

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

**PROJECT:** FHA #:063350689 Madison Heights Apartments, 1300 Martin Luther King, Jr. Dr, Madison, FL 32340, 850-973-4290 Metro Area (MSA)

**Owner Info:** Madison Heights, Limited, 500 South Warner Avenue, Building F, Perry, FL 32347 850-584-6842 Fax: 850-584-5195 County Name: Madison

**Mgmt Info:** Housing Management Associates, L.C., 4850 Mobile Hwy., Pensacola, FL 32506 850-456-7696 Fax: 850-456-6164 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	7.00	\$449,603	Yes	Mkt 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>	<b># 5+ BR</b>
FL29M000177	5/31/2004	Active	87.2%	LMSA	76	76	0	16	24	24	12	0	

**PROJECT:** FHA #: Lake East Apartments I, 2511 16th Street Ct E, Bradenton, FL 34208, 941-745-1889 Metro Area (MSA)

**Owner Info:** LAKE EAST ASSOCIATES, LTD., 4415 5th Ave., Pittsburgh, PA 15213 412-578-7800 Fax: 412-621-4780 County Name: Manatee

**Mgmt Info:** NDC Real Estate Management, Inc., 4415 5th Ave., Pittsburgh, PA 15213 412-578-7800 Fax: 412-621-4780 Ownership Type: Limited Dividend

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market					
<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>	<b># 5+ BR</b>
FL29R000011	3/16/2005	Active	102.9%	515/8 NC	40	40	0	40	0	0	0	0	

**PROJECT:** FHA #: Lake East II ASSOCIATES, LTD., 4415 5th Ave., Pittsburgh, PA 15213 412-578-7800 Fax: 412-621-4780 Metro Area (MSA)

**Owner Info:** LAKE EAST II ASSOCIATES, LTD., 4415 5th Ave., Pittsburgh, PA 15213 412-578-7800 Fax: 412-621-4780 County Name: Manatee

**Mgmt Info:** NDC Real Estate Management, Inc., 4415 5th Ave., Pittsburgh, PA 15213 412-578-7800 Fax: 412-621-4780 Ownership Type: Limited Dividend

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market					
<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>	<b># 5+ BR</b>
FL29R000026	3/15/2007	Active	108.4%	515/8 NC	22	22	0	22	0	0	0	0	

**PROJECT:** FHA #:06744816 Presbyterian Villas of Bradenton, 6125 14th St W, Bradenton, FL 34207, 941-756-9000 Metro Area (MSA)

**Owner Info:** PRESBYTERIAN HOMES OF BRADENTON, INC., 1061 Second Ave. N., St. Petersburg, FL 33705 813-894-0388 Fax: 813-823-2476 County Name: Manatee

**Mgmt Info:** Presbyterian Homes & Hsg. Foundation of FL, Inc., 1061 2nd Ave N., St. Petersburg, FL 33705 727-894-0388 Fax: 727-823-2476 Ownership Type: Non-Profit

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market					
236(i)(1) 202 Elderly Hsg.	8.50	\$1,735,777	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>	<b># 5+ BR</b>
FL29M000174	12/31/2004	Active	69.9%	LMSA	93	210	49	44	0	0	0	0	

**PROJECT:** FHA #:06335040 Harvey's Fellowship Homes, 1415 NW 5th St, Ocala, FL 34475, 352-622-5922 Metro Area (MSA)

**Owner Info:** HARVEY'S FELLOWSHIP HOME, INC., 1415 NW 5TH STREET, Ocala, FL 34475 904-622-5922 Fax: County Name: Marion

**Mgmt Info:** PRECISION MANAGEMENT, INC., P.O. Box 2911, Tampa, FL 33601 813-884-1081 Fax: 813-884-2882 Ownership Type: Non-Profit

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market					
221(d)(3) Mkt. Rate Modera	8.50	\$269,133	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>	<b># 5+ BR</b>
FL29M000136	5/31/2004	Active	113.2%	LMSA	50	50	0	50	0	0	0	0	

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

**PROJECT:** FHA #:06335168 Hickory Knoll Apartments, 507 NE 22nd Ave, Ocala, FL 34470, 352-629-8744

Metro Area (MSA) Ocala, FL

**Owner Info:** HICKORY KNOLL APPTS LTD, 3851 Ortega Blvd., Jacksonville, FL 32210 904-389-8267 Fax: 904-389-2787

County Name: Marion

**Mgmt Info:** MIR Group, Inc., 3851 ORTEGA BLVD., Jacksonville, FL 32210 904-389-8267 Fax: 904-389-2787

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	7.50	\$2,246,191	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>
FL290053009	7/9/2004	Active	110.5%	Sec 8 NC	42	96	0	9	20	13	0	0
FL29L000180	7/31/2004	Active	114.0%	LMSA	52	96	0	1	34	17	0	0

**PROJECT:** FHA #:06335034 Marion Manor Apartments, 2051 NW 4th St, Ocala, FL 34475, 352-622-5554

Metro Area (MSA) Ocala, FL

**Owner Info:** MARION MANOR, a Joint Venture, 12 West Franklin St., Quincy, FL 32351 850-627-9001 Fax: 850-875-3402

County Name: Marion

**Mgmt Info:** Housing Management Associates, L.C., 4850 Mobile Hwy., Pensacola, FL 32506 850-456-7696 Fax: 850-456-6164

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	7.50	\$571,443	Yes	Mtg 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>
FL29M000130	5/31/2004	Active	86.2%	LMSA	100	100	35	22	18	15	10	0

**PROJECT:** FHA #:06335173 Ocala Place Apartments, 2135 NW 1st Ave, Ocala, FL 33475-6247, 352-629-7700

Metro Area (MSA) Ocala, FL

**Owner Info:** New Waters Development Company, Inc., 55 Beattie Pl., Greenville, SC 29602 864-239-1471 Fax: 864-239-1495

County Name: Marion

**Mgmt Info:** AIMCO, 8902 N DALE MABRY HWY, SUITE 209, Tampa, FL 33614 813-938-1700 Fax: 813-938-1901

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	\$697,302	Yes	Rent Rdt	R.E.R., 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>
FL290045015	2/28/2006	Active	87.0%	Sec 8 NC	40	40	0	0	23	17	0	0

**PROJECT:** FHA #:06335041 Parkside Garden Apartments, 621 NW 2nd St, Ocala, FL 34475, 352-622-8554

Metro Area (MSA) Ocala, FL

**Owner Info:** Parkside Garden Associates, Ltd., P.O. Box 371179, Las Vegas, NV 89137 702-313-3700 Fax: 702-313-3710

County Name: Marion

**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				
221(d)(3) Mkt. Rate Modera	7.50	\$669,213	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>
FL29M000122	7/31/2004	Active	105.0%	LMSA	144	144	0	16	116	12	0	0

**PROJECT:** FHA #:063344034 Spring Manor Apartments, 2833 NE 7th St, Ocala, FL 34470, 352-629-9651

Metro Area (MSA) Ocala, FL

**Owner Info:** Royal American Housing, Ltd., 1002 W 23rd St, Suite 400, Panama City, FL 32405 850-914-3275 Fax: 850-769-4860

County Name: Marion

**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				
236(0)(1) Lower Income Fa	7.00	\$1,236,810	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>
FL29M000081	8/31/2004	Active	90.7%	LMSA	145	160	0	30	70	39	6	0

May 2004 National Housing Trust

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

**PROJECT:** FHA #:06344041 Sutton Place Apartments, 523 NE 23rd Cir, Ocala, FL 34470-0000, 352-351-4783

Metro Area (MSA) Ocala, FL

**Owner Info:** Hickory Ridge Associates, Ltd., 55 Beattie Pl., Greenville, SC 29602 864-239-1471 Fax: 864-239-1495

County Name: Marion

**Mgmt Info:** AIMCO, 8902 N DALE MABRY HWY, SUITE 209, Tampa, FL 33614 813-936-1700 Fax: 813-936-1901

Ownership Type: Limited Dividend

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market
236(1)(1) Lower Income Fa	7.00	\$951,909	Yes	Rent Rcdt	First Housing Development Corporation	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
FL291.000006	4/30/2006	Active	92.6%	LMSA	106	130	0	31	33	22	20	0

Metro Area (MSA) Miami, FL

**PROJECT:** FHA #: 06635039 Coral Garden Apartments, 250 SW 14th Ave, Homestead, FL 33030, 305-247-1948

County Name: Miami-Dade

**Owner Info:** CREATIVE CHOICE HOMES VII, LIMITED, 4243 NORTHLAKE BLVD., Palm Beach Gardens, FL 33410 305-238-0285 Fax: 561-627-3218

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
FL29E000007	3/16/2005	Active	82.2%	PD/8 Existing	149	150	0	15	105	29	0	0

Metro Area (MSA) Miami, FL

**PROJECT:** FHA #:06644054 BCC Apartments, 21160 SW 112th Ave, Miami, FL 33166, 305-233-6768

County Name: Miami-Dade

**Owner Info:** BCC Apts Ltd., 17300 NW 87th Ave., Miami, FL 33015 305-556-6556 Fax: 305-688-6570

Ownership Type: Limited Dividend

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market
221(d)(3) Mk. Rate Modera	8.50	\$594,620	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
FL29M000179	9/30/2004	Active	64.6%	LMSA	90	91	0	0	39	44	7	0

Metro Area (MSA) Miami, FL

**PROJECT:** FHA #: Anne Marie Towers, 436 NE 82nd St, Miami, FL 33138, 305-221-6673

County Name: Miami-Dade

**Owner Info:** Innovative Management Services, LLC, 4243 Northlake Blvd Ste C., Palm Beach Gardens, FL 33410 561-694-1050 Fax:

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
FL290046007	5/31/2005	Active	91.2%	Sec 8 SR	20	20	0	20	0	0	0	0

Metro Area (MSA) Miami, FL

**PROJECT:** FHA #:06644054 BCC Apartments, 21160 SW 112th Ave, Miami, FL 33166, 305-233-6768

County Name: Miami-Dade

**Owner Info:** BCC Apts Ltd., 17300 NW 87th Ave., Hialeah, FL 33015 305-556-6556 Fax:

Ownership Type: Limited Dividend

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market
236(1)(1) Lower Income Fa	8.00	\$779,000	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
FL14L000015	4/30/2004	Active	80.7%	Preservation	103	104	0	1	95	7	0	0