

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	PAE	Completed M2M?	Ineligible?	Below Market
			Yes	Rent Rdct	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: 305-532-5655

Ownership Type: Non-Profit

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market
			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

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market
236(d)(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:

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	\$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
FL290047003	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

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	PAE	Completed M2M?	Ineligible?	Below Market
221(d)(3) Mkt. Rate Modera	7.50	\$521,353	Yes	Rent Rdct	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
FL29M000124	3/31/2006	Active	98.7%	LMSA	100	100	0	0	28	72	0	0

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

PROJECT: **FHA #:** 063335044 Pana Villa Garden Apartments, 1802 Flower Ave, Panama City, FL 32405, 850-785-3750 **Metro Area (MSA)** Panama City, FL

Owner Info: Pana Villa Garden Apartments, 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>				
221(d)(3) Mkt. Rate Modera	7.50	\$396,847	Yes	Rent Rdct	First Housing Development Corporation	Y						
S8 Contract # FL29M000125	Expiration Date 4/30/2006	Contract Status Active	Rent Category 106.1%	Program LMSA	Assisted Apts 72	Total Apt 72	# Effic. 0	# 1 BR 16	# 2 BR 24	# 3 BR 24	# 4 BR 8	# 5+ BR 0

PROJECT: **FHA #:** 06344019 Royal Arms Garden Apartments, 1422 Balboa Ave, Panama City, FL 32401, 850-785-7057 **Metro Area (MSA)** Panama City, FL

Owner Info: Royal Arms Gardens, 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:** 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>				
236(i)(1) Lower Income Fa	7.00	\$565,518	No									
S8 Contract # FL29L000022	Expiration Date 9/30/2004	Contract Status Active	Rent Category 85.6%	Program LMSA	Assisted Apts 80	Total Apt 88	# Effic. 0	# 1 BR 14	# 2 BR 36	# 3 BR 30	# 4 BR 0	# 5+ BR 0

PROJECT: **FHA #:** St. Andrew's Towers, 24 Harrison Ave, Panama City, FL 32401, 850-785-9575 **Metro Area (MSA)** Panama City, FL

Owner Info: Benchmark St. Andrews Towers Associates, LP, 4053 Maple Rd., Amherst, NY 14226 716-833-4986 Fax: 716-833-4986 **County Name:** Bay

Mgmt Info: Benchmark Management of Florida, Inc., 4053 Maple Rd., Amherst, NY 14226 716-833-4986 Fax: 716-833-4986 **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>				
No												
S8 Contract # FL290040001	Expiration Date 5/31/2004	Contract Status Active	Rent Category 154.7%	Program Sec 8 NC	Assisted Apts 216	Total Apt 216	# Effic. 27	# 1 BR 189	# 2 BR 0	# 3 BR 0	# 4 BR 0	# 5+ BR 0

PROJECT: **FHA #:** 06335202 Sand Dunes Apartments, 8011 Front Beach Rd, Panama City Beach, FL 32407-4837, 850-234-1427 **Metro Area (MSA)** Panama City, FL

Owner Info: Sand Dunes Apartments, Ltd., 1002 W 23rd St, Suite 400, Panama City, FL 32405 850-769-8931 Fax: 850-769-1294 **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:** 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	\$2,847,574	Yes	Mitg Rstr	First Housing Development Corporation	Y						
S8 Contract # FL290057003	Expiration Date 8/25/2008	Contract Status Active	Rent Category 117.8%	Program Sec 8 NC	Assisted Apts 103	Total Apt 104	# Effic. 0	# 1 BR 20	# 2 BR 60	# 3 BR 23	# 4 BR 0	# 5+ BR 0

PROJECT: **FHA #:** Orangewood Apartments, 801 S Water St, Starke, FL 32091-4575, 904-964-4214 **Metro Area (MSA)**

Owner Info: Orangewood Apartments, Ltd., 1002 W 23rd St., Panama City, FL 32405 850-769-8931 Fax: 850-769-4860 **County Name:** Bradford

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

<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 # FL29R000023	Expiration Date 9/12/2007	Contract Status Active	Rent Category 124.6%	Program 515/8 NC	Assisted Apts 46	Total Apt 46	# Effic. 0	# 1 BR 6	# 2 BR 28	# 3 BR 12	# 4 BR 0	# 5+ BR 0