

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

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

Owner Info: Ridgetop 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
FL29L000181	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:

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			8.50									
FL29M000298	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:

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(0)(1) Lower Income Fa			7.00									
FL29M000297	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

Section of Act Interest Rate Unpaid Balance In M2M M2M Option **PAE** Completed M2M? Ineligible? Below Market

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Section of Act Interest Rate Unpaid Balance In M2M M2M Option **PAE** Completed M2M? Ineligible? Below Market

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

PROJECT: FHA #:06335071 Havana Heights Apartments, 111 W 16th Ave, Havana, FL 32333-2249, 850-539-6534

Metro Area (MSA) Tallahassee, FL

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

County Name: Gadsden

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	\$402,898	Yes	Rent Rdt	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
FL29M000176	5/31/2004	Active	88.5%	LMSA	60	60	0	8	16	24	12	0

PROJECT: FHA #: Riverside Apartments, 110 W 16th Ave, Havana, FL 32333, 850-875-1776

Metro Area (MSA) Tallahassee, FL

Owner Info: RIVERSIDE APARTMENTS, P.O. BOX 428, 1821 W. Jefferson Street, Quincy, FL 32353 850-875-1776 Fax: 850-875-2776

County Name: Gadsden

Mgmt Info: 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
FL29R000013	2/28/2005	Active	76.9%	515/8 NC	50	50	0	0	17	33	0	0

PROJECT: FHA #:06335036 Gadsden Arms Apartments, 427 S Steward St, Quincy, FL 32351, 850-627-6604

Metro Area (MSA) Tallahassee, FL

Owner Info: Billy Yon Peacock, Jr. and Emory Grant Peacock, 427 S. Steward St., Quincy, FL 32351 850-627-6604 Fax: 850-627-1301

County Name: Gadsden

Mgmt Info: 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	\$500,033	Yes	Rent Rdt	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
FL29M000134	3/31/2005	Active	90.1%	LMSA	100	100	0	0	28	72	0	0

PROJECT: FHA #: Parkview Garden Apartments, 500 S Atlanta St, Quincy, FL 32351, 850-875-1844

Metro Area (MSA) Tallahassee, FL

Owner Info: Parkview Garden Apartments, GP, 1701 Hamilton Ave., Panama City, FL 32405 850-785-2449 Fax:

County Name: Gadsden

Mgmt Info: Florida Management Associates, P.O. Box 610, Monticello, FL 32345 850-893-7650 Fax: 850-785-8318

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
FL29R000007	12/31/2004	Active	79.3%	515/8 NC	70	70	0	24	22	24	0	0

PROJECT: FHA #: Parkview Manor, 520 S Atlanta St, Quincy, FL 32351, 850-875-1844

Metro Area (MSA) Tallahassee, FL

Owner Info: Parkview Manor, Ltd., 24 Harrison Ave., Panama City, FL 32401 850-785-2449 Fax:

County Name: Gadsden

Mgmt Info: Florida Management Associates, P.O. Box 610, Monticello, FL 32345 850-893-7650 Fax: 850-785-8318

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
FL29R000025	12/28/2004	Active	76.4%	515/8 NC	36	36	0	0	18	18	0	0