

Annual Property Operating Data

Name: Kensington Plaza
Location: 1757 26th Ave
Type of Property 39 Apartments

Price: \$6,995,000
Down Payment: \$2,100,000
Loan: \$4,895,000

ASSESSED APPRAISED VALUES

Land:	\$2,630,000
Improvements:	\$6,100,000
Personal Property:	\$ 45,000
Total:	\$8,775,000

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

Annual Income/ Expense	EXISTING	MARKET
Rental Income	\$758,519	\$1,072,944
Laundry Income	\$ 3,600	\$ 3,600
Total Income	\$762,119	\$1,076,544
Expense		
Vacancy	\$ 22,086	\$ 22,086
Maintenance and Reserve	\$ 18,000	\$ 18,000
Marketing	\$ 1,200	\$ 1,200
Property Insurance	\$ 18,000	\$ 18,000
Management Services	\$ 22,000	\$ 22,000
Utilities		
Electric and Gas	\$ 23,448	\$ 23,448
Water & Sewer	\$ 22,303	\$ 22,303
Garbage	\$ 18,504	\$ 18,504
Taxes		
City of Oakland- Business Taxes	\$ 8,404	\$ 8,404
City of Oakland- RAP Taxes	\$ 3,939	\$ 3,939
Property Taxes	\$107,000	\$ 107,000
Total Operating Expenses	\$264,884	\$ 242,884
Net Operating Income	\$497,235	\$ 833,660
Less Debt Service	\$333,516	\$ 333,516
Cash Flow	\$163,719	\$ 500,144

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
1757 26th Ave		100	2/1.0	1,252.74	2,729.00
1757 26th Ave		101	2/1.0	1,238.70	2,729.00
1757 26th Ave		102	1/1.0	1,595.00	2,225.00
1757 26th Ave		103	1/1.0	1,588.75	2,225.00
1757 26th Ave	*	104	1/1.0	2,035.00	2,225.00
1757 26th Ave		105	1/1.0	1,595.00	2,225.00
1757 26th Ave		106	Studio	1,495.00	1,846.00
1757 26th Ave		107	1/1.0	1,595.00	2,225.00
1757 26th Ave		108	2/1.0	2,044.88	2,225.00
1757 26th Ave		109	1/1.0	1,100.53	1,846.00
1757 26th Ave		110	Studio	1570.00	1,846.00
1757 26th Ave		111	2bd/2bth	2,106.22	2,729.00
1757 26th Ave		112	Studio	1,345.00	1,846.00
1757 26th Ave		200	2bd/2bth	1,384.35	2,729.00
1757 26th Ave		201	2bd/2bth	2,147.38	2,729.00
1757 26th Ave		202	Studio	1,532.38	1,846.00
1757 26th Ave	*	203	1/1.0	2,035.00	2,225.00
1757 26th Ave		204	1/1.0	1,595.00	2,225.00
1757 26th Ave		205	1/1.0	1,361.21	2,225.00
1757 26th Ave		206	Studio	1,495.00	1,846.00
1757 26th Ave		207	1/1.0	1,632.01	2,225.00
1757 26th Ave		208	2/1.0	1,995.00	2,729.00
1757 26th Ave		209	2/1.0	1,895.07	2,729.00
1757 26th Ave		210	2/1.0	2,044.88	2,225.00
1757 26th Ave		211	1/1.0	1,595.00	2,225.00
1757 26th Ave		212	studio	1,019.15	1,846.00
1757 26th Ave		300	2/1.0	1,995.00	2,729.00
1757 26th Ave		301	2/1.0	2,317.37	2,729.00
1757 26th Ave		302	1/1.0	1,578.35	2,225.00
1757 26th Ave		303	1/1.0	1,595.00	2,225.00
1757 26th Ave		304	1/1.0	958.18	2,225.00
1757 26th Ave		305	1/1.0	1,595.00	2,225.00
1757 26th Ave		306	studio	1,345.00	1,846.00
1757 26th Ave		307	1/1.0	1,634.88	2,729.00
1757 26th Ave		308	2/1.0	1,384.35	2,225.00
1757 26th Ave		309	2/1.0	1,995.00	2,729.00
1757 26th Ave		310	2/1.0	1233.58	2,729.00
1757 26th Ave		311	1/1.0	1,595.00	2,225.00
1757 26th Ave		312	studio	1,445.00	1,846.00
Laundry Income				300.00	300.00
				\$63,264.96	\$89,712.00

American Liberty Investments, 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>	<u>Aug 23</u>
Ordinary Income/Expense								
Income								
Rental Income	64,983.15	63,840.85	65,927.52	62,774.06	62,215.22	63,392.34	63,663.49	62,658.97
Laundry Income	300.00	275.00	315.00	295.00	305.00	288.00	311.00	300.00
Total Income	65,283.15	64,115.85	66,242.52	63,069.06	62,520.22	63,680.34	63,974.49	62,958.97
Expense								
Property/Liability Insurance	0.00	0.00	5,250.52	0.00	0.00	6,250.62	0.00	0.00
Tax								
City of Oakland - RAP	0.00	0.00	0.00	3,939.00	0.00	0.00	0.00	0.00
City of Oakland Business Tax	0.00	0.00	0.00	8,404.00	0.00	0.00	0.00	0.00
Property Taxes	0.00	53,500.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Tax	0.00	53,500.00	0.00	12,343.00	0.00	0.00	0.00	0.00
Utilities								
Gas and Electricity	2,146.09	2,250.82	1,945.05	867.32	1,437.16	1,601.52	1,795.04	2,060.33
Waste Management	502.79	703.82	980.08	1,431.08	1,434.45	1,434.45	1,434.45	1,666.08
Water & Sewer	0.00	2,877.88	0.00	3,136.05	0.00	3,542.28	0.00	4,229.50
Total Utilities	2,648.88	5,832.52	2,925.13	5,434.45	2,871.61	6,578.25	3,229.49	7,955.91
Total Expense	2,648.88	59,332.52	8,175.65	17,777.45	2,871.61	12,828.87	3,229.49	7,955.91
Net Income	<u>62,634.27</u>	<u>4,783.33</u>	<u>58,066.87</u>	<u>44,996.61</u>	<u>59,648.61</u>	<u>50,851.47</u>	<u>60,745.00</u>	<u>55,003.06</u>

American Liberty Investments, LP
Profit & Loss

January 2023 through December 2023

	<u>Sep 23</u>	<u>Oct 23</u>	<u>Nov 23</u>	<u>Dec 23</u>	<u>TOTAL</u>
Ordinary Income/Expense					
Income					
Rental Income	62,744.44	63,683.70	62,043.43	60,592.35	758,519.52
Laundry Income	296.00	305.00	295.00	315.00	3,600.00
Total Income	63,040.44	63,988.70	62,338.43	60,907.35	762,119.52
Expense					
Property/Liability Insurance	0.00	0.00	0.00	6,498.86	18,000.00
Tax					
City of Oakland - RAP	0.00	0.00	0.00	0.00	3,939.00
City of Oakland Business Tax	0.00	0.00	0.00	0.00	8,404.00
Property Taxes	0.00	0.00	0.00	53,500.00	107,000.00
Total Tax	0.00	0.00	0.00	53,500.00	119,343.00
Utilities					
Gas and Electricity	1,697.60	2,620.88	2,230.70	2,795.49	23,448.00
Waste Management	1,666.08	1,766.08	2,742.32	2,742.32	18,504.00
Water & Sewer	0.00	4,414.88	0.00	4,102.41	22,303.00
Total Utilities	3,363.68	8,801.84	4,973.02	9,640.22	64,255.00
Total Expense	3,363.68	8,801.84	4,973.02	69,639.08	201,598.00
Net Income	<u>59,676.76</u>	<u>55,186.86</u>	<u>57,365.41</u>	<u>-8,731.73</u>	<u>560,226.52</u>