

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

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(1)(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	# Effc.	# 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
FL29L000014	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	# Effc.	# 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	# Effc.	# 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: **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	# Effc.	# 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 850-769-8831 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(1)(1) Lower Income Fa	7.00	\$520,126	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
FL29M000135	12/31/2004	Active	94.3%	LMSA	29	44	0	3	20	6	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 850-769-8831 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(1)(1) Lower Income Fa 7.00 \$520,126 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**

FL29M000135 12/31/2004 Active 94.3% LMSA 29 44 0 3 20 6 0 0

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