

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

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	\$1,372,747	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
FL290053077	6/29/2008	Active	84.3%	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

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	\$1,973,011	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
FL29L000017	6/30/2006	Active	97.0%	LMSA	168	199	30	138	0	0	0	0

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

County Name: Duval

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

Ownership Type: Duval

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market				
207/223(f) Purf/Refin Hsg.	6.94	\$3,016,001	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
FL29H122004	10/14/2005	Active	115.1%	HFDAB NC	104	104	0	94	10	0	0	0

PROJECT: FHA #: Century Woods Apartments, 20 W Hwy 4, Century, FL 32535-2306, 850-256-5561

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

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

S8 Contract #	Expiration Date	Contract Status	Rent Category	Program	Assisted Apts	Total Apt	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
FL29R000027	9/4/2004	Active	107.8%	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

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	\$1,007,267	Yes									
S8 Contract #	Expiration Date	Contract Status	Rent Category	Program	Assisted Apts	Total Apt	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
FL290053025	11/30/2006	Active	101.4%	Sec 8 NC	60	60	0	16	28	16	0	0

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

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

PROJECT: FHA #:06335186 Fairfield Village, 601 N Fairfield Dr, Pensacola, FL 32506, 850-455-6752

Metro Area (MSA) Pensacola, FL

Owner Info: Fairfield 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

<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	\$1,471,815	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>
FL290063080	10/26/2006	Active		Sec 8 NC	72	72	0	33	31	8	0	0

PROJECT: FHA #:06335206 Harbour Place Apartments, 9742 Harbour Pl, Pensacola, FL 32506, 850-455-6822

Metro Area (MSA) Pensacola, FL

Owner Info: Harbour Place Apartments, Ltd., 1002 W 23rd St, Suite 400, Panama City, FL 32405 850-769-8981 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

<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	12.00	\$1,814,631	Yes	Mtg Rstr				

<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>
FL29H142017	9/1/2004	Active		HFDA/8 NC	68	68	0	20	48	0	0	0

PROJECT: FHA #: Oakwood Terrace I, 700 Truman Ave, Pensacola, FL 32505, 850-434-2721

Metro Area (MSA) Pensacola, FL

Owner Info: Oakwood Terrace I, 700 Truman Ave, Pensacola, FL 32505, 850-434-2721

County Name: Escambia

Mgmt Info: East Bay Management, Inc., 700 W. Truman Ave., Pensacola, FL 32505 850-435-7771 Fax: 850-435-7772

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>
			Yes	Mtg Rstr				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>
FL29M000157	4/30/2006	Active		LMSA	200	200	0	0	72	128	0	0

PROJECT: FHA #: Oakwood Terrace II, 700 Truman Ave, Pensacola, FL 32505, 850-434-2721

Metro Area (MSA) Pensacola, FL

Owner Info: Oakwood Terrace II, 700 Truman Ave, Pensacola, FL 32505, 850-434-2721

County Name: Escambia

Mgmt Info: East Bay Management, Inc., 700 W. Truman Ave., Pensacola, FL 32505 850-435-7771 Fax: 850-435-7772

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>
			Yes	Rent Rddt				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>
FL29M000148	3/31/2006	Active		LMSA	100	100	0	20	80	0	0	0

PROJECT: FHA #:06335028 Pensacola Village Apartments, 500 E Fairfield Dr, Pensacola, FL 32503, 850-433-2026

Metro Area (MSA) Pensacola, FL

Owner Info: PENSACOLA VILLAGE APARTMENTS, L.L.C., 13396 GONGORA DRIVE, Pensacola, FL 32507 850-492-0706 Fax: 850-492-9689

County Name: Escambia

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

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>
			Yes	Rent Rddt				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>
FL29M000188	12/31/2005	Active		LMSA	200	200	0	12	80	108	0	0

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

PROJECT: FHA #: Ridgeloop Apartments, 7201 Bruner St, Pensacola, FL 32526-3114, 850-453-1131 **Metro Area (MSA)** Pensacola, FL

Owner Info: Ridgeloop Apartments, 7200 Lillian Hwy Apt 401, Pensacola, FL 32506 850-455-6239 Fax: 850-455-6239 **County Name:** Escambia

Mgmt Info: F & D Abad Enterprises, Inc., 7200 Lillian Highway, Ste 401, Pensacola, FL 32506 850-916-7788 Fax: 850-455-2472 **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
FL290053042	8/21/2005	Active	100.2%	Sec 8 NC	17	80	0	17	0	0	0	0
FL291000181	9/30/2005	Active	102.8%	LMSA	17	80	0	0	17	0	0	0

PROJECT: FHA #:06344004 Sunrise Apartments, 4350 W Fairfield Dr, Pensacola, FL 32505, 850-455-5496 **Metro Area (MSA)** Pensacola, FL

Owner Info: SUTTON PLACE ASSOCIATES, A LIMITED PARTNERSHIP, 2801 Archer Road, South West, Gainesville, FL 32608 352-376-2444 Fax: 352-376-2260 **County Name:** Escambia

Mgmt Info: Emmer Management Corp., 2801 SW Archer Rd., Gainesville, FL 32608 352-376-2444 Fax: 352-376-2444 **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
236(1) Lower Income Fa			8.50			\$840,960	No					
S8 Contract #	5/31/2004	Active	107.2%	Preservation	151	160	0	34	95	22	0	0

PROJECT: FHA #:06344028 The Moorings, 8491 Old Spanish Trail Rd, Pensacola, FL 32514, 850-455-5496 **Metro Area (MSA)** Pensacola, FL

Owner Info: The Moorings Associates, Limited, 2801 Archer Road, South West, Gainesville, FL 32608 352-376-2444 Fax: 352-376-2260 **County Name:** Escambia

Mgmt Info: Emmer Management Corp., 2801 S.W. Archer Road., Gainesville, FL 32608 352-376-2444 Fax: 352-376-2260 **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
236(1) Lower Income Fa			7.00			\$1,188,028	No					
S8 Contract #	5/31/2004	Active	100.8%	Preservation	187	200	0	78	95	14	0	0

PROJECT: FHA #: Warrington Village Apartments, 34 Patton Dr, Pensacola, FL 32507-3805, 850-455-8017 **Metro Area (MSA)** Pensacola, FL

Owner Info: Warrington Group L.L.C., 677 East Main Street, Geneva, OH 44041 440-466-1191 Fax: 440-466-9133 **County Name:** Escambia

Mgmt Info: The Columbia Group, LLC, 1147 Robinson Ave., Ocean Springs, MS 39564 228-818-3226 Fax: 228-818-3238 **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
FL29E000009	8/27/2005	Active	96.1%	PD/8 Existing	200	200	0	16	120	64	0	0

PROJECT: FHA #: Flint Garden Apartments, 424 Line St, Chattahoochee, FL 32324-2455, 850-663-4415 **Metro Area (MSA)** Tallahassee, FL

Owner Info: Coral West LLC, 888 S Andrews Ave, Suite 201A, Fort Lauderdale, FL 33316 954-764-7600 Fax: 954-763-4840 **County Name:** Gadsden

Mgmt Info: Coral West LLC, 888 S Andrews Ave, Suite 201A, Fort Lauderdale, FL 33316 954-764-7600 Fax: 954-763-4840 **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
FL29M000072	9/30/2004	Active	92.9%	LMSA	88	88	0	0	24	64	0	0

May 2004 **National Housing Trust**