

## Annual Property Operating Data

<b>Name:</b> Lake District Apartments	<b>Price:</b> \$16,720,000
<b>Location:</b> 1445 Harrison Street / 315 15 <sup>th</sup> Street	<b>Down Payment:</b> \$6,836,000
<b>Type of Property:</b> 118 Apartments	<b>Loan:</b> \$9,884,000
<b>Property:</b> 1 Commercial	

### ASSESSED APPRAISED VALUES

<b>Land:</b>	\$ 6,000,000
<b>Improvements:</b>	\$17,500,000
<b>Personal Property:</b>	\$ 299,000
<b>Total:</b>	\$23,799,000

**1st LOAN First Republic**      **\$9,884,381**      **30 years**      **3.6%**      **\$49,384 monthly**

\*\$9,884,381 LOAN AT 3.65% FINANCING FOR 7 MORE YEARS DUE JUNE 2030 CURRENTLY AT FIRST REPUBLIC BANK. BUYER MAY TAKE "SUBJECT TO" IF THEY ELECT TO DO SO.

Ordinary Income/ Expense	EXISTING	MARKET
Rental Income	\$1,992,316	\$2,798,904
Parking & Storage Income	\$ 159,600	\$ 159,600
Laundry Income	<u>\$ 29,400</u>	<u>\$ 29,400</u>
Total Income	\$2,181,316	\$2,987,904
Vacancy (2%)	<u>\$ 43,626</u>	<u>\$ 43,626</u>
Gross Profit	\$2,137,690	\$2,944,278
Expense		
Elevator Maintenance & Repairs	\$ 12,520	\$ 12,520
Security & Fire Expenses	\$ 3,600	\$ 3,600
Maintenance and Reserve	\$ 63,686	\$ 63,686
Marketing	\$ 6,000	\$ 6,000
Utilities		
Electric and Gas	\$ 109,491	\$ 109,491
Water & Sewer	\$ 40,613	\$ 40,613
Garbage	\$ 65,413	\$ 65,413
Property Insurance	\$ 120,000	\$ 120,000
Management Services (4.5%)	\$ 88,500	\$ 88,500
Taxes		
City of Oakland- Business Taxes	\$ 26,977	\$ 26,977
City of Oakland- RAP Taxes	\$ 12,019	\$ 12,019
Property Taxes (waiver of ad valorem tax)	\$ 83,717	\$ 83,717
<b>Total Operating Expenses (33%+property taxes 20%= 53%)</b>	<u>\$ 632,536</u>	<u>\$ 632,536</u>
<b>Net Operating Income</b>	<u><b>\$1,505,154</b></u>	<u><b>\$2,311,742</b></u>
<b>Less Debt Service</b>	<u>\$ 592,608</u>	<u>\$ 592,608</u>
<b>Cash Flow</b>	<u><b>\$ 912,546</b></u>	<u><b>\$1,719,134</b></u>

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.

Tenant Name	Move In Date	Unit	Unit Type	Rent Charges	Market Rent
1445 Harrison	Laundry Income		Laundry	2450	2450
1445 Harrison		1A-Park	Parking	195	195
1445 Harrison		1B-Park	Parking	195	195
1445 Harrison		2A-Park	Parking	195	195
1445 Harrison		2B-Park	Parking	195	195
1445 Harrison	Kaiser	3A-Park	Parking	5500	5500
1445 Harrison	Kaiser, OAC Properties, LLC	3B-Park	Parking	0	0
1445 Harrison	Kaiser, OAC Properties, LLC	4A-Park	Parking	0	0
1445 Harrison	Kaiser, OAC Properties, LLC	4B-Park	Parking	0	0
1445 Harrison	Kaiser, OAC Properties, LLC	5A-Park	Parking	0	0
1445 Harrison	Kaiser, OAC Properties, LLC	5B-Park	Parking	0	0
1445 Harrison	Kaiser, OAC Properties, LLC	6A-Park	Parking	0	0
1445 Harrison	Kaiser, OAC Properties, LLC	6B-Park	Parking	0	0
1445 Harrison	Kaiser, OAC Properties, LLC	7A-Park	Parking	0	0
1445 Harrison	Kaiser, OAC Properties, LLC	7B-Park	Parking	0	0
1445 Harrison	Kaiser, OAC Properties, LLC	8A-Park	Parking	0	0
1445 Harrison	Kaiser, OAC Properties, LLC	8B-Park	Parking	0	0
1445 Harrison	Kaiser, OAC Properties, LLC	9A-Park	Parking	0	0
1445 Harrison	Kaiser, OAC Properties, LLC	9B-Park	Parking	0	0
1445 Harrison		10A-Park	Parking	195	195
1445 Harrison		10B-Park	Parking	195	195
<b>1445 Harrison</b>	<b>&lt;MAINTENANCE &gt;</b>	<b>11A-Park</b>	<b>Parking</b>	<b>195</b>	<b>195</b>
<b>1445 Harrison</b>	<b>&lt;MAINTENANCE &gt;</b>	<b>11B-Park</b>	<b>Parking</b>	<b>195</b>	<b>195</b>
1445 Harrison		12A-Park	Parking	195	195
1445 Harrison		12B-Park	Parking	195	195
1445 Harrison		13A-Park	Parking	195	195
1445 Harrison		13B-Park	Parking	195	195
1445 Harrison		14A-Park	Parking	195	195
1445 Harrison		14B-Park	Parking	195	195
1445 Harrison		15A-Park	Parking	195	195
1445 Harrison		15B-Park	Parking	195	195
1445 Harrison		16A-Park	Parking	195	195
1445 Harrison		16B-Park	Parking	195	195
1445 Harrison		17-Park	Parking	195	195
1445 Harrison		18-Park	Parking	195	195
1445 Harrison		19-Park	Parking	195	195
1445 Harrison		20-Park	Parking	195	195
1445 Harrison		21-Park	Parking	195	195
1445 Harrison		22-Park	Parking	195	195
<b>Property Manager</b>		<b>23-Park - Manager</b>	<b>Parking</b>	<b>195</b>	<b>195</b>
1445 Harrison		24-Park	Parking	195	195
1445 Harrison		25-Park -	Parking	195	195
1445 Harrison		26-Park	Parking	195	195
1445 Harrison		27-Park	Parking	195	195
1445 Harrison		28-Park	Parking	195	195
<b>1445 Harrison</b>	<b>Market, Hein's</b>	<b>29-Park</b>	<b>Parking</b>	<b>195</b>	<b>195</b>
1445 Harrison		30-Park	Parking	195	195

1445 Harrison	05/01/2021	251	Studio		1405.28	1846
1445 Harrison	05/01/2003	252	Studio		663.66	1846
1445 Harrison	07/18/2022	253	Studio	*	1800	1846
1445 Harrison	12/22/2020	254	Studio	*	1800	1846
1445 Harrison	10/01/2023	256	Studio		1036	1846
1445 Harrison	04/24/2023	258	Studio	*	1800	1846
1445 Harrison	08/25/2022	259	Studio	**	1588.75	1846
1445 Harrison	07/01/2014	260	Studio		785.34	1846
1445 Harrison	12/01/2012	261	Studio		785.89	1846
1445 Harrison	05/09/2010	262	Studio		749.31	1846
1445 Harrison	08/01/2022	263	Studio		1550	1846
1445 Harrison	11/01/2021	264	Studio		1405.28	1846
1445 Harrison	02/04/1994	265	Studio	*	1800	1846
1445 Harrison	12/17/2021	266	Studio		1405.28	1846
1445 Harrison	12/20/2019	268	Studio		1334.55	1846
1445 Harrison	05/07/2021	269	Studio		1405.28	1846
1445 Harrison	09/01/2023	270	Studio		1554	1846
1445 Harrison	12/01/2023	271	Studio		1036	1846
1445 Harrison	08/13/2023	272	Studio		1554	1846
1445 Harrison	09/03/2006	273	Studio	*	1800	1846
1445 Harrison	09/07/2016	274	Studio		746.10	1846
1445 Harrison	12/01/2020	315 15th	2/1.0		1368.38	2729
1445 Harrison	12/01/2023	351	Studio		1295	1846
1445 Harrison	08/30/2022	352	Studio	*	1800	1846
1445 Harrison	08/01/2022	353	Studio		1036	1846
1445 Harrison	05/06/2022	354	Studio		749.73	1846
1445 Harrison	06/17/2019	356	Studio	*	1800	1846
1445 Harrison	05/08/2008	358	Studio		757.36	1846
1445 Harrison	11/01/2023	359	Studio	*	1800	1846
1445 Harrison	07/01/2003	360	Studio		645.17	1846
1445 Harrison	08/05/1996	361	Studio		532.72	1846
1445 Harrison	03/01/2017	362	Studio	*	1800	1846
1445 Harrison	10/01/1996	363	Studio		1036	1846
1445 Harrison	05/29/2023	364	Studio		1500	1846
1445 Harrison	08/07/2023	365	Studio		1554	1846
1445 Harrison	10/23/2023	366	Studio		1554	1846
1445 Harrison	10/24/2022	368	Studio		1537.50	1846
1445 Harrison	12/22/2021	369	Studio		1405.28	1846
1445 Harrison	09/09/2007	370	Studio		707.63	1846
1445 Harrison	09/27/2017	371	Studio	*	1800	1846
1445 Harrison	11/12/2022	372	Studio		1537.50	1846
1445 Harrison	05/19/2023	373	Studio		1500	1846
1445 Harrison	01/29/2021	374	Studio		1405.28	1846
1445 Harrison	12/01/2023	451	Studio	*	1800	1846
1445 Harrison	05/01/2023	452	Studio	*	1800	1846
1445 Harrison	12/01/2023	453	Studio		1036	1846
1445 Harrison	07/01/2023	454	Studio		1554	1846
1445 Harrison	12/11/2020	456	Studio	*	1800	1846
1445 Harrison	05/01/2023	458	Studio	*	1800	1846

1445 Harrison	09/15/2021	459	Studio		1407.33	1846
1445 Harrison	12/04/2021	460	Studio		1405.28	1846
1445 Harrison	10/10/2022	461	Studio		1537.50	1846
1445 Harrison	12/01/2023	462	Studio		1295	1846
1445 Harrison	06/21/2021	463	Studio		1405.28	1846
1445 Harrison	04/14/2023	464	Studio		1500	1846
1445 Harrison	04/01/2002	465	Studio		627.71	1846
1445 Harrison	10/26/2023	466	Studio		1554	1846
1445 Harrison	02/03/2014	468	Studio		773.20	1846
1445 Harrison	03/10/2018	469	Studio		1196.44	1846
1445 Harrison	09/09/2013	470	Studio		786.18	1846
1445 Harrison	01/09/2004	471	Studio		645.69	1846
1445 Harrison	02/10/2016	472	Studio		746.10	1846
1445 Harrison	11/09/2022	473	Studio		1036	1846
1445 Harrison	09/16/2019	474	Studio		1289.07	1846
1445 Harrison	08/01/2022	551	Studio		1036	1846
1445 Harrison	05/09/2023	552	Studio	*	1800	1846
1445 Harrison	08/02/2021	553	Studio	**	1405.28	1846
1445 Harrison	12/11/2020	554	Studio		1405.28	1846
1445 Harrison	04/30/2023	556	Studio		1500	1846
1445 Harrison	10/01/2022	558	Studio		1036	1846
1445 Harrison	09/06/2022	559	Studio	*	1800	1846
1445 Harrison	07/27/2022	560	Studio	*	1800	1846
1445 Harrison	05/01/2022	561	Studio		682.93	1846
1445 Harrison	11/01/2021	562	Studio	*	1800	1846
1445 Harrison	06/02/2014	563	Studio		773.20	1846
1445 Harrison	03/01/2017	564	Studio	**	1555.87	1846
1445 Harrison	03/01/2023	565	Studio		1500	1846
1445 Harrison	12/01/2023	566	Studio		1036	1846
1445 Harrison	12/01/2023	568	Studio		1295	1846
1445 Harrison	02/01/2010	569	Studio		749.31	1846
1445 Harrison	12/01/2023	570	Studio		1295	1846
1445 Harrison	12/01/2023	571	Studio		1036	1846
1445 Harrison	09/12/2022	572	Studio		1537.50	1846
1445 Harrison	03/11/2011	573	Studio		759.74	1846
1445 Harrison	04/08/2017	574	Studio	*	1800	1846
1445 Harrison	05/01/2016	651	Studio		746.10	1846
1445 Harrison	05/01/2014	652	Studio		760.21	1846
Henry Mercer	02/09/2015	653	Studio		758.79	1846
1445 Harrison	11/17/2017	654	Studio	*	1800	1846
1445 Harrison	01/17/2018	656	Studio	*	1800	1846
1445 Harrison	03/17/2021	657	Studio		1036	1846
1445 Harrison	11/02/2018	659	Studio		1334.19	1846
1445 Harrison	11/01/2022	660	Studio		1537.50	1846
1445 Harrison	08/07/2012	661	Studio		785.89	1846
1445 Harrison	03/09/2015	662	Studio		758.79	1846
1445 Harrison	04/01/2014	663	Studio		750.68	1846
1445 Harrison	08/11/2017	664	Studio	*	1800	1846
1445 Harrison	02/16/2016	665	Studio		782.09	1846

1445 Harrison	06/30/2023		667	Studio		1846	1846
1445 Harrison	09/01/2023		668	Studio		1554	1846
1445 Harrison	06/03/2021		669	Studio	*	1800	1846
1445 Harrison	03/01/2023		670	Studio		1036	1846
1445 Harrison	08/01/2023		671	Studio		1554	1846
1445 Harrison	03/08/2021		672	Studio		1405.28	1846
1445 Harrison	10/07/2013		673	Studio		786.83	1846
1445 Harrison	12/01/2023		674	Studio		1036	1846
1445 Harrison	Market, Hein's 08/01/1990		1451	Commercial		3889.88	3795
<b>1445 Harrison</b>		<b>Base #1 - maintenance</b>		<b>Basement</b>		<b>65</b>	<b>65</b>
<b>1445 Harrison</b>		<b>Base #2 - office</b>		<b>Basement</b>		<b>65</b>	<b>65</b>
1445 Harrison		Base #3		Basement		95	95
1445 Harrison		Base #4		Basement		95	95
1445 Harrison		Base #5		Basement		65	65
1445 Harrison		Base #7		Basement		95	95
1445 Harrison		Base #8		Basement		60	65
1445 Harrison		Base #9		Basement		95	95
1445 Harrison		Base #10		Basement		95	95
1445 Harrison		Base #11		Basement		65	65
Miguel Lopez		Base #12		Basement		65	65
1445 Harrison		Base #14		Basement		95	95
1445 Harrison		Base #15		Basement		70	65
1445 Harrison		Base #16		Basement		95	95
1445 Harrison		Base #18		Basement		65	65
1445 Harrison		Base #19		Basement		65	65
1445 Harrison		Base #20		Basement		75	65
1445 Harrison		Base #21		Basement		75	65
1445 Harrison		Base #22		Basement		65	65
1445 Harrison		Base #23		Basement		65	65
1445 Harrison		Base #24		Basement		65	65
1445 Harrison		Base #25		Basement		95	95
1445 Harrison		Base #26		Basement		95	95
1445 Harrison		Base #27		Basement		65	65
1445 Harrison	09/01/2014	L-1		2.1		1155.48	2729
1445 Harrison	04/01/2014	L-2		2.1		1062.42	2729
1445 Harrison	09/01/2023	L-3		2.1		1895	2729
1445 Harrison	01/21/2023	L-4		1.1	*	2050	2225
1445 Harrison	04/06/2023	L-5		1.1		2225	2225
1445 Harrison	Vacant	L-6		2.1		2729	2729
1445 Harrison	02/01/2015	M-1		2/1.0		975.42	2729
1445 Harrison	10/01/2005	M-2		2.1	*	2150	2729
1445 Harrison	09/27/2017	M-3		2/1.0	*	2150	2729
1445 Harrison	03/24/2014	M-4		2/2.0		1916.19	2729
1445 Harrison	09/03/2023	M-5		2.1		2395	2729
1445 Harrison	09/01/2023	M-6		3/1.0	*	3600	3607
<b>* Section 8</b>		<b>** Other programs</b>				<b>\$181,625.90</b>	<b>\$248,992</b>

**Oakland Affordable Housing Group LP  
Profit & Loss  
Jan 2023 - 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>
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
Rental Income	160,390.33	163,295.00	167,489.87	166,147.92	165,393.33	164,785.26	166,952.66
Parking & Storage Income	13,300.00	13,300.00	13,300.00	13,300.00	13,300.00	13,300.00	13,300.00
Laundry Income	2,450.00	2,450.00	2,450.00	2,450.00	2,450.00	2,450.00	2,450.00
<b>Total Income</b>	<u>176,140.33</u>	<u>179,045.00</u>	<u>183,239.87</u>	<u>181,897.92</u>	<u>181,143.33</u>	<u>180,535.26</u>	<u>182,702.66</u>
<b>Expense</b>							
Maintenance and Reserve	3,937.84	5,479.71	7,689.83	3,561.38	3,571.06	4,422.19	3,849.77
Elevator Maintenance & Repairs	0.00	710.00	710.00	710.00	710.00	710.00	1,877.00
Security & Fire Expenses	250.00	175.00	250.00	225.00	475.00	500.00	225.00
Marketing	0.00	0.00	2,327.03	0.00	2,232.25	331.42	252.14
Management Services 4%	7,375.00	7,375.00	7,375.00	7,375.00	7,375.00	7,375.00	7,375.00
Utilities							
Electric and Gas	8,700.04	9,097.74	8,652.98	9,203.46	10,048.95	11,381.41	10,967.52
Water & Sewer	0.00	7,221.34	0.00	7,576.38	0.00	7,844.29	0.00
Garbage	4,738.22	5,514.98	5,514.98	5,514.98	5,514.98	5,514.98	5,514.98
Insurance							
Property Insurance	4,612.00	4,604.00	4,604.00	4,604.00	4,604.00	4,604.00	4,604.00
Taxes							
City of Oakland Business Tax	0.00	0.00	0.00	26,977.00	0.00	0.00	0.00
City of Oakland - RAP Taxes	0.00	0.00	0.00	12,019.00	0.00	0.00	0.00
Property Taxes	0.00	0.00	41,858.90	0.00	0.00	0.00	0.00
<b>Total Operating Expenses</b>	<u>29,613.10</u>	<u>40,177.77</u>	<u>78,982.72</u>	<u>77,766.20</u>	<u>34,531.24</u>	<u>42,683.29</u>	<u>34,665.41</u>
<b>Net Ordinary Income</b>	146,527.23	138,867.23	104,257.15	104,131.72	146,612.09	137,851.97	148,037.25

**Oakland Affordable Housing Group LP  
Profit & Loss  
Jan 2023 - 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						
Rental Income	165,922.14	167,841.15	164,125.05	165,225.94	167,151.35	1,984,720.00
Parking & Storage Income	13,300.00	13,300.00	13,300.00	13,300.00	13,300.00	159,600.00
Laundry Income	2,450.00	2,450.00	2,450.00	2,450.00	2,450.00	29,400.00
<b>Total Income</b>	<u>181,672.14</u>	<u>183,591.15</u>	<u>179,875.05</u>	<u>180,975.94</u>	<u>182,901.35</u>	<u>2,173,720.00</u>
Expense						
Maintenance and Reserve	3,571.06	4,422.19	2,349.77	7,529.44	13,301.76	63,686.00
Elevator Maintenance & Repairs	710.00	1,871.31	2,094.69	1,099.00	1,318.00	12,520.00
Security & Fire Expenses	550.00	200.00	250.00	250.00	250.00	3,600.00
Marketing	380.83	276.33	200.00	0.00	0.00	6,000.00
Management Services 4%	7,375.00	7,375.00	7,375.00	7,375.00	7,375.00	88,500.00
Utilities						
Electric and Gas	10,252.98	9,869.16	5,868.19	4,934.27	7,514.30	106,491.00
Water & Sewer	8,669.91	0.00	9,078.18	0.00	222.90	40,613.00
Garbage	5,514.98	5,514.98	5,524.98	5,514.98	5,514.98	65,413.00
Insurance						
Property Insurance	4,604.00	4,604.00	4,604.00	4,604.00	4,604.00	55,256.00
Taxes						
City of Oakland Business Tax	0.00	0.00	0.00	0.00	0.00	26,977.00
City of Oakland - RAP Taxes	0.00	0.00	0.00	0.00	0.00	12,019.00
Property Taxes	41,858.90	0.00	0.00	0.00	0.00	83,717.80
<b>Total Operating Expenses</b>	<u>83,487.66</u>	<u>34,132.97</u>	<u>37,344.81</u>	<u>31,306.69</u>	<u>40,100.94</u>	<u>564,792.80</u>
Net Ordinary Income	98,184.48	149,458.18	142,530.24	149,669.25	142,800.41	1,608,927.20