

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 #	Expiration Date	Contract Status	Rent Category	Program	Assisted Apts	Total Apt	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
FL290006002	1/14/2007	Active	97.2%	Sec 8 NC	150	150	90	60	0	0	0	0

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 904-398-7350 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>
236(j)(1)/202 Elderly Hsg.	8.50	\$1,538,456	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
FL29M000261	9/30/2004	Active	80.5%	LMSA	133	188	56	77	0	0	0	0

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>
221(d)(4) Mkt. Rate Mod Inc	7.50	\$1,539,068	Yes	Rent Rcdt	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
FL290053055	4/30/2004	Active	82.5%	Sec 8 NC	80	80	0	48	32	0	0	0

PROJECT: FHA #:06735260 Harbor Court Apartments, 266 Peninsular 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>
221(d)(4) Mkt. Rate Mod Inc	11.50	\$1,438,929	Yes	Rent Rcdt	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
FL290057037	11/30/2004	Active	116.5%	Sec 8 NC	63	64	0	32	31	0	0	0

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

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

PROJECT: FHA #:06792011 Lake Wales Gardens, 504 S 4th St, Lake Wales, FL 33853, 863-676-8648

Metro Area (MSA) Lakeland-Winter Haven, FL

Owner Info: Enterprise Housing - Lake Wales, Inc., 833 W Main St., Carmel, IN 46032 317-571-0331 Fax:

County Name: Polk

Mgmt Info: Cornerstone Properties Associates V, Inc., 833 W Main St., Carmel, IN 46032 317-574-4700 Fax: 317-574-4701

Ownership Type: Non-Profit

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market				
207 Exception (Sale of PM)	6.00	\$784,625	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
FL50L000028	9/30/2005	Active	133.9%	LMSA	87	96	0	26	53	8	0	0

PROJECT: FHA #:06744143 Bonny Apartments, 1104 Bartow Rd, Lakeland, FL 33801, 863-683-8831

Metro Area (MSA) Lakeland-Winter Haven, FL

Owner Info: B A Lakeland Associates, Limited, 4000 B Saint Johns Avenue., Jacksonville, FL 32205 904-388-2225 Fax: 904-381-4313

County Name: Polk

Mgmt Info: Flagship Property Management, Inc., 4000-B St. Johns Ave, Suite 22, Jacksonville, FL 32205 904-388-2225 Fax: 904-381-4313

Ownership Type: Limited Dividend

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market				
236(1)(1) Lower Income Fa	7.00	\$1,634,516	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
FL29M000259	9/30/2004	Active	77.8%	LMSA	43	200	0	20	19	4	0	0

PROJECT: FHA #:06744803 Lakeland Presbyterian Apartments, 530 S Florida Ave, Lakeland, FL 33801, 863-688-4608

Metro Area (MSA) Lakeland-Winter Haven, FL

Owner Info: LAKELAND PRESBYTERIAN APARTMENTS, INC., 1051 2nd AVENUE NORTH, St. Petersburg, FL 33705 813-894-0368 Fax: 813-823-2476

County Name: Polk

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(1)(1) 202 Elderly Hsg.	7.50	\$1,391,942	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
FL29M000106	9/30/2008	Active	76.2%	LMSA	39	196	25	14	0	0	0	0

PROJECT: FHA #: Lakewood Terrace Apartments, 1315 W 14th St, Lakeland, FL 33805-341, 863-683-6428

Metro Area (MSA) Lakeland-Winter Haven, FL

Owner Info: LAKEWOOD TERRACE LIMITED PARTNERSHIP, Cabot Business Park, 120 Forbes Blvd, Mansfield, MA 02048 508-337-2500 Fax:

County Name: Polk

Mgmt Info: Indian Run LTD Partnership, c/o Gatehouse Management, Inc., 120 Forbes Blvd., Mansfield, MA 02048 508-337-2500 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
FL29E000022	8/31/2004	Active	95.9%	PD/8 Existing	132	132	0	16	40	60	16	0

PROJECT: FHA #:06735251 Abbey Lane Apartments, 100 Evergreen Pl SW, Winter Haven, FL 33880, 863-293-1559

Metro Area (MSA) Lakeland-Winter Haven, FL

Owner Info: Abbey Lane Associates, Ltd., 1 E Slow Rd, P.O. Box 994, Marlton, NJ 08053 856-596-3008 Fax:

County Name: Polk

Mgmt Info: Interstate Realty Management Company, 1 E Slow Rd., Marlton, NJ 08053 856-596-0500 Fax: 856-596-6093

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	11.23	\$3,570,142	Yes	Mrtg Rstr								
S8 Contract #	Expiration Date	Contract Status	Rent Category	Program	Assisted Apts	Total Apt	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
FL29H142025	4/4/2004	Active	134.7%	HFDVA8 NC	124	125	0	30	83	11	0	0

Metro Area (MSA) Lakeland-Winter Haven, FL

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

PROJECT: FHA #: 06744145 Episcopal-Catholic Apartments, 500 Avenue L NW, Winter Haven, FL 33881, 863-299-4481

Metro Area (MSA) Lakeland-Winter Haven, FL

Owner Info: EPISCOPAL-CATHOLIC APARTMENTS, INC., 500 AVENUE L NW, Winter Haven, FL 33881 941-299-4481 Fax: 941-299-5719

County Name: Polk

Mgmt Info: SPM, Inc., 1103 Richard Arrington, Jr. Blvd S., Birmingham, AL 35205 205-933-1020 Fax: 205-930-4508

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	7.00	\$2,048,593	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
FL29M000280	9/30/2004	Active	85.6%	LMSA	54	199	26	28	0	0	0	0

PROJECT: FHA #: 06744804 First Christian Towers, 745 Avenue A SW, Winter Haven, FL 33880, 863-293-6014

Metro Area (MSA) Lakeland-Winter Haven, FL

Owner Info: FIRST CHRISTIAN TOWERS, INC., 745 Avenue A SW, Winter Haven, FL 33880 941-293-6014 Fax: 941-299-0932

County Name: Polk

Mgmt Info: FIRST CHRISTIAN TOWERS, INC., 745 Avenue A SW, Winter Haven, FL 33880 941-293-6014 Fax: 941-299-0932

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	\$1,256,156	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
FL50L000006	12/31/2004	Active	74.7%	LMSA	82	156	32	50	0	0	0	0

PROJECT: FHA #: College Arms Apartments, 2305 Husson Ave, Palatka, FL 32177-6599, 904-328-4767

Metro Area (MSA)

Owner Info: College Arms Apartments, Phase II, Ltd., 1002 W 23rd St, Suite 400, Panama City, FL 32405 850-769-8931 Fax: 850-769-4860

County Name: Putnam

Mgmt Info: Royal American Management, Inc., 1002 W 23rd St, Suite 400, Panama City, FL 32405 850-769-8931 Fax: 850-769-4860

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
FL290057117	9/2/2007	Active	118.9%	Sec 8 NC	13	14	0	0	8	5	0	0

PROJECT: FHA #: 06344047 College Arms Apartments I, 2305 Husson Ave, Palatka, FL 32177, 904-328-4767

Metro Area (MSA)

Owner Info: College Housing, Ltd., 1002 W 23rd St, Suite 400, Panama City, FL 32405 850-769-8931 Fax: 850-769-5586

County Name: Putnam

Mgmt Info: Royal American Management, Inc., 1002 W 23rd St, Suite 400, Panama City, FL 32405 850-769-8981 Fax: 850-769-4860

Ownership Type: Limited Dividend

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market
236(j)(1) Lower Income Fa	7.00	\$731,631	Yes	Rent Rdct				

S8 Contract #	Expiration Date	Contract Status	Rent Category	Program	Assisted Apts	Total Apt	# Effic.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
FL29L000011	2/28/2005	Active	123.4%	LMSA	76	94	0	12	36	22	6	0
FL29M000082	2/28/2005	Active	122.3%	LMSA	18	94	0	4	6	6	2	0