

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

**PROJECT: FHA #:** Village Oaks Apartments, 705 Northwest Dr SW, Live Oak, FL 32060, 904-364-7936 **Metro Area (MSA)**

**Owner Info:** Village Oaks Apartments, Ltd., 1002 W 23rd St, Suite 400, Panama City, FL 32405 850-769-8981 Fax: 850-769-1294 **County Name:** Suwannee

**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:** 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  
 FL29R000018 10/21/2006 Active 117.6% 515/8 NC 32 32 0 8 18 4 2 0

**PROJECT: FHA #:**06335043 Tidewater Apartments, 500 S Warner Ave, Perry, FL 32347, 850-584-6842 **Metro Area (MSA)**

**Owner Info:** TIDEWATER APARTMENTS, A PARTNERSHIP, 500 S. Warner Ave., Bldg. F, Perry, FL 32347 904-584-6842 Fax: **County Name:** Taylor

**Mgmt Info:** Housing Management Associates, L.C., 4850 Mobile Hwy., Pensacola, FL 32506 850-456-7696 Fax: 850-456-6164 **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 7.00 \$520,474 Yes Mrtg Rstr 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  
 FL29M000178 5/31/2004 Active 90.4% LMSA 100 100 0 16 40 40 4 0

**PROJECT: FHA #:** Lake Butler Apartments, 1005 SW 6th St, Lake Butler, FL 32054, 904-496-3141 **Metro Area (MSA)**

**Owner Info:** Lake Butler Apartments, Ltd., 1002 W 23rd St, Suite 400, Panama City, FL 32405 850-769-8931 Fax: 850-769-4860 **County Name:** Union

**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:** 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  
 FL29R000019 7/16/2006 Active 114.5% 515/8 NC 48 48 0 8 24 12 4 0

**PROJECT: FHA #:** Daytona Garden Apartments, 501 Jean St, Daytona Beach, FL 32114, 386-255-3407 **Metro Area (MSA)** Daytona Beach, FL

**Owner Info:** Gardens of Daytona, LTD, 5505 N. Atlantic Ave, Suite 115, Cocoa Beach, FL 32931 321-799-4090 Fax: 321-799-0233 **County Name:** Volusia

**Mgmt Info:** Reliance Management Services, Inc., 12633 Challenger Pkwy, Suite 270, Orlando, FL 32826 407-926-1720 Fax: 407-926-1730 **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  
 FL29M000143 5/31/2005 Active 93.3% LMSA 78 130 0 0 26 26 26 0

**PROJECT: FHA #:** Daytona Garden Apartments North, 437 Jean St, Daytona Beach, FL 32114, 386-255-3407 **Metro Area (MSA)** Daytona Beach, FL

**Owner Info:** Gardens of Daytona, LTD, 5505 N. Atlantic Ave, Suite 115, Cocoa Beach, FL 32931 321-799-4090 Fax: 321-799-0233 **County Name:** Volusia

**Mgmt Info:** Reliance Management Services, Inc., 12633 Challenger Pkwy, Suite 270, Orlando, FL 32826 407-926-1720 Fax: 407-926-1730 **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  
 FL29M000155 5/31/2005 Active 106.4% LMSA 72 72 0 18 36 18 0 0

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

**PROJECT: FHA #:** Daytona Garden Apartments South, 617 Jean St, Daytona Beach, FL 32114, 386-255-3407 **Metro Area (MSA)** Daytona Beach, FL

**Owner Info:** Gardens of Daytona, LTD, 5505 N. Atlantic Ave, Suite 115, Cocoa Beach, FL 32931 321 799-4090 Fax: 321-799-0233 **County Name:** Volusia

**Mgmt Info:** Reliance Management Services, Inc., 12633 Challenger Pkwy, Suite 270, Orlando, FL 32826 407-926-1720 Fax: 407-926-1730 **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

FL29M000156 5/31/2005 Active 106.4% LMSA 80 80 0 20 40 20 0 0

**PROJECT: FHA #:** Daytona Village Apartments, 212 N Keech St, Daytona Beach, FL 32114, 386-255-3445 **Metro Area (MSA)** Daytona Beach, FL

**Owner Info:** Daytona Village Apartments, 1305 S. Peninsula Drive, Daytona Beach, FL 32118 904-255-6223 Fax: 904-255-0273 **County Name:** Volusia

**Mgmt Info:** Hediger Enterprises, Inc., 301 N Main St, Suite 1901, Greenville, SC 29601 864-370-0480 Fax: 864-370-0482 **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

FL50L000002 6/30/2004 Active 67.3% LMSA 54 76 0 3 43 8 0 0

**PROJECT: FHA #:**06735037 Mount Carmel Homes, 372 N Lincoln St, Daytona Beach, FL 32114, 386-255-5077 **Metro Area (MSA)** Daytona Beach, FL

**Owner Info:** MT CARMEL HOMES, INC, 372 N. LINCOLN STREET, Daytona Beach, FL 32114 904-255-3931 ext:337 Fax: **County Name:** Volusia

**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:** 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 7.50 \$144,328 Yes Rent Rddt Florida Housing Finance 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

FL29M000078 3/31/2005 Active 80.4% LMSA 28 28 0 0 8 20 0 0

**PROJECT: FHA #:**06744023 Hugh Ash Manor, 740 N Woodland Blvd, Deland, FL 32720-2739, 386-736-2500 **Metro Area (MSA)** Daytona Beach, FL

**Owner Info:** Hugh Ash Manor, Inc., 740 North Woodland Blvd., Deland, FL 32720 904-736-2500 Fax: **County Name:** Volusia

**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:** 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

FL290053064 7/16/2005 Active 104.6% Sec 8 NC 126 126 0 28 66 32 0 0