

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

PROJECT: FHA #:06335167 Choctaw Village, 859 Gibson Rd, Fort Walton Beach, FL 32547, 850-862-4200

Metro Area (MSA) Fort Walton Beach, FL

Owner Info:

County Name: Okaloosa

Mgmt Info:

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>
			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>
FL290045007	5/7/2004	Active	102.9%	Sec 8 NC	48	48	0	0	32	16	0	0

PROJECT: FHA #:06735011 Taylor Apartments, 131 E 15th St, Apopka, FL 32703, 407-889-3394

Metro Area (MSA) Orlando, FL

Owner Info: Earl Gorman and Ernest Rapp, d/b/a Taylor Apts., 118 N Wymore Avenue, Winter Park, FL 32789 407-628-1086 Fax: 407-628-8477

County Name: Orange

Mgmt Info: Robert Hara and Associates, 118 N Wymore Road, Winter Park, FL 32789 407-628-1086 Fax: 407-628-8477

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>
			Yes	Rent Rcdt	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>
FL29M000075	5/31/2006	Active	66.4%	LMSA	101	101	0	10	61	30	0	0

PROJECT: FHA #:06735245 West Kennedy Apartments, 800 Kennedy Cir, Eatonville, FL 32751, 407-660-9529

Metro Area (MSA) Orlando, FL

Owner Info: WEST KENNEDY APARTMENTS, LTD., 11 Twin Brook Road, West Caldwell, NJ 07006 212-564-1121 Fax: 973-815-2897

County Name: Orange

Mgmt Info: RJ&S Management Corporation, 75 Kingsland Ave, Suite 1, Clifton, NJ 07014 973-815-1003 Fax: 973-815-2897

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>
			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>
FL290053098	4/28/2008	Active	91.4%	Sec 8 NC	79	80	0	16	44	19	0	0

PROJECT: FHA #:06735202 Forest Hills Apartments, 7214 Forest City Rd, Orlando, FL 32810, 407-295-4193

Metro Area (MSA) Orlando, FL

Owner Info: FOREST HILLS, LTD., P.O. Box 6417, 2120 Drew Street, Clearwater, FL 33758 727-442-3118 Fax: 727-442-4231

County Name: Orange

Mgmt Info: Bradley Properties, Inc., 2120 Drew St, P.O. Box 6417, Clearwater, FL 33758 727-442-3118 Fax: 727-442-4231

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	Rent Rcdt	R.E.R., Inc.		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>
FL290053053	8/31/2005	Active	72.6%	Sec 8 NC	60	60	0	20	40	0	0	0

PROJECT: FHA #: Palm Grove Garden Apartments, 3944 County Club Dr, Orlando, FL 32808, 407-295-9873

Metro Area (MSA) Orlando, FL

Owner Info: PALM GROVE GARDENS, LTD, c/o Terragon Realty Investors, 1775 Broadway 23rd Floor, New York, NY 10019 212-949-5000 Fax: 212-949-8001

County Name: Orange

Mgmt Info: PROFESSIONAL MANAGEMENT OF CENTRAL FLORIDA, INC., 323 EAST CHURCH STREET, Orlando, FL 32801 407-872-0444 Fax: 407-872-0444

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					

<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>
FL29M000224	9/30/2004	Active	76.4%	LMSA	141	142	0	12	100	29	0	0