

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

|                       |                      |                       |               |                   |            |                       |                    |                     |
|-----------------------|----------------------|-----------------------|---------------|-------------------|------------|-----------------------|--------------------|---------------------|
| <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> |
| FL290032001          | 5/31/2004              | Active                 | 117.1%               | Sec 8 NC       | 26                   | 26               | 0               | 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 43026 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

|                       |                      |                       |               |                   |              |                       |                    |                     |
|-----------------------|----------------------|-----------------------|---------------|-------------------|--------------|-----------------------|--------------------|---------------------|
| <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           | Mrtg Rstr         | R.E.R., Inc. |                       | Y                  | 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> |
| FL290057051          | 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:**

|                       |                      |                       |               |                   |            |                       |                    |                     |
|-----------------------|----------------------|-----------------------|---------------|-------------------|------------|-----------------------|--------------------|---------------------|
| <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> |
| 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 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

|                       |                      |                       |               |                   |                                       |                       |                    |                     |
|-----------------------|----------------------|-----------------------|---------------|-------------------|---------------------------------------|-----------------------|--------------------|---------------------|
| <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           | Mrtg 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> |
| 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:** NPI/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

|                       |                      |                       |               |                   |            |                       |                    |                     |
|-----------------------|----------------------|-----------------------|---------------|-------------------|------------|-----------------------|--------------------|---------------------|
| <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> |
| FL29M000067          | 9/30/2004              | Active                 | 76.2%                | LMSA           | 160                  | 160              | 0               | 28            | 102           | 30            | 0             | 0              |

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

**PROJECT:** FHA #:06736263 County Oaks Apartments, 14301 Dake Ln, Tampa, FL 33613, Metro Area (MSA) Tampa-St. Petersburg-Clearwater, FL

**Owner Info:** Country Oaks Apartments, Ltd., 1002 W 23rd St, Suite 400, Panama City, FL 32405 850-769-8931 Fax: 850-769-5586 County Name: Hillsborough

**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: 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 | 12.00           | \$3,749,901     | Yes           | Mtg Rstr   | First Housing Development Corporation | 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 |
| FL290057004                 | 3/27/2008       | Active          | 86.7%         | Sec 8 NC   | 146                                   | 148            | 0           | 16           | 87     | 43     | 0      | 0      |

**PROJECT:** FHA #:06744813 CTA River Apartments, 4505 N Rome Ave, Tampa, FL 33603, 813-231-9117 Metro Area (MSA) Tampa-St. Petersburg-Clearwater, FL

**Owner Info:** CTA RIVER APARTMENTS, INC., 4505 N ROME AVE., Tampa, FL 33603 813-238-7902 Fax: County Name: Hillsborough

**Mgmt Info:** SPM, Inc., 1103 Richard Arrington, Jr Blvd S., Birmingham, AL 35205 205-933-1020 Fax: 205-930-4508 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            | \$1,672,655     | 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 |
| FL501.000004               | 6/30/2004       | Active          | 87.9%         | LMSA       | 185           | 197            | 58          | 127          | 0      | 0      | 0      | 0       |

**PROJECT:** FHA #: Elizabeth Arms, 4115 Carnegie Ct, Tampa, FL 33610, 813-626-8336 Metro Area (MSA) Tampa-St. Petersburg-Clearwater, FL

**Owner Info:** ELIZABETH ARMS LTD. PARTNERSHIP, P.O. Box 707., Babson Park, FL 33827 941-533-3191 Fax: County Name: Hillsborough

**Mgmt Info:** Shiner & Associates of Florida, Inc., P.O. Box 795, Ellenton, FL 34222 941-721-7215 Fax: 941-721-9293 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 |
| FL29M000133    | 8/31/2004       | Active          | 75.5%         | LMSA       | 52            | 55             | 0           | 15           | 22     | 15     | 0      | 0       |

**PROJECT:** FHA #:06744801 Haciendas de Ybor, 1615 Hacienda Ct, Tampa, FL 33605, 813-248-9840 Metro Area (MSA) Tampa-St. Petersburg-Clearwater, FL

**Owner Info:** HACIENDA DE YBOR, INC., 1510 E. Palm Ave., Tampa, FL 33605 813-248-9840 Fax: 813-248-6343 County Name: Hillsborough

**Mgmt Info:** Shiner & Associates of Florida, Inc., P.O. Box 795, Ellenton, FL 34222 941-721-7215 Fax: 941-721-9293 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. | 7.50            | \$633,818       | 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 |
| FL29M000153                | 5/31/2004       | Active          | 76.2%         | LMSA       | 97            | 99             | 68          | 29           | 0      | 0      | 0      | 0       |

**PROJECT:** FHA #:06744036 Jackson Heights, 3700 Lowry Ct, Tampa, FL 33610, 813-241-2731 Metro Area (MSA) Tampa-St. Petersburg-Clearwater, FL

**Owner Info:** Jackson Heights Associates, Joint Venture, 818 W Brooks Ave., North Las Vegas, NV 89030 702-313-3700 Fax: 702-313-3710 County Name: Hillsborough

**Mgmt Info:** RPS Management, Inc., 818 W Brooks Ave., North Las Vegas, NV 89030 702-313-3700 Fax: 702-315-3710 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 |
| FL29M000163    | 5/31/2004       | Active          | 75.2%         | LMSA       | 111           | 111            | 0           | 38           | 51     | 22     | 0      | 0       |

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

**PROJECT:** FHA #:06744149 Jewish Center Towers, 3001 DeLeon St, Tampa, FL 33609, 813-870-1830

Metro Area (MSA) Tampa-St. Petersburg-Clearwater, FL

**Owner Info:** JEWISH CENTER TOWERS, INC., 3001 W DE LEON ST., Tampa, FL 33609 813-870-1830 Fax:

County Name: Hillsborough

**Mgmt Info:** JEWISH CENTER TOWERS, INC., 3001 W DE LEON ST., Tampa, FL 33609 813-870-1830 Fax:

Ownership Type: Non-Profit

| Section of Act  | Interest Rate                    | Unpaid Balance                | In M2M                     | M2M Option          | PAE                      | Completed M2M?       | Ineligible?        | Below Market      |                 |                 |                 |                  |
|---|----------------------------------|-------------------------------|----------------------------|---------------------|--------------------------|----------------------|--------------------|-------------------|-----------------|-----------------|-----------------|------------------|
| 236(1) Lower Income Fa  | 7.75                             | \$2,495,050                   | No                         |                     |                          |                      |                    |                   |                 |                 |                 |                  |
| <b>S8 Contract #</b> FL29L000001  | <b>Expiration Date</b> 6/30/2004 | <b>Contract Status</b> Active | <b>Rent Category</b> 86.2% | <b>Program</b> LMSA | <b>Assisted Apts</b> 186 | <b>Total Apt</b> 199 | <b># Effic.</b> 30 | <b># 1 BR</b> 156 | <b># 2 BR</b> 0 | <b># 3 BR</b> 0 | <b># 4 BR</b> 0 | <b># 5+ BR</b> 0 |
| <b>PROJECT:</b> FHA #: Johnson Court Apartments, 5711 Troy Ct, Tampa, FL 33610, 813-626-9337                              |                                  |                               |                            |                     |                          |                      |                    |                   |                 |                 |                 |                  |
| <b>Owner Info:</b> RAP SP JOHNSON KENNETH COURT LLC, 625 Madison Ave., New York, NY 10022 212 421 5333 Fax:               |                                  |                               |                            |                     |                          |                      |                    |                   |                 |                 |                 |                  |
| <b>Mgmt Info:</b> CT Services, LLC, 4700 Corridor Pl, Suite A, Beltsville, MD 20705 301-595-5191, x3026 Fax: 301-595-0588 |                                  |                               |                            |                     |                          |                      |                    |                   |                 |                 |                 |                  |
| <b>Section of Act</b> Interest Rate Unpaid Balance In M2M M2M Option PAE Completed M2M? Ineligible? Below Market          |                                  |                               |                            |                     |                          |                      |                    |                   |                 |                 |                 |                  |
| No  |                                  |                               |                            |                     |                          |                      |                    |                   |                 |                 |                 |                  |

| Section of Act  | Interest Rate                    | Unpaid Balance                | In M2M                     | M2M Option          | PAE                     | Completed M2M?       | Ineligible?       | Below Market     |                  |                  |                 |                  |
|---|----------------------------------|-------------------------------|----------------------------|---------------------|-------------------------|----------------------|-------------------|------------------|------------------|------------------|-----------------|------------------|
| <b>S8 Contract #</b> FL29L000198  | <b>Expiration Date</b> 8/31/2004 | <b>Contract Status</b> Active | <b>Rent Category</b> 81.5% | <b>Program</b> LMSA | <b>Assisted Apts</b> 99 | <b>Total Apt</b> 100 | <b># Effic.</b> 0 | <b># 1 BR</b> 18 | <b># 2 BR</b> 59 | <b># 3 BR</b> 22 | <b># 4 BR</b> 0 | <b># 5+ BR</b> 0 |
| <b>PROJECT:</b> FHA #:06735119 Kenneth Court Apartments, 4205 Kenneth Ct, Tampa, FL 33610, 813-626-8211                   |                                  |                               |                            |                     |                         |                      |                   |                  |                  |                  |                 |                  |
| <b>Owner Info:</b> RAP SP KENNETH COURT LLC, 625 Madison Ave., New York, NY 10022 212 421 5333 Fax:                       |                                  |                               |                            |                     |                         |                      |                   |                  |                  |                  |                 |                  |
| <b>Mgmt Info:</b> CT Services, LLC, 4700 Corridor Pl, Suite A, Beltsville, MD 20705 301-595-5191, x3026 Fax: 301-595-0588 |                                  |                               |                            |                     |                         |                      |                   |                  |                  |                  |                 |                  |
| <b>Section of Act</b> Interest Rate Unpaid Balance In M2M M2M Option PAE Completed M2M? Ineligible? Below Market          |                                  |                               |                            |                     |                         |                      |                   |                  |                  |                  |                 |                  |
| No  |                                  |                               |                            |                     |                         |                      |                   |                  |                  |                  |                 |                  |

| 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                             | \$600,349                     | No                         |                     |                          |                      |                   |                  |                  |                  |                 |                  |
| <b>S8 Contract #</b> FL29M000062  | <b>Expiration Date</b> 9/30/2004 | <b>Contract Status</b> Active | <b>Rent Category</b> 84.6% | <b>Program</b> LMSA | <b>Assisted Apts</b> 100 | <b>Total Apt</b> 100 | <b># Effic.</b> 0 | <b># 1 BR</b> 15 | <b># 2 BR</b> 68 | <b># 3 BR</b> 17 | <b># 4 BR</b> 0 | <b># 5+ BR</b> 0 |
| <b>PROJECT:</b> FHA #:06744806 Methodist Place, 400 E Harrison St, Tampa, FL 33602, 813-229-2791  |                                  |                               |                            |                     |                          |                      |                   |                  |                  |                  |                 |                  |
| <b>Owner Info:</b> UNITED METHODIST RETIREMENT CTR. OF TAMPA, INC., 400 E. HARRISON STREET., Tampa, FL 33602 813-229-2791 Fax: 813-226-2221 |                                  |                               |                            |                     |                          |                      |                   |                  |                  |                  |                 |                  |
| <b>Mgmt Info:</b> Hillsborough  |                                  |                               |                            |                     |                          |                      |                   |                  |                  |                  |                 |                  |
| <b>Section of Act</b> Interest Rate Unpaid Balance In M2M M2M Option PAE Completed M2M? Ineligible? Below Market                            |                                  |                               |                            |                     |                          |                      |                   |                  |                  |                  |                 |                  |
| No  |                                  |                               |                            |                     |                          |                      |                   |                  |                  |                  |                 |                  |

| Section of Act  | Interest Rate                    | Unpaid Balance                | In M2M                     | M2M Option          | PAE                      | Completed M2M?       | Ineligible?        | Below Market      |                 |                 |                 |                  |
|---|----------------------------------|-------------------------------|----------------------------|---------------------|--------------------------|----------------------|--------------------|-------------------|-----------------|-----------------|-----------------|------------------|
| 236(1) Lower Income Fa  | 8.50                             | \$1,795,303                   | No                         |                     |                          |                      |                    |                   |                 |                 |                 |                  |
| <b>S8 Contract #</b> FL50L000007  | <b>Expiration Date</b> 6/30/2004 | <b>Contract Status</b> Active | <b>Rent Category</b> 62.5% | <b>Program</b> LMSA | <b>Assisted Apts</b> 168 | <b>Total Apt</b> 200 | <b># Effic.</b> 68 | <b># 1 BR</b> 100 | <b># 2 BR</b> 0 | <b># 3 BR</b> 0 | <b># 4 BR</b> 0 | <b># 5+ BR</b> 0 |
| <b>PROJECT:</b> FHA #:06744066 Oakhurst Square Apartments, 1120 N Boulevard, Tampa, FL 33607-5606, 813-254-4515                             |                                  |                               |                            |                     |                          |                      |                    |                   |                 |                 |                 |                  |
| <b>Owner Info:</b> OAKHURST SQUARE   COMMUNITY PARTNERSHIP, INC., 11300 4TH STREET N, SUITE 200, St. Petersburg, FL 33716 813-237-6800 Fax: |                                  |                               |                            |                     |                          |                      |                    |                   |                 |                 |                 |                  |
| <b>Mgmt Info:</b> Carterel Management Corporation, 11300 4th St N, Suite 200, St. Petersburg, FL 33716 727-578-1174 Fax: 727-579-0145       |                                  |                               |                            |                     |                          |                      |                    |                   |                 |                 |                 |                  |
| <b>Section of Act</b> Interest Rate Unpaid Balance In M2M M2M Option PAE Completed M2M? Ineligible? Below Market                            |                                  |                               |                            |                     |                          |                      |                    |                   |                 |                 |                 |                  |
| No  |                                  |                               |                            |                     |                          |                      |                    |                   |                 |                 |                 |                  |

| Section of Act   | Interest Rate                    | Unpaid Balance                | In M2M                     | M2M Option          | PAE                     | Completed M2M?       | Ineligible?       | Below Market    |                  |                  |                 |                  |
|--|----------------------------------|-------------------------------|----------------------------|---------------------|-------------------------|----------------------|-------------------|-----------------|------------------|------------------|-----------------|------------------|
| 236(1) Lower Income Fa   | 8.50                             | \$705,057                     | No                         |                     |                         |                      |                   |                 |                  |                  |                 |                  |
| <b>S8 Contract #</b> FL29L000215   | <b>Expiration Date</b> 9/30/2004 | <b>Contract Status</b> Active | <b>Rent Category</b> 59.2% | <b>Program</b> LMSA | <b>Assisted Apts</b> 45 | <b>Total Apt</b> 120 | <b># Effic.</b> 0 | <b># 1 BR</b> 1 | <b># 2 BR</b> 25 | <b># 3 BR</b> 19 | <b># 4 BR</b> 0 | <b># 5+ BR</b> 0 |
| <b>PROJECT:</b> Hillsborough   |                                  |                               |                            |                     |                         |                      |                   |                 |                  |                  |                 |                  |
| <b>Owner Info:</b> Hillsborough  |                                  |                               |                            |                     |                         |                      |                   |                 |                  |                  |                 |                  |
| <b>Mgmt Info:</b> Hillsborough   |                                  |                               |                            |                     |                         |                      |                   |                 |                  |                  |                 |                  |
| <b>Section of Act</b> Interest Rate Unpaid Balance In M2M M2M Option PAE Completed M2M? Ineligible? Below Market |                                  |                               |                            |                     |                         |                      |                   |                 |                  |                  |                 |                  |
| No   |                                  |                               |                            |                     |                         |                      |                   |                 |                  |                  |                 |                  |

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

**PROJECT:** FHA #:06744142 Oakhurst Square Apartments II, 1120 N Boulevard, Tampa, FL 33607-5606, 813-254-4515 Metro Area (MSA) Tampa-St. Petersburg-Clearwater, FL

**Owner Info:** OAKHURST SQUARE II COMMUNITY PARTNERSHIP, INC., 11300 FOURTH STREET N, SUITE 200, St. Petersburg, FL 33716 813-237-6800 Fax: 813-23

**Mgmt Info:** Carterel Management Corporation, 11300 4th St N, Suite 200, St. Petersburg, FL 33716 727-578-1174 Fax: 727-579-0145

**Section of Act** Lower Income Fa Interest Rate 7.00 Unpaid Balance \$642,036 In M2M No M2M Option PAE Completed M2M? Ineligible? Below Market

**S8 Contract #** FL29L000216 **Expiration Date** 9/30/2004 **Contract Status** Active **Rent Category** LMSA **Assisted Apts** 39 **Total Apt** 80 **# Effic.** 0 **# 1 BR** 1 **# 2 BR** 28 **# 3 BR** 10 **# 4 BR** 0 **# 5+ BR** 0

**PROJECT:** FHA #:06744125 Palm Avenue Baptist Towers, 215 E Palm Ave, Tampa, FL 33602, 813-223-2686 Metro Area (MSA) Tampa-St. Petersburg-Clearwater, FL

**Owner Info:** PALM AVENUE BAPTIST TOWERS, INC., 215 E PALM AVE., Tampa, FL 33602 813-223-2686 Fax: 813-223-3324

**Mgmt Info:** Shier & Associates of Florida, Inc., P.O. Box 795, Ellenton, FL 34222 941-721-7215 Fax: 941-721-8293

**Section of Act** Lower Income Fa Interest Rate 7.00 Unpaid Balance \$2,087,021 In M2M No M2M Option PAE Completed M2M? Ineligible? Below Market

**S8 Contract #** FL29M000147 **Expiration Date** 5/31/2004 **Contract Status** Active **Rent Category** LMSA **Assisted Apts** 168 **Total Apt** 199 **# Effic.** 30 **# 1 BR** 138 **# 2 BR** 0 **# 3 BR** 0 **# 4 BR** 0 **# 5+ BR** 0

**PROJECT:** FHA #:06744814 Presbyterian Villas of Tampa, 4011 S Manhattan Ave, Tampa, FL 33611, 813-839-5331 Metro Area (MSA) Tampa-St. Petersburg-Clearwater, FL

**Owner Info:** PRESBYTERIAN HOMES OF FLORIDA, INC., 1051 2ND AVENUE N., St. Petersburg, FL 33705 813-694-0368 Fax: 813-823-2476

**Mgmt Info:** Presbyterian Homes & Hsg. Foundation of FL, Inc., 1051 2nd Ave N., St. Petersburg, FL 33705 727-894-0368 Fax: 727-823-2476

**Section of Act** 236(i)(1) 202 Elderly Hsg. Interest Rate 8.50 Unpaid Balance \$1,255,740 In M2M No M2M Option PAE Completed M2M? Ineligible? Below Market

**S8 Contract #** FL29M000173 **Expiration Date** 12/31/2004 **Contract Status** Active **Rent Category** LMSA **Assisted Apts** 56 **Total Apt** 210 **# Effic.** 28 **# 1 BR** 28 **# 2 BR** 0 **# 3 BR** 0 **# 4 BR** 0 **# 5+ BR** 0

**PROJECT:** FHA #:06735006 Tampa Park Apartments I, 1417 Tampa Park Plaza St, Tampa, FL 33605-4821, 813-229-1845 Metro Area (MSA) Tampa-St. Petersburg-Clearwater, FL

**Owner Info:** TAMPA PARK APARTMENTS, INC., 1417 Tampa Park Plaza, Tampa, FL 33605 813-229-1845 Fax: 813-223-7986

**Mgmt Info:** H. J. Russell & Company, 504 Fair St SW., Atlanta, GA 30313 404-330-0928 Fax: 404-330-0959

**Section of Act** 221(d)(3) MkT. Rate Modera Interest Rate 6.00 Unpaid Balance \$625,564 In M2M No M2M Option PAE Completed M2M? Ineligible? Below Market

**S8 Contract #** FL29M000266 **Expiration Date** 9/30/2004 **Contract Status** Active **Rent Category** LMSA **Assisted Apts** 172 **Total Apt** 202 **# Effic.** 0 **# 1 BR** 38 **# 2 BR** 110 **# 3 BR** 24 **# 4 BR** 0 **# 5+ BR** 0

**PROJECT:** FHA #:06755025 Tampa Park Apartments II, 1417 Tampa Park Plaza St, Tampa, FL 33605, 813-229-1845 Metro Area (MSA) Tampa-St. Petersburg-Clearwater, FL

**Owner Info:** TAMPA PARK APARTMENTS, INC., 1417 Tampa Park Plaza, Tampa, FL 33605 813-229-1845 Fax: 813-223-7986

**Mgmt Info:** H. J. Russell & Company, 504 Fair St SW., Atlanta, GA 30313 404-330-0928 Fax: 404-330-0959

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

**S8 Contract #** FL29M000281 **Expiration Date** 9/30/2004 **Contract Status** Active **Rent Category** LMSA **Assisted Apts** 34 **Total Apt** 168 **# Effic.** 0 **# 1 BR** 10 **# 2 BR** 17 **# 3 BR** 7 **# 4 BR** 0 **# 5+ BR** 0

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

**PROJECT: FHA #:** 06744 103 Tampa Presbyterian Village, 721 W Green St, Tampa, FL 33607, 813-253-0008 **Metro Area (MSA)** Tampa-St. Petersburg-Clearwater, FL

**Owner Info:** TAMPA PRESBYTERIAN VILLAGE, INC., 1051 2ND AVENUE N., St. Petersburg, FL 33705 813-894-0368 Fax: 813-823-2476

**Mgmt Info:** **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 \$1,184,886 No 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**  
 FL29M000138 9/30/2008 Active 53.9% LMSA 36 140 0 0 25 11 0 0

**PROJECT: FHA #:** Newmauma Homes, Phase I, 5701 Basso St, Wimauma, FL 33598, 813-634-2553 **Metro Area (MSA)** Tampa-St. Petersburg-Clearwater, FL

**Owner Info:** Wimauma Area Improvement Authority, Inc., 526 Manatee Dr., Ruskin, FL 33570 813-645-1569 Fax: 813-641-1215

**Mgmt Info:** Wimauma Area Improvement Authority, Inc., 526 Manatee Dr., Ruskin, FL 33570 813-645-1569 Fax: 813-641-1215

**Section of Act** **Interest Rate** **Unpaid Balance** **In M2M** **M2M Option** **PAE** **Completed M2M?** **Ineligible?** **Below Market**  
 No 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**  
 FL29R000010 8/28/2005 Active 67.8% 515/8 NC 42 42 0 8 20 12 2 0

**PROJECT: FHA #:** Graceland Manor Apartments, 5445 Brown St, Graceville, FL 32440, 850-263-4464 **Metro Area (MSA)**

**Owner Info:** Graceland Manor Apartments, Ltd., 1002 W 23rd St, Suite 400, Panama City, FL 32402 850-769-8981 Fax: 850-769-1294

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

**Section of Act** **Interest Rate** **Unpaid Balance** **In M2M** **M2M Option** **PAE** **Completed M2M?** **Ineligible?** **Below Market**  
 No 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**  
 FL29R000012 2/14/2005 Active 110.1% 515/8 NC 50 50 0 12 30 8 0 0

**PROJECT: FHA #:** Cottondale Village Apartments I, 4052 Old Cottondale Rd, Marianna, FL 32446, 850-526-4062 **Metro Area (MSA)**

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

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

**Section of Act** **Interest Rate** **Unpaid Balance** **In M2M** **M2M Option** **PAE** **Completed M2M?** **Ineligible?** **Below Market**  
 No 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**  
 FL29R000006 5/11/2004 Active 100.4% 515/8 NC 50 50 0 16 24 10 0 0

**PROJECT: FHA #:** Cottondale Village Apartments II, 4052 Old Cottondale Rd, Marianna, FL 32446-7718, 850-526-4062 **Metro Area (MSA)**

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

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

**Section of Act** **Interest Rate** **Unpaid Balance** **In M2M** **M2M Option** **PAE** **Completed M2M?** **Ineligible?** **Below Market**  
 No 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**  
 FL29R000024 6/27/2007 Active 118.2% 515/8 NC 32 32 0 4 20 8 0 0