

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

**PROJECT: FHA #:** Trenton Apartments, 718 NE 7th Pl, Trenton, FL 32693, 352-463-7106

**Metro Area (MSA)**

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

**County Name:** Gilchrist

**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>
			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>
FL29R000029	8/23/2007	Active	134.9%	515/8 NC	36	36	0	8	20	8	0	0

**PROJECT: FHA #:** Villa Allegre Apartments, 121 Pleasant Ave, Bowling Green, FL 33634, 941-375-4138

**Metro Area (MSA)**

**Owner Info:** Azalea Apartments, Ltd., P.O. Box 1327, Wauchula, FL 33873 863-375-2222 Fax: 863-375-4999

**County Name:** Hardee

**Mgmt Info:** WW Management, P.O. Box 1327, Wauchula, FL 33873 863-375-2222 Fax: 863-375-4999

**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>
			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>
FL29R000001	6/30/2005	Active	83.2%	515/8 NC	40	40	0	0	8	24	8	0

**PROJECT: FHA #:** Wauchula Gardens, 1000 Makowski Rd, Wauchula, FL 33873, 863-773-6694

**Metro Area (MSA)**

**Owner Info:** Affordable Housing Opportunities, Inc., 4000-B St. Johns Ave, #24, Jacksonville, FL 32205 904-388-2225 Fax: 904-381-4313

**County Name:** Hardee

**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:** 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>
			Yes	Mtg Rstr	First Housing Development 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>
FL29M000107	5/31/2004	Active	72.4%	LMSA	55	55	0	16	23	16	0	0

**PROJECT: FHA #:**06692002 Harlem Gardens Apartments, 700 Harlem Tenants Cir, Clewiston, FL 33440, 941-983-8312

**Metro Area (MSA)**

**Owner Info:** HARLEM TENANTS ASSOCIATION, INC., 700 HARLEM TENANTS CIRCLE # 712, Clewiston, FL 33440 941-983-8312 Fax:

**County Name:** Hendry

**Mgmt Info:** Services-Taylor Made, Inc., P.O. Drawer 6097, Fort Myers, FL 33911 941-936-0412 Fax: 941-275-0504

**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>
			Yes	Rent Rdt	First Housing Development 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>
FL29M000054	5/31/2004	Active	95.2%	LMSA	126	126	0	12	51	51	12	0

**PROJECT: FHA #:**06735325 Ridgedale Apartments, 723 S Fairview Ter, Avon Park, FL 33825, 863-453-3995

**Metro Area (MSA)**

**Owner Info:** Ridgedale Apartments, Ltd., 1225 Dublin Rd, Columbus, OH 43215 614-488-1169 Fax: 614-488-9780

**County Name:** Highlands

**Mgmt Info:** SHL GP Corporation, 119 Summer Hill Rd, Simpsonville, SC 29681 864-370-9836 Fax: 864-370-2731

**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	R.E.R., Inc.			

<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>
FL290057052	3/14/2004	Active	118.8%	Sec 8 NC	36	36	0	4	14	14	4	0

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

**PROJECT: FHA #:** Whispering Pines Apartments, 709 S Summit Ave, Avon Park, FL 33825, 863-452-2426

**Metro Area (MSA)**

**Owner Info:** Avon Park, Ltd., P.O. Box 5252, Lakeland, FL 33807 863-647-1581 Fax: 863-647-3992

**County Name:** Highlands

**Mgmt Info:** A & M Properties, Inc., P.O. Box 5252, Lakeland, FL 33807 941-647-1581 Fax: 941-647-3992

**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  
 FL290032001 5/31/2004 Active 117.1% Sec 8 NC 26 26 0 0 0 0

**PROJECT: FHA #:**06735324 Summit Ridge Apartments, 982 Summit Ridge Dr, Brandon, FL 33511-5513, 813-685-2213 **Metro Area (MSA)** Tampa-St. Petersburg-Clearwater, FL

**Owner Info:** SUMMIT RIDGE APARTMENTS, LTD., R.E. Roark Companies, Inc., P.O. Box 970, Hilliard, OH 43028 614-488-1169 Fax: 614-488-9780

**County Name:** Hillsborough

**Mgmt Info:** SHL GP Corporation, 119 Summer Hill Rd., Simpsonville, SC 29681 864-370-9836 Fax: 864-370-2731

**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 7.00 \$1,148,683 Yes Mrg Rstr R.E.R., Inc. Y

**S8 Contract #** Expiration Date Contract Status Rent Category Assisted Apts Total Apt # Effic. # 1 BR # 2 BR # 3 BR # 4 BR # 5+ BR  
 FL29005051 4/12/2004 Active 84.2% Sec 8 NC 40 40 0 0 24 16 0 0

**PROJECT: FHA #:** Cedar Trace Apartments, 2200 Cedar Trace Cir, Tampa, FL 33613, 813-972-2924 **Metro Area (MSA)** Tampa-St. Petersburg-Clearwater, FL

**Owner Info:** Alliance BP Limited Partnership, 104 Willnot Rd Ste 350, Deerfield, IL 60015 312-332-8000 Fax:

**County Name:** Hillsborough

**Mgmt Info:** NHP Management Company, 55 Beattie Pl., Greenville, SC 29602 864-239-1000 Fax: 864-239-1066

**Ownership Type:**

**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 Assisted Apts Total Apt # Effic. # 1 BR # 2 BR # 3 BR # 4 BR # 5+ BR  
 FL290057027 5/1/2004 Active 71.4% Sec 8 NC 36 176 0 18 18 0 0 0

**PROJECT: FHA #:**06735374 Central Court Apartments, 2510 N Central Ave, Tampa, FL 33602, 813-229-8339 **Metro Area (MSA)** Tampa-St. Petersburg-Clearwater, FL

**Owner Info:** RAP SP Central Court LLC, 625 Madison Ave, 9th Floor, ATTN: Mark Carbone, New York, NY 10022, NY 10022 212-421-5333 Fax: 212-751-3550

**County Name:** Hillsborough

**Mgmt Info:** CT Services, LLC, 4700 Corridor Pl, Suite A, Beltsville, MD 20705 301-595-5191, X3026 Fax: 301-595-0588

**Ownership Type:** Limited Dividend

**Section of Act** Interest Rate Unpaid Balance In M2M M2M Option PAE Completed M2M? Ineligible? Below Market  
 223(a)(7)221(d)(3) MKT Re 8.50 \$278,761 Yes Mrg Rstr First Housing Development Corporation Y

**S8 Contract #** Expiration Date Contract Status Rent Category Assisted Apts Total Apt # Effic. # 1 BR # 2 BR # 3 BR # 4 BR # 5+ BR  
 FL29M000068 11/30/2006 Active 76.7% LMSA 68 68 0 14 40 14 0 0

**PROJECT: FHA #:** Columbus Court, 2802 Stalette Ct, Tampa, FL 33607, 813-251-3397 **Metro Area (MSA)** Tampa-St. Petersburg-Clearwater, FL

**Owner Info:** NP/Columbus Court, LLC, 5847 San Felipe St., Houston, TX 77057 713-260-1400 Fax:

**County Name:** Hillsborough

**Mgmt Info:** PROFESSIONAL MANAGEMENT OF CENTRAL FLORIDA, INC., 323 EAST CHURCH STREET, Orlando, FL 32801 407 872-0444 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 Assisted Apts Total Apt # Effic. # 1 BR # 2 BR # 3 BR # 4 BR # 5+ BR  
 FL29M000067 9/30/2004 Active 76.2% LMSA 160 160 0 28 102 30 0 0