

Annual Property Operating Data

Name: Windsor Court Garden Apartments	Price: \$15,995,000
Location: 6638-6646 MacArthur Blvd	Down Payment: \$5,500,000
Type of Property: 81 Apartments	Loan: \$10,500,000

ASSESSED APPRAISED VALUES

Land:	\$ 5,467,500
Improvements:	\$ 12,707,000
Personal Property:	\$ 50,000
Total:	\$ 18,225,000

1st LOAN SUBJECT TO **\$10,500,000** **9 years** **3.1%** **\$27,125 monthly**

*EXISTING \$10,500,000 LOAN AT 3.1% INTEREST ONLY DUE IN DECEMBER 2031 CURRENTLY AT FIRST REPUBLIC BANK. BUYER MAY TAKE "SUBJECT TO" IF THEY ELECT TO DO SO.

Annual Income/ Expense	EXISTING FIRST LOAN	MARKET FIRST LOAN
Rental Income	\$ 1,694,952	\$ 2,383,000
Parking & Storage Income	\$ 17,520	\$ 17,520
Laundry Income	\$ 19,400	\$ 19,400
Comcast	<u>\$ 4,800</u>	<u>\$ 4,800</u>
Total Income	\$ 1,736,672	\$ 2,419,000
Expense		
Vacancy	\$ 34,853	\$ 34,853
Maintenance and Reserve	\$ 20,000	\$ 20,000
Marketing	\$ 1,200	\$ 1,200
Management Services	\$ 44,000	\$ 44,000
Property Insurance	\$ 32,200	\$ 32,200
Utilities		
Electric and Gas	\$ 35,714	\$ 35,714
Water & Sewer	\$ 50,579	\$ 50,579
Garbage	\$ 55,947	\$ 55,947
Taxes		
City of Oakland- Business	\$ 20,358	\$ 20,358
City of Oakland- RAP Taxes	\$ 8,181	\$ 8,181
Property Taxes	\$ 200,000	\$ 200,000
Total Operating Expenses	<u>\$ 504,832</u>	<u>\$ 504,832</u>
Net Operating Income	\$1,231,840	\$ 1,914,168
Less Debt Service	<u>\$ 325,500</u>	<u>\$ 325,500</u>
Cash Flow	\$ 906,340	\$ 1,588,668

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.

Commerical Rent Roll
6638-6646 MacArthur Blvd. / Windsor Court
As of 03/15/2024

Property	Move in date	Unit	Unit Type	Rental Program	Rent Charges	Market Rent
6638-6646 MacArthur Blvd./Windsor Court Apartments	4/6/2013	6638-01	2/2.0		\$1,440.27	\$2,729
6638-6646 MacArthur Blvd./Windsor Court Apartments	5/1/2022	6638-02	2/2.0		\$2,729.00	\$2,729
6638-6646 MacArthur Blvd./Windsor Court Apartments	6/21/2014	6638-03	2/2.0		\$1,564.11	\$2,729
6638-6646 MacArthur Blvd./Windsor Court Apartments	8/31/2021	6638-04	1/1.0		\$1,683.92	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	10/24/2022	6638-05	1/1.0		\$1,737.38	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	3/1/2015	6638-06	1/1.0		\$984.69	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	4/24/2013	6638-07	1/1.0		\$958.17	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	6/10/2019	6638-08	1/1.0		\$1,683.92	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	8/1/2006	6638-09	1/1.0		\$1,098.36	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	2/20/2014	6638-10	1/1.0		\$938.46	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	3/31/2002	6638-11	1/1.0	*	\$2,100.00	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	1/1/2011	6638-12	1/1.0		\$949.67	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	5/25/2013	6638-13	1/1.0		\$958.17	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	6/16/2018	6638-14	1/1.0	*	\$2,100.00	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	2/1/2024	6638-15	1/1.0	*	\$1,683.92	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	5/8/2023	6638-16	1/1.0		\$1,775.00	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	7/21/2023	6638-17	1/1.0	*	\$2,225.00	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	3/25/2013	6638-18	1/1.0		\$930.27	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	11/1/1988	6638-19	1/1.0		\$783.74	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	7/31/2010	6638-20	1/1.0		\$1,041.88	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	10/1/2021	6638-21	1/1.0		\$1,683.92	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	9/29/2011	6638-22	1/1.0		\$931.05	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	7/5/2014	6638-23	1/1.0	*	\$2,225.00	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	8/29/2014	6638-24	1/1.0		\$953.20	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	3/26/2021	6638-25	1/1.0		\$1,895.07	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	5/1/2023	6638-26	2/2.0		\$2,195.00	\$2,729
6638-6646 MacArthur Blvd./Windsor Court Apartments	3/2/2022	6638-27	2/2.0		\$2,147.38	\$2,729
6638-6646 MacArthur Blvd./Windsor Court Apartments	9/1/2021	6638-28	2/2.0		\$2,317.37	\$2,729
6638-6646 MacArthur Blvd./Windsor Court Apartments	3/8/2020	6640-A	2/1.0		\$2,729.00	\$2,729
6638-6646 MacArthur Blvd./Windsor Court Apartments	6/4/2009	6640-B	2/1.0	*	\$2,155.00	\$2,729
6638-6646 MacArthur Blvd./Windsor Court Apartments	10/3/2012	6640-C	2/1.0		\$1,440.27	\$2,729
6638-6646 MacArthur Blvd./Windsor Court Apartments	5/10/2013	6640-D	2/1.0		\$1,440.27	\$2,729
6638-6646 MacArthur Blvd./Windsor Court Apartments	9/23/2015	6640-E	2/1.0		\$1,650.54	\$2,729
6638-6646 MacArthur Blvd./Windsor Court Apartments	1/16/2016	6640-F	2/1.0		\$1,727.55	\$2,729
6638-6646 MacArthur Blvd./Windsor Court Apartments	6/30/2023	6640-G	2/1.0		\$2,095.00	\$2,729
6638-6646 MacArthur Blvd./Windsor Court Apartments	6/1/2016	6640-H	2/1.0		\$1,708.63	\$2,729
6638-6646 MacArthur Blvd./Windsor Court Apartments	11/25/2022	6644-J	2/1.0	*	\$1,995.00	\$2,729
6638-6646 MacArthur Blvd./Windsor Court Apartments	10/11/2014	6644-K	2/1.0		\$1,491.58	\$2,729
6638-6646 MacArthur Blvd./Windsor Court Apartments	10/13/2015	6644-L	2/1.0		\$1,709.49	\$2,729
6638-6646 MacArthur Blvd./Windsor Court Apartments	6/13/2011	6644-M	3/2.0	*	\$2,665.00	\$3,607
6638-6646 MacArthur Blvd./Windsor Court Apartments	9/1/2023	6644-N	2/1.0		\$2,550.00	\$2,729
6638-6646 MacArthur Blvd./Windsor Court Apartments	4/9/2018	6644-P	2/1.0		\$2,254.06	\$2,729
6638-6646 MacArthur Blvd./Windsor Court Apartments	11/1/2023	6644-R	2/1.0	*	\$2,729.00	\$2,729
6638-6646 MacArthur Blvd./Windsor Court Apartments	8/24/2020	6644-S	3/2.0		\$2,528.52	\$3,607
6638-6646 MacArthur Blvd./Windsor Court Apartments	4/1/2015	6646-01	2/1.0		\$1,268.50	\$2,729
6638-6646 MacArthur Blvd./Windsor Court Apartments	11/1/2023	6646-02	1/1.0	*	\$2,225.00	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	7/14/2022	6646-03	1/1.0	*	\$2,100.00	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	10/13/1999	6646-04	1/1.0	*	\$2,225.00	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	6/1/2023	6646-05	1/1.0		\$1,675.00	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	12/2/2016	6646-06	1/1.0	*	\$2,100.00	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	11/1/2013	6646-07	1/1.0		\$971.31	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	2/4/2013	6646-08	1/1.0		\$958.17	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	3/1/2007	6646-09	4/2.0		\$1,905.21	\$4,294
6638-6646 MacArthur Blvd./Windsor Court Apartments	11/1/2017	6646-10	1/1.0	*	\$2,100.00	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	11/1/2009	6646-11	1/1.0		\$1,070.00	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	6/5/2006	6646-12	1/1.0		\$1,067.66	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	9/1/1999	6646-13	1/1.0		\$849.80	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	11/18/2019	6646-14	1/1.0		\$1,683.92	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	2/27/2020	6646-15	1/1.0	*	\$2,100.00	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	10/7/2022	6646-16	1/1.0		\$1,839.88	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	8/26/2022	6646-17	1/1.0		\$1,595.00	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	9/1/2022	6646-18	1/1.0	*	\$2,225.00	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	6/6/2002	6646-19	2/1.0		\$1,354.00	\$2,729
6638-6646 MacArthur Blvd./Windsor Court Apartments	5/4/2016	6646-20	1/1.0	*	\$2,100.00	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	8/1/2020	6646-21	1/1.0	*	\$2,100.00	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	1/25/2014	6646-22	1/1.0		\$938.46	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	9/9/2020	6646-23	1/1.0	*	\$2,100.00	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	11/2/2011	6646-24	1/1.0	*	\$2,100.00	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	7/22/2009	6646-25	2/1.0		\$1,226.70	\$2,729
6638-6646 MacArthur Blvd./Windsor Court Apartments	4/1/2013	6646-26	1/1.0		\$926.50	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	6/5/2019	6646-27	1/1.0	*	\$2,225.00	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	4/1/2013	6646-28	1/1.0	*	\$2,100.00	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	10/1/2020	6646-29	1/1.0	*	\$2,100.00	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	8/29/2008	6646-30	1/1.0		\$1,072.56	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	6/2/2009	6646-31	1/1.0		\$809.04	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	5/1/2023	6646-32	1/1.0		\$1,775.00	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	7/1/1999	6646-33	1/1.0		\$677.69	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	3/25/2011	6646-34	1/1.0	*	\$2,100.00	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	9/1/2020	6646-35	1/1.0		\$1,847.56	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	5/15/2017	6646-36	1/1.0		\$1,669.54	\$2,225
6638-6646 MacArthur Blvd./Windsor Court Apartments	2/9/2006	6646-37	2/1.0		\$2,729.00	\$2,729
* = Program for rental assistance.					\$138,493.27	\$197,154

	Jun 23 Gross Rents with vacancies	Jun 23 Gross Rents w/o Vacancies	Jul 23 Gross Rents with vacancies	Jul 23 Gross Rents w/o Vacancies	Aug 23 Gross Rents with vacancies	Aug 23 Gross Rents w/o Vacancies	Sep 23 Gross Rents with Vacancies	Sep 23 Gross Rents w/o Vacancies	Oct 23 Gross Rents with Vacancies	Oct 23 Gross Rents w/o Vacancies	Nov 23 Gross Rents with Vacancies	Nov 23 Gross Rents w/o Vacancies	Dec 23 Gross Rents with vacancies	Dec 23 Gross Rents w/o Vacancies
Ordinary Income/Expense														
Income														
Rental Income	126,504.54	138,524.00	118,509.09	138,524.00	125,332.93	138,524.00	118,053.73	138,524.00	114,738.98	138,524.00	120,341.85	138,524.00	116,268.69	138,524.00
Parking & Storage	1,460.00	1,460.00	1,460.00	1,460.00	1,460.00	1,460.00	1,460.00	1,460.00	1,460.00	1,460.00	1,460.00	1,460.00	1,460.00	1,460.00
Laundry Income	1,616.66	1,616.66	1,616.66	1,616.66	1,616.66	1,616.66	1,616.66	1,616.66	1,616.67	1,616.67	1,616.67	1,616.67	1,616.67	1,616.67
Total Income	129,581.20	141,600.66	121,585.75	141,600.66	128,409.59	141,600.66	121,130.39	141,600.66	117,815.65	141,600.67	123,418.52	141,600.67	119,345.36	141,600.67
Gross Profit	129,581.20	141,600.66	121,585.75	141,600.66	128,409.59	141,600.66	121,130.39	141,600.66	117,815.65	141,600.67	123,418.52	141,600.67	119,345.36	141,600.67
Expense														
Property Management Costs														
Maintenance	1,454.22	1,454.22	2,056.92	2,056.92	1,833.25	1,833.25	2,290.88	2,290.88	2,465.65	2,465.65	1,975.49	1,975.49	1,035.33	1,035.33
Marketing	0.00	0.00	0.00	0.00	200.00	200.00	0.00	0.00	200.00	200.00	0.00	0.00	200.00	200.00
Management	3,666.66	3,666.66	3,666.66	3,666.66	3,666.66	3,666.66	3,666.66	3,666.66	3,666.67	3,666.67	3,666.67	3,666.67	3,666.67	3,666.67
Total Property	5,120.88	5,120.88	5,723.58	5,723.58	5,699.91	5,699.91	5,957.54	5,957.54	6,332.32	6,332.32	5,642.16	5,642.16	4,902.00	4,902.00
Utilities														
Waste removal	4,251.38	4,251.38	4,251.38	4,251.38	4,251.38	4,251.38	4,251.38	4,251.38	4,251.38	4,251.38	4,251.38	4,251.38	4,251.38	4,251.38
Gas & Electric	3,326.89	3,326.89	3,519.19	3,519.19	3,318.58	3,318.58	3,401.26	3,401.26	3,619.86	3,619.86	3,702.83	3,702.83	4,743.01	4,743.01
Comcast	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00
Water & Sewer	8,878.33	8,878.33	0.00	0.00	9,200.87	9,200.87	0.00	0.00	7,360.30	7,360.30	0.00	0.00	3,788.83	3,788.83
Total Utilities	16,856.60	16,856.60	8,170.57	8,170.57	17,170.83	17,170.83	8,052.64	8,052.64	15,631.54	15,631.54	8,354.21	8,354.21	13,183.22	13,183.22
Insurance														
Property	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32,200.00	32,200.00
Total Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32,200.00	32,200.00
Taxes														
Property	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
City of Oakland	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
City of Oakland	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense	21,977.48	21,977.48	13,894.15	13,894.15	22,870.74	22,870.74	14,010.18	14,010.18	21,963.86	21,963.86	13,996.37	13,996.37	50,285.22	50,285.22
Net Ordinary Income	107,603.72	119,623.18	107,691.60	127,706.51	105,538.85	118,729.92	107,120.21	127,590.48	95,851.79	119,636.81	109,422.15	127,604.30	69,060.14	91,315.45
	107,603.72	119,623.18	107,691.60	127,706.51	105,538.85	118,729.92	107,120.21	127,590.48	95,851.79	119,636.81	109,422.15	127,604.30	69,060.14	91,315.45

	Jan 24 Gross Rents with vacancies	Jan 24 Gross Rents w/o Vacancies	Feb 24 Gross Rents with vacancies	Feb 24 Gross Rents w/o Vacancies	Mar 24 Gross Rents with vacancies	Mar 24 Gross Rents w/o Vacancies	Apr 24 Gross Rents with vacancies	Apr 24 Gross Rents w/o Vacancies	May 1 - 13, 24 Gross Rents with vacancies	May 1 - 13, 24 Gross Rents w/o Vacancies	TOTAL	TOTAL
Ordinary Income/Expense												
Income												
Rental Income	117,694.22	138,524.00	110,349.66	138,524.00	104,565.07	138,524.00	125,460.08	138,524.00	92,128.18	138,524.00	1,389,947.02	1,662,288.00
Parking & Storage	1,460.00	1,460.00	1,460.00	1,460.00	1,460.00	1,460.00	1,460.00	1,460.00	1,460.00	1,460.00	17,520.00	17,520.00
Laundry Income	1,616.67	1,616.67	1,616.67	1,616.67	1,616.67	1,616.67	1,616.67	1,616.67	1,616.67	1,616.67	19,400.00	19,400.00
Total Income	120,770.89	141,600.67	113,426.33	141,600.67	107,641.74	141,600.67	128,536.75	141,600.67	95,204.85	141,600.67	1,426,867.02	1,699,208.00
Gross Profit	120,770.89	141,600.67	113,426.33	141,600.67	107,641.74	141,600.67	128,536.75	141,600.67	95,204.85	141,600.67	1,426,867.02	1,699,208.00
Expense												
Property Management												
Maintenance	908.98	908.98	1,905.64	1,905.64	1,540.95	1,540.95	1,153.52	1,153.52	1,379.17	1,379.17	20,000.00	20,000.00
Marketing	0.00	0.00	300.00	300.00	0.00	0.00	300.00	300.00	0.00	0.00	1,200.00	1,200.00
Management	3,666.67	3,666.67	3,666.67	3,666.67	3,666.67	3,666.67	3,666.67	3,666.67	3,666.67	3,666.67	44,000.00	44,000.00
Total Property Management	4,575.65	4,575.65	5,872.31	5,872.31	5,207.62	5,207.62	5,120.19	5,120.19	5,045.84	5,045.84	65,200.00	65,200.00
Utilities												
Waste removal	4,974.18	4,974.18	5,303.29	5,303.29	5,303.29	5,303.29	5,303.29	5,303.29	5,303.29	5,303.29	55,947.00	55,947.00
Gas & Electric	-2,449.94	-2,449.94	5,365.69	5,365.69	5,711.15	5,711.15	1,455.48	1,455.48	0.00	0.00	35,714.00	35,714.00
Comcast	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00	4,800.00
Water & Sewer	6,425.99	6,425.99	0.00	0.00	6,051.26	6,051.26	0.00	0.00	8,873.42	8,873.42	50,579.00	50,579.00
Total Utilities	9,350.23	9,350.23	11,068.98	11,068.98	17,465.70	17,465.70	7,158.77	7,158.77	14,576.71	14,576.71	147,040.00	147,040.00
Insurance												
Property	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32,200.00	32,200.00
Total Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32,200.00	32,200.00
Taxes											0.00	
Property	0.00	0.00	0.00	0.00	0.00	0.00	200,000.00	200,000.00	0.00	0.00	200,000.00	200,000.00
City of Oakland	0.00	0.00	20,358.00	20,358.00	0.00	0.00	0.00	0.00	0.00	0.00	20,358.00	20,358.00
City of San Francisco	0.00	0.00	8,181.00	8,181.00	0.00	0.00	0.00	0.00	0.00	0.00	8,181.00	8,181.00
Total Taxes	0.00	0.00	28,539.00	28,539.00	0.00	0.00	200,000.00	200,000.00	0.00	0.00	228,539.00	228,539.00
Total Expense	13,925.88	13,925.88	45,480.29	45,480.29	22,673.32	22,673.32	212,278.96	212,278.96	19,622.55	19,622.55	472,979.00	472,979.00
Net Ordinary Income	106,845.01	127,674.79	67,946.04	96,120.38	84,968.42	118,927.35	-83,742.21	-70,678.29	75,582.30	121,978.12	953,888.02	1,226,229.00
	106,845.01	127,674.79	67,946.04	96,120.38	84,968.42	118,927.35	-83,742.21	-70,678.29	75,582.30	121,978.12	953,888.02	1,226,229.00