

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  
**County Name:** Lee

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

**Mgmt Info:** Property Counselors Management Group II, LLC, 6325 Presidential Ct, #8, Fort Myers, FL 33919 239-075-8320 Fax:  
**Completed M2M?** Completed M2M? Ineligible? Below Market

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE							
S8 Contract #	Expiration Date	Contract Status	Rent Category	Program	Assisted Apts	Total Apt	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
FL29M000207	9/30/2008	Active	104.8%	LMSA	90	120	0	23	60	7	0	0

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

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

**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  
**Completed M2M?** Completed M2M? Ineligible? Below Market

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE							
S8 Contract #	Expiration Date	Contract Status	Rent Category	Program	Assisted Apts	Total Apt	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
FL29L000021	9/30/2004	Active	69.9%	LMSA	51	100	0	12	35	4	0	0

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

**Owner Info:** Briarwood, Ltd, 1002 W 23rd St, Suite 400, Panama City, FL 32405 850-769-8981 Fax: 850-769-4860  
**Ownership Type:** Limited Dividend

**Mgmt Info:** Royal American Management, Inc., 1002 W 23rd St, Suite 400, Panama City, FL 32405 850-769-8931 Fax:  
**Completed M2M?** Completed M2M? Ineligible? Below Market

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE							
S8 Contract #	Expiration Date	Contract Status	Rent Category	Program	Assisted Apts	Total Apt	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
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  
**County Name:** Leon

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

**Mgmt Info:** Orange State Construction, Inc., P.O. Box 1212, Tallahassee, FL 32302 850-222-5262 Fax: 850-561-6868  
**Completed M2M?** Completed M2M? Ineligible? Below Market

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE							
S8 Contract #	Expiration Date	Contract Status	Rent Category	Program	Assisted Apts	Total Apt	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
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  
**County Name:** Leon

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

**Mgmt Info:** Orange State Construction, Inc., P.O. Box 1212, Tallahassee, FL 32302 850-222-5262 Fax: 850-561-6868  
**Completed M2M?** Completed M2M? Ineligible? Below Market

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE							
S8 Contract #	Expiration Date	Contract Status	Rent Category	Program	Assisted Apts	Total Apt	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
FL29M000050	8/30/2004	Active	81.7%	LMSA	100	100	0	0	36	64	0	0

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

**PROJECT:** FHA #:06335197 Mabry Village, 317 Mabry St, Tallahassee, FL 32304, 850-576-1188

Metro Area (MSA) Tallahassee, FL

**Owner Info:** Belle-Vue Terrace Associates, Limited Partnership, 622 N Water St., Ste. 200, Milwaukee, WI 53202 414-255-2410 Fax: 414-251-0526

County Name: Leon

**Mgmt Info:** Westbrook Management Company, 622 N Water St, Suite 200, Milwaukee, WI 53202 414-270-0200 Fax: 414-270-0332

Ownership Type: Profit Motivated

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market				
221(d)(4) Mkt. Rate Mod Inc	7.50	\$2,927,521	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>
FL290053056	4/25/2004	Active	90.9%	Sec 8 NC	26	130	0	26	0	0	0	0
FL29M000239	9/30/2004	Active	84.8%	LMSA	26	130	0	0	26	0	0	0

**PROJECT:** FHA #:06335183 Mission Hills Apartments, 2425 W Mission Rd, Tallahassee, FL 32304, 850-575-8609

Metro Area (MSA) Tallahassee, FL

**Owner Info:** Mission Hills Apartments, Ltd., 1002 W 23rd St, Suite 400, Panama City, FL 32405 850-769-8931 Fax: 850-769-4860

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: Profit Motivated

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market				
			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>
FL290053022	5/29/2005	Active	107.3%	Sec 8 NC	112	112	0	40	60	12	0	0

**PROJECT:** FHA #:06335194 Palmetto Apartments, 1561 Bounstow St, Tallahassee, FL 32304, 850-575-6444

Metro Area (MSA) Tallahassee, FL

**Owner Info:** Palmetto Apartments, Ltd., 1002 W 23rd St, Suite 400, Panama City, FL 32405 850-769-8931 Fax: 850-769-4860

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: Profit Motivated

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market				
221(d)(4) Mkt. Rate Mod Inc	7.50	\$1,210,624	Yes	Rent Rddt	ONTRA, Inc.		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>
FL290053031	10/31/2004	Active	98.6%	Sec 8 NC	52	52	0	8	36	8	0	0

**PROJECT:** FHA #: Southwood Apartments aka Hollifield Arms Apts., 2525 Texas St, Tallahassee, FL 32301, 850-942-0035 Metro Area (MSA) Tallahassee, FL

County Name: Leon

**Owner Info:** Community Housing Partners, 1520 W Main St, Suite 200, Richmond, VA 23220 804-278-9781 Fax: 804-278-9783

Ownership Type: Non-Profit

**Mgmt Info:** Community Housing Partners, 1520 W Main St, Suite 200, Richmond, VA 23220 804-278-9781 Fax: 804-278-9783

Ownership Type: Non-Profit

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market				
			Yes	Rent Rddt	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>
FL29M000142	4/30/2006	Active	85.2%	LMSA	99	99	0	8	31	52	8	0

**PROJECT:** FHA #:06335007 Suakoko Villa Apartments, 2502-A Holton St, Tallahassee, FL 32310, 850-576-5169

Metro Area (MSA) Tallahassee, FL

**Owner Info:**

County Name: Leon

**Mgmt Info:** Florida Housing Management Company, 2502-A Holton Street, Tallahassee, FL 32310 850-576-5169 Fax:

Ownership Type: Limited Dividend

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market				
221(d)(3) Mkt. Rate Modera	6.00	\$334,584	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>
FL29M000079	5/31/2004	Active	85.1%	LMSA	100	100	0	0	36	64	0	0

May 2004

National Housing Trust