPER: WOODFIELD DEVELOPMENT
- ARCHITECT: HOUSING STUDIO

REFERENCE

MIKE SCHWARZ
PRINCIPAL PARTNER
WOODFIELD DEVELOPMENT
MSCHWARZ@WFINVEST.COM





THE PORTER | CHARLESTON, SC



PROJECT DESCRIPTION

AS A PIVOTAL PART OF THE TRANSFORMATION REVITALIZING THE UPPER PENINSULA, THE PORTER IS POSITIONED AT 577 MEETING STREET AND IS ONE OF THE FIRST MAJOR MULTI-FAMILY DEVELOPMENTS OF ITS KIND IN THE AREA. THE STRUCTURES THAT WERE FORMERLY SITUATED ON THE 1.4 ACRES WERE REPLACED BY A 7-LEVEL, MIXED-USE BUILDING CONSISTING OF A TWO-LEVEL PARKING GARAGE, 118 RESIDENTIAL UNITS, TOP TIER AMENITIES, AND A COMBINATION OF RETAIL, RESTAURANT, AND OFFICE SPACE. RESIDENTS ENJOY BOUTIQUE DOWNTOWN LIVING FEATURING A ROOFTOP TERRACE, FITNESS CENTER, COMMUNITY DOG PARK, AND THE ABILITY TO WALK TO THE BEST OF DOWNTOWN CHARLESTON.

OVERVIEW

- COMPLETION: 2021
- DURATION: 19 MONTHS
- PRODUCT TYPE: CLASS A OVER PODIUM
- UNIT COUNT: 118
- UNIT SIZE: 455 - 1161 SQUARE FEET
- UNIT MIX: STUDIO, ONE, TWO, & THREE
- DELIVERY METHOD: NEGOTIATED GMAX
- DEVELOPER: MADISON CAPITAL
- ARCHITECT: CLINE DESIGN

REFERENCE

RYAN HANKS
FOUNDER & CEO
MADISON CAPITAL
RYAN@MADISONCAPITALGROUP.COM





VERDE AT MCCULLOUGH STATION | CHARLOTTE, NC



PROJECT DESCRIPTION

VERDE AT MCCULLOUGH STATION DELIVERS MODERN LUXURY LIVING IN UNIVERSITY CITY, DIRECTLY ACROSS FROM MCCULLOUGH STATION ON THE NEW LIGHT RAIL EXTENSION WITH EASY ACCESS TO UPTOWN CHARLOTTE, NODA AND SOUTH END. RESIDENTS ENJOY HIGH-END FINISHES LIKE GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, DESIGNER LIGHTING, OVERSIZED WINDOWS AND LUXURY PLANK FLOORING ACROSS STUDIO, ONE- AND TWO-BEDROOM LAYOUTS. COMMUNITY AMENITIES INCLUDE A RESORT-STYLE POOL, YOGA FLEX STUDIO, CHEF-INSPIRED CLUB CAFÉ, STATE-OF-THE-ART FITNESS CENTER, LUXER PACKAGE LOCKERS AND ON-SITE RETAIL, ALL WITHIN A FAST-GROWING NEIGHBORHOOD OF DINING, RETAIL AND ENTERTAINMENT.

OVERVIEW

- COMPLETION: 2020
- DURATION: 26 MONTHS
- PRODUCT TYPE: STICK FRAMED OVER PODIUM
- UNIT COUNT: 278
- UNIT SIZE: 621- 1219 SQUARE FEET
- UNIT MIX: STUDIO, ONE, & TWO
- DELIVERY METHOD: NEGOTIATED GMAX
- DEVELOPER: ATAPCO PROPERTIES
- ARCHITECT: JDAVIS ARCHITECTS

REFERENCE

DAVE LAZAS
DIRECTOR OF DEVELOPMENT
ATAPCO PROPERTIES
410-347-7179





METRO 808 | CHARLOTTE, NC



PROJECT DESCRIPTION

808 HAWTHORNE DELIVERS MODERN APARTMENT LIVING IN THE HEART OF CHARLOTTE'S PLAZA MIDWOOD NEIGHBORHOOD. THIS 188-UNIT RESIDENTIAL COMMUNITY OFFERS STUDIO, ONE-, TWO-, AND THREE-BEDROOM FLOOR PLANS WITH SPACIOUS LAYOUTS AND THOUGHTFULLY CURATED AMENITIES. LOCATED WITHIN WALKING DISTANCE OF PLAZA MIDWOOD'S SHOPPING, DINING, AND ENTERTAINMENT, 808 HAWTHORNE PROVIDES EXCEPTIONAL CONNECTIVITY TO UPTOWN, ELIZABETH, NODA, AND MAJOR MEDICAL CENTERS INCLUDING PRESBYTERIAN HOSPITAL, CAROLINAS MEDICAL CENTER, AND ATRIUM MERCY HOSPITAL. DESIGNED FOR CONVENIENCE AND LIFESTYLE-DRIVEN LIVING, 808 HAWTHORNE PLACES RESIDENTS AT THE CENTER OF ONE OF CHARLOTTE'S MOST VIBRANT AND ESTABLISHED NEIGHBORHOODS.

OVERVIEW

- COMPLETION: 2011
- DURATION: 24 MONTHS
- PRODUCT TYPE: DECK WRAP WITH PODIUM
- UNIT COUNT: 188
- UNIT SIZE: 600 - 1500 SQUARE FEET
- UNIT MIX: STUDIO, ONE, TWO & THREE
- DELIVERY METHOD: NEGOTIATED GMAX
- DEVELOPER: WOODFIELD DEVELOPMENT
- ARCHITECT: HOUSING STUDIO

REFERENCE

CHAD HAGLER
PRINCIPAL PARTNER
WOODFIELD DEVELOPMENT
chagler@woodfielddevelopment.net





VINE NORTH HILLS | RALEIGH, NC



PROJECT DESCRIPTION

OPENED IN 2020, VINE NORTH HILLS IS A 326-UNIT MID-RISE COMMUNITY LOCATED WITHIN RALEIGH'S DYNAMIC NORTH HILLS DISTRICT. THE PROPERTY OFFERS STUDIO, ONE-, TWO-, AND THREE-BEDROOM RESIDENCES ACROSS TWO DISTINCT DESIGN SCHEMES, FEATURING PLANK FLOORING THROUGHOUT. RESIDENTS ENJOY A ROBUST AMENITY COLLECTION ANCHORED BY NORTH HILLS' LARGEST RESIDENTIAL COURTYARD, COMPLETE WITH A CENTRAL LAWN, FIREPIT, GRILLS, AND A RESORT-STYLE SALTWATER POOL. ADDITIONAL HIGHLIGHTS INCLUDE DELUXE DESIGNER KITCHENS, LUXURIOUS BATHS, A SEVENTH-FLOOR SKY TERRACE, INDOOR/OUTDOOR CO-WORKING SPACES, AND AN EXPANSIVE PRIMARY CLUBROOM DESIGNED TO SUPPORT BOTH PRODUCTIVITY AND CONNECTION.

OVERVIEW

- COMPLETION: 2020
- DURATION: 24 MONTHS
- PRODUCT TYPE: STICK FRAME CONSTRUCTION WITH ATTACHED PARKING
- UNIT COUNT: 326
- UNIT SIZE: 533 - 1655 SQUARE FEET
- UNIT MIX: STUDIO, ONE, TWO & THREE
- DELIVERY METHOD: NEGOTIATED GMAX
- DEVELOPER: KANE REALTY
- ARCHITECT: DWELL DESIGN STUDIO

REFERENCE

TJ BARRINGER
PRESIDENT
KANE REALTY
TBARRINGER@KANEREALTYCORP.COM





SONDERLY AT THE CONCOURSE | CHARLOTTE, NC



PROJECT DESCRIPTION

THIS 270-UNIT APARTMENT COMMUNITY IN CHARLOTTE, NORTH CAROLINA CONSISTS OF 19 THREE-STORY WALK-UP BUILDINGS FEATURING OPEN BREEZEWAYS THAT PROMOTE NATURAL AIRFLOW AND ENCOURAGE NEIGHBORLY CONNECTION. SURFACE PARKING THROUGHOUT THE SITE OFFERS EASY ACCESS FOR RESIDENTS AND VISITORS WHILE MAINTAINING A WALKABLE, COMMUNITY-FOCUSED LAYOUT. DESIGNED TO BALANCE PRACTICAL LIVING WITH A WELCOMING NEIGHBORHOOD FEEL, THE COMMUNITY PROVIDES COMFORTABLE APARTMENT HOMES IN A CONVENIENT CHARLOTTE LOCATION, PAIRED WITH AMENITIES INCLUDING A CLUBHOUSE AND LEASING CENTER, FITNESS CENTER, SWIMMING POOL, AND A DOG PARK FOR RESIDENTS TO ENJOY.

OVERVIEW

- COMPLETION: 2024
- DURATION:
- PRODUCT TYPE:
- UNIT COUNT: 270
- UNIT SIZE: 628 - 1466 SQUARE FEET
- UNIT MIX: STUDIO, ONE, TWO, AND THREE
- DELIVERY METHOD: NEGOTIATED GMAX
- DEVELOPER: MERIDIA
- ARCHITECT: PDI ARCHITECTURE

REFERENCE

JOHN CRABTREE
PRESIDENT
MERIDIA

MERIDIA@BELLSOUTH.NET
864.901.6471





SILOS SOUTH END | CHARLOTTE, NC



PROJECT DESCRIPTION

SILOS SOUTH END IS A 390-UNIT, 11-ACRE MID-RISE COMMUNITY THAT HELPED SHAPE CHARLOTTE'S SOUTH END INTO THE THRIVING NEIGHBORHOOD IT IS TODAY. COMPLETED IN JUST ONE YEAR AND LOCATED STEPS FROM THE LYNX LIGHT RAIL, SILOS OFFERS RESIDENTS SEAMLESS ACCESS TO THE CITY WHILE SUPPORTING THE AREA'S CONTINUED GROWTH. THE COMMUNITY FEATURES SPACIOUS STUDIO, ONE-, TWO-, AND THREE-BEDROOM APARTMENTS AND TOWNHOMES WITH OPEN LAYOUTS, 10-FOOT CEILINGS, LARGE WINDOWS, GRANITE COUNTERTOPS, AND MODERN FINISHES. RESIDENTS ENJOY PREMIUM AMENITIES INCLUDING A HEALTH CLUB, ROOFTOP TERRACE, OUTDOOR LOUNGES, A SCREENING ROOM, PET SPA AND DOG PARK, AND A BUSINESS CENTER, REFLECTING A COMMITMENT TO DELIVERING HIGH-QUALITY MULTIFAMILY COMMUNITIES THAT ENRICH THE AREAS WE BUILD IN.

OVERVIEW

- COMPLETION: 2025
- DURATION:
- PRODUCT TYPE:
- UNIT COUNT: 390
- UNIT SIZE: 596 - 1794 SQUARE FEET
- UNIT MIX: LOFT, FLAT, TOWNHOME, STUDIO, ONE, TWO, AND THREE
- DELIVERY METHOD: NEGOTIATED GMAX
- DEVELOPER: WOODFIELD DEVELOPMENT
- ARCHITECT: HOUSING STUDIO

REFERENCE

CHAD HAGLER
DEVELOPMENT PARTNER
WOODFIELD DEVELOPMENT
CHAGLER@WFINVEST.COM
843.290.3914





RIVERSIDE | GREENVILLE, SC



PROJECT DESCRIPTION

RIVERSIDE BRINGS A HIGH LEVEL OF STYLE TO GREENVILLE'S DYNAMIC SOUTHERNSIDE, BLENDING AUTHENTICITY AND SPIRIT WITH EVERYDAY COMFORT. THOUGHTFULLY DESIGNED STUDIO, ONE-, TWO-, AND THREE-BEDROOM HOMES FEATURE PRIVATE OUTDOOR SPACES, CUSTOM BUILT-INS, AND CONTEMPORARY FINISHES THAT COMBINE STYLE WITH CONVENIENCE. RESIDENTS ENJOY ONE OF GREENVILLE'S MOST HIGHLY AMENITIZED COMMUNITIES, HOSTING A RESORT-STYLE POOL, FITNESS CENTER WITH YOGA STUDIO, STUDY PODS, CONFERENCE ROOMS, A GAME LOUNGE, BOCCIE BALL COURT, PICKLEBALL, DISC GOLF AND A PUTTING GREEN. ROUNDING OUT THE COMMUNITY, ADDITIONAL AMENITIES INCLUDE A DOG PARK AND PET SPA, COURTYARD WITH FIREPIT, BIKE SHOP, LOCAL COFFEE AND COLD BREW STATION, AND DIRECT ACCESS TO THE SWAMP RABBIT TRAIL AND REEDY RIVER.

OVERVIEW

- COMPLETION: 2021
- DURATION: 17 MONTHS
- PRODUCT TYPE: CLASS A NEO GARDEN WITH LUXURY PARKING
- UNIT COUNT: 200
- UNIT SIZE: 662 - 1696 SQUARE FEET
- UNIT MIX: STUDIO, ONE, TWO, AND THREE
- DELIVERY METHOD: NEGOTIATED GMAX
- DEVELOPER: WOODFIELD DEVELOPMENT
- ARCHITECT: HOUSING STUDIO

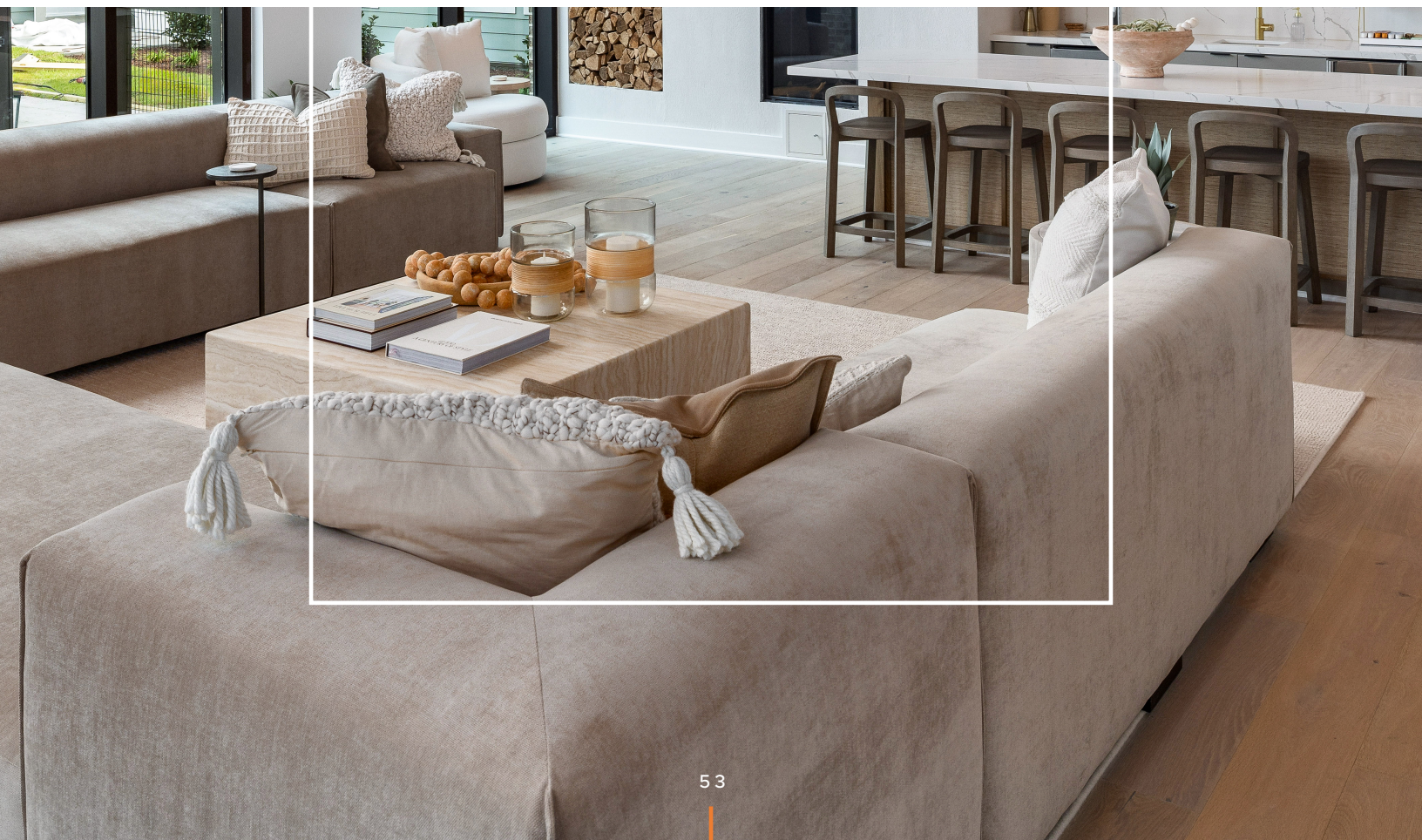
REFERENCE

MIKE UNDERWOOD
PRINCIPAL PARTNER
WOODFIELD DEVELOPMENT
MUNDERWOOD@WFINVEST.COM





BONDING CAPACITY





July 14, 2026

Dream Key Partners
C/O Trey Witte
4601 Charlotte Park Drive, Suite 350
Charlotte, NC 28217

Re: C.F. Evans Construction Company, LLC
Project: Weddington Road Apartments

Dear Mr. Witte,

Liberty Mutual Insurance Company, has provided surety credit to C.F. Evans since 2001 and our experience has been excellent. C.F. Evans has currently available bonding capacity for a single project well in excess of \$50,000,000. C.F. Evans has always performed in a positive and professional manner, with a track record of timely completion and quality construction. In our opinion, C.F. Evans is properly staffed, well managed, and possesses more than enough financial strength to successfully deliver the captioned project.

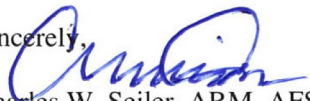
Liberty Mutual Insurance Company is rated A (Excellent) size XV by AM Best and is listed in the US Treasury T-List.

If C.F. Evans requests that we provide Performance and Payment bonds for this project, we will issue subject to review of the contract, bond forms, funding, and other underwriting considerations at the time of the request.

Our consideration and issuance of bonds is a matter solely between C.F. Evans and ourselves, and we assume no liability to third parties or to you by the issuance of this letter.

Please contact me at 912-544-1909 if you should need any additional information.

Sincerely,



Charles W. Seiler, ARM, AFSB, CIC
Bond Executive
Sterling Seacrest Pritchard
Attorney-in-fact
Liberty Mutual Insurance Company

/cws

Surety • Insurance • Risk Management • Employee Benefits

1001 Whitaker Street • Savannah, GA 31401 • Post Office Box 8004 • Savannah, GA 31412-8004 • 912-544-1900 • Fax 912-544-1901 • sterlingseacrest.com

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