

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

PROJECT: FHA #: 06335044 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 Rcdct	First Housing Development Corporation	Y				
<u>S8 Contract #</u>	<u>Expiration Date</u>	<u>Contract Status</u>	<u>Rent Category</u>	<u>Program</u>	<u>Total Apt</u>	<u># 1 BR</u>	<u># 2 BR</u>	<u># 3 BR</u>	<u># 4 BR</u>	<u># 5+ BR</u>
FL29M000125	4/30/2006	Active	106.1%	LMSA	72	16	24	24	8	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(0)(1) Lower Income Fa	7.00	\$565,518	No							
<u>S8 Contract #</u>	<u>Expiration Date</u>	<u>Contract Status</u>	<u>Rent Category</u>	<u>Program</u>	<u>Total Apt</u>	<u># 1 BR</u>	<u># 2 BR</u>	<u># 3 BR</u>	<u># 4 BR</u>	<u># 5+ BR</u>
FL29L000022	9/30/2004	Active	85.6%	LMSA	88	14	36	30	0	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:
Mgmt Info: Benchmark Management of Florida, Inc., 4053 Maple Rd., Amherst, NY 14226 716-833-4986 Fax:

<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>		
<u>S8 Contract #</u>	<u>Expiration Date</u>	<u>Contract Status</u>	<u>Rent Category</u>	<u>Program</u>	<u>Total Apt</u>	<u># 1 BR</u>	<u># 2 BR</u>	<u># 3 BR</u>	<u># 4 BR</u>	<u># 5+ BR</u>
FL29L000022	9/30/2004	Active	85.6%	LMSA	88	14	36	30	0	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
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				
<u>S8 Contract #</u>	<u>Expiration Date</u>	<u>Contract Status</u>	<u>Rent Category</u>	<u>Program</u>	<u>Total Apt</u>	<u># 1 BR</u>	<u># 2 BR</u>	<u># 3 BR</u>	<u># 4 BR</u>	<u># 5+ BR</u>
FL290057003	8/25/2008	Active	117.8%	Sec 8 NC	104	20	60	23	0	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>		
<u>S8 Contract #</u>	<u>Expiration Date</u>	<u>Contract Status</u>	<u>Rent Category</u>	<u>Program</u>	<u>Total Apt</u>	<u># 1 BR</u>	<u># 2 BR</u>	<u># 3 BR</u>	<u># 4 BR</u>	<u># 5+ BR</u>
FL29R000023	9/12/2007	Active	124.6%	515/8 NC	46	6	28	12	0	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>		
<u>S8 Contract #</u>	<u>Expiration Date</u>	<u>Contract Status</u>	<u>Rent Category</u>	<u>Program</u>	<u>Total Apt</u>	<u># 1 BR</u>	<u># 2 BR</u>	<u># 3 BR</u>	<u># 4 BR</u>	<u># 5+ BR</u>
FL29R000023	9/12/2007	Active	124.6%	515/8 NC	46	6	28	12	0	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>		
<u>S8 Contract #</u>	<u>Expiration Date</u>	<u>Contract Status</u>	<u>Rent Category</u>	<u>Program</u>	<u>Total Apt</u>	<u># 1 BR</u>	<u># 2 BR</u>	<u># 3 BR</u>	<u># 4 BR</u>	<u># 5+ BR</u>
FL29R000023	9/12/2007	Active	124.6%	515/8 NC	46	6	28	12	0	0

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PROJECT: FHA #:06335045 T.H.E. Apartments, 922 E Brownlee St, Starke, FL 32091, 904-964-7133 **Metro Area (MSA)**

Owner Info: Bates Realities, 12 W. Franklin St., Quincy, FL 32351 850-627-9001 Fax: 850-875-3402 **County Name:** Bradford

Mgmt Info: Housing Management Associates, L.C., 4850 Mobile Hwy., Pensacola, FL 32506 850-456-7696 Fax: 850-456-6164 **Ownership Type:** Profit Motivated

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market			
221(d)(3) Mkt. Rate Modera	7.00	\$329,157	Yes	Rent Rddct	Florida Housing Finance Corporation	Y					
S8 Contract #	Expiration Date	Contract Status	Rent Category	Program	Total Apt	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
FL29M000175	5/31/2004	Active	106.5%	LMSA	60	0	0	24	36	0	0

PROJECT: FHA #:06744008 Asbury Arms Apartments, 1430 Dixon Blvd, Cocoa, FL 32922, 321-632-4943 **Metro Area (MSA)** Melbourne-Titusville-Palm Bay, FL

Owner Info: ASBURY ARMS, INC., 1430 DIXON BLVD., Cocoa, FL 32922 321-632-4943 Fax: 321-632-4944 **County Name:** Brevard

Mgmt Info: **Ownership Type:** Non-Profit

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	\$1,902,674	No								
S8 Contract #	Expiration Date	Contract Status	Rent Category	Program	Total Apt	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
FL29M000152	6/30/2004	Active	94.6%	LMSA	150	30	112	0	0	0	0

PROJECT: FHA #:06735255 Cocoa Lakes Apartments, 201 St. Clair Dr, Cocoa, FL 32922, 321-631-6332 **Metro Area (MSA)** Melbourne-Titusville-Palm Bay, FL

Owner Info: Cocoa Lakes, Ltd., 1225 Dublin Rd., Columbus, OH 43215 614-488-1169 Fax: 614-488-9780 **County Name:** Brevard

Mgmt Info: SHL GP Corporation, 119 Summer Hill Rd., Simpsonville, SC 29681 864-370-9836 Fax: 864-370-2731 **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	Total Apt	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
FL290059001	12/31/2004	Active	101.3%	Sec 8 NC	50	0	18	19	12	0	0

PROJECT: FHA #: Arch Creek Run, 173 Rachel St, Melbourne, FL 32901, 407-723-1132 **Metro Area (MSA)** Melbourne-Titusville-Palm Bay, FL

Owner Info: Arch Creek GP Corp, 1172 S Dixie Hwy Ste 369, Coral Gables, FL 33146 305-529-8830 Fax: 305-529-8860 **County Name:** Brevard

Mgmt Info: MIAMI MAR INC., 1172 South Dixie Highway, # 369, Coral Gables, FL 33146 305-665-4405 Fax: 305-669-1263 **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	Total Apt	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
FL290053027	8/25/2007	Active	112.6%	Sec 8 NC	96	0	52	37	7	0	0

PROJECT: FHA #: Briarstone Apartments, 3034 Lipscomb St, Melbourne, FL 32901, **Metro Area (MSA)** Melbourne-Titusville-Palm Bay, FL

Owner Info: ARLINGTON APARTMENTS INC., 6711 East Cypresshead DR., Parkland, FL 33067 954-6463800 Fax: **County Name:** Brevard

Mgmt Info: ARLINGTON APARTMENTS INC., 6711 East Cypresshead DR., Parkland, FL 33067 954-6463800 Fax: **Ownership Type:** Limited Dividend

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	Total Apt	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
FL29M000191	12/31/2005	Active	91.4%	LMSA	14	0	0	0	14	0	0