Annual Property Operating Data

Price: $7,995,000

Location: 1900 26th Ave Oakland, Ca 94601 **Down Payment: $2,800,000**

Type of Property 41 Apartments **Loan: $5,195,000**

ASSESSED APPRAISED VALUES

Land:	$ 1,599,000
Improvements:	$ 6,236,100
Personal Property:	$ 159,900
Total:	$7,995,000

1st LOAN **$5,195,000 65% LTV** **30 years** **5.5%** **$29,496 monthly**

Annual Income/ Expense	**EXISTING**	**MARKET**
Total Rental Income	$747,696	$879,744
Garage Income	$120,720	$120,720
Total Income	**$868,416**	**$1,000,464**
Expenses		
Management	$12,000	$12,000
Vacancy	$22,789	$22,789
Property Insurance	$31,719	$31,719
Utilities		
Electric and Gas	$30,492	$30,492
Water & Sewer	$11,000	$11,000
Garbage	$49,000	$49,000
Taxes		
City of Oakland- Business Taxes	$4,141	$ 4,141
City of Oakland- RAP Taxes	$7,663	$7,663
Property Taxes (waiver of ad valorem taxes)	$25,064	$25,064
Total Operating Expenses	$193,868	$193,868
Net Operating Income	**$674,548**	**$806,596**
Less Debt Service	$353,952	$353,952
Cash Flow	**$320,596**	**$452,644**

The above income and expenses are only estimates because Seller has not owned the building for more than a full tax year to estimate expenses. 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.

Commercial Rent Roll

Property: Kensington Garden

	Unit	BD/BA	Total Charges	Market Rent
Kensington Garden				
	#100	Studio	$1,695.00	$1,695.00
	#101	Studio	$1,090.00	$1,695.00
	#102	1	$1,595.00	$1,795.00
	#103	1	$1,922.00	$1,795.00
	#104	Studio	$1,600.00	$1,695.00
	#105	Studio	$1,695.00	$1,695.00
	#106	Studio	$1,375.00	$1,695.00
	#107	Studio	$1,695.00	$1,695.00
	#108	Studio	$896.00	$1,695.00
	#109	Studio	$1,545.00	$1,695.00
	#110	2	$1,289.00	$1,995.00
	#111	2	$1,402.00	$1,995.00
	#112	Studio	$1,595.00	$1,695.00
	#114	Studio	$1,695.00	$1,695.00
	#200	1	$1,595.00	$1,795.00
	#202	1	$1,168.00	$1,795.00
	#203	1	$1,460.00	$1,795.00
	#204	Studio	$1,595.00	$1,695.00
	#205	Studio	$1,495.00	$1,695.00
	#206	Studio	$1,395.00	$1,695.00
	#207	1	$1,895.00	$1,795.00
	#208	Studio	$1,495.00	$1,695.00
	#209	Studio	$1,495.00	$1,695.00
	#210	2	$1,895.00	$1,995.00
	#211	2/1	$1,795.00	$1,995.00
	#212	Studio	$1,695.00	$1,695.00
	#214	1	$1,795.00	$1,795.00
	#300	Studio	$1,595.00	$1,695.00
	#301	Studio	$1,545.00	$1,695.00
	#302	1	$1,460.00	$1,795.00
	#303	1	$1,460.00	$1,795.00
	#304	Studio	$1,395.00	$1,695.00
	#305	Studio	$1,090.00	$1,695.00
	#306	Studio	$1,695.00	$1,695.00
	#307	Studio	$1,090.00	$1,695.00
	#308	Studio	$1,495.00	$1,695.00
	#309	Studio	$1,695.00	$1,695.00
	#310	1	$1,168.00	$1,795.00
	#311	1	$1,795.00	$1,795.00
	#312	1	$1,795.00	$1,795.00
	#314	1	$1,168.00	$1,795.00

Gar1	$250.00	$250.00
Gar2	$250.00	$250.00
Gar3	$250.00	$250.00
Gar4	$250.00	$250.00
Gar5	$250.00	$250.00
Gar6	$250.00	$250.00
Gar7	$250.00	$250.00
Gar8	$250.00	$250.00
Gar9	$220.00	$250.00
Gar10	$250.00	$250.00
Gar11	$250.00	$250.00
Gar12	$250.00	$250.00
Gar13	$250.00	$250.00
Gar14	$250.00	$250.00
Gar15	$250.00	$250.00
Gar16	$250.00	$250.00
Gar17	$250.00	$250.00
Gar18	$250.00	$250.00
Gar19	$220.00	$250.00
Gar20	$250.00	$250.00
Gar21	$220.00	$250.00
Gar22	$250.00	$250.00
Gar23	$250.00	$250.00
Gar24	$250.00	$250.00
Gar25	$250.00	$250.00
Gar26	$195.00	$250.00
Gar27	$195.00	$250.00
Gar28	$195.00	$250.00
Gar29	$195.00	$250.00
Gar30	$195.00	$250.00
Gar31	$195.00	$250.00
Gar32	$195.00	$250.00
Gar33	$195.00	$250.00
Gar34	$195.00	$250.00
Gar35	$195.00	$250.00
Gar36	$195.00	$250.00
Gar37	$195.00	$250.00
Gar38	$195.00	$250.00
Gar39	$195.00	$250.00
Gar40	$195.00	$250.00
Gar41	$195.00	$250.00
Gar42	$195.00	$250.00
Gar43	$195.00	$250.00
Gar44	$195.00	$250.00
Gar45	$195.00	$250.00
Report Totals	**$72,368.00**	**$83,245.00**

Oakland Affordable Housing Group III
Kensington Garden 1900 26th Ave
Profit & Loss
January 2025 through December 2025

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	TOTAL
Ordinary Income/Expense													
Income													
Rental Income	62,409.00	62,409.00	62,409.00	62,409.00	62,409.00	62,409.00	62,409.00	62,409.00	62,409.00	62,409.00	62,409.00	62,409.00	748,908.00
Garage Income	10,060.00	10,060.00	10,060.00	10,060.00	10,060.00	10,060.00	10,060.00	10,060.00	10,060.00	10,060.00	10,060.00	10,060.00	120,720.00
Total Income	72,469.00	72,469.00	72,469.00	72,469.00	72,469.00	72,469.00	72,469.00	72,469.00	72,469.00	72,469.00	72,469.00	72,469.00	869,628.00
Insurance													
Property/Liability Ir	0.00	0.00	0.00	0.00	0.00	0.00	31,719.00	0.00	0.00	0.00	0.00	0.00	31,719.00
Tax													
City of Oakland -	0.00	4,141.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,141.00
City Tax	0.00	7,663.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,663.00
Property Taxes	0.00	0.00	0.00	12,532.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,532.00	25,064.00
Total Tax	0.00	11,804.00	0.00	12,532.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,532.00	36,868.00
Utilities													
Gas and Electric	2,141.33	2,599.33	2,169.78	2,505.59	2,124.99	2,089.33	2,190.85	1,346.16	1,857.97	1,695.90	2,014.76	2,473.01	25,209.00
Waste Managem	682.04	682.04	682.04	682.04	682.04	682.04	682.04	713.96	6,902.42	6,902.42	6,902.42	6,902.42	33,097.92
Water & Sewer	0.00	0.00	0.00	0.00	0.00	508.83	0.00	798.13	989.12	926.92	1,004.67	1,082.42	5,310.09
Total Utilities	2,823.37	3,281.37	2,851.82	3,187.63	2,807.03	3,280.20	2,872.89	2,858.25	9,749.51	9,525.24	9,921.85	10,457.85	63,617.01
Total Expense	2,823.37	15,085.37	2,851.82	15,719.63	2,807.03	3,280.20	34,591.89	2,858.25	9,749.51	9,525.24	9,921.85	22,989.85	132,204.01
Net Ordinary Income	69,645.63	57,383.63	69,617.18	56,749.37	69,661.97	69,188.80	37,877.11	69,610.75	62,719.49	62,943.76	62,547.15	49,479.15	737,423.99
Net Income	**69,645.63**	**57,383.63**	**69,617.18**	**56,749.37**	**69,661.97**	**69,188.80**	**37,877.11**	**69,610.75**	**62,719.49**	**62,943.76**	**62,547.15**	**49,479.15**	**737,423.99**

This T-12 is an estimate only. The seller has owned the building less than a year. The seller is using their current and previous seller's expenses.
The income is based on a fully occupied building which we expect to be at in the near future. It does not take into account current vacancies.