

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

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 Rcdct | 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 |
| FL29M000175 | 5/31/2004 | Active | 106.5% | LMSA | 60 | 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

| 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 | Assisted Apts | Total Apt | # Effic. | # 1 BR # 2 BR # 3 BR # 4 BR # 5+ BR |
| FL29M000152 | 6/30/2004 | Active | 94.6% | LMSA | 142 | 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 |
|----------------|-----------------|-----------------|---------------|------------|---------------|----------------|-------------|-------------------------------------|
| | | | Yes | Mirtg Rstr | R.E.R., Inc. | 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 |
| FL290059001 | 12/31/2004 | Active | 101.3% | Sec 8 NC | 49 | 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 |
|----------------|-----------------|-----------------|---------------|------------|---------------|----------------|-------------|-------------------------------------|
| | | | 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 |
| FL290053027 | 8/25/2007 | Active | 112.6% | Sec 8 NC | 96 | 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: 954-6463800 **County Name:** Brevard

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

| Section of Act | Interest Rate | Unpaid Balance | In M2M | M2M Option | PAE | Completed M2M? | Ineligible? | Below Market |
|----------------|-----------------|-----------------|---------------|------------|---------------|----------------|-------------|-------------------------------------|
| | | | Yes | Rent Rcdct | R.E.R., Inc. | 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 |
| FL29M000191 | 12/31/2005 | Active | 91.4% | LMSA | 14 | 14 | 0 | 0 0 14 0 0 |

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

PROJECT: FHA #: Shull Manor Apartments, 713 E University Blvd, Melbourne, FL 32901, 407-727-0015 **Metro Area (MSA)** Melbourne-Titusville-Palm Bay, FL
Owner Info: The Tropical and Shull Manor LLC, P.O. Box 243468, Boynton Beach, FL 33424 561-523-5140 Fax:

Mgmt Info: **County Name:** Brevard **Ownership Type:** Profit Motivated

| Section of Act | Interest Rate | Unpaid Balance | In M2M | M2M Option | PAE | Completed M2M? | Ineligible? | Below Market | | |
|------------------------------|-------------------------------|---------------------------|------------------------|-----------------|------------------|----------------|--------------|--------------|-------------|--------------|
| S8 Contract # FL29M000150 | Expiration Date 10/31/2005 | Contract Status Active | Rent Category 83.0% | Program LMSA | Total Apts 65 | # 1 BR 0 | # 2 BR 65 | # 3 BR 0 | # 4 BR 0 | # 5+ BR 0 |

PROJECT: FHA #:06744809 Trinity Towers West, 650 E Strawbridge Ave, Melbourne, FL 32901, 407-723-7512 **Metro Area (MSA)** Melbourne-Titusville-Palm Bay, FL
Owner Info: TRINITY TOWERS INC, 650 E STRAWBRIDGE AVE, Melbourne, FL 32901 321-723-7512 Fax: 321-729-9458

Mgmt Info: **County Name:** Brevard **Ownership Type:** Non-Profit

| Section of Act | Interest Rate | Unpaid Balance | In M2M | M2M Option | PAE | Completed M2M? | Ineligible? | Below Market | | |
|------------------------------|------------------------------|---------------------------|------------------------|-----------------|-------------------|----------------|-------------|--------------|-------------|--------------|
| 236(j)(1) 202 Elderly Hsg. | 8.50 | \$1,580,578 | No | | | | | | | |
| S8 Contract # FL50L000010 | Expiration Date 6/30/2004 | Contract Status Active | Rent Category 79.3% | Program LMSA | Total Apts 192 | # 1 BR 91 | # 2 BR 0 | # 3 BR 0 | # 4 BR 0 | # 5+ BR 0 |

PROJECT: FHA #: Merritt Island Gardens Apartments, 255 Lucas Rd, Merritt Island, FL 32952, 407-459-9929 **Metro Area (MSA)** Melbourne-Titusville-Palm Bay, FL
Owner Info: PDQ Coolidge Formad, LLC, 1250 E Hallandale Beach Blvd., Suite 904, Hallandale, FL 33009 954-456-7255 Fax: 954-456-4156

Mgmt Info: CAGAN MANAGEMENT GROUP, 734 Avenida Cuana, SUITE #201, Clermont, FL 34711 352-242-2444 Fax: 352-242-2442

| Section of Act | Interest Rate | Unpaid Balance | In M2M | M2M Option | PAE | Completed M2M? | Ineligible? | Below Market | | |
|------------------------------|------------------------------|---------------------------|------------------------|-----------------|-------------------|----------------|--------------|--------------|-------------|--------------|
| S8 Contract # FL50L000012 | Expiration Date 7/31/2005 | Contract Status Active | Rent Category 79.9% | Program LMSA | Total Apts 100 | # 1 BR 10 | # 2 BR 32 | # 3 BR 28 | # 4 BR 0 | # 5+ BR 0 |

PROJECT: FHA #: Tropical Manor Apartments, 1165 Jordan Rd, Merritt Island, FL 32953, 407-452-3800 **Metro Area (MSA)** Melbourne-Titusville-Palm Bay, FL
Owner Info: The Tropical and Shull Manor LLC, P.O. Box 243468, Boynton Beach, FL 33424 561-523-5140 Fax:

Mgmt Info: **County Name:** Brevard **Ownership Type:** Profit Motivated

| Section of Act | Interest Rate | Unpaid Balance | In M2M | M2M Option | PAE | Completed M2M? | Ineligible? | Below Market | | |
|------------------------------|------------------------------|---------------------------|------------------------|-----------------|------------------|----------------|--------------|--------------|-------------|--------------|
| S8 Contract # FL29M000140 | Expiration Date 9/30/2005 | Contract Status Active | Rent Category 84.7% | Program LMSA | Total Apts 85 | # 1 BR 0 | # 2 BR 85 | # 3 BR 0 | # 4 BR 0 | # 5+ BR 0 |

PROJECT: FHA #:06735379 Forest Park South, 521 Rockpit Rd, Titusville, FL 32796, 407-267-3111 **Metro Area (MSA)** Melbourne-Titusville-Palm Bay, FL
Owner Info: Forest Park South, Ltd., 55 Beattie Pl, P.O. Box 1089, Greenville, SC 29602 864-239-1471 Fax:

Mgmt Info: NHPMN Management, LLC, P.O. Box 1089, Greenville, SC 29602 864-239-1428 Fax: 864-239-5802

| Section of Act | Interest Rate | Unpaid Balance | In M2M | M2M Option | PAE | Completed M2M? | Ineligible? | Below Market | | |
|------------------------------|------------------------------|---------------------------|------------------------|---------------------|------------------|----------------|--------------|--------------|-------------|--------------|
| 223(a)(7)221(d)(4) MKT R | 7.45 | \$1,211,197 | Yes | Mrtg Rstr | R.E.R., Inc. | | | | | |
| S8 Contract # FL290053094 | Expiration Date 7/31/2007 | Contract Status Active | Rent Category 94.9% | Program Sec 8 NC | Total Apts 68 | # 1 BR 16 | # 2 BR 16 | # 3 BR 36 | # 4 BR 0 | # 5+ BR 0 |