

**Escambia County, Florida**

**Request for Local Government Contribution (\$37,500)**

**Florida Housing Finance Corporation RFA 2016-110: Small/Medium County 9% HC**

NAME OF DEVELOPMENT:	Sierra Pointe		
PROPERTY ADDRESS:	8808 University Parkway, Unincorporated Escambia County, Florida		
PARCEL REF NO:	141S306100000001 141S302102003001 141S302102011001		
TYPE OF DEVELOPMENT:	<input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Family <input type="checkbox"/> Special Needs <input type="checkbox"/> Homeless		
TYPE OF CONSTRUCTION:	<input checked="" type="checkbox"/> New (Concrete) <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		
TOTAL NUMBER OF UNITS:	80		
BR SIZES:	44 # 2 BR UNITS	28 # 3 BR UNITS	8 # 4 BR UNITS
INCOME SET ASIDES:	8 # 40% AMI UNITS	72 # 60% AMI UNITS	____ # OTHER UNITS
PROPOSED RENTS:	\$537-\$805	\$620-\$930	\$692-\$1,038
TOTAL DEVELOPMENT COST:	\$15,629,918	COST PER UNIT:	\$195,374
SERVICES/AMENITIES TO BE OFFERED AT DEVELOPMENT:	Amenities: Swimming Pool, Playground, Tot lot, Walking Path, Dog Park, Fitness Center, Library, Computer Lab. Services: Financial Planning Services, Literacy Training, Employee Assistance Programs and Family Support Coordination		
DEVELOPMENT TEAM INFO (NOT FOR PROFIT OR FOR PROFIT, OWNERSHIP STRUCTURE, LISTING OF OTHER PROPERTIES DEVELOPED):	Royal American Development, Inc. (See attached resume)		
PROPERTY MANAGEMENT TEAM INFO:	Royal American Management, Inc. (See attached resume)		
DEVELOPMENT SUMMARY:	Project Summary – (See attached project summary)		

Please complete the above information, using additional sheets as necessary, and include a SITE PLAN and ELEVATION. Forward all forms to Meredith Reeves, 221 Palafox Place, Suite 200, Pensacola, FL 32502 or [mareeves@myescambia.com](mailto:mareeves@myescambia.com) by **MONDAY, OCTOBER 17, 2016.**

Proposed developments will be presented at the November 3, 2016 Escambia County Board of County Commissioners meeting for approval for the Local Government Contribution.



# Chris Jones Escambia County Property Appraiser

- Real Estate Search
- Tangible Property Search
- Sale List
- Amendment 1/Portability Calculations

[Back](#)

Navigate Mode 
  Account 
  Reference

<p><b>General Information</b></p> <p><b>Reference:</b> 141S30610000001</p> <p><b>Account:</b> 021913200</p> <p><b>Owners:</b> QUIGLEY PENSACOLA PROPERTIES LLC</p> <p><b>Mail:</b> 3110 N DAVIS HWY PENSACOLA, FL 32503</p> <p><b>Situs:</b> UNIVERSITY BLVD 32514</p> <p><b>Use Code:</b> NON-AG ACREAGE <a href="#">🔗</a></p> <p><b>Taxing Authority:</b> COUNTY MSTU</p> <p><b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a></p> <p><small>Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector</small></p>	<p><b>Assessments</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2016</td> <td>\$52,949</td> <td>\$0</td> <td>\$52,949</td> <td>\$52,949</td> </tr> <tr> <td>2015</td> <td>\$52,949</td> <td>\$0</td> <td>\$52,949</td> <td>\$52,949</td> </tr> <tr> <td>2014</td> <td>\$52,949</td> <td>\$0</td> <td>\$52,949</td> <td>\$52,949</td> </tr> </tbody> </table> <p style="text-align: center;"><a href="#">Disclaimer</a></p> <p style="text-align: center;"><a href="#">Amendment 1/Portability Calculations</a></p>	Year	Land	Imprv	Total	Cap Val	2016	\$52,949	\$0	\$52,949	\$52,949	2015	\$52,949	\$0	\$52,949	\$52,949	2014	\$52,949	\$0	\$52,949	\$52,949
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**Parcel Information**

**Section Map Id:** [14-1S-30-1](#)

**Approx. Acreage:** 13.4700

**Zoned:** [🔗](#)

HDMU  
HC/LI  
Com

**Evacuation & Flood Information**

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**Buildings**

Images  
None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:10/17/2016 (tc.2434)



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Escambia County Property Appraiser

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**Parcel Information**

**Section Map Id:** [14-1S-30-1](#)

**Approx. Acreage:** 0.9600

**Zoned:** HDMU

**Evacuation & Flood Information**  
[Open Report](#)

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<b>Buildings</b>
Images
None

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**Parcel Information**

**Section Map Id:** [14-1S-30-1](#)

**Approx. Acreage:** 0.3600

**Zoned:** HDMU

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**Buildings**  
Images  
None

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## **Sierra Pointe**

**University Parkway**

**Unincorporated Escambia County, Florida**

**Executive Summary**

Sierra Pointe is a planned new construction, multi-family apartment community with 80 residences, a clubhouse and outdoor recreational amenities. The development will be financed with Low Income Housing Tax Credit (LIHTC) equity, local governmental contributions and a deferred developer fee. The property is located on University Parkway, east of the intersection of Governor’s Drive and University Parkway in Unincorporated Escambia County, Florida. This site is 14.88 ± acres of vacant land, which is outlined in the attached site map.

Sierra Pointe will include two garden-style buildings targeting working families. Amenities will include a clubhouse, swimming pool, walking path, dog park, playground and tot lot. Units are spaciouly designed and feature walk-in closets, eat-in kitchens, pantry, screened balconies, space for a washer and dryer, energy star rated appliances and fixtures.

The total project budget, including the amount of funds requested from Escambia County is shown as follows:

<u>Sources</u>	
First Mortgage	\$ 3,650,000
Tax Credit Syndication Equity	12,700,000
Escambia County Loan	37,500
Deferred Developer Fee	<u>188,000</u>
Total Sources	<u>\$16,575,500</u>

Debt and Equity funding commitments have not been finalized, however we will be submitting and application to Florida Housing Finance Corporation for LIHTC, which is due November 17, 2016.

Targeted Population – Working Families with incomes at or below 40% and 60% Area Median Income.

<b>Unit Mix</b>			
<u># of Units</u>	<u>Unit Type</u>	<u>40% AMI Rents</u>	<u>60% AMI Rents</u>
44	2BR/2BA	\$537	\$805
28	3BR/2BA	\$620	\$930
8	4BR/2BA	\$692	\$1,038
<u>80 Total Units</u>			

**Ability to Proceed**

Sierra Pointe of Escambia, LP will be the fee simple owner of the 14.88± acre parcel.

The site is zoned HDMU, which allows for multifamily development and maximum density of 25 units per acre. The density for the proposed development is approximately 5 units per acre, which is well under the maximum density allowed under the zoning ordinances. Further, Royal American Development has submitted a preliminary site plan and elevation to be reviewed by Escambia County in a DRC meeting prior to the November 17<sup>th</sup> deadline.

**Timeline**

Sierra Pointe of Escambia, LP is currently in the process of submitting an application to Florida Housing Finance Corporation for LIHTC funding, which is due on November 17, 2016. Once

approved for funding we anticipate a construction loan closing to occur by July, 2017 and construction commencing immediately thereafter. Our General Contractor projects a 12-month construction period with construction completion estimated June, 2018. Lease-up will begin at 50% completion and it is estimated that the property will be 100% leased up by September, 2018.

**SITE DATA SUMMARY**

PROP. REF. NO. 14-1S-30-6100-000-001

PARCEL AREA PER PROP. APPR. 13.47 ACRES

STREET ADDRESS 8674 UNIVERSITY PARKWAY RD.  
PENSACOLA, FLORIDA 32514

CURRENT USE NON-AG ACREAGE (UNDEVELOPED)  
ZONING /FLU HDMU / HC/LI  
SETBACKS  
BUILDING  
FRONT 20'  
REAR 15'  
SIDE 15'  
LANDSCAPING  
DISSIMILAR USE 15'

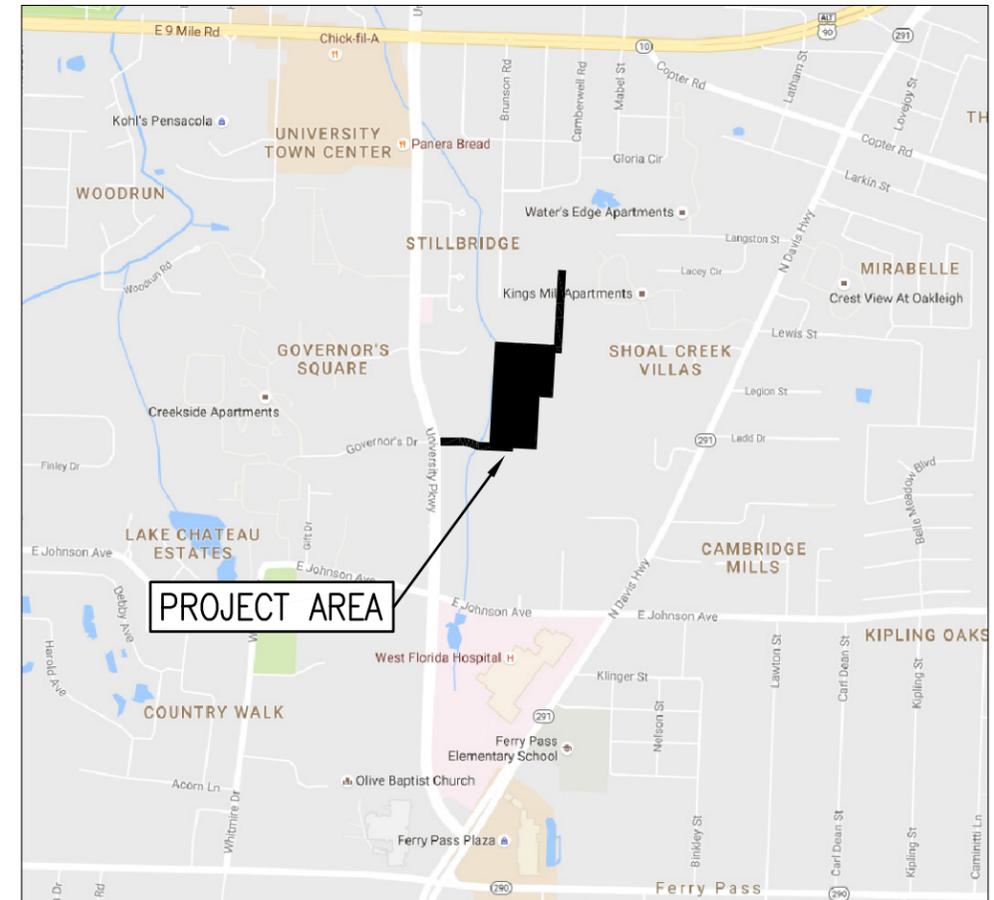
PROPOSED BUILDING USE MULTI-FAMILY APARTMENTS

PROPOSED BUILDING AREAS  
BUILDING "A" ± 17,950 SF  
BUILDING "B" ± 19,550 SF  
MAINT. BUILDING ± 800 SF  
± 38,300 SF

PARKING  
REQUIRED 80 UNITS \* 1.5 STALLS / UNIT = 120 STALLS REQUIRED  
PROPOSED 123 STALLS (119 STANDARD / 6 HCA)

FLOOD ZONE THE PARCEL SHOWN IS LOCATED WITHIN THE FOLLOWING  
FLOOD ZONE(S) AS DETAILED BY FEMA FIRM (FLOOD  
INSURANCE RATE MAP) INFORMATION DESCRIBED BELOW:

FLOOD ZONE (S)	NFIP COMMUNITY NUMBER*	MAP NUMBER*	PANEL NUMBER(S)	MAP SUFFIX*	MAP REVISION DATE*
X	120080	12033C	0315	G	SEPTEMBER 29, 2006



**LOCATION MAP**  
NOT TO SCALE



**LEGEND:**

- PROPERTY LINE
- BSL BUILDING SETBACK LINE
- WETLANDS
- WETLAND BUFFER

**jhi jehle-halstead, inc.**  
Civil Engineering and Surveying  
5414 Highway 90 • Milton, Florida 32571  
(850) 994-9503 • Fax (850) 994-9504  
www.jhi-halstead.com  
Certificate of Authorization No. 00004869  
Surveying License Number LB7483

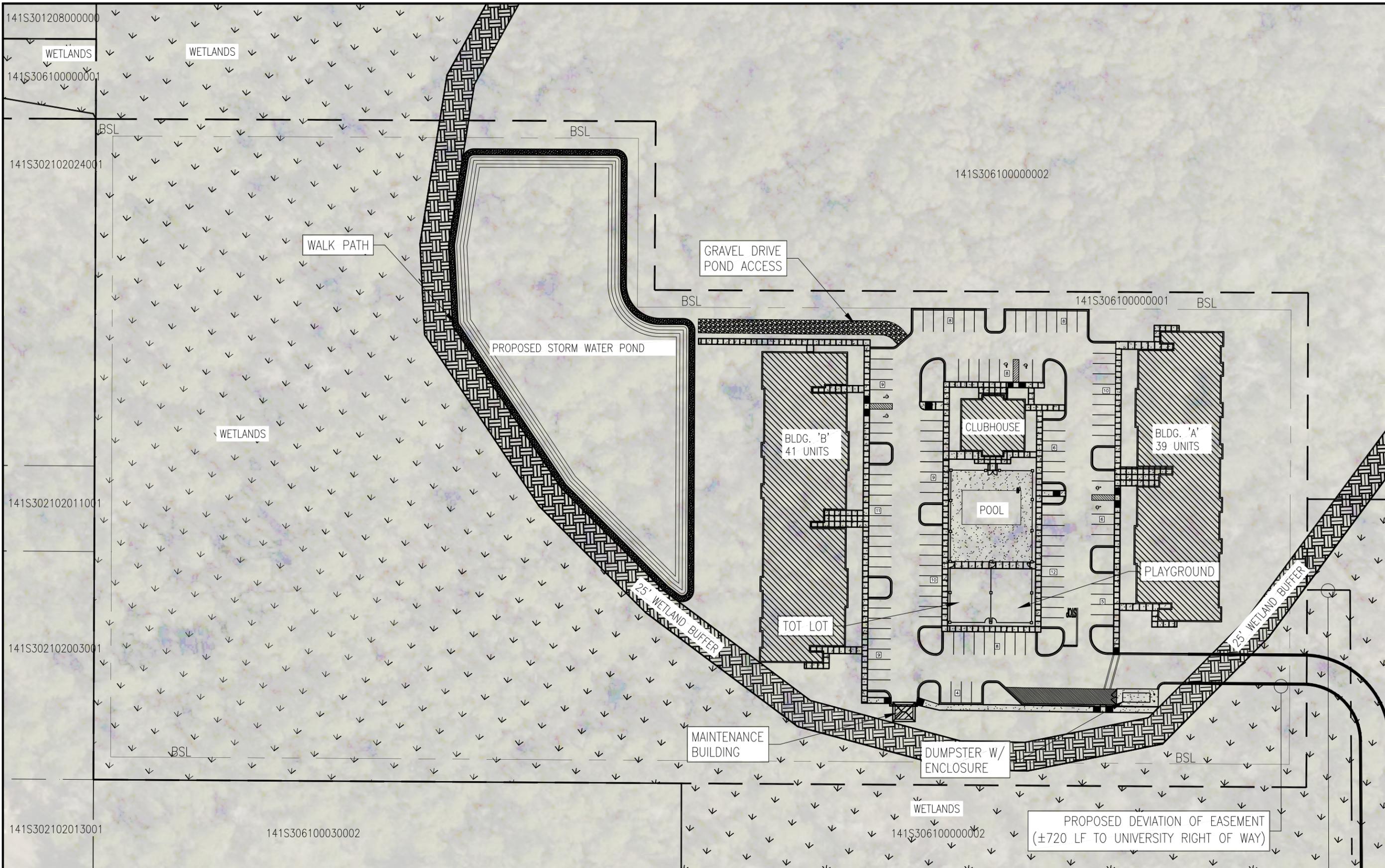
**SIERRA POINTE**  
**ESCAMBIA COUNTY ~ FLORIDA**

**C-00**

8/18/2016  
D. PATRICK JEHL, JR.  
P. E. 71528

Revisions	
Date	Description

Designed By: DPJJ  
Drawn By: JMB  
Checked By: DPJJ  
Job No.: 160086  
Date: OCTOBER 3, 2016  
Scale: AS SHOWN  
Sheet No.:



# CONCEPTUAL SITE IMPROVEMENTS



**jhi jehle-halstead, inc.**  
 Civil Engineering and Surveying  
 5414 Highway 90 • Milton, Florida 32571  
 (850) 994-9503 • Fax (850) 994-9504  
 www.jhi-halstead.com  
 Certificate of Authorization No. 00004869  
 Surveying License Number LB7483

**SIERRA POINTE**  
 ESCAMBIA COUNTY ~ FLORIDA

**CONCEPTUAL SITE IMPROVEMENTS**

D. PATRICK JEHL, JR.  
 P.E. 71528

Revisions	
Date	Description

Designed By: DPJJ  
 Drawn By: JMB  
 Checked By: DPJJ  
 Job No.: 160086  
 Date: OCTOBER 3, 2016  
 Scale: AS SHOWN  
 Sheet No.:

**C-21**

Sierra Pointe

8808 University Parkway

Unincorporated Escambia County, Florida

Elevation Rendering



**Royal American Companies Organizational and Management Approach**

Royal American was founded in Panama City, Florida in 1968 by Joseph F. Chapman, III. Following graduation from the University of Florida, College of Law, Mr. Chapman served as Chief General Counsel for the Governor's Office of the State of Florida as well as Chief Counsel for the Florida State Road Board. Returning to Panama City in 1967, Mr. Chapman entered law practice while successfully seeking a seat in the Florida Legislature for two terms. By 1972, Mr. Chapman directed all his time and efforts to the growth of Royal American.

Royal American today consists of three separate companies, vertically organized to provide the greatest degree of product control.

*Royal American Development, Inc.* is responsible within the Royal American team for all elements of ownership and development of properties. Market identification and research culminating in selection of product type, style and mix through land acquisition, engineering and architectural designs and construction are supervised and coordinated by Royal American Development, Inc. During the past twenty-two years, Royal American Development, Inc has developed more than 112 residential, rental communities.

Eighty-nine (89) of these residential communities have been developed utilizing governmental programs provided through the United States Department of Housing and Urban Development and/or the U.S.D.A., Rural Development.

Ninety-four (94) of these developments, which include over 8,200 residential rental units, are located within the State of Florida.

Forty-four (44) of these residential developments were developed through the utilization of Low Income Housing Tax Credits as administered by the Alabama Housing Finance Authority, the Florida Housing Finance Corporation, the

## Resume of Royal American Companies

Georgia Department of Community Affairs Affordable Housing Resource Bank and the North Carolina Housing Finance Agency.

In addition, Royal American Development, Inc. has developed several mixed-income communities throughout the State of Florida including Blairstone at Governor's Square, The Reserve at Kanapaha and The Reserve at Northshore all of which were developed through the Florida Housing Finance Corporation's Multifamily Revenue Bond Program. With experience in virtually every governmental program providing affordable housing, Royal American Development, Inc. has consistently been recognized for its superior performance.

*Royal American Construction Co., Inc.* is a Licensed General Contractor in several states and has been directly responsible for the construction of more than 112 residential, rental communities since 1968. In addition to the construction of residential communities owned by Royal American Development, Inc., Royal American Construction has built for outside owners as well as acting as the General Contractor for several major developments owned by municipal housing authorities, and as General Contractor for the construction of financial institutions, hotel facilities and other commercial buildings. Royal American Construction's record is that of maintaining the highest possible standards of construction within the industry.

*Royal American Management, Inc.* today manages 170 properties totaling 15,000 residential rental units. In the past, Royal American Management has been selected by the United States Department of Housing and Urban Development as the Managing Agent for properties controlled by that Agency in the states of Florida, Kentucky, Missouri, North Carolina and St. Croix the U.S. Virgin Islands. And recently, the company has been selected by Florida Housing Finance Corporation as the Preferred Management Company for its distressed property portfolio. Royal American Management's recognized standard of excellence together with its technical experience in operating one of the most varied portfolios of properties, is recognized throughout the industry.

## Resume of Royal American Companies

Royal American Development remains as owner/general partner of all 112 residential rental communities developed by Royal American. These properties continue to be managed by Royal American Management. The vertical integration of the three companies provides the foundation of the concept of owner/developer which is carefully nurtured by Royal American. Prior to entering the luxury apartment field, Royal American devoted most of its effort to providing affordable housing in the States of Alabama, Florida, Georgia and North Carolina. Royal American has experience with virtually every major federal and state housing program utilized for the production of affordable housing during the past thirty years. Royal American remains committed to the concept of long term ownership thus insuring the highest quality of design, construction and management for all types of properties developed.

For a complete listing and pictures of Royal American owned properties visit our website [www.royal-american.net](http://www.royal-american.net).

# RAM Community Listing

July  
2015

**RA**  
Royal American  
Management

Managing Agent

Apartment Name Address	# of Units	Tenant Type Senior Or Family	Financing Type	Tax Credits (Yes/no)	Dates of Participation From To (or Current)	Type of Participation: Principal or Agent	Any outstanding uncorrected noncompliance ? (8823)	Has the property been in default on any loan in the last 10 years?	Property type: rehab, new construction, or adaptive re-use.
<b>Abbewood Apts.</b> 402 1/2 Dothan Road Abbeville, AL 36310	32	Family	RHS 515	NO	1984 To Present	Principal	NO	NO	New Construction
<b>Addison Place Apt.</b> 900 Addison Place Drive Crestview, FL 32536	160	Family	Conventional Bond 100% @ 60% Housing Tax Credit	Conventional Bond 100% @ 60% Housing Tax Credit	2005 To Present	Agent	NO	NO	New Construction
<b>Alachua Apartments</b> 13605 NW CR 235 P. O. Box 1149 Alachua, FL 32616-1149	70	Family	HUD Conventional Financing	NO	1984 To Present	Principal	NO	NO	New Construction
<b>Amber Gardens</b> 1320 NW 24 <sup>th</sup> SE Miami, FL 33142	110	Senior	CONV. Tax Credit	CONV. Tax Credit 100%	10/1/2009 To Present	Agent	NO	NO	New Construction
<b>Antioch Manor</b> 4711 Bishop Ming Blvd Stone Mountain, GA 30088	120	Family	CONV 9% Tax Credit Georgia Home-Elderly	CONV 9% Tax Credit Georgia Home- Elderly	2004 To 2011 2011 To current	Agent	NO	NO	New Construction
<b>Aqua Apartments</b> 4505 N. Rome Ave Tampa, FL 33603	197	Family	HUD Section 8	NO	09/01/12 To Present	Agent	NO	NO	New Construction
<b>Arbor Crest</b> 64 Cleveland Street Quincy, FL 32351	120	Family	CONV Family	Tax Credit 100%	01/01/13 To Present	Agent	NO	NO	Existing
<b>Arcadia Park</b> 2400 Kneese Road Columbia, SC 29223	60	Family	HUD	No	12/18/13 To Present	Agent	NO	NO	Existing
<b>Ashley Pointe</b> 1714 Greenlawn Dr Beaufort, SC 29902	56	Family	CONV	Yes	7-1-2015 To Present	Agent	NO	NO	New Construction
<b>Bay Pines</b> 801 Licien Kidd Street Bay St. Louis, MS 39520	100	Family	CONV With HUD and Tax Credit	CONV With HUD and Tax Credit	02/01/11 To Present	Agent	NO	NO	New Construction
<b>Autumn Oaks I</b> 250 Willow Oak Drive, Stanford, NC 27330	60	Family	Tax Credit	Tax Credit	12/01/14 To Present	Agent	NO	NO	Existing
<b>Autumn Oaks 2</b> 250 Willow Oak Drive, Stanford, NC 27330	60	Family	Tax Credit	Tax Credit	11/24/14 To Present	Agent	NO	NO	New Construction

<b>Bells Bay Landing</b> 1801 Ernest Finney Avenue Conway, SC 29527	60	Family	CONV Family	Market Rate	04/2013 To Present	Agent	NO	NO	Existing
<b>Bent Creek Apts I &amp; II</b> 209 Bent Creek Road Crestview, FL 32539	36/24	Family	RHS 515	NO	1985 / 1990 To Present	Principal	NO	NO	New Construction
<b>Big Oaks Apts</b> 1510 Big Oaks Drive Lakeland, FL 33810	132	Family	CONV Market Rate Family	NO	04/01/2014 To 11/01/14	Agent	NO	NO	New Construction
<b>Biscayne Court</b> 5211 NW 17 <sup>th</sup> Ave. Miami, FL	60	Family	Conventional Tax Credit	Conventional Tax Credit 100%	-08/01/09 To Present	Agent	NO	NO	New Construction
<b>Blairstone Phase I &amp; II</b> 501 Blairstone Road Tallahassee, FL 32301	20/176	Family	CONV Bond	NA	1986 / 1988 To Present	Principal	NO	NO	New Construction
<b>Blue Water Apts</b> 100 Burton Drive Tavernier, FL 33070	36	Family	CONV	Tax Credit 100%	10/11 To Present	Agent	NO	NO	New Construction
<b>Boca Club Apartments</b> 3114 C.K. Smith Street Orlando, FL 32805	60	Family	CONV Home	No	01/15 To Present	Agent	NO	NO	Existing
<b>Bonita Cove</b> 5715 NW 2 <sup>nd</sup> Avenue Miami, FL 33127	64	Family	CONV	Tax Credit 50% Homeless 50% Family	08/15/11 To Present	Agent	NO	NO	New Construction
<b>Briarwood Phase I &amp; II</b> 4495 Shelfer Rd. Tallahassee, FL 32305	92/63	Family	HUD Section 8	NO	1984 To Present	Principal	NO	NO	New Construction
<b>Brook Forest Apartments</b> 2090 S. Court Street Quitman, GA 31643	32	Family	RHS 515	NO	1986 To Present	Principal	NO	NO	New Construction
<b>Brookmeade Villas</b> 102 Noble Circle Crestview, FL 32539	32	Senior	RHS Elderly 515	NO	1995 To Present	Principal	NO	NO	New Construction
<b>Brookside Crossing</b> 220 Springtree Drive Columbia, SC 29223	162	Family	Conventional 4% Credit Bond Family	YES	08/01/09 To Present	Agent	NO	NO	New Construction
<b>Callahan Oaks</b> 659 West Jefferson Street Orlando, FL 32801	40	Family	CONV Home	No	01/15 To Present	Agent	NO	NO	Existing
<b>Cambridge Oaks</b> 759 East King Street Kings Mountain, NC 28086	56	Family	CONV	Yes	3/1/2015 To Present	Agent	NO	NO	New Construction

<b>Camellia Garden Apartments</b> 901 Freedom Road, #701 Century, FL 32535	32	Family	RHS 515	NO	1995 To Present	Principal	NO	NO	New Construction
<b>Carmel Ridge:</b> 711 New Leicester Highway Asheville NC 22806	80	Family	Tax Credit	Yes 100%	07/15/14 To Present	Agent	NO	NO	New Construction
<b>Caroline Arms Apts</b> 6457 Fort Caroline Road Jacksonville, FL 32277	204	Family	HUD Project Base Section 8	NO	03/12 To Present	Agent	NO	NO	Existing
<b>Casa Del Mar Apartments</b> 1575 A-1-A South St. Augustine, FL 32080	44	Family	HUD Section 8	NO	1976 To Present	Principal	NO	NO	New Construction
<b>Casa Matias</b> 14340 SW 260th Street Naranja, FL 33032	80	Family	Conv. Tax Credit	Yes	12/14/2011 To Present	Agent	NO	NO	New Construction
<b>Century Woods Apartments</b> P.O. Box 1147 Century, FL 32535	36	Family	RHS Section 8 515	NO	1984 To Present	Principal	NO	NO	New Construction
<b>Circle Creek Apts</b> 26000 SW 144th Avenue Homestead, FL 33032	100	Family	CONV 100% Tax Credit Family	YES	07/08/2013 To Present	Agent	NO	NO	New Construction
<b>City Crossings Apts.</b> 230,240, & 250 SW 12th Street Miami, FL 33130	103	Family	Tax Credit	YES	12/01/14 To Present	Agent	NO	NO	New Construction
<b>City Heights</b> 80 SW 8th Street, 20th Floor Miami, FL 33130	98	Senior	CONV 100% Tax Credit Family	YES	11/15/2013 To Present	Agent	NO	NO	New Construction
<b>Citrus Grove Apartments</b> 731 15th Street South St. Petersburg, FL 33705	84	Family	HUD	NO	1/1/2010 To 04/2013	Agent	NO	NO	Existing
<b>Clay Springs Apartments</b> 101 Joey Drive, Box 1201 Green Cove Springs, FL 32043	51	Family	RD 515	NO	1978 To Present	Principal	NO	NO	New Construction
<b>Cloverleaf Apartments</b> 14554 S. 71 Hwy Kansas City, MO 64147	204	Family	HUD	NO	6-19-15 To Present	Agent	NO	NO	Existing
<b>Coconut Grove</b> 3160 Mundy Street Miami, FL 33133	24	Family	HUD Section 8	NO	1984 To Present	Agent	NO	NO	New Construction
<b>College I &amp; II</b> 2305 Husson Avenue Palatka, FL 32177	94/14	Family	HUD Section 8 515	NO	1972 / 1982 To Present	Principal	NO	NO	New Construction

<b>College Trace Apartments</b> 813 Bloodworth Ln Pensacola, FL 32504	112	Family	HUD	NO	7/13/2015 To Present	Agent	NO	NO	Existing
<b>Concuh Bluffs Apartments</b> 130 Bluff Circle Union Springs, AL 36089	40	Family	RHS 515 With Rental Assistance	NO	1986 To Present	Principal	NO	NO	New Construction
<b>Cottondale Village I &amp; II</b> 4052 Old Cottondale Rd. Marianna, FL 32448	50/32	Family	RHS Section 9 515	RHS	1979 / 1982 To Present	Principal	NO	NO	New Construction
<b>Cottages by the Bay</b> 6200 Cypress Point Drive Panama City Beach, FL 32408	70	Family	CONV	No	3/25/15 To Present	Agent	NO	NO	Existing
<b>Country Oaks Apartments</b> 14316 Dake Lane Tampa, FL 33613	148	Family	HUD Section 8 Tax Credit	HUD Section 8 Tax Credit	1983 To Present	Principal	NO	NO	New Construction
<b>Creekside @ Bellemeade</b> 2350 Bellemeade St. High Point, NC 27263	76	Family	CONV 9% Tax Credit	CONV TC # 1436	1999 To 11/01/14	Agent	NO	NO	New Construction
<b>Crestview Phase I &amp; II</b> 1450 Coremo Drive Crestview, FL 32539	40/24	Senior	RD Elderly 515	NO	1988 / 1989 To Present	Principal	NO	NO	New Construction
<b>Crown Point Apartments</b> 300 Victory Lane Ocoee, FL 34761	34	Family	RD 515	NO	1985 To Present	Principal	NO	NO	New Construction
<b>Crystalwood Apartments</b> 1935 Crystal Grove Drive Lakeland, FL 33801	64	Family	HUD Section 8	NO	1982 To Present	Principal	NO	NO	New Construction
<b>Dixie Grove Apartments</b> 1901 Watauga Avenue Orlando, FL 32812	44	Family	HUD Section 8	NO	1983 To Present	Principal	NO	NO	New Construction
<b>East Lake Apartments</b> 248 East Collins Street Umatilla, FL 32784	42	Family	RD 515 With some rental assistance	NO	1986 To Present	Principal	NO	NO	New Construction
<b>Eastpoint Apartments</b> 45 Begonia Street Eastpoint, FL 32328	30	Family	RD 515 Housing Credit with Rental Assistance	NO	1993 To Present	Principal	NO	NO	New Construction
<b>Edgewood Apartments</b> 3325 West 23rd Street Panama City, FL 32405	94	Family	HUD Section 8	NO	1973 To Present	Principal	NO	NO	New Construction

	136	Family	CONV Project Based Section 8 Tax Credit	CONV Project Based Section 8 Tax Credit	1996 To Present	Principal	NO	NO	NO	Rehab
<b>Emerald Place</b> 1040 Tree Lane Titusville, FL 32780										
<b>Evergreen Landing</b> 2510 Loblolly Pine Drive Gastonia, NC 28054	80	Family	CONV Tax Credit	CONV TC # 2220	03/01/11 To Present	Agent	NO	NO	NO	New Construction
<b>Fairfield Manor</b> 3390 W. Park Place Pensacola, FL	92	Senior	CONV Tax Credit Senior	Yes	06/01/14 To Present	Agent	NO	NO	NO	New Construction
<b>Forest Edge</b> 2201 Weston Lane Orlando, FL 32810	48	Family	CONV	Yes	01/15 To Present	Agent	NO	NO	NO	Existing
<b>Forest Ridge</b> 2757 N. Forest Ridge Blvd Beverly Hills, FL	119	Senior	CONV Tax Credit Senior	Yes	6-1-15 To Present	Agent	NO	NO	NO	New Construction
<b>Gateway Apts.</b> 155 NW 14 <sup>th</sup> Street Suite A-15 Florida City, FL 33034	60	Family	HUD Section 8	NO	1962 To Present	Agent	NO	NO	NO	New Construction
<b>Gatewood Apartments</b> 7100 Noel Road Panama City, FL 32404	37	Family	RD 515	NO	1988 To Present	Principal	NO	NO	NO	New Construction
<b>Georgia Ayers Apts</b> 13280 Port Said Road Opa Locka, FL 33054	72	Family	CONV	Tax Credit 100%	10/12 To Present	Agent	NO	NO	NO	New Construction
<b>Gibson Plaza</b> 3160 Mundy Street Miami, FL 33133	65	Senior	HUD Section 8	NO	1982 To Present	Agent	NO	NO	NO	New Construction
<b>Glendale Apartments</b> 100 Glendale Circle Foley, AL 36535	40	Family	RD 515	NO	1985 To Present	Principal	NO	NO	NO	New Construction
<b>Glenwood Hills</b> 150 Burkemont Ave. Morganton, NC 28655	60	Family	CONV Tax Credit	Yes	11/01/14 To Present	Agent	NO	NO	NO	Existing
<b>Golden Oaks</b> 7701 Acorn Woods Circle Winter Park, FL 32792	96	Family	CONV Tax Credit	Yes	01/15 To Present	Agent	NO	NO	NO	Existing
<b>Goodbread Hills</b> 950 Edgehill Circle Tallahassee, FL 32303	93	Family	CONV Hope VI Tax Credits	CONV Hope VI Tax Credits 100%	2006 To Present	Agent	NO	NO	NO	New Construction
<b>Goulds Apts.</b> 145 SW 7 <sup>th</sup> Street #111 Homestead, FL 33030	48	Family	HUD Section 8	NO	1979 To Present	Agent	NO	NO	NO	New Construction

<b>Graceland Manor Apartments</b> 5445 Brown Street Graceville, FL 32440	50	Family	RD Section 8 515	NO	1980 To Present	Principal	NO	NO	NO	New Construction
<b>Gran Via</b> 12700 SW 8th Street Miami, FL 33184104	104	Senior	HUD	NO	03/15/2014 To Present	Agent	NO	NO	NO	New Construction
<b>Greenbriar Villa Apartments</b> 1550 Greenbriar Villa Circle Brooksville, FL 34601	40	Family	RD 515	NO	1987 To Present	Principal	NO	NO	NO	New Construction
<b>Greenville Pointe Apts.</b> 192 NW Greenville Point Trail Greenville, FL 32331	32	Family	RD 515 Housing Credit With Rental Assistance	NO	1993 To Present	Principal	NO	NO	NO	New Construction
<b>Hampton Crest</b> 311 Fairfax Drive Anderson SC 29625	64	Family	CONV Tax Credit	CONV Tax Credit 100%	03/01/11 To Present	Agent	NO	NO	NO	New Construction
<b>Hampton Green</b> 1307 Standridge Drive Anderson SC 29625	72	Family	CONV Tax Credit	CONV Tax Credit 100%	03/01/11 To Present	Agent	NO	NO	NO	New Construction
<b>Harbour Place Apartments</b> 9742 Harbour Place Pensacola, FL 32506	68	Family	RD Section 8	NO	1982 To Present	Principal	NO	NO	NO	New Construction
<b>Harris Music Lofts</b> 206-208 Clematis Street, West Palm Beach, FL 33401	38	Family	Market Rate (As of 8/26/14) Family	8/26/14 New Owner purchased with a 3-year TC phase-out period for current residents	08/26/14 To Present	Agent	NO	NO	NO	Existing
<b>Heritage Apartments</b> 315 South 19th Street Defuniak Springs, FL 32435	50	Family	RD Section 8 515	NO	1992 To Present	Principal	NO	NO	NO	New Construction
<b>Heritage Villas of Apalach</b> 398 24th Avenue Apalachicola, FL 32320	23	Family	RD 515 Housing Credit With Rental Assistance	NO	1992 To Present	Principal	NO	NO	NO	New Construction
<b>Hidden Cove</b> 4900 South Rio Grande Avenue Orlando, FL 32839	128	Family	CONV Home	NO	01/15 To Present	Agent	NO	NO	NO	Existing
<b>Hilltop Apartments</b> 159 S. W. Safari St. Madison, FL 32340	72	Family	HUD Section 8 515	NO	1980 To Present	Principal	NO	NO	NO	New Construction
<b>Hollowbrook</b> 5465 Curry Ford Road Orlando, FL 32812	144	Family	CONV HOME	NO	01/15 To Present	Agent	NO	NO	NO	Existing

<b>Holly Point Apartments</b> 1000 15th Street Holly Hill, FL 32117	126	Family	HUD Section 8 515	NO	1979 To Present	Principal	NO	NO	New Construction
<b>Hunters Run Apartments</b> 2600 S. W. Williston Road Gainesville, FL 32608	184	Family	CONV Straight Conventional Luxury	CONV Straight Conventional Luxury	1987 To Present	Principal	NO	NO	New Construction
<b>Ingram Terrace</b> 2170 NW 183 <sup>rd</sup> Street Miami, FL 33056	40	Family	HUD Section 8	NO	1971 To Present	Agent	NO	NO	New Construction
<b>Journet Place</b> 8356 Journet Blvd. New Port Richey, FL 34688	108	Senior	CONV	Tax Credit 20% @ 35% 80% @ 60%	06/11 To Present	Agent	NO	NO	New Construction
<b>Keown Homes</b> 3600 Springer Boulevard Little Rock, AR 72206	34	Family	Tax Credit	Yes	01/15 To Present	Agent	NO	NO	Existing
<b>Keystone Apts</b> 4266 Ridgestone Drive Memphis, TN 38128	150	Family	HUD Section 8 Family	NO	03/01/13 To 12/2013	Agent	NO	NO	Existing
<b>Labre Place</b> 350 NW 4 <sup>th</sup> Street Miami, FL 33128	90	Family	CONV 50 Homeless 40 Family	Tax Credit 55% @ 33% 80% @ 60%	08/01/11 To Present	Agent	NO	NO	New Construction
<b>Lafayette Apartments</b> 176 SE Land Ave. Mayo, FL 32066	36	Family	RD Section 8 515	NO	1981 To Present	Agent	NO	NO	New Construction
<b>Lake Butler</b> 1005 S.W. Sixth Street Lake Butler, FL 32054	48	Family	RD Section 8 515	NO	1981 To Present	Principal	NO	NO	New Construction
<b>Lakeridge</b> 110 Old Dale Road Eufaula, AL 36027	30	Family	RD 515 Housing Credit	NO	1991 To Present	Principal	NO	NO	New Construction
<b>Lakeside Towers</b> 7555 S.W. 152nd Avenue Miami, FL 33193	383	Family	HUD Section 8	NO	1987 To Present	Agent	NO	NO	New Construction
<b>Lakeside Villa Apartments</b> 880 Broad Street Hawkinsville, GA 31036	32	Family	RD 515	NO	1986 To Present	Principal	NO	NO	New Construction
<b>Lakewood Apartments I &amp; II</b> 1198 SW Anniston Circle Lake City, FL 32025	36/32	Senior	RD Elderly 515 With Assistance	NO	1981 / 1988 To Present	Principal	NO	NO	New Construction

	80	Family	HUD Section 8	NO	12/27/11 To Present	Agent	NO	NO	NO	Existing
<b>Landau Apts</b> 1321 S. Broad Street Clinton, SC 29325										
<b>Laurel Crossing Apts</b> 918 Tae Kwon Do Drive Knightdale, NC 27545	60	Family	CONV 100% Tax Credit Family	YES TC #9109533	05/01/2013 To Present	Agent	NO	NO	NO	New Construction
<b>Laurel Pointe</b> 100 Laurel Pointe Circle Salisbury, NC 28147	100	Family	CONV 9% Tax Credit	Yes TC #1414	1999 To Present	Principal	NO	NO	NO	New Construction
<b>Leisure Villas</b> 28701 SW 153 Avenue Homestead, FL 33033	30	Family	HUD Family	NO	12/2013 To Present	Agent	NO	NO	NO	New Construction
<b>Little Havana</b> 1759 SW 5th St Miami, FL 33135	75	Senior	HUD Section 8	NO	1979 To Present	Agent	NO	NO	NO	New Construction
<b>Little Oaks Apartments</b> 300 West Atwater Eustis, FL 32726	68	Family	HUD 100 % Tax Credit 70 units Home 32 Low Home 38 High Home	Yes 100 % Tax Credit 70 units Home 32 Low Home 38 High Home	1996 To Present	Principal	NO	NO	NO	New Construction
<b>Magnolia Place</b> 6715 Congress Street New Port Richey, FL 34653	80	Family	CONV 100% Tax Credit	YES 100% Tax Credit	07/01/13 To Present	Agent	NO	NO	NO	New Construction
<b>Maitland Oaks</b> 8339 Pembroke Villas Circle Orlando, FL 32810	100	Family	CONV Bonds	NO	01/15 To Present	Agent	NO	NO	NO	Existing
<b>Malibu Bay</b> 750 Malibu Bay Drive West Palm Beach, FL 33401	264	Family	CONV Family	Tax Credit 100%	02/01/13 To 4/30/2015	Agent	NO	NO	NO	Existing
<b>Malibu Gardens Apts.</b> 13850 SW 268 Street Miami, FL 33032	259	Family	CONV 100% Tax Credit Family	YES	06/27/2013 To Present	Agent	NO	NO	NO	Rehab
<b>Mandarin Trace Apartments</b> 3960 Old Sunbeam Rd Jacksonville, FL 32257	120	Family	HUD	NO	6-23-2015 To Present	Agent	NO	NO	NO	Existing
<b>Manor York Apartments</b> 1122 Manor Drive Rock Hill, SC 29730	72	Elderly	CONV Tax Credit	YES	01/15 To Present	Agent	NO	NO	NO	Existing
<b>Marianna Gardens Apts</b> 3070 Carters Mill Marianna, FL 32446	100	Family	HUD	No	3/6/15 To Present	Agent	NO	NO	NO	Rehab
<b>Metro 510</b> 510 E. Harrison Street Tampa, FL 33602	120	Family	CONV Family	Tax Credit 100%	07/01/11 To Present	Agent	NO	NO	NO	Rehab

<b>Miami Garden Apts. Office</b> 2170 NW 183 <sup>rd</sup> Street Miami, FL 33056	45	Family	HUD Section 8	NO	1980 To Present	Agent	NO	NO	New Construction
<b>Milton Manor III</b> 145 SW 7 <sup>th</sup> Street #111 Homestead, FL 33030	60	Family	HUD Senior Section 8	NO	1978 To Present	Agent	NO	NO	New Construction
<b>Mission Hills Apartments</b> 2425 Mission Road Tallahassee, FL 32304	112	Family	HUD Section 8	NO	1979 To Present	Principal	NO	NO	New Construction
<b>Montgomery Landing</b> 714 West 57 <sup>th</sup> Street Savannah, GA 31405	144	Family	CONV Tax Credit	Yes	01/15 To Present	Agent	NO	NO	Existing
<b>Mt. Carmel Apts.</b> 372 N. Lincoln Street Daytona Beach, FL 32114	28	Family	HUD Section 8	NO	1970 To Present	Agent	NO	NO	New Construction
<b>Murray Hill Apartments</b> 1655 Lime Street Fernandina Bch, FL 32034	35	Family	RD 515 Housing Credit with Rental Assistance	NO	1984 To Present	Principal	NO	NO	New Construction
<b>Northwood Apartments</b> 307 East Ohio Avenue Macclenny, FL 32063	52	Family	HUD Section 8	NO	1981 To Present	Principal	NO	NO	New Construction
<b>Notre Dame Apts</b> 5725 NW 2 <sup>nd</sup> Ave Miami, FL 33127	64	Family	CONV Family	Tax Credit 10%@33% 90%@60%	08/2011 To Present	Agent	NO	NO	New Construction
<b>Oak Crest Apartments</b> 1701 Oak Crest Drive Kannapolis, NC 28083	100	Family	CONV Tax Credit	YES TC #1308	1997 To 11/01/14	Agent	NO	NO	New Construction
<b>Oakdale Apts.</b> 226 North First Street Defuniak Springs, FL 32433	48	Family	HUD Section 8	NO	1974 To Present	Principal	NO	NO	New Construction
<b>Oak Hammock Apartments</b> 500 Acme Street Jacksonville, FL 32211	155	Family	HUD Section 8 Tax Credit	HUD Section 8 Tax Credit	1984 To Present	Principal	NO	NO	New Construction
<b>Oak Haven Apts.</b> 1200 Russell Drive Waveland, MS 39576	80	Senior	CONV With HUD and Tax Credit	YES	06/14/10 To Present	Agent	NO	NO	New Construction
<b>Oak Tree Apts.</b> 1701 Lakeshore Blvd. Jacksonville, FL 32210	162	Family	HUD Section 8	NO	1979 To Present	Principal	NO	NO	New Construction

<b>Orangewood Apartments</b> 801 South Water Street Starke, FL 32091	46	Family	RD Section 8 515	NO	1982 To Present	Principal	NO	NO	New Construction
<b>Palm Grove Gardens</b> 3944 W.D. Judge Drive Orlando, FL 32808	143	Family	HUD Section 8	NO	01/15 To Present	Agent	NO	NO	Existing
<b>Palmetto Apartments</b> 1561 Blountstown Street Tallahassee, FL 32304	52	Family	HUD Section 8	NO	1980 To Present	Principal	NO	NO	New Construction
<b>Palmetto Ridge</b> 1202 Prairie Lane Titusville, FL 32780	192	Family	CONV 100% Tax Credit Family	YES	01/01/2014 To Present	Agent	NO	NO	Existing Property
<b>Pana Villa Apartments</b> 1802 Flower Avenue Panama City, FL 32405	72	Family	HUD Section 8 Tax Credit	Yes	1971 To Present	Principal	NO	NO	New Construction
<b>Panama Commons</b> 1001 Sherman Ave Panama City, FL 32401	92	Family	CONV 100% Tax Credit	Yes	2009 To Present	Agent	NO	NO	New Construction
<b>Park Lake Apartments</b> 8201 SW 152 Ave Circle Miami, FL 33128	82	Family	HUD Section 8	NO	12/2011 To Present	Agent	NO	NO	Existing
<b>Park Towers</b> 390 NW 2nd Street Miami, FL 33128	144	Senior	HUD Section 8	NO	2007 To Present	Agent	NO	NO	New Construction
<b>Patriots Pointe Apts.</b> 3699 Patriots Place Drive Concord, NC 28025	76	Family	CONV 9% Tax Credit	Yes TC #1477	2000 To Present	Principal	NO	NO	New Construction
<b>Peachtree Commons</b> 4600 Twin Oaks Circle Pensacola, FL 32506	218	Family	CONV 100% Tax Credit Family	Market Rate	03/2013 To Present	Agent	NO	No	Existing
<b>Perrine Rainbow</b> 155 NW 14th Street A-15 Florida City, FL 33034	64	Family	HUD Section 8	NO	1976 To Present	Agent	NO	NO	New Construction
<b>Pine Meadow Apts.</b> 7025 West University Avenue Gainesville, FL 32607	78	Family	HUD Section 8 Tax credit	yes	1982 To Present	Principal	NO	NO	New Construction
<b>Pine Run Villas</b> 6295 Lake Worth Rd Suite 4 Lake Worth, FL 33463	63	Family	CONV Tax Credit 100% Family	YES	02/2013 To 4/30/15	Agent	NO	NO	New Construction

<b>Pine Wood Villa</b> 8420 SW 188th Terrace Cutler Bay, FL 33157	272	Senior	HUD Senior	NO	05/01/2014 To Present	Agent	NO	NO	Existing
<b>Pineland Apartments</b> 707 26th Avenue S.E. Moultrie, GA 31768	40	Family	RD 515	NO	1982 To Present	Principal	NO	NO	New Construction
<b>Portland Apts</b> 300 8th Street North St. Petersburg, FL 33701	68	Family	CONV Tax Credit 100%	YES	06/2011 To Present	Agent	NO	NO	New Construction
<b>Prairie Oaks Apartments</b> 1050 S.W. First Drive Chiefland, FL 32626	54	Family	HUD Section 8	NO	1981 To Present	Principal	NO	NO	New Construction
<b>Quail Run Apts.</b> 315 So. 19th Defuniak Springs, FL 32435	32	Family	RD	NO		Principal	NO	NO	New Construction
<b>Quiet Waters</b> 306 SW 10th Street Belle Glade, FL 33430	93	Senior	CONV. Tax Credit HUD Vouchers	YES	09/13/09 To Present	Agent	NO	NO	New Construction
<b>Reserve at Heritage Oaks I &amp; II</b> 3909 Reserve Drive Tallahassee, FL 32311	300/144	Family	CONV Conventional/Luxury	YES	2000 / 2005 To 07/2014	Principal	NO	NO	New Construction
<b>Reserve at Kanapaha I &amp; II</b> 4440 S.W. Archer Road Gainesville, FL 32608	Ph. I: 272 52 TC Units; 220 MR Units; Ph II: 192	Family	CONV Bond - 4% Credits HUD Guaranteed Loan 20% @ 50%	CONV Bond - 4% Credits HUD Guaranteed Loan 20% @ 50%	1998 To Present	Principal	NO	NO	New Construction
<b>Reserve at Northshore</b> 2101 West Hwy 390 Lynn Haven, FL 32444	40 TC Units 160 MR Units	Family	CONV Bond - 4% Credits HUD Guaranteed Loan 20% @ 50%	CONV Bond - 4% Credits HUD Guaranteed Loan 20% @ 50%	1999 To Present	Principal	NO	NO	New Construction
<b>Richard Allen Gardens</b> 720 Carter Street Orlando, FL 32805	30	Family	CONV Home	NO	01/15 To Present	Agent	NO	NO	Existing
<b>Ridge at Mt. Dora</b> 3000 Lake Center Drive Mt. Dora, FL 32757	44	Family	RD 515 With 10 Rental Assistance	NO	1986 To Present	Principal	NO	NO	New Construction
<b>Ridge View Apartments</b> 880 S.E. 8th Avenue Crystal River, FL 34429	44	Family	RD 515	NO	1988 To Present	Principal	NO	NO	New Construction
<b>River Reach Apartments</b> 1628 River Reach Drive Orlando, FL 32828	300	Family	CONV 9% Tax Credits	YES	1996 To 11/01/14	Principal	NO	NO	New Construction

<b>Rivers Apartments</b> 1105 Lake Drive Bainbridge, GA 39817	114	Family	HUD Section 8	NO	1982 To Present	Principal	NO	NO	New Construction
<b>Riverside Apts.</b> 950 SW 1 <sup>st</sup> Street Miami, FL 33130	75	Senior	HUD Section 8	NO	1981 To Present	Agent	NO	NO	New Construction
<b>Riviera Plaza</b> 337 20 <sup>th</sup> Street Miami, FL 33139	56	Family	CONV	Yes	6-19-2015 To Present	Agent	NO	NO	Existing
<b>Rocky Ridge Apartments</b> 420 Rockaway Creek Road Atmore, AL 36502	24	Family	RD 515	NO	1985 To Present	Principal	NO	NO	New Construction
<b>Sand Dunes Apartments</b> 8011 Front Beach Rd. Panama City Bch., FL 32407	104	Family	HUD Section 8	NO	1982 To Present	Principal	NO	NO	New Construction
<b>San Jose Apartments</b> 2353 Winterwood Blvd. Winter Park, FL 32792	121	Family	CONV Florida HOME 9% Tax Credit	YES	1972 To Present	Principal	NO	NO	Rehab
<b>Sawgrass Apartments</b> 24070 Canal Road Orange Beach, AL 36561	32	Family	RD 515 Housing Credit	RD 515 Housing Credit	1993 To Present	Principal	NO	NO	New Construction
<b>Seminole Ridge Apartments</b> 2750 Renegade Drive Orlando, FL 32818	240	Family	CONV 100% Tax Credit Family	YES	09/25/2013 To Present	Agent	NO	NO	Existing
<b>Sherwood Oaks Apartments</b> P.O. Box 1149 13400 NW 140 <sup>th</sup> Street Alachua, FL 32616 - 1149	53	Family	RD Conventional Financing	NO	1981 To Present	Principal	NO	NO	New Construction
<b>Shorter College Apts.</b> 800 N. Beech Street Little Rock, AR 72114	196	Family	HUD Section 8	NO	12/2012 To Present	Agent	NO	NO	Existing
<b>Sierra Vista Apts</b> 8851 East Florida Ave Denver, CO 80247	210	Family	HUD Section 8	NO	12/2012 To Present	Agent	NO	NO	Existing
<b>Singer Plaza</b> 1310 NW 16 <sup>th</sup> St. Miami, FL 33125	100	Senior	HUD Section 8	NO	1981 To Present	Agent	NO	NO	New Construction
<b>Southeast Apts.</b> 1100 E 36 <sup>th</sup> Avenue Pine Bluff, AR 71601	100	Family	HUD Section 8	NO	12/2012 To Present	Agent	NO	NO	Existing
<b>Southern Anchor</b> 15300 SW 123 Ave Miami, FL 33177	99	Family	Market Rate	NO	12/2011 To Present	Agent	NO	NO	Existing Rehab

<b>Southern Villas of Apalachicola</b> 401 24th Avenue Apalachicola, FL 32320	36	Family	RD 515 with Rental Assistance	NO	1983 To Present	Agent	NO	NO	NO	New Construction
<b>Southern Villas of Starke</b> 1001 Southern Villas Drive Starke, FL 32091	36	Family	RD 515 With Rental Assistance	NO	1982 To Present	Agent	NO	NO	NO	New Construction
<b>Spinnaker Reach</b> 3875 San Pablo Road Jacksonville, FL 32224	288	Family	CONV 9% Tax Credits	YES	1996 To Present	Principal	NO	NO	NO	New Construction
<b>Spring Manor Apartments</b> 2833 N.E. 7th Street Ocala, FL 34470	160	Family	HUD Section 8	NO	1972 To Present	Principal	NO	NO	NO	New Construction
<b>St. John Apts.</b> 1105 E. 26th Ave Pine Bluff, AR 71601	132	Family	HUD Section	NO	12/2012 To Present	Agent	NO	NO	NO	Existing
<b>St. Johns River Apartments</b> 3421 St. Johns Avenue Palatka, FL 32177	48	Family	RD Elderly 515 With Rental Assistance	NO	1981 To 04/30/2014	Agent	NO	NO	NO	New Construction
<b>St. Martins Place</b> 1170 NW 7th Avenue Miami, FL 33136	94	Family	CONV	Yes	4-1-2015 To Present	Agent	NO	NO	NO	New Construction
<b>Stanford Pointe I &amp; II</b> 2401 Stanford Road Panama City, FL 32405	112/16	Family	CONV Phase I: 221 D4 Phase II: Straight Conventional	YES	1988 To Present	Principal	NO	NO	NO	New Construction
<b>Sterling Crest</b> 1935 S. Kirkman Road Orlando, FL 32811	360	Family	CONV Conventional Luxury	NO	1993 To Present	Principal	NO	NO	NO	New Construction
<b>Stonewood Apartments</b> 3600 Springer Boulevard Little Rock, AR 72206	52	Family	Tax Credit	YES	01/15 To Present	Agent	NO	NO	NO	Existing
<b>Stonecreek</b> 130 J.C. Circle Moorestville, NC 28115	100	Family	CONV 9% Tax Credits	YES TC #1376	1998 To 11/01/14	Agent	NO	NO	NO	New Construction
<b>Sugar Mill Villas</b> 295 Estate Barren Spot Kingshill, USVI 00850	33	Family	CONV	Yes	6/24/2015 To Present	Agent	NO	NO	NO	New Construction
<b>Sunrise Commons</b> 26600 SW 146 th Court Homestead, FL 33032	106	Family	Conventional Tax Credit	YES	08/01/09 To Present	Agent	NO	NO	NO	New Construction

<b>Surrey Apartments</b> 3789 Andreas Drive Memphis, TN 38128	108	Family	HUD Family	NO	12/01/2013 To Present	Agent	NO	NO	NO	Existing
<b>Sunset Village</b> 900 White Street Cleveland, MS 38732	136	Family	HUD Family	NO	12/01/2013 To Present	Agent	NO	NO	NO	Existing
<b>Sutton Creek Apartments</b> 16978 N.W. Mayo Street Blountstown, FL 32424	50	Family	RD Section 8 / 515	NO	1980 To Present	Principal	NO	NO	NO	New Construction
<b>Teatro Marti</b> 430 SW 8th Avenue Miami, FL 33130	27	Senior	CONV 100% Tax Credit Elderly	YES	10/01/2013 To Present	Agent	NO	NO	NO	New Construction
<b>The Oaks</b> 30 De Soto Place St. Augustine, FL 32804	33	Family	HUD Senior	NO	12/19/2013 To 03/01/2015	Agent	NO	NO	NO	Existing
<b>Timbers Apartments</b> P.O. Box 1598 231 NE 97th Street Cross City, FL 32628	32	Family	RD 515 With Rental Assistance	NO	1993 To Present	Principal	NO	NO	NO	New Construction
<b>Treetop Apartments</b> 6355 Morse Avenue Jacksonville, FL 32244	172	Family	HUD Section 8	NO	1978 To Present	Principal	NO	NO	NO	New Construction
<b>Trendwood Apartments</b> 1700 Dallas Circle Waco, TX 76704	152	Family	HUD Section 8	NO	10/31/14 To Present	Agent	NO	NO	NO	Existing
<b>Trenton Apartments I &amp; II</b> 718 N.E. 7th Place # 905 Trenton, FL 32693	36/24	Family	RD Phase I: Section 8 / 515 Phase II: 515 with Housing Assistance	NO	1982 / 1989 To Present	Principal	NO	NO	NO	New Construction
<b>Veranda Apts.</b> 28355 SW 152 Ave. Homestead, FL 33033	99	Senior	CONV	YES	03/2012 To 5-31-2015	Agent	NO	NO	NO	New Construction
<b>Villa Biscayne</b> 15350 SW 284th Street Homestead, FL 33033	180	Family	CONV SAIL Tax Credit 9%	YES	1995 To 11/01/14	Agent	NO	NO	NO	New Construction
<b>Villa North Apartments</b> 510 Old Albany Road Thomasville, GA 31792-4083	132	Family	HUD Family	NO	04/2014 To Present	Agent	NO	NO	NO	New Construction
<b>Village Allapattah I</b> <b>Village Allapattah II</b> 2370 NW 17th Ave Miami, FL 33142	110/90	Family Senior	CONV Tax Credit	YES	10/01/09 To Present	Agent	NO	NO	NO	New Construction
<b>Village Carver I &amp; II</b> 401 NW 71st St. Miami, FL 33150	112/100	Family Senior	CONV Tax Credit	YES	10/01/09 To Present	Agent	NO	NO	NO	New Construction

<b>Village Oaks I &amp; II</b> 705 Northwest Drive Live Oak, FL 32064	32/24	Family	RD Phase I: Section I / 515 Phase II: 515 with Housing Assistance	NO	1981 / 1989 To Present	Principal	NO	NO	New Construction
<b>Villa Patricia I</b> <b>Villa Patricia II</b> <b>Villa Patricia III</b> 234 NE 79th St Miami, FL 33138	125/125/89	Family Senior Senior	CONV Tax Credit	YES	10/01/09 To Present	Agent	NO	NO	New Construction
<b>Villas of Lakeridge</b> 160 Old Dale Road Eufaula, AL 36027	18	Senior	RD Elderly 515 With Rental Assistance	NO	1991 To Present	Principal	NO	NO	New Construction
<b>Villas of Shady Oaks</b> 17 Shady Oak Villa Circle Brooksville, FL 34601	36	Family	RD 515 Housing Credit With Rental Assistance	NO	1994 To Present	Principal	NO	NO	New Construction
<b>Viridian</b> 518 Third Ave. So St. Petersburg, FL 33701	188	Senior	HUD Senior Affordable	NO	6/2009 To Present	Agent	NO	NO	Rehab
<b>Vista 400</b> 400 East Harrison Street Tampa, FL 33602	200	Senior	CONV HUD	YES	09/01/10 To Present	Agent	NO	NO	Rehab
<b>West End Village</b> 206 North Ukiah Avenue Russellville, AR 72801	30	Family	CONV 100% Tax Credit Family	YES	07/01/2013 To Present	Agent	NO	NO	New Construction
<b>Westgate Plaza Apts.</b> 4150 Westgate Ave. West Palm Beach, FL 33409	80	Senior	CONV 100% Tax Credit	YES	06/2012 To Present	Agent	NO	NO	New Construction
<b>West Meadow I &amp; II</b> 911 West Meadow Avenue Geneva, AL 36340	26/32	Family	RD Phase I: 515 Phase II: 515 with Housing Assistance	NO	1983 / 1988 To Present	Principal	NO	NO	New Construction
<b>Wet Net Villas</b> 81101 Overseas Highway Islamorada, FL 33036	36	Family	CONV 100% Tax Credit Family	YES	03/01/2013 To Present	Agent	NO	NO	New Construction
<b>Wild Pines Apartments</b> 600 Sands Drive Albany, GA 31705	160	Family	HUD Section 8	NO	1982 To Present	Principal	NO	NO	New Construction
<b>Willridge Apartments</b> 1950 S. Hwy 301 #801 Jesup, GA 31546	48	Family	RD 515 With Rental Assistance	NO	1991 To Present	Principal	NO	NO	New Construction
<b>Willow Bend Apts. I &amp; II</b> 300 Marshall Road Jacksonville, AR 72076-3708	50/50	Family	HUD Section 8	NO	12/2012 To Present	Agent	NO	NO	Existing

<b>Willow Ridge Apartments</b> 2031 Willow Road Greensboro, NC 27406	76	Family	CONV 9% Tax Credits	CONV TC #1435	2002 To 11/01/14	Agent	NO	NO	New Construction
<b>Willows I &amp; II</b> 1730 W. Carroll Street Kissimmee, FL 34741	46/45	Family	RD 515	NO	1988 To Present	Principal	NO	NO	New Construction
<b>Wilson West Apartments</b> 7855 Wilson Blvd. Jacksonville, FL 32210	50	Family	HUD Section 8	NO	1982 To Present	Principal	NO	NO	New Construction
<b>Wind Meadow Apartments</b> 3037 Wind Meadow Drive Gulf Breeze, FL 32563	46	Family	RD 515 With Rental Assistance	NO	1987 To Present	Principal	NO	NO	New Construction
<b>Windrush Apartments</b> 2101 Windrush Ct. Statesville, NC 28625	76	Family	CONV 9% Tax Credits	YES TC-1482	2001 To Present	Agent	NO	NO	New Construction
<b>Windsor Crossing Apts.</b> 105 Medley Lane Lumberton, NC 28359	40	Senior	CONV Tax Credit	Yes	11/01/14 To Present	Agent	NO	NO	Existing
<b>Woodside Oaks</b> 26205 SW 144th Ave. Homestead, FL 33032	103	Family	CONV Tax Credit	YES	05/2011 To Present	Agent	NO	NO	New Construction
<b>Woodridge Apartments</b> 709 West Church Street Perry, FL 32348	34	Family	RD 515 With Rental Assistance	NO	1982 To Present	Agent	NO	NO	New Construction
<b>Wynwood Apts.</b> 1310 NW 16th St. Miami, FL 33125	40	Family	HUD Section 8	NO	1981 To Present	Agent	NO	NO	New Construction