

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

**PROJECT:** FHA #:06644075 St. Andrew's Towers, 2700 NW 99th Ave, Coral Springs, FL 33065, 954-752-3960

Metro Area (MSA) Fort Lauderdale, FL

**Owner Info:** St. Andrews Towers, Inc., 2700 NW 99th Ave, Coral Springs, FL 33065 954-752-3960 Fax:

County Name: Broward

**Mgmt Info:** Catholic Housing Management, 11440 N Kendall Dr, Suite E-209, Miami, FL 33176 305-757-2824 Fax: 305-275-6044

Ownership Type: Non-Profit

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market
236(Q)(1) Lower Income Fa	7.00	\$3,881,093	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
FL29M000103	6/30/2004	Active	61.7%	LMSA	326	438	151	175	0	0	0	0

**PROJECT:** FHA #:06636129 Broward Gardens, 2960 NW 19th St, Fort Lauderdale, FL 33311, 954-733-0605

Metro Area (MSA) Fort Lauderdale, FL

**Owner Info:** Broward Gardens Associates, Ltd., 818 W Brooks Ave, North Las Vegas, NV 89030 702-313-3700 Fax: 702-313-3710

County Name: Broward

**Mgmt Info:** RPS Management, Inc., 818 W Brooks Ave, North Las Vegas, NV 89030 702-313-3700 Fax: 702-313-3710

Ownership Type: Limited Dividend

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	\$433,574	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
FL29M000045	9/30/2004	Active	70.2%	LMSA	96	96	0	0	48	48	0	0

**PROJECT:** FHA #:06644037 Cambridge Square of Lauderdale Lakes I, 3841 NW 21st St, Fort Lauderdale, FL 33311, 954-735-5200

Metro Area (MSA) Fort Lauderdale, FL

**Owner Info:** Cambridge Square of Lauderdale Lakes I, 8330 Woodfield Crossing Blvd, Suite 200, P.O. Box 40177, Indianapolis, IN 46240 317-469-0400 Fax: 317-469-8142

County Name: Broward

**Mgmt Info:** Gene B. Glick Company, Inc., 8330 Woodfield Crossing Blvd, Suite 200, P.O. Box 40177, Indianapolis, IN 46240 317-469-0400 Fax: 317-469-8142

Ownership Type: Limited Dividend

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market
236(Q)(1) Lower Income Fa	8.50	\$1,408,330	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
FL14I000003	6/30/2004	Active	81.0%	LMSA	162	168	0	46	92	24	0	0

**PROJECT:** FHA #:06694031 Driftwood Terrace Apartments, 3146 NW 19th St, Fort Lauderdale, FL 33311, 954-485-2335

Metro Area (MSA) Fort Lauderdale, FL

**Owner Info:** Driftwood Terrace Associates, Ltd., 1 E Slow Rd, P.O. Box 994, Marlton, NJ 08053 856-596-0500 Fax: 856-596-6093

County Name: Broward

**Mgmt Info:** Interstate Realty Management Company, 1 E Slow Rd, Marlton, NJ 08053 856-596-0500 Fax: 856-596-6093

Ownership Type: Profit Motivated

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market
221(d)(4) Co-Insurance Con	8.00	\$6,653,434	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
FL29E000011	11/5/2005	Active	86.0%	PD/8 Existing	174	176	0	0	78	80	16	0

**PROJECT:** FHA #:06635056 L.A. Lee Terrace Apartments, 519 NW 14th Ave, Fort Lauderdale, FL 33311, 954-524-1326

Metro Area (MSA) Fort Lauderdale, FL

**Owner Info:** RE-BUILD FOUNDATION, INC., 1559 W SUNRISE BLVD, Fort Lauderdale, FL 33311 954-527-1305 Fax: 954-527-0618

County Name: Broward

**Mgmt Info:** Property Management Services of Broward, Inc., 1559 W SUNRISE BLVD, Fort Lauderdale, FL 33311 954-527-1305 Fax: 954-527-0618

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	8.50	\$485,723	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
FL29M000046	8/30/2004	Active	67.8%	LMSA	65	65	0	0	35	30	0	0

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

**PROJECT:** FHA #:06635032 Mount Olive Gardens Apartments, 1601 NW 6th Ct, Fort Lauderdale, FL 33311, 954-463-1755 Metro Area (MSA) Fort Lauderdale, FL

Owner Info: MOUNT OLIVE GARDENS NO. 1, INC., 4360 W. Oakland Park Blvd., Lauderdale Lakes, FL 33313 954/337700 Fax: 954-731-0333 County Name: Broward

Mgmt Info: Acclaim Management & Realty, Inc, 4360 W. Oakland Park Blvd., Lauderdale Lakes, FL 33313 954-733-7700 Fax: 954-731-0333 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	8.50	\$441,489	Yes	Rent Rdct	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>Assisted Apts</u>	<u>Total Apt</u>	<u># Effic.</u>	<u># 1 BR</u>	<u># 2 BR</u>	<u># 3 BR</u>	<u># 4 BR</u>	<u># 5+ BR</u>
FL29M000098	5/31/2006	Active	69.3%	LMSA	59	60	0	0	20	29	10	0

**PROJECT:** FHA #:06635063 North Fork Gardens, 1461 NW 1st St, Fort Lauderdale, FL 33311-8860, 954-524-1354 Metro Area (MSA) Fort Lauderdale, FL

Owner Info: WE-BUILD, INC., 1559 W SUNRISE BLVD., Fort Lauderdale, FL 33311 954-527-1305 Fax: 954-527-0618 County Name: Broward

Mgmt Info: Property Management Services of Broward, Inc., 1559 W SUNRISE BLVD., Fort Lauderdale, FL 33311 954-527-1305 Fax: 954-527-0618 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	8.50	\$471,568	No									
<u>S8 Contract #</u>	<u>Expiration Date</u>	<u>Contract Status</u>	<u>Rent Category</u>	<u>Program</u>	<u>Assisted Apts</u>	<u>Total Apt</u>	<u># Effic.</u>	<u># 1 BR</u>	<u># 2 BR</u>	<u># 3 BR</u>	<u># 4 BR</u>	<u># 5+ BR</u>
FL29M000099	6/30/2004	Active	66.7%	LMSA	65	65	0	0	35	30	0	0

**PROJECT:** FHA #:06644038 Cambridge Square of Hollywood, 6741 Johnson St, Hollywood, FL 33024, 954-735-5202 Metro Area (MSA) Fort Lauderdale, FL

Owner Info: Cambridge Square of Hollywood Associates, 8330 Woodfield Crossing Blvd, P.O. Box 40177, Indianapolis, IN 46240 317-469-0400 Fax: 317-469-8142 County Name: Broward

Mgmt Info: Gene B. Glick Company, Inc., 8330 Woodfield Crossing Blvd, Suite 200, P.O. Box 40177, Indianapolis, IN 46240 317-469-0400 Fax: 317-469-8142 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(i)(1) Lower Income Fa	7.00	\$1,301,735	No									
<u>S8 Contract #</u>	<u>Expiration Date</u>	<u>Contract Status</u>	<u>Rent Category</u>	<u>Program</u>	<u>Assisted Apts</u>	<u>Total Apt</u>	<u># Effic.</u>	<u># 1 BR</u>	<u># 2 BR</u>	<u># 3 BR</u>	<u># 4 BR</u>	<u># 5+ BR</u>
FL14L000016	8/31/2006	Active	92.4%	LMSA	68	168	0	15	48	5	0	0

**PROJECT:** FHA #:06644085 Cambridge Square of Lauderdale Lakes II, 3841 NW 21st St, Lauderdale Lakes, FL 33311, 954-735-52 Metro Area (MSA) Fort Lauderdale, FL

Owner Info: Cambridge Square of Lauderdale Lakes Associates II, 8330 Woodfield Crossing Blvd, Suite 200, P.O. Box 40177, Indianapolis, IN 46240 317-469-0400 Fax: 317-469-8142 County Name: Broward

Mgmt Info: Gene B. Glick Company, Inc., 8330 Woodfield Crossing Blvd, Suite 200, P.O. Box 40177, Indianapolis, IN 46240 317-469-0400 Fax: 317-469-8142 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(i)(1) Lower Income Fa	7.00	\$1,569,428	No									
<u>S8 Contract #</u>	<u>Expiration Date</u>	<u>Contract Status</u>	<u>Rent Category</u>	<u>Program</u>	<u>Assisted Apts</u>	<u>Total Apt</u>	<u># Effic.</u>	<u># 1 BR</u>	<u># 2 BR</u>	<u># 3 BR</u>	<u># 4 BR</u>	<u># 5+ BR</u>
FL14L000005	6/30/2004	Active	80.0%	LMSA	107	168	0	27	61	19	0	0

**PROJECT:** FHA #:06611079 Caravel Arms Apartments, 4844 NW 24th Ct, Lauderdale Lakes, FL 33313, 954-733-0872 Metro Area (MSA) Fort Lauderdale, FL

Owner Info: SRK Carvel Arms Associates LP, 4053 Maple Rd., Amherst, NY 14226 716-833-4986 Fax: County Name: Broward

Mgmt Info: Benchmark Management of Florida, Inc., 4053 Maple Rd., Amherst, NY 14226 716-833-4986 Fax: 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>				
<u>S8 Contract #</u>	<u>Expiration Date</u>	<u>Contract Status</u>	<u>Rent Category</u>	<u>Program</u>	<u>Assisted Apts</u>	<u>Total Apt</u>	<u># Effic.</u>	<u># 1 BR</u>	<u># 2 BR</u>	<u># 3 BR</u>	<u># 4 BR</u>	<u># 5+ BR</u>
FL14L000007	3/31/2007	Active	79.7%	LMSA	93	110	0	19	58	16	0	0

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

**PROJECT: FHA #:** Parkway East Apartments, 701 NW 10th St, Pompano Beach, FL 33060, 954-941-5970 **Metro Area (MSA):** Fort Lauderdale, FL

**Owner Info:** POMPANNO BEACH COMMUNITY REDEVELOPMENT AGENCY, 100 W Atlantic Blvd, Pompano Beach, FL 33060 954-786-4601 Fax: 954-786-4504 **County Name:** Broward

**Mgmt Info:** CT Services, LLC, 4700 Corridor Pl, Suite A, Beltsville, MD 20705 301-595-5191, x3026 Fax: 301-595-0588 **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	Assisted Apts	Total Apt	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
FL14M000024	9/30/2004	Active	80.0%	98	100	0	0	40	58	0	0

**PROJECT: FHA #:** Sutton Creek Apartments, 305 N Mayo St, Blountstown, FL 32424, 850-674-4202 **Metro Area (MSA):**

**Owner Info:** Sutton Creek Apartments, Ltd., 1002 W 23rd St, Suite 400, Panama City, FL 32405 850-769-8981 Fax: 850-769-1294 **County Name:** Calhoun

**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	Assisted Apts	Total Apt	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
FL29R000015	9/21/2005	Active	106.8%	50	50	0	8	30	12	0	0

**PROJECT: FHA #:** 06335209 Highland Apartments, 100 Joey Cir W, Green Cove Springs, FL 32043, 904-284-7256 **Metro Area (MSA):** Jacksonville, FL

**Owner Info:** Highland Apartments, Ltd., P.O. Box 13526, Macon, GA 31208 912-742-7956 Fax: 912-743-4977 **County Name:** Clay

**Mgmt Info:** Sluckey Management Services, Inc., P.O. Box 13526, Macon, GA 31208 912-742-7956 Fax: 912-742-9368 **Ownership Type:** Profit Motivated

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market
221(d)(4) Mk. Rate Mod Inc	12.00	\$1,379,933	No					

**S8 Contract #** Expiration Date Contract Status Rent Category Assisted Apts Total Apt # Effic. # 1 BR # 2 BR # 3 BR # 4 BR # 5+ BR

FL29H142016 9/11/2004 Active 87.2% 52 52 0 8 20 24 0 0

**PROJECT: FHA #:** Middletowne Apartments, 1809 DeBarry Ave, Orange Park, FL 32073, 904-264-7821 **Metro Area (MSA):** Jacksonville, FL

**Owner Info:** Middletowne Project, Inc., 300 N.W. 12th Avenue, Miami, FL 33128 305-324-5505 Fax: **County Name:** Clay

**Mgmt Info:** The Clarkson Company, 3100 University Boulevard South, Suite 200, Jacksonville, FL 32216 904-359-0045 Fax: **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	Assisted Apts	Total Apt	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
FL29L000018	8/31/2004	Active	92.8%	77	100	0	18	30	29	0	0
FL29M000208	8/31/2004	Active	82.4%	8	100	0	0	2	6	0	0

**PROJECT: FHA #:** Immokalee Apartments, 601 W Delaware Ave, Immokalee, FL 34142, 239-657-6185 **Metro Area (MSA):** Naples, FL

**Owner Info:** RSG Family Limited Partnership - Immokalee, P O Box 1550, Marco Island, FL 34146 941-642-3953 Fax: **County Name:** Collier

**Mgmt Info:** Barfield Bay Properties, Inc., P.O. Box 1550, Marco Island, FL 34146 941-642-3953 Fax: **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	Assisted Apts	Total Apt	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
FL29M000131	8/31/2004	Active	72.0%	100	100	0	0	60	40	0	0

May 2004 **National Housing Trust**