

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

PROJECT: FHA #: Cedar Park Apartments, 615 W Thompson St, Lake City, FL 32055, 904-752-7525

Metro Area (MSA)

Owner Info: Bares Realtes, 12 W. Franklin St., Quincy, FL 32351 850-627-9001 Fax: 850-875-3402

County Name: Columbia

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				
S8 Contract #	Expiration Date	Contract Status	Rent Category	Program	Assisted Apts	Total Apt	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
FL29M000151	4/30/2004	Active	88.9%	LMSA	72	72	0	0	24	48	0	0

PROJECT: FHA #: Parnell Apartments, 905 W Jefferson St, Lake City, FL 32055, 904-752-3027

Metro Area (MSA)

Owner Info:

County Name: Columbia

Mgmt Info:

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	Assisted Apts	Total Apt	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
FL290036001	6/30/2004	Active	87.8%	Sec 8 NC	5	5	0	0	5	0	0	0

PROJECT: FHA #:06344801 Baptist Towers of Jacksonville, 1400 LeBaron Ave, Jacksonville, FL 32207, 904-398-3406

Metro Area (MSA) Jacksonville, FL

Owner Info: BAPTIST TOWERS OF JACKSONVILLE, INC., 1400 LEBARON AVE., Jacksonville, FL 32207 904-398-3406 Fax: 904-398-8080

County Name: Duval

Mgmt Info:

Ownership Type: Non-Profit

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market				
2360(1)/202 Elderly Hsg.	8.50	\$1,772,888	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
FL291.000029	5/31/2004	Active	76.2%	LMSA	153	196	87	66	0	0	0	0

PROJECT: FHA #:06344043 Beachwood Apartments, 2901 Beachwood Blvd, Jacksonville, FL 32246, 904-641-0912 or 641-0913

Metro Area (MSA) Jacksonville, FL

Owner Info: Beachwood, Limited, 4000 B Saint Johns Avenue, Suite 22, Jacksonville, FL 32205 904-388-2225 Fax:

County Name: Duval

Mgmt Info: Flagship Property Management, Inc., 4000-B St. Johns Ave, Suite 22, Jacksonville, FL 32205 904-388-2225 Fax: 904-381-4313

Ownership Type: Limited Dividend

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market				
2360(1)/ Lower Income Fa	7.00	\$1,075,377	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
FL291.000034	9/30/2004	Active	79.1%	LMSA	111	148	0	27	38	46	0	0

PROJECT: FHA #: Caravan Apartments, 233 Sahara Ct, Jacksonville, FL 32216, 904-724-7227

Metro Area (MSA) Jacksonville, FL

Owner Info: REGENT CIRCLE, L.L.C., 1775 Broadway, 23rd Floor, New York, NY 10019 212-949-5000 Fax:

County Name: Duval

Mgmt Info: Tarragon Management, Inc., 3100 MONTICELLO AVENUE, SUITE 200, Dallas, TX 75205 214-599-2200 Fax: 214-599-2220

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	Assisted Apts	Total Apt	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
FL291.000033	2/28/2005	Active	88.0%	LMSA	47	152	0	1	14	26	6	0
FL29M000231	2/28/2005	Active	90.4%	LMSA	105	152	0	11	58	34	2	0

May 2004

National Housing Trust