

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 115.8% 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% 5158 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 7.50 \$1,475,058 No HFDVA8 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: Leeburg, 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 864-370-9636 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

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PROJECT: FHA #: McCobe Apartments, 2311 Griffin Rd, Leesburg, FL 34748-0000, 352-787-1990 **Metro Area (MSA)** Orlando, FL

Owner Info: MCCOBE APARTMENTS LAND TRUST, 3129 49TH STREET NORTH, St. Petersburg, FL 33710 813-522-9001 Fax: **County Name:** Lake

Mgmt Info: Passmore & Cox, Inc., 3129 49th Street, North, St. Petersburg, FL 33710 727-522-9001 Fax: 727-526-9277 **Ownership Type:** Limited Dividend

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

S8 Contract # FL29M000149 **Expiration Date** 5/31/2004 **Contract Status** Active **Rent Category** LMSA **Assisted Apts** 101 **Total Apt** 101 **# Effic.** 0 **# 1 BR** 24 **# 2 BR** 53 **# 3 BR** 24 **# 4 BR** 0 **# 5+ BR** 0

PROJECT: FHA #: 06735062 Oakwood Apartments, 550 Lincoln Ave, Mount Dora, FL 32757, 352-383-4040 **Metro Area (MSA)** Orlando, FL

Owner Info: Oakwood Associates, LTD, 300 West Dixie Avenue, Leesburg, FL 34748 352-787-6700 Fax: **County Name:** Lake

Mgmt Info: RAND MANAGEMENT COMPANY, 300 W. Dixie Avenue, Leesburg, FL 34748 352-787-6702 Fax: 352-365-2502 **Ownership Type:** Limited Dividend

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

S8 Contract # FL29M000105 **Expiration Date** 5/31/2004 **Contract Status** Active **Rent Category** LMSA **Assisted Apts** 72 **Total Apt** 72 **# Effic.** 0 **# 1 BR** 18 **# 2 BR** 36 **# 3 BR** 18 **# 4 BR** 0 **# 5+ BR** 0

PROJECT: FHA #: Caroline Court Apartments, 1000 E Caroline St, Tavares, FL 32778, 352-343-1848 **Metro Area (MSA)** Orlando, FL

Owner Info: H.L.H. Properties, Inc., 861 W. Morse Blvd., STE 275, Winter Park, FL 32789 407-740-7492 Fax: 407-740-5459 **County Name:** Lake

Mgmt Info: Ownership Type: Profit Motivated

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

S8 Contract # FL290045028 **Expiration Date** 10/10/2004 **Contract Status** Active **Rent Category** Sec 8 NC **Assisted Apts** 40 **Total Apt** 40 **# Effic.** 0 **# 1 BR** 13 **# 2 BR** 16 **# 3 BR** 11 **# 4 BR** 0 **# 5+ BR** 0

PROJECT: FHA #: 06635038 Jones Walker Palm Gardens Apartments, 2909 Blount St, Fort Myers, FL 33916, 239-334-7305 **Metro Area (MSA)** Fort Myers-Cape Coral, FL

Owner Info: Jones Walker Palm Gardens Joint Venture, 818 W Brooks Ave., North Las Vegas, NV 89030 702-313-3700 Fax: 702-313-3710 **County Name:** Lake

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 # FL29M000070 **Expiration Date** 9/30/2004 **Contract Status** Active **Rent Category** LMSA **Assisted Apts** 75 **Total Apt** 80 **# Effic.** 0 **# 1 BR** 6 **# 2 BR** 31 **# 3 BR** 38 **# 4 BR** 0 **# 5+ BR** 0

PROJECT: FHA #: Siesta Key Apartments aka Boardwalk Apartments, 4637 DeLeon St, Fort Myers, FL 33907, 239-939-5 **Metro Area (MSA)** Fort Myers-Cape Coral, FL

Owner Info: Richardson Arms, LLC, c/o Services Taylor Made, PO Box 6097, Fort Myers, FL 33911 404-231-5911 Fax: 404-231-3611 **County Name:** Lake

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

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

S8 Contract # FL29M000274 **Expiration Date** 9/30/2004 **Contract Status** Active **Rent Category** LMSA **Assisted Apts** 30 **Total Apt** 160 **# Effic.** 0 **# 1 BR** 10 **# 2 BR** 20 **# 3 BR** 0 **# 4 BR** 0 **# 5+ BR** 0