



NATIONAL HOUSING TRUST

Special Report: Expiring Section 8 Contracts in Florida

This report includes properties in Florida with contracts expiring BEFORE the end of FY 2008.

PROJECT: FHA #: Alachua Apartments, 13605 NW County Road 235, Alachua, FL 32615-1149, 352-462-4206 Metro Area (MSA) Gainesville, FL
Owner Info: Alachua Apartments, Ltd., 1002 W 23rd St., Panama City, FL 32405 850-769-8931 Fax: 850-769-4860 County Name: Alachua

Mgmt Info: Royal American Management, Inc., 1002 W 23rd St, Suite 400, Panama City, FL 32405 850-769-8981 Fax: 850-769-4860 Ownership Type: Profit Motivated
Section of Act Interest Rate Unpaid Balance In M2M M2M Option PAE Completed M2M? Ineligible? Below Market

S8 Contract # Expiration Date Contract Status Rent Category Program Assisted Apts Total Apt # Effic. # 1 BR # 2 BR # 3 BR # 4 BR # 5+ BR
FL29M000016 7/13/2006 Active 105.0% HFD/8 NC 70 70 0 18 36 16 0 0

PROJECT: FHA #: Sherwood Oaks Apartments, 13400 NW 140th St, Alachua, FL 32615, 352-462-4206 Metro Area (MSA) Gainesville, FL
Owner Info: Sherwood Oak Apartments, Ltd., 1002 W 23rd St, Suite 400, Panama City, FL 32405 850-769-8931 Fax: 850-769-4860 County Name: Alachua

Mgmt Info: Royal American Management, Inc., 1002 W 23rd St, Suite 400, Panama City, FL 32405 850-769-8981 Fax: 850-769-4860 Ownership Type:
Section of Act Interest Rate Unpaid Balance In M2M M2M Option PAE Completed M2M? Ineligible? Below Market

S8 Contract # Expiration Date Contract Status Rent Category Program Assisted Apts Total Apt # Effic. # 1 BR # 2 BR # 3 BR # 4 BR # 5+ BR
FL29R000016 7/13/2006 Active 101.9% 5158 NC 54 54 0 8 30 16 0 0

PROJECT: FHA #: Carver Gardens, 1101 SE 15th St, Gainesville, FL 32641-8230, 352-378-1834 Metro Area (MSA) Gainesville, FL
Owner Info: Karl & Kay S. The Losen, P.O. Box 1309, Gainesville, FL 32602 352-376-4436 Fax: 352-371-3316 County Name: Alachua

Mgmt Info: CPM CORPORATION, P.O. Box 1309, Gainesville, FL 32602 352-376-4436 Fax: 352-371-3316 Ownership Type: Profit Motivated
Section of Act Interest Rate Unpaid Balance In M2M M2M Option PAE Completed M2M? Ineligible? Below Market

S8 Contract # Expiration Date Contract Status Rent Category Program Assisted Apts Total Apt # Effic. # 1 BR # 2 BR # 3 BR # 4 BR # 5+ BR
FL29M000047 8/30/2004 Active 103.5% LMSA 100 100 0 24 36 40 0 0

PROJECT: FHA #: Gardenia Gardens Apartments, 1727 NE 8th Ave, Gainesville, FL 32601, 352-378-6992 Metro Area (MSA) Gainesville, FL
Owner Info: GARDENIA GARDENS, INC., 1728 NE, 8TH AVENUE, Gainesville, FL 32601 904-378-6992 Fax: 904-398-5981 County Name: Alachua

Mgmt Info: Orange Realty, 5325 EMERSON STREET, Jacksonville, FL 32207 904-398-7535 Fax: 904-398-5981 Ownership Type: Non-Profit
Section of Act Interest Rate Unpaid Balance In M2M M2M Option PAE Completed M2M? Ineligible? Below Market

S8 Contract # Expiration Date Contract Status Rent Category Program Assisted Apts Total Apt # Effic. # 1 BR # 2 BR # 3 BR # 4 BR # 5+ BR
FL29M000063 3/31/2005 Active 87.6% LMSA 99 99 0 0 35 64 0 0

Special Report: Expiring Section 8 Contracts In Florida (Continued)

PROJECT: FHA #:063344018 Glen Springs Manor, 2130 NW 31st Ave, Gainesville, FL 32605, 352-372-1431 **Metro Area (MSA)** Gainesville, FL **County Name:** Alachua

Owner Info: Bates Realities, 12 W. Franklin St., Quincy, FL 32351 850-627-9001 Fax: 850-875-3402 **Ownership Type:** Profit Motivated

Mgmt Info: Housing Management Associates, L.C., 4850 Mobile Hwy., Pensacola, FL 32506 850-456-7696 Fax: 850-456-6164 **Completed M2M?** **Ineligible?** **Below Market?**

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market?
236(i)(1) Lower Income Fa	8.50	\$716,005	Yes	Rent Rdct	Florida Housing Finance Corporation	Y		

S8 Contract #	Expiration Date	Contract Status	Rent Category	Assisted Apts	Total Apt	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
FL29M000236	4/30/2004	Active	LMSA	136	136	0	0	112	24	0	0

PROJECT: FHA #:06335175 Hampton Court, 6415 NW 23rd Ter, Gainesville, FL 32653, 352-377-3318 **Metro Area (MSA)** Gainesville, FL **County Name:** Alachua

Owner Info: Hampton Court, Ltd., 2120 Drew St, P.O. Box 6875, Clearwater, FL 34618 727-442-3117 Fax: 727-442-4231 **Ownership Type:** Profit Motivated

Mgmt Info: Bradley Properties, Inc., 2120 Drew St, P.O. Box 6417, Clearwater, FL 33765 727-442-3118 Fax: 727-442-4231 **Completed M2M?** **Ineligible?** **Below Market?**

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market?
221(d)(4) Mkt. Rate Mod Inc	7.50	\$676,963	Yes	Rent Rdct	First Housing Development Corporation	Y		

S8 Contract #	Expiration Date	Contract Status	Rent Category	Assisted Apts	Total Apt	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
FL29H122009	12/18/2005	Active	HFDA8 NC	42	42	0	16	22	4	0	0

PROJECT: FHA #: Horizon House Apartments, 1515 NW 10th St, Gainesville, FL 32601, 352-378-9400 **Metro Area (MSA)** Gainesville, FL **County Name:** Alachua

Owner Info: Community Housing Partners, 1520 W Main St, Suite 200, Richmond, VA 23220 804-278-9781 Fax: 804-278-9783 **Ownership Type:** Non-Profit

Mgmt Info: Community Housing Partners, 1520 W Main St, Suite 200, Richmond, VA 23220 804-278-9781 Fax: 804-278-9783 **Completed M2M?** **Ineligible?** **Below Market?**

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market?
No			No					

S8 Contract #	Expiration Date	Contract Status	Rent Category	Assisted Apts	Total Apt	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
FL29M000268	9/30/2004	Active	LMSA	28	40	0	0	14	14	0	0

PROJECT: FHA #: Majestic Oaks Apartments, 5800 SW 20th Ave, Gainesville, FL 32607, 352-332-5800 **Metro Area (MSA)** Gainesville, FL **County Name:** Alachua

Owner Info: Adventir @ Majestic, LLC, 10 Waterchase Drive - Ground Floor., Rocky Hill, CT 06067 860-257-4600 Fax: 860-257-9584 **Ownership Type:** Profit Motivated

Mgmt Info: Adventir Real Estate Management, 10 Waterchase Drive., Rocky Hill, CT 06067 860-257-4600 Fax: 860-257-9584 **Completed M2M?** **Ineligible?** **Below Market?**

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market?
No			No					

S8 Contract #	Expiration Date	Contract Status	Rent Category	Assisted Apts	Total Apt	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
FL290053032	6/30/2004	Active	Sec 8 NC	35	172	0	20	15	0	0	0
FL29L000193	6/30/2004	Active	LMSA	137	172	0	16	121	0	0	0

PROJECT: FHA #:06335200 Pine Meadows Apartments, 7025 W University Ave, Gainesville, FL 32607, 352-332-2804 **Metro Area (MSA)** Gainesville, FL **County Name:** Alachua

Owner Info: Pine Meadows Apartments, Ltd., 1002 W 23rd St, Suite 400, Panama City, FL 32405 850-769-8931 Fax: 850-769-4860 **Ownership Type:** Limited Dividend

Mgmt Info: Royal American Management, Inc., 1002 W 23rd St, Suite 400, Panama City, FL 32405 850-769-8981 Fax: 850-769-4860 **Completed M2M?** **Ineligible?** **Below Market?**

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market?
221(d)(4) Mkt. Rate Mod Inc	12.00	\$2,493,310	Yes	Mtg Rstr	First Housing Development Corporation			

S8 Contract #	Expiration Date	Contract Status	Rent Category	Assisted Apts	Total Apt	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
FL290053038	8/28/2004	Active	Sec 8 NC	78	78	0	16	46	16	0	0

May 2004 **National Housing Trust**

Special Report: Expiring Section 8 Contracts in Florida (Continued)

PROJECT: FHA #: Sunset Apartments, 1500 NW 12th St, Gainesville, FL 32601, 352-378-9400 **Metro Area (MSA)** Gainesville, FL

Owner Info: Community Housing Partners, 1520 W Main St, Suite 200, Richmond, VA 23220 804-278-9781 Fax: 804-278-9783 **County Name:** Alachua

Mgmt Info: Community Housing Partners, 1520 W Main St, Suite 200, Richmond, VA 23220 804-278-9781 Fax: 804-278-9783 **Ownership Type:** Non-Profit

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	Program	Assisted Apts	Total Apts	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
S8 Contract #	FL29M000269	3/31/2005	Active	83.3%	LMSA	7	40	0	0	0	7	0	0
Metro Area (MSA)													

PROJECT: FHA #: Baker Manor, 680 S 6th St, MacClelleny, FL 32063, 904-259-6008 **County Name:** Baker

Owner Info: AFFORDABLE HOUSING SOLUTIONS OF FLORIDA, 1108 Kane Concourse, Suite 307, Bay Harbor Islands, FL 33154 305-865-4555 Fax: 305-865-0042 **Ownership Type:** Non-Profit

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	Program	Assisted Apts	Total Apts	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
S8 Contract #	FL29E000026	8/31/2004	Active	120.9%	PD/8 Existing	50	50	0	12	26	12	0	0
Metro Area (MSA)													

PROJECT: FHA #: Edgewood Garden Apartments, 3325 W 23rd St, Panama City, FL 32405, 850-785-0585 **County Name:** Bay

Owner Info: Edgewood Housing, Ltd., 1002 W 23rd St, Suite 400, Panama City, FL 32405 850-769-8931 Fax: 850-769-4860 **Ownership Type:** Limited Dividend

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	Program	Assisted Apts	Total Apts	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
S8 Contract #	FL29L000013	6/30/2004	Active	104.6%	LMSA	94	94	0	16	42	28	8	0
Metro Area (MSA) Panama City, FL													

PROJECT: FHA #:06335171 Foxwood Apartments, 1701 Hamilton Ave, Panama City, FL 32405, 850-785-8036 **County Name:** Bay

Owner Info: Foxwood Apartments, Ltd., 516 Bunkers Cove Rd, P.O. Box 1669, Panama City, FL 32402 850-785-2449 Fax: **Ownership Type:** Profit Motivated

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	Program	Assisted Apts	Total Apts	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
S8 Contract #	221(d)(4) Mkt. Rate Mod Inc	7.50	\$2,023,965	No	Sec 8 NC	100	100	0	0	24	52	24	0
Metro Area (MSA) Panama City, FL													

PROJECT: FHA #:06335032 Macedonia Gardens Apartments aka Panama Gardens Apts., 1722 W 17th St, Panama City, FL 32405, Metro Area (MSA) Panama City, FL

Owner Info: Macedonia Housing Authority, Inc., 1722 W 17th St., Panama City, FL 32405 850-785-9912 Fax: **County Name:** Bay

Mgmt Info: Management Specialists, 4400 NW 36th Avenue., Gainesville, FL 32606 352-373-7800 Fax: 352-373-8777 **Ownership Type:** Non-Profit

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	Program	Assisted Apts	Total Apts	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
S8 Contract #	FL29M0047003	12/9/2005	Active	99.4%	Sec 8 NC	100	100	0	0	24	52	24	0
Metro Area (MSA) Panama City, FL													

PROJECT: FHA #:06335032 Macedonia Gardens Apartments aka Panama Gardens Apts., 1722 W 17th St, Panama City, FL 32405, Metro Area (MSA) Panama City, FL

Owner Info: Macedonia Housing Authority, Inc., 1722 W 17th St., Panama City, FL 32405 850-785-9912 Fax: **County Name:** Bay

Mgmt Info: Management Specialists, 4400 NW 36th Avenue., Gainesville, FL 32606 352-373-7800 Fax: 352-373-8777 **Ownership Type:** Non-Profit

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	Program	Assisted Apts	Total Apts	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
S8 Contract #	FL29M000124	3/31/2006	Active	98.7%	LMSA	100	100	0	0	28	72	0	0
Metro Area (MSA)													

PROJECT: FHA #:06335032 Macedonia Gardens Apartments aka Panama Gardens Apts., 1722 W 17th St, Panama City, FL 32405, Metro Area (MSA) Panama City, FL

Owner Info: Macedonia Housing Authority, Inc., 1722 W 17th St., Panama City, FL 32405 850-785-9912 Fax: **County Name:** Bay

Mgmt Info: Management Specialists, 4400 NW 36th Avenue., Gainesville, FL 32606 352-373-7800 Fax: 352-373-8777 **Ownership Type:** Non-Profit

PROJECT: FHA #:06335032 Macedonia Gardens Apartments aka Panama Gardens Apts., 1722 W 17th St, Panama City, FL 32405, Metro Area (MSA) Panama City, FL