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SUPPLEMENT TO THE REPORT BY THE

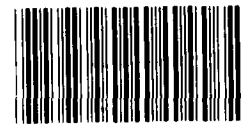
Comptroller General

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OF THE UNITED STATES

How To House More People At Lower Costs Under The Section 8 New Construction Program

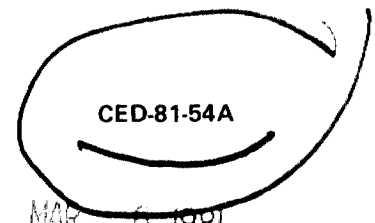
This supplement contains detailed descriptions and illustrations of each of the 31 projects included in GAO's review.



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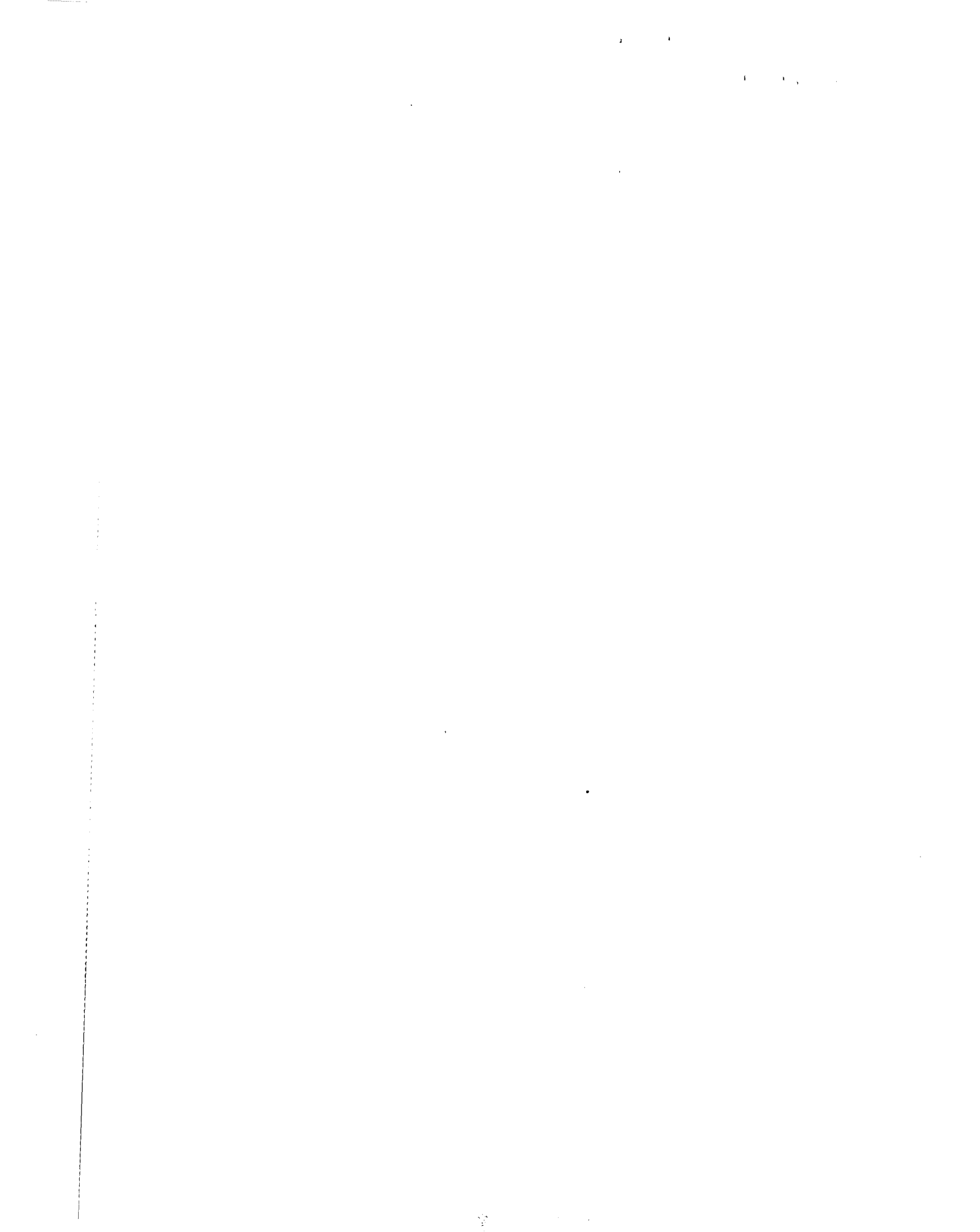


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**CAMPBELL HEIGHTS APARTMENTS
WASHINGTON, D.C.**



Owner : Campbell Heights Associates
Washington, D.C. 20005

Profit/Non-Profit Management Organization : Profit — Syndicated

Management Organization : National Corporation for Housing Partnerships, Property Management, Inc.
Washington, D.C. 20005

Sponsoring Agency : Department of Housing and Urban Development

Type of Financing : FHA-insured loan

Type of Project : Elderly **Size of Lot:** 1.3 Acres

Buildings

Number	: 1	Gross square feet	: 146,485
Type	: High-rise	Net rentable square feet	: 99,369
Stories	: 10		
Units	: 170	Units per Acre	: 130
Initial Occupancy	: November 1978		

CAMPBELL HEIGHTS DESCRIPTION OF LIVING UNITS

<u>Number of Units</u>	<u>Type of unit</u>		<u>Size (Sq. ft.)</u>	<u>As of June 30, 1980</u>		<u>Gross Rent</u>
	<u>Bedrooms</u>	<u>Baths</u>		<u>Net Rent</u>	<u>Utility Allowance</u>	
144	1	1	549	\$408	\$23	\$431
9	1	1	602	408	23	431
<u>17</u>	1	1	624	418	23	441
170						

Occupancy rate at June 30, 1980 : 100 percent

Number of Tenants at June 30, 1980 : 175

Average number of persons per unit : 1-bedroom 1.02 persons

Number of Bedrooms Per Acre : 130

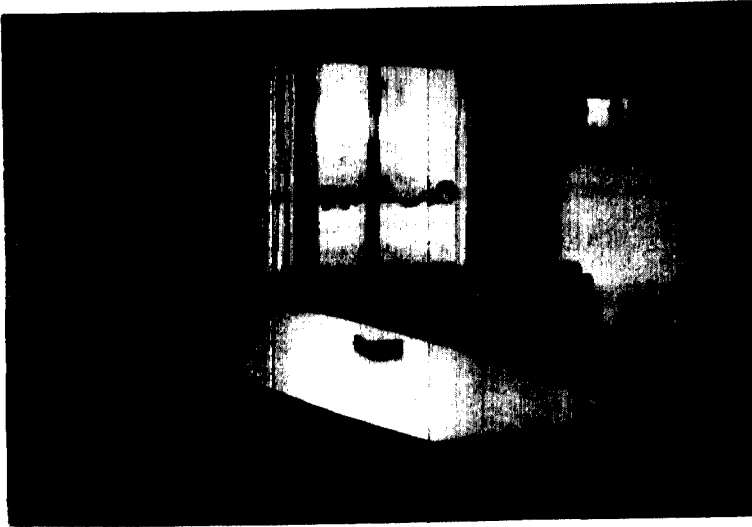
Unit equipment, special features and amenities

Range	Carpet
Refrigerator	Drapes
Garbage disposal	Balconies
Unit air conditioning	Emergency call system

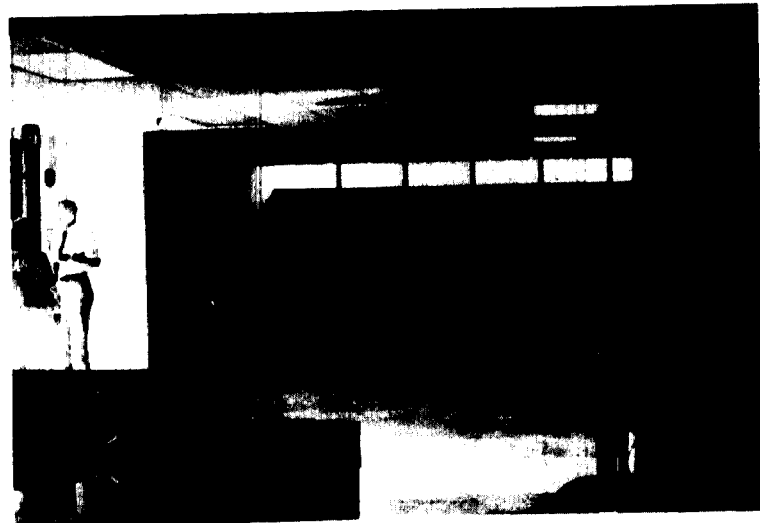
Common project features

Lounge (644 sq. ft.)	Laundry facilities
Library (644 sq. ft.)	Community kitchen (529 sq. ft.)
Paved parking for 57 cars	Dining room (1,679 sq. ft.)
Shuffle board courts (2)	Clinic (644 sq. ft.)
Patio Area	Multi-purpose room (1288 sq. ft.)

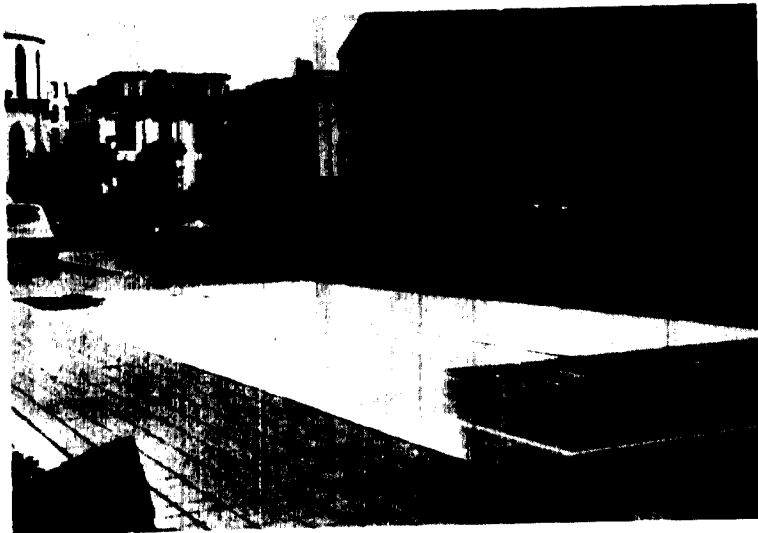
CAMPBELL HEIGHTS



LIBRARY

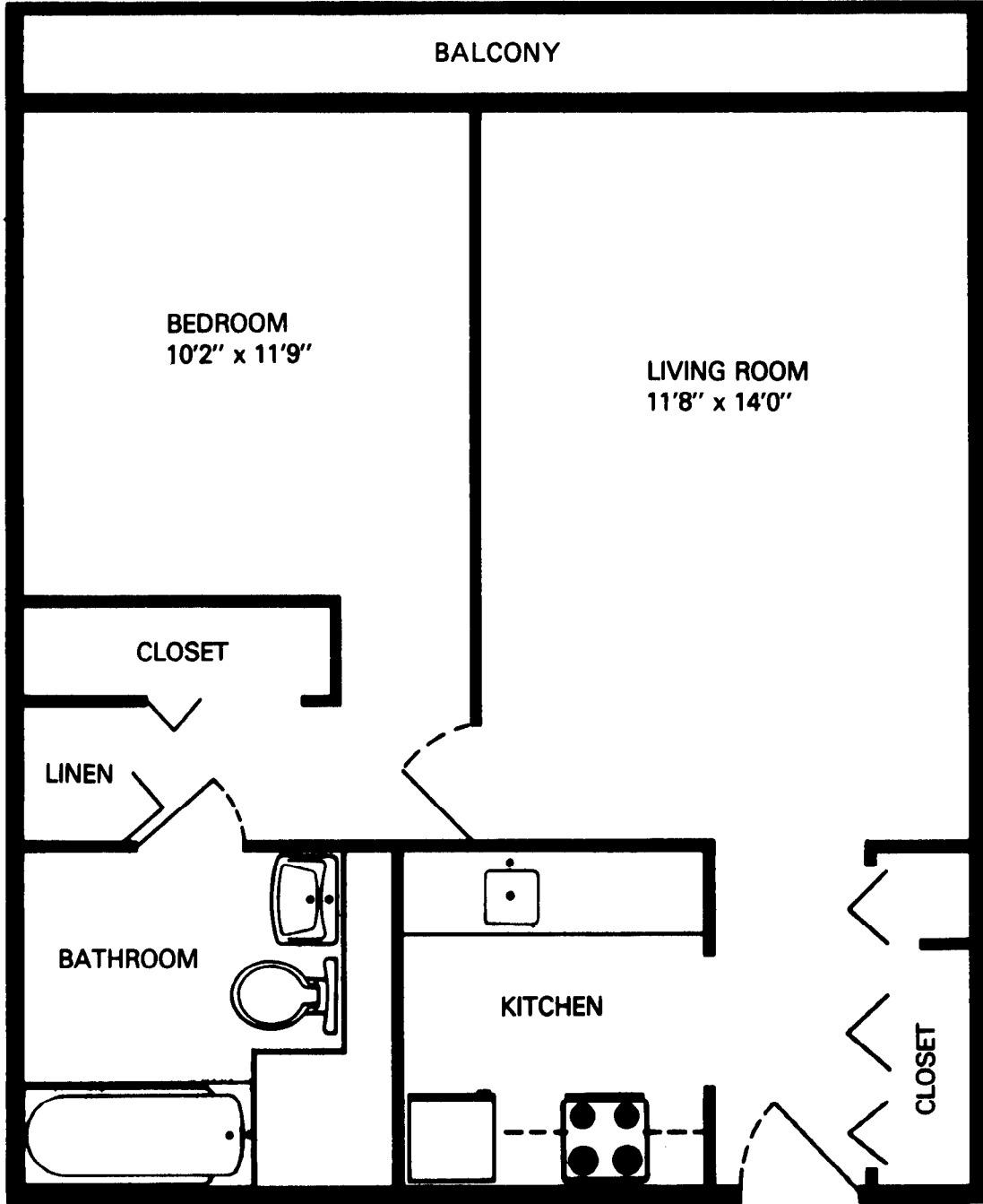


MULTI-PURPOSE ROOM



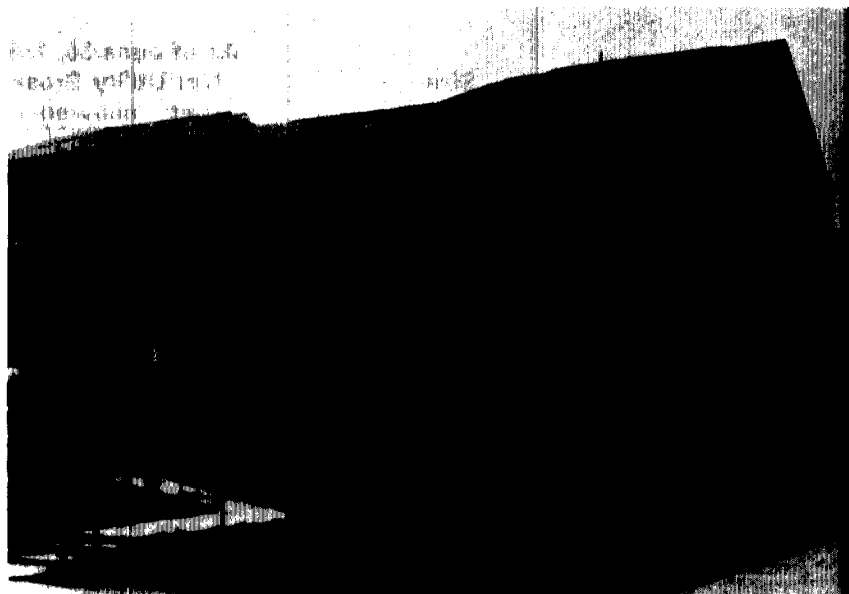
RECREATION AREA

**CAMPBELL HEIGHTS
ONE-BEDROOM APARTMENT FLOOR PLAN**



Size of Unit: 549 Square Feet

**FAIRCLIFF PLAZA APARTMENTS
WASHINGTON, D.C.**



Owner : Faircliff Plaza Associates
Silver Spring, Maryland 20903

Profit/Non-Profit Management Organi. : Profit
Polinger Company Management
Washington, D.C.

Sponsoring Agency : Department of Housing and Urban Development

Type of Financing : FHA-insured loan

Type of Project : Family **Size of Lot:** 2.5 Acres

Buildings

Number	: 8	Gross square feet	: 97,418
Type	: Walkup/ Garden	Net rentable square feet	: 83,980
Stories	: 3 and 4	Units per Acre	: 45
Units	: 112		
Initial Occupancy	: June 1979		

FAIRCLIFF PLAZA DESCRIPTION OF LIVING UNITS

<u>Number of Units</u>	<u>Type of Unit</u>		<u>Size (Sq. ft.)</u>	<u>As of June 30, 1980</u>		<u>Gross rent</u>
	<u>Bedrooms</u>	<u>Baths</u>		<u>Net rent</u>	<u>Utility allowance</u>	
28	1	1	557-581	\$304	\$42	\$346
50	2	1	749	363	47	410
<u>34</u>	3	1	895-903	428	56	484
<u>112</u>						

Occupancy rate at June 30, 1980

100 percent

Number of Tenants at June 30, 1980

289

Average number of person per unit

1-bedroom 1.21 persons
2-bedroom 2.38 persons
3-bedroom 4 persons

Number of Bedrooms Per Acre

92

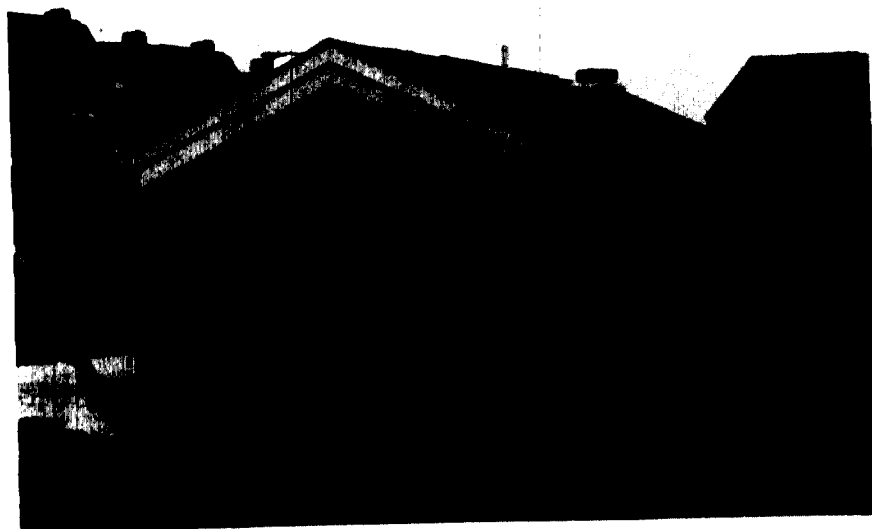
Unit equipment, special features and amenities

Range	Central air conditioning
Refrigerator	Drapery track (LV)
Garbage disposal	Shades

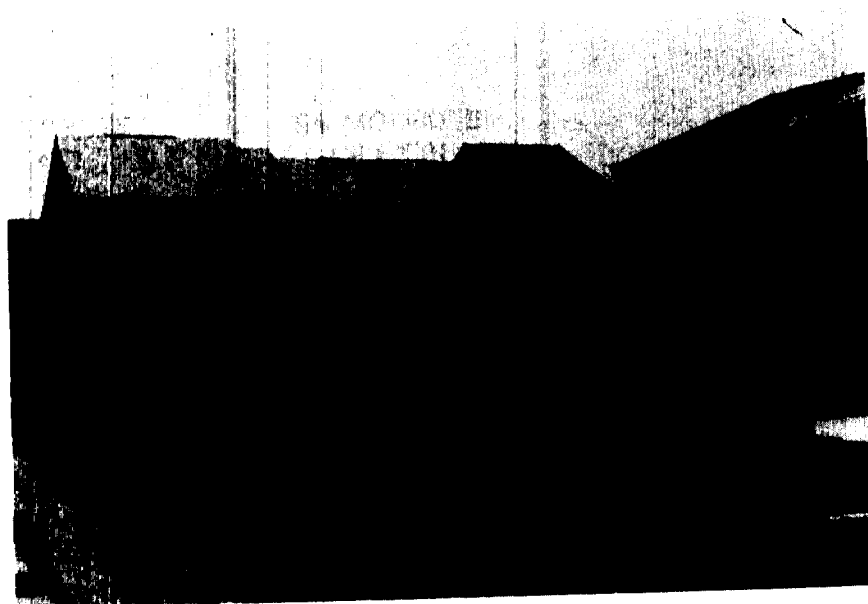
Common project features

Laundry facilities (two outdoor buildings)
Paved parking for 112 cars
Playgrounds

FAIRCLIFF PLAZA APARTMENTS

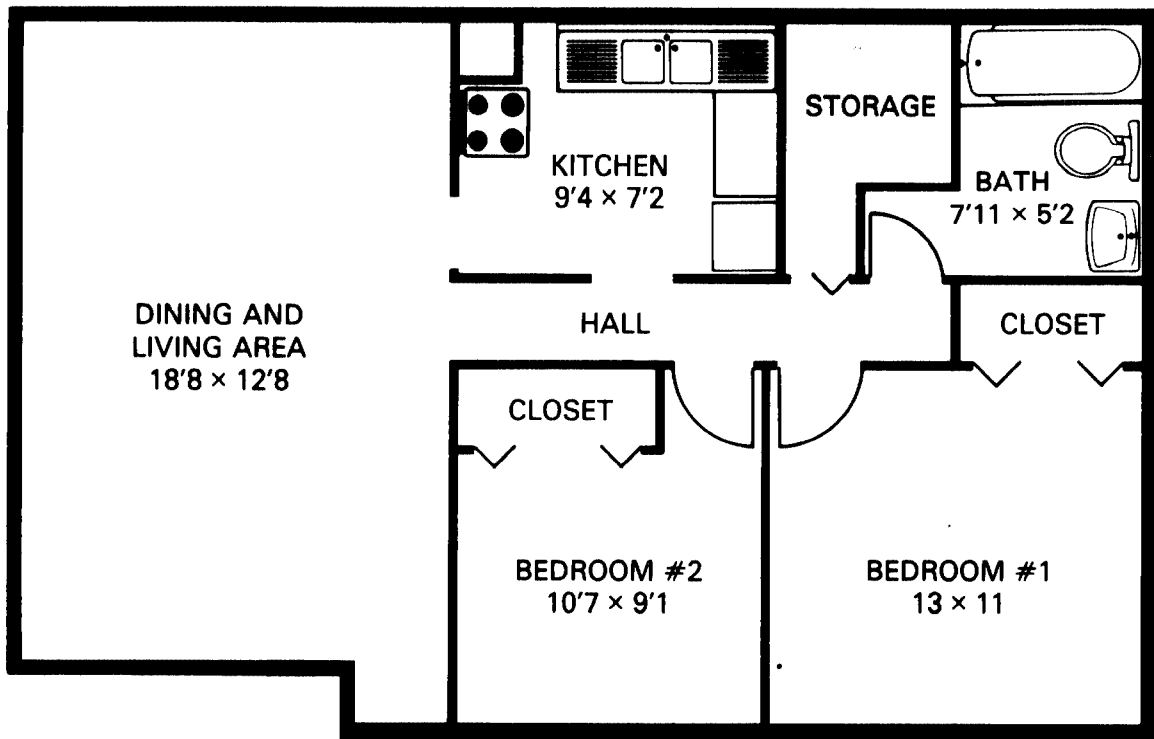


LAUNDRY BUILDING



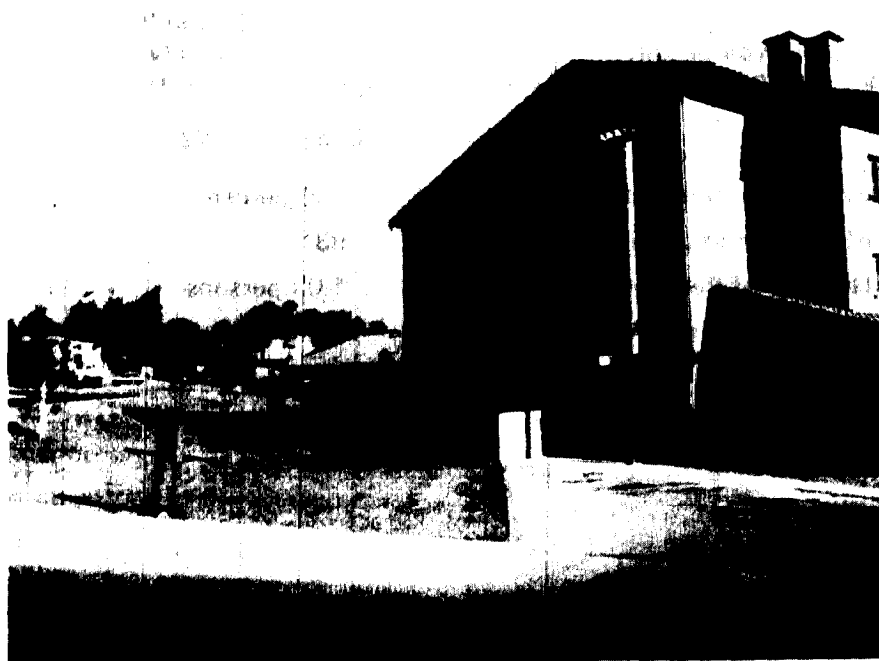
BUILDING AND PLAYGROUND

**FAIRCLIFF PLAZA
TWO-BEDROOM APARTMENT FLOOR PLAN**



Size of Unit: 749 Square Feet

**CONEJO FUTURE APARTMENTS
THOUSAND OAKS, CALIFORNIA**



Owner : Conejo Future Apartments, A Limited Partnership
Beverly Hills, California
Profit/Non-Profit : Profit;—Nonsyndicated
Management Organ. : Goldrich and Kest
Culver City, California
Sponsoring Agency : Department of Housing and Urban Development
Type of Financing : FHA-Insured Loan
Type of Project : Elderly **Size of Lot** 3.96 acres

Buildings

Number	: 4	1	Gross Square Feet	: 66,207
Type	: Low-rise	Low-Rise	Net Rentable Square Feet	: 49,770
		Walkup		
		Elevator		
Stories	: 1	3		
Units	: 40	50	Units per Acre	: 23
Initial Occupancy	: June 1979			

CONEJO FUTURE APARTMENTS DESCRIPTION OF LIVING UNITS

<u>Number of units</u>	<u>Type of unit</u>		<u>Size (Sq. ft.)</u>	<u>As of June 30, 1980</u>		
	<u>Bedrooms</u>	<u>Baths</u>		<u>Net rent</u>	<u>Utility allowance</u>	<u>Gross rent</u>
90	1	1	553	\$315	\$21	\$336

Occupancy Rate at June 30, 1980:	100 percent
Number of Tenants at June 30, 1980:	93
Average Number of Persons per Unit:	1.03 persons
Number of Bedrooms per Acre:	23

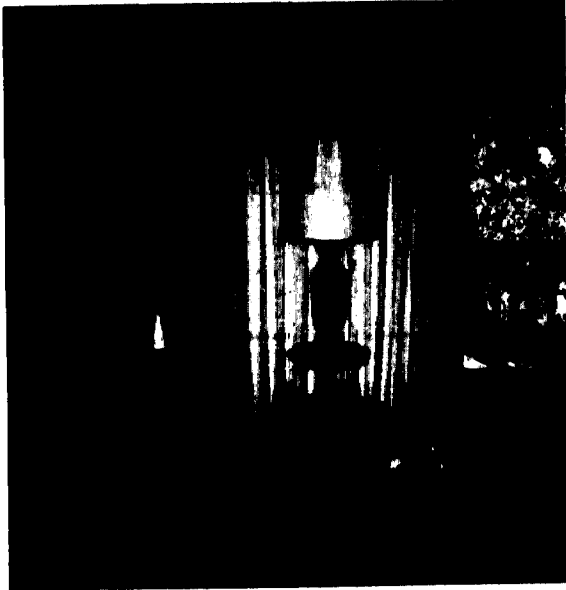
**Unit Equipment, Special Features
and Amenities:**

- Unit air conditioning
- Range
- Refrigerator
- Garbage disposal
- Bathroom vanity
- Carpet
- Drapes
- Balconies
- Patios
- Emergency call system

Common Project Features:

- Central air conditioning in common areas
- Community room (1034 sq. ft.)
- Lounge and recreation room (852 sq. ft.)
- Arts and crafts room (451 sq. ft.)
- Community kitchen (128 sq. ft.)
- Laundry room
- Building security system
- Carports for 34 cars and paved parking for 39 cars

CONEJO FUTURE APARTMENTS



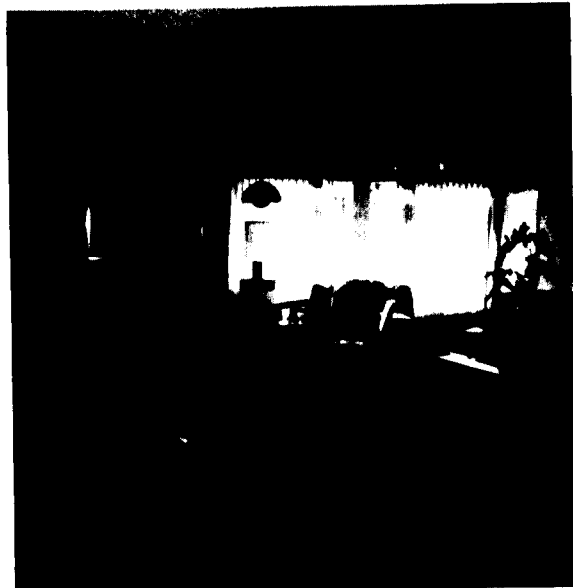
LIVING ROOM AND BALCONY



CARPORTS

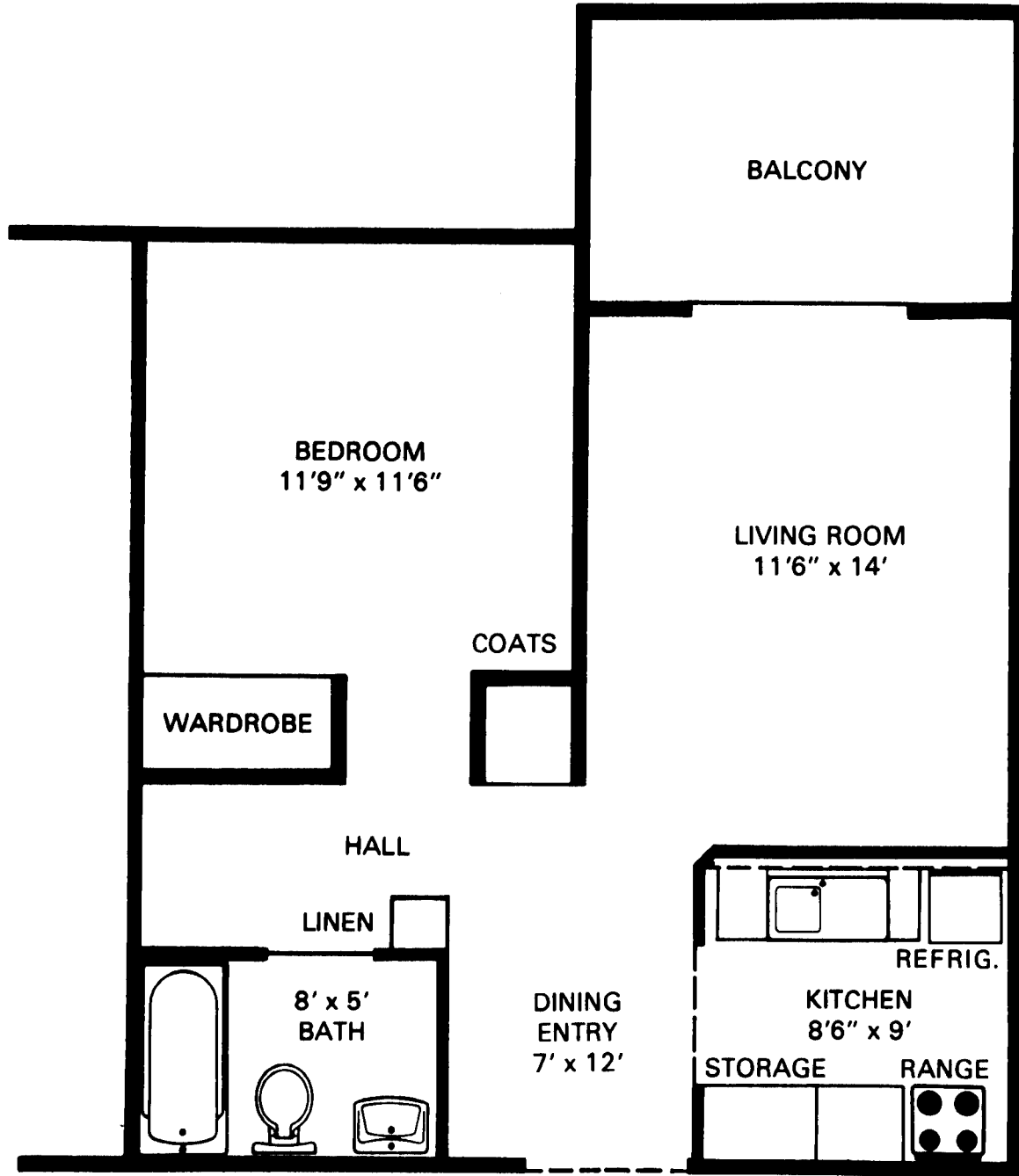


COMMUNITY ROOM



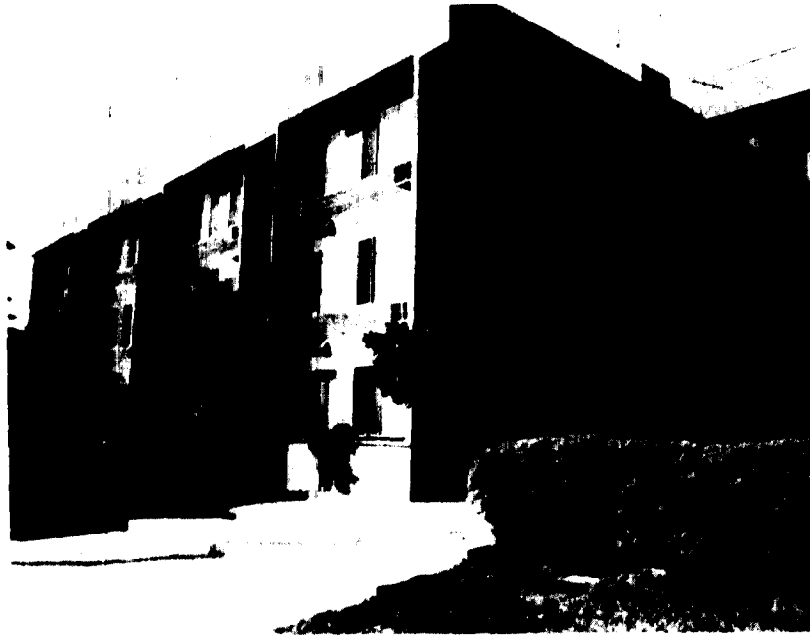
LOUNGE AND RECREATION ROOM

CONEJO FUTURE APARTMENTS ONE BEDROOM APARTMENT FLOOR PLAN



Size of Unit: 553 Square Feet

HANCOCK GARDEN APARTMENTS LOS ANGELES, CALIFORNIA



Owner : Hancock Gardens, A Limited Partnership
 Los Angeles, California
Profit/Non-Profit : Profit — Nonsyndicated
Management Organ. : Lesny Management Company
 Beverly Hills, California
Sponsoring Agency : Housing Authority of City of Los Angeles
Type of Financing : FHA-Insured Loan
Type of Project : Elderly **Size of Lot** 1.22 acres

Buildings

Number	: 1	Gross Square Feet	: 48,938
Type	: Low-rise/ Elevator	Net Rentable Square Feet	: 36,405
Stories	: 3		
Units	: 66	Units per Acre	: 54
Initial Occupancy	: February 1979		

HANCOCK GARDEN APARTMENTS DESCRIPTION OF LIVING UNITS

<u>Number of units</u>	<u>Type of unit</u>		<u>Size (Sq. ft.)</u>	As of June 30, 1980		
	<u>Bedrooms</u>	<u>Baths</u>		<u>Net rent</u>	<u>Utility allowance</u>	<u>Gross rent</u>
59	1	1	550	\$334	\$22	\$356
<u>7^a</u>	1	1	565	334	22	356
66						

^a For use by handicapped persons.

Occupancy Rate at June 30, 1980:	100 percent
Number of Tenants at June 30, 1980:	76
Average Number of Persons per Unit:	1.15
Number of Bedrooms per Acre:	54

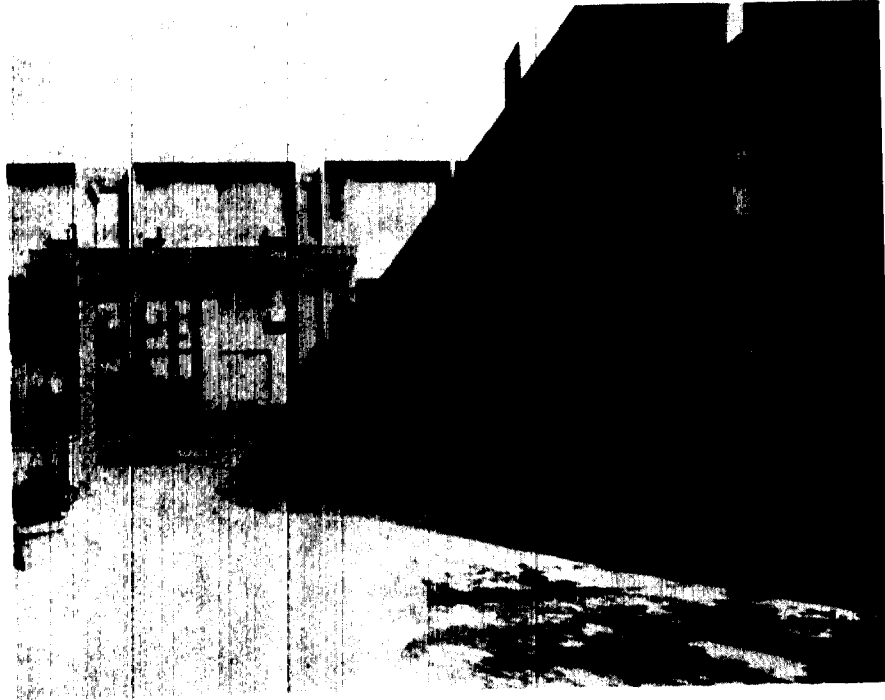
**Unit Equipment, Special Features
and Amenities:**

Unit air conditioning	Drapes
Range	Carpets
Refrigerator	Extra storage
Garbage disposal	Balconies
Bath vanity and large mirror	Patios
Picture windows	Emergency call system

Common Project Features:

Community and recreation room (513 sq. ft.)	Gazebo
Television lounge, (192 sq. ft.)	Garden plots
Television lounge, (314 sq. ft.)	Paved parking for 25 cars
Arts and crafts room (353 sq. ft.)	
Central air conditioning in common areas	
Kitchen (121 sq. ft.)	
Laundry room	
Patio area (1,500 sq. ft.)	
Building security system	
Outdoor storage	

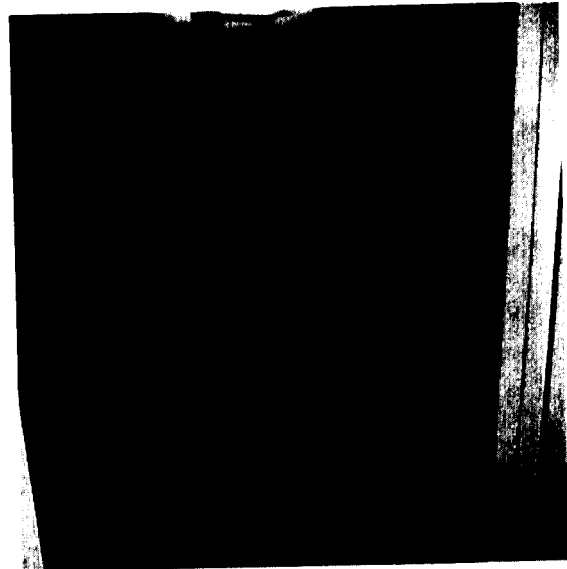
HANCOCK GARDEN APARTMENTS



GAZEBO — SHUFFLEBOARD



LIVING ROOM — LARGE FIXTURE AND
PICTURE WINDOW

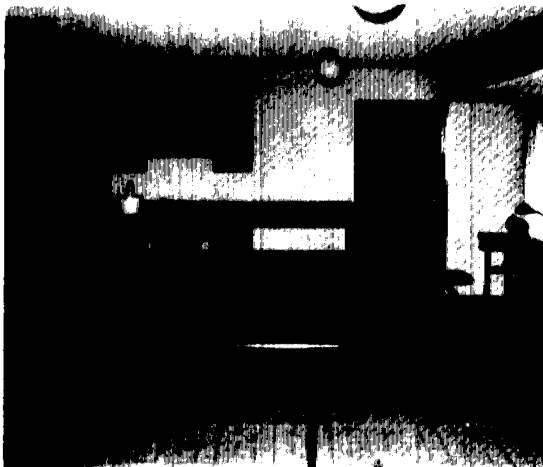


BATH VANITY AND
LARGE MIRROR

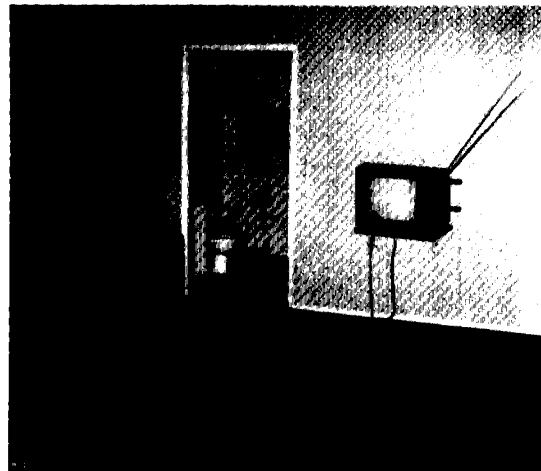
HANCOCK GARDEN APARTMENTS



COMMUNITY ROOM

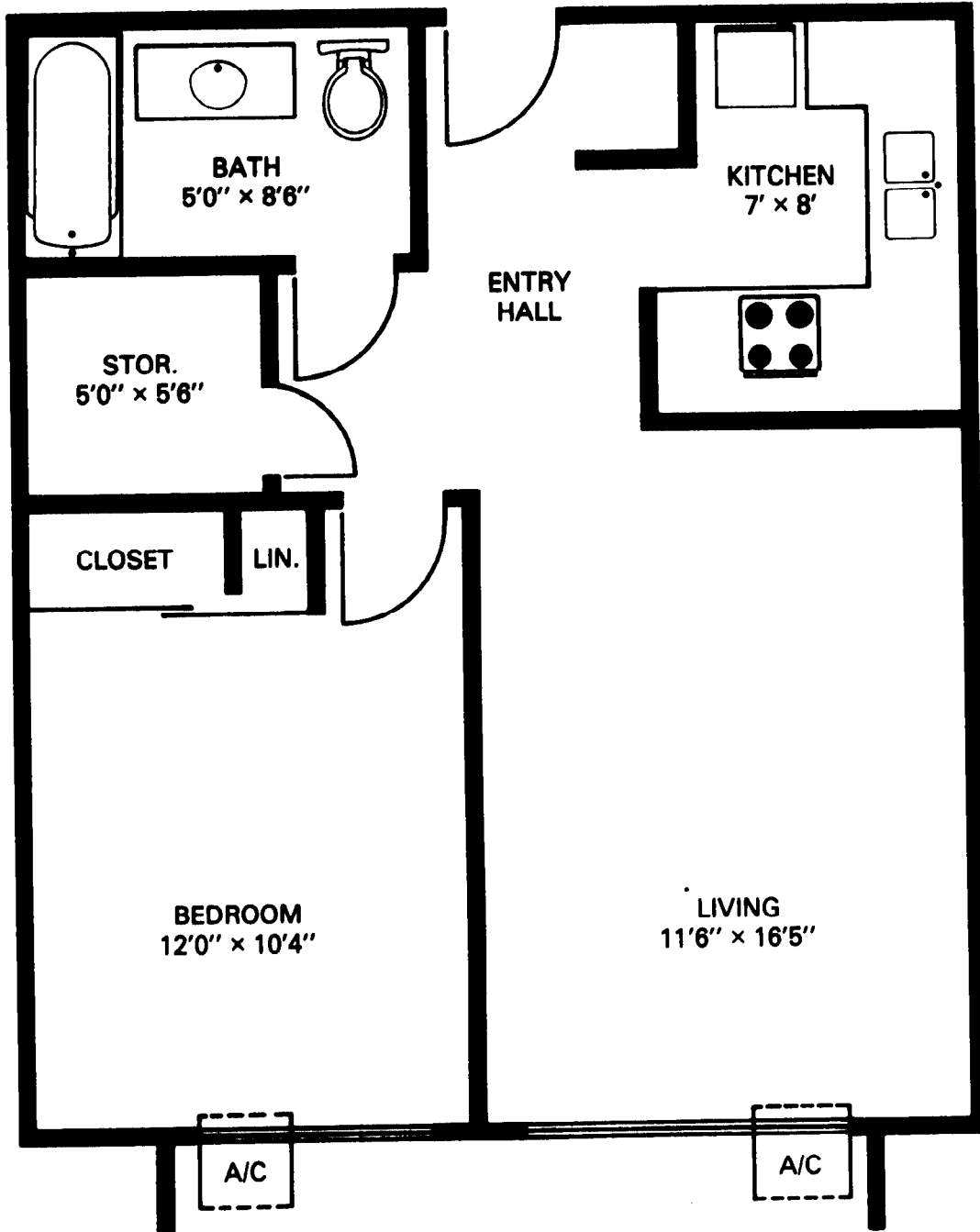


ARTS AND CRAFTS ROOM



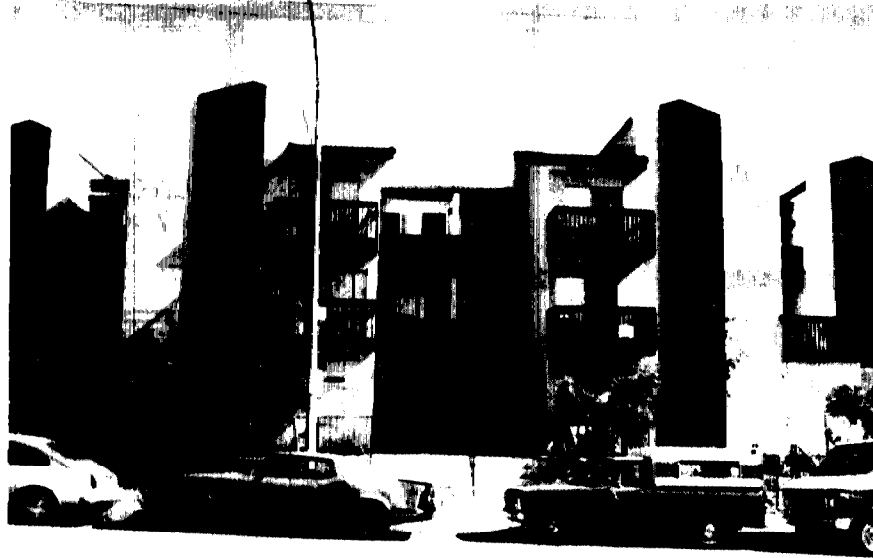
TV LOUNGE

HANCOCK GARDEN APARTMENTS ONE-BEDROOM APARTMENT FLOOR PLAN



Size of Unit: 550 square feet

**LAS PALMAS GARDENS
HOLLYWOOD, CALIFORNIA**



Owner : Housing Authority of the City of Los Angeles
Los Angeles, California

Profit/Non-Profit : Non-Profit

Management Organ. : Housing Authority of the City of Los Angeles
Los Angeles, California

Sponsoring Agency : Department of Housing and Urban Development

Type of Financing : Section 11(b)—Tax Exempt Bonds

Type of Project : Elderly **Size of Lot** 0.94 acres

Buildings

Number : 1 **Gross Square Feet** : 58,773

Type : Low-rise/
Elevator **Net Rentable Square Feet** : 46,543

Stories : 3

Units : 74 **Units per Acre** : 79

Initial Occupancy : October 1979

LAS PALMAS GARDENS DESCRIPTION OF LIVING UNITS

<u>Number of units</u>	<u>Type of unit</u>		<u>Size (Sq. ft.)</u>	As of June 30, 1980		
	<u>Bedrooms</u>	<u>Baths</u>		<u>Net rent</u>	<u>Utility allowance</u>	<u>Gross rent</u>
74	1	1	629	\$361	\$20	\$381

Occupancy Rate at June 30, 1980: 99 percent

Number of Tenants at June 30, 1980: 78

Average Number of Persons per Unit: 1.07

Number of Bedrooms per Acre: 79

**Unit Equipment, Special Features
and Amenities:**

- Unit air conditioning
- Range
- Refrigerator
- Garbage disposal
- Bathroom vanity
- Carpets
- Drapes
- Balconies
- Extra storage
- Emergency call system

Common Project Features:

- Central air conditioning in common areas
- Community and recreation room (1,408 sq. ft.)
- Kitchen adjacent to community room (231 sq. ft.)
- Television/Library room (144 sq. ft.)
- Crafts room (117 sq. ft.)
- Laundry room
- Patio
- Building security system
- Underground parking for 18 cars and paved parking for 17 cars

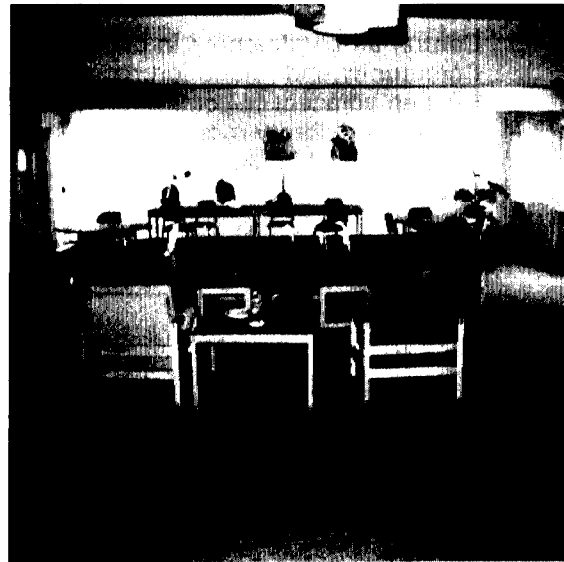
LAS PALMAS GARDENS



KITCHEN IN LIVING UNIT

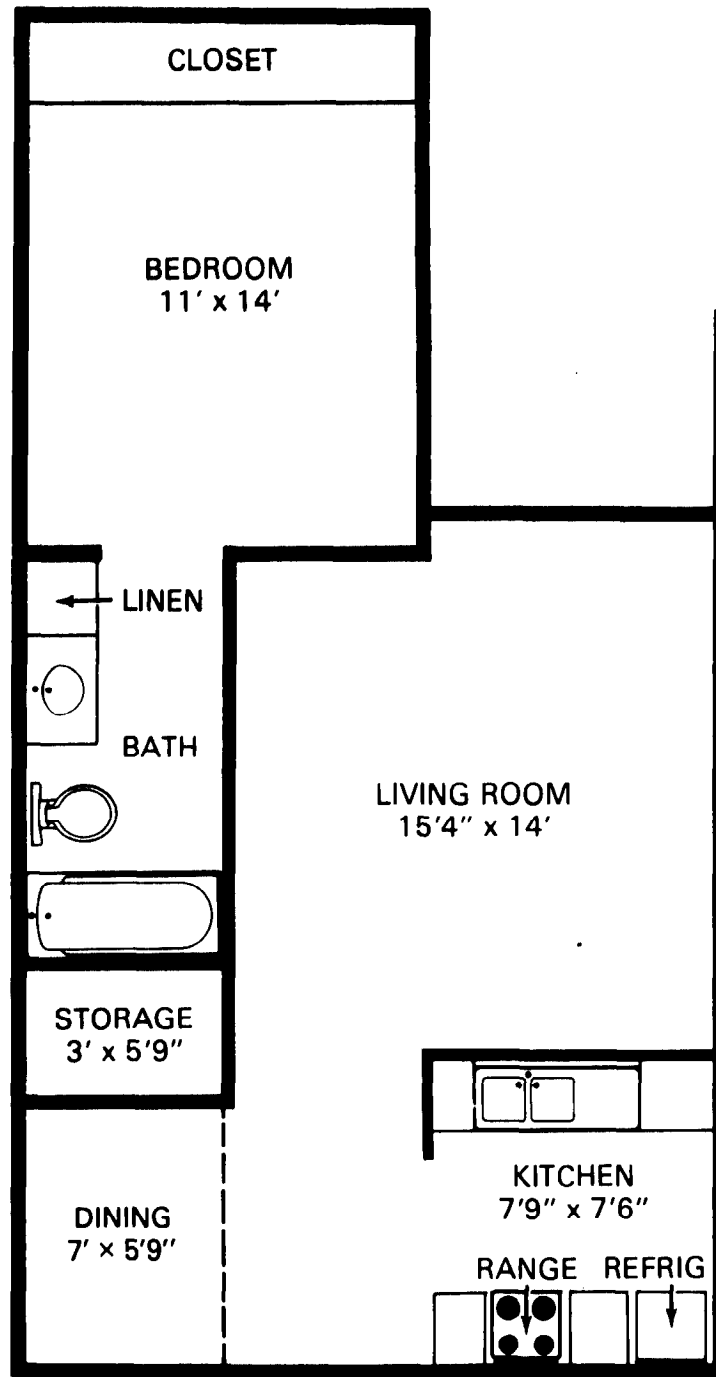


SUBTERRANEAN PARKING
FOR 18 CARS



SPACIOUS COMMUNITY ROOM

LAS PALMAS GARDENS ONE-BEDROOM APARTMENT FLOOR PLAN



Size of Unit: 626 Square Feet

**MARTEL PARK
LOS ANGELES, CALIFORNIA**



Owner : Martel Park, A Limited Partnership
Los Angeles, California

Profit/Non-Profit : Profit;—Nonsyndicated

Management Organ. : Ronald Levine Construction and Investment Corp.
Beverly Hills, California

Sponsoring Agency : Housing Authority of City of Lbs Angeles

Type of Financing : FHA-Insured Loan

Type of Project : Elderly **Size of Lot** 1.06 acres

Buildings

Number : 1 **Gross Square Feet** : 52,800

Type : Low-rise/
Elevator **Net Rentable Square Feet** : 40,047

Stories : 3

Units : 72 **Units per Acre** : 68

Initial Occupancy : June 1979

MARTEL PARK DESCRIPTION OF LIVING UNITS

Number of units	Type of unit		Size (Sq. ft.)	As of June 30, 1980		
	Bedrooms	Baths		Net rent	Utility allowance	Gross rent
67	1	1	541	\$383	\$22	\$405
<u>5</u>	2	1	760	468	26	494
72						

Occupancy Rate at June 30, 1980:	100 percent
Number of Tenants at June 30, 1980:	87
Average Number of Persons Per Unit:	1 bedroom—1.15 persons 2 bedroom—2.00 persons
Number of Bedrooms per Acre:	73

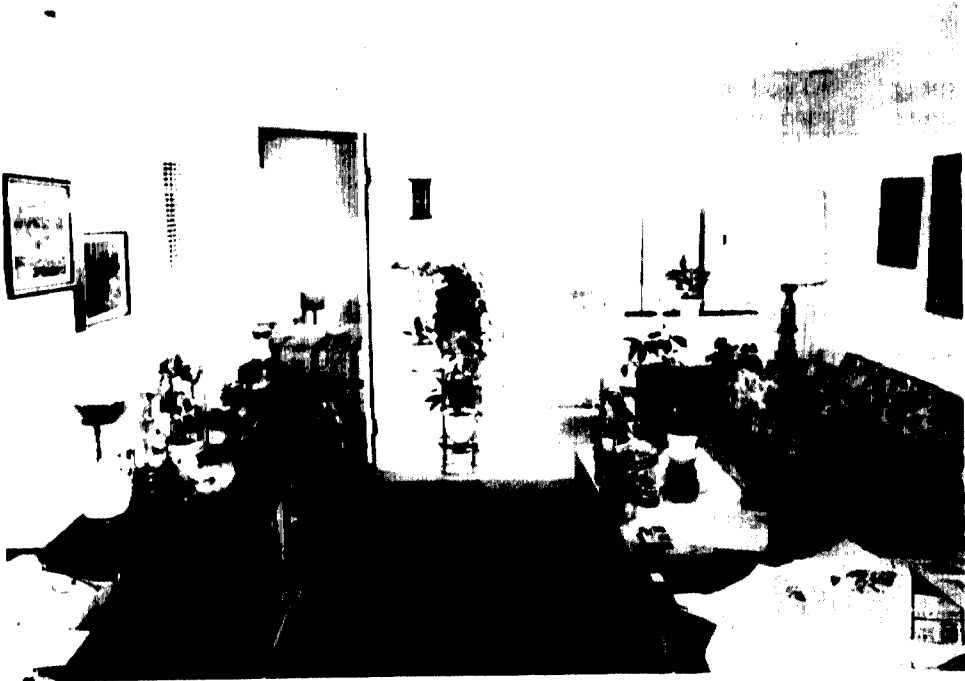
**Unit Equipment, Special Features
and Amenities:**

Unit air conditioning	Drapes
Ranges	Balconies
Refrigerator	Patios
Garbage disposal	Emergency call system
Skylights	
Bathroom vanity	
Carpets	

Common Project Features:

Central air conditioning in common areas
Community and recreation room (1,320 sq. ft.)
Arts and crafts room (447 sq. ft.)
Kitchen (180 sq. ft.)
Laundry
Closed circuit security television system
Paved parking for 28 cars

MARTEL PARK



LIVING ROOM



KITCHEN WITH SKYLIGHT

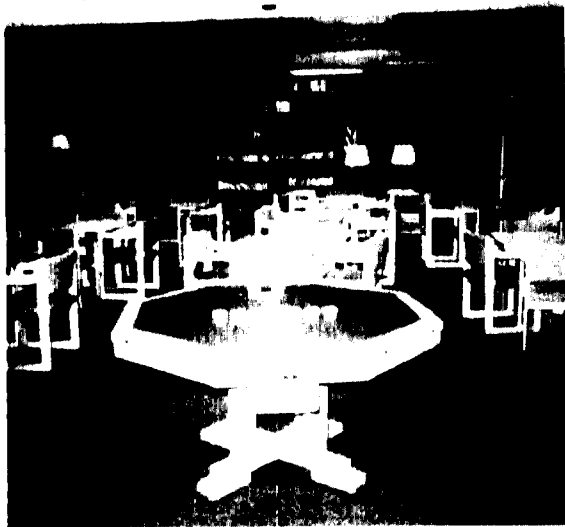


BALCONY/PATIO, WITH IRON
ROD RAILING

MARTEL PARK



COMMUNITY AND RECREATION ROOM

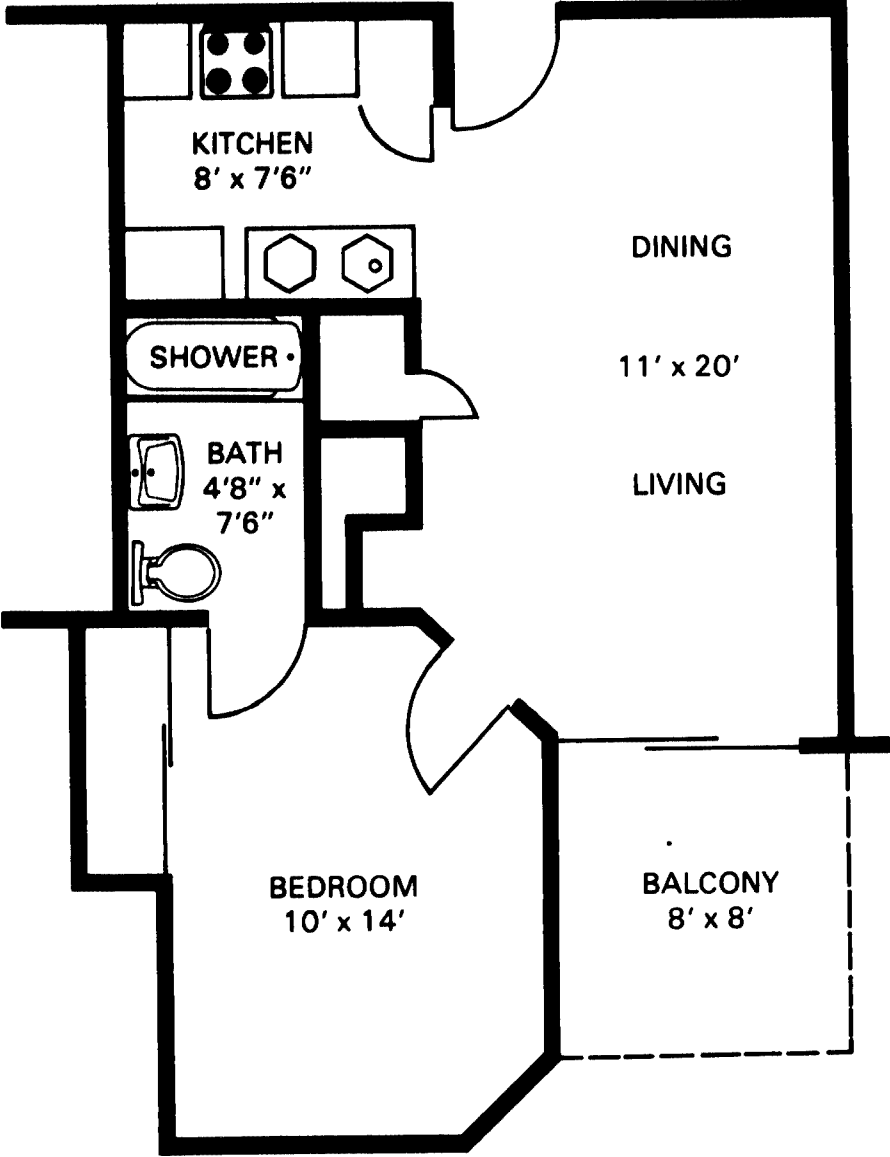


GAME ROOM



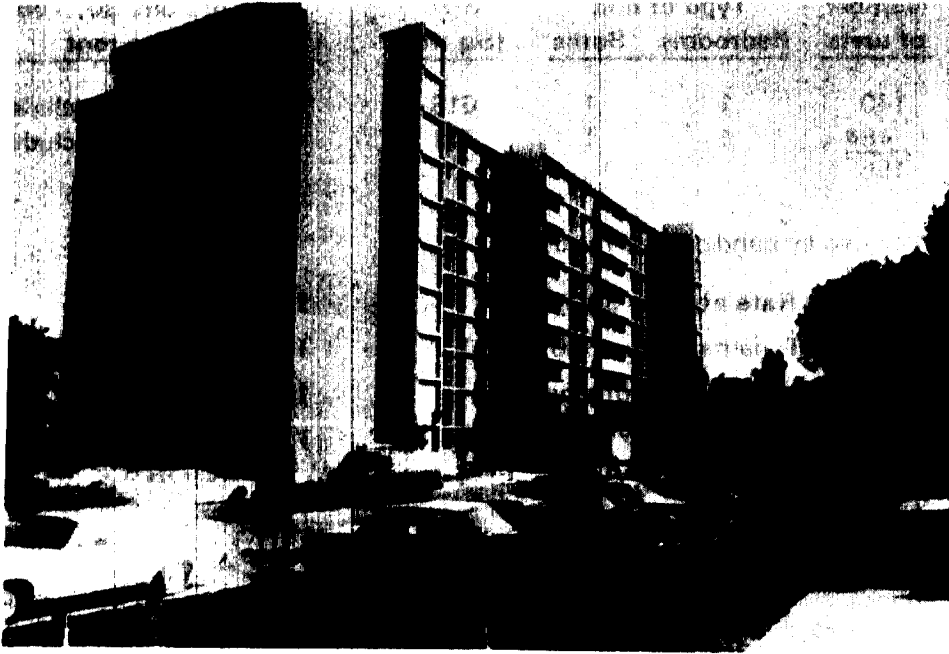
DECORATIVE LANDSCAPING

**MARTEL PARK
ONE BEDROOM APARTMENT FLOOR PLAN**



Size of Unit: 541 Square Feet

**PILGRIM TOWER EAST
PASADENA, CALIFORNIA**



Owner : Retirement Housing Foundation
Long Beach, California
Profit/Non-Profit : Non-Profit
Management Organ. : RHF Management, Inc.
Long Beach, California
Sponsoring Agency : California Housing Finance Agency
Type of Financing : State Tax Exempt Bonds
Type of Project : Elderly **Size of Lot** 2.2 acres

Buildings

Number : 1 **Gross Square Feet** : 130,266
Type : High-rise **Net Rentable Square Feet** : 99,498
Stories : 9
Units : 158 **Units per Acre** : 72
Initial Occupancy : October 1979

PILGRIM TOWER EAST DESCRIPTION OF LIVING UNITS

<u>Number of units</u>	<u>Type of unit</u>		<u>Size (Sq. ft.)</u>	<u>As of June 30, 1980 Gross rent</u>
	<u>Bedrooms</u>	<u>Baths</u>		
140	1	1	618	\$407-utilities included
<u>18^a</u>	1	1	721	\$407-utilities included
158				

^a For use by handicapped residents.

Occupancy Rate at June 30, 1980:	100 percent
Number of Tenants at June 30, 1980:	179
Average Number of Persons per Unit:	1.13
Number of Bedrooms per Acre:	72

**Unit Equipment, Special Features
and Amenities:**

- Central air conditioning
- Range
- Refrigerator
- Garbage disposal
- Bathroom vanity
- Carpet
- Drapes
- Balconies
- Patios
- Emergency call system

Common Project Features:

- Community and recreation room (1500 sq. ft.)
- Arts and crafts room (786 sq. ft.)
- Kitchen (48 sq. ft.)
- Laundry room
- Building security system
- Paved parking for 85 cars

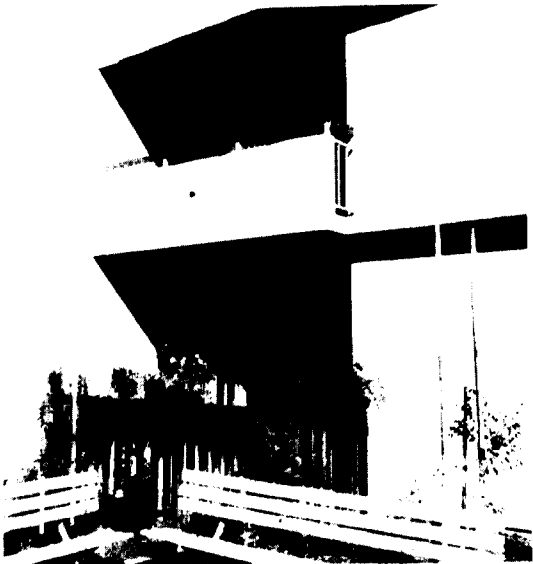
PILGRIM TOWER EAST



SPACIOUS LIVING ROOM

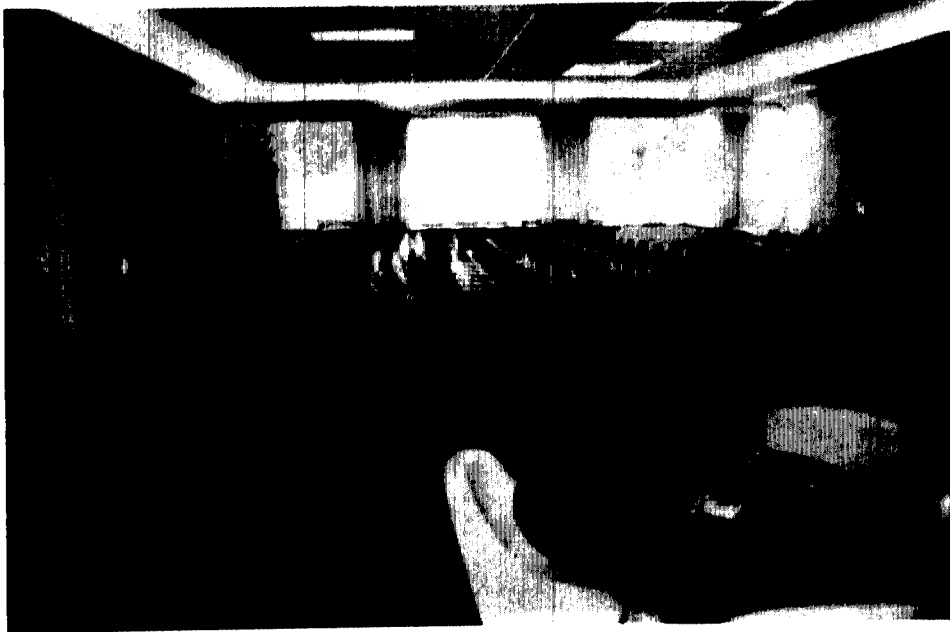


STYLISH LOBBY

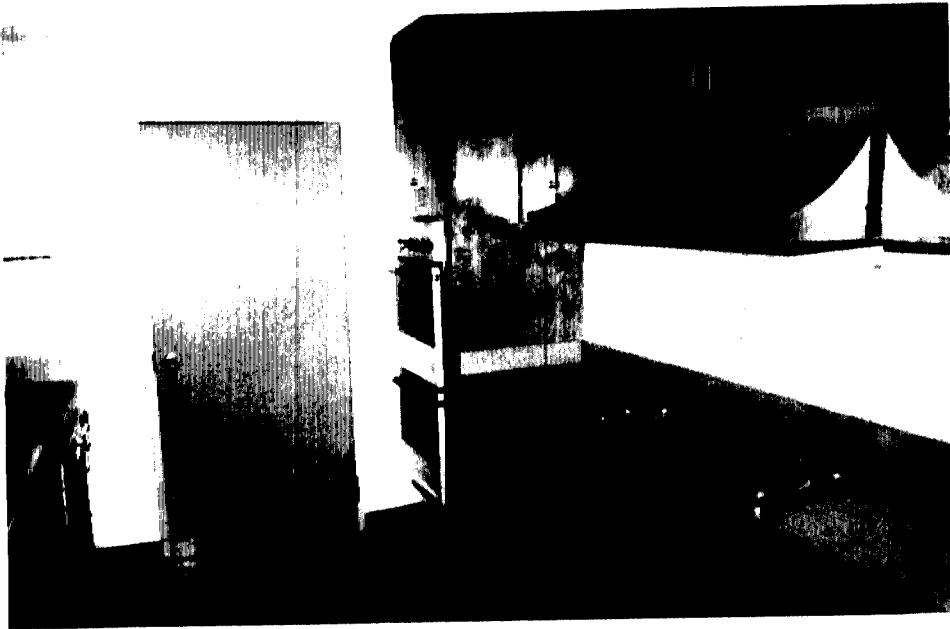


**BALCONY/PATIO WITH
SLIDING GLASS DOOR**

PILGRIM TOWER EAST

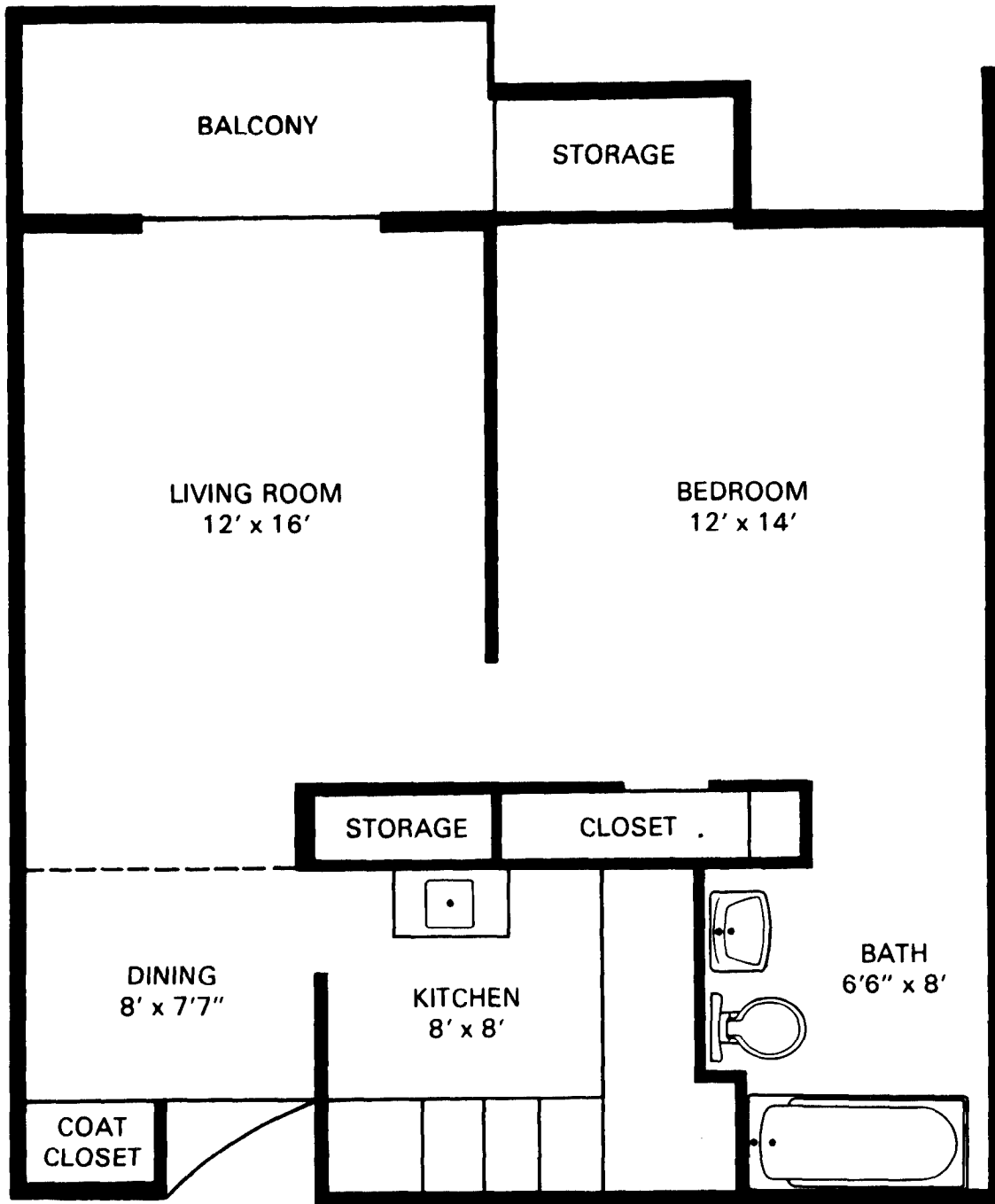


LARGE COMMUNITY ROOM



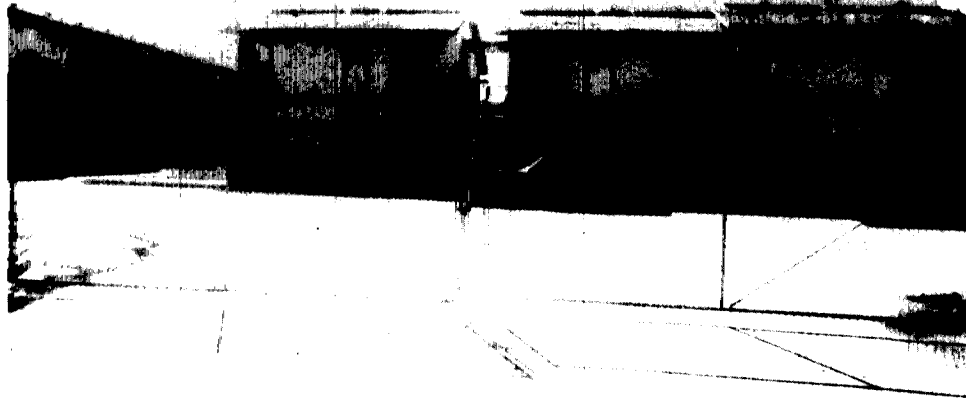
WELL EQUIPPED COMMUNITY KITCHEN

**PILGRIM TOWER EAST
ONE BEDROOM APARTMENT FLOOR PLAN**



Size of Unit: 618 square feet

PACIFIC COAST VILLA LONG BEACH, CALIFORNIA



Owner : Pacific Coast Villa, A Limited Partnership
 Beverly Hills, California
Profit/Non-Profit : Profit;—Nonsyndicated
Management Organ. : First Columbia Management, Inc.
 Mill Valley, California
Sponsoring Agency : Department of Housing and Urban Development
Type of Financing : FHA-Insured Loan
Type of Project : Family **Size of Lot** 3.66 acres

Buildings

Number	: 7	Gross Square Feet	: 45,036
Type	: Walkup	Net Rentable Square Feet	: 40,998
Stories	: 3		
Units	: 50	Units per Acre	: 14
Initial Occupancy	: May 1979		

PACIFIC COAST VILLA DESCRIPTION OF LIVING UNITS

As of June 30, 1980

<u>Number of units</u>	<u>Type of unit</u>		<u>Size (Sq. ft.)</u>	<u>Net rent</u>	<u>Utility allowance</u>	<u>Gross rent</u>
	<u>Bedrooms</u>	<u>Baths</u>				
12	1	1	596	\$295	\$31	\$326
24	2	1	774	378	35	413
8	3	1 1/2	1,035	435	39	479
<u>6</u>	4	2	1,165	481	43	524
50						

Occupancy Rate at June 30, 1980:	100 percent
Number of Tenants at June 30, 1980:	150
Average Number of Persons Per Unit:	1 bedroom—1.0 persons 2 bedroom—2.9 persons 3 bedroom—4.0 persons 4 bedroom—6.2 persons
Number of Bedrooms per Acre:	30

**Unit Equipment, Special Features
and Amenities:**

- Range
- Refrigerator
- Garbage disposal
- Bathroom vanity
- Carpet
- Drapes
- Balconies
- Patios

Common Project Features:

- Air conditioned (2 wall units) community and recreation room (648 sq. ft.)
- Laundry
- Tot lot
- Basketball court
- Chain link security fence (6 feet high and 143 feet long)
- Paved parking for 92 cars

PACIFIC COAST VILLA



BATHROOM

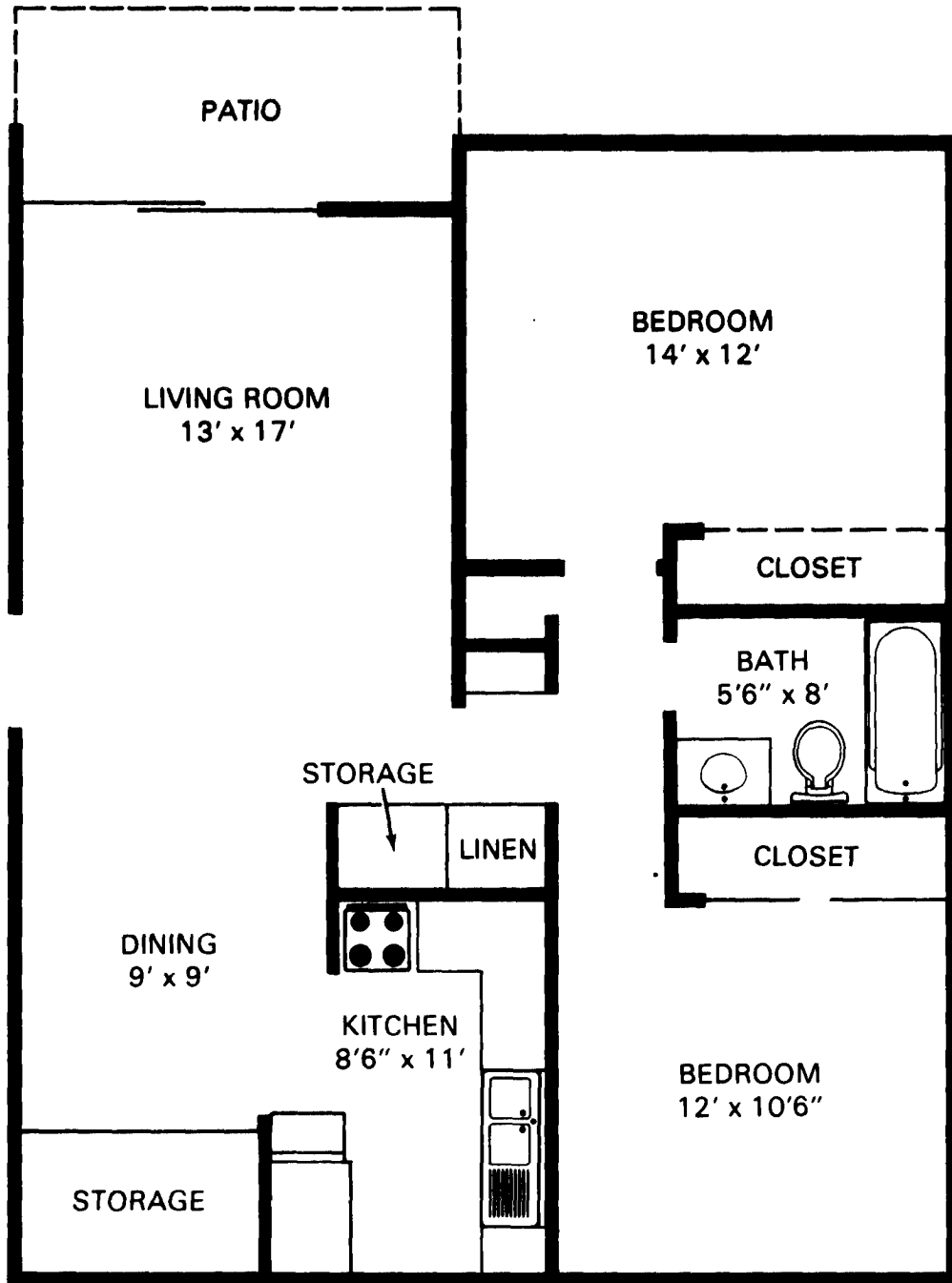


ONE BEDROOM IN A FOUR
BEDROOM UNIT



AIR CONDITIONED COMMUNITY ROOM
USED FOR SHORT TERM STORAGE

**PACIFIC COAST VILLA
TWO-BEDROOM APARTMENT FLOOR PLAN**



Size of Unit: 774 Square Feet

PENDLETON ARMS DESCRIPTION OF LIVING UNITS

Number of units	Type of unit		Size (Sq. ft.)	As of June 30, 1980		
	Bedrooms	Baths		Net rent	Utility allowance	Gross rent
48	2	1	800	\$425	\$23	\$448
<u>8</u>	3	1-1/2	1,036	\$480	\$26	\$506
56						

Occupancy Rate at June 30, 1980:	100 percent
Number of Tenants at June 30, 1980:	150
Average Number of Persons per Unit:	2 bedroom—2.5 persons 3 bedroom—4 persons
Number of Bedrooms per Acre:	48

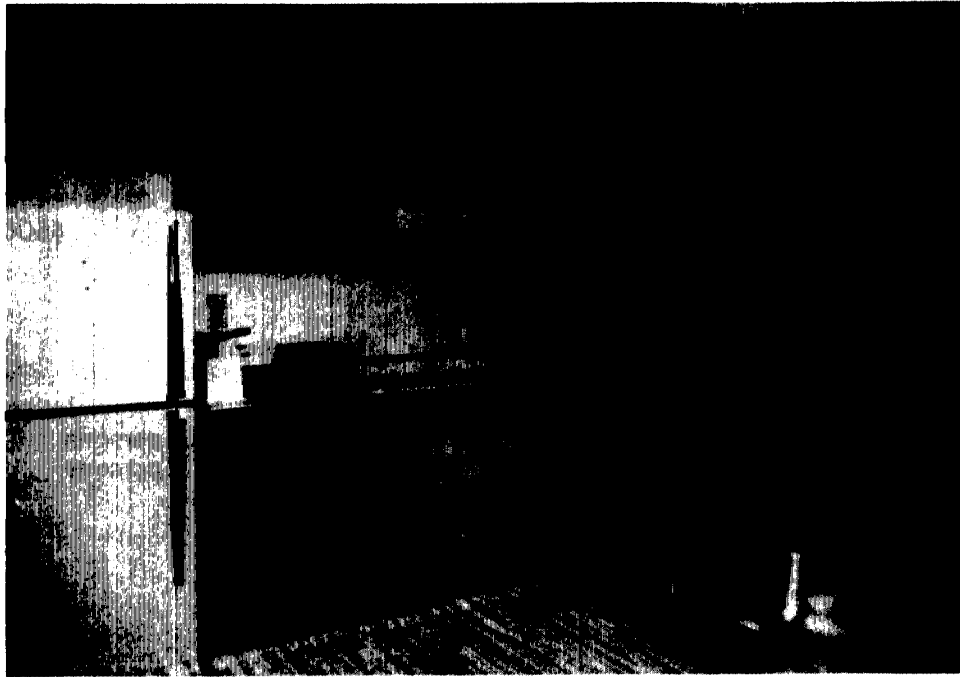
**Unit Equipment, Special Features
and Amenities:**

- Central air conditioning
- Range
- Refrigerator
- Garbage disposal
- Bathroom vanity and large mirror
- Extra storage closet
- Carpet
- Drapes
- Balconies
- Patios

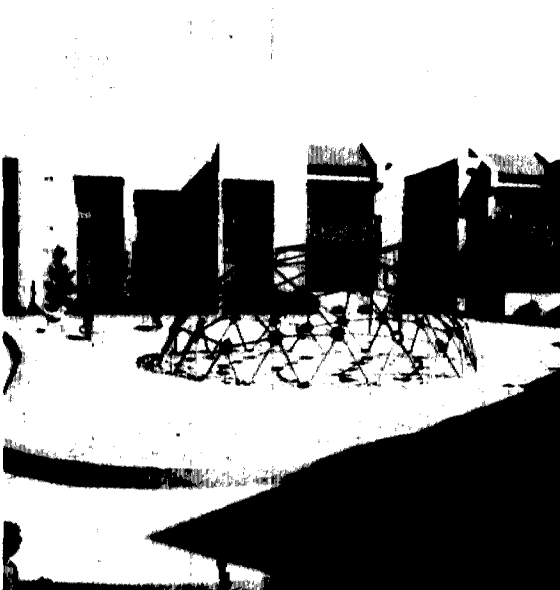
Common Project Features:

- Laundry
- Tot lots (2)
- Basketball area
- Storage (outdoor)
- Paved parking for 112 cars

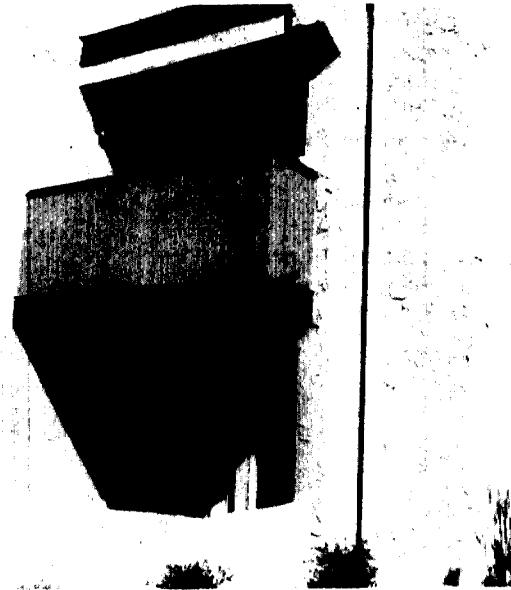
PENDLETON ARMS



KITCHEN WITH STAINLESS STEEL SINK

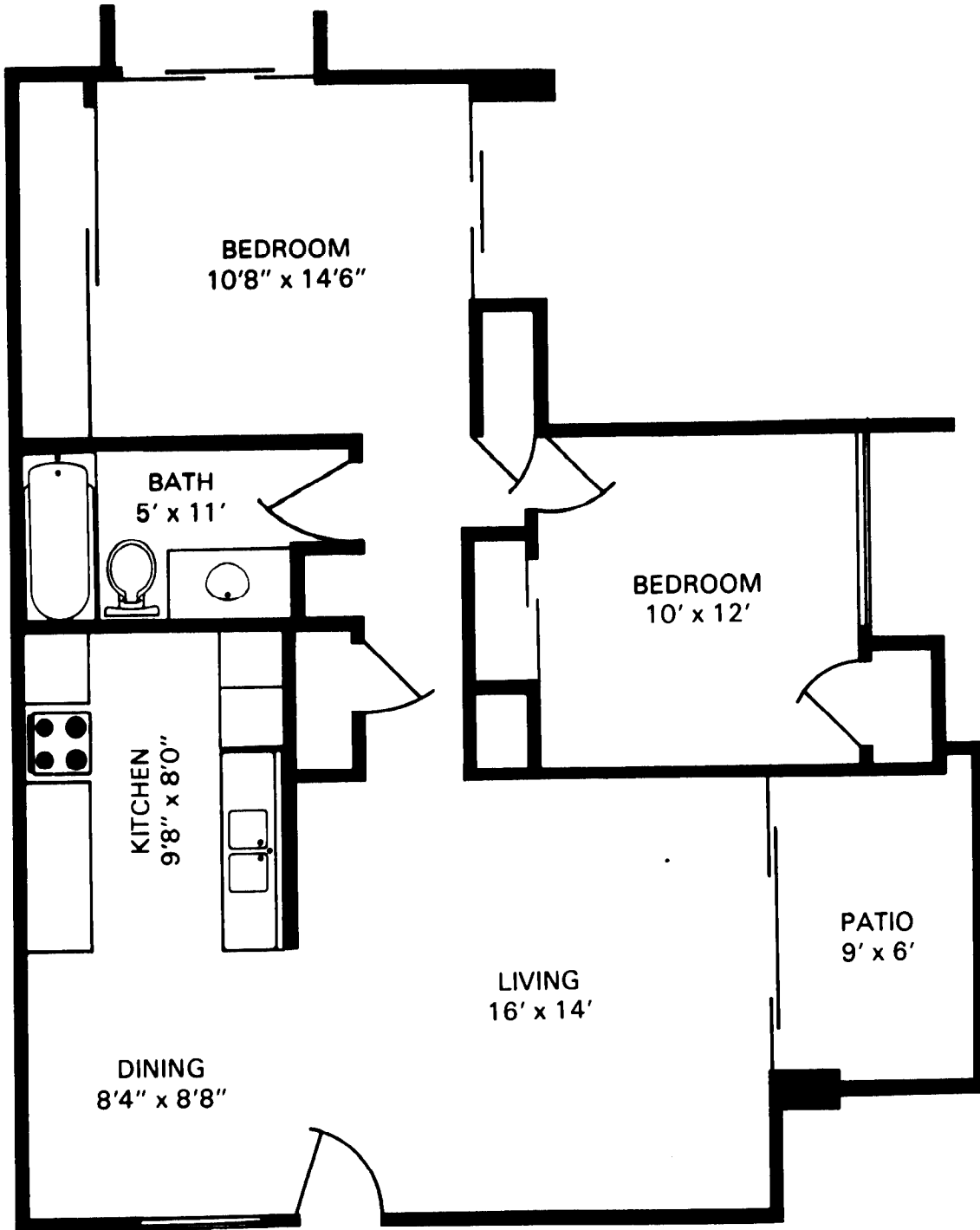


TOT LOT



BALCONY/PATIO WITH
GLASS DOORS

**PENDLETON ARMS
TWO-BEDROOM APARTMENT FLOOR PLAN**



Size of Unit: 800 Square Feet

**WOODGLEN VISTA APARTMENTS
SANTEE, CALIFORNIA**



Owner : Woodglen Vista Joint Venture
Santee, California
Profit/Non-Profit : Profit/Nonsyndicated
Management Organ. : Sanfric, Inc.
San Diego, California
Sponsoring Agency : California Housing Finance Agency
Type of Financing : State Tax Exempt Bonds
Type of Project : Family **Size of Lot** 9.95 acres

Buildings

Number	: 24	Gross Square Feet	: 170,836
Type	: Walkup	Net Rentable Square Feet	: 161,032
Stories	: 2		
Units	: 188	Units per Acre	: 19

Initial Occupancy : August 1979

WOODGLEN VISTA APARTMENTS DESCRIPTION OF LIVING UNITS

<u>Number of units</u>	<u>Type of unit</u>		<u>Size (Sq. ft.)</u>	<u>As of June 30, 1980</u>		
	<u>Bedrooms</u>	<u>Baths</u>		<u>Net rent</u>	<u>Utility allowance</u>	<u>Gross rent</u>
44	1	1	722	\$308	\$20	\$328
96	2	1	804	344	25	369
<u>48</u>	3	2	1,085	418	30	448
188						

Occupancy Rate at June 30, 1980:	100 percent
Number of Tenants at June 30, 1980:	479
Average Number of Persons per Unit:	1 bedroom—1.1 persons 2 bedroom—2.5 persons 3 bedroom—4.0 persons
Number of Bedrooms per Acre:	38

**Unit Equipment, Special Features
and Amenities:**

- Central air conditioning
- Range
- Refrigerator
- Garbage disposal
- Bathroom vanity
- Carpet
- Drapes
- Balconies
- Patios

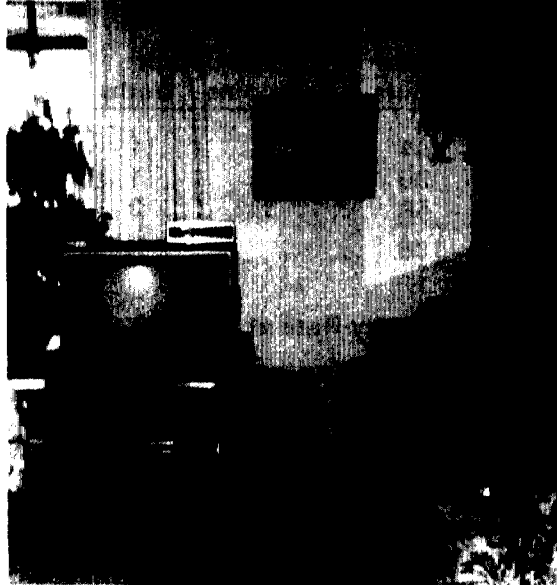
Common Project Features:

- Swimming pool (1,250 sq. ft.)
- Community and recreation room (1,020 sq. ft.)
- Community kitchen (120 sq. ft.)
- Laundry room
- Tot lots (2)
- Paved parking for 306 cars

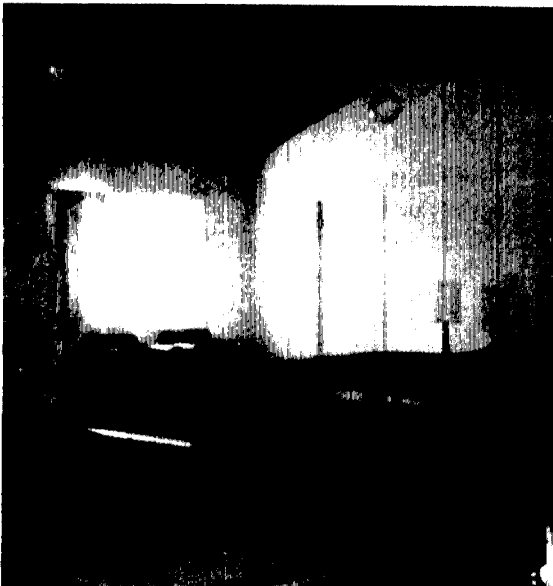
WOODGLEN VISTA APARTMENTS



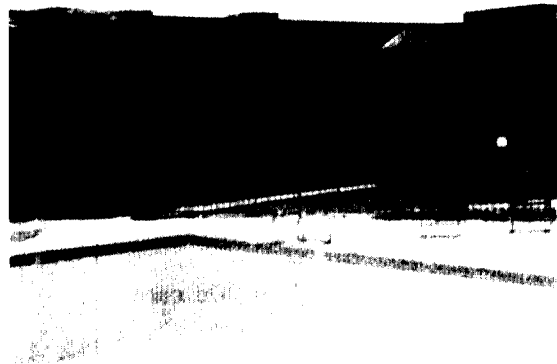
SEPARATE DINING AREA



LARGE LIVING ROOM

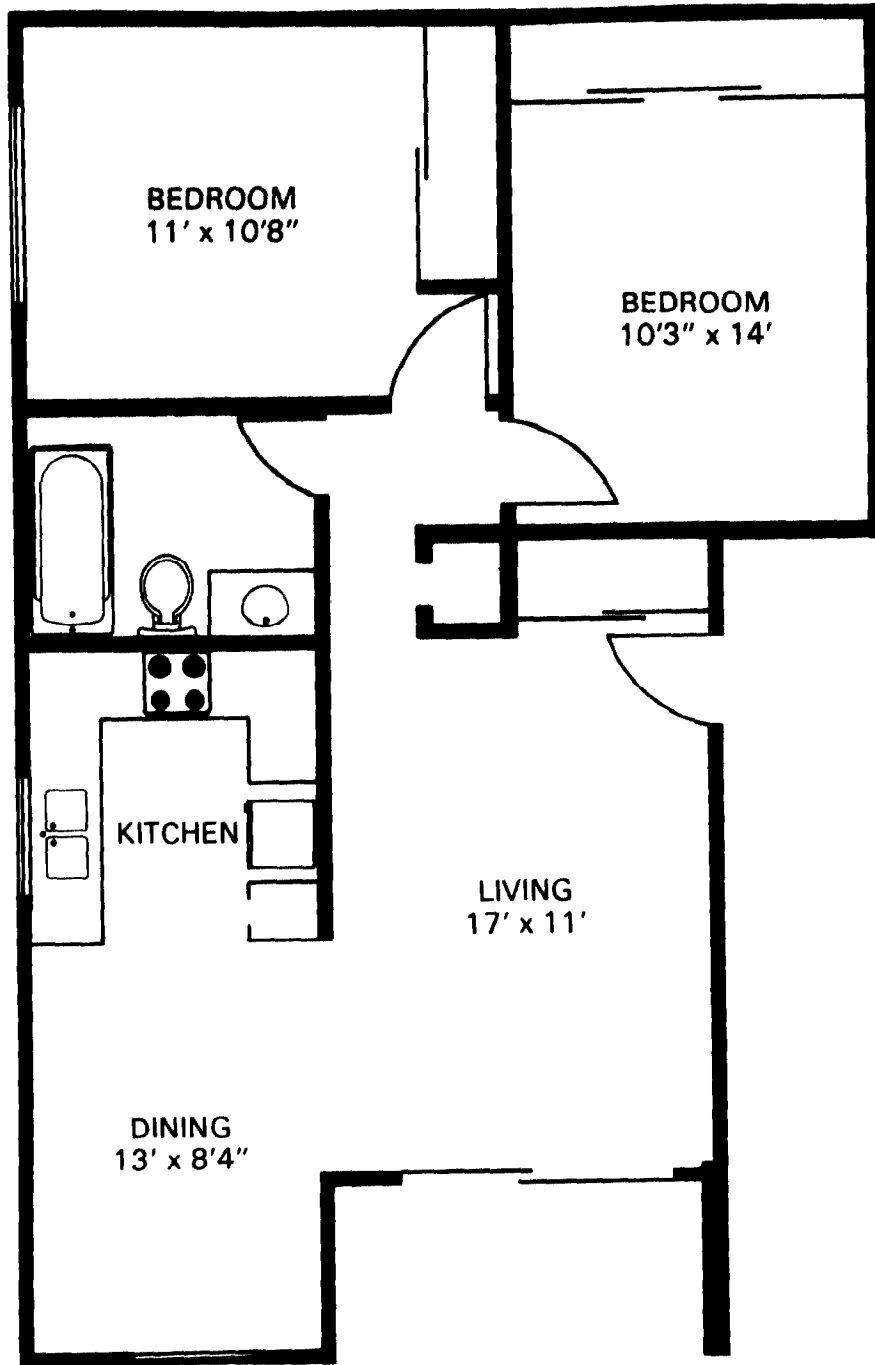


RECREATION ROOM



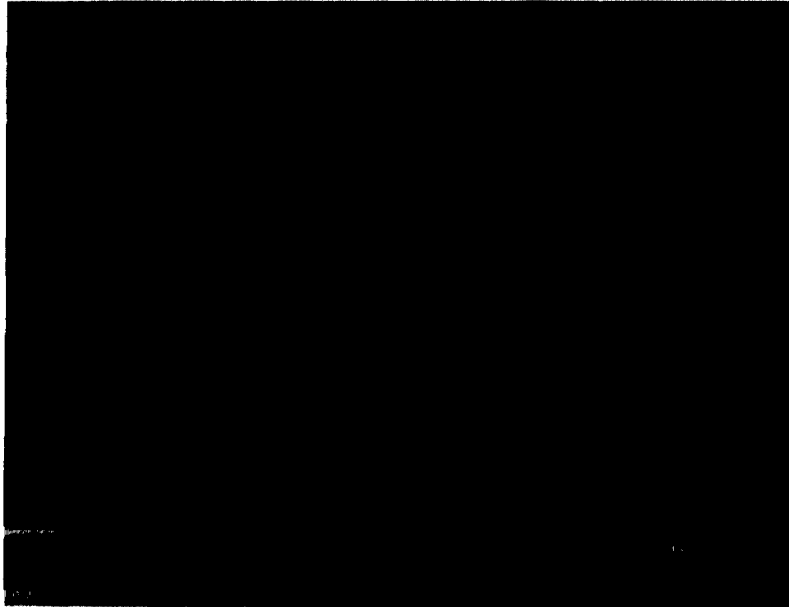
SWIMMING POOL

**WOODGLEN VISTA APARTMENTS
TWO BEDROOM APARTMENT FLOOR PLAN**



Size of Unit: 804 Square Feet

**BELLE TOWER
HAMILTON, OHIO**



Owner : Belle Tower Associates, A Limited Partnership
Cincinnati, Ohio
Profit/Non-Profit : Profit — Syndicated
Management Organ. : Chelsea - Moore Inc.
Cincinnati, Ohio
Sponsoring Agency : Department of Housing and Urban Development
Type of Financing : FHA-Insured Loan
Type of Project : Elderly **Size of Lot:** 2.0 Acres

Buildings

Number : 1 **Gross Sq. Ft.** : 90,675
Type : High-rise **Net Rentable Sq. Ft.** : 63,250
Stories : 9
Units : 120 **Units per Acre** : 60
Initial Occupancy : October 1978

BELLE TOWER DESCRIPTION OF LIVING UNITS

Number of units	Type of Unit		Size (Sq. ft.)	Gross rent ^a
	Bedrooms	Baths		
109	1	1	515	\$291
<u>9</u>	2	1	660	\$321
118				

^a As of June 30, 1980; includes the cost of utilities.

Occupancy Rate at June 30, 1980	:	100 percent
Number of Tenants at June 30, 1980	:	131
Average Number of Persons per Unit	:	1-bedroom 1.04 persons 2-bedroom 1.70 persons
Number of Bedrooms per Acre	:	65
Unit Equipment, Special Features and Amenities	:	
Air conditioning (unit with central air conditioning of common areas)		Garbage disposal
Range		Vanity
Refrigerator		Ceramic tile bath
		Drapery rods
		Carpeting
		Emergency call system

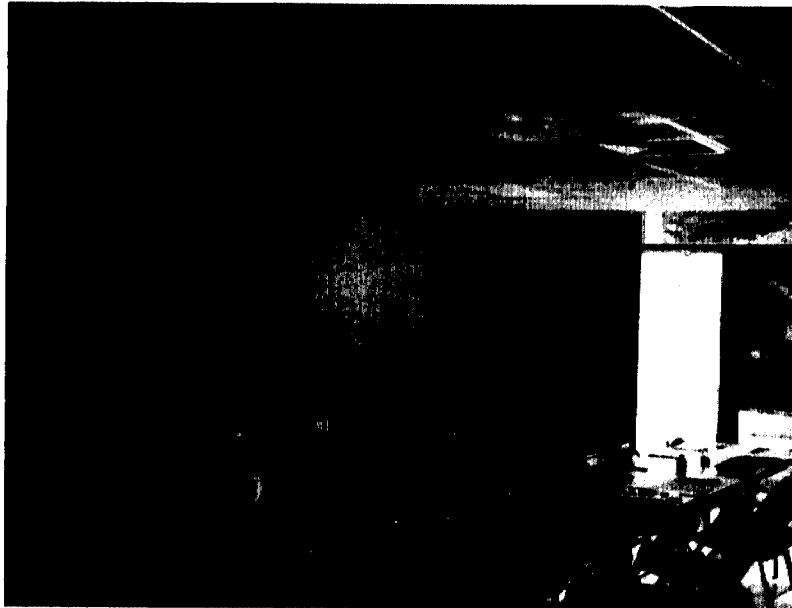
Common Project features

Community room with kitchen (1,122 sq.ft.)
Balconies
Laundry
Garden plots
Paved parking for 101 cars

BELLE TOWER APARTMENTS

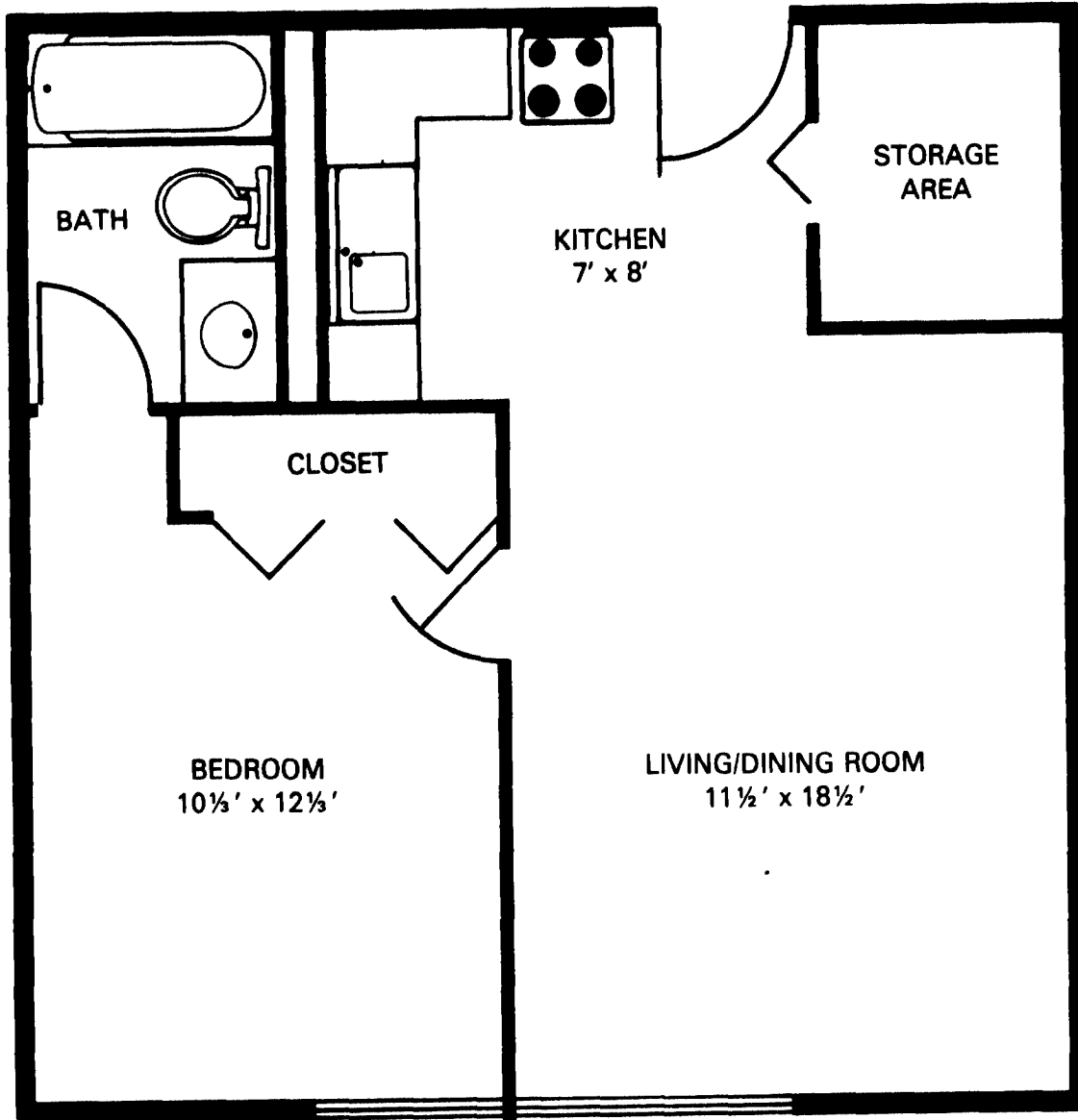


RESTING AREA



COMMUNITY ROOM

**BELLE TOWER
ONE BEDROOM APARTMENT FLOOR PLAN**



Size of unit: 515 square feet

FAYETTE VILLAGE WASHINGTON COURTHOUSE, OHIO



Owner : Washington Courthouse Development Ltd.
 : A Limited Partnership, Columbus, Ohio
Profit/Non-Profit : Profit — Nonsyndicated
Management Organ. : Bernard Shottenstein Investment Co.
 : Columbus, Ohio
Sponsoring Agency : United States Department of Agriculture
 : Farmer's Home Administration
Type of Financing : Section 515 Direct Loan for Rural Areas
Type of Project : Elderly **Size of Lot** 9.0 acres

Buildings

Number	: 8	Gross Square Feet	: 35,227
Type	: Detached rowhouses	Net Rentable Square Feet	: 33,395
Stories	: 1		
Units	: 50	Units per Acre	: 6
Initial Occupancy	: December 1978		

FAYETTE VILLAGE DESCRIPTION OF LIVING UNITS

Number of units	Type of unit		Size (Sq. ft.)	Gross rent ^a
	Bedrooms	Baths		
40	1	1	578	\$285
<u>10</u>	2	1	678	\$342
50				

^aAs of June 30, 1980; includes the cost of utilities

Occupancy Rate at June 30, 1980:	100 percent
Number of Tenants at June 30, 1980:	63
Average Number of Persons per Unit:	1-bedroom 1.13 persons 2-bedroom 1.8 persons
Number of Bedrooms per Acre:	7

**Unit Equipment, Special Features
and Amenities:**

- Unit air conditioning
- Range
- Refrigerator
- Garbage disposal
- Vanity
- Ceramic tile bath
- Draperies rods
- Carpeting
- Emergency call system

Common Project Features:

- Community room with kitchen (876 sq. ft.)
- Game room (430 sq. ft.)
- Laundry
- Walking trails and garden
- Paved parking for 70 cars

FAYETTE VILLAGE

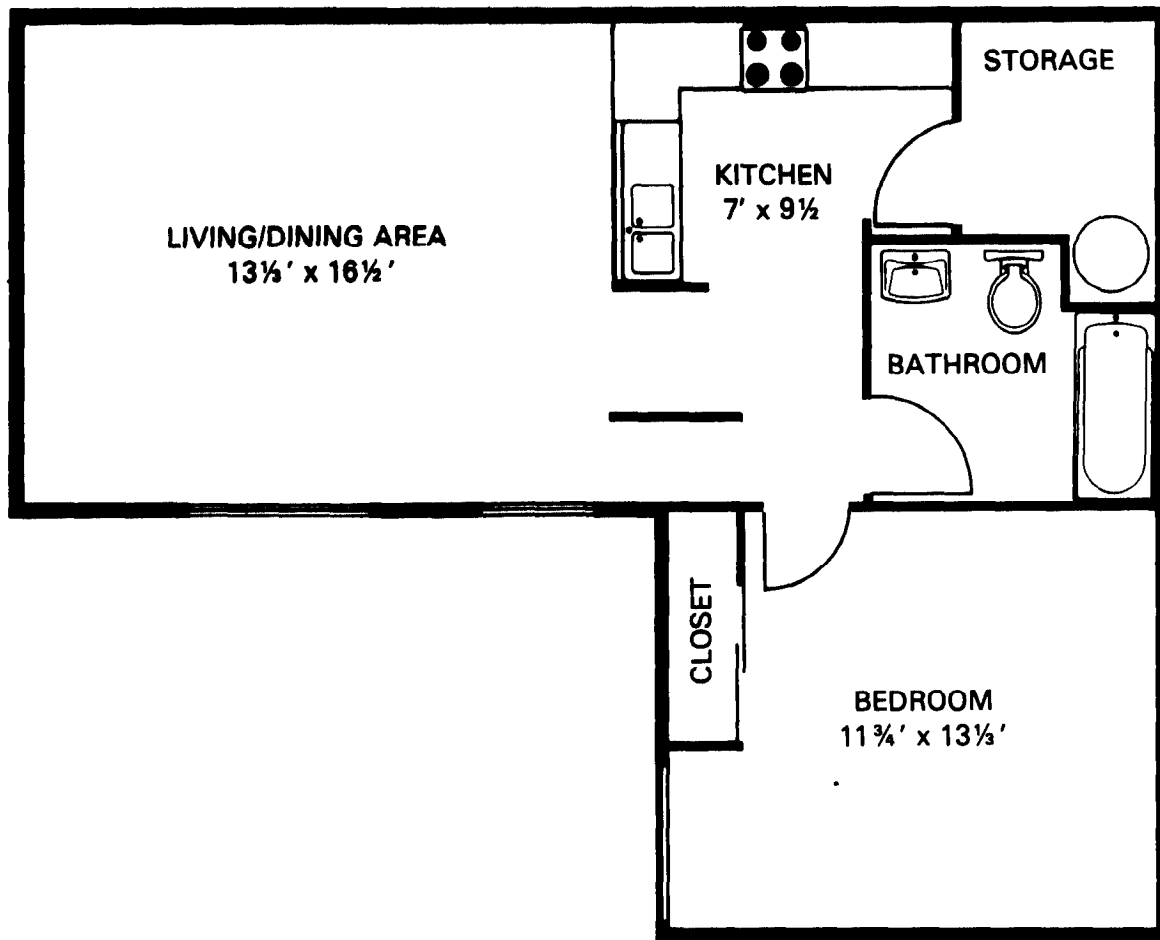


COMMUNITY ROOM



ENTRANCE TO HOUSE

**FAYETTE VILLAGE
ONE BEDROOM APARTMENT FLOOR PLAN**



Size of unit: 578 square feet

**FRIENDSHIP ACRES
BLANCHESTER, OHIO**



Owner : Blanchester Housing, Inc.
Blanchester, Ohio
Profit/Non-Profit : Non-Profit
Management Organ. : Quaker Quality Management
Wilmington, Ohio
Sponsoring Agency : Department of Housing and Urban Development
Type of Financing : Section 202 Direct Loan
Type of Project : Elderly **Size of Lot** 6.8 acres

Buildings

Number : 6 **Gross Square Feet** : 39,206
Type : Low-rise **Net Rentable Square Feet** : 32,000
Stories : 1
Units : 64 **Units per Acre** : 9
Initial Occupancy : June 1979

FRIENDSHIP ACRES DESCRIPTION OF LIVING UNITS

<u>Number of units</u>	<u>Type of unit</u>		<u>Size (Sq. ft.)</u>	<u>Gross rent^a</u>
	<u>Bedrooms</u>	<u>Baths</u>		
64 ^b	1	1	500	\$283

^aAs of June 30, 1980; includes the cost of utilities

^bProject has three unsubsidized 1 bedroom units; not in occupancy statistics below

Occupancy Rate at June 30, 1980	:	100 percent
Number of Tenants at June 30, 1980	:	71
Average Number of Persons per Unit	:	1-bedroom 1.2 persons
Number of Bedrooms per Acre	:	9
Unit Equipment, Special Features and Amenities	:	

Unit air conditioning
Range
Refrigerator
Vanity
Ceramic tile bath
Traverse drapery rods
Carpeting
Patio
Emergency call system

Common Project Features:

Community room with kitchen (943 sq. ft.)
Sitting area-main lobby
Laundry
Graveled parking for 45 cars

FRIENDSHIP ACRES

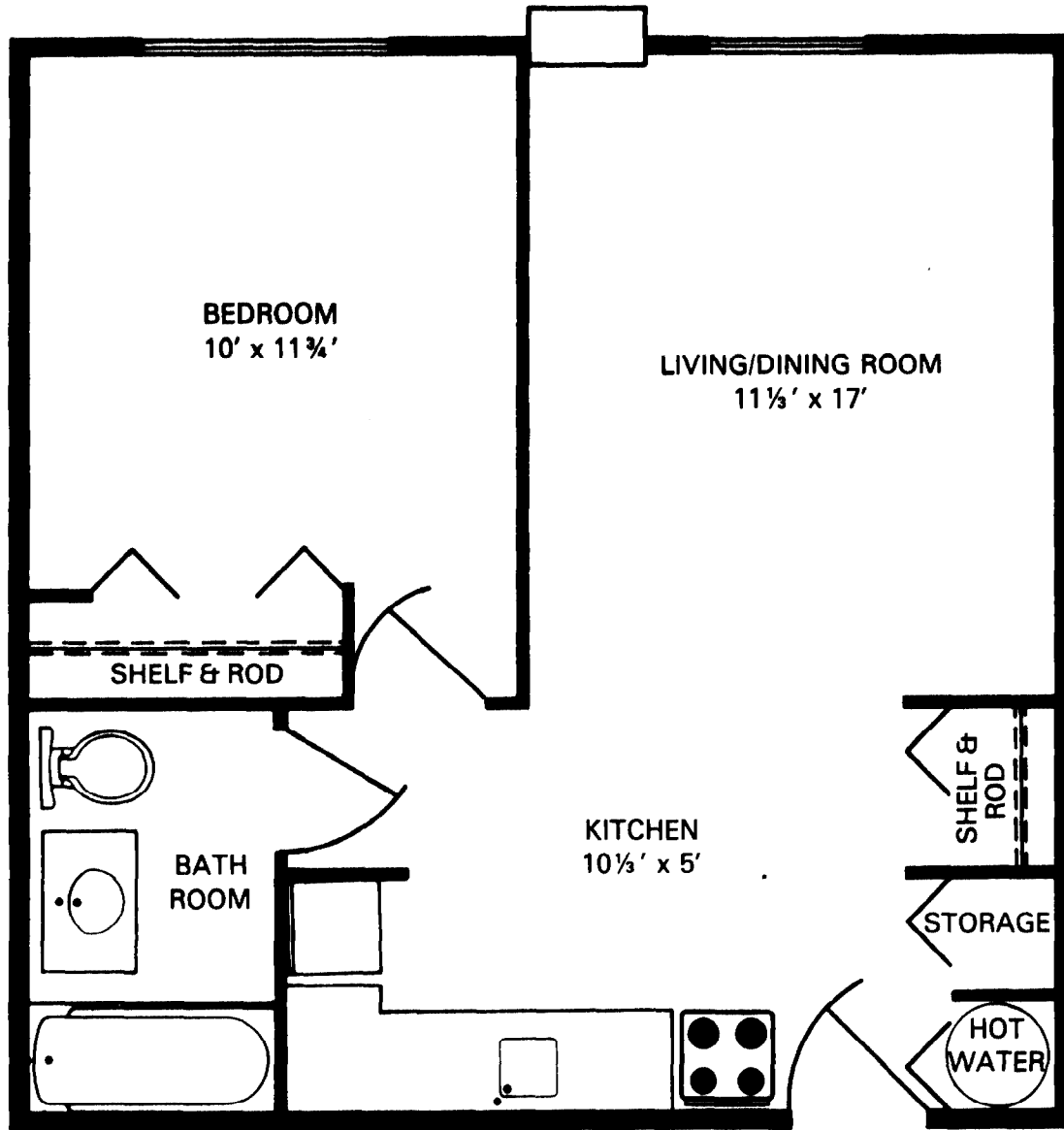


COMMUNITY ROOM



SIDE VIEW OF COMPLEX

**FRIENDSHIP ACRES
ONE BEDROOM APARTMENT FLOOR PLAN**



Size of unit: 500 square feet

**HILLCREST ELDERLY
CINCINNATI, OHIO**



Owner : Hillcrest Elderly Ltd., A Limited Partnership
Cincinnati, Ohio
Profit/Non-Profit : Profit — Syndicated
Management Organ. : Chelsea-Moore Inc.
Cincinnati, Ohio
Sponsoring Agency : Department of Housing and Urban Development
Type of Financing : FHA-Insured Loan
Type of Project : Elderly **Size of Lot** 5.8 acres

Buildings

Number : 1 **Gross Square Feet** : 141,406
Type : Garden **Net Rentable Square Feet** : 100,980
Stories : 3
Units : 204 **Units per Acre** : 35
Initial Occupancy : April 1979

HILLCREST ELDERLY DESCRIPTION OF LIVING UNITS

<u>Number of units</u>	<u>Type of unit</u>		<u>Size (Sq. ft.)</u>	<u>Gross rent^a</u>
	<u>Bedrooms</u>	<u>Baths</u>		
203 ^b	1	1	495	\$254

^aAs of June 30, 1980; includes the cost of utilities.

^bProject has three unsubsidized one-bedroom units; not in occupancy statistics below.

Occupancy Rate at June 30, 1980	: 100 percent
Number of Tenants at June 30, 1980	: 208
Average Number of Persons per Unit	: 1-bedroom 1.04 persons
Number of Bedrooms per Acre	: 35
Unit Equipment, Special Features and Amenities	:

Air conditioning (unit with central air conditioning of common areas)
 Range
 Refrigerator
 Garbage disposal
 Vanity
 Ceramic tile bath
 Drapery rods
 Carpeting
 Emergency call system

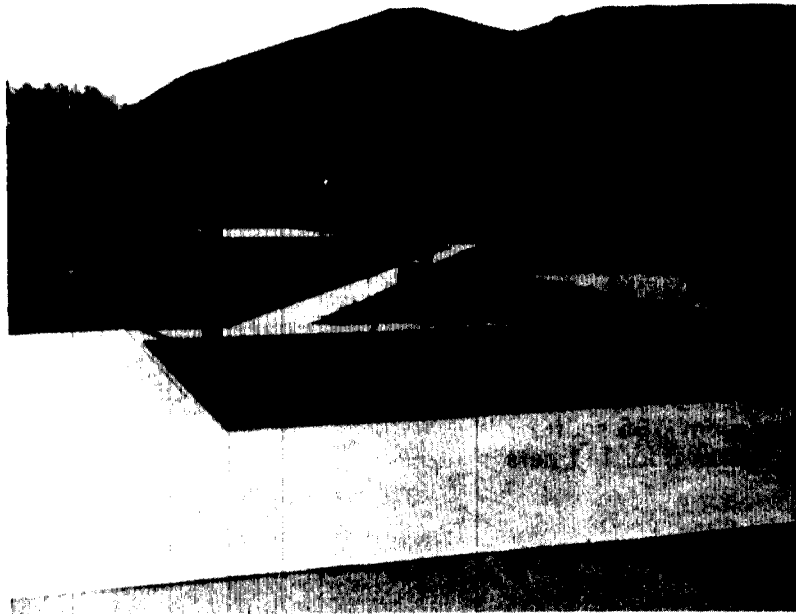
Common Project Features:

Community room (547 sq. ft.)
 Arts and crafts rooms (847 sq. ft.)
 Nurses's office (125 sq. ft.)
 Beauty shop
 Floor lounges (1,031 sq. ft.)
 Gazebo (225 sq. ft.)
 Party lounge (493 sq. ft.)
 Laundry
 Library room (155 sq. ft.)
 Paved parking for 111 cars

HILCREST ELDERLY

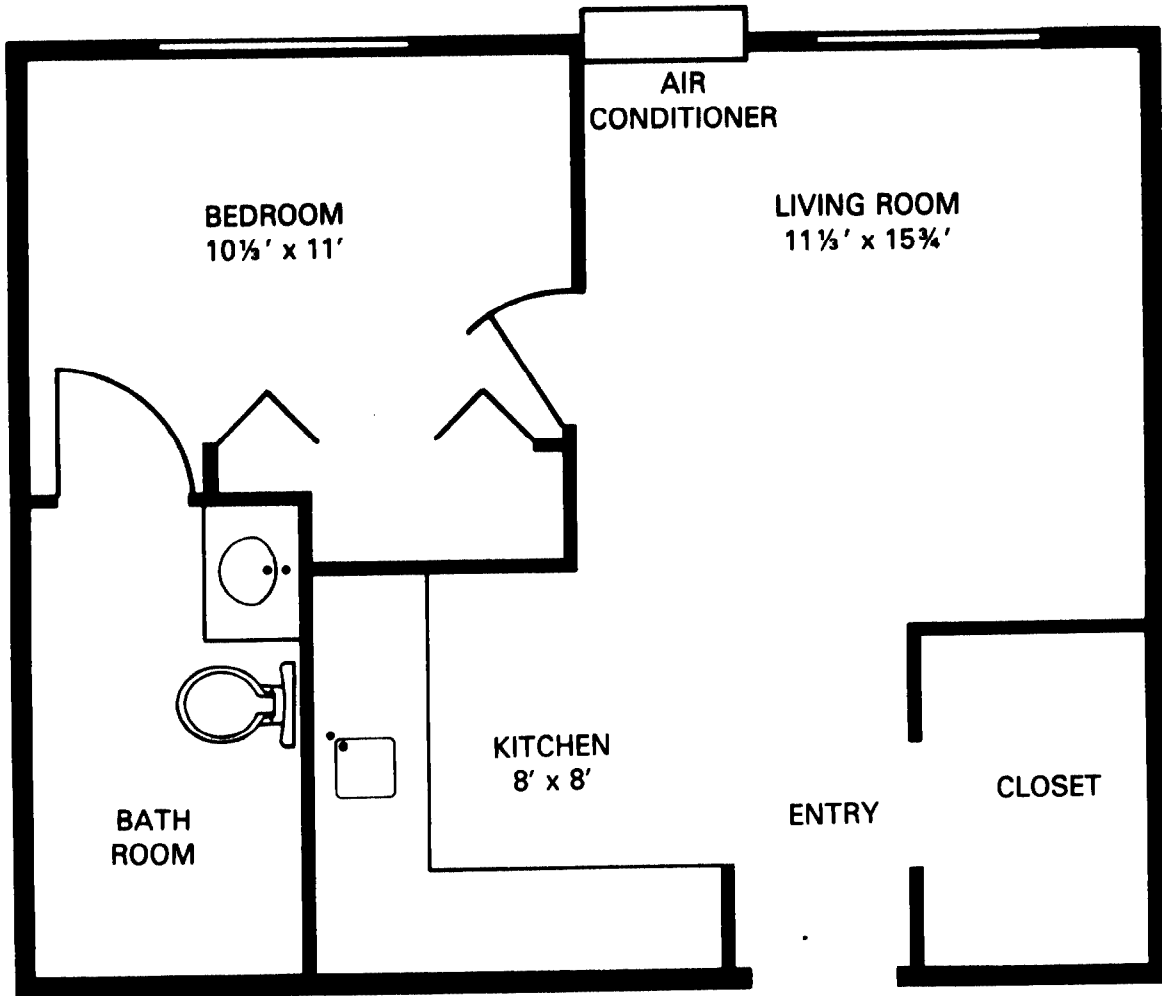


COMMUNITY ROOM



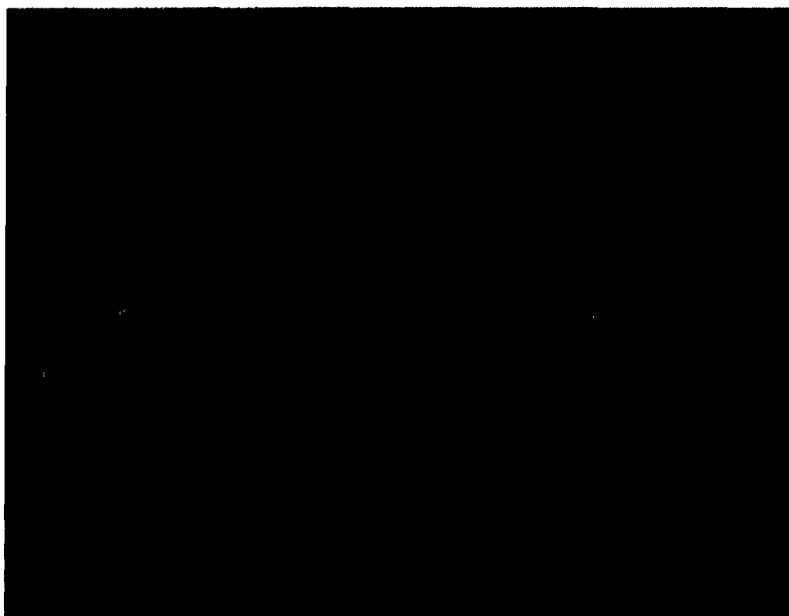
GAZEBO

HILLCREST ELDERLY ONE BEDROOM APARTMENT FLOOR PLAN



Size of unit: 495 square feet

**PICKAWAY TERRACE
CIRCLEVILLE, OHIO**



Owner : Pickaway Terrace, Inc.
Circleville, Ohio

Profit/Non-Profit : Non-Profit

Management Organ. : National Retirement Consultants
Columbus, Ohio

Sponsoring Agency : United States Department of Agriculture
Farmer's Home Administration

Type of Financing : Section 515 Direct Loan for Rural Areas

Type of Project : Elderly **Size of Lot** 5.33 acres

Buildings

Number : 9 **Gross Sq. ft.** : 38,748

Type : Detached **Net Rentable Square Feet** : 31,500
rowhouses

Stories : 1

Units : 60 **Units per Acre** : 11

Initial Occupancy : August 1979

PICKAWAY TERRACE DESCRIPTION OF LIVING UNITS

<u>Number of units</u>	<u>Type of unit</u>		<u>Size (Sq. ft.)</u>	<u>Gross rent^a</u>
	<u>Bedrooms</u>	<u>Baths</u>		
40	1	1	580	\$267
<u>19</u>	2	1	733	\$320
59				

^aAs of June 30, 1980; includes the cost of utilities.

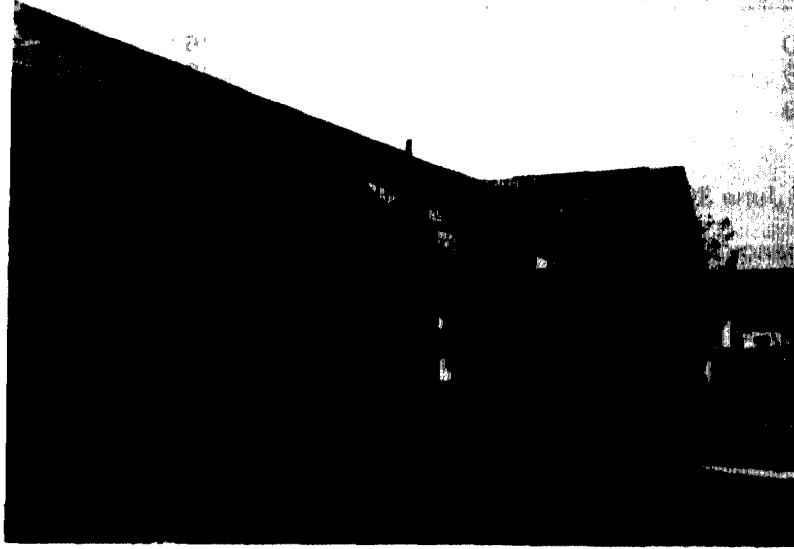
Occupancy Rate at June 30, 1980	:	100 percent
Number of Tenants at June 30, 1980	:	79
Average Number of Persons per Unit	:	1-bedroom 1.0 persons 2-bedroom 2.05 persons
Number of Bedrooms per Acre	:	15
Unit Equipment, Special Features and Amenities	:	

Unit air conditioning
Range
Refrigerator
Garbage disposal
Vanity
Ceramic tile bath
Drapery rods
Carpeting
Patio
Emergency call system

Common Project Features:

Laundry
Paved parking for 90 cars

PICKAWAY TERRACE

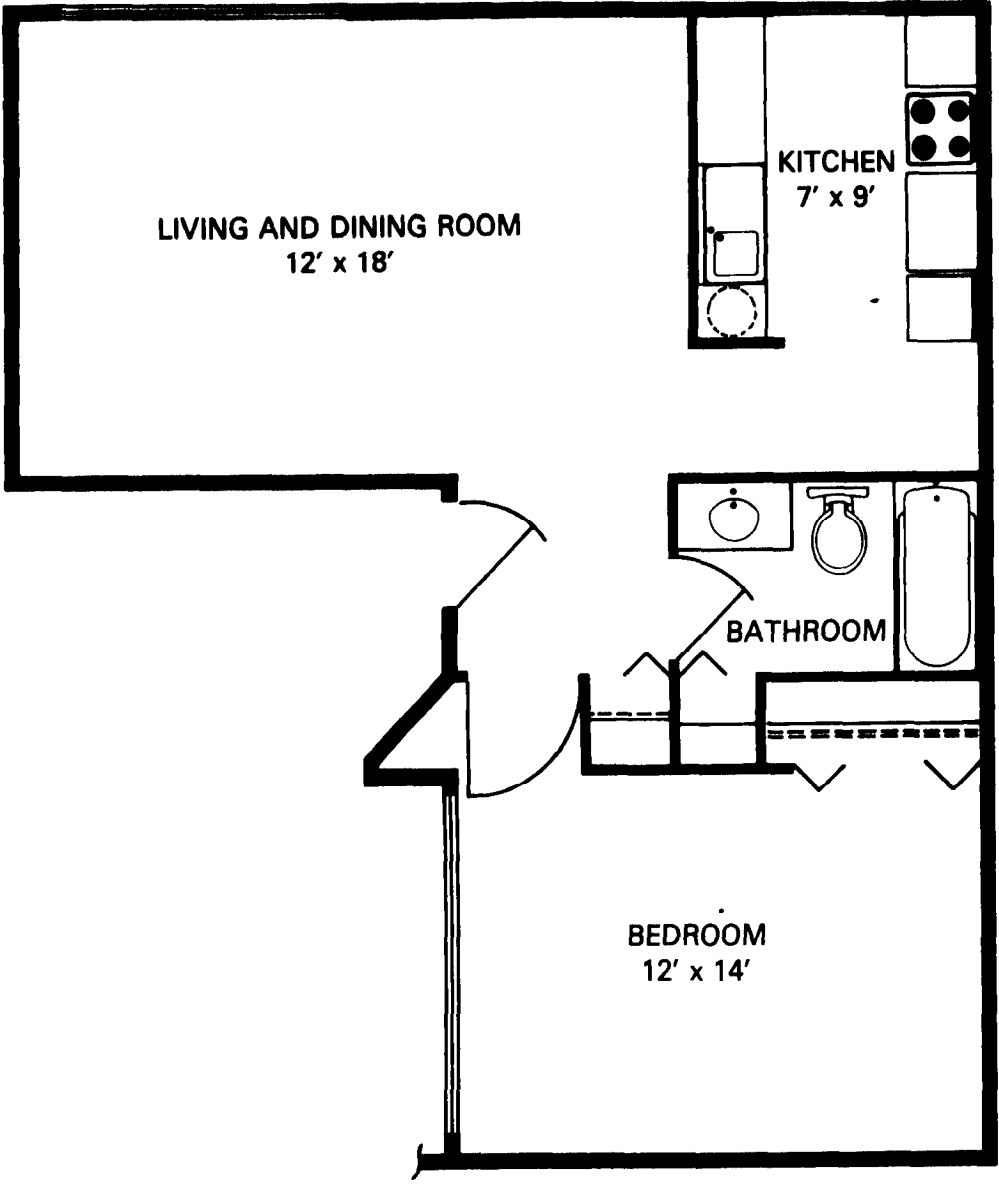


BAY WINDOW



PATIO

**PICKAWAY TERRACE
ONE BEDROOM APARTMENT FLOOR PLAN**



Size of unit: 580 square feet

CHATAM VILLAGE COSHOCOTON, OHIO



Owner : Chatam Village Ltd., A Limited Partnership
 Newark, Ohio
Profit/Non-Profit : Profit — Syndicated
Management Organ. : RDC Management Company
 Newark, Ohio
Sponsoring Agency : Department of Housing and Urban Development
Type of Financing : FHA-Insured Loan
Type of Project : Family **Size of Lot** 3.5 acres

Buildings

Number	: 4	Gross Square Feet	: 22,966
Type	: Townhouse	Net Rentable Square Feet	: 20,720
Stories	: 2		
Units	: 20	Units per Acre	: 6

Initial Occupancy : April 1979

CHATAM VILLAGE DESCRIPTION OF LIVING UNITS

Number of units	Type of unit		Size (Sq. ft.)	Gross rent ^a
	Bedrooms	Baths		
15	3	1.5	971	\$397
<u>5</u>	4	2	1,231	\$445
20				

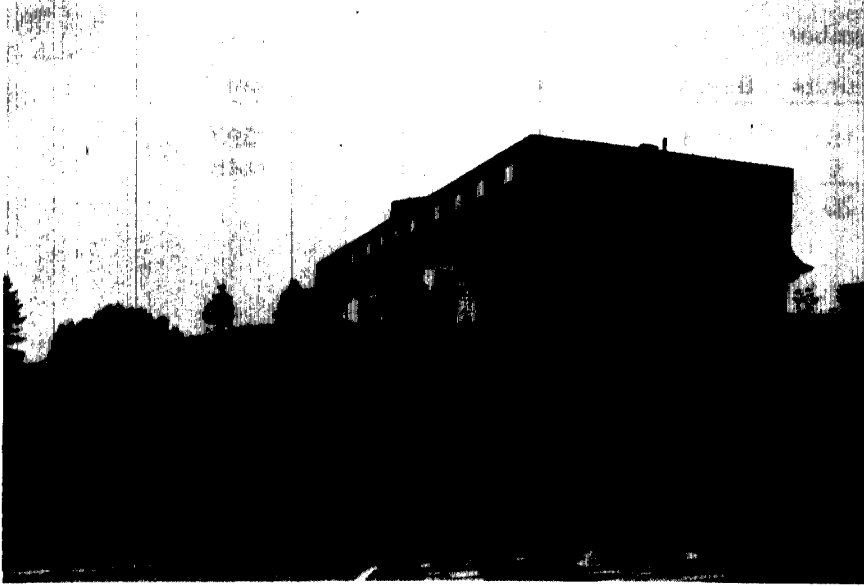
^aAs of June 30, 1980; includes the cost of utilities.

Occupancy Rate at June 30, 1980	: 100 percent
Number of Tenants at June 30, 1980	: 80
Average Number of Persons per Unit	: 3-bedroom 3.47 persons 4-bedroom 5.60 persons
Number of Bedrooms per Acre	: 19
Unit Equipment, Special Features and Amenities	:
Unit air conditioning	
Range	
Refrigerator	
Garbage disposal	
Vanity	
Ceramic tile bath	
Drapery rods	
Carpeting	
Patios	

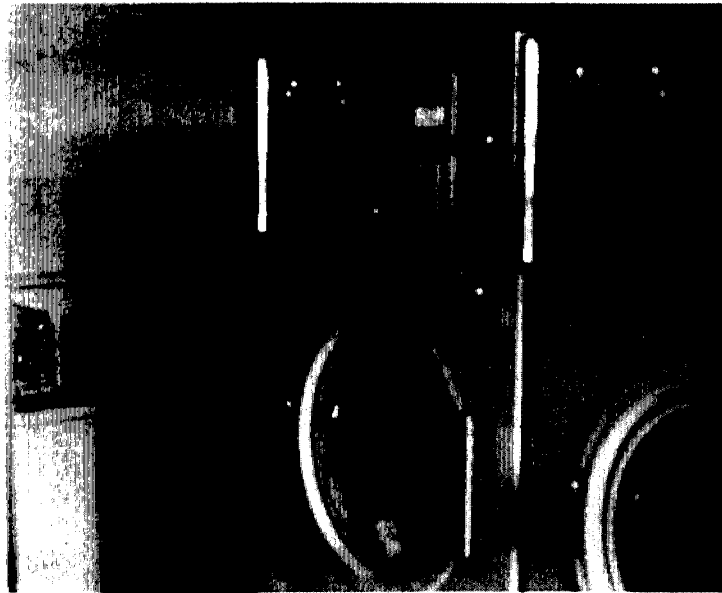
Common Project Features:

Laundry
Playground
Tot lot
Paved parking for 30 cars

CHATAM VILLAGE

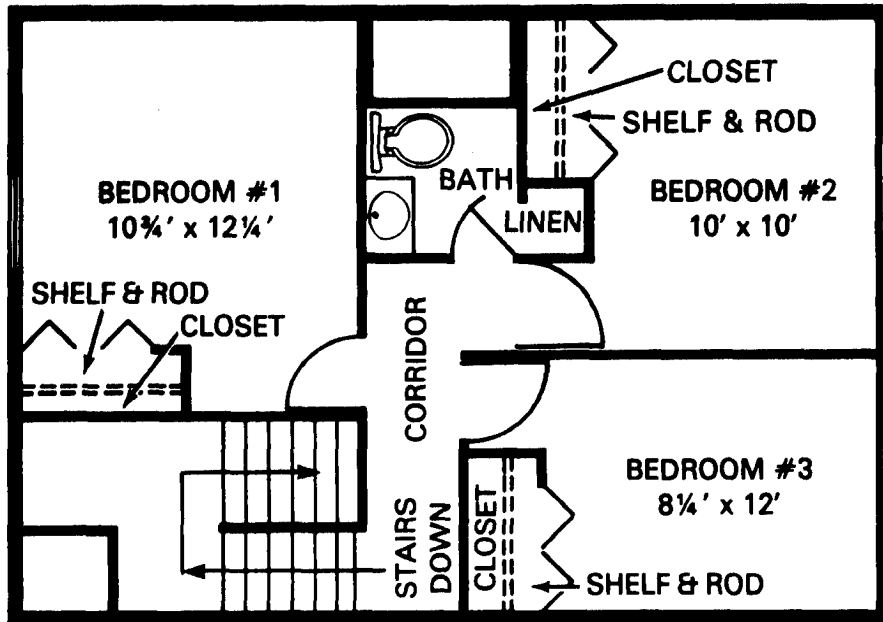


REAR VIEW OF PROJECT

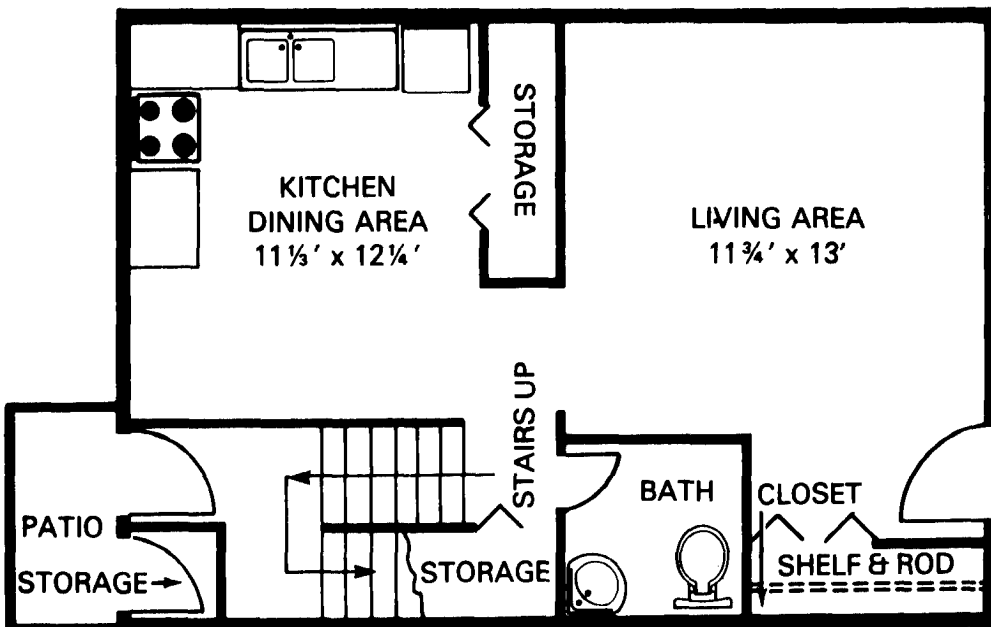


LAUNDRY

CHATAM VILLAGE THREE BEDROOM APARTMENT FLOOR PLAN



SECOND STORY



FIRST STORY

Size of unit: 971 square feet

HILLSIDE APARTMENTS COSHOCOTON, OHIO



Owner : Coshocton Metropolitan Housing Authority
 : Coshocton, Ohio
Profit/Non-Profit : Profit — Syndicated
Management Organ. : RDC Management Company
 : Newark, Ohio
Sponsoring Agency : Department of Housing and Urban Development
Type of Financing : FHA-Insured Loan
Type of Project : Family **Size of Lot** 8.1 acres

Buildings

Number	: 6	Gross Square Feet	: 52,668
Type	: Row townhouse	Net Rentable Square Feet	: 47,478
Stories	: 2		
Units	: 44	Units per Acre	: 5
Initial Occupancy	: December 1978		

HILLSIDE APARTMENTS - COSHOCTON DESCRIPTION OF LIVING UNITS

<u>Number of units</u>	<u>Type of unit</u>		<u>Size (Sq. ft.)</u>	<u>Gross rent^a</u>
	<u>Bedrooms</u>	<u>Baths</u>		
14	2	1	773	\$358
20	3	1.5	946	\$418
<u>10</u>	4	2	1,206	\$458
44				

^aAs of June 30, 1980; includes the cost of utilities.

Occupancy Rate at June 30, 1980	:	100 percent
Number of Tenants at June 30, 1980	:	150
Average Number of Persons per Unit	:	2-bedroom 2.07 persons 3-bedroom 3.55 persons 4-bedroom 5.0 persons

Number of Bedrooms per Acre : 16

**Unit Equipment, Special Features
and Amenities** :

Unit air conditioning
Range
Refrigerator
Garbage disposal
Vanity
Ceramic tile bath
Drapes
Carpeting
Patios

Common Project Features:

Laundry
Playground
Tot lot
Paved parking for 75 cars

HILLSIDE APARTMENTS – COSHOCTON

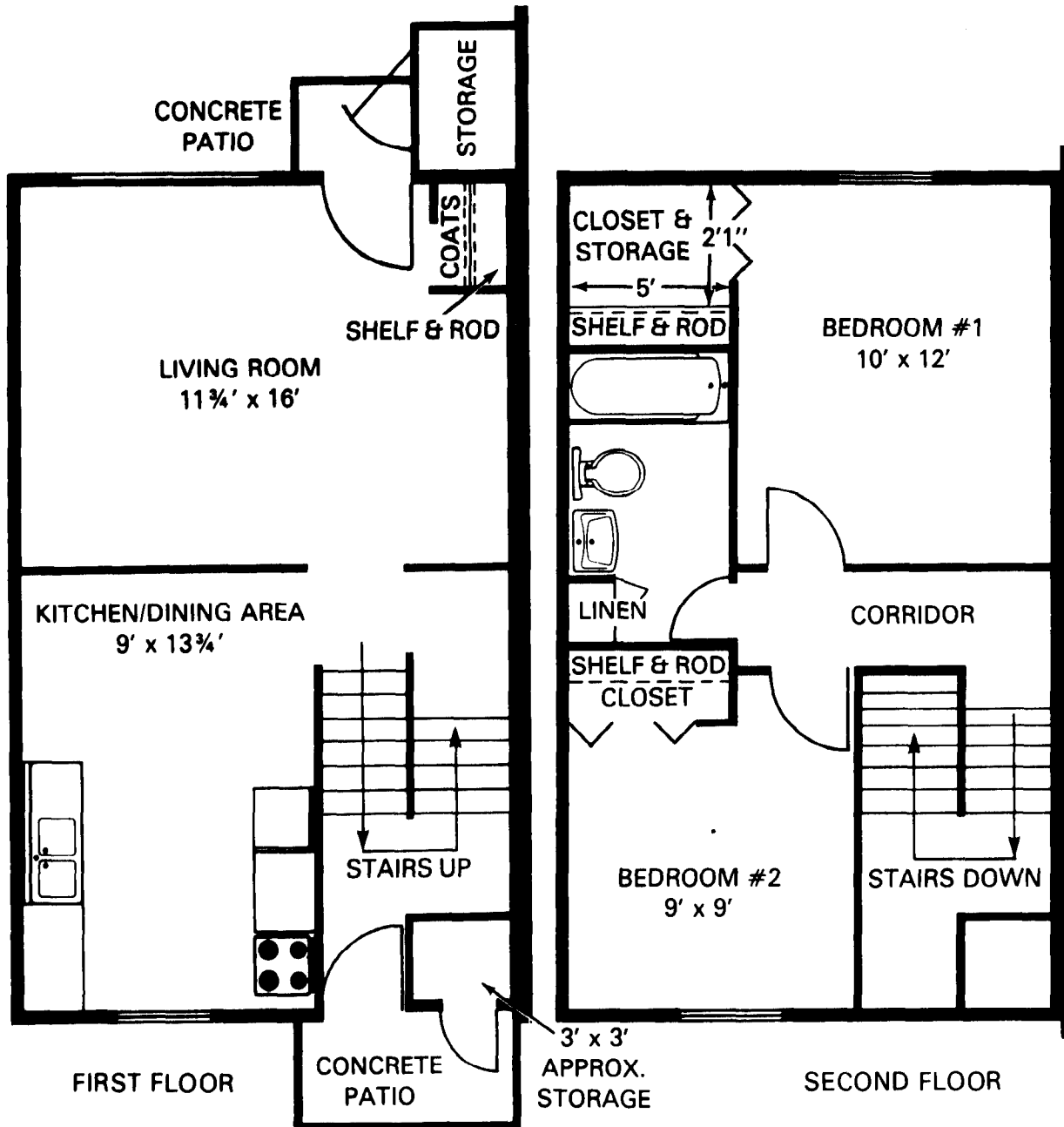


REAR VIEW OF PROJECT



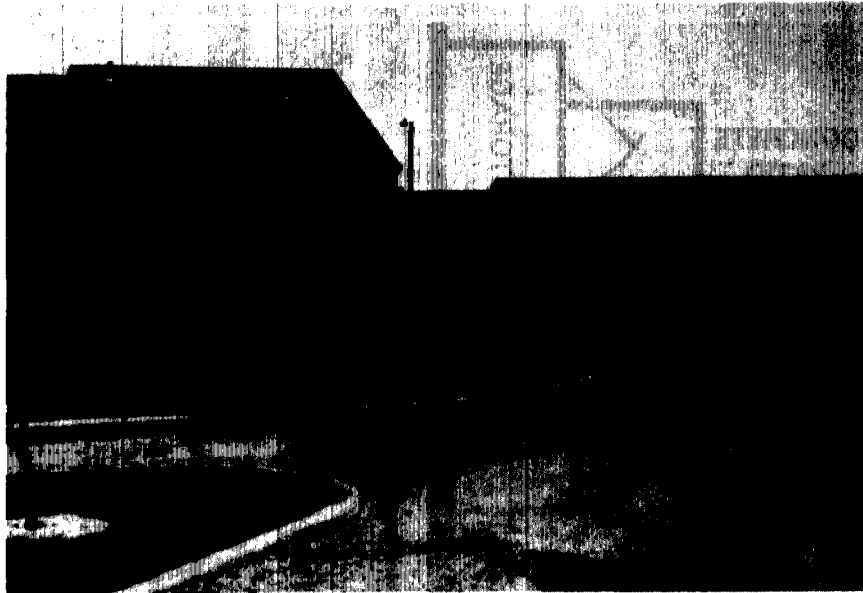
PLAYGROUND

HILLSIDE APARTMENTS – COSHOCTON TWO BEDROOM APARTMENT FLOOR PLAN



Size of unit: 773 square feet

HILLSIDE APARTMENTS MT. VERNON, OHIO



Owner : Mt. Vernon Associates, A Limited Partnership
 Lakeland, Florida
Profit/Non-Profit : Profit — Syndicated
Management Organ. : Gorsuch Homes, Inc.
 Lancaster, Ohio
Sponsoring Agency : Department of Housing and Urban Development
Type of Financing : FHA-Insured Loan
Type of Project : Family **Size of Lot** 5.5 acres

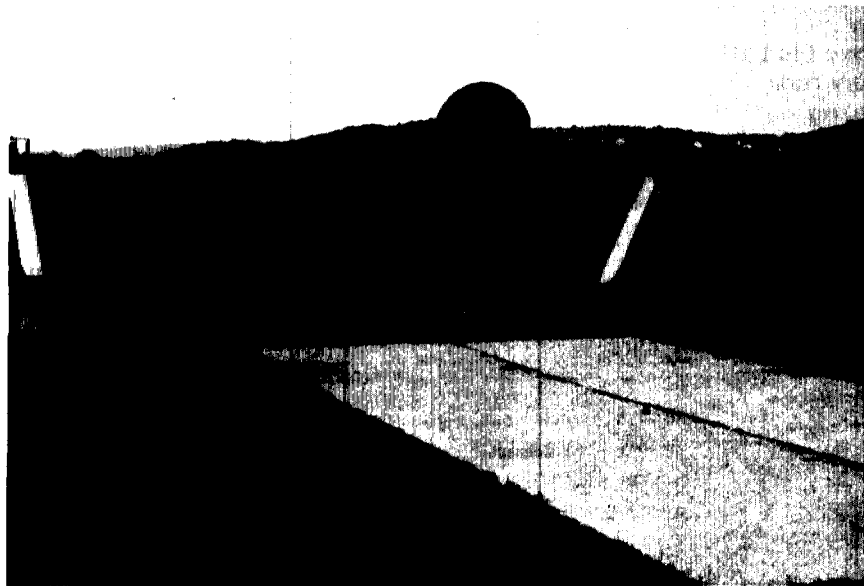
Buildings

Number	: 7	Gross Square Feet	: 56,010
Type	: Townhouse	Net Rentable Square Feet	: 51,215
Stories	: 2		
Units	: 45	Units per Acre	: 8
Initial Occupancy	: November 1978		

HILLSIDE APARTMENTS — MT. VERNON

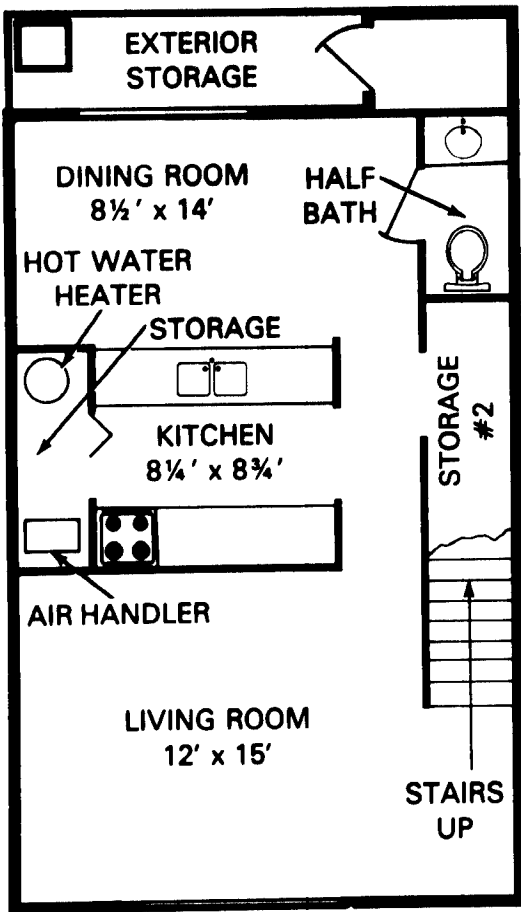


TOT LOT

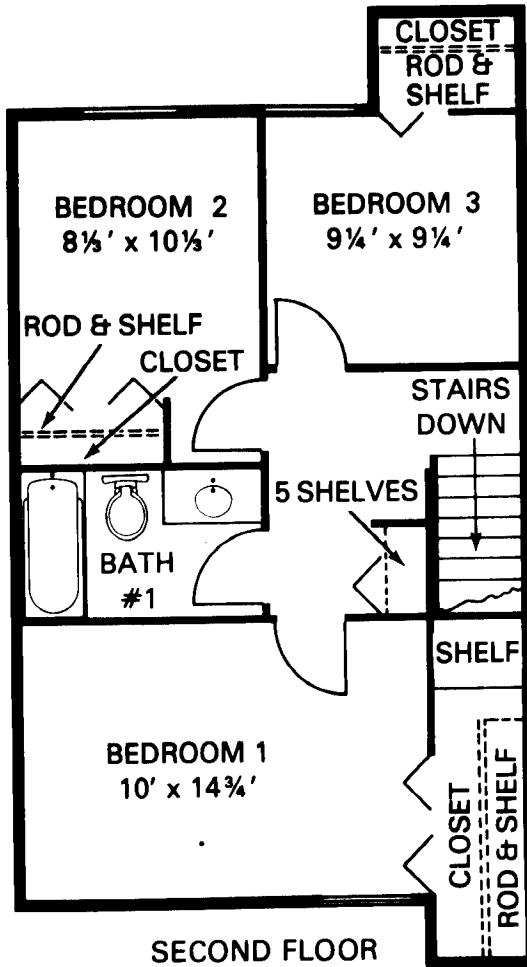


BASKETBALL COURT AND PLAYGROUND

HILLSIDE APARTMENTS – MT. VERNON THREE BEDROOM APARTMENT FLOOR PLAN



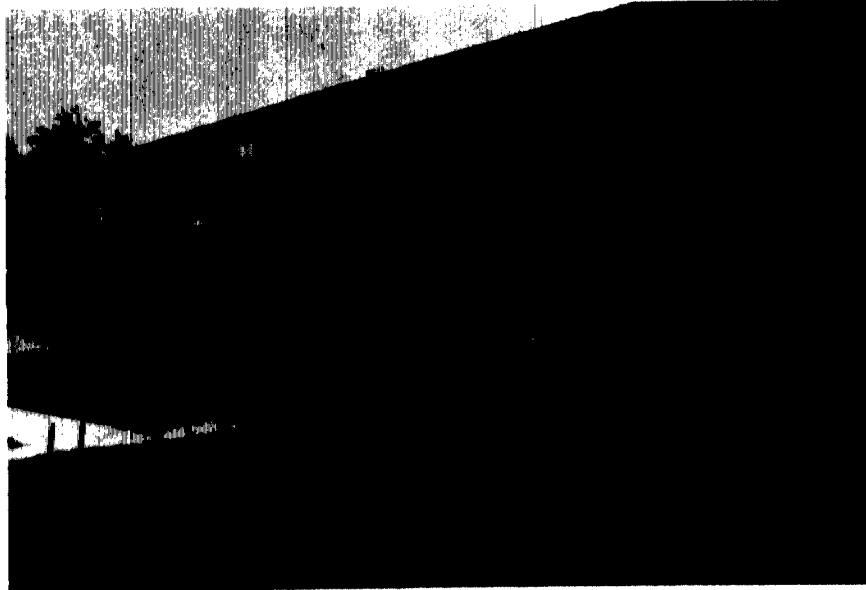
FIRST FLOOR



SECOND FLOOR

Size of unit: 1,109 square feet

JAMESTOWN COMMONS JAMESTOWN, OHIO



Owner : Jamestown Commons Ltd., A Limited Partnership
 Centerville, Ohio
Profit/Non-Profit : Profit — Syndicated
Management Organ. : AyJay Development Company
 Centerville, Ohio
Sponsoring Agency : United States Department of Agriculture
 Farmer's Home Administration
Type of Financing : Section 515 Direct Loan for Rural Areas
Type of Project : Family **Size of Lot :** 1.8 acres

Buildings

Number	: 2	Gross Square Feet	: 22,780
Type	: Low-rise	Net Rentable Square Feet	: 18,904
Stories	: 2		
Units	: 24	Units per Acre	: 13
Initial Occupancy	: December 1978		

JAMESTOWN COMMONS DESCRIPTION OF LIVING UNITS

<u>Number of units</u>	<u>Type of unit</u>		<u>Size (Sq. ft.)</u>	<u>Gross rent^a</u>
	<u>Bedrooms</u>	<u>Baths</u>		
8	2	1	705	\$310
8	2	1	726	\$310
4	3	1.5	877	\$352
<u>4</u>	<u>3</u>	<u>1.5</u>	<u>898</u>	<u>\$352</u>
24				

^aAs of June 30, 1980; includes the cost of utilities.

Occupancy Rate at June 30, 1980	:	95.8 percent
Number of Tenants at June 30, 1980	:	69
Average Number of Persons per Unit	:	2-bedroom 2.67 persons 3-bedroom 3.63 persons

Number of Bedrooms per Acre : 31

**Unit Equipment, Special Features
and Amenities**

- Unit air conditioning
- Range
- Refrigerator
- Garbage disposal
- Ceramic tile bath
- Drapery rods
- Carpeting

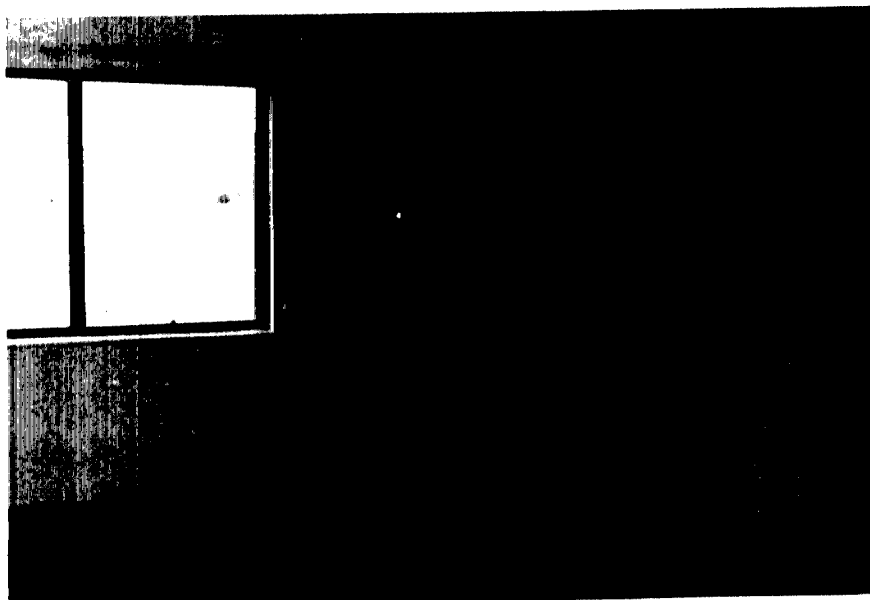
Common Project Features:

- Laundry
- Playground
- Tot lot
- Paved parking for 36 cars

JAMESTOWN COMMONS

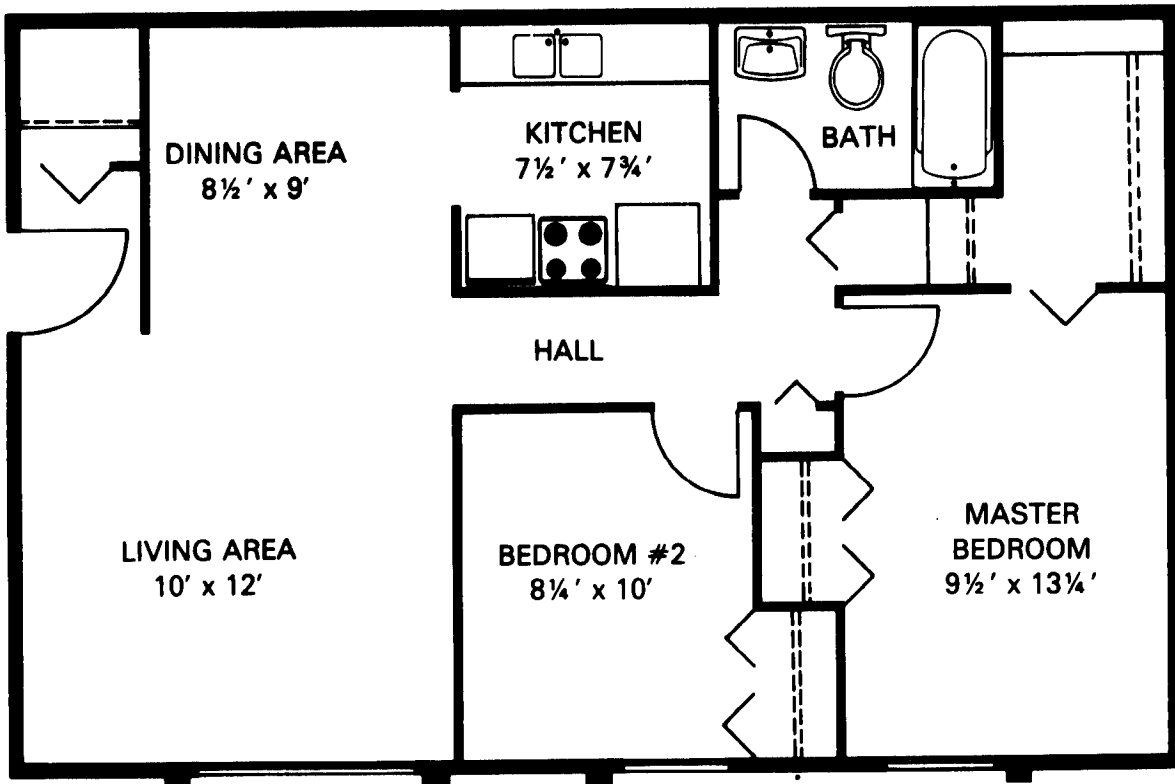


KITCHEN



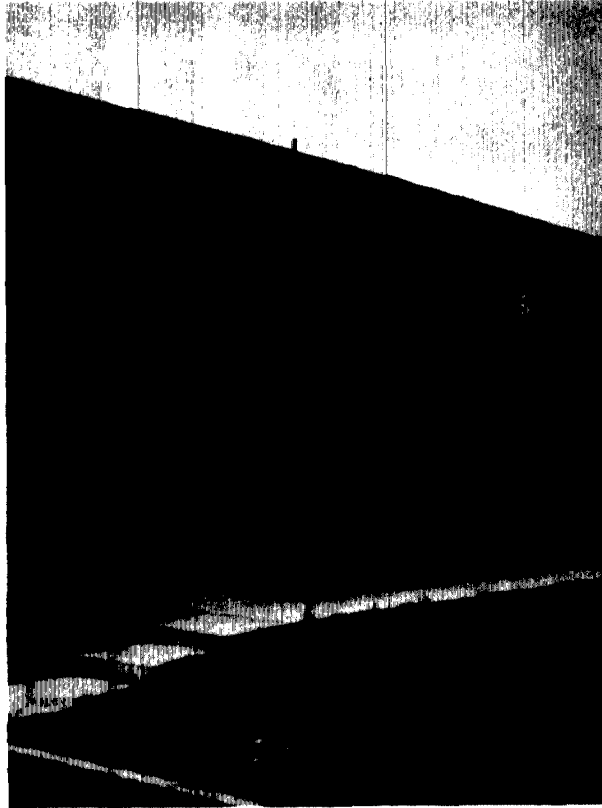
AIR CONDITIONER

**JAMESTOWN COMMONS
TWO BEDROOM APARTMENT FLOOR PLAN**



Size of unit: 705 square feet

**LIMA CLUB APARTMENTS
LIMA, OHIO**



Owner : Lima Club Ltd., A Limited Partnership
Columbus, Ohio
Profit/Non-Profit : Profit — Syndicated
Management Organ. : RLJ Management Company
Columbus, Ohio
Sponsoring Agency : Department of Housing and Urban Development
Type of Financing : FHA-Insured Loan
Type of Project : Family **Size of Lot** 10.4 acres

Buildings

Number : 9 **Gross Square Feet** : 75,806
Type : Townhouse **Net Rentable Square Feet** : 71,022
walkup
Stories : 2
Units : 86 **Units per Acre** : 8
Initial Occupancy : July 1979

LIMA CLUB APARTMENTS DESCRIPTION OF LIVING UNITS

<u>Number of units</u>	<u>Type of unit</u>		<u>Size (Sq. ft.)</u>	<u>Net rent ^a</u>
	<u>Bedrooms</u>	<u>Baths</u>		
39	2	1	722	\$331
20	2	1	772	\$343
20	3	1.5	982	\$390
<u>6</u>	4	2	1,177	\$427
85				

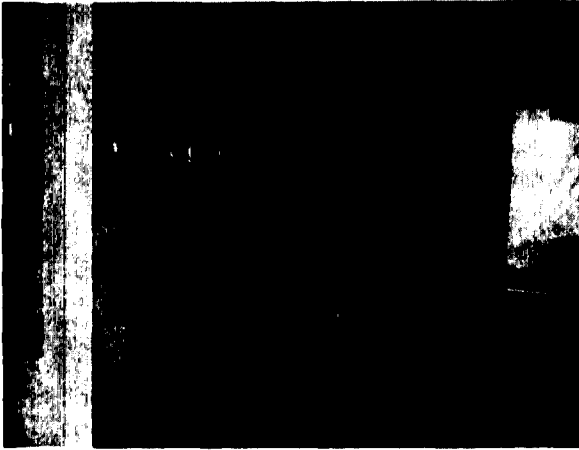
^aAs of June 30, 1980; includes the cost of utilities.

Occupancy Rate at June 30, 1980	:	98.8 percent
Number of Tenants at June 30, 1980	:	248
Average Number of Persons per Unit	:	2-bedroom 2.46 persons 3-bedroom 3.90 persons 4-bedroom 5.00 persons
Number of Bedrooms per Acre	:	20
Unit Equipment, Special Features and Amenities	:	
		Range
		Refrigerator
		Garbage disposal
		Vanities
		Ceramic tile bath
		Drapery rods
		Carpeting
		Balconies
		Patios

Common Project Features:

- Community room with kitchen (1,320 sq. ft.)
- Laundry
- Playground
- Tot lots
- Paved parking for 134 cars

LIMA CLUB APARTMENTS



LIVING ROOM

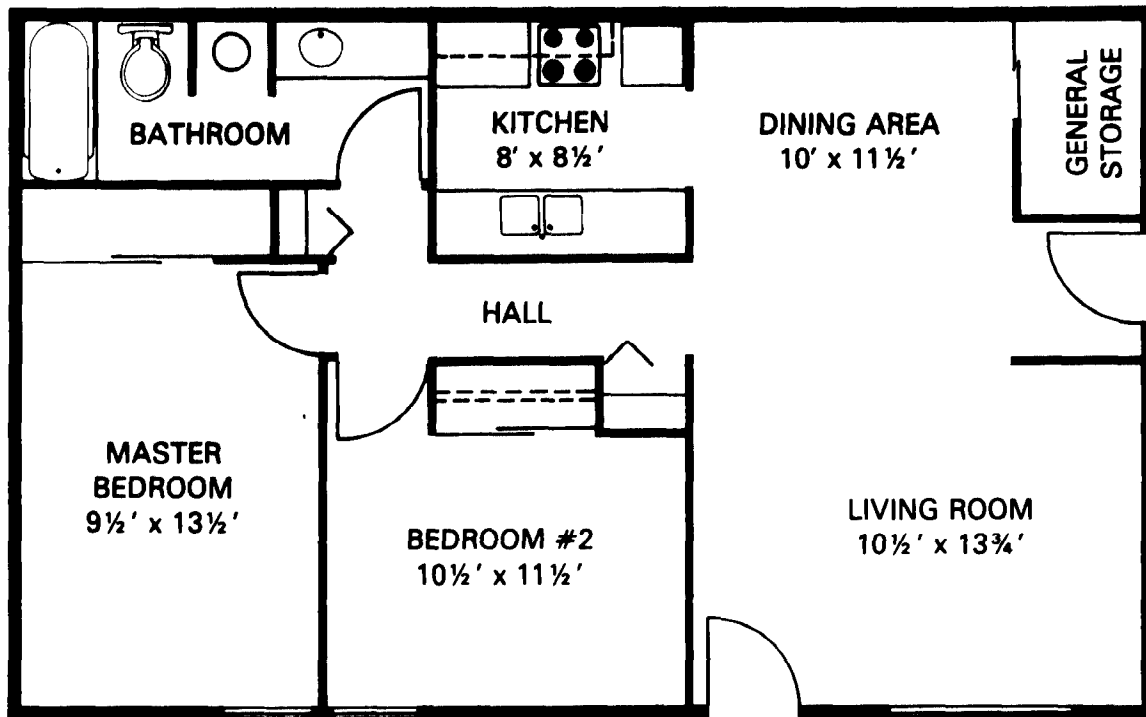


BALCONY



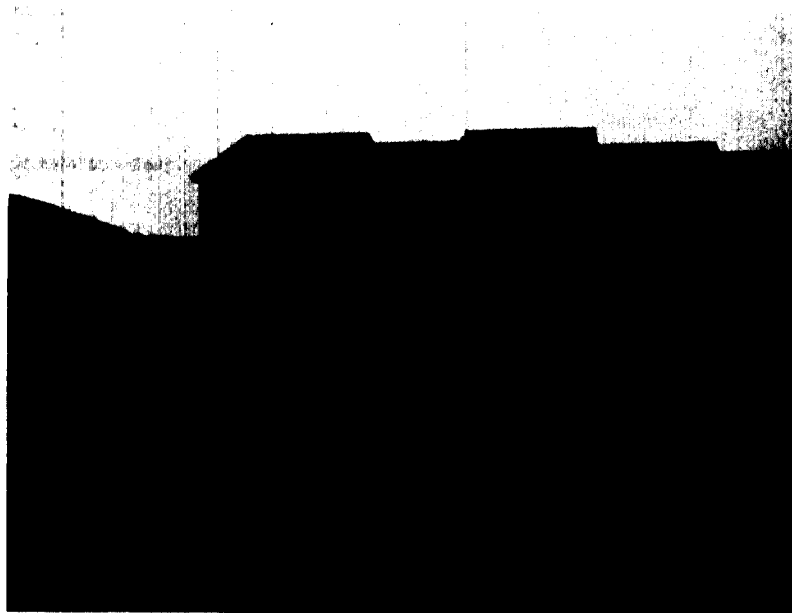
COMMUNITY ROOM

**LIMA CLUB APARTMENTS
TWO BEDROOM APARTMENT FLOOR PLAN**



Size of unit: 722 square feet

**NORTHWOOD APARTMENTS
LIMA, OHIO**



Owner : Northwood Apartments Ltd., A Limited Partnership
Lima, Ohio

Profit/Non-Profit : Profit — Syndicated

Management Organ. : Carib Management, Inc.
Miami, Florida

Sponsoring Agency : Department of Housing and Urban Development

Type of Financing : FHA-Insured Loan

Type of Project : Family **Size of Lot** 6.1 acres

Buildings

Number : 10 **Gross Square Feet** : 109,808

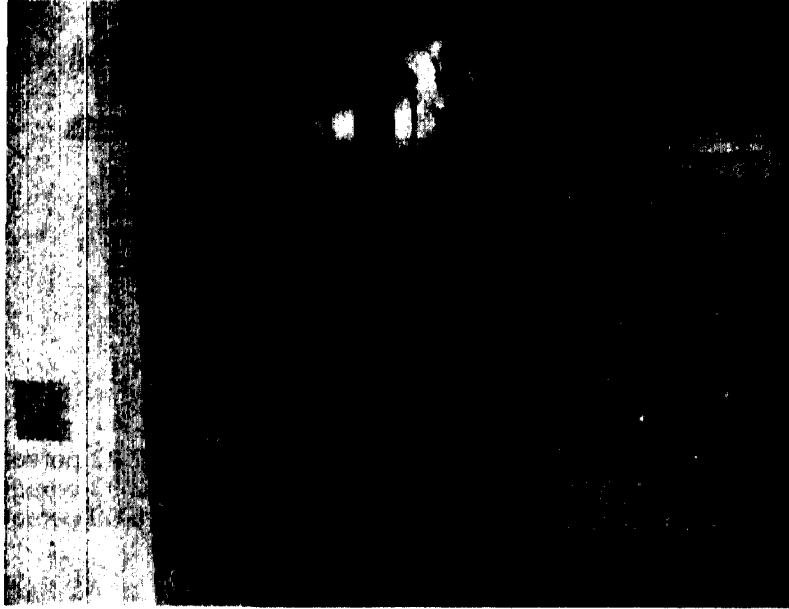
Type : Townhouse/**Net Rentable Square Feet** : 89,064
walkup

Stories : 2

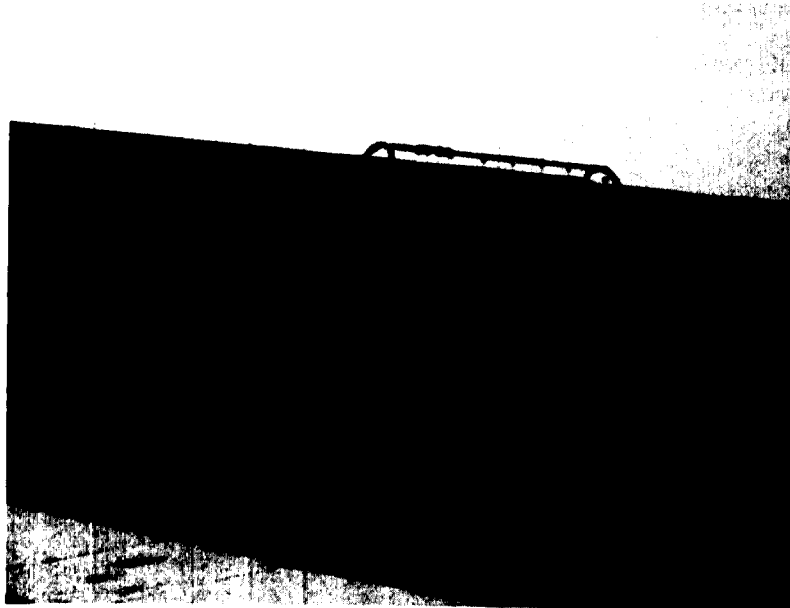
Units : 100 **Units per Acre** : 16

Initial Occupancy : April 1979

NORTHWOOD APARTMENTS

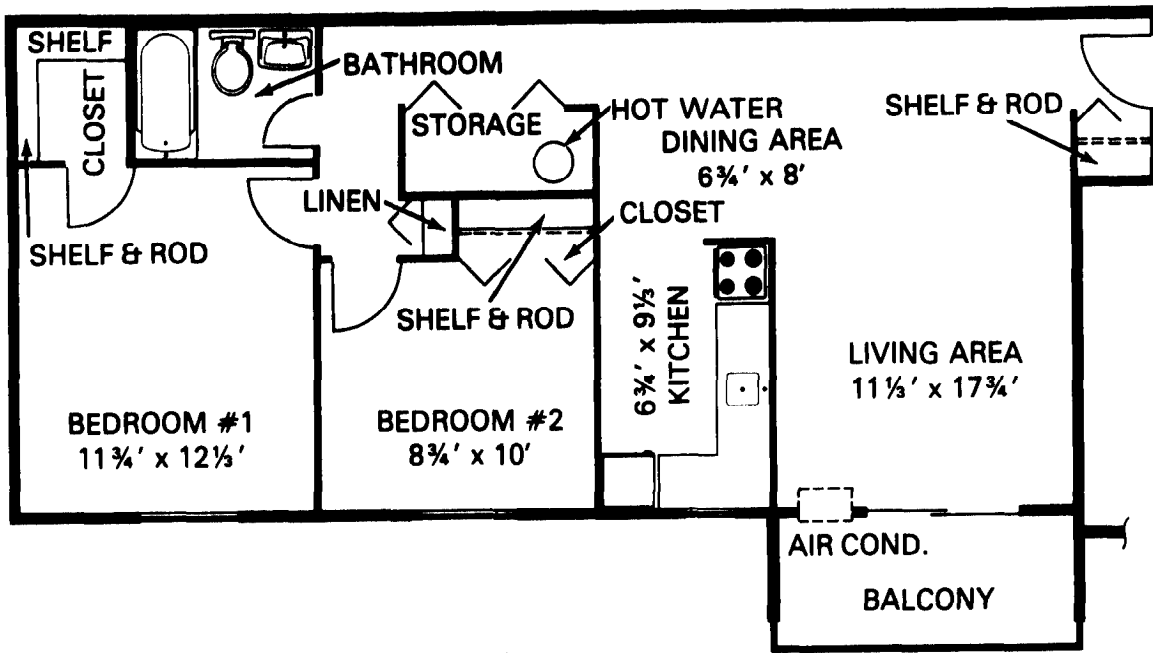


KITCHEN



PLAY AREA

**NORTHWOOD APARTMENTS
TWO BEDROOM APARTMENT FLOOR PLAN**



Size of unit: 740 square feet

OAKWOOD APARTMENTS MIAMI TOWNSHIP, OHIO



Owner : Oakwood Apartments, Ltd. A Limited Partnership
 Cincinnati, Ohio
Profit/Non-Profit : Profit — Syndicated
Management Organ. : Ebcon Inc.
 Cincinnati, Ohio
Sponsoring Agency : Department of Housing and Urban Development
Type of Financing : FHA-Insured Loan
Type of Project : Family **Size of Lot** 10.8 acres

Buildings

Number	: 6	Gross Square Feet	: 73,581
Type	: Townhouse/Net Rentable Square Feet		: 67,672
		walkup	
Stories	: 2 and 2.5		
Units	: 65	Units per Acre	: 6
Initial Occupancy	: August 1978		

OAKWOOD APARTMENTS DESCRIPTION OF LIVING UNITS

<u>Number of units</u>	<u>Type of Unit</u>		<u>Size (Sq. ft.)</u>	<u>Gross rent ^a</u>
	<u>Bedrooms</u>	<u>Baths</u>		
48	3	1.5	876	\$408
17	4	2.5	1,355	\$466
65				

^aAs of June 30, 1980; includes the cost of utilities.

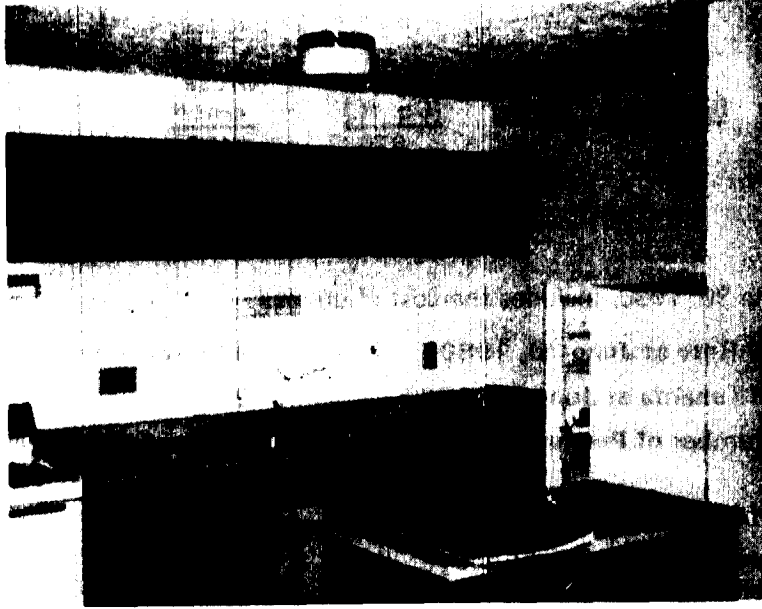
Occupancy Rate at June 30, 1980	:	92.3 percent
Number of Tenants at June 30, 1980	:	221
Average Number of Persons per Unit	:	3-bedroom 3.36 persons 4-bedroom 4.56 persons
Number of Bedrooms per Acre	:	20
Unit Equipment, Special Features and Amenities	:	

Unit air conditioning
Range
Refrigerator
Garbage disposal
Vanities
Ceramic tile bath
Venetian blinds
Drapery rods
Carpeting

Common Project Features:

Laundry
Playground
Tot lot
Paved parking for 98 cars

OAKWOOD

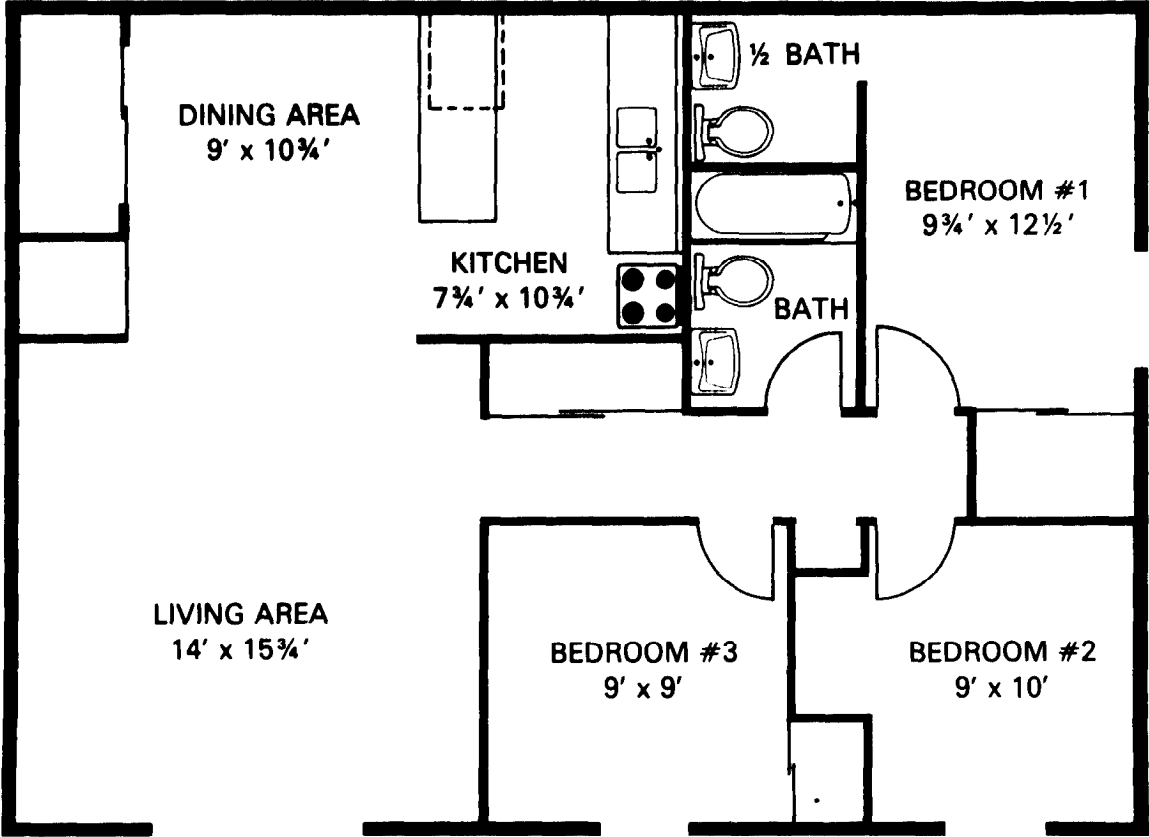


KITCHEN



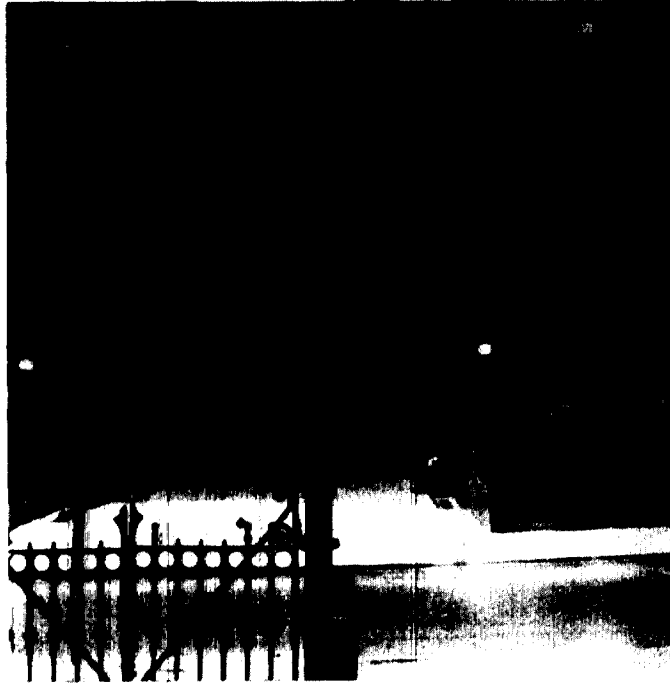
AIR CONDITIONER

**OAKWOOD APARTMENTS
THREE BEDROOM APARTMENT FLOOR PLAN**



Size of unit: 876 square feet

ASCENSION MANOR II PHILADELPHIA, PENNSYLVANIA



Owner : Ascension Manor, Inc.
 : Philadelphia, Pennsylvania
Profit/Non-Profit : Non-Profit
Management Organ. : Ascension Manor, Inc.
 : Philadelphia, Pennsylvania
Agency Sponsor : Department of Housing and Urban Development
Type of Financing : Section 202 Direct Loan
Type of Project : Elderly **Size of Lot** : 3 Acres

Buildings

Number	: 1	Gross Square Feet	: 116,388
Type	: High-rise	Net Rentable Square Feet	: 74,920
Stories	: 11		
Units	: 140	Units per Acre	: 47
Initial Occupancy	: October 1978		

ASCENSION MANOR II DESCRIPTION OF LIVING UNITS

<u>Number of units</u>	<u>Type of unit</u>		<u>Size (Sq. ft.)</u>	<u>Gross rent^a</u>
	<u>Bedrooms</u>	<u>Baths</u>		
40	0	1	438	\$342
<u>100</u>	1	1	574	\$402
140				

^aAs of June 30, 1980; includes the cost of utilities.

Occupancy Rate at June 30, 1980:	100 percent
Number of Tenants at June 30, 1980:	170
Average Number of Persons per Unit:	Efficiency—1.0 persons 1-Bedroom—1.3 persons
Number of Bedrooms per Acre:	47

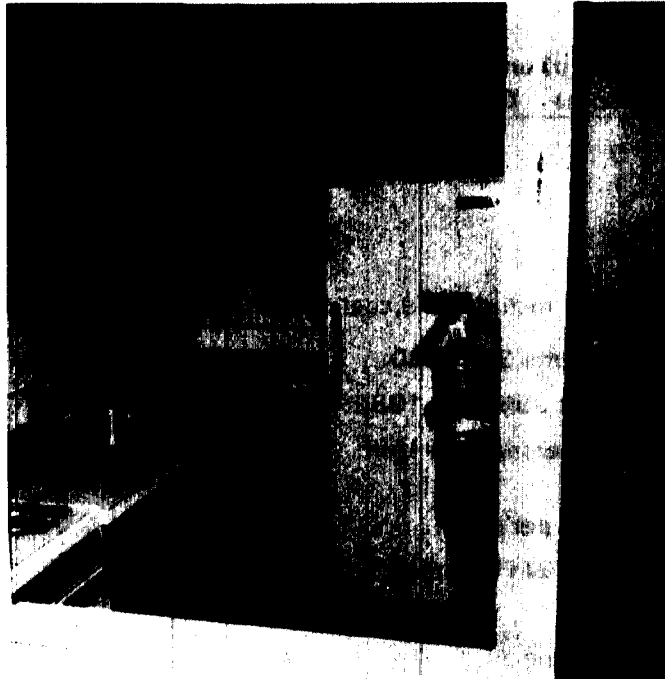
**Unit Equipment, Special Features
and Amenities:**

- Central air conditioning
- Range
- Refrigerator
- Carpeting
- Emergency call system

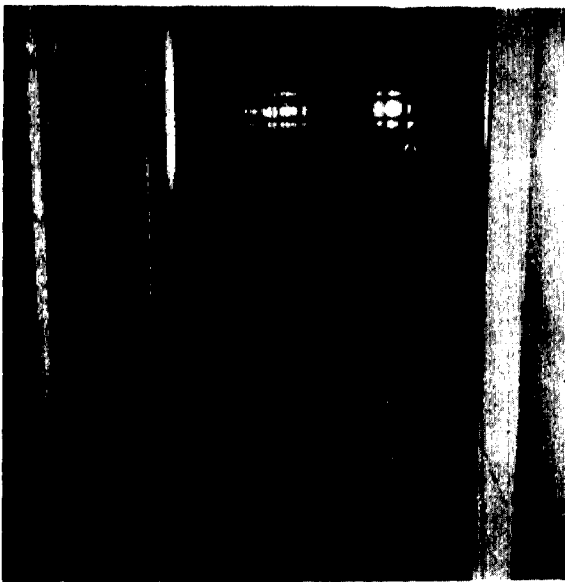
Common Project Features:

- Community room (1440 sq. ft.)
- Game and craft room
- Physician's office
- Barber and beauty shop (888 sq. ft.)
- Sitting areas
- Laundry
- Library
- Central kitchen and dining area
- Paved parking for 44 cars

ASCENSION MANOR II



KITCHEN

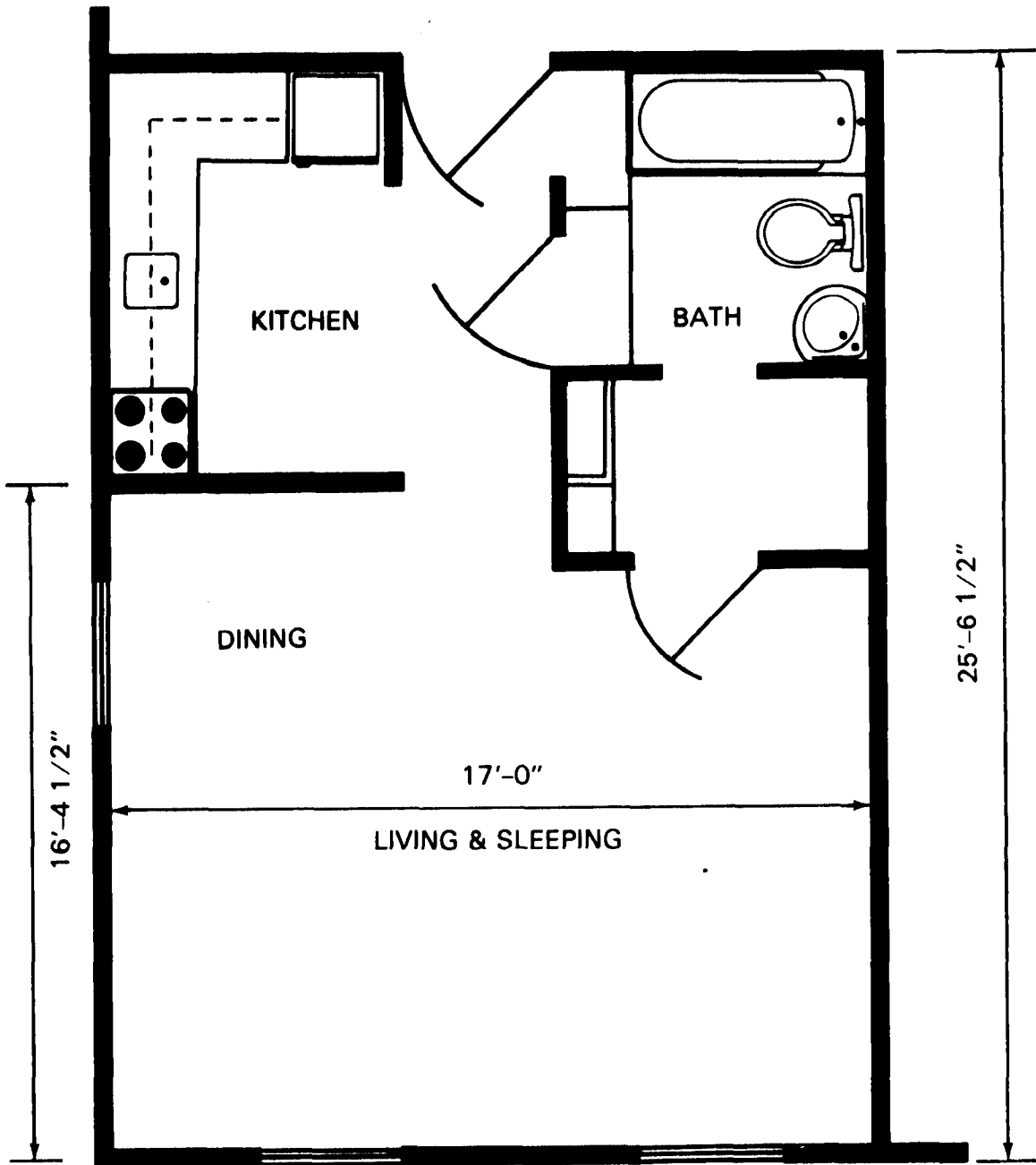


BATHROOM



COMMUNITY ROOM

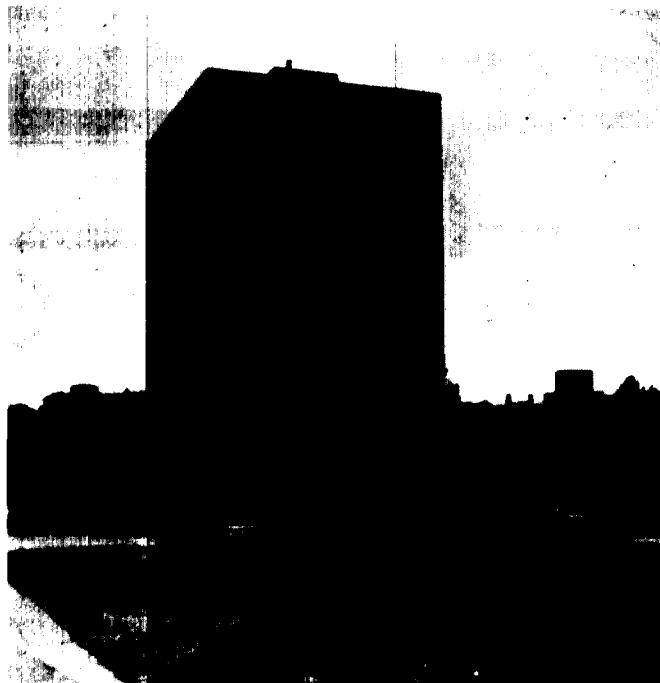
**ASCENSION MANOR II
EFFICIENCY APARTMENT FLOOR PLAN**



Size of unit: 438 square feet

EFFICIENCY APARTMENT

**FRED B. ROONEY APARTMENTS
BETHLEHEM, PENNSYLVANIA**



Owner : Bethlehem Developers, A Limited Partnership
 : Bethlehem, Pennsylvania
Profit/Non-Profit Management Organ. : Profit — Syndicated
 : Thomas E. Barnes Realty,
 : Bethlehem, Pennsylvania
Sponsoring Agency : Department of Housing and Urban Development
Type of Financing : FHA — Insured Loan
Type of Project : Elderly **Size of Lot** 1.14 Acres

Buildings

Number : 1 **Gross Square Feet** : 110,046
Type : High-rise **Net Rentable Square Feet** : 69,757
Stories : 14
Units : 150 **Units per Acre** : 132

Initial Occupancy : December 1978

FRED B. ROONEY APARTMENTS DESCRIPTION OF LIVING UNITS

<u>Number of units</u>	<u>Type of unit</u>		<u>Size (Sq. ft.)</u>	<u>Gross Rent^a</u>
	<u>Bedrooms</u>	<u>Bath</u>		
42	0	1	401	\$300
105	1	1	470	\$345
<u>3</u>	2	1	802	\$395
150				

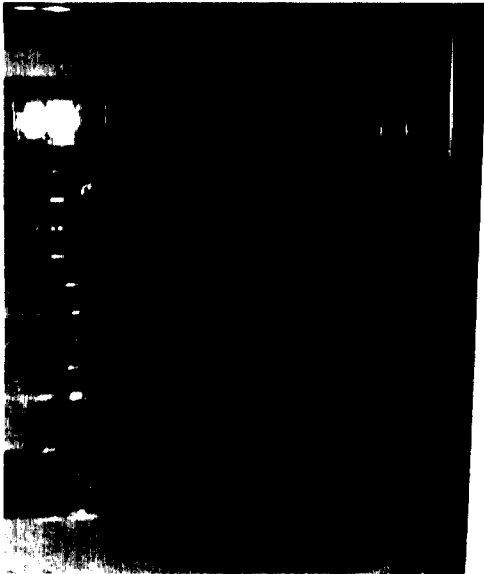
^a As of June 30, 1980; includes the cost of utilities.

Occupancy Rate at June 30, 1980:	100 percent
Number of Tenants at June 30, 1980:	160
Average Number of Persons per Unit:	Efficiency—1.0 persons 1-Bedroom—1.1 persons 2-Bedroom—2.0 persons
Number of Bedrooms per Acre:	134
Unit Equipment, Special Features and Amenities:	
Range	
Refrigerator	
Window shades	
Carpeting	
Emergency call system	
Common Project Features:	
Air conditioned community room with kitchen (1,921 sq. ft.)	
Laundry	
Paved parking for 48 cars	

FRED B. ROONEY APARTMENTS



KITCHEN

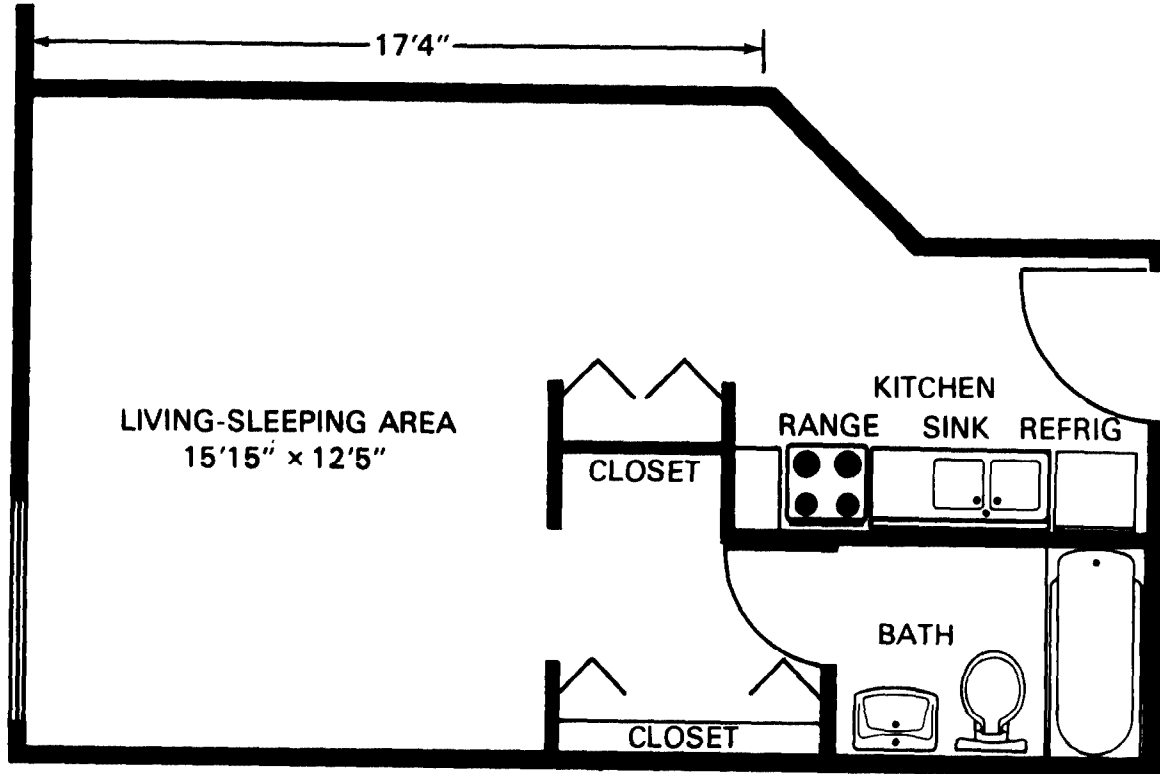


BATHROOM



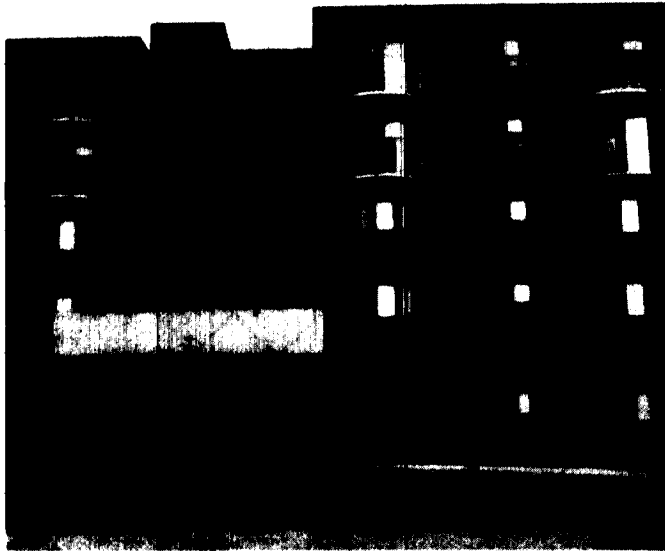
LIVING ROOM

**FRED B. ROONEY APARTMENTS
EFFICIENCY APARTMENT FLOOR PLAN**



Size of Unit: 401 square feet *

**FRIENDS GUILD WEST
PHILADELPHIA, PENNSYLVANIA**



Owner : Friends Guild Rehabilitation Program, Inc.
Philadelphia, Pennsylvania
Profit/Non-Profit : Non-Profit
Management Organ. : Friends Guild Rehabilitation Program, Inc.
Philadelphia, Pennsylvania
Agency Sponsor : Department of Housing and Urban Development
Type of Financing : Section 202 Direct Loan
Type of Project : Elderly **Size of Lot** 2.75 Acres

Buildings

Number	: 1	Gross Square Feet	: 80,185
Type	: High-rise	Net Rentable Square Feet	: 54,048
Stories	: 5		
Units	: 100	Units per Acre	: 36
Initial Occupancy	: March 1979		

FRIENDS GUILD WEST DESCRIPTION OF LIVING UNITS

<u>Number of units</u>	<u>Type of unit</u>		<u>Size (Sq. ft.)</u>	<u>Gross rent^a</u>
	<u>Bedrooms</u>	<u>Baths</u>		
56	0	1	456	\$317
40	1	1	631	\$365
<u>4</u>	2	1	816	\$417
100				

^a As of June 30, 1980; includes the cost of utilities.

Occupancy Rate at June 30, 1980:	100 percent
Number of Tenants at June 30, 1980:	120
Average Number of Persons per Unit:	Efficiency—1.0 persons 1-bedroom—1.4 persons 2-bedroom—2.0 persons
Number of Bedrooms per Acre:	38

**Unit Equipment, Special Features
and Amenities:**

- Range
- Refrigerator
- Carpeting
- Balcony (fourth and fifth floors)
- Emergency call system

Common Project Features:

- Community room (1,888 sq. ft.)
- Counseling room
- Commissary
- Common areas have unit air conditioning
- Laundry
- Paved parking for 20 cars

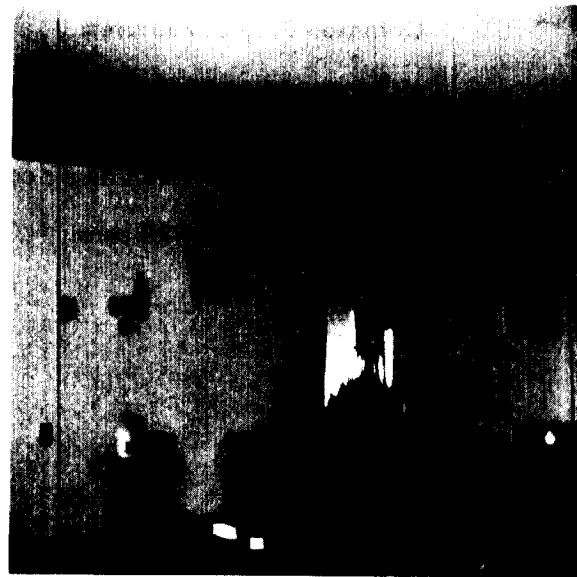
FRIENDS GUILD WEST



COMMUNITY ROOM

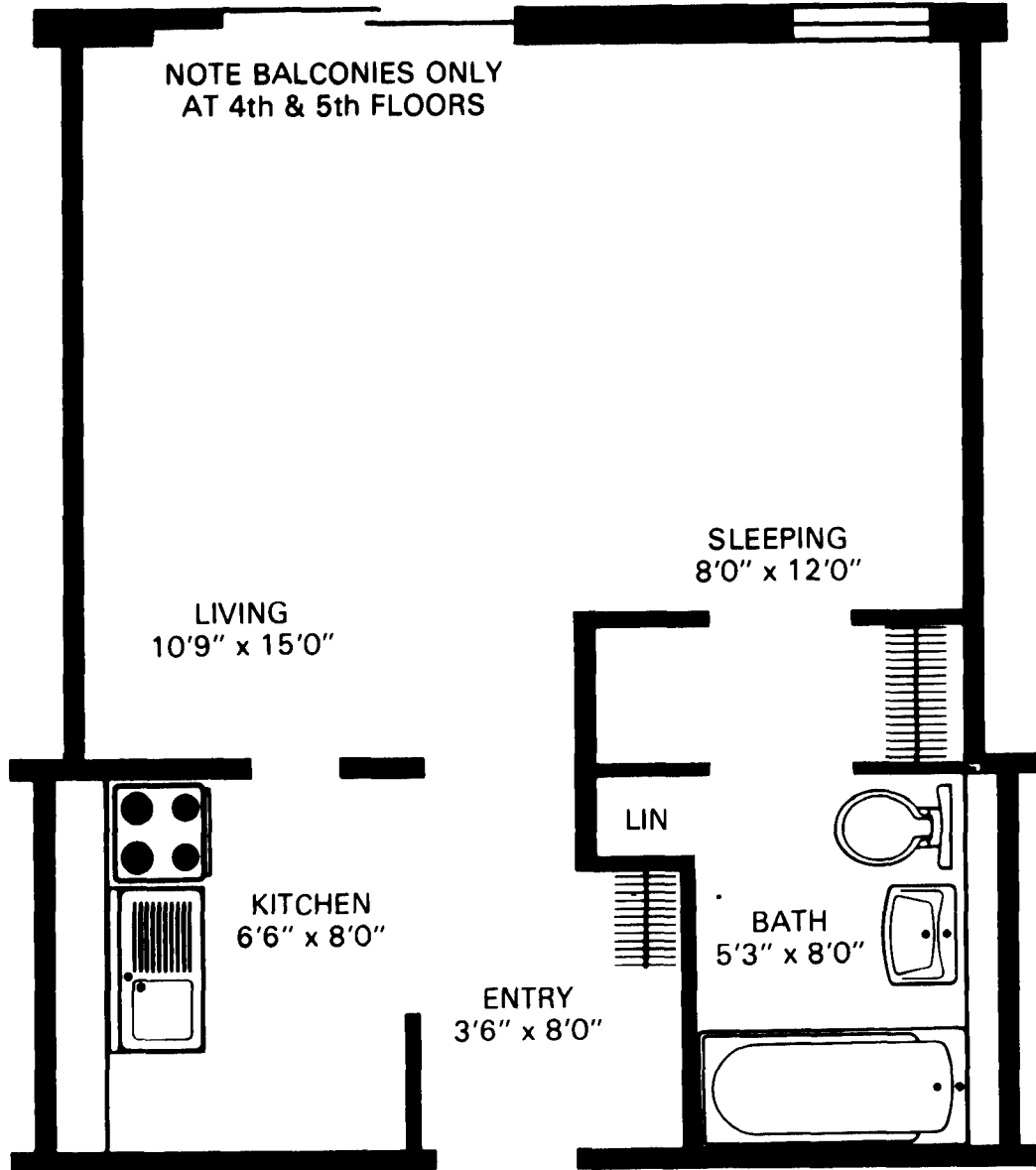


KITCHEN



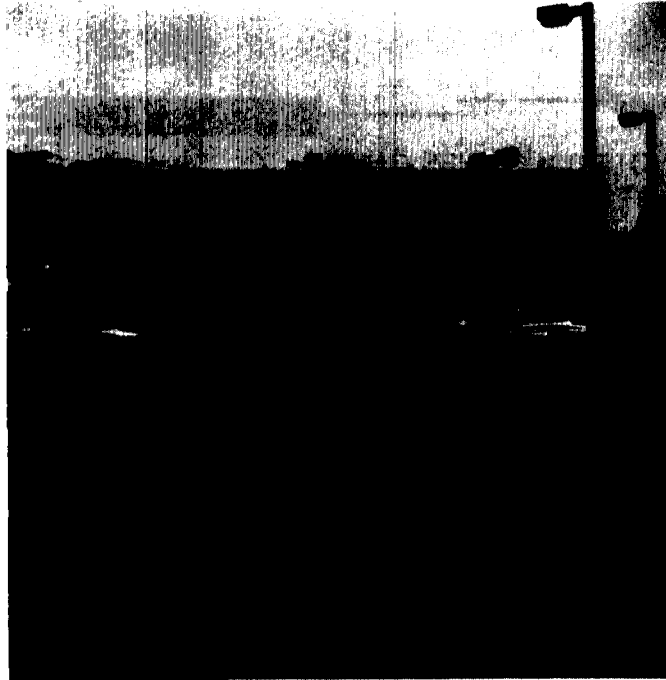
LIVING ROOM

FRIENDS GUILD WEST EFFICIENCY APARTMENT FLOOR PLAN



Size of Unit: 456 Square Feet

**GRUNDY HALL
DOYLESTOWN TOWNSHIP, PENNSYLVANIA**



Owner : Bucks County Housing Authority
Bucks County, Pennsylvania
Profit/Non-Profit : Non-Profit
Management Organ. : Bucks County Housing Authority
Bucks County, Pennsylvania
Agency Sponsor : Department of Housing and Urban Development
Type of Financing : County Tax Exempt Bonds
Type of Project : Elderly **Size of Lot** 4 Acres

Buildings

Number	: 1	Gross Square Feet	: 121,000
Type	: High-rise	Net Rentable Square Feet	: 86,640
Stories	: 6		
Units	: 152	Units per Acre	: 38
Initial Occupancy	: March 1979		

GRUNDY HALL DESCRIPTION OF LIVING UNITS

<u>Number of units</u>	<u>Type of Unit</u>		<u>Size (Sq. ft.)</u>	<u>Gross rent^a</u>
	<u>Bedrooms</u>	<u>Baths</u>		
144	1	1	560	\$384
8	2	1	750	\$437
<u>152</u>				

^aAs of June 30, 1980; includes the cost of utilities.

Occupancy Rate at June 30, 1980:	100 percent
Number of Tenants at June 30, 1980:	172
Average Number of Persons per Unit:	1-Bedroom—1.1 persons 2-Bedroom—2.0 persons
Number of Bedrooms per Acre:	40

**Unit Equipment, Special Features
and Amenities:**

Air conditioning (Rooms pre-wired and sleeved to receive tenant owned air conditioners;
Central air conditioning of common areas.)

Range
Refrigerator
Window blinds
Window drapes
Carpeting
Emergency call system

Common Project Features:

Sky-lighted central lounge area (850 sq. ft.)
3 community rooms, including one with kitchen (2,800 sq. ft.)
Conference room
Laundry
Nurse office
Assorted lounge areas
Paved parking for 80 cars.

GRUNDY HALL



SKY—LIGHTED LOUNGE AREA

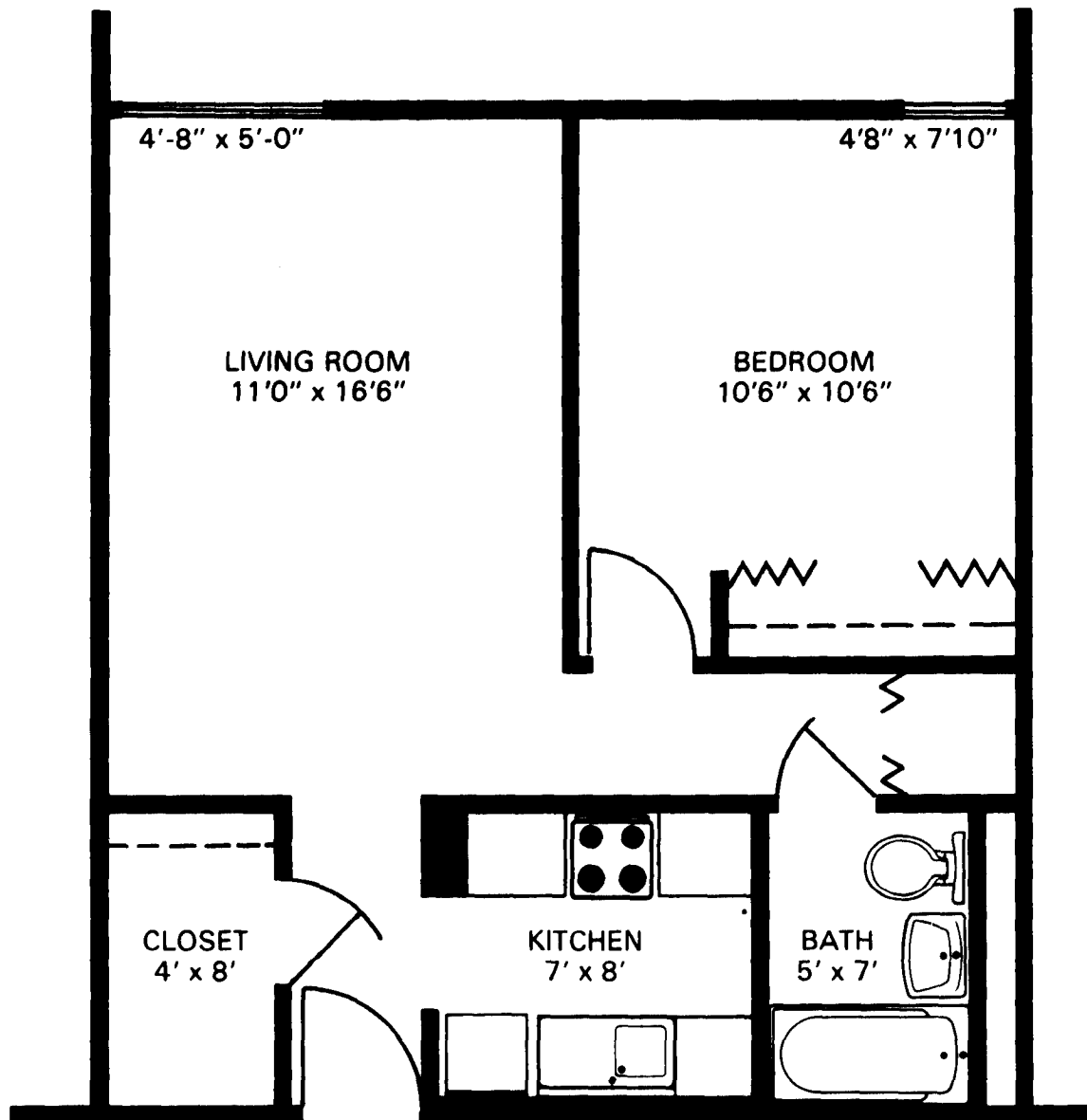


LIVING ROOM



HANDICAPPED KITCHEN

**GRUNDY HALL
ONE BEDROOM APARTMENT FLOOR PLAN**



Size of Unit: 560 Square Feet

HAZLEWOOD APARTMENTS HAZLETON, PENNSYLVANIA



Owner : Hazleton Associates
 Philadelphia, Pennsylvania
Profit/Non-Profit : Profit — Nonsyndicated
Management Organ. : Interstate Realty Management Company
 Pleasantville, New Jersey
Sponsoring Agency : Pennsylvania Housing Finance Agency
Type of Financing : Tax Exempt Bonds
Type of Project : Elderly **Size of Lot** 8.4 acres

Buildings

Number	: 8	Gross Square Feet	: 67,962
Type	: Semi-detached	Net Rentable Square Feet	: 61,300
Stories	: 1		
Units	: 100	Units per Acre	: 12
Initial Occupancy	: June 1978		

HAZLEWOOD APARTMENTS DESCRIPTION OF LIVING UNITS

Number of units	Type of unit		Size (Sq. ft.)	Gross rent ^a
	Bedrooms	Baths		
100	1	1	613	\$377

^aAs of June 30, 1980; includes the cost of utilities.

Occupancy Rate at June 30, 1980:	100 percent
Number of Tenants at June 30, 1980:	101
Average Number of Persons per Unit:	1
Number of Bedrooms per Acre:	12

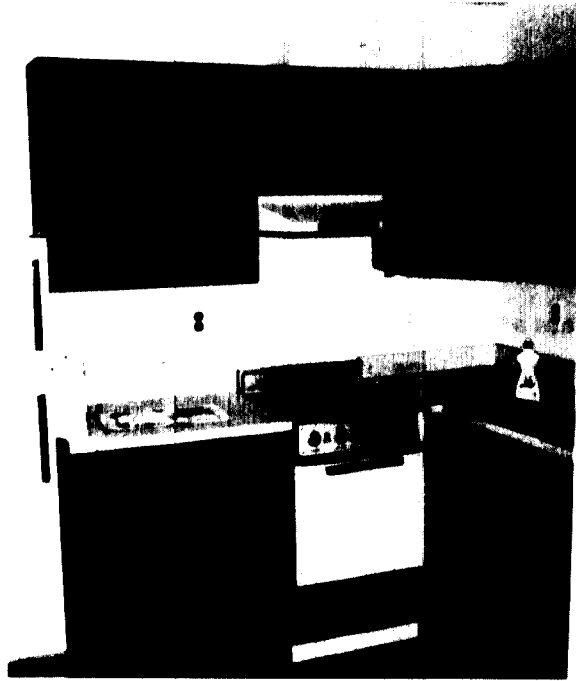
**Unit Equipment, Special Features
and Amenities:**

- Unit air conditioning
- Range
- Refrigerator
- Garbage disposal
- Bathroom vanity
- Carpeting
- Emergency call system

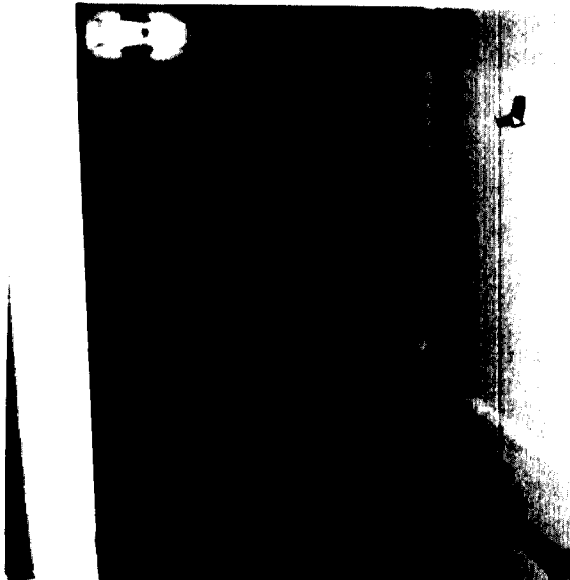
Common Project Features:

- Community room including kitchen (960 sq. ft.)
- Laundry
- Paved parking for 106 cars

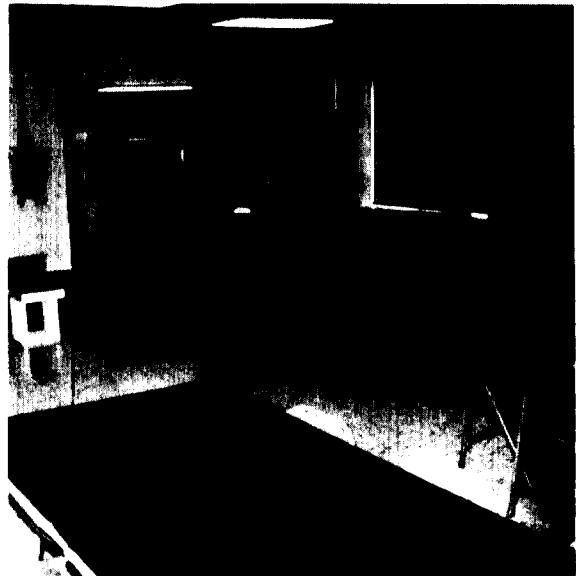
HAZLEWOOD APARTMENTS



KITCHEN

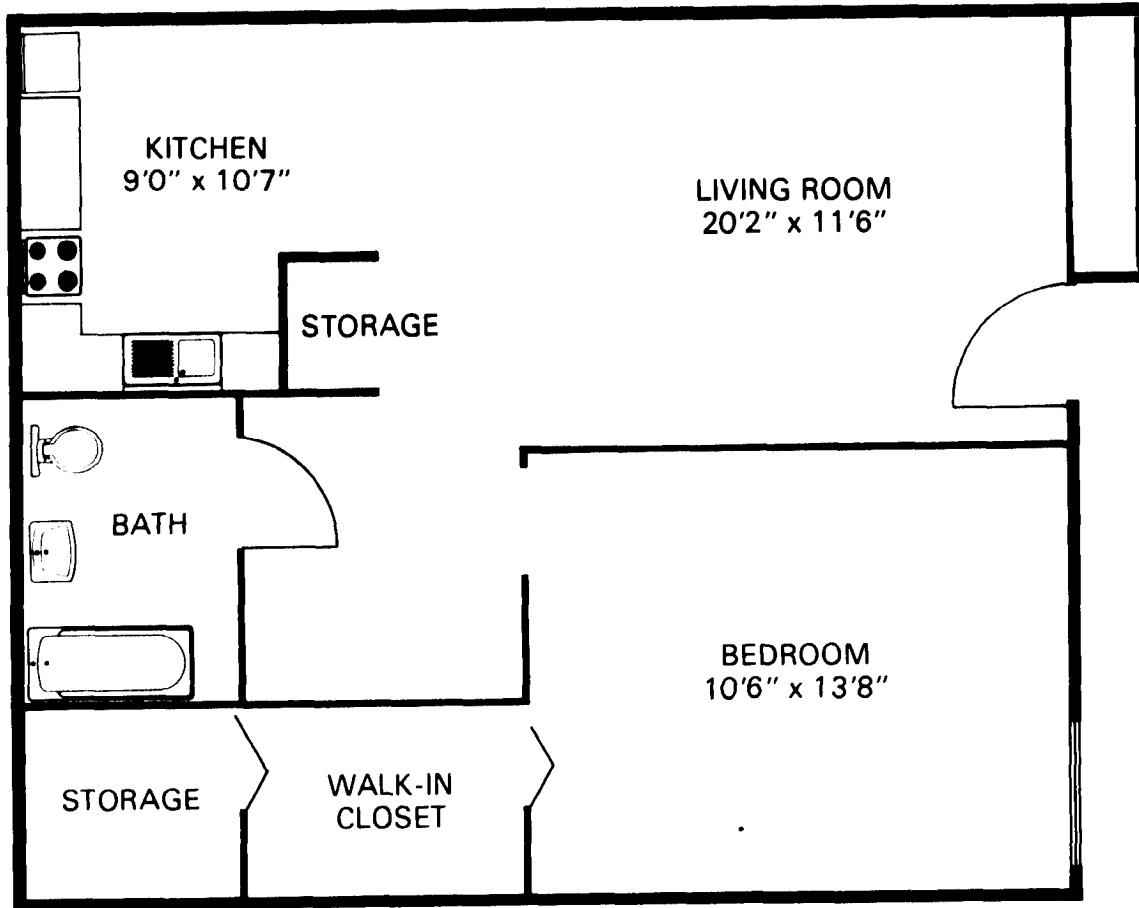


BATHROOM



COMMUNITY ROOM

HAZELWOOD APARTMENTS ONE BEDROOM APARTMENT FLOOR PLAN



Size of Unit: 613 Square Feet

**LUTHERAN MANOR
BETHLEHEM, PENNSYLVANIA**



Owner : Lutheran Manor of the Lehigh Valley, Inc.
Bethlehem, Pennsylvania

Profit/Non-Profit : Non-Profit

Management Organ. : Lutheran Manor of the Lehigh Valley, Inc.
Bethlehem, Pennsylvania

Sponsoring Agency : Department of Housing and Urban Development

Type of Financing : FHA-Insured Loan

Type of Project : Elderly **Size of Lot** 2.7 acres

Buildings

Number	: 1	Gross Square Feet	: 129,680
Type	: High-rise	Net Rentable Square Feet	: 95,929
Stories	: 11		
Units	: 196	Units per Acre	: 73

Initial Occupancy : November 1978

LUTHERAN MANOR DESCRIPTION OF LIVING UNITS

Number of units	Type of unit		Size (Sq. ft.)	Gross rent ^a
	Bedrooms	Baths		
10	0	1	387	\$289
185	1	1	477	\$343
<u>1^b</u>	2	1	719	
196				

^aAs of June 30, 1980; includes the cost of utilities.

^bThis unit is occupied by the maintenance man.

Occupancy Rate at June 30, 1980:	100 percent
Number of Tenants at June 30, 1980:	215
Average Number of Persons per Unit:	Efficiency—1.0 persons 1-bedroom—1.1 persons
Number of Bedrooms per Acre:	73

**Unit Equipment, Special Features
and Amenities:**

- Central air conditioning
- Range
- Refrigerator
- Garbage disposal
- Bathroom vanity
- Window shades
- Carpeting
- Emergency call system

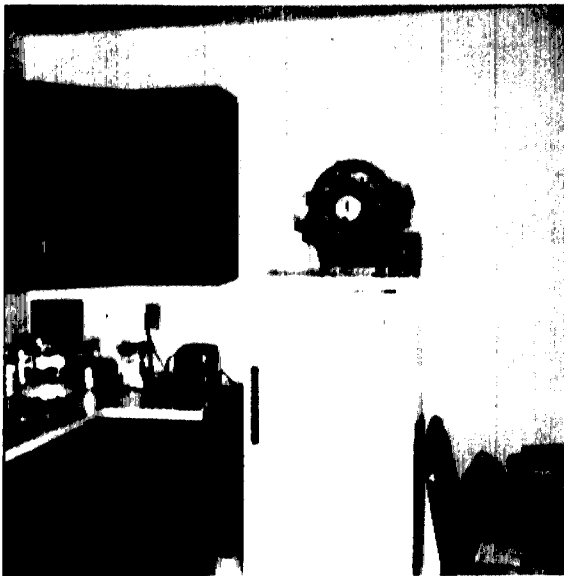
Common Project Features:

- Community room with kitchen (2,658 sq. ft.)
- Ceramics room
- Laundry
- Paved parking for 51 cars.

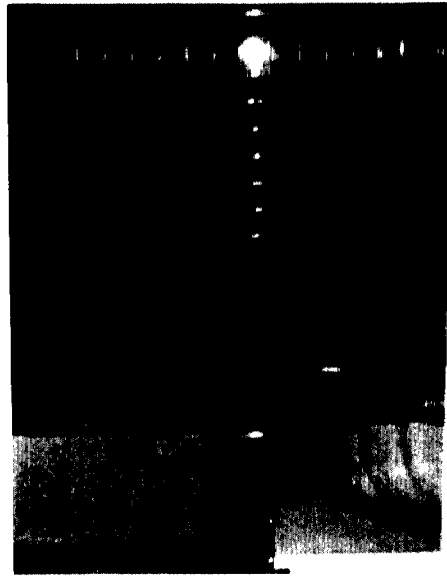
LUTHERAN MANOR



BEDROOM

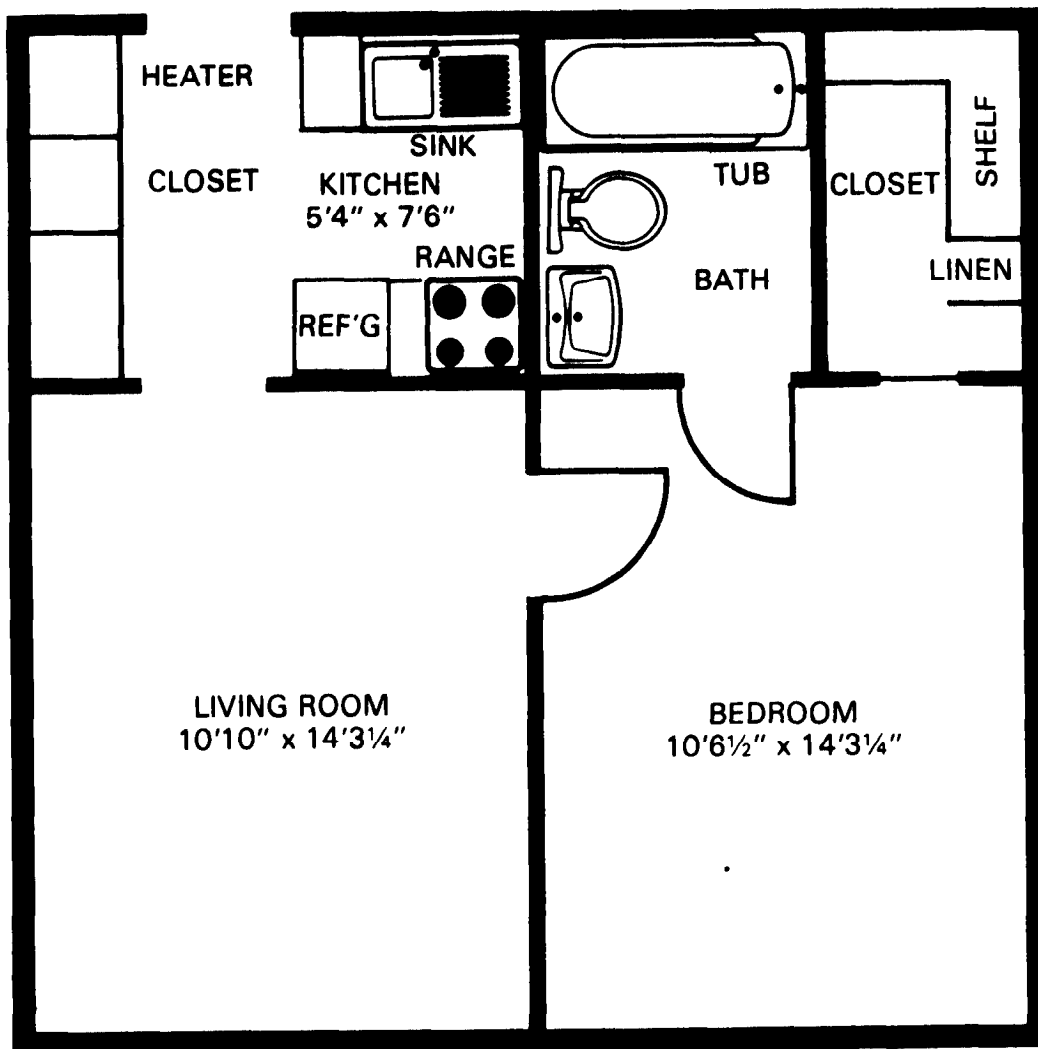


KITCHEN



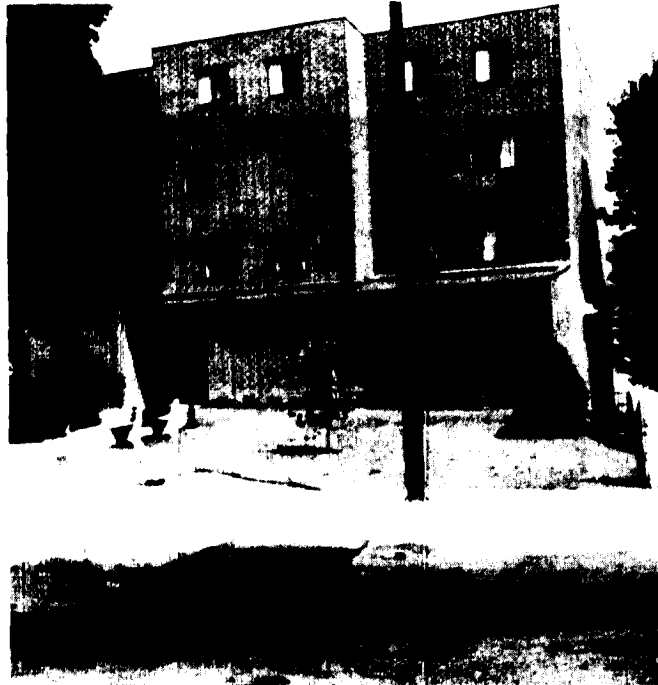
BATHROOM

**LUTHERAN MANOR
ONE BEDROOM APARTMENT FLOOR PLAN**



Size of Unit: 477 Square Feet

MOUNTAIN VIEW APARTMENTS SLATINGTON, PENNSYLVANIA



Owner : LeHigh Housing Development Corporation -
 Allentown, Pennsylvania
Profit/Non-Profit : Non-Profit
Management Organ. : LeHigh Housing Development Corporation -
 Allentown, Pennsylvania
Sponsoring Agency : Farmers Home Administration
Type of Financing : Section 515 Direct Loan for Rural Areas
Type of Project : Elderly **Size of Lot** : 0.5 acres

Buildings

Number	: 1	Gross Square Feet	: 30,500
Type	: High-rise	Net Rentable Square Feet	: 22,264
Stories	: 5		
Units	: 44	Units per Acre	: 88
Initial Occupancy	: April 1979		

MOUNTAIN VIEW APARTMENTS DESCRIPTION OF LIVING UNITS

<u>Number of units</u>	<u>Type of unit</u>		<u>Size (Sq. ft.)</u>	<u>Gross rent^a</u>
	<u>Bedrooms</u>	<u>Baths</u>		
44	1	1	506	\$363

^aAs of June 30, 1980; includes the cost of utilities.

Occupancy Rate at June 30, 1980:	100 percent
Number of Tenants at June 30, 1980:	48
Average Number of Persons per Unit:	1.09 persons
Number of Bedrooms per Acre:	88

**Unit Equipment, Special Features
and Amenities:**

- Range
- Refrigerator
- Emergency call system

Common Project Features:

- Community room including kitchen (735 sq. ft.)
- Laundry
- Paved parking for 19 cars.

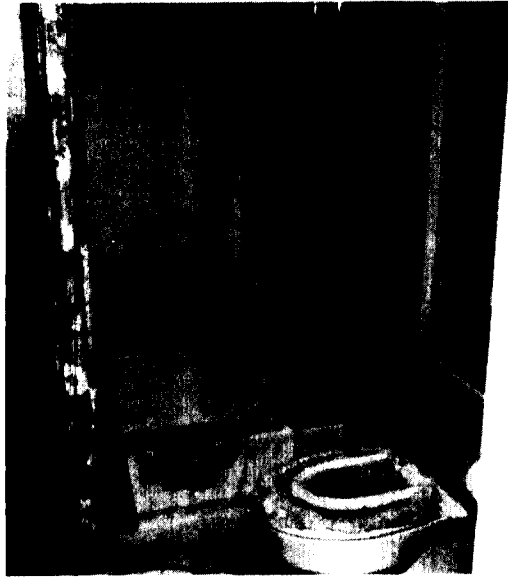
MOUNTAIN VIEW APARTMENTS



LIVING ROOM

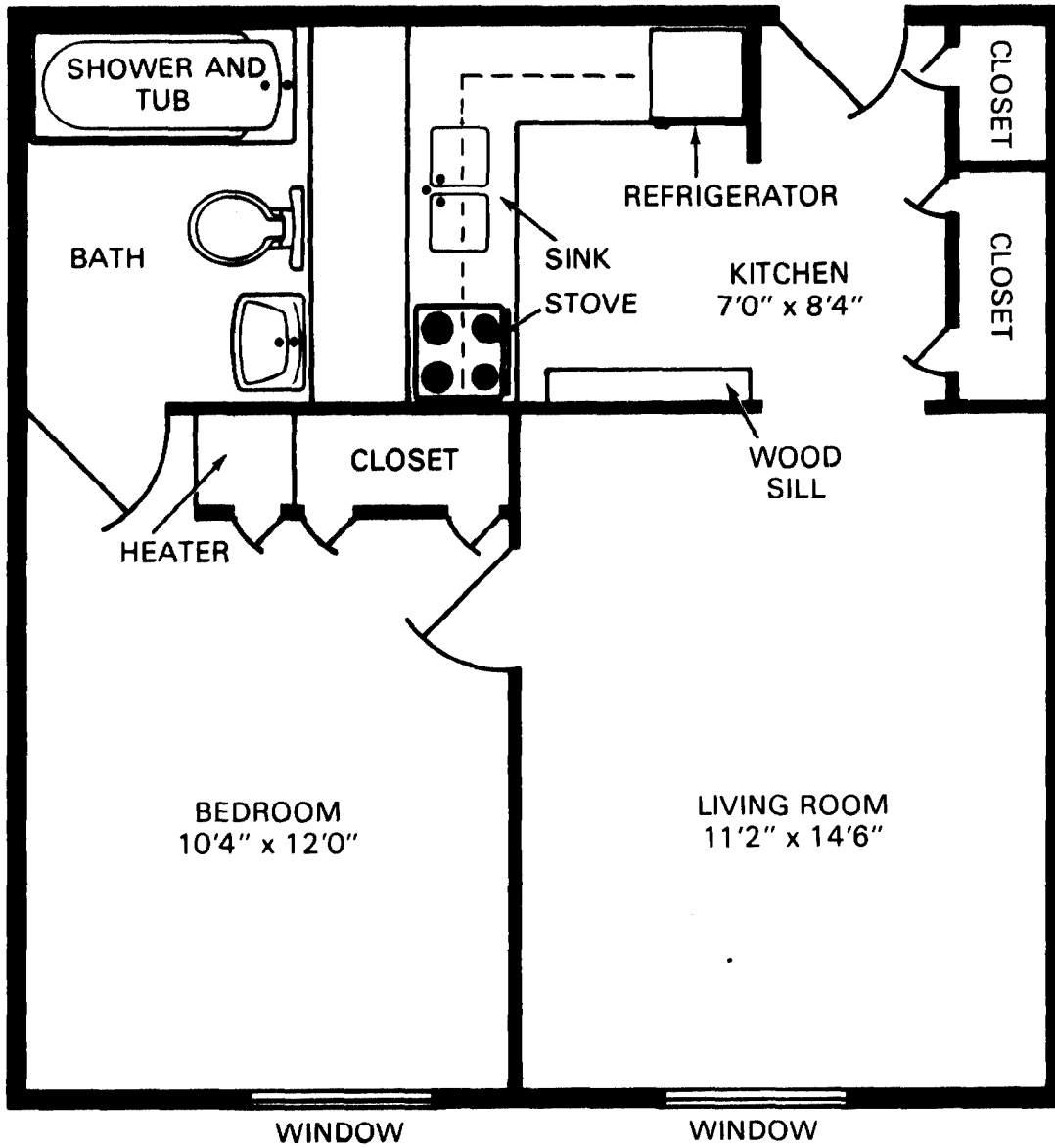


BEDROOM



BATHROOM

MOUNTAIN VIEW APARTMENTS ONE-BEDROOM APARTMENT FLOOR PLAN



Size of Unit: 506 Square Feet

MARKET SQUARE APARTMENTS POTTSVILLE, PENNSYLVANIA



Owner : Market Square Limited Partnership,
 Trenton, New Jersey
Profit/Non-Profit : Profit — Syndicated
Management Organ. : Westgate Management Company
 Trenton, New Jersey
Sponsoring Agency : Department of Housing and Urban Development
Type of Financing : FHA-Insured Loan
Type of Project : Family **Size of Lot** 3.8 acres

Buildings

Number	: 4	Gross Square Feet	: 114,273
Type	: Walkup	Net Rentable Square Feet	: 90,960
Stories	: 3		
Units	: 120	Units per Acre	: 32
Initial Occupancy	: August 1978		

MARKET SQUARE APARTMENTS DESCRIPTION OF LIVING UNITS

Number of units	Type of unit		Size (Sq. ft.)	Gross rent ^a
	Bedrooms	Baths		
72	1	1	695	\$303
12	2	1	785	\$348
<u>36</u>	3	1	875	\$422
120				

^aAs of June 30, 1980; includes the cost of utilities.

Occupancy Rate at June 30, 1980:	100 percent
Number of Tenants at June 30, 1980:	229
Average Number of Persons per Unit:	1-Bedroom—1.0 persons 2-Bedroom—2.0 persons 3-Bedroom—3.6 persons

Number of Bedrooms per Acre: 54

**Unit Equipment, Special Features
and Amenities:**

- Unit air conditioning
- Range
- Refrigerator
- Blinds
- Carpeting

Common Project Features:

- 8 laundry rooms
- Playground
- Paved parking for 120 cars

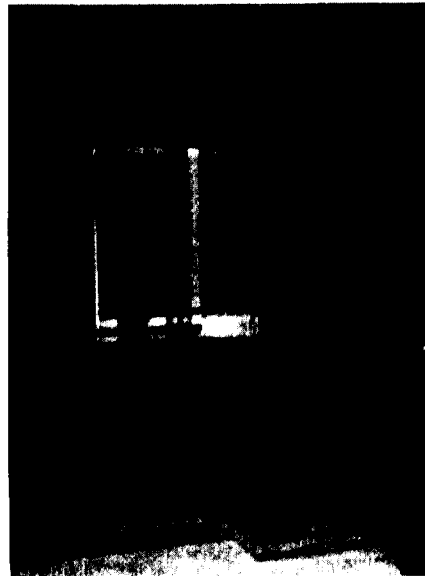
MARKET SQUARE APARTMENTS



BEDROOM



BATHROOM



BEDROOM

COMPTON TOWNE II WILMINGTON, DELAWARE



Owner : Compton Towne Associates, with Leon N. Weiner and Associates, Inc. a Limited Partnership
 Wilmington, Delaware
Profit/Non-Profit Management Organ. : Profit — Syndicated
 North Delaware Realty, a wholly-owned subsidiary of Leon N. Weiner and Associates, Inc.
 Wilmington, Delaware
Sponsoring Agency : Delaware State Housing Authority
Type of Financing : State Tax Exempt Bonds
Type of Project : Family **Size of Lot** 3.5 acres

Buildings

Number	: 14	Gross Square Feet	: 149,280
Type	: Townhouse	Net Rentable Square Feet	: 149,280
Stories	: 2		
Units	: 76	Units per Acre	: 22

Initial Occupancy : February 1979

COMPTON TOWNE II DESCRIPTION OF LIVING UNITS

Number of units	Type of unit		Size (Sq. ft.)	Gross rent ^a
	Bedrooms	Baths		
48	3	1.5	1,920	\$509
<u>28</u>	4	1.5	2,040	\$566
76				

a/ As of June 30, 1980; includes the cost of utilities.

Occupancy Rate at June 30, 1980: 100 percent

Number of Tenants at June 30, 1980: 324

Average Number of Persons per Unit:
 3-bedroom—3.7 persons
 4-bedroom—5.2 persons

Number of Bedrooms per Acre: 73

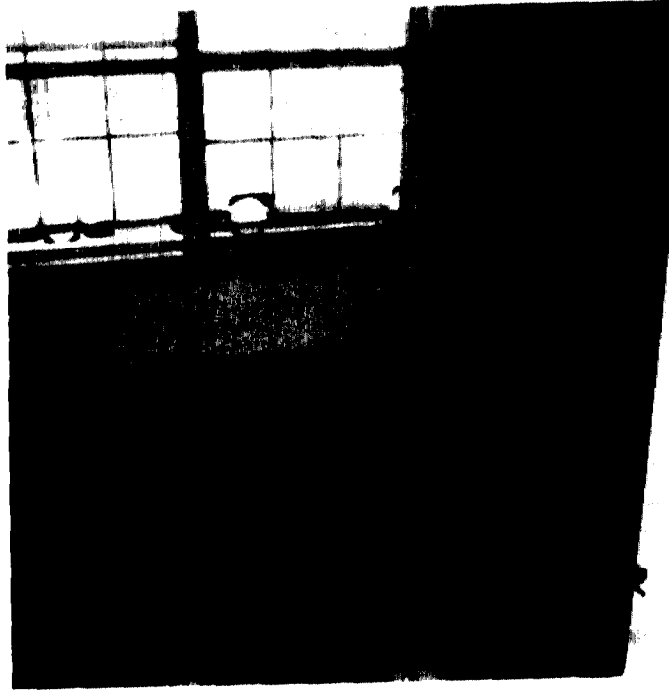
**Unit Equipment, Special Features
and Amenities:**

- Range
- Refrigerator
- Garbage disposal
- Ceramic tile bath
- Window shades
- Hardwood floors
- Basement
- Fenced rear yard with individual patio

Common Project Features:

- Paved parking for 96 cars.

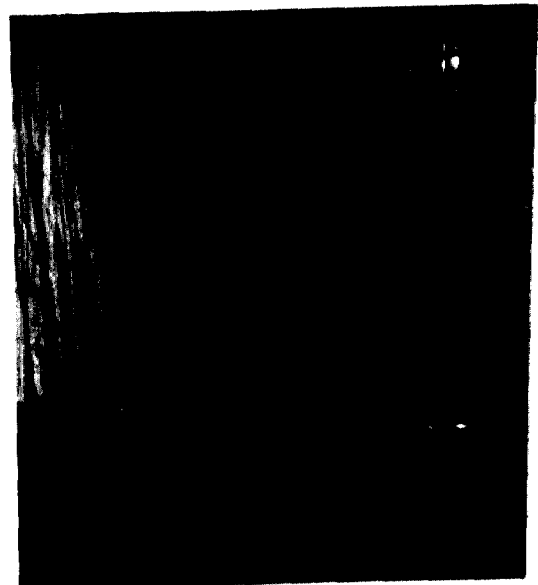
COMPTON TOWNE II



HARDWOOD FLOOR

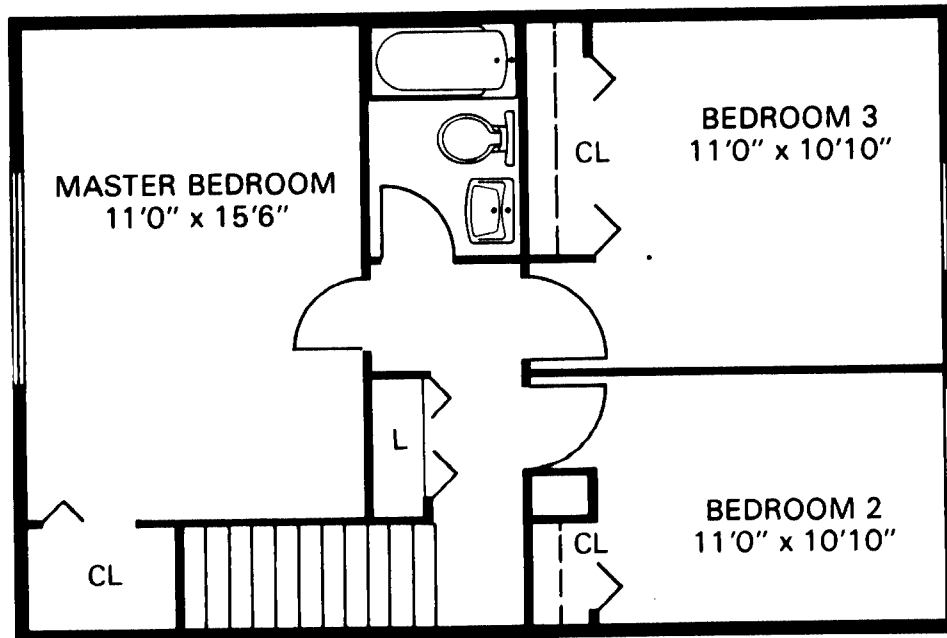
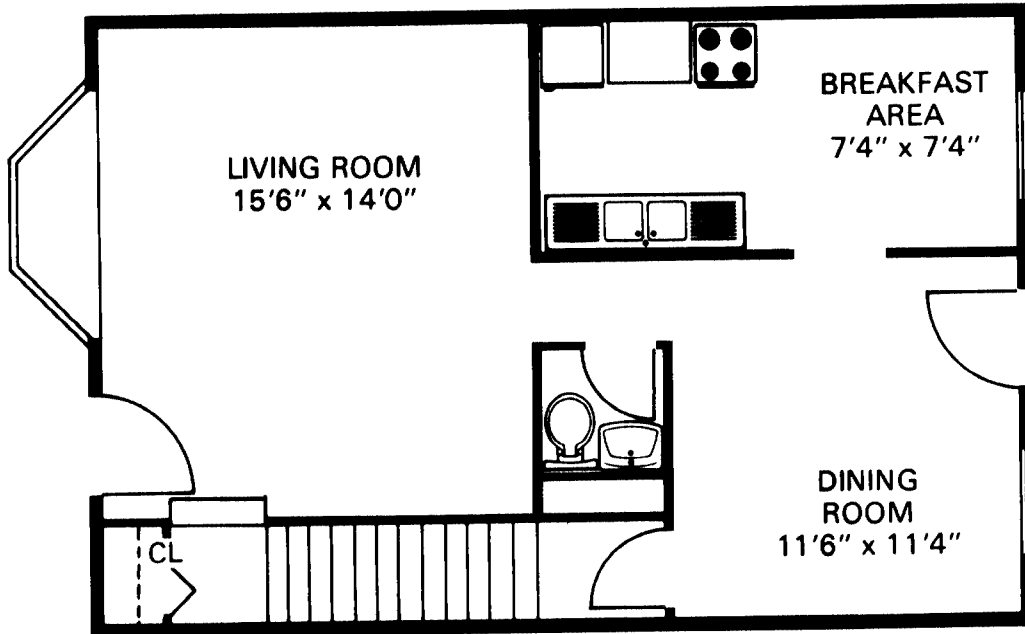


OUTSIDE VIEW



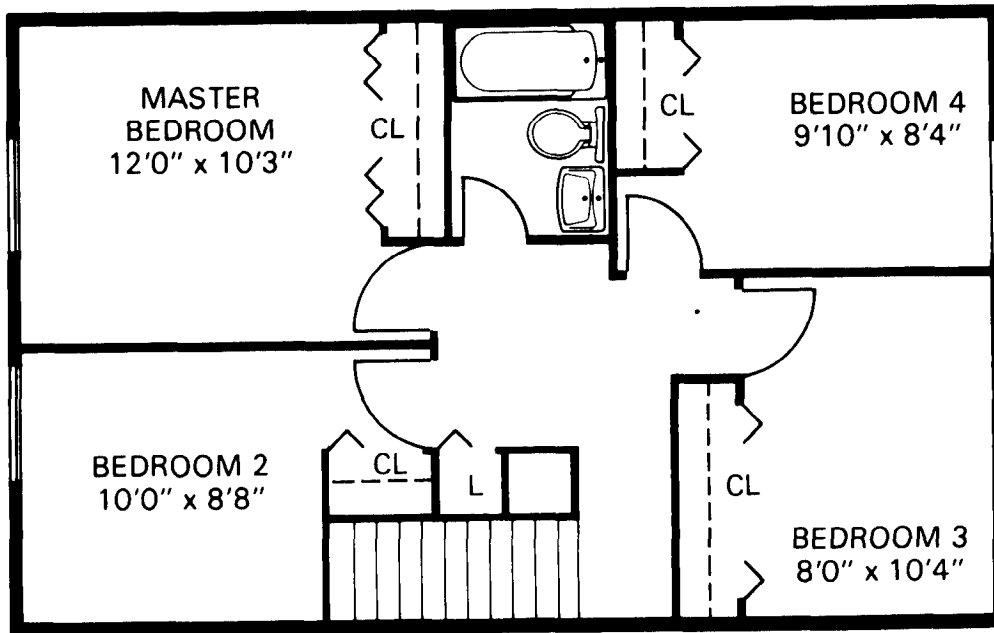
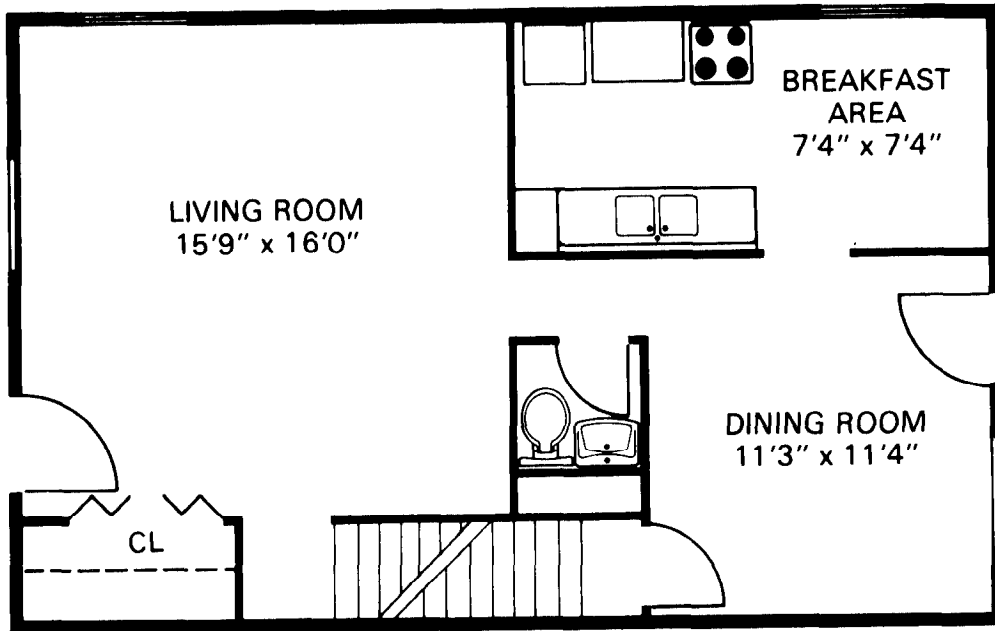
CERAMIC TILE BATH

COMPTON TOWNE II THREE-BEDROOM TOWNEHOUSE APARTMENT FLOOR PLAN



Size of Unit: 1,920 Square Feet

COMPTON TOWNE II FOUR-BEDROOM TOWNHOUSE APARTMENT FLOOR PLAN



Size of Unit: 2,040 Square Feet





