

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(1)(1) Lower Income Fa	7.00	\$2,048,593	No					

S8 Contract #	Expiration Date	Contract Status	Rent Category	Program	Assisted Apts	Total Apt	# Effc.	# 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

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(1)(1) 202 Elderly Hsg.	8.50	\$1,256,156	No					

S8 Contract #	Expiration Date	Contract Status	Rent Category	Program	Assisted Apts	Total Apt	# Effc.	# 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 Hussion Ave, Palatka, FL 32177-6599, 904-328-4767

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	# Effc.	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# 5+ BR
FL2900057117	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 Hussion Ave, Palatka, FL 32177, 904-328-4767

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 850-769-8931 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(1)(1) Lower Income Fa	7.00	\$731,631	Yes	Rent Rddct				

S8 Contract #	Expiration Date	Contract Status	Rent Category	Program	Assisted Apts	Total Apt	# Effc.	# 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

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PROJECT: FHA #:06344025 Mellon Manor Apartments, 3701 St. John's Ave, Palatka, FL 32177, 904-325-9414 **Metro Area (MSA)**

Owner Info: Mellon Manor Apartments, Limited, 4000 B Saint Johns Avenue, Suite 22, Jacksonville, FL 32205 904-388-2225 Fax: 904-381-4313 **County Name:** Putnam

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(j)(1) Lower Income Fa	7.00	\$310,965	Yes	Rent Rddt	Florida Housing Finance Corporation	Y		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
FL29M000117	2/28/2005	Active	121.9%	LMSA	5	50	0	1	3	1	0	0
FL29I000014	2/28/2005	Active	121.4%	LMSA	35	50	0	8	19	8	0	0

PROJECT: FHA #: Astor Village, 112 Astor Vlg, Milton, FL 32570, 850-983-2200 **Metro Area (MSA)** Pensacola, FL

Owner Info: Southern Development Company of Milton, Ltd, 900 S Perry St, Suite A, Montgomery, AL 36104 334-264-3366 Fax: 334-264-3332 **County Name:** Santa Rosa

Mgmt Info: Milton Housing Authority, 1498 Byrom St, Milton, FL 32570 904-623-8216 Fax: **Ownership Type:** Profit Motivated

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
FL290057098	6/30/2007	Active	96.6%	Sec 8 NC	50	50	0	50	0	0	0	0

PROJECT: FHA #:06735258 Georgia Arms Apartments, 2600 Georgia Ave, Sanford, FL 32771-0000, 407-323-4000 **Metro Area (MSA)** Orlando, FL

Owner Info: GEORGIA ARMS, LTD, c/o KEY MANAGEMENT CO., 125 NORTH MARKET ST, # 1510, Wichita, KS 67203 316-264-1866 Fax: **County Name:** Seminole

Mgmt Info: Key Management Company, 125 N Market St, Suite 1510, Wichita, KS 67202 316-264-1866 Fax: 316-264-5751 **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	\$2,111,545	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
FL290053092	6/21/2004	Active	87.5%	Sec 8 NC	90	90	0	66	24	0	0	0

PROJECT: FHA #:06735035 Seminole Garden Apartments, 1600 W 5th St, Sanford, FL 32771, 407-323-0263 **Metro Area (MSA)** Orlando, FL

Owner Info: Pro Forma Management, Inc, 4570 St. Johns Ave, Suite 1-A, Jacksonville, FL 32210 904-387-1287 Fax: 904-387-5012 **County Name:** Seminole

Mgmt Info: Pro Forma Management, Inc., 4570 St. Johns Ave, Suite 1-A, Jacksonville, FL 32210 904-387-1287 Fax: 904-387-5012 **Ownership Type:** Limited Dividend

Section of Act	Interest Rate	Unpaid Balance	In M2M	M2M Option	PAE	Completed M2M?	Ineligible?	Below Market				
221(d)(3) Mkt. Rate Modera	7.50	\$454,278	Yes	Rent Rddt	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
FL29M000041	1/31/2007	Active	70.8%	LMSA	108	108	0	20	69	19	0	0

PROJECT: FHA #:06344060 Casa del Mar Apartments, 1575 A1A S, St. Augustine, FL 32084-0000, 904-471-2444 **Metro Area (MSA)** Jacksonville, FL

Owner Info: Casa Del Mar Apartments, Ltd., 1002 W 23rd St, Suite 400, Panama City, FL 32405 850-769-8931 Fax: 850-769-4860 **County Name:** St. John's

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	\$520,126	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
FL29M000135	12/31/2004	Active	94.3%	LMSA	29	44	0	3	20	6	0	0