



PUBLIC DISCLOSURE

September 11, 2023

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Coastal Carolina National Bank
Charter Number 24861

1012 38th Avenue North, Suite 100
Myrtle Beach, SC 29577

Office of the Comptroller of the Currency

101 South Tryon Street
Suite 400
Charlotte, NC 28280

Note: This document is an evaluation of this institution's record of meeting the credit needs of its entire community, including low- and moderate-income neighborhoods, consistent with safe and sound operation of the institution. This evaluation is not, and should not be construed as, an assessment of the financial condition of this institution. The rating assigned to this institution does not represent an analysis, conclusion, or opinion of the federal financial supervisory agency concerning the safety and soundness of this financial institution.

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Overall CRA Rating

Institution's CRA Rating: This institution is rated Satisfactory.

The lending test is rated: Satisfactory.

The community development test is rated: Satisfactory.

The major factors that support this rating include:

- The Lending Test rating is based on Coastal Carolina National Bank's (Coastal Carolina or the bank) performance in the state of South Carolina.
- The bank's loan-to-deposit (LTD) ratio is reasonable given its size, financial condition, and the credit needs in its assessment areas (AAs).
- A substantial majority of the bank's loans were originated or purchased inside its AAs.
- The bank exhibits reasonable geographic distribution of loans in the AAs.
- The bank exhibits reasonable distribution of loans to individuals of different income levels.
- The Community Development (CD) Test rating is based on the bank's responsiveness to the CD needs of its AAs.
- The bank exhibits adequate responsiveness to CD needs in the AAs through qualified loans, investments, grants and donations, and services.

Loan-to-Deposit Ratio

Considering the bank's size, financial condition, and credit needs of the AA(s), the LTD ratio is reasonable.

Coastal Carolina's average LTD over the 12-quarter evaluation period was 76.7 percent, ranging from a low of 67.3 percent to a high of 86.9 percent. We compared the LTD ratio to similarly sized financial institutions. The average of the institution's was 74.9 percent ranging from a low of 61.3 percent to a high of 98.3 percent.

Lending in Assessment Area

A substantial majority of the bank's loans are inside its assessment area(s) (AAs).

The bank originated 70 percent of its total loans inside the AAs during the evaluation period. This analysis is performed at the bank, rather than the AA, level.

Table D - Lending Inside and Outside of the Assessment Area										
Loan Category	Number of Loans				Total #	Dollar Amount of Loans \$(000s)				Total \$(000s)
	Inside		Outside			Inside		Outside		
	#	%	#	%		\$	%	\$	%	
Home Mortgage										
2020	462	69.8	200	30.2	662	110,016	64.9	59,397	35.1	169,413
2021	444	69.2	198	30.8	642	129,182	62.8	76,484	37.2	205,666
2022	311	71.7	123	28.3	434	112,303	66.9	55,475	33.1	167,778
Total	1,217	70.0	521	30.0	1,738	351,501	64.8	191,356	35.2	542,857
<i>Source: Bank Data</i>										
<i>Due to rounding, totals may not equal 100.0%</i>										

Description of Institution

As of December 31, 2022, Coastal Carolina National Bank was an \$823 million, intra-state community bank formed in 2009. It is wholly owned by Coastal Carolina Bancshares, Inc., and both are headquartered in Myrtle Beach, South Carolina. Capital totaled \$76.6 million at year-end 2022. There are no other subsidiaries held by the bank or its holding company. There are eight branch offices. Four of the full-service branches are located in Horry County, one in Aiken County, one in Richland County, one in Spartanburg County, and one in Greenville County. The bank opened the Spartanburg County branch in 2023 (outside of the evaluation period).

It offers a variety of traditional loan and deposit products for consumer and commercial customers including home mortgage loans for the purchase, refinance, and construction of residential dwellings. Business loans are available for various purposes including business acquisitions, inventory financing, real estate acquisitions, and purchase of equipment. Residential mortgage loans represented approximately 26.0 percent of total loans, commercial real estate loans represented 40.5 percent of total loans, and commercial and industrial loans represented 9.6 percent of total loans.

There is one rating area for Coastal Carolina's four AAs, which is the State of South Carolina. The AAs consisted of the Myrtle Beach, SC CSA, Richland/Lexington Counties, SC, Aiken County, SC, and Greenville County, SC. The AAs meet the technical requirements of the regulation and do not arbitrarily exclude any low- or moderate-income areas. For additional details about the AAs, refer to Appendix A.

As of June 30, 2022, the majority (76.4 percent) of deposits were from the Myrtle Beach CSA. The Aiken County AA is the second largest source of deposits at 11.0 percent. The AAs of Greenville County, SC and Richland/Lexington Counties, SC comprised 8.2 percent and 4.4 of deposits, respectively.

There are no legal, financial, or other factors impeding Coastal Carolina's ability to help meet the credit needs of its AAs. CRA performance was rated Satisfactory at the preceding CRA public evaluation dated December 7, 2020.

Scope of the Evaluation

Evaluation Period/Products Evaluated

Performance was evaluated under the Intermediate Small Bank CRA examination procedures. These procedures consist of two components, a lending test and CD test. The lending test is an assessment of the bank's record of meeting the credit needs of the AAs through lending activities. The CD test is an assessment of the responsiveness to CD needs of the AAs through qualifying loan, investment, and service activities.

The evaluation period for the Lending Test is January 1, 2020 through December 31, 2022. Lending activity during the evaluation period evidenced that home mortgage loans are the bank's primary lending product. Home mortgage loans include home purchase, home improvement, and home refinance loans as reported on the loan application registers as required by the Home Mortgage Disclosure Act (HMDA). The evaluation period for the CD test is January 1, 2020 through December 31, 2022.

With an evaluation period end date of December 31, 2022, qualifying activities performed in response to the significant impact the COVID-19 pandemic has had on economies across the United States are addressed in this evaluation.

Selection of Areas for Full-Scope Review

In each state where the bank has an office, one or more of the AAs within that state was selected for a full-scope review. For purposes of this evaluation, bank delineated assessment areas located within the same metropolitan statistical area (MSA), multistate metropolitan statistical area (MMSA), or combined statistical area (CSA) are combined and evaluated as a single AA. Similarly, bank delineated non-MSA AAs within the same state are combined and evaluated as a single area. These combined AAs may be evaluated as full- or limited-scope. Refer to the "Scope" section under each State Rating for details regarding how full-scope AAs were selected. Refer to Appendix A, Scope of Examination, for a list of full- and limited-scope AAs.

Ratings

The overall rating is a combination of the individual AA ratings. The AA ratings are based on the performance under the lending test and the CD test. We placed greater weight on performance in the Myrtle Beach, SC CSA AA than the Aiken County, SC AA given that the majority of the bank's home mortgage loans are originated in the Myrtle Beach, SC CSA AA. Refer to the "Scope" section under each state and rating section for details regarding how the areas were weighted in arriving at the respective ratings.

Discriminatory or Other Illegal Credit Practices Review

Pursuant to 12 CFR 25.28(c) or 195.28(c), respectively, in determining a national bank's or federal savings association's (collectively, bank) CRA rating, the OCC considers evidence of discriminatory or other illegal credit practices in any geography by the bank, or in any AA by an affiliate whose loans have been considered as part of the bank's lending performance. As part of this evaluation process, the OCC consults with other federal agencies with responsibility for compliance with the relevant laws and regulations, including the U.S. Department of Justice, the U.S. Department of Housing and Urban Development, and the Bureau of Consumer Financial Protection, as applicable.

The OCC has not identified that this institution has engaged in discriminatory or other illegal credit practices that require consideration in this evaluation.

The OCC will consider any information that this institution engaged in discriminatory or other illegal credit practices, identified by or provided to the OCC before the end of the institution's next performance evaluation in that subsequent evaluation, even if the information concerns activities that occurred during the evaluation period addressed in this performance evaluation.

State Rating

State of South Carolina

CRA rating for the State of South Carolina:

The Lending Test is rated: Satisfactory

The Community Development Test is rated: Satisfactory

The major factors that support this rating include:

- The bank exhibits reasonable geographic distribution of loans in the state.
- The bank exhibits reasonable distribution of loans to borrowers of different income levels.
- CD activities, including CD loans, qualified investments, and CD services, reflect adequate responsiveness to the CD needs of the AAs.

Description of Institution's Operations in South Carolina

Coastal Carolina has identified four AAs in the state of South Carolina including the Myrtle Beach, SC CSA, Aiken County, SC, Richland/Lexington Counties, SC, and Greenville County, SC. It operates eight full-service branches in the state of South Carolina, with one branch located in a moderate-income census tract (CT), and no branches located in low-income CTs. The AAs do not arbitrarily exclude any low- or moderate-income areas.

Myrtle Beach, SC CSA

The Myrtle Beach, SC CSA AA is located in Northeast South Carolina and Southeast North Carolina. This CSA is comprised of Horry County, SC, Georgetown County, SC, and Brunswick County, NC. According to the June 30, 2022, FDIC Summary of Deposits Market Share Report, Coastal Carolina ranked 9th out of 22 competitor institutions in the AA with a market share of 4.9 percent of the total deposits. The top three depository institutions were The Conway National Bank, Truist Bank, and Wells Fargo Bank, National Association (NA), which had market shares of 12.7 percent, 11.0 percent, and 8.8 percent respectively.

There is significant competition for home mortgage loans in the AA. According to 2022 Aggregate HMDA Data, Coastal Carolina ranked 32nd of 623 lenders with a market share of 0.95 percent. The top three lenders in the AA were Rocket Mortgage, DHI Mortgage Company Limited, and Movement Mortgage LLC with market shares of 5.7 percent, 4.1 percent, and 3.5 percent, respectively.

The primary economic drivers are retirement related services, tourism, and logistics. According to the Bureau of Labor Statistics as of December 31, 2022, the unemployment rate for the CSA was 4.0 percent. This was higher than the state of South Carolina’s unemployment rate of 3.3 percent.

According to Moody’s Analytics 2022 Economic Data analysis of the area, the local economic conditions are strong and the demand for leisure and tourism goods and services is high. The major employers are Walmart, Coastal Carolina University, Food Lion, Conway Medical Center, and Grand Strand Regional Medical Center. The tourism and leisure industries stimulate the local housing market; however, it is expected that higher mortgage rates will slow down home sales, while new single-family home permitting will decline from current rates. Housing affordability in the CSA is also a challenge. The high volume of low-wage jobs is expected to become a liability if housing affordability worsens or retiree in-migration slows.

Table A – Demographic Information of the Assessment Area						
Assessment Area: Myrtle Beach, SC CSA 2021						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	72	2.8	18.1	61.1	13.9	4.2
Population by Geography	290,730	2.1	17.8	68.0	11.7	0.3
Housing Units by Geography	191,102	2.1	11.8	66.0	19.8	0.2
Owner-Occupied Units by Geography	81,966	0.6	14.8	70.3	14.0	0.3
Occupied Rental Units by Geography	36,772	4.7	18.9	65.1	11.0	0.3
Vacant Units by Geography	72,364	2.5	4.9	61.6	30.9	0.1
Businesses by Geography	24,899	5.4	14.3	62.6	17.1	0.7
Farms by Geography	774	1.4	20.8	66.5	10.5	0.8
Family Distribution by Income Level	76,523	20.8	18.9	21.7	38.7	0.0
Household Distribution by Income Level	118,738	23.6	16.7	19.5	40.2	0.0
Median Family Income Myrtle Beach, SC CSA		\$53,695	Median Housing Value			\$179,611
			Median Gross Rent			\$854
			Families Below Poverty Level			13.1%
<i>Source: 2015 ACS and 2021 D&B Data</i> <i>Due to rounding, totals may not equal 100.0%</i> <i>(*) The NA category consists of geographies that have not been assigned an income classification.</i>						

Table A – Demographic Information of the Assessment Area						
Assessment Area: Myrtle Beach, SC CSA 2022						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	78	3.8	19.2	59.0	16.7	1.3
Population by Geography	351,029	3.6	20.4	62.9	13.2	0.0
Housing Units by Geography	210,354	2.7	15.8	59.2	22.4	0.0
Owner-Occupied Units by Geography	100,572	1.9	16.6	65.6	15.9	0.0
Occupied Rental Units by Geography	35,647	6.6	29.2	52.7	11.4	0.0
Vacant Units by Geography	74,135	1.8	8.2	53.5	36.5	0.0
Businesses by Geography	46,316	6.8	19.9	53.8	19.5	0.0
Farms by Geography	1,213	3.5	19.4	65.6	11.5	0.0
Family Distribution by Income Level	86,930	21.2	19.2	21.8	37.8	0.0
Household Distribution by Income Level	136,219	23.6	17.7	19.9	38.8	0.0
Median Family Income Myrtle Beach, SC CSA		\$65,152	Median Housing Value			\$206,100
			Median Gross Rent			\$989
			Families Below Poverty Level			9.7%
<i>Source: 2020 U.S. Census and 2022 D&B Data</i> <i>Due to rounding, totals may not equal 100.0%</i> <i>(*) The NA category consists of geographies that have not been assigned an income classification.</i>						

Community Contacts

As part of the performance evaluation process, the OCC contacts community representatives to gain insight regarding the credit needs and economic conditions of the AA. The OCC made two community contacts in the AA during the evaluation period, which included community agencies focused on economic development. In addition, we reviewed plans from Georgetown and Horry counties. The community contacts and county plans indicated that the following are identified needs within the AA:

- Investment in affordable housing development projects in the area
- Small business lending to access capital needs
- Small loans to small businesses particularly to start-up businesses
- Training and technical assistance to small businesses
- Investments in manufacturing for rural areas
- Financial literacy education, specifically to young students
- Funding for after-school and youth programs
- Volunteers to serve on boards, committees, and other volunteer opportunities
- Opening of neighborhood grocery stores in LMI areas
- Improvement of the transportation system, including bus routes and repaving roads

Aiken County, SC AA

The Aiken County, SC AA is located in south central South Carolina, north of the Georgia border and contains one branch. Aiken County is part of the Augusta-Richmond County, GA-SC MSA. According to the FDIC Summary of Deposit report, Coastal Carolina ranked 9th out of 11 depository institutions with a deposit market share of 1.8 percent. The top three depository institutions were SRP Federal Credit Union, Security Federal Bank, and Bank of America N.A., with market shares of 33.3 percent, 19.5 percent, and 11.3 percent respectively.

There is significant competition for home mortgage loans in the AA as well. According to 2022 Aggregate HMDA Data, Coastal Carolina ranked 36th out of 336 lenders with a market share of 0.79 percent. The top three lenders in the AA were SRP Federal Credit Union, Rocket Mortgage, and PennyMac Loan Services LLC with market shares of 6.4 percent, 5.9 percent, and 4.0 percent, respectively.

According to the U.S. Bureau of Labor Statistics as of December 31, 2022, the unemployment rate for Aiken County, SC was 3.0 percent, lower than the state's unemployment rate of 3.3 percent as of the same date. Based on the SC Department of Employment and Workforce's 2023 Aiken County Community Profile, the major industries in Aiken County are administrative and support and waste management and remediation services, manufacturing, and retail trade. Large employers include Savannah River Nuclear Solutions, Bridgestone Americas Tire Operation, Kimberly Clark USA, Aiken Regional Medical Center, and Aiken County Board of Education.

Table A – Demographic Information of the Assessment Area						
Assessment Area: Aiken County, SC 2021						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	33	0.0	33.3	42.4	21.2	3.0
Population by Geography	163,908	0.0	34.0	43.4	22.6	0.0
Housing Units by Geography	73,649	0.0	33.7	43.4	23.0	0.0
Owner-Occupied Units by Geography	47,057	0.0	29.3	43.9	26.7	0.0
Occupied Rental Units by Geography	16,649	0.0	43.4	41.0	15.6	0.0
Vacant Units by Geography	9,943	0.0	37.9	44.6	17.5	0.0
Businesses by Geography	8,796	0.0	27.7	45.3	26.8	0.2
Farms by Geography	427	0.0	32.3	48.2	19.4	0.0
Family Distribution by Income Level	43,128	23.3	17.9	18.0	40.8	0.0
Household Distribution by Income Level	63,706	24.9	16.3	16.9	41.9	0.0
Median Family Income Aiken County, SC		\$58,059	Median Housing Value			\$130,925
			Median Gross Rent			\$706
			Families Below Poverty Level			13.8%
<i>Source: 2015 ACS and 2021 D&B Data</i> <i>Due to rounding, totals may not equal 100.0%</i> <i>(*) The NA category consists of geographies that have not been assigned an income classification.</i>						

Table A – Demographic Information of the Assessment Area						
Assessment Area: Aiken County, SC 2022						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	43	4.7	25.6	48.8	16.3	4.7
Population by Geography	168,808	3.1	21.0	53.1	21.7	1.1
Housing Units by Geography	77,606	3.2	23.4	53.4	19.1	0.9
Owner-Occupied Units by Geography	50,318	2.0	21.5	52.5	23.6	0.4
Occupied Rental Units by Geography	17,948	5.1	25.0	57.0	10.8	2.1
Vacant Units by Geography	9,340	5.7	30.6	51.6	10.9	1.3
Businesses by Geography	15,020	2.8	16.5	57.1	22.4	1.1
Farms by Geography	738	0.5	29.7	50.0	19.2	0.5
Family Distribution by Income Level	45,291	21.2	18.4	20.2	40.2	0.0
Household Distribution by Income Level	68,266	25.0	16.4	17.9	40.7	0.0
Median Family Income Aiken County, SC		\$67,596	Median Housing Value			\$148,673
			Median Gross Rent			\$857
			Families Below Poverty Level			10.3%
<i>Source: 2020 U.S. Census and 2022 D&B Data</i> <i>Due to rounding, totals may not equal 100.0%</i> <i>(*) The NA category consists of geographies that have not been assigned an income classification.</i>						

Community Contacts

As part of the performance evaluation process, the OCC contacts community representatives to gain insight regarding the credit needs and economic conditions of the AA. The OCC made a community contact in the AA during the evaluation period, which included a county community development corporation focused on economic and community revitalization. In addition, we reviewed the city plan. The community contact and city plan indicated that the following are identified needs within the bank’s AA:

- Flexible loan programs to assist with home improvement
- Living wage employment opportunities
- Preservation and expansion of the supply of affordable rental and housing options
- Demolition of abandoned and dilapidated houses
- Construction of affordable housing in LMI areas
- Improvement of infrastructure to include installing new water facilities, new sidewalks, increasing street lightening, and other amenities within LMI areas
- Small loans to small businesses particularly to start-up businesses

Scope of Evaluation in South Carolina

Coastal Carolina's AAs consist of the Myrtle Beach, SC CSA, Aiken County, SC, Richland/Lexington Counties, SC, and Greenville County, SC. We performed a full-scope review of the Myrtle Beach, SC CSA AA and Aiken County, SC AA. We performed limited-scope reviews of the Richland/Lexington Counties, SC and Greenville County, SC AAs. Home mortgage loans are the primary loan product for the evaluation period.

The analysis for borrower and geographic distribution is based on originations of home mortgage loans during the evaluation period. Home mortgage loan data was analyzed using the Home Mortgage Disclosure Act Loan Register (HMDA-LAR) information. We placed more weight on the geographic distribution of loans versus lending to borrowers of different income levels due to barriers of home ownership for LMI families. Additionally, given the significant competition in the AAs, we placed more weight on comparison between bank performance and aggregate levels of lending in the census tracts.

We weighted the lending in the Myrtle Beach, SC CSA AA more heavily than performance in the Aiken County, SC AA given the majority of deposits, loans and branches are located in this AA. As noted above, the Myrtle Beach, SC CSA AA holds 76 percent of total bank deposits, 62 percent of loans, and 50 percent of the branch network. Presence in the Aiken County, SC AA is smaller in comparison.

Data used for analysis for 2020-2021 and 2022 are based on different data sets. The years 2020-2021 are based on 2015 American Community Survey (ACS) data and the 2022 year is based on 2020 U.S. Census data. To ensure a meaningful analysis was conducted, 2022 lending data was analyzed separately from combined 2020 and 2021 lending data.

Conclusions in Respect to Performance Tests in South Carolina

Lending Test

Performance under the Lending Test in **South Carolina** is rated **Satisfactory**.

Conclusions for Areas Receiving Full-Scope Reviews

Based on full-scope reviews, lending performance in the state of South Carolina is reasonable.

Distribution of Loans by Income Level of the Geography

The bank exhibits reasonable geographic distribution of loans in the state.

Home Mortgage Loans

Refer to Table O in the state of South Carolina section of Appendix D for the facts and data used to evaluate the geographic distribution of home mortgage loan originations and purchases.

Myrtle Beach, SC CSA AA

The geographic distribution of loans in the Myrtle Beach, SC CSA AA is reasonable. In 2020-2021, the percentage of loans in the low-income census tracts exceeded the percentage of owner-occupied housing units and aggregate lending. In 2022, the percentage of loans in the low-income census tracts was near to the percentage of owner-occupied housing units and aggregate lending in those tracts. For both 2020-2021 and 2022, the percentage of loans in the moderate-income census tracts was below the percentage of owner-occupied housing units and aggregate lending. However, opportunities to lend in some of the moderate-income geographies may be impacted by the distance of the bank's branches from some of the moderate-income census tracts in the AA.

Opportunities to originate or purchase home mortgage loans in moderate-income census tracts is also impacted by competition from 623 other lenders in the AA. As noted above, according to 2022 Aggregate HMDA Data, Coastal Carolina ranked 32nd with a market share of 0.95 percent. The bank faced competition from several credit unions, mortgage companies, and large banks. The top three lenders in the AA were Rocket Mortgage, DHI Mortgage Company Limited, and Movement Mortgage LLC with market shares of 5.7 percent, 4.1 percent, and 3.5 percent, respectively. Additionally, given the declining rate environment, in 2020-2021, the bank experienced a large volume of refinances. Refinance loans were predominately skewed towards those borrowers with larger loan balances, higher property values, and more equity. Unfortunately, these characteristics were more commonly found in middle- and upper-income census tracts.

Additionally, while the bank does offer government lending in the form of FHA, USDA, and VA loans, it is more difficult to compete against larger financial institutions given the rate structures offered by those institutions. During the evaluation period, Coastal Carolina originated two Federal Housing Administration (FHA) loans in the AA totaling approximately \$550 thousand which are not HMDA-reportable.

Finally, performance in low-income tracts in the AA evidence efforts to reach these low- and moderate-income geographies. Given the factors listed above, geographic distribution of loans in the AA is reasonable.

Aiken County, SC AA

The geographic distribution of loans in the Aiken County, SC AA is poor. In 2020-2021, there were no low-income census tracts in the AA. In 2022, the bank had no penetration in low-income census tracts in the AA. However, this was near to the percentages of owner-occupied housing units and aggregate lending at only 2.0 percent and 1.2 percent respectively. During the evaluation period, the percentage of loans in the moderate-income census tracts was well below the percentage of owner-occupied housing units and aggregate lending in these tracts.

Coastal Carolina's lending in moderate-income census tracts may be impacted by the distance of the bank's sole branch office in the AA from moderate-income tracts. Additionally, the level of refinances in 2020-2021, which were more commonly originated for properties in the middle- and upper-income census tracts played a significant role in the bank's opportunities to lend in

low- and moderate-income census tracts. We also considered the impact of competition as a factor in the bank's ability to originate loans in the moderate-income census tracts. According to 2022 Aggregate HMDA Data, Coastal Carolina ranked 36th out of 336 lenders with a market share of only 0.79 percent. The top three lenders in the AA were SRP Federal Credit Union, Rocket Mortgage, and PennyMac Loan Services LLC with market shares of 6.4 percent, 5.9 percent, and 4.0 percent, respectively.

Distribution of Loans by Income Level of the Borrower

The bank exhibits a reasonable distribution of loans to individuals of different income levels, given the product lines offered by the bank.

Home Mortgage Loans

Refer to Table P in the state of South Carolina section of appendix D for the facts and data used to evaluate the borrower distribution of home mortgage loan originations and purchases.

Myrtle Beach, SC CSA AA

The borrower distribution of home mortgage loans in the Myrtle Beach, SC CSA AA is reasonable. During the evaluation period, the percentage of home mortgage loans to low-income borrowers was well below the percentage of low-income families and below the aggregate percentage of peer lending. In 2020-2021, the percentage of home mortgage loans to moderate-income borrowers was below the percentage of families and aggregate lending. In 2022, the percentage of home mortgage loans to moderate-income borrowers was also below the percentage of families and aggregate lending.

Although the percentage of loans to low-income and moderate-income borrowers was below the proportion of families, the bank's ability to originate loans may have been impacted by the high cost of housing in the AA. The median list price of homes in the AA was \$329,900 based upon data from Realtor.com. According to FFIEC information, the 2022 adjusted median family income for the Myrtle Beach, SC CSA was \$77,500. Low-income families earn less than \$38,750 and moderate-income families earn less than \$62,000. The median list price of homes is nearly nine times the earnings of low-income families and five times the earnings of moderate-income families. Additionally, the family poverty rate of 9.7 percent may have impacted the bank's opportunities to lend to low-income and moderate-income borrowers. As discussed in the Description of the Bank's Operation in the Myrtle Beach CSA, there is a need for affordable housing and many low-and moderate-income households are burdened by the high cost of housing. Based on these factors, performance in the AA is considered reasonable.

Aiken County, SC AA

The borrower distribution of loans in the Aiken County, SC AA is reasonable. During the evaluation period, the percentage of home mortgage loans to low-income borrowers was well below the percentage of low-income families and below the aggregate percentage of peer lending. During the evaluation period, the percentage of home mortgage loans to moderate-

income families was below the percentage of moderate-income borrowers and the aggregate percentage of peer lending.

Although the percentage of lending to low- and moderate-income borrowers was below the proportion of low- and moderate-income families, housing affordability may have impacted the bank's lending opportunities to these borrowers. The median list price of homes in the AA was \$299,000 based upon data from Realtor.com. According to FFIEC information, the 2022 adjusted median family income for the AA was \$73,800. Low-income families earn less than \$36,900. The median list prices of homes is eight times the earnings of low-income families. Additionally, the family poverty rate of 10.3 percent may have impacted the bank's opportunities to lend to low-income borrowers. Given these constraints, distribution in the AA is reasonable.

Responses to Complaints

There have been no consumer complaints during our assessment period.

Conclusions for Areas Receiving Limited-Scope Reviews

Based on limited-scope reviews, performance under the Lending Test in the Richland/Lexington Counties, SC and Greenville County, SC AAs is consistent with the bank's overall performance under the Lending Test in the full scope areas.

Community Development Test

The bank's performance under the Community Development Test in the state of South Carolina is rated Satisfactory.

Conclusions for Areas Receiving Full-Scope Reviews

Based on full-scope reviews, the bank exhibits adequate responsiveness to community development needs in the state through community development loans, qualified investments, and community development services, as appropriate, considering the bank's capacity and the need and availability of such opportunities for community development in the assessment areas.

Number and Amount of Community Development Loans

The Community Development Loans Table, shown below, sets forth the information and data used to evaluate the level of CD lending. The table includes all CD loans, including multifamily loans that also qualify as CD loans.

Community Development Loans				
Assessment Area	Total			
	#	% of Total #	\$(000's)	% of Total \$
Myrtle Beach, SC CSA	16	47%	11,000	61%
Aiken County, SC	1	3%	998	6%
Richland/Lexington Counties, SC	5	15%	1,600	9%
Greenville County, SC	3	9%	716	4%
Broader Statewide Regional Area with P/M/F*	9	26%	3,600	20%
Total AA	34	100%	17,914	100%

*P/M/F-Purpose/Mandate/Function to serve AA

Coastal Carolina demonstrated adequate responsiveness to community development needs through the origination of community development loans. They originated 25 CD loans in the AAs totaling approximately \$14.3 million, or 19 percent of capital. Additionally, the bank originated nine CD loans totaling \$3.6 million in the state of South Carolina. CD loans originated in the AAs and the state of South Carolina promoted economic development through the creation of affordable housing for LMI individuals and provided financing for the retention of employees at small businesses during the COVID-19 pandemic. Notable loans to support CD activities included:

- Nine loans, totaling approximately \$2.075 million, to fund various multi-family affordable housing projects.
- Three Paycheck Protection Program (PPP) loans to two small businesses, totaling approximately \$2.8 million to fund the retention of 269 total employees.
- One loan totaling approximately \$355,000 to fund the purchase of a lot for expansion for a federally qualified health center which provides services to LMI individuals.

Additionally, Coastal Carolina is also a member of the Business Development Corporation of South Carolina (BDCSC), an established preferred SBA lender. During the evaluation period, Coastal Carolina participated \$900,000 in funding for a line of credit extended to the BDCSC.

Number and Amount of Qualified Investments

Qualified Investments										
Assessment Area	Prior Period*		Current Period		Total				Unfunded Commitments**	
	#	\$(000's)	#	\$(000's)	#	% of Total #	\$(000's)	% of Total \$	#	\$(000's)
Myrtle Beach, SC CSA	0	0	28	23	28	56%	23	1%	0	0
Aiken County, SC	0	0	2	2	2	4%	2	0%	0	0
Richland/Lexington Counties, SC	0	0	10	1,008	10	20%	1,008	51%	0	0
Greenville County, SC	0	0	3	8	3	6%	8	0%	0	0
Broader Statewide Regional Area	0	0	7	948	7	14%	948	48%	0	0
Total	0	0	50	1,989	50	100%	1,989	100%	0	0
<p>* <i>Prior Period Investments' means investments made in a previous evaluation period that are outstanding as of the examination date.</i></p> <p>** <i>Unfunded Commitments' means legally binding investment commitments that are tracked and recorded by the institution's financial reporting system.</i></p>										

Coastal Carolina demonstrated adequate responsiveness to CD needs within the AAs and in the state of South Carolina during the evaluation period through qualified investments and donations. The bank made 50 qualified donations and investments to several organizations totaling approximately \$1.99 million, or three percent of capital. Notable investments and donations included:

- A \$1 million bond for the Richland County South Carolina School District 1, where 100 percent of students are on free or reduced lunch.
- Two bonds, totaling \$940,000, for the South Carolina State Housing Finance and Development Authority, to fund affordable housing.

Extent to Which the Bank Provides Community Development Services

Coastal Carolina demonstrated adequate responsiveness to community development needs through qualified services to organizations supporting LMI individuals within the AAs during the evaluation period.

During the evaluation period, six bank employees served as board members for nine community development organizations in the Myrtle Beach, SC CSA AA. Eight of these organizations provide community development services to low-income individuals and one organization supports small business initiatives in the AA. One bank employee conducted financial literacy training at local schools serving predominately low- and moderate-income students. Lastly, seven employees provided financial services as they held various positions at six other organizations targeting low- and moderate-income individuals or small businesses.

During the evaluation period one employee provided leadership as a board member of two community development organizations in the Aiken County, SC AA, which provides social services to low- and moderate-income individuals. Additionally, one bank employee is an ambassador for the chamber of commerce, targeting small businesses.

In addition to CD services provided in the AAs, one bank employee served on the board of directors for three organizations with a focus on serving the low- and moderate-income individuals of Anderson, SC. Anderson, SC is located outside of the bank's Greenville County, SC AA.

Conclusions for Areas Receiving Limited Scope Reviews

Based on limited-scope reviews, the bank's performance under the CD Test in the Richland/Lexington Counties, SC AA and Greenville County, SC AA is consistent with overall performance under the CD Test in the full scope areas.

Appendix A: Scope of Examination

The following table identifies the time period covered in this evaluation, affiliate activities that were reviewed, and loan products considered. The table also reflects the metropolitan and nonmetropolitan areas that received comprehensive examination review (designated by the term “full-scope”) and those that received a less comprehensive review (designated by the term “limited-scope”).

Time Period Reviewed:	January 1, 2020 to December 31, 2022	
Bank Products Reviewed:	Home Mortgages Community Development Loans, Qualified Investments, Community Development Services	
Affiliate(s)	Affiliate Relationship	Products Reviewed
None	None	None
List of Assessment Areas and Type of Examination		
Rating and Assessment Areas	Type of Exam	Other Information
South Carolina		
Myrtle Beach, SC CSA	Full Scope	Horry County, South Carolina Georgetown County, South Carolina Brunswick County, North Carolina
Aiken County, SC AA	Full Scope	Aiken County, South Carolina
Richland/Lexington Counties, SC AA	Limited Scope	Richland County, South Carolina Lexington County, South Carolina
Greenville County, SC AA	Limited Scope	Greenville County, South Carolina

Appendix B: Summary of State Ratings

RATINGS Coastal Carolina National Bank			
Overall Bank:	Lending Test Rating	CD Test Rating	Overall Bank/State Rating
Coastal Carolina National Bank	Satisfactory	Satisfactory	Satisfactory
State:			
South Carolina	Satisfactory	Satisfactory	Satisfactory

Appendix C: Definitions and Common Abbreviations

The following terms and abbreviations are used in this performance evaluation, including the CRA tables. The definitions are intended to provide the reader with a general understanding of the terms, not a strict legal definition.

Affiliate: Any company that controls, is controlled by, or is under common control with another company. A company is under common control with another company if the same company directly or indirectly controls both companies. For example, a bank subsidiary is controlled by the bank and is, therefore, an affiliate.

Aggregate Lending (Aggt.): The number of loans originated and purchased by all reporting lenders (HMDA or CRA) in specified income categories as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the state/assessment area.

Census Tract (CT): A small, relatively permanent statistical subdivision of a county delineated by a local committee of census data users for the purpose of presenting data. Census tracts nest within counties, and their boundaries normally follow visible features, but may follow legal geography boundaries and other non-visible features in some instances, Census tracts ideally contain about 4,000 people and 1,600 housing units.

Combined Statistical Area (CSA): A geographic entity consisting of two or more adjacent Core Based Statistical Areas with employment interchange measures of at least 15. An employment interchange measure is a measure of ties between two adjacent entities. The employment interchange measure is the sum of the percentage of workers living in the smaller entity who work in the larger entity and the percentage of employment in the smaller entity that is accounted for by workers who reside in the larger entity.

Community Development (CD): Affordable housing (including multifamily rental housing) for low- or moderate-income individuals; community services targeted to low- or moderate-income individuals; activities that promote economic development by financing businesses or farms that meet Small Business Administration Development Company or Small Business Investment Company programs size eligibility standards or have gross annual revenues of \$1 million or less; or activities that revitalize or stabilize low- or moderate-income geographies, distressed or underserved nonmetropolitan middle-income geographies, or designated disaster areas.

Community Reinvestment Act (CRA): The statute that requires the OCC to evaluate a bank's record of meeting the credit needs of its entire community, including LMI areas, consistent with the safe and sound operation of the bank, and to take this record into account when evaluating certain corporate applications filed by the bank.

Consumer Loan(s): A loan(s) to one or more individuals for household, family, or other personal expenditures. A consumer loan does not include a home mortgage, small business, or small farm loan. This definition includes the following categories: motor vehicle loans, credit card loans, other secured consumer loans, and other unsecured consumer loans.

Family: Includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include non-relatives living with the family. Families are classified by type as either a married-couple family or other family, which is further classified into ‘male householder’ (a family with a male householder’ and no wife present) or ‘female householder’ (a family with a female householder and no husband present).

Full-Scope Review: Performance under the Lending, Investment, and Service Tests is analyzed considering performance context, quantitative factors (e.g., geographic distribution, borrower distribution, and total number and dollar amount of investments), and qualitative factors (e.g., innovativeness, complexity, and responsiveness).

Geography: A census tract delineated by the United States Bureau of the Census in the most recent decennial census.

Home Mortgage Disclosure Act (HMDA): The statute that requires certain mortgage lenders that conduct business or have banking offices in a metropolitan statistical area to file annual summary reports of their mortgage lending activity. The reports include such data as the race, gender, and the income of applicants, the amount of loan requested, the disposition of the application (e.g., approved, denied, and withdrawn), the lien status of the collateral, any requests for preapproval, and loans for manufactured housing.

Home Mortgage Loans: A closed-end mortgage loan or an open-end line of credit as these terms are defined under 12 CFR 1003.2, and that is not an excluded transaction under 12 CFR 1003.3(c)(1) through (c)(10) and (c)(13).

Household: Includes all persons occupying a housing unit. Persons not living in households are classified as living in group quarters. In 100 percent tabulations, the count of households always equals the count of occupied housing units.

Limited-Scope Review: Performance under the Lending, Investment, and Service Tests is analyzed using only quantitative factors (e.g., geographic distribution, borrower distribution, total number and dollar amount of investments, and branch distribution).

Low-Income Individual: Individual income that is less than 50 percent of the area median income.

Low Income Geography: A census tract with a median family income that is less than 50 percent.

Market Share: The number of loans originated and purchased by the institution as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the state/assessment area.

Median Family Income (MFI): The median income determined by the U.S. Census Bureau every five years and used to determine the income level category of geographies. The median is the point at which half of the families have income above, and half below, a range of incomes. Also, the median income determined by the Federal Financial Institutions Examination Council (FFIEC) annually that is used to determine the income level category of individuals. For any given area, the median is the point at which half of the families have income above, and half below, a range of incomes.

Metropolitan Division: As defined by Office of Management and Budget, a county or group of counties within a Core Based Statistical Area that contains an urbanized population of at least 2.5 million. A Metropolitan Division consists of one or more main/secondary counties that represent an employment center or centers, plus adjacent counties associated with the main/secondary county or counties through commuting ties.

Metropolitan Statistical Area: An area, defined by the Office of Management and Budget, as a core based statistical area associated with at least one urbanized area that has a population of at least 50,000. The Metropolitan Statistical Area comprises the central county or counties containing the core, plus adjacent outlying counties having a high degree of social and economic integration with the central county or counties as measured through commuting.

Middle-Income: Individual income that is at least 80 percent and less than 120 percent of the area median income, or a median family income that is at least 80 percent and less than 120 percent, in the case of a geography.

Moderate-Income: Individual income that is at least 50 percent and less than 80 percent of the area median income, or a median family income that is at least 50 percent and less than 80 percent, in the case of a geography.

Multifamily: Refers to a residential structure that contains five or more units.

Owner-Occupied Units: Includes units occupied by the owner or co-owner, even if the unit has not been fully paid for or is mortgaged.

Qualified Investment: A qualified investment is defined as any lawful investment, deposit, membership share, or grant that has as its primary purpose community development.

Rating Area: A rated area is a state or multi-state metropolitan statistical area. For an institution with domestic branches in only one state, the institution's CRA rating would be the state rating. If an institution maintains domestic branches in more than one state, the institution will receive a rating for each state in which those branches are located. If an institution maintains domestic branches in two or more states within a multi-state metropolitan statistical area, the institution will receive a rating for the multi-state metropolitan statistical area.

Small Loan(s) to Business(es): A loan included in 'loans to small businesses' as defined in the Consolidated Report of Condition and Income (Call Report) instructions. These loans have original amounts of \$1 million or less and typically are either secured by nonfarm or nonresidential real estate or are classified as commercial and industrial loans.

Small Loan(s) to Farm(s): A loan included in 'loans to small farms' as defined in the instructions for preparation of the Consolidated Report of Condition and Income (Call Report). These loans have original amounts of \$500,000 or less and are either secured by farmland or are classified as loans to finance agricultural production and other loans to farmers.

Tier 1 Capital: The total of common shareholders' equity, perpetual preferred shareholders' equity with non-cumulative dividends, retained earnings and minority interests in the equity accounts of consolidated subsidiaries.

Upper-Income: Individual income that is at least 120 percent of the area median income, or a median family income that is at least 120 percent, in the case of a geography.

Appendix D: Tables of Performance Data

Content of Standardized Tables

A separate set of tables is provided for each state. All multistate metropolitan statistical areas, if applicable, are presented in one set of tables. References to the “bank” include activities of any affiliates that the bank provided for consideration (refer to appendix A: Scope of the Examination). For purposes of reviewing the Lending Test tables, the following are applicable: (1) purchased are treated as originations; and (2) “aggregate” is the percentage of the aggregate number of reportable loans originated and purchased by all HMDA or CRA-reporting lenders in the MMSA/assessment area. Deposit data are compiled by the FDIC and are available as of June 30th of each year. Tables without data are not included in this PE.

The following is a listing and brief description of the tables included in each set:

- Table O. Assessment Area Distribution of Home Mortgage Loans by Income Category of the Geography** - Compares the percentage distribution of the number of loans originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies to the percentage distribution of owner-occupied housing units throughout those geographies. The table also presents aggregate peer data for the years the data is available.
- Table P. Assessment Area Distribution of Home Mortgage Loans by Income Category of the Borrower** - Compares the percentage distribution of the number of loans originated and purchased by the bank to low-, moderate-, middle-, and upper-income borrowers to the percentage distribution of families by income level in each MMSA/assessment area. The table also presents aggregate peer data for the years the data is available.
- Table Q. Assessment Area Distribution of Loans to Small Businesses by Income Category of the Geography** - The percentage distribution of the number of small loans (less than or equal to \$1 million) to businesses that were originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies compared to the percentage distribution of businesses (regardless of revenue size) in those geographies. Because aggregate small business data are not available for geographic areas smaller than counties, it may be necessary to compare bank loan data to aggregate data from geographic areas larger than the bank’s assessment area.
- Table R. Assessment Area Distribution of Loans to Small Businesses by Gross Annual Revenue** - Compares the percentage distribution of the number of small loans (loans less than or equal to \$1 million) originated and purchased by the bank to businesses with revenues of \$1 million or less to: 1) the percentage distribution of businesses with revenues of greater than \$1 million; and, 2) the percentage distribution of businesses for which revenues are not available. The table also presents aggregate peer small business data for the years the data is available.

- Table S. Assessment Area Distribution of Loans to Farms by Income Category of the Geography** - The percentage distribution of the number of small loans (less than or equal to \$500,000) to farms originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies compared to the percentage distribution of farms (regardless of revenue size) throughout those geographies. The table also presents aggregate peer data for the years the data is available. Because aggregate small farm data are not available for geographic areas smaller than counties, it may be necessary to use geographic areas larger than the bank's assessment area.
- Table T. Assessment Area Distribution of Loans to Farms by Gross Annual Revenues** - Compares the percentage distribution of the number of small loans (loans less than or equal to \$500 thousand) originated and purchased by the bank to farms with revenues of \$1 million or less to: 1) the percentage distribution of farms with revenues of greater than \$1 million; and, 2) the percentage distribution of farms for which revenues are not available. The table also presents aggregate peer small farm data for the years the data is available.
- Table U. Assessment Area Distribution of Consumer Loans by Income Category of the Geography** - Compares the percentage distribution of the number of loans originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies to the percentage distribution of households in those geographies.
- Table V. Assessment Area Distribution of Consumer Loans by Income Category of the Borrower** - Compares the percentage distribution of the number of loans originated and purchased by the bank to low-, moderate-, middle-, and upper-income borrowers to the percentage distribution of households by income level in each MMSA/assessment area.

Table O: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Geography																				2020-21
Assessment Area:	Total Home Mortgage Loans				Low-Income Tracts			Moderate-Income Tracts			Middle-Income Tracts			Upper-Income Tracts			Not Available-Income Tracts			
	#	\$	% of Total	Overall Market	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	
Aiken County, SC	129	42,745	14.2	8,971	0.0	0.0	0.0	29.3	5.4	19.7	43.9	22.5	47.8	26.7	72.1	32.5	0.0	0.0	0.0	
Richland/Lexington Counties, SC	46	15,991	5.1	40,736	2.6	2.2	1.5	19.1	15.2	11.0	34.2	28.3	29.4	44.0	54.3	58.1	0.0	0.0	0.0	
Greenville County, SC	180	57,153	19.9	33,397	3.9	3.3	3.3	13.9	4.4	10.1	36.4	30.0	36.0	45.9	62.2	50.7	0.0	0.0	0.0	
Myrtle Beach, SC CSA	551	123,309	60.8	30,957	0.6	2.7	0.6	14.8	3.3	10.5	70.4	73.9	70.5	14.0	20.1	18.3	0.3	0.0	0.1	
Total	906	239,198	100.0	114,061	2.3	2.4	1.7	17.9	4.4	11.3	43.1	55.5	43.9	36.6	37.6	43.1	0.1	0.0	0.1	

*Source: 2015 ACS; 01/01/2020 - 12/31/2021 Bank Data, 2021 HMDA Aggregate Data, "--" data not available.
Due to rounding, totals may not equal 100.0%*

Table O: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Geography																				2022
Assessment Area:	Total Home Mortgage Loans				Low-Income Tracts			Moderate-Income Tracts			Middle-Income Tracts			Upper-Income Tracts			Not Available-Income Tracts			
	#	\$	% of Total	Overall Market	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	
Aiken County, SC	48	19,519	15.4	6,050	2.0	0.0	1.2	21.5	2.1	14.7	52.5	31.3	54.9	23.6	64.6	28.6	0.4	2.1	0.6	
Richland/Lexington Counties, SC	16	7,933	5.1	25,283	1.9	0.0	1.1	16.9	18.8	12.4	41.3	6.3	41.4	39.1	75.0	44.1	0.8	0.0	0.9	
Greenville County, SC	53	28,626	17.0	19,710	2.4	5.7	2.0	15.5	9.4	14.7	35.8	22.6	34.8	46.1	62.3	48.2	0.2	0.0	0.3	
Myrtle Beach, SC CSA	194	56,225	62.4	20,422	1.9	1.0	1.3	16.6	11.9	14.0	65.6	58.2	66.3	15.9	28.9	18.4	0.0	0.0	0.0	
Total	311	112,303	100.0	71,465	2.0	1.6	1.4	16.9	10.3	13.7	46.1	45.3	47.8	34.5	42.4	36.6	0.4	0.3	0.5	

*Source: 2020 U.S. Census; 01/01/2022 - 12/31/2022 Bank Data, 2022 HMDA Aggregate Data, "--" data not available.
Due to rounding, totals may not equal 100.0%*

Table P: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Borrower																				2020-21
Assessment Area:	Total Home Mortgage Loans				Low-Income Borrowers			Moderate-Income Borrowers			Middle-Income Borrowers			Upper-Income Borrowers			Not Available-Income Borrowers			
	#	\$	% of Total	Overall Market	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	
Aiken County, SC	129	42,745	14.2	8,971	23.3	0.8	5.8	17.9	7.0	16.2	18.0	14.0	22.1	40.8	71.3	34.3	0.0	7.0	21.6	
Richland/Lexington Counties, SC	46	15,991	5.1	40,736	21.9	2.2	5.4	15.9	4.3	17.0	19.3	6.5	19.4	42.9	28.3	34.5	0.0	58.7	23.7	
Greenville County, SC	180	57,153	19.9	33,397	21.1	2.2	5.4	15.2	12.2	16.7	18.1	18.3	20.5	45.5	56.7	39.5	0.0	10.6	17.9	
Myrtle Beach, SC CSA	551	123,309	60.8	30,957	20.8	1.1	5.0	18.9	6.7	15.5	21.7	13.6	19.7	38.7	72.1	43.0	0.0	6.5	16.7	
Total	906	239,198	100.0	114,061	21.6	1.3	5.3	16.5	7.7	16.5	19.3	14.2	20.0	42.6	66.7	38.2	0.0	10.0	19.9	

*Source: 2015 ACS ; 01/01/2020 - 12/31/2021 Bank Data, 2021 HMDA Aggregate Data, "--" data not available.
Due to rounding, totals may not equal 100.0%*

Table P: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Borrower																				2022
Assessment Area:	Total Home Mortgage Loans				Low-Income Borrowers			Moderate-Income Borrowers			Middle-Income Borrowers			Upper-Income Borrowers			Not Available-Income Borrowers			
	#	\$	% of Total	Overall Market	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	
Aiken County, SC	48	19,519	15.4	6,050	21.2	4.2	5.7	18.4	6.3	17.3	20.2	6.3	24.2	40.2	77.1	35.4	0.0	6.3	17.3	
Richland/Lexington Counties, SC	16	7,933	5.1	25,283	21.9	0.0	7.8	16.3	6.3	20.7	19.1	0.0	22.5	42.6	6.3	31.1	0.0	87.5	18.0	
Greenville County, SC	53	28,626	17.0	19,710	18.6	0.0	6.1	16.3	3.8	17.3	20.0	11.3	21.6	45.1	50.9	40.7	0.0	34.0	14.2	
Myrtle Beach, SC CSA	194	56,225	62.4	20,422	21.2	2.1	6.0	19.2	4.1	16.4	21.8	10.3	20.7	37.8	76.3	41.4	0.0	7.2	15.4	
Total	311	112,303	100.0	71,465	20.7	1.9	6.7	17.1	4.5	18.2	20.0	9.3	21.9	42.2	68.5	37.0	0.0	15.8	16.2	

*Source: 2020 U.S. Census ; 01/01/2022 - 12/31/2022 Bank Data, 2022 HMDA Aggregate Data, "--" data not available.
Due to rounding, totals may not equal 100.0%*

