

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:** Bates Realities, 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:** Caravan Apartments, 233 Sahara Ct, Jacksonville, FL 32216, 904-724-7227

**County Name:** Duval

**Mgmt Info:** RECENT CIRCLE, L.L.C., 1775 Broadway, 23rd Floor, New York, NY 10019 212-949-5000 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	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	5 0 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
236(j)(1) 202 Elderly Hsg.	8.50	\$1,772,886	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
FL29L000029	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
236(j)(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
FL29L000034	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:** RECENT 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
FL29L000033	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

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

**PROJECT: FHA #:** Caroline Arms Apartments, 6457 Fort Caroline Rd, Jacksonville, FL 32211, 904-744-2966

**Metro Area (MSA)** Jacksonville, FL

**Owner Info:** Caroline Arms LP, P.O. Box 1089, Greenville, SC 29602 864-239-1000 Fax:

**County Name:** Duval

**Mgmt Info:** Summit Asset Management, 2507 Fairlane Dr., Montgomery, AL 36116 334-277-5087 Fax: 344-277-6044

**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 Assisted Apts Total Apt # Effic. # 1 BR # 2 BR # 3 BR # 4 BR # 5+ BR  
 FL29L000030 5/31/2004 Active 84.1% LMSA 161 204 0 40 64 39 18 0

**PROJECT: FHA #:** 063344007 Cathedral Terrace, 701 N Ocean St, Jacksonville, FL 32202, 904-798-5353

**Metro Area (MSA)** Jacksonville, FL

**Owner Info:** CATHEDRAL TERRACE, INC., 4250 Lakeside Drive, Suite 204, Jacksonville, FL 32210 904-798-5353 Fax:

**County Name:** Duval

**Mgmt Info:** Cathedral Foundation of Jacksonville, Inc., 4250 Lakeside Dr, Suite 204, Jacksonville, FL 32210 904-798-5339 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 Program Assisted Apts Total Apt # Effic. # 1 BR # 2 BR # 3 BR # 4 BR # 5+ BR  
 236(0)(1) Lower Income Fa 7.00 \$2,794,608 No 224 245 0 224 0 0 0 0 0

**PROJECT: FHA #:** Eagle Rock Apartments I, 1600 Lansdowne Dr, Jacksonville, FL 32211-2530, 904-725-3297

**Metro Area (MSA)** Jacksonville, FL

**Owner Info:** EAGLE ROCK PARTNERS LTD, 1600 LANSDOWNE DRIVE, Jacksonville, FL 32211 904-725-3297 Fax: 904-725-1009

**County Name:** Duval

**Mgmt Info:** Strong Management, Inc., 1201 S. ORLANDO AVE., SUITE 360, Winter Park, FL 32790 407-629-1800 Fax: 407-629-0174

**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  
 FL29E000013 4/14/2006 Active 84.5% PD/8 Existing 46 96 0 16 30 0 0 0 0

**PROJECT: FHA #:** 063335011 Eureka Garden Apartments I, 1214 LaBelle St, Jacksonville, FL 32205, 904-786-8000 or 786-8001

**Metro Area (MSA)** Jacksonville, FL

**Owner Info:** EUREKA GARDEN ASSOC., NO. 1, LIMITED PARTNERSHIP, 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

**S8 Contract #** Expiration Date Contract Status Rent Category Program Assisted Apts Total Apt # Effic. # 1 BR # 2 BR # 3 BR # 4 BR # 5+ BR  
 221(d)(3) Mkt. Rate Modera 6.00 \$332,169 Yes Rent Rdcct Florida Housing Finance Corporation Y 8 88 104 0 0

**PROJECT: FHA #:** 063335037 Eureka Garden Apartments II, 1214 LaBelle St, Jacksonville, FL 32205, 904-786-8000 or 786-8001

**Metro Area (MSA)** Jacksonville, FL

**Owner Info:** Eureka Garden Apartments, Limited, 4000 B Saint Johns Avenue, Suite 22, Jacksonville, FL 32205 904-381-4300 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

**S8 Contract #** Expiration Date Contract Status Rent Category Program Assisted Apts Total Apt # Effic. # 1 BR # 2 BR # 3 BR # 4 BR # 5+ BR  
 FL29M000066 3/31/2005 Active 75.1% LMSA 196 200 0 91 105 0 0 0 0

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

**PROJECT:** FHA #:06344008 Fannie E. Taylor Home for the Aged, 3937 Spring Park Rd, Jacksonville, FL 32207, 904-731-6777 Metro Area (MSA) Jacksonville, FL  
 County Name: Duval  
 Ownership Type: Non-Profit

**Owner Info:** FANNIE E. TAYLOR HOME FOR THE AGED, INC., 6601 Chester Avenue, Jacksonville, FL 32217 904-636-0313 Fax: 904-367-0021  
**Mgmt Info:**

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market				
236(0)(1) Lower Income Fa	8.50	\$1,497,539	No									
<b>S8 Contract #</b>	<b>Expiration Date</b>	<b>Contract Status</b>	<b>Rent Category</b>	<b>Program</b>	<b>Assisted Apts</b>	<b>Total Apt</b>	<b># Effic.</b>	<b># 1 BR</b>	<b># 2 BR</b>	<b># 3 BR</b>	<b># 4 BR</b>	<b># 5+ BR</b>
FL29M000089	6/30/2004	Active	88.5%	LMSA	96	204	12	84	0	0	0	0

**PROJECT:** FHA #:06344021 Florida Christian Home, 1115 Edgewood Ave S, Jacksonville, FL 32205, 904-381-4800 Metro Area (MSA) Jacksonville, FL  
 County Name: Duval  
 Ownership Type: Non-Profit

**Owner Info:** National Benevolent Association, 11780 Borman Dr., St. Louis, MO 63146 314-993-9000 Fax: 314-993-9018  
**Mgmt Info:**

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market				
236(0)(1) Lower Income Fa	8.50	\$1,434,574	No									
<b>S8 Contract #</b>	<b>Expiration Date</b>	<b>Contract Status</b>	<b>Rent Category</b>	<b>Program</b>	<b>Assisted Apts</b>	<b>Total Apt</b>	<b># Effic.</b>	<b># 1 BR</b>	<b># 2 BR</b>	<b># 3 BR</b>	<b># 4 BR</b>	<b># 5+ BR</b>
FL29L000001	5/31/2004	Active	86.9%	LMSA	160	180	50	110	0	0	0	0

**PROJECT:** FHA #:06335039 Hampton Villa Apartments, 3190 Edgewood Ave W, Jacksonville, FL 32209, 904-764-7701 Metro Area (MSA) Jacksonville, FL  
 County Name: Duval  
 Ownership Type: Limited Dividend

**Owner Info:** NHPMN Management, LLC, P.O. Box 1089, Greenville, SC 29602 864-239-1000 Fax: 864-239-5802  
**Mgmt Info:**

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	\$235,835	No									
<b>S8 Contract #</b>	<b>Expiration Date</b>	<b>Contract Status</b>	<b>Rent Category</b>	<b>Program</b>	<b>Assisted Apts</b>	<b>Total Apt</b>	<b># Effic.</b>	<b># 1 BR</b>	<b># 2 BR</b>	<b># 3 BR</b>	<b># 4 BR</b>	<b># 5+ BR</b>
FL29M000064	3/31/2004	Active	80.9%	LMSA	60	60	0	60	0	0	0	0

**PROJECT:** FHA #:06344003 Harold House Apartments, 3650 Ring Ln, Jacksonville, FL 32207, 904-398-0488 Metro Area (MSA) Jacksonville, FL  
 County Name: Duval  
 Ownership Type: Limited Dividend

**Owner Info:** HTV Associates Limited Partnership, 575 South Charles Street, Suite 506, Baltimore, MD 21201 410-234-0111 Fax: 410-234-0902  
**Mgmt Info:** Rental Hsg. Mgmt. Partnership c/o Landex Mgmt. Co., 575 South Charles Street, Suite 506, Baltimore, MD 21201 301-927-7405 Fax: 301-779-2759  
**Section of Act**

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market				
236(0)(1) Lower Income Fa	8.50	\$541,065	Yes	Rent Rddct	Florida Housing Finance Corporation	Y						
<b>S8 Contract #</b>	<b>Expiration Date</b>	<b>Contract Status</b>	<b>Rent Category</b>	<b>Program</b>	<b>Assisted Apts</b>	<b>Total Apt</b>	<b># Effic.</b>	<b># 1 BR</b>	<b># 2 BR</b>	<b># 3 BR</b>	<b># 4 BR</b>	<b># 5+ BR</b>
FL29L000024	3/31/2004	Active	81.2%	LMSA	80	80	0	0	24	56	0	0

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

**PROJECT:** FHA #:06335029 Hollybrook Homes, 104 King St, Jacksonville, FL 32204, 904-389-1196

Metro Area (MSA) Jacksonville, FL

**Owner Info:** HOLLYBROOK HOMES, INC., 104 KING ST., Jacksonville, FL 32204 904-389-1196 Fax: 904-388-7206

County Name: Duval

**Mgmt Info:** National Benevolent Association, 11780 Borman Dr., St. Louis, MO 63146 314-993-9000 Fax: 314-993-9018

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	\$1,097,637	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
FL29M000158	4/30/2004	Active	86.2%	LMSA	182	182	0	20	60	30	72	0

**PROJECT:** FHA #: Huron-Sophia Apartments, 2800 Sophia St, Jacksonville, FL 32254, 904-733-1202

Metro Area (MSA) Jacksonville, FL

**Owner Info:** Huron-Sophia, L.L.C., 3733 W. University Blvd, Suite 115-A, Jacksonville, FL 32217 904-733-1202 Fax:

County Name: Duval

**Mgmt Info:** Huron-Sophia, L.L.C., 3733 W. University Blvd, Suite 115-A, Jacksonville, FL 32217 904-733-1202 Fax:

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
FL29M000053	8/30/2004	Active	83.7%	LMSA	72	72	0	40	32	0	0	0

**PROJECT:** FHA #:06335151 Jacksonville Townhouse, 3465 Phillips Hwy, Jacksonville, FL 32207, 904-399-5065

Metro Area (MSA) Jacksonville, FL

**Owner Info:** Sencit-Jacksonville Company, Ltd., P.O. Box 1089, Greenville, SC 29602 864-239-1000 Fax: 303-757-8735

County Name: Duval

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

Ownership Type: Profit Motivated

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	\$4,071,791	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
FL290031001	2/28/2006	Active	95.2%	Sec 8 NC	250	250	0	250	0	0	0	0

**PROJECT:** FHA #:06335282 Mandarin Trace Apartments, 3960 Old Sunbeam Rd, Jacksonville, FL 32257, 904-262-3454

Metro Area (MSA) Jacksonville, FL

**Owner Info:** Mandarin Trace Apartments, Ltd., P.O. Box 1089, Greenville, SC 29602 864-239-1000 Fax:

County Name: Duval

**Mgmt Info:** J. Jerod & Associates, Inc., 1111 Poplar St, P.O. Box 390, Benton, KY 42025 502-527-8574 Fax:

Ownership Type: Profit Motivated

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	6.00	\$3,633,561	Yes	Mtg Rstr	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
FL29H142020	6/30/2004	Active	102.9%	HFD/AV8 NC	119	120	0	44	60	15	0	0

**PROJECT:** FHA #:06344057 Monaco Arms Apartments II, 10415 Monaco Dr, Jacksonville, FL 32218, 904-757-5585

Metro Area (MSA) Jacksonville, FL

**Owner Info:** Monaco Arms Associates II, Ltd., P.O. Box 1089, Greenville, SC 29602 864-239-1000 Fax:

County Name: Duval

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

Ownership Type: Limited Dividend

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market
236(i)(1) Lower Income Fa	7.00	\$386,362	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
FL29L000003	5/31/2004	Active	92.8%	LMSA	39	56	0	11	28	0	0	0

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

**PROJECT:** FHA #:06344015 Monaco Arms I, 10525 Monaco Dr, Jacksonville, FL 32219, 904-757-5585

Metro Area (MSA) Jacksonville, FL

**Owner Info:** Monaco Arms Associates I, Ltd., P.O. Box 1089, Greenville, SC 29602 864-239-1000 Fax:

County Name: Duval

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

Ownership Type: Limited Dividend

<b>Section of Act</b>	<b>Interest Rate</b>	<b>Unpaid Balance</b>	<b>In M2M</b>	<b>M2M Option</b>	<b>PAE</b>	<b>Completed M2M?</b>	<b>Ineligible?</b>	<b>Below Market</b>
236(i)(1) Lower Income Fa	7.50	\$513,434	No					

<b>S8 Contract #</b>	<b>Expiration Date</b>	<b>Contract Status</b>	<b>Rent Category</b>	<b>Program</b>	<b>Assisted Apts</b>	<b>Total Apt</b>	<b># Effic.</b>	<b># 1 BR</b>	<b># 2 BR</b>	<b># 3 BR</b>	<b># 4 BR</b>	<b># 5+ BR</b>
FL29M000141	5/31/2004	Active	93.9%	LMSA	86	100	0	25	61	0	0	0

Metro Area (MSA) Jacksonville, FL

**PROJECT:** FHA #:06344805 Mount Carmel Gardens, 5846 Mount Carmel Ter, Jacksonville, FL 32216, 904-733-6696

County Name: Duval

**Owner Info:** MOUNT CARMEL GARDENS, INC., 5846 MT. CARMEL TER, Jacksonville, FL 32216 904-733-6696 Fax: 904-739-3512

Ownership Type: Non-Profit

<b>Section of Act</b>	<b>Interest Rate</b>	<b>Unpaid Balance</b>	<b>In M2M</b>	<b>M2M Option</b>	<b>PAE</b>	<b>Completed M2M?</b>	<b>Ineligible?</b>	<b>Below Market</b>
236(i)(1) 202 Elderly Hsg.	7.50	\$1,731,289	No					

<b>S8 Contract #</b>	<b>Expiration Date</b>	<b>Contract Status</b>	<b>Rent Category</b>	<b>Program</b>	<b>Assisted Apts</b>	<b>Total Apt</b>	<b># Effic.</b>	<b># 1 BR</b>	<b># 2 BR</b>	<b># 3 BR</b>	<b># 4 BR</b>	<b># 5+ BR</b>
FL29M000169	5/31/2004	Active	81.6%	LMSA	127	208	60	67	0	0	0	0

Metro Area (MSA) Jacksonville, FL

**PROJECT:** FHA #: Normandy Apartments, 8431 Herlong Rd, Jacksonville, FL 32210-2327, 904-781-0077

County Name: Duval

**Owner Info:** V F AFFORDABLE HOUSING, INC, 930 CAMBRIA STREET, Christiansburg, VA 24073 540-382-2002 Fax: 540-382-1935

Ownership Type: Non-Profit

<b>Section of Act</b>	<b>Interest Rate</b>	<b>Unpaid Balance</b>	<b>In M2M</b>	<b>M2M Option</b>	<b>PAE</b>	<b>Completed M2M?</b>	<b>Ineligible?</b>	<b>Below Market</b>
			No					

<b>S8 Contract #</b>	<b>Expiration Date</b>	<b>Contract Status</b>	<b>Rent Category</b>	<b>Program</b>	<b>Assisted Apts</b>	<b>Total Apt</b>	<b># Effic.</b>	<b># 1 BR</b>	<b># 2 BR</b>	<b># 3 BR</b>	<b># 4 BR</b>	<b># 5+ BR</b>
FL29M000042	9/30/2004	Active	93.0%	LMSA	99	100	0	40	44	15	0	0

Metro Area (MSA) Jacksonville, FL

**PROJECT:** FHA #:06335179 Oak Tree Apartments, 1701 Lake Shore Blvd, Jacksonville, FL 32210, 904-387-9879

County Name: Duval

**Owner Info:** Oak Creek Apartments, Ltd., 1002 W 23rd St, Suite 400, Caller Box 17, Panama City, FL 32405 850-769-8931 Fax:

Ownership Type: Profit Motivated

**Mgmt Info:** Royal American Management, Inc., 1002 W 23rd St, Suite 400, Panama City, FL 32405 850-769-8981 Fax: 850-769-4860

<b>Section of Act</b>	<b>Interest Rate</b>	<b>Unpaid Balance</b>	<b>In M2M</b>	<b>M2M Option</b>	<b>PAE</b>	<b>Completed M2M?</b>	<b>Ineligible?</b>	<b>Below Market</b>
			No					

<b>S8 Contract #</b>	<b>Expiration Date</b>	<b>Contract Status</b>	<b>Rent Category</b>	<b>Program</b>	<b>Assisted Apts</b>	<b>Total Apt</b>	<b># Effic.</b>	<b># 1 BR</b>	<b># 2 BR</b>	<b># 3 BR</b>	<b># 4 BR</b>	<b># 5+ BR</b>
FL290033002	6/30/2005	Active	90.4%	Sec 8 NC	162	162	0	32	66	64	0	0

Metro Area (MSA) Jacksonville, FL

**PROJECT:** FHA #: Oakwood Villa Apartments, 8201 Kona Ave, Jacksonville, FL 32211, 904-725-7566

County Name: Duval

**Owner Info:** OAKWOOD PROJECT, INC., 300 N.W. 12th Avenue, Miami, FL 33131 305-324-5505 EXT 106 Fax: 305-324-5506

Ownership Type: Non-Profit

**Mgmt Info:** The Clarkson Company, 3100 University Boulevard South, Suite 200, Jacksonville, FL 32216 904-359-0045 Fax:

<b>Section of Act</b>	<b>Interest Rate</b>	<b>Unpaid Balance</b>	<b>In M2M</b>	<b>M2M Option</b>	<b>PAE</b>	<b>Completed M2M?</b>	<b>Ineligible?</b>	<b>Below Market</b>
			No					

<b>S8 Contract #</b>	<b>Expiration Date</b>	<b>Contract Status</b>	<b>Rent Category</b>	<b>Program</b>	<b>Assisted Apts</b>	<b>Total Apt</b>	<b># Effic.</b>	<b># 1 BR</b>	<b># 2 BR</b>	<b># 3 BR</b>	<b># 4 BR</b>	<b># 5+ BR</b>
FL29M000086	7/31/2004	Active	75.5%	LMSA	200	200	0	32	136	32	0	0

May 2004

National Housing Trust

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

**PROJECT:** FHA #:06335190 Timuquana Park Apartments, 5615 Seaboard Ave, Jacksonville, FL 32244, 904-771-3490

Metro Area (MSA) Jacksonville, FL

**Owner Info:** Timuquana Park Apartments, Ltd., P.O. Box 1089, Greenville, SC 29602 864-239-1000 Fax:

County Name: Duval

**Mgmt Info:** AIMCO, 8902 N DALE MABRY HWY, SUITE 209, Tampa, FL 33614 813-936-1700 Fax: 813-936-1901

Ownership Type: Limited Dividend

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	\$2,021,939	Yes	Mtg Rstr	Foley and Judell, LLP	Y		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
FL290053029	8/25/2004	Active	88.5%	Sec 8 NC	100	100	0	28	56	16	0	0

**PROJECT:** FHA #:06335164 Treetop Apartments, 6355 Morse Ave, Jacksonville, FL 32244-3798, 904-778-4482

Metro Area (MSA) Jacksonville, FL

**Owner Info:** Treetop Apartments, Ltd., 1002 W 23rd St, Suite 400, Panama City, FL 32405 850-769-8931 Fax:

County Name: Duval

**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				
221(d)(4) Mkt. Rate Mod Inc	7.50	\$2,673,055	Yes	Rent Rctd	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
FL290045049	3/20/2005	Active	84.9%	Sec 8 NC	171	172	0	40	95	36	0	0

**PROJECT:** FHA #:06392501 Washington Heights, 4229 W Moncrief Rd, Jacksonville, FL 32209-1668, 904-764-0561

Metro Area (MSA) Jacksonville, FL

**Owner Info:** WWH REALTY INVESTORS IV, LTD, 4000-B ST JOHNS AVENUE, SUITE 22, Jacksonville, FL 32205 904-388-2225 Fax: 904-381-4313

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: Profit Motivated

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market				
223(c) / 221(d)(3) MR Asset	6.00	\$594,030	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
FL29M000087	5/31/2004	Active	88.5%	LMSA	200	200	0	0	96	104	0	0

**PROJECT:** FHA #: Weber 5A Apartments, 1029 Brady St, Jacksonville, FL 32209-7300, 904-354-0733

Metro Area (MSA) Jacksonville, FL

**Owner Info:** Cowen & Cowen Properties, 1550 S. Lane Avenue, Suite 2, Jacksonville, FL 32210 904-219-0659 Fax:

County Name: Duval

**Mgmt Info:** Cowen & Cowen Properties, 1550 S. Lane Avenue, Suite 2, Jacksonville, FL 32210 904-219-0659 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	Program	Assisted Apts	Total Apt	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
FL29E000004	4/30/2004	Active	62.5%	PD/8 Existing	24	24	0	0	24	0	0	0

**PROJECT:** FHA #: Westgate Apartments, 5202 La Ventura Dr E, Jacksonville, FL 32210-9301, 904-771-8308

Metro Area (MSA) Jacksonville, FL

**Owner Info:** WESTGATE LTD., 3740 Beach Blvd, Suite 300, Jacksonville, FL 32247 904-398-7350 Fax:

County Name: Duval

**Mgmt Info:** Denro Management, Inc., 3740 Beach Blvd, Suite 300, Jacksonville, FL 32207 904-398-2805 Fax: 904-398-5063

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
FL290045037	3/31/2005	Active	90.1%	Sec 8 NC	167	168	0	0	121	30	16	0

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

**PROJECT:** FHA #:06335198 Wilson West Apartments, 7645 Wilson Blvd, Jacksonville, FL 32210, 904-783-0256

Metro Area (MSA) Jacksonville, FL

**Owner Info:** Wilson West Apartments, Ltd., 1002 W 23rd St, Suite 400, Panama City, FL 32405 850-769-8931 Fax:

County Name: Duval

**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

<b>Section of Act</b>	<b>Interest Rate</b>	<b>Unpaid Balance</b>	<b>In M2M</b>	<b>M2M Option</b>	<b>PAE</b>	<b>Completed M2M?</b>	<b>Ineligible?</b>	<b>Below Market</b>
221(d)(4) Mkt. Rate Mod Inc	7.50	\$1,372,747	No					

<b>S8 Contract #</b>	<b>Expiration Date</b>	<b>Contract Status</b>	<b>Rent Category</b>	<b>Assisted Apts</b>	<b>Total Apt</b>	<b># Effic.</b>	<b># 1 BR</b>	<b># 2 BR</b>	<b># 3 BR</b>	<b># 4 BR</b>	<b># 5+ BR</b>
FL290053077	6/29/2008	Active	Sec 8 NC	50	50	0	15	0	35	0	0

**PROJECT:** FHA #:06344048 Pablo Towers, 115 3rd St S, Jacksonville Beach, FL 32250, 904-249-3866

Metro Area (MSA) Jacksonville, FL

**Owner Info:** BEACHES CHRISTIAN SERVICES CORP., INC., 115 S 3RD ST., Jacksonville Beach, FL 32250 904-249-3866 Fax:

County Name: Duval

**Mgmt Info:** BEACHES CHRISTIAN SERVICES CORP., INC., 115 S 3RD ST., Jacksonville Beach, FL 32250 904-249-3866 Fax:

Ownership Type: Non-Profit

<b>Section of Act</b>	<b>Interest Rate</b>	<b>Unpaid Balance</b>	<b>In M2M</b>	<b>M2M Option</b>	<b>PAE</b>	<b>Completed M2M?</b>	<b>Ineligible?</b>	<b>Below Market</b>
236(i)(1) Lower Income Fa	7.00	\$1,973,011	No					

<b>S8 Contract #</b>	<b>Expiration Date</b>	<b>Contract Status</b>	<b>Rent Category</b>	<b>Assisted Apts</b>	<b>Total Apt</b>	<b># Effic.</b>	<b># 1 BR</b>	<b># 2 BR</b>	<b># 3 BR</b>	<b># 4 BR</b>	<b># 5+ BR</b>
FL291000017	6/30/2006	Active	LMSA	168	199	30	138	0	0	0	0

**PROJECT:** FHA #:06311038 The Beaches Hamlet aka Pablo Hamlet aka Cooper-Holt Manor, 1600 Shelter Ave, Jacksonville Beach, Metro Area (MSA) Jacksonville, FL

County Name: Duval

**Owner Info:** Beaches Elderly Housing Corporation, 115 3rd St S., Jacksonville Beach, FL 32250 904-249-3866 Fax:

Ownership Type: Non-Profit

<b>Section of Act</b>	<b>Interest Rate</b>	<b>Unpaid Balance</b>	<b>In M2M</b>	<b>M2M Option</b>	<b>PAE</b>	<b>Completed M2M?</b>	<b>Ineligible?</b>	<b>Below Market</b>
2071 223(i) Pur/ Refin Hsg.	6.94	\$3,016,001	No					

<b>S8 Contract #</b>	<b>Expiration Date</b>	<b>Contract Status</b>	<b>Rent Category</b>	<b>Assisted Apts</b>	<b>Total Apt</b>	<b># Effic.</b>	<b># 1 BR</b>	<b># 2 BR</b>	<b># 3 BR</b>	<b># 4 BR</b>	<b># 5+ BR</b>
FL291122004	10/14/2005	Active	HFD/8 NC	104	104	0	94	10	0	0	0

**PROJECT:** FHA #: Century Woods Apartments, 20 W Hwy 4, Century, FL 32535-2306, 850-256-5361

Metro Area (MSA) Pensacola, FL

**Owner Info:** Century Woods, Ltd., 1002 W 23rd St, Suite 400, Panama City, FL 32405 850-769-8931 Fax: 850-769-4860

County Name: Escambia

**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

<b>Section of Act</b>	<b>Interest Rate</b>	<b>Unpaid Balance</b>	<b>In M2M</b>	<b>M2M Option</b>	<b>PAE</b>	<b>Completed M2M?</b>	<b>Ineligible?</b>	<b>Below Market</b>
			No					

<b>S8 Contract #</b>	<b>Expiration Date</b>	<b>Contract Status</b>	<b>Rent Category</b>	<b>Assisted Apts</b>	<b>Total Apt</b>	<b># Effic.</b>	<b># 1 BR</b>	<b># 2 BR</b>	<b># 3 BR</b>	<b># 4 BR</b>	<b># 5+ BR</b>
FL291R000027	9/4/2004	Active	515/8 NC	36	36	0	0	24	12	0	0

**PROJECT:** FHA #:06335178 Cerny Village Apartments, 5227 Cerny Rd, Pensacola, FL 32506, 850-456-3145

Metro Area (MSA) Pensacola, FL

**Owner Info:** Cerny Village, Ltd., 2120 Drew St, P.O. Box 6417, Clearwater, FL 33765 727-442-3118 Fax: 727-442-4231

County Name: Escambia

**Mgmt Info:** Bradley Properties, Inc., 2120 Drew St, P.O. Box 6417, Clearwater, FL 33765 727-442-3118 Fax: 727-442-4231

Ownership Type: Profit/Motivated

<b>Section of Act</b>	<b>Interest Rate</b>	<b>Unpaid Balance</b>	<b>In M2M</b>	<b>M2M Option</b>	<b>PAE</b>	<b>Completed M2M?</b>	<b>Ineligible?</b>	<b>Below Market</b>
221(d)(4) Mkt. Rate Mod Inc	7.50	\$1,007,267	Yes	Rent Rdcct	First Housing Development Corporation	Y		Y

<b>S8 Contract #</b>	<b>Expiration Date</b>	<b>Contract Status</b>	<b>Rent Category</b>	<b>Assisted Apts</b>	<b>Total Apt</b>	<b># Effic.</b>	<b># 1 BR</b>	<b># 2 BR</b>	<b># 3 BR</b>	<b># 4 BR</b>	<b># 5+ BR</b>
FL290053025	11/30/2006	Active	Sec 8 NC	60	60	0	16	28	16	0	0