

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

PROJECT: FHA #:06711095 Kissimmee Court Apartments, 2239 McLaren Cir, Kissimmee, FL 32744, 407-847-6233

Metro Area (MSA) Orlando, FL

Owner Info: Republic First, Inc., 157 E. New England Avenue, Suite 402, Winter Park, FL 32789 407310-3647 Fax:

County Name: Osceola

Mgmt Info: Republic First, Inc., 157 E. New England Avenue, Suite 402, Winter Park, FL 32789 407310-3647 Fax:

Ownership Type: Profit Motivated

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market
207/223(0) Purf/Refin Hsg.	7.25	\$1,466,451	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
FL501.000009	6/30/2004	Active	70.8%	LMSA	85	85	0	20	43	22	0	0

PROJECT: FHA #:06644043 Broadmoor Apartments, 1805 W Blue Heron Blvd, Riviera Beach, FL 33404, 561-844-8273

Metro Area (MSA) West Palm Beach-Boca Raton, FL

Owner Info: Broadmoor Associates, P.O. Box 1089, Greenville, SC 29602 864-239-1000 Fax:

County Name: Palm Beach

Mgmt Info: NHPMN Management, LLC, P.O. Box 1089, Greenville, SC 29602 864-239-1428 Fax: 864-239-5802

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	\$1,353,014	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
FL29M000161	9/30/2004	Active	62.2%	LMSA	94	182	0	0	38	39	17	0

PROJECT: FHA #: Azalea Place Apartments aka Lakeview Towers, 2100 N Australian Ave, West Palm Beach, FL 33407, Metro Area (MSA) West Palm Beach-Boca Raton, FL

Owner Info: Azalea Place Apartments, Limited, 322 Banyan Boulevard, West Palm Beach, FL 33401 561-838-8886 Fax: 561-838-8887

County Name: Palm Beach

Mgmt Info: Dominion Management Services, Inc., 2355 Polaris Ln N, Suite 100, Plymouth, MN 55447 763-354-5500 Fax: 763-354-5519

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
FL29L000211	3/31/2004	Active	79.8%	LMSA	100	150	0	12	81	7	0	0
FL29M000206	8/31/2004	Active	85.0%	LMSA	50	150	0	0	45	5	0	0

PROJECT: FHA #: Wedgewood Apartments, 4921 Wedgewood Way, West Palm Beach, FL 33417, 561-683-1631

Owner Info: 1363 Smith Street, LP, 4 Cathedral Sq, Suite 1-G, Providence, RI 02903 401-453-4455 Fax: 401-453-3223

County Name: Palm Beach

Mgmt Info: Sharkey & Associates, Inc., 3821 NE 16th Ave, Oakland Park, FL 33334 954-563-1706 Fax: 954-563-9222

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
FL2900019002	8/31/2007	Active	100.8%	Sec 8 NC	48	48	30	18	0	0	0	0

PROJECT: FHA #: Dade Oaks Apartments, 37460 Acorn Loop, Dade City, FL 33523, 352-567-1207

Metro Area (MSA) Tampa-St. Petersburg-Clearwater, FL

Owner Info: Pasco County Housing Authority, 14517 7th St., Dade City, FL 33523 352-567-0848 Fax: 352-567-6035

County Name: Pasco

Mgmt Info: Pasco County Housing Authority, 14517 7th St., Dade City, FL 33523 352-567-0848 Fax: 352-567-6035

Ownership Type: Other

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
FL290002003	4/25/2008	Active	60.0%	Sec 8 NC	69	69	0	14	23	17	15	0

May 2004

National Housing Trust