

Annual Property Operating Data

Name: Kensington Manor	Price: \$6,995,000
Location: 2624 Foothill Blvd	Down Payment: \$2,100,000
Type of Property: 40 Apartments	Loan: \$4,895,000

ASSESSED APPRAISED VALUES

Land:	\$2,680,000
Improvements:	\$6,200,000
Personal Property:	\$ 95,000
Total:	\$8,975,000

1st LOAN **\$4,895,000** **30 years** **5.5%** **\$27,793 monthly**

Annual Income/ Expense	EXISTING	MARKET
Rental Income	\$677,963	\$1,004,280
Laundry Income	\$ 3,600	\$ 3,600
Total Income	\$681,563	\$1,007,880
Expenses		
Vacancy	\$ 19,000	\$ 19,000
Maintenance and Reserve	\$ 12,000	\$ 12,000
Marketing	\$ 1,200	\$ 1,200
Property Insurance	\$ 11,704	\$ 11,704
Management Services	\$ 19,000	\$ 19,000
Utilities		
Electric and Gas	\$ 7,866	\$ 7,866
Water & Sewer	\$ 17,017	\$ 17,017
Garbage	\$ 21,125	\$ 21,125
Taxes		
City of Oakland- Business Taxes	\$ 8,324	\$ 8,324
City of Oakland- RAP Taxes	\$ 2,929	\$ 2,929
Property Taxes	\$106,000	\$ 106,000
Total Operating Expenses	\$226,165	\$ 226,165
Net Operating Income	\$455,398	\$ 781,715
Less Debt Service	\$333,576	\$ 333,576
Cash Flow	\$121,882	\$ 448,199

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 of 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
2624 Foothill Blvd.		100	studio	1,846.00	\$1,846.00
2624 Foothill Blvd.		101	1/1.0	1,691.25	\$2,225.00
2624 Foothill Blvd.		102	studio	1,495.00	\$1,846.00
2624 Foothill Blvd.		103	1/1.0	1,650.00	\$2,225.00
2624 Foothill Blvd.		104	1/1.0	1,028.02	\$2,225.00
2624 Foothill Blvd.		105	studio	1,578.35	\$1,846.00
2624 Foothill Blvd.	**	106	1/1.0	2,000.00	\$2,225.00
2624 Foothill Blvd.		107	1/1.0	1,093.49	\$2,225.00
2624 Foothill Blvd.		108	studio	1,495.00	\$1,846.00
2624 Foothill Blvd.	*	109	studio	1,495.00	\$1,846.00
2624 Foothill Blvd.		110	2/1.0	1,173.13	\$2,729.00
2624 Foothill Blvd.		111	1/1.0	1,101.79	\$2,225.00
2624 Foothill Blvd.		112	1/1.0	1,075.04	\$2,225.00
2624 Foothill Blvd.		201	studio	1,445.00	\$1,846.00
2624 Foothill Blvd.		202	studio	1,495.00	\$1,846.00
2624 Foothill Blvd.		203	studio	870.77	\$1,846.00
2624 Foothill Blvd.		204	1/1.0	1,169.02	\$2,225.00
2624 Foothill Blvd.		205	1/1.0	764.35	\$2,225.00
2624 Foothill Blvd.		206	1/1.0	1,691.25	\$2,225.00
2624 Foothill Blvd.		207	studio	1,082.13	\$1,846.00
2624 Foothill Blvd.		208	studio	1,532.38	\$1,846.00
2624 Foothill Blvd.		209	1/1.0	1,463.17	\$2,225.00
2624 Foothill Blvd.		210	2/1.0	2,095.00	\$2,729.00
2624 Foothill Blvd.		211	studio	1,445.00	\$1,846.00
2624 Foothill Blvd.	*	212	1/1.0	1,940.00	\$2,225.00
2624 Foothill Blvd.		213	1/1.0	1,153.88	\$2,225.00
2624 Foothill Blvd.		301	studio	1,532.38	\$1,846.00
2624 Foothill Blvd.		302	studio	1,120.02	\$1,846.00
2624 Foothill Blvd.		303	studio	856.70	\$1,846.00
2624 Foothill Blvd.		304	1/1.0	1,071.57	\$2,225.00
2624 Foothill Blvd.		305	1/1.0	1,595.00	\$2,225.00
2624 Foothill Blvd.		306	1/1.0	880.99	\$2,225.00
2624 Foothill Blvd.		307	studio	1,445.00	\$1,846.00
2624 Foothill Blvd.		308	studio	1,445.00	\$1,846.00
2624 Foothill Blvd.		309	1/1.0	1,595.00	\$2,225.00
2624 Foothill Blvd.		310	2/1.0	1,477.30	\$2,729.00
2624 Foothill Blvd.		311	studio	1,055.20	\$1,846.00
2624 Foothill Blvd.		312	1/1.0	2,225.00	\$2,225.00
2624 Foothill Blvd.		313	1/1.0	1,793.75	\$2,225.00
2624 Foothill Blvd.		Penthouse	studio	1,495.00	\$1,846.00
Laundry Income				300.00	\$300.00
				<u>\$56,756.93</u>	<u>\$83,990</u>

**Income with proposed rental increases from the Oakland Housing Authority.
They may or may not grant the total increase requested.

**Oakland Affordable Housing Group II LP
Profit & Loss**

January 2023 through December 2023

	<u>Jan 23</u>	<u>Feb 23</u>	<u>Mar 23</u>	<u>Apr 23</u>	<u>May 23</u>	<u>Jun 23</u>	<u>Jul 23</u>
Ordinary Income/Expense							
Income							
Laundry Income	289.00	293.00	300.00	290.00	274.00	290.00	275.00
Rental Income	56,638.66	55,087.64	57,012.87	56,122.92	58,474.51	57,190.73	56,905.92
Total Income	<u>56,927.66</u>	<u>55,380.64</u>	<u>57,312.87</u>	<u>56,412.92</u>	<u>58,748.51</u>	<u>57,480.73</u>	<u>57,180.92</u>
Expenses							
Property Insurance	0.00	0.00	0.00	3,159.52	0.00	0.00	4,176.00
Total Insurance	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,159.52</u>	<u>0.00</u>	<u>0.00</u>	<u>4,176.00</u>
Utilities							
Gas and Electricity	483.50	420.00	411.63	668.99	733.28	712.44	769.14
Waste	1,638.68	1,638.68	1,638.68	1,638.68	1,638.68	1,638.68	1,638.38
Water & Sewer	0.00	2,480.82	0.00	2,704.88	0.00	2,183.64	0.00
Total Utilities	<u>2,122.18</u>	<u>4,539.50</u>	<u>2,050.31</u>	<u>5,012.55</u>	<u>2,371.96</u>	<u>4,534.76</u>	<u>2,407.52</u>
Taxes							
City of Oakland- Business Taxes	0.00	0.00	0.00	8,324.00	0.00	0.00	0.00
City of Oakland- RAP	0.00	0.00	0.00	2,929.00	0.00	0.00	0.00
Property Taxes	0.00	53,000.00	0.00	0.00	0.00	0.00	0.00
Total Taxes	<u>0.00</u>	<u>53,000.00</u>	<u>0.00</u>	<u>11,253.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expense	<u>2,122.18</u>	<u>57,539.50</u>	<u>2,050.31</u>	<u>19,425.07</u>	<u>2,371.96</u>	<u>4,534.76</u>	<u>6,583.52</u>
Net Ordinary Income	54,805.48	-2,158.86	55,262.56	36,987.85	56,376.55	52,945.97	50,597.40

**Oakland Affordable Housing Group II LP
Profit & Loss**

January 2023 through December 2023

	<u>Aug 23</u>	<u>Sep 23</u>	<u>Oct 23</u>	<u>Nov 23</u>	<u>Dec 23</u>	<u>TOTAL</u>
Ordinary Income/Expense						
Income						
Laundry Income	310.00	320.00	302.00	317.00	340.00	3,600.00
Rental Income	<u>56,950.40</u>	<u>56,941.58</u>	<u>55,852.19</u>	<u>56,156.55</u>	<u>55,877.60</u>	<u>679,211.57</u>
Total Income	<u>57,260.40</u>	<u>57,261.58</u>	<u>56,154.19</u>	<u>56,473.55</u>	<u>56,217.60</u>	<u>682,811.57</u>
Expenses						
Property Insurance	<u>0.00</u>	<u>0.00</u>	<u>4,368.48</u>	<u>0.00</u>	<u>0.00</u>	<u>11,704.00</u>
Total Insurance	0.00	0.00	4,368.48	0.00	0.00	11,704.00
Utilities						
Gas and Electricity	686.28	778.00	669.76	754.00	778.98	7,866.00
Waste	1,638.38	1,638.28	1,761.36	2,308.26	2,308.26	21,125.00
Water & Sewer	<u>3,333.23</u>	<u>0.00</u>	<u>3,069.45</u>	<u>0.00</u>	<u>3,244.98</u>	<u>17,017.00</u>
Total Utilities	<u>5,657.89</u>	<u>2,416.28</u>	<u>5,500.57</u>	<u>3,062.26</u>	<u>6,332.22</u>	<u>46,008.00</u>
Taxes						
City of Oakland- Business Taxes	0.00	0.00	0.00	0.00	0.00	8,324.00
City of Oakland- RAP	0.00	0.00	0.00	0.00	0.00	2,929.00
Property Taxes	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>53,000.00</u>	<u>106,000.00</u>
Total Taxes	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>53,000.00</u>	<u>117,253.00</u>
Total Expense	<u>5,657.89</u>	<u>2,416.28</u>	<u>9,869.05</u>	<u>3,062.26</u>	<u>59,332.22</u>	<u>174,965.00</u>
Net Ordinary Income	51,602.51	54,845.30	46,285.14	53,411.29	-3,114.62	507,846.57