

## Annual Property Operating Data

<b>Name:</b> Casa Magna	<b>Price:</b> \$11,501,000
<b>Location:</b> 2555-2567 Foothill Blvd	<b>Down Payment:</b> \$3,748,000
<b>Type of Property:</b> 61 Apartments	<b>Loan:</b> \$8,225,000

### ASSESSED APPRAISED VALUES

<b>Land:</b>	\$ 4,200,000
<b>Improvements:</b>	\$10,035,000
<b>Personal Property:</b>	\$ 100,000
<b>Total:</b>	\$14,335,000

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<b>1st LOAN</b>	<b>\$8,225,000</b>	<b>30 years</b>	<b>5.5%</b>	<b>\$46,700 monthly</b>
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Annual Income/ Expense	EXISTING	MARKET
Rental Income	\$1,155,431	\$1,660,200
Parking & Storage Income	\$ 11,400	\$ 11,400
Laundry Income	\$ 21,600	\$ 21,600
<b>Total Income</b>	<b>\$1,188,431</b>	<b>\$1,639,200</b>
Expense		
Vacancy	\$ 31,000	\$ 31,000
Security & Fire Expenses	\$ 4,000	\$ 4,000
Maintenance and Reserve	\$ 18,000	\$ 18,000
Marketing	\$ 1,200	\$ 1,200
Property Insurance	\$ 21,480	\$ 21,480
Management Services	\$ 31,000	\$ 31,000
Utilities		
Electric and Gas	\$ 13,593	\$ 13,593
Water & Sewer	\$ 32,818	\$ 32,818
Garbage	\$ 41,279	\$ 41,279
Taxes		
City of Oakland- Business Taxes	\$ 14,346	\$ 14,346
City of Oakland- RAP Taxes	\$ 6,161	\$ 6,161
Property Taxes	\$ 168,425	\$ 168,425
<b>Total Operating Expenses</b>	<b>\$ 383,302</b>	<b>\$ 383,302</b>
<b>Net Operating Income</b>	<b>\$ 805,129</b>	<b>\$ 1,309,898</b>
<b>Less Debt Service</b>	<b>\$ 588,336</b>	<b>\$ 588,336</b>
<b>Cash Flow</b>	<b>\$ 216,793</b>	<b>\$ 721,562</b>

The above income and expenses are only estimates because of occupancy changes and renovation. Although the information contained herein is deemed reliable, no representations of any kind, expressed or implied are being made as to the accuracy of such information. All the data in this prospectus are estimates and approximations to include square footage. Any prospective purchaser and their tax and legal advisor should carefully verify all information contained herein and conduct an independent investigation to include engaging contractors and engineers to complete inspections. Seller bears no liability of any errors, inaccuracies, or omissions.

## RENT ROLL

Property	Tenant Name	Unit	Unit Type	Rent Charges	Market Rent
2555-2567 Foothill/Casa Magna		2555-100	2/1.0	2,729.00	2,729
2555-2567 Foothill/Casa Magna		2555-102	2/1.0	1,199.23	2,729
2555-2567 Foothill/Casa Magna		2555-104	studio	1,532.38	1,846
2555-2567 Foothill/Casa Magna		2555-106	1/1.0	979.63	2,225
2555-2567 Foothill/Casa Magna		2555-110	studio	1,329.22	1,846
2555-2567 Foothill/Casa Magna		2555-112	1/1.0	1,595.00	2,225
2555-2567 Foothill/Casa Magna		2555-114	2/1.0	1,942.38	2,729
2555-2567 Foothill/Casa Magna		2555-116	2/1.0	1,995.00	2,729
2555-2567 Foothill/Casa Magna		2555-200	2/1.0	2,028.09	2,729
2555-2567 Foothill/Casa Magna		2555-202	2/1.0	1,895.00	2,729
2555-2567 Foothill/Casa Magna		2555-204	* 1/1.0	1,642.00	2,225
2555-2567 Foothill/Casa Magna		2555-206	studio	1,532.38	1,846
2555-2567 Foothill/Casa Magna		2555-208	2/1.0	1,215.67	2,729
2555-2567 Foothill/Casa Magna		2555-210	studio	806.92	1,846
2555-2567 Foothill/Casa Magna		2555-212	studio	1,345.00	1,846
2555-2567 Foothill/Casa Magna		2555-214	1/1.0	1,408.85	2,225
2555-2567 Foothill/Casa Magna		2555-216	studio	1,995.00	1,846
2555-2567 Foothill/Casa Magna		2555-300	2/1.0	1,252.95	2,729
2555-2567 Foothill/Casa Magna		2555-302	* 1/1.0	1,859.00	2,225
2555-2567 Foothill/Casa Magna		2555-304	1/1.0	1,634.88	2,225
2555-2567 Foothill/Casa Magna		2555-306	studio	1,395.00	1,846
2555-2567 Foothill/Casa Magna		2555-308	* 2/1.0	2,360.00	2,729
2555-2567 Foothill/Casa Magna		2555-310	1/1.0	958.18	2,225
2555-2567 Foothill/Casa Magna		2555-312	studio	1,395.00	1,846
2555-2567 Foothill/Casa Magna		2555-314	2/1.0	1,995.00	2,729
2555-2567 Foothill/Casa Magna		2555-316	2/1.0	1,995.00	2,729
2555-2567 Foothill/Casa Magna		2567-101	studio	1,472.77	1,846
2555-2567 Foothill/Casa Magna		2567-103	1/1.0	1,595.00	2,225
2555-2567 Foothill/Casa Magna		2567-105	studio	892.97	1,846
2555-2567 Foothill/Casa Magna		2567-107	2/1.0	1,345.00	2,729
2555-2567 Foothill/Casa Magna		2567-109	1/1.0	1,995.00	2,225
2555-2567 Foothill/Casa Magna		2567-111	2/1.0	2,147.38	2,729
2555-2567 Foothill/Casa Magna		2567-117	2/1.0	1,252.32	2,729
2555-2567 Foothill/Casa Magna		2567-119	1/1.0	1,408.85	2,225
2555-2567 Foothill/Casa Magna		2567-121	studio	869.27	1,846
2555-2567 Foothill/Casa Magna		2567-123	studio	1,327.38	1,846
2555-2567 Foothill/Casa Magna		2567-125	1/1.0	1,013.15	2,225
2555-2567 Foothill/Casa Magna		2567-201	studio	1,345.00	1,846
2555-2567 Foothill/Casa Magna		2567-203	studio	837.65	1,846
2555-2567 Foothill/Casa Magna		2567-205	1/1.0	1,634.88	2,225
2555-2567 Foothill/Casa Magna		2567-207	studio	1,495.00	1,846
2555-2567 Foothill/Casa Magna		2567-209	2/1.0	1,942.38	2,729
2555-2567 Foothill/Casa Magna		2567-211	2/1.0	2,249.88	2,729
2555-2567 Foothill/Casa Magna		2567-215	1/1.0	1,557.88	2,225
2555-2567 Foothill/Casa Magna		2567-217	2/1.0	1,781.21	2,729

2555-2567 Foothill/Casa Magna	2567-219		1/1.0	1,595.00	2,225
2555-2567 Foothill/Casa Magna	2567-221		studio	1,532.38	1,846
2555-2567 Foothill/Casa Magna	2567-223		studio	837.65	1,846
2555-2567 Foothill/Casa Magna	2567-225	*	1/1.0	1,950.00	2,225
2555-2567 Foothill/Casa Magna	2567-301		studio	1,120.02	1,846
2555-2567 Foothill/Casa Magna	2567-303		1/1.0	1,361.21	2,225
2555-2567 Foothill/Casa Magna	2567-305		studio	1,367.20	1,846
2555-2567 Foothill/Casa Magna	2567-307		1/1.0	986.92	2,225
2555-2567 Foothill/Casa Magna	2567-309		2/1.0	2,044.88	2,729
2555-2567 Foothill/Casa Magna	2567-311		2/1.0	2,147.38	2,729
2555-2567 Foothill/Casa Magna	2567-315		2/1.0	1,942.38	2,729
2555-2567 Foothill/Casa Magna	2567-317		2/1.0	2,147.38	2,729
2555-2567 Foothill/Casa Magna	2567-319		studio	893.25	1,846
2555-2567 Foothill/Casa Magna	2567-321		1/1.0	1,595.00	2,225
2555-2567 Foothill/Casa Magna	2567-323		studio	885.79	1,846
2555-2567 Foothill/Casa Magna	2567-325		1/1.0	1,683.92	2,225
Parking Income				950	950
Laundry Income				1,800	1,800
				<u>\$97,019.09</u>	<u>\$141,100</u>

# California Affordable Housing Group LP Profit & Loss

January 2023 through December 2023

	<u>Jan 23</u>	<u>Feb 23</u>	<u>Mar 23</u>	<u>Apr 23</u>
Ordinary Income/Expense				
Income				
Rental Income	92,825.66	82,507.40	89,775.71	98,143.90
Parking & Storage Income	1,628.45	831.66	1,246.17	704.95
Laundry Income	1,800.00	1,800.00	1,800.00	1,800.00
<b>Total Income</b>	<u>96,254.11</u>	<u>85,139.06</u>	<u>92,821.88</u>	<u>100,648.85</u>
Utilities				
Waste removal	2,470.80	3,287.52	3,287.52	3,287.52
Gas & Electricity	865.56	974.07	1,067.30	994.18
Water & Sewer	0.00	5,493.57	0.00	5,735.94
<b>Total Utilities</b>	<u>3,336.36</u>	<u>9,755.16</u>	<u>4,354.82</u>	<u>10,017.64</u>
Insurance				
Property Insurance	5,370.00	0.00	0.00	5,370.00
<b>Total Insurance</b>	<u>5,370.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,370.00</u>
Taxes				
PropertyTaxes	0.00	0.00	84,212.50	0.00
City of Oakland- Business Licen	0.00	0.00	0.00	14,346.00
City of Oakland- RAP	0.00	0.00	0.00	6,161.00
<b>Total Taxes</b>	<u>0.00</u>	<u>0.00</u>	<u>84,212.50</u>	<u>20,507.00</u>
<b>Total Expense</b>	<u>8,706.36</u>	<u>9,755.16</u>	<u>88,567.32</u>	<u>35,894.64</u>
<b>Net Income</b>	<u><u>87,547.75</u></u>	<u><u>75,383.90</u></u>	<u><u>4,254.56</u></u>	<u><u>64,754.21</u></u>

# California Affordable Housing Group LP Profit & Loss

January 2023 through December 2023

	<u>May 23</u>	<u>Jun 23</u>	<u>Jul 23</u>	<u>Aug 23</u>
Ordinary Income/Expense				
Income				
Rental Income	92,583.72	87,733.91	95,717.88	98,827.75
Parking & Storage Income	1,061.92	846.74	885.98	1,024.31
Laundry Income	1,800.00	1,800.00	1,800.00	1,800.00
Total Income	<u>95,445.64</u>	<u>90,380.65</u>	<u>98,403.86</u>	<u>101,652.06</u>
Utilities				
Waste removal	3,287.52	3,287.52	3,287.52	3,287.52
Gas & Electricity	980.57	960.62	1,065.86	1,271.31
Water & Sewer	0.00	5,408.92	0.00	5,324.18
Total Utilities	<u>4,268.09</u>	<u>9,657.06</u>	<u>4,353.38</u>	<u>9,883.01</u>
Insurance				
Property Insurance	0.00	0.00	5,370.00	0.00
Total Insurance	<u>0.00</u>	<u>0.00</u>	<u>5,370.00</u>	<u>0.00</u>
Taxes				
Property Taxes	0.00	0.00	0.00	0.00
City of Oakland- Business Licen	0.00	0.00	0.00	0.00
City of Oakland- RAP	0.00	0.00	0.00	0.00
Total Taxes	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expense	<u>4,268.09</u>	<u>9,657.06</u>	<u>9,723.38</u>	<u>9,883.01</u>
Net Income	<u><u>91,177.55</u></u>	<u><u>80,723.59</u></u>	<u><u>88,680.48</u></u>	<u><u>91,769.05</u></u>

# California Affordable Housing Group LP Profit & Loss

January 2023 through December 2023

	<u>Sep 23</u>	<u>Oct 23</u>	<u>Nov 23</u>	<u>Dec 23</u>
Ordinary Income/Expense				
Income				
Rental Income	109,509.48	100,585.93	99,980.58	107,239.08
Parking & Storage Income	1,147.94	852.38	752.39	417.11
Laundry Income	1,800.00	1,800.00	1,800.00	1,800.00
Total Income	<u>112,457.42</u>	<u>103,238.31</u>	<u>102,532.97</u>	<u>109,456.19</u>
Utilities				
Waste removal	3,287.52	3,287.52	4,610.26	4,610.26
Gas & Electricity	1,280.64	1,377.75	1,460.09	1,295.05
Water & Sewer	0.00	5,457.77	0.00	5,397.62
Total Utilities	<u>4,568.16</u>	<u>10,123.04</u>	<u>6,070.35</u>	<u>11,302.93</u>
Insurance				
Property Insurance	0.00	5,370.00	0.00	0.00
Total Insurance	<u>0.00</u>	<u>5,370.00</u>	<u>0.00</u>	<u>0.00</u>
Taxes				
Property Taxes	0.00	0.00	84,212.50	0.00
City of Oakland- Business Licen	0.00	0.00	0.00	0.00
City of Oakland- RAP	0.00	0.00	0.00	0.00
Total Taxes	<u>0.00</u>	<u>0.00</u>	<u>84,212.50</u>	<u>0.00</u>
Total Expense	<u>4,568.16</u>	<u>15,493.04</u>	<u>90,282.85</u>	<u>11,302.93</u>
Net Income	<u><u>107,889.26</u></u>	<u><u>87,745.27</u></u>	<u><u>12,250.12</u></u>	<u><u>98,153.26</u></u>

**California Affordable Housing Group LP**  
**Profit & Loss**

**January 2023 through December 2023**

**TOTAL**

Ordinary Income/Expense	
Income	
Rental Income	1,155,431.00
Parking & Storage Income	11,400.00
Laundry Income	21,600.00
Total Income	<u>1,188,431.00</u>
Utilities	
Waste removal	41,279.00
Gas & Electricity	13,593.00
Water & Sewer	32,818.00
Total Utilities	<u>87,690.00</u>
Insurance	
Property Insurance	21,480.00
Total Insurance	<u>21,480.00</u>
Taxes	
Property Taxes	168,425.00
City of Oakland- Business Licen	14,346.00
City of Oakland- RAP	6,161.00
Total Taxes	<u>188,932.00</u>
Total Expense	<u>298,102.00</u>
Net Income	<u><u>890,329.00</u></u>