

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

<u>Section of Act</u>	<u>Interest Rate</u>	<u>Unpaid Balance</u>	<u>In M2M</u>	<u>M2M Option</u>	<u>PAE</u>	<u>Completed M2M?</u>	<u>Ineligible?</u>	<u>Below Market</u>
			Yes	Rent Rdc	Florida Housing Finance Corporation	Y		

S8 Contract #	Expiration Date	Contract Status	Rent Category	Program	Assisted Apts	Total Apt	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
FL29M000269	3/31/2005	Active	83.3%	LMSA	7	40	0	0	0	7	0	0

PROJECT: FHA #: Baker Manor, 680 S 6th St, MacClenny, FL 32063, 904-259-6008

Metro Area (MSA)

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

County Name: Baker

Mgmt Info: Statewide Management Corporation, 757 Arthur Godfrey Road, Miami, FL 33140 305-532-5707 Fax: 305-532-8655

Ownership Type: Non-Profit

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

S8 Contract #	Expiration Date	Contract Status	Rent Category	Program	Assisted Apts	Total Apt	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
FL29E000026	8/31/2004	Active	120.9%	PD/8 Existing	50	50	0	12	26	12	0	0

PROJECT: FHA #:06344026 Edgewood Garden Apartments, 3325 W 23rd St, Panama City, FL 32405, 850-785-0585

Metro Area (MSA) Panama City, FL

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

County Name: Bay

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: Limited Dividend

<u>Section of Act</u>	<u>Interest Rate</u>	<u>Unpaid Balance</u>	<u>In M2M</u>	<u>M2M Option</u>	<u>PAE</u>	<u>Completed M2M?</u>	<u>Ineligible?</u>	<u>Below Market</u>
236(j)(1)/Lower Income Fa	7.00	\$737,598	No					

S8 Contract #	Expiration Date	Contract Status	Rent Category	Program	Assisted Apts	Total Apt	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
FL29L000013	6/30/2004	Active	104.6%	LMSA	94	94	0	16	42	28	8	0

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

Metro Area (MSA) Panama City, FL

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

County Name: Bay

Mgmt Info:

Ownership Type: Profit Motivated

<u>Section of Act</u>	<u>Interest Rate</u>	<u>Unpaid Balance</u>	<u>In M2M</u>	<u>M2M Option</u>	<u>PAE</u>	<u>Completed M2M?</u>	<u>Ineligible?</u>	<u>Below Market</u>
221(d)(4) Mkt. Rate Mod Inc	7.50	\$2,023,965	No					

S8 Contract #	Expiration Date	Contract Status	Rent Category	Program	Assisted Apts	Total Apt	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
FL29Q0047003	12/9/2005	Active	99.4%	Sec 8 NC	100	100	0	0	24	52	24	0

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

County Name: Bay

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

Ownership Type: Non-Profit

<u>Section of Act</u>	<u>Interest Rate</u>	<u>Unpaid Balance</u>	<u>In M2M</u>	<u>M2M Option</u>	<u>PAE</u>	<u>Completed M2M?</u>	<u>Ineligible?</u>	<u>Below Market</u>
221(d)(3) Mkt. Rate Modera	7.50	\$521,353	Yes	Rent Rdc	First Housing Development Corporation	Y		

S8 Contract #	Expiration Date	Contract Status	Rent Category	Program	Assisted Apts	Total Apt	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
FL29M0000124	3/31/2006	Active	98.7%	LMSA	100	100	0	0	28	72	0	0