

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 614-451-9899 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

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market				
221(d)(4) Mkt. Rate Mod Inc	12.00	\$1,533,437	Yes	Mtg 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
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

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
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

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market				
221(d)(4) Mkt. Rate Mod Inc	12.00	\$3,267,029	Yes	Mtg 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
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: Completed M2M? Ineligible? Below Market

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
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

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	\$2,533,482	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
FL29M000128	9/30/2008	Active	53.5%	LMSA	80	400	0	80	0	0	0	0

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

PROJECT: FHA #:06735235 Oceanside Estates, 6700 102nd Ave, Pinellas Park, FL 33782, 727-541-6557 Metro Area (MSA) Tampa-St. Petersburg-Clearwater, FL

Owner Info: OCEANSIDE ESTATES ASSOCIATES, LTD., 326 3d Avenue, Lakewood, NJ 08701 732-367-0129 Fax: 732-363-7183 County Name: Pinellas

Mgmt Info: OCEANSIDE ESTATES ASSOCIATES, LTD., 326 3d Avenue, Lakewood, NJ 08701 732-367-0129 Fax: 732-363-7183 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	7.30	\$2,717,255	Yes	Mtg Restr	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
FL290053076	8/31/2004	Active	92.9%	Sec 8 NC	104	104	0	104 0 0 0 0

PROJECT: FHA #:06735042 Bethel Community Heights, 731 15th St S, St. Petersburg, FL 33705, 727-895-3649 Metro Area (MSA) Tampa-St. Petersburg-Clearwater, FL

Owner Info: BETHEL COMMUNITY HEIGHTS, INC., 731 15th Street S., St. Petersburg, FL 33705 813-823-6390 Fax: 813-822-8986 County Name: Pinellas

Mgmt Info: SEARCHWELL THORNE & ASSOCIATES, P.O. Box 16332, St. Petersburg, FL 33733 813-821-4507 Fax: 813-823-5403 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	\$556,461	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
FL29M000038	9/30/2005	Active	66.8%	LMSA	84	84	0	11 27 25 21 0

PROJECT: FHA #: Boca Ciega Townhomes, 3401 37th St S, St. Petersburg, FL 33711, 727-866-2620 Metro Area (MSA) Tampa-St. Petersburg-Clearwater, FL

Owner Info: COMMUNITY BUILDING GROUP, LTD, 2516 18th Street, N.E., Washington, DC 20018 202-635-7117 Fax: 202-635-4918 County Name: Pinellas

Mgmt Info: Ownership Type: Completed M2M? Ineligible? Below Market

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
FL29E000010	3/31/2005	Active	87.5%	PD/8 MR	108	108	0	49 59 0 0

PROJECT: FHA #:06744016 Brookside Square, 200 72nd Ave N, St. Petersburg, FL 33702, 727-522-1444 Metro Area (MSA) Tampa-St. Petersburg-Clearwater, FL

Owner Info: Brookside Square Limited, 11300 Fourth Street, N., Suite 200, St. Petersburg, FL 33716 727-578-1174 Fax: 727-579-0145 County Name: Pinellas

Mgmt Info: Carteret Management Corporation, 11300 4th St N, Suite 200, St. Petersburg, FL 33716 727-578-1174 Fax: 727-579-0145 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	8.50	\$713,275	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
FL29M000296	4/30/2004	Active	70.4%	Preservation	137	142	0	32 74 31 0 0

PROJECT: FHA #:06735394 John Knox Apartments, 1035 Arlington Ave N, St. Petersburg, FL 33705, 727-896-5148 Metro Area (MSA) Tampa-St. Petersburg-Clearwater, FL

Owner Info: JOHN KNOX HOUSING, INC., 1035 Arlington Avenue North, 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

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market
223(a)(7)(2)(1)(d)(3) Mkt Re	5.95	\$3,060,415	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
FL29M000058	9/30/2004	Active	69.9%	LMSA	300	300	54	246 0 0 0 0

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

PROJECT: FHA #: Rogall Congregate, 300 10th St S, St. Petersburg, FL 33705, 727-893-9639 **Metro Area (MSA)** Tampa-St. Petersburg-Clearwater, FL

Owner Info: Housing Authority of the City of St. Petersburg, P.O. Box 12849, St. Petersburg, FL 33733 727-323-3171 Fax: 727-323-3226 **County Name:** Pinellas

Mgmt Info: Housing Authority of the City of St. Petersburg, P.O. Box 12849, St. Petersburg, FL 33733 727-323-3171 Fax: 727-323-3226 **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>
			No					

S8 Contract # FL290006002	Expiration Date 1/14/2007	Contract Status Active	Rent Category 97.2%	Program Sec 8 NC	Assisted Apts 150	Total Apt 150	# Effic. 90	# 1 BR 60	# 2 BR 0	# 3 BR 0	# 4 BR 0	# 5+ BR 0
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PROJECT: FHA #:06744808 The Columbian Apartments, 518 3rd Ave S, St. Petersburg, FL 33701, 727-895-8591 **Metro Area (MSA)** Tampa-St. Petersburg-Clearwater, FL

Owner Info: COLUMBIAN KNIGHTS, LTD., P.O. DRAWER 47050, Jacksonville, FL 32247 904-398-7360 Fax: 904-396-5063 **County Name:** Pinellas

Mgmt Info: Demco Management, Inc., 3740 Beach Blvd, Suite 300, Jacksonville, FL 32207 904-398-2805 Fax: 904-396-5063 **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					

S8 Contract # FL29M000261	Expiration Date 9/30/2004	Contract Status Active	Rent Category 80.5%	Program LMSA	Assisted Apts 133	Total Apt 188	# Effic. 56	# 1 BR 77	# 2 BR 0	# 3 BR 0	# 4 BR 0	# 5+ BR 0
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PROJECT: FHA #:06735206 Sandpiper Village, 300 S Walton Ave, Tarpon Springs, FL 34689, 727-937-1124 **Metro Area (MSA)** Tampa-St. Petersburg-Clearwater, FL

Owner Info: SANDPIPER VILLAGE, LTD., P.O. BOX 6875, Clearwater, FL 33758 813-442-3117 Fax: 813-442-4231 **County Name:** Pinellas

Mgmt Info: Bradley Properties, Inc., 2120 Drew St, P.O. Box 6417, Clearwater, FL 33765 727-442-3118 Fax: 727-442-4231 **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					

S8 Contract # FL290053055	Expiration Date 4/30/2004	Contract Status Active	Rent Category 82.5%	Program Sec 8 NC	Assisted Apts 80	Total Apt 80	# Effic. 0	# 1 BR 48	# 2 BR 32	# 3 BR 0	# 4 BR 0	# 5+ BR 0
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PROJECT: FHA #:06735260 Harbor Court Apartments, 266 Peninsula Dr, Haines City, FL 33844, 863-422-4819 **Metro Area (MSA)** Lakeland-Winter Haven, FL

Owner Info: HARBOR COURT ASSOCIATES, LTD, 2828 Coral Way, Penthouse Suite, Miami, FL 33145 305-460-9900 Fax: **County Name:** Polk

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>
			Yes					

S8 Contract # FL290057037	Expiration Date 11/30/2004	Contract Status Active	Rent Category 116.5%	Program Sec 8 NC	Assisted Apts 63	Total Apt 64	# Effic. 0	# 1 BR 32	# 2 BR 31	# 3 BR 0	# 4 BR 0	# 5+ BR 0
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PROJECT: FHA #: Redwood Apartments, 940 E Alfred Dr, Lake Alfred, FL 33850, 863-956-4335 **Metro Area (MSA)** Lakeland-Winter Haven, FL

Owner Info: REDWOOD APARTMENTS, LTD., P.O. BOX 5252, Lakeland, FL 33807 941-647-1581 Fax: 941-647-3992 **County Name:** Polk

Mgmt Info: A & M Properties, Inc., P.O. Box 5252, Lakeland, FL 33807 941-647-1581 Fax: 941-647-3992 **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					

S8 Contract # FL29R000021	Expiration Date 12/9/2005	Contract Status Active	Rent Category 111.9%	Program 5158 NC	Assisted Apts 30	Total Apt 30	# Effic. 0	# 1 BR 4	# 2 BR 12	# 3 BR 14	# 4 BR 0	# 5+ BR 0
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