

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 407-310-3647 Fax:

County Name: Osceola

**Mgmt Info:** Republic First, Inc., 157 E. New England Avenue, Suite 402, Winter Park, FL 32789 407-310-3647 Fax:

Ownership Type: Profit Motivated

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market
2071 223(0) Pur/ 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
FL50L000009	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			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

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

**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			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
FL290019002	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			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

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

**PROJECT:** FHA #:06735272 Hudson Estates, 15902 Homewood Ln, Hudson, FL 34667, 727-862-5753 Metro Area (MSA) Tampa-St. Petersburg-Clearwater, FL

Owner Info: HUDSON HILLS, LTD., 750 NORTHLAWN DR., Columbus, OH 43214 614-451-9999 Fax: 614-451-1197 County Name: Pasco

Mgmt Info: Buckeye Management Company, 760 Northlawn Dr., Columbus, OH 43214 614-538-1333 Fax: 614-538-1637 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>				
221(d)(4) Mkt. Rate Mod Inc	12.00	\$1,533,437	Yes	Mrtg Rstr	First Housing Development Corporation							
<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>
FL290053012	8/16/2004	Active	93.7%	Sec 8 NC	52	52	0	10	30	10	2	0

**PROJECT:** FHA #: Evergreen Village, 36415 Evergreen Village Dr. Zephyrhills, FL 33540, 813-782-2740 Metro Area (MSA) Tampa-St. Petersburg-Clearwater, FL

Owner Info: Z-Hills, Ltd, 5015 South Florida Avenue, Suite 200, Lakeland, FL 33813 863-647-1581 Fax: 863-647-3992 County Name: Pasco

Mgmt Info: Z-Hills, Ltd, 5015 South Florida Avenue, Suite 200, Lakeland, FL 33813 863-647-1581 Fax: 863-647-3992 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>
FL29R000005	5/22/2004	Active	69.1%	515/8 NC	50	51	0	19	31	0	0	0

**PROJECT:** FHA #:06735267 Clearwater Apartments, 1000 N Keene Rd, Clearwater, FL 33755, 727-446-2244 Metro Area (MSA) Tampa-St. Petersburg-Clearwater, FL

Owner Info: Clearwater Associates, Limited Partnership, 80 State Street, 8th FLOOR, P.O. Box 799, Albany, NY 12201 518-434-2801 Fax: 518-434-6427 County Name: Pinellas

Mgmt Info: United Realty Management Corporation, 80 State St, P.O. Box 799, Albany, NY 12201 518-434-2801 Fax: 518-434-6427 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>				
221(d)(4) Mkt. Rate Mod Inc	12.00	\$3,267,029	Yes	Mtg Rstr	First Housing Development Corporation							
<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>
FL290057040	7/7/2004	Active	99.9%	Sec 8 NC	89	90	0	0	69	20	0	0

**PROJECT:** FHA #: Norton Apartments, 1450 S Greenwood Ave, Clearwater, FL 34616, 727-441-9010 Metro Area (MSA) Tampa-St. Petersburg-Clearwater, FL

Owner Info: RSG Family Limited Partnership - Norton, P. O. Box 1550, Marco Island, FL 34146 941-642-3953 Fax: County Name: Pinellas

Mgmt Info: Barfield Bay Properties, Inc., P.O. Box 1550, Marco Island, FL 34146 941-642-3953 Fax: Ownership Type:

<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>
FL290045026	2/13/2005	Active	94.3%	Sec 8 NC	48	48	0	8	18	16	6	0

**PROJECT:** FHA #:06744057 Heritage Presbyterian, 10200 122nd Ave, Largo, FL 33773, 727-393-3477 Metro Area (MSA) Tampa-St. Petersburg-Clearwater, FL

Owner Info: HERITAGE PRESBYTERIAN HOUSING, INC., 1051 2nd Avenue, N., St. Petersburg, FL 33705 727-894-0368 Fax: 727-823-2476 County Name: Pinellas

Mgmt Info: Presbyterian Homes & Hsg. Foundation of FL, Inc., 1051 2nd Ave N., St. Petersburg, FL 33705 727-894-0368 Fax: 727-823-2476 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>				
236(g)(1) Lower Income Fa	8.50	\$2,533,482	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>
FL29M000128	9/30/2008	Active	53.5%	LMSA	80	400	0	80	0	0	0	0