

Annual Property Operating Data

Location: 437 Hyde St
Type of Property 12 Apartments

Price: \$2,695,000
Down Payment: \$1,136,000
Loan: \$1,554,000

ASSESSED APPRAISED VALUES

Land:	\$350,000
Improvements:	\$2,000,000
Personal Property:	\$100,000
Total:	\$2,695,000

LOAN	\$1,554,000	30 years	5.4%	\$8,726 monthly
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Annual Income/ Expense	EXISTING	MARKET
Total Rental Income	\$ 205,236	\$ 287,280
Total Income	\$ 205,236	\$ 287,280
Property Insurance	\$ 11,628	\$ 11,628
Utilities		
Electric and Gas	\$ 5,284	\$ 5,284
Water & Sewer	\$ 18,451	\$ 18,451
Garbage	\$ 5,986	\$ 5,986
Taxes		
Property Taxes	\$ 23,687	\$ 23,687
Total Operating Expenses	\$65,036	\$65,036
Net Operating Income	\$140,200	\$222,244
Less Debt Service	\$104,712	\$104,712
Cash Flow	\$ 35,488	\$117,532

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.

Commercial Rent Roll

Property: 437 Hyde Street

Unit	Unit Mix	Rent Charges	Market Rent
1	Studio	1,229.00	\$ 1,995
2	Studio	1,592.00	\$ 1,995
3	Studio	1,699.00	\$ 1,995
4	Studio	1,592.00	\$ 1,995
5	Studio	1,805.00	\$ 1,995
6	Studio	1,805.00	\$ 1,995
7	Studio	600.00	\$ 1,995
8	Studio	1,592.00	\$ 1,995
9	Studio	1,592.00	\$ 1,995
10	Studio	1,592.00	\$ 1,995
11	Studio	692.00	\$ 1,995
12	Studio	1,313.00	\$ 1,995
		\$ 17,103	\$ 23,940

California Affordable Housing Group LP
437 Hyde St SF Profit & Loss

January through December 2025

	<u>Jan 25</u>	<u>Feb 25</u>	<u>Mar 25</u>	<u>Apr 25</u>	<u>May 25</u>	<u>Jun 25</u>	<u>Jul 25</u>	<u>Aug 25</u>
Ordinary Income/Expense								
Income								
Rental Income	<u>17,658</u>	<u>16,658</u>	<u>18,428</u>	<u>16,808</u>	<u>16,649</u>	<u>16,237</u>	<u>17,095</u>	<u>16,257</u>
Total Income	<u>17,658</u>	<u>16,658</u>	<u>18,428</u>	<u>16,808</u>	<u>16,649</u>	<u>16,237</u>	<u>17,095</u>	<u>16,257</u>
Utilities								
Waste removal	482	482	482	482	482	482	486	497
Gas & Electricity	206	615	580	497	-60	493	502	489
Water & Sewer	<u>1,762</u>	<u>1,154</u>	<u>1,143</u>	<u>1,251</u>	<u>1,509</u>	<u>1,586</u>	<u>1,809</u>	<u>1,790</u>
Total Utilities	<u>2,451</u>	<u>2,252</u>	<u>2,205</u>	<u>2,230</u>	<u>1,931</u>	<u>2,562</u>	<u>2,797</u>	<u>2,776</u>
Insurance								
Property Insurance	<u>969</u>	<u>969</u>	<u>969</u>	<u>969</u>	<u>969</u>	<u>969</u>	<u>969</u>	<u>969</u>
Total Insurance	<u>969</u>	<u>969</u>	<u>969</u>	<u>969</u>	<u>969</u>	<u>969</u>	<u>969</u>	<u>969</u>
Taxes								
Property Taxes	<u>0</u>	<u>0</u>	<u>11,673</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Taxes	<u>0</u>	<u>0</u>	<u>11,673</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Expense	<u>3,420</u>	<u>3,221</u>	<u>14,847</u>	<u>3,199</u>	<u>2,900</u>	<u>3,531</u>	<u>3,766</u>	<u>3,745</u>
Net Income	<u><u>14,238</u></u>	<u><u>13,437</u></u>	<u><u>3,581</u></u>	<u><u>13,608</u></u>	<u><u>13,749</u></u>	<u><u>12,706</u></u>	<u><u>13,329</u></u>	<u><u>12,512</u></u>

California Affordable Housing Group LP
437 Hyde St SF Profit & Loss

January through December 2025

	<u>Sep 25</u>	<u>Oct 25</u>	<u>Nov 25</u>	<u>Dec 25</u>	<u>TOTAL</u>
Ordinary Income/Expense					
Income					
Rental Income	16,827	16,990	16,926	18,703	205,236
Total Income	<u>16,827</u>	<u>16,990</u>	<u>16,926</u>	<u>18,703</u>	<u>205,236</u>
Utilities					
Waste removal	597	504	504	504	5,986
Gas & Electricity	582	459	453	467	5,284
Water & Sewer	1,790	1,790	1,433	1,437	18,451
Total Utilities	<u>2,969</u>	<u>2,752</u>	<u>2,389</u>	<u>2,407</u>	<u>29,721</u>
Insurance					
Property Insurance	969	969	969	969	11,628
Total Insurance	<u>969</u>	<u>969</u>	<u>969</u>	<u>969</u>	<u>11,628</u>
Taxes					
Property Taxes	0	0	12,014	0	23,687
Total Taxes	<u>0</u>	<u>0</u>	<u>12,014</u>	<u>0</u>	<u>23,687</u>
Total Expense	<u>3,938</u>	<u>3,721</u>	<u>15,372</u>	<u>3,376</u>	<u>65,036</u>
Net Income	<u><u>12,889</u></u>	<u><u>13,269</u></u>	<u><u>1,555</u></u>	<u><u>15,327</u></u>	<u><u>140,200</u></u>

California Affordable Housing Group LP
437 Hyde St Profit & Loss
January 1 through April 31 2026

	<u>437 Hyde St</u>	<u>Market Rent</u>
Ordinary Income/Expense		
Income		
Rental Income	68,412	95,760
Total Income	<u>68,412</u>	<u>95,760</u>
Utilities		
Waste removal	1,995	1,995
Gas & Electricity	1,761	1,761
Water & Sewer	6,150	6,150
Total Utilities	<u>9,906</u>	<u>9,906</u>
Insurance		
Property Insurance	3,876	3,876
Total Insurance	<u>3,876</u>	<u>3,876</u>
Taxes		
Property Taxes	12,014	12,014
Total Taxes	<u>12,014</u>	<u>12,014</u>
Total Expense	<u>25,796</u>	<u>25,796</u>
Net Income	<u><u>42,616</u></u>	<u><u>69,964</u></u>

Appraisal: \$2,490,000

Sale Price: \$2,400,000

Purchase Price: \$1,650,000

Tasi Bank Loan Balance: \$1,089,398.34

Tasi Bank Loan Payment: \$5,605.21

of units: 12