

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(i)(1) Lower Income Fa	7.00	\$951,909	Yes	Rent Pddt	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

PROJECT: FHA #: Carol City Gardens, 4601 NW 183rd St, Carol City, FL 33055, 305-620-9007

Metro Area (MSA) Miami, FL

Owner Info: Carol City Gardens, LLC, 50 Broadway, 5th Floor, New York, NY 10004 212-344-1444 Fax: 212-668-1655

County Name: Miami-Dade

Mgmt Info: GFI MGMT SERVICES INC, 50 BROADWAY, 5TH FLOOR, New York, NY 10004 212-668-1444 Fax:

Ownership Type: Profit Motivated

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market
			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
FL29E000007	3/16/2005	Active	82.2%	PD/8 Existing	149	150	0	15	105	29	0	0

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

Metro Area (MSA) Miami, FL

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

County Name: Miami-Dade

Mgmt 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
221(d)(3) Mkt. Rate Modera	8.50	\$594,620	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

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

Metro Area (MSA) Miami, FL

Owner Info: Anne Marie Towers, 436 NE 82nd St, Miami, FL 33138, 305-221-6673

County Name: Miami-Dade

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

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

Metro Area (MSA) Miami, FL

Owner Info: BCC Apts Ltd., 17300 NW 87th Ave., Miami, FL 33015 305-558-6556 Fax: 305-688-6570

County Name: Miami-Dade

Mgmt Info: B.H. Rice, Inc., 17300 NW 87th Ave., Hialeah, FL 33015 305-558-6556 Fax:

Ownership Type: Limited Dividend

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market
236(i)(1) Lower Income Fa	8.00	\$779,000	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

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

PROJECT: FHA #:06638006 Carroll Manor, 3667 S Miami Ave, Miami, FL 33133, 305-854-8953 Metro Area (MSA) Miami, FL

Owner Info: Archbishop Carroll Manor Inc., 11440 N Kendall Dr, Suite 209, Miami, FL 33176 305-663-6611 Fax: 305-665-4925 County Name: Miami-Dade

Mgmt Info: Catholic Housing Management, 11440 N Kendall Dr, Suite E-209, Miami, FL 33176 305-757-2824 Fax: 305-275-6044 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>
231 Elderly Housing	7.50	\$4,997,129	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>
FL290012013	2/21/2005	Active	86.6%	Sec 8 NC	230	236	0	230	0	0	0	0

PROJECT: FHA #: Casa Linda Apartments, 3300 S Dixie Hwy, Miami, FL 33133, 305-545-8816 Metro Area (MSA) Miami, FL

Owner Info: Fralura, Inc., P.O. Box 144133, Coral Gables, FL 33114 305-567-0097 Fax: County Name: Miami-Dade

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

<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>
FL290012010	3/31/2005	Active	109.0%	Sec 8 NC	45	45	0	45	0	0	0	0

PROJECT: FHA #: Central Area Apartments, 2014 NW 5th Pl, Miami, FL 33127, 305-576-0388 Metro Area (MSA) Miami, FL

Owner Info: Ecumenical Development, Inc., 2038 NW 5th Place, Miami, FL 33127 305-803-8060 Fax: 305-576-7322 County Name: Miami-Dade

Mgmt Info: Ecumenical Development, Inc., 2038 NW 5th Place, Miami, FL 33127 305-803-8060 Fax: 305-576-7322 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>
Yes			Yes	Rent Rddt	OMHAR Transaction Center PAE		Y	

<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>
FL29M000077	3/31/2006	Active	70.7%	LMSA	46	47	0	0	15	26	5	0

PROJECT: FHA #: Civic Towers, 1855 NW 15th Ave, Miami, FL 33125, 305-325-8136 Metro Area (MSA) Miami, FL

Owner Info: Civic Towers Associates, Limited, 2828 Coral Way, Penthouse, Miami, FL 33145 305-460-9900 Fax: 305-460-9911 County Name: Miami-Dade

Mgmt Info: TRG Management Company of Florida (TRG), 2828 Coral Way, Penthouse Suite, Miami, FL 33145 305-460-8966 Fax: 305-460-9911 Ownership Type: Profit Motivated

<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>
Yes			Yes	Rent Rddt	First Housing Development Corporation		Y	

<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>
FL290053107	4/6/2004	Active	88.6%	Sec 8 NC	195	196	0	96	99	0	0	0

PROJECT: FHA #: College Park Towers, 10700 SW 109th Ct, Miami, FL 33176, 305-279-1050 Metro Area (MSA) Miami, FL

Owner Info: College Park Towers, Limited, 7001 SW 61st Avenue, Miami, FL 33143 305-266-5920 Fax: 305-262-9468 County Name: Miami-Dade

Mgmt Info: Project Advisors Corporation, 7001 SW 61st Ave, Miami, FL 33143 305-266-5920 Fax: 305-262-9468 Ownership Type: Profit Motivated

<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>
Yes			Yes	Rent Rddt	Florida Housing Finance Corporation		Y	

<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>
FL290012021	2/28/2005	Active	95.9%	Sec 8 NC	210	210	0	210	0	0	0	0

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

PROJECT: FHA #: Cutler Glen Apartments, 11100 SW 196th St, Miami, FL 33157, 305-233-6154

Metro Area (MSA) Miami, FL

Owner Info: Cutler Glen, LLC, 300 NW 12th Avenue, Miami, FL 33128 305-324-5505 Fax:

County Name: Miami-Dade

Mgmt Info: Carib Management, Inc., 300 NW 12 Avenue, Miami, FL 33128 305-326-7923 Fax: 305-549-7206

Ownership Type: Non-Profit

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
FL29H142018	7/27/2008	Active	77.5%	HFDAB8 NC	75	75	0	63	12	0	0	0
PROJECT: FHA #:	Cutler Manor, 10875 SW 216th St, Miami, FL 33170, 305-326-7923											
Owner Info:	Cutler Manor Apartments, LLC, 300 NW 12th Avenue, Miami, FL 33128 305-324-5505 Fax: 305-324-5506											
Mgmt Info:	Carib Management, Inc., 300 NW 12 Avenue, Miami, FL 33128 305-326-7923 Fax: 305-549-7206											
Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market				
			No									

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
FL29M000052	8/30/2004	Active	71.0%	LMSA	218	220	0	54	125	39	0	0
PROJECT: FHA #:	Cutler Meadows Apartments, 11280 SW 196th St, Miami, FL 33157, 305-233-6154											
Owner Info:	Cutler Meadows Associates, Ltd., 8350 NW 52ND TERRACE, SUITE 107, Miami, FL 33166 305-599-2780 Fax: 305-599-2517											
Mgmt Info:	Carib Management, Inc., 300 NW 12 Avenue, Miami, FL 33128 305-326-7923 Fax: 305-549-7206											
Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market				
			Yes									

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
FL290049006	10/31/2006	Active	76.6%	Sec 8 NC	149	150	0	126	23	0	0	0
PROJECT: FHA #:	Hadley Gardens, 3031 NW 19th Ave, Miami, FL 33142, 305-635-8552											
Owner Info:	RAINBOW ASSOCIATES, LTD., 900 NW 54TH STREET, Miami, FL 33127 305-754-1447 Fax:											
Mgmt Info:	QUALITY MANAGEMENT NORTH AMERICA, INC., 6800 S.W. 40 ST., SUITE 405, Miami, FL 33155 305-279-1900 Fax: 305-279-1980											
Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market				
			No									

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
FL29H142024	4/29/2006	Active	121.5%	HFDAB8 NC	150	151	40	110	0	0	0	0
PROJECT: FHA #:	Holy Comforter Senior Housing Apartments, 190 SW 13th Ave, Miami, FL 33135, 305-643-2711											
Owner Info:	HOLY COMFORTER SENIOR HOUSING, INC., 190 SW 13TH AVE, Miami, FL 33135 305-643-2711 Fax:											
Mgmt Info:	HOLY COMFORTER SENIOR HOUSING, INC., 190 SW 13TH AVE, Miami, FL 33135 305-643-2711 Fax:											
Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market				
			No									

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
FL14L000022	8/31/2004	Active	60.0%	LMSA	31	42	14	17	0	0	0	0
PROJECT: FHA #:	Holy Comforter Senior Housing Apartments, 190 SW 13th Ave, Miami, FL 33135, 305-643-2711											
Owner Info:	HOLY COMFORTER SENIOR HOUSING, INC., 190 SW 13TH AVE, Miami, FL 33135 305-643-2711 Fax:											
Mgmt Info:	HOLY COMFORTER SENIOR HOUSING, INC., 190 SW 13TH AVE, Miami, FL 33135 305-643-2711 Fax:											
Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market				
			No									

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

PROJECT: FHA #:06635161 Lincoln Fields Apartments; 2020 NW 63rd St, Miami, FL 33147, 305-691-8862 **Metro Area (MSA)** Miami, FL

Owner Info: Lincoln Fields, Ltd., 1103 Richard Arrington, Jr. Blvd S., Birmingham, AL 35205 205-933-1020 Fax: 205-930-4508 **County Name:** Miami-Dade

Mgmt Info: Adimas Management Corporation, 1103 Richard Arrington, Jr. Blvd S., Birmingham, AL 35205 205-933-1020 Fax: **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	11.78	\$6,361,683	Yes	Mrtg 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
FL29A003001	7/5/2004	Active	79.0%	Sec 8 SR	214	214	0	45	44	77	48	0

PROJECT: FHA #:06635178 New Horizons Apartments; 690 NW 60th St, Miami, FL 33127, 305-754-9419 **Metro Area (MSA)** Miami, FL

Owner Info: New Horizons Associates, Limited, 2828 Coral Way, Penthouse Suite #1, Miami, FL 33145 305-460-9900 Fax: 305-460-9911 **County Name:** Miami-Dade

Mgmt Info: TRG Management Company of Florida (TRG), 2828 Coral Way, Penthouse Suite, Miami, FL 33145 305-460-8966 Fax: 305-460-9911 **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	11.50	\$4,144,781	Yes	Rent Rdct	NW Financial Group							
S8 Contract #	Expiration Date	Contract Status	Rent Category	Program	Assisted Apts	Total Apt	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
FL290064002	3/21/2004	Active	118.2%	Sec 8 NC	100	101	0	100	0	0	0	0

PROJECT: FHA #:06644077 Pinewoods Villas; 8420 SW 188th Ter, Miami, FL 33157, 305-235-8269 **Metro Area (MSA)** Miami, FL

Owner Info: PINE WOODS, INC., 8420 SW 188TH TER., Miami, FL 33157 305-235-8269 Fax: 305-235-8581 **County Name:** Miami-Dade

Mgmt Info: HSI Management, Inc., 5505 Interstate North Pkwy NW, Atlanta, GA 30328 770-952-2233 Fax: 770-956-9057 **Ownership Type:** Non-Profit

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
FL14L000018	5/31/2004	Active	63.0%	LMSA	267	272	159	108	0	0	0	0

PROJECT: FHA #:06635186 T.M. Alexander Apartments; 1400 NW 19th St, Miami, FL 33125, 305-325-8136 **Metro Area (MSA)** Miami, FL

Owner Info: TM Alexander Associates, Ltd., 2828 Coral Way Penthouse, Miami, FL 33145 305-460-9900 Fax: **County Name:** Miami-Dade

Mgmt Info: TRG Management Company of Florida (TRG), 2828 Coral Way, Penthouse Suite, Miami, FL 33145 305-460-8966 Fax: 305-460-9911 **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	11.00	\$6,077,846	Yes	Mrtg Rstr	NW Financial Group							
S8 Contract #	Expiration Date	Contract Status	Rent Category	Program	Assisted Apts	Total Apt	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
FL29H142022	11/3/2005	Active	115.1%	HFD/A8 NC	150	151	38	112	0	0	0	0

PROJECT: FHA #: Timbercreek Gardens; 11098 SW 107th St, Miami, FL 33157, 305-255-6402 **Metro Area (MSA)** Miami, FL

Owner Info: Timbercreek Gardens, Ltd., 900 NW 17th Ave, Suite 202, Delray Beach, FL 33445 561-330-2440 Fax: **County Name:** Miami-Dade

Mgmt Info: Plaza 8 Associates, Inc., 201 Alhambra Cir, Suite 701, Coral Gables, FL 33134 305-476-5272 Fax: 305-448-8773 **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
FL29H122006	3/31/2004	Active	83.3%	HFD/A8 NC	28	28	0	0	28	0	0	0

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

PROJECT: **FHA #:**06644022 Town Park Plaza South, Inc., 1780 NW 5th Ave, Miami, FL 33136, 305-576-2167 **Metro Area (MSA)** Miami, FL

Owner Info: TOWN PARK PLAZA SOUTH, INC., P. O. Box 15607, Miami, FL 33101 305-576-2167 Fax: 305-576-3312 **County Name:** Miami-Dade

Mgmt Info: Presidio Realty, Inc., P. O. Box 794, Ellenton, FL 34222 941-721-7215 Fax: 305-576-3312 **Ownership Type:** Non-Profit

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market
236(j)(1) Lower Income Fa	8.50	\$1,006,707	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
FL29M000160	5/31/2004	Active	55.2%	LMSA	84	116	0	10	45	21	8	0

PROJECT: **FHA #:**06644014 Town Park Village I, 1680 NW 4th Ave, Miami, FL 33136, 305-573-5788 **Metro Area (MSA)** Miami, FL

Owner Info: TOWN PARK VILLAGE NO. 1, INC., P. O. Box 012405, Miami, FL 33131 305-573-5788 Fax: 305-573-7288 **County Name:** Miami-Dade

Mgmt Info: Presidio Realty, Inc., P. O. Box 794, Ellenton, FL 34222 941-721-7215 Fax: 305-573-7288 **Ownership Type:** Non-Profit

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market
			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
FL29M000187	4/30/2005	Active	39.8%	LMSA	30	151	0	0	0	23	7	0

PROJECT: **FHA #:** Lulav Square, 620 Lenox Ave, Miami Beach, FL 33139, 305-672-8811 **Metro Area (MSA)** Miami, FL

Owner Info: HOWECO, LLC, 1111 Lincoln Road, Suite 400, Miami Beach, FL 33139 305-538-6361 Fax: 305-532-1531 **County Name:** Miami-Dade

Mgmt Info: Parry Real Estate Management, Inc., 9628 NE 2nd Avenue, Suite A, Miami Shores, FL 33138 305-758-9691 Fax: 305-758-5540 **Ownership Type:** Profit Motivated

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market
			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
FL290016001	4/30/2005	Active	100.3%	Sec 8 SR	139	140	139	0	0	0	0	0

PROJECT: **FHA #:**06644802 Miami Beach Marian Towers, 17505 N Bay Rd, North Miami Beach, FL 33160, 305-932-1300 **Metro Area (MSA)** Miami, FL

Owner Info: Miami Beach Marian Towers, Inc., 11440 N Kendall Dr, Suite 209, Miami, FL 33176 305-663-6611 Fax: 305-665-4925 **County Name:** Miami-Dade

Mgmt Info: Catholic Housing Management, 11440 N Kendall Dr, Suite E-209, Miami, FL 33176 305-757-2824 Fax: 305-275-6044 **Ownership Type:** Non-Profit

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market
236(j)(1) 202 Elderly Hsg.	8.50	\$2,128,014	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
FL29M000111	6/30/2004	Active	64.7%	LMSA	194	220	69	125	0	0	0	0

PROJECT: **FHA #:**06635162 Robert Sharp Towers II, 115 NW 202nd Ter, North Miami Beach, FL 33169, 305-652-1772 **Metro Area (MSA)** Miami, FL

Owner Info: North Dade Limited Partnership, 4300 North University Drive, Suite D-106, Lauderhill, FL 33351 954-572-1112 Fax: 954-572-1660 **County Name:** Miami-Dade

Mgmt Info: Elderly Housing Development & Operations Corp., 1580 Sawgrass Corporate Pkwy, Suite 210, Sunrise, FL 33323 954-835-9200 Fax: 954-835-0888 **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	\$3,839,716	Yes	Rent Rddt				

S8 Contract #	Expiration Date	Contract Status	Rent Category	Program	Assisted Apts	Total Apt	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	#5+ BR
FL290053034	12/31/2004	Active	108.3%	Sec 8 NC	109	110	0	109	0	0	0	0

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

PROJECT: FHA #: 135th Street Apartments, 2860 NW 135th St, Opa Locka, FL 33054, 305-681-0711

Metro Area (MSA) Miami, FL

Owner Info: 135th Street Apartment, LLC, 2860 NW 135th St, Opa Locka, FL 33054 305-688-7960 Fax:

County Name: Miami-Dade

Mgmt Info: B.H. Rice, Inc., 17300 NW 87th Ave., Hialeah, FL 33015 305-558-6556 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
 FL29M000040 9/30/2004 Active 79.7% LMSA 64 65 0 22 32 10 0 0

Metro Area (MSA) Miami, FL

PROJECT: FHA #: Garias Apartments, 2301 Atlantic Ave, Opa Locka, FL 33054, 954-680-3705

County Name: Miami-Dade

Owner Info: GARIAS APARTMENTS, INC., P.O. Box 821515, South Florida, FL 33082 954-680-3705 Fax: 954-680-4765

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
 FL290046015 9/20/2004 Active 79.5% Sec 8 SR 24 24 0 0 24 0 0 0

Metro Area (MSA) Miami, FL

PROJECT: FHA #: The Gardens Apartments, 13180 Port Said Rd, Opa Locka, FL 33054, 305-681-9192

County Name: Miami-Dade

Owner Info: CREATIVE CHOICE HOMES II, LTD., 4243-D NORTHLAKE BLVD., Palm Beach Gardens, FL 33410 561-627-7988 Fax: 561-627-3218

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
 FL29E000012 9/30/2008 Active 86.7% PD/8 MR 328 328 0 55 210 56 7 0

Metro Area (MSA)

PROJECT: FHA #:06644081 Stock Island Apartments, 5501 3rd Ave, Key West, FL 33040, 305-294-6366

County Name: Monroe

Owner Info: Stock Island LP, P.O. Box 1089, Greenville, SC 29602 864-236-1471 Fax: 864-239-1495

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
 FL14L000010 4/30/2004 Active 7.00 \$1,105.932 No 92.5% Preservation 121 130 0 7 84 30 0 0

Metro Area (MSA) Jacksonville, FL

PROJECT: FHA #: Pine Tree Apartments, 2255 N Kings Rd, Hilliard, FL 32046, 904-845-3873

County Name: Nassau

Owner Info: Pine Tree Apartments, Ltd., P.O. Box 13526, Macon, GA 31208 912-742-7956 Fax: 912-742-9368

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
 FL29R000017 2/3/2006 Active 89.6% 5/5/8 NC 44 44 0 12 26 6 0 0