

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

PROJECT: FHA #:06744103 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

County Name: Hillsborough

Mgmt Info:

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>
236(j)(1) Lower Income Fa	7.00	\$1,184,986	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>
FL29M000138	9/30/2008	Active	53.9%	LMSA	36	140	0	0	25	11	0	0

PROJECT: FHA #: Newnauma Homes, Phase I, 5701 Bassa St, Wimauma, FL 33598, 813-634-2553

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

<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					

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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

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

<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>
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<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>
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

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

<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					

<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>
FL29R000006	5/1/2004	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 32448-7718, 850-526-4062

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

<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>
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FL29R000024	6/27/2007	Active	118.2%	515/8 NC	32	32	0	4	20	8	0	0

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

PROJECT: FHA #: Marianna Gardens, 3070 Carters Mill Rd, Marianna, FL 32446-1942, 850-482-5358 **Metro Area (MSA)**

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

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

FL29M000069 9/30/2004 Active 120.0% LMSA 100 100 0 0 36 64 0 0

PROJECT: FHA #: Jefferson Arms Apartments, 1425 E Clark Ave, Monticello, FL 32344, 850-997-2569 **Metro Area (MSA)**

Owner Info: HK-Jefferson Arms, L.L.C., 4021 Las Palmas Way, Sarasota, FL 34238 941-907-8788 Fax: **County Name:** Jefferson

Mgmt Info: SMG Property Management, Inc., 9021 Town Center Parkway, Bradenton, FL 34202 941-907-8788 x311 Fax: 941-907-8789 **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

FL29M000039 8/31/2005 Active 115.9% LMSA 75 75 0 0 22 53 0 0

PROJECT: FHA #: Lafayette Apartments, E 3rd St & Main St, Mayo, FL 32066, 904-294-2720 **Metro Area (MSA)**

Owner Info: LAFAYETTE APARTMENTS, LTD., 311 E. Park Avenue, Tallahassee, FL 32301 850-224-5081 Fax: 850-222-6800 **County Name:** Lafayette

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

S8 Contract # Expiration Date Contract Status Rent Category Program Assisted Apts Total Apt # Effic. # 1 BR # 2 BR # 3 BR # 4 BR # 5+ BR

FL29R000028 9/29/2007 Active 123.9% 51518 NC 36 36 0 0 8 20 8 0 0

PROJECT: FHA #:06735233 Little Oaks Apartments, 300 W Alwataer Ave, Eustis, FL 32726, 352-589-2515 **Metro Area (MSA)** Orlando, FL

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

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

S8 Contract # Expiration Date Contract Status Rent Category Program Assisted Apts Total Apt # Effic. # 1 BR # 2 BR # 3 BR # 4 BR # 5+ BR

FL29H122014 10/12/2006 Active 78.4% HFDPA8 NC 68 68 0 0 20 36 12 0 0

PROJECT: FHA #:06735196 Little Turtle Apartments, 1350 Pamela St, Leesburg, FL 34748, 352-787-6774 **Metro Area (MSA)** Orlando, FL

Owner Info: Leesburg, Ltd., 1251 Dublin Rd, Columbus, OH 43215 614-488-1169 Fax: 614-488-9780 **County Name:** Lake

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

FL290045038 2/15/2006 Active 71.8% Sec 8 NC 38 38 0 0 12 16 6 4 0