

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

**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: 727-528-9277

**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

FL29M000149 5/31/2004 Active 55.6% LMSA 101 101 0 24 53 24 0 0

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

**County Name:** Lake

**Owner Info:** Oakwood Associates, LTD, 300 West Dixie Avenue, Leesburg, FL 34748 352-787-6700 Fax: 352-365-2502

**Ownership Type:** Limited Dividend

**Mgmt Info:** RAND MANAGEMENT COMPANY, 300 W. Dixie Avenue, Leesburg, FL 34748 352-787-6700 Fax: 352-365-2502

**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 \$435,630 No Mtg Rstr First Housing Development Corporation

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

FL29M000105 5/31/2004 Active 63.3% LMSA 72 72 0 18 36 18 0 0

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

**County Name:** Lake

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

**Ownership Type:** Profit Motivated

**Mgmt Info:** RPS Management, Inc., 818 W Brooks Ave, North Las Vegas, NV 89030 702-313-3700 Fax: 702-315-3710

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

221(d)(3) Mkt. Rate Modera 7.50 \$332,405 Yes Mtg Rstr First Housing Development Corporation

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

FL29M000070 9/30/2004 Active 70.6% LMSA 75 80 0 6 31 38 0 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

**County Name:** Lee

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

**Ownership Type:** Profit Motivated

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

FL29M000274 9/30/2004 Active 106.5% LMSA 30 160 0 10 20 0 0 0

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

**PROJECT: FHA #:** Sunterra Apartments aka Royal Manor Apartments, 3541 Evans Ave, Fort Myers, FL 33901, 239-936-6 Metro Area (MSA) Fort Myers-Cape Coral, FL

**Owner Info:** ROYAL MANOR, LTD, 450 PARK AVE, SUITE 1802, New York, NY 10022 212-758-5940 Fax:

**County Name:** Lee

**Mgmt Info:** Property Counselors Management Group II, LLC, 6525 Presidential Ct, #8, Fort Myers, FL 33919 239-075-8320 Fax:

**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>
No								

<b>S8 Contract #</b> <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>
FL29M000207 9/30/2008 Active 104.8% LMSA 90 120 0 23 60 7 0 0

**PROJECT: FHA #:**06344064 Astoria Arms Apartments, 2303 Hartshfield Rd, Tallahassee, FL 32303, 850-386-1565 Metro Area (MSA) Tallahassee, FL

**Owner Info:** Astoria Arms Apartments Partnership, 1398 North Shadeland Avenue, Indianapolis, IN 46219 317-353-8311 Fax: 317-352-1570

**County Name:** Leon

**Mgmt Info:** Justus Rental Property Management, Inc., 1398 N Shadeland Ave, P.O. Box 19409, Indianapolis, IN 46219 317-353-8311 Fax: 317-352-1570

**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>
No								

<b>S8 Contract #</b> <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>
FL29L000021 9/30/2004 Active 69.9% LMSA 51 100 0 12 35 4 0 0

**PROJECT: FHA #:**06344063 Briarwood Manor Apartments, 4495 Sheffer Rd, Tallahassee, FL 32310, 850-878-2133 Metro Area (MSA) Tallahassee, FL

**Owner Info:** Briarwood, Ltd., 1002 W 23rd St, Suite 400, Panama City, FL 32405 850-769-8931 Fax:

**County Name:** Leon

**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

<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(i)(1) Lower Income Fa	7.00	\$805,635	No					

<b>S8 Contract #</b> <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>
FL29L000016 6/30/2004 Active 82.1% LMSA 37 92 0 9 22 6 0 0

**PROJECT: FHA #:**06311040 Griffin Heights Apartments, 1010 Basin St, Tallahassee, FL 32304, 850-224-1314 Metro Area (MSA) Tallahassee, FL

**Owner Info:** WWH Realty Investors 3G, Limited, P.O. Box 1212, Tallahassee, FL 32302 850-222-5262 Fax: 850-561-6868

**County Name:** Leon

**Mgmt Info:** Orange State Construction, Inc., P.O. Box 1212, Tallahassee, FL 32302 850-222-5262 Fax: 850-561-6868

**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>
2071 223(f) Pur/ Refin Hsg.	5.65	\$2,827,639	Yes	Rent Rddt	Florida Housing Finance Corporation	Y		

<b>S8 Contract #</b> <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>
FL29M000109 3/31/2005 Active 95.9% LMSA 100 100 0 32 18 18 32 0

**PROJECT: FHA #:**06392502 Leon Arms, 2502-B Holton St, Tallahassee, FL 32310, 850-576-7308 Metro Area (MSA) Tallahassee, FL

**Owner Info:** Leon Arms Apartments, a Partnership, P.O. Box 1212, Tallahassee, FL 32302 850-222-5262 Fax: 850-561-6868

**County Name:** Leon

**Mgmt Info:** Orange State Construction, Inc., P.O. Box 1212, Tallahassee, FL 32302 850-222-5262 Fax: 850-561-6868

**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>
223(c) / 221(d)(3) MR Asset	6.00	\$355,571	No					

<b>S8 Contract #</b> <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>
FL29M000050 8/30/2004 Active 81.7% LMSA 100 100 0 0 36 64 0 0