

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				
<b>S8 Contract #</b>	<b>Expiration Date</b>	<b>Contract Status</b>	<b>Rent Category</b>	<b>Program</b>	<b>Assisted Apts</b>	<b>Total Apt</b>	<b># Effic.</b>	<b># 1 BR</b>	<b># 2 BR</b>	<b># 3 BR</b>	<b># 4 BR</b>	<b># 5+ BR</b>
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				
<b>S8 Contract #</b>	<b>Expiration Date</b>	<b>Contract Status</b>	<b>Rent Category</b>	<b>Program</b>	<b>Assisted Apts</b>	<b>Total Apt</b>	<b># Effic.</b>	<b># 1 BR</b>	<b># 2 BR</b>	<b># 3 BR</b>	<b># 4 BR</b>	<b># 5+ BR</b>
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	Mrtg Rstr	First Housing Development Corporation							
<b>S8 Contract #</b>	<b>Expiration Date</b>	<b>Contract Status</b>	<b>Rent Category</b>	<b>Program</b>	<b>Assisted Apts</b>	<b>Total Apt</b>	<b># Effic.</b>	<b># 1 BR</b>	<b># 2 BR</b>	<b># 3 BR</b>	<b># 4 BR</b>	<b># 5+ BR</b>
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						
<b>S8 Contract #</b>	<b>Expiration Date</b>	<b>Contract Status</b>	<b>Rent Category</b>	<b>Program</b>	<b>Assisted Apts</b>	<b>Total Apt</b>	<b># Effic.</b>	<b># 1 BR</b>	<b># 2 BR</b>	<b># 3 BR</b>	<b># 4 BR</b>	<b># 5+ BR</b>
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. Johns

**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									
<b>S8 Contract #</b>	<b>Expiration Date</b>	<b>Contract Status</b>	<b>Rent Category</b>	<b>Program</b>	<b>Assisted Apts</b>	<b>Total Apt</b>	<b># Effic.</b>	<b># 1 BR</b>	<b># 2 BR</b>	<b># 3 BR</b>	<b># 4 BR</b>	<b># 5+ BR</b>
FL29M000135	12/31/2004	Active	94.3%	LMSA	29	44	0	3	20	6	0	0

**PROJECT:** **Metro Area (MSA)** Jacksonville, FL

**Owner Info:** **County Name:** St. Johns

**Mgmt Info:** **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**

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

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

**PROJECT: FHA #:** Southern Villas Apartments, 52 Sunrise Blvd, St. Augustine, FL 32086, 904-829-8989 **Metro Area (MSA)** Jacksonville, FL

**Owner Info:** St. Augustine Village, Ltd., 7865 Southside Boulevard, Jacksonville, FL 32256 904-642-1759 Fax: 904-642-0972 **County Name:** St. John's

**Mgmt Info:** Dimension One Management, Inc., 7865 Southside Blvd #1, Jacksonville, FL 32256 904-642-1759 Fax: 904-642-0972 **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  
 FL29R000020 4/1/2006 Active 97.6% 515/8 NC 60 60 0 54 6 0 0 0 0

**PROJECT: FHA #:**06335203 The Oaks Apartments, 30 Desoto Pl, St. Augustine, FL 32084, 904-824-8582 **Metro Area (MSA)** Jacksonville, FL

**Owner Info:** ST. AUGUSTINE OAKS, LTD, 4215 Southpoint Blvd, Suite 140, Jacksonville, FL 32216 904-296-9621 Fax: 904-296-9644 **County Name:** St. John's

**Mgmt Info:** Daniels and Associates, Inc., 4215 Southpoint, Suite 140, Jacksonville, FL 32216 904-731-7772 Fax: 904-731-7520 **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 7.50 \$1,008,361 Yes Mfrg 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  
 FL290057091 7/25/2004 Active 128.0% Sec 8 NC 32 33 0 32 0 0 0 0 0

**PROJECT: FHA #:** Woodlawn Terrace Apartments aka Flagler Village Apts., 200 S Woodlawn St, St. Augustine, FL 32095, **Metro Area (MSA)** Jacksonville, FL

**Owner Info:** Woodlawn Terrace, LLC, 701 White Blvd, Inverness, FL 34453 352-726-1133 Fax: **County Name:** St. John's

**Mgmt Info:** Orange Realty, 5325 EMERSON STREET, Jacksonville, FL 32207 904-398-7535 Fax: 904-398-5981 **Ownership Type:** Non-Profit

**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  
 FL29M000104 9/30/2004 Active 67.5% LMSA 75 76 0 0 24 51 0 0 0

**PROJECT: FHA #:** Pine Creek Village, 1110 N 29th St, Fort Pierce, FL 34947, 561-467-2065 **Metro Area (MSA)** Fort Pierce-Port St. Lucie, FL

**Owner Info:** Fort Pierce LLC, 44 Beach Street, Revere, MA 02151 508-6489658 Fax: **County Name:** St. Lucie

**Mgmt Info:** Fifteen Asset Management LLC, 1680 Michigan Ave Ste 800, Miami Beach, FL 33139 305-938-4327 Fax: 305-938-4333 **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  
 FL29E000014 7/14/2008 Active 90.2% PD/8 Existing 107 107 0 24 59 24 0 0 0

**PROJECT: FHA #:**06344040 Dowling Hall, County Road 136, Live Oak, FL 32060, 904-658-3333 **Metro Area (MSA)**

**Owner Info:** THE DOWLING PARK HOME, INC., ST RD 136, P.O. Box 4304, Dowling Park, FL 32064 904-658-3333 Fax: **County Name:** Suwannee

**Mgmt Info:** Advent Christian Village, Inc., State Road 136, P. O. Box 4327, Dowling Park, FL 32060 904-658-3333 Fax: **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 \$820,021 No Mfrg 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  
 FL29L000004 6/30/2004 Active 124.6% LMSA 31 80 27 4 0 0 0 0 0