

Annual Property Operating Data

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

Price: \$6,995,000
Down Payment: \$2,450,000
Loan: \$4,545,000

ASSESSED APPRAISED VALUES

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

1st LOAN	\$4,545,000	30 years	5.5%	\$25,806 monthly
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Annual Income/ Expense	EXISTING	MARKET
Rental Income	\$779,676	\$827,568
Laundry Income	\$ 3,600	\$ 3,600
Total Income	\$783,276	\$831,168
Management (listed under Casa Magna & Kensington Gardens - \$36,000)	\$ -----	\$ -----
Vacancy	\$ 22,954	\$ 22,954
Expense		
Property Insurance	\$ 44,859	\$ 44,859
Utilities		
Electric and Gas	\$ 31,573	\$ 31,573
Water & Sewer	\$ 21,573	\$ 21,573
Garbage	\$ 33,504	\$ 33,504
Taxes		
City of Oakland- Business Taxes	\$ 7,865	\$ 7,865
City of Oakland- RAP Taxes	\$ 3,939	\$ 3,939
Property Taxes	\$ 80,442	\$ 80,442
Total Operating Expenses	\$246,706	\$ 246,706
Net Operating Income	\$536,570	\$ 584,462
Less Debt Service	\$309,672	\$ 309,672
Cash Flow	\$226,898	\$ 274,790

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: 1757 26th Ave./Kensington Plaza

Unit	Unit Type	Rent Charges	Market Rent	Section 8 Rent
100	2/1.0	\$1,350	\$1,895	\$2,912
101	2/1.0	\$1,335	\$1,895	\$2,912
102	2/1.0	\$1,645	\$1,895	\$2,912
103	1/1.0	\$1,595	\$1,595	\$2,385
104	1/1.0	\$2,035	\$2,035	\$2,385
105	1/1.0	\$1,645	\$1,644	\$2,385
106	S/1	\$1,542	\$1,541	\$2,142
107	1/1.0	\$1,557	\$1,595	\$2,385
108	1/1.0	\$1,795	\$1,795	\$2,385
109	1/1.0	\$1,186	\$1,595	\$2,385
110	S/1	\$1,570	\$1,695	\$2,142
111	2/2.0	\$2,172	\$2,171	\$2,912
112	S/1	\$1,495	\$1,495	\$2,142
200	2/1.0	\$1,492	\$1,895	\$2,912
201	2/1.0	\$2,214	\$2,214	\$2,912
202	S/1	\$1,580	\$1,595	\$2,142
203	1/1.0	\$2,035	\$2,035	\$2,385
204	1/1.0	\$1,595	\$1,595	\$2,385
205	1/1.0	\$1,595	\$1,595	\$2,385
206	S/1	\$1,395	\$1,495	\$2,142
207	1/1.0	\$1,595	\$1,595	\$2,385
208	2/1.0	\$2,057	\$2,057	\$2,912
209	2/1.0	\$1,954	\$1,954	\$2,912
210	2/1.0	\$2,109	\$2,108	\$2,912
211	1/1.0	\$1,595	\$1,595	\$2,385
212	S/1	\$1,098	\$1,495	\$2,142
300	2/1.0	\$2,011	\$2,010	\$2,912
301	2/1.0	\$1,995	\$1,995	\$2,912
302	S/1	\$1,457	\$1,456	\$2,142
303	1/1.0	\$1,900	\$1,900	\$2,385
304	1/1.0	\$1,032	\$1,595	\$2,385
305	1/1.0	\$1,495	\$1,595	\$2,385
306	S/1	\$1,495	\$1,495	\$2,142
307	1/1.0	\$1,595	\$1,595	\$2,385
308	2/1.0	\$1,492	\$1,895	\$2,912
309	2/1.0	\$2,057	\$2,057	\$2,912
310	2/1.0	\$2,095	\$2,095	\$2,912
311	1/1.0	\$1,608	\$1,607	\$2,385
312	S/1	\$1,507	\$1,595	\$2,142
Laundry Income		\$300	\$300	\$300

Totals for

\$65,274

\$69,264

\$98,506

American Liberty Investments, LP
1757 26th Ave Oakland
Profit & Loss
January 2025 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>	<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	61,612.21	64,055.36	63,424.49	61,930.42	65,534.18	63,634.50	68,011.28	65,899.77	67,111.81	65,445.18	65,715.99	67,301.31	779,676.50
Laundry Income	307.00	270.88	373.96	314.29	275.93	272.86	300.99	255.09	317.09	240.35	371.33	300.90	3,600.67
Total Income	<u>61,919.21</u>	<u>64,326.24</u>	<u>63,798.45</u>	<u>62,244.71</u>	<u>65,810.11</u>	<u>63,907.36</u>	<u>68,312.27</u>	<u>66,154.86</u>	<u>67,428.90</u>	<u>65,685.53</u>	<u>66,087.32</u>	<u>67,602.21</u>	<u>783,277.17</u>
Gross Profit	61,919.21	64,326.24	63,798.45	62,244.71	65,810.11	63,907.36	68,312.27	66,154.86	67,428.90	65,685.53	66,087.32	67,602.21	783,277.17
Expense													
Property/Liability Insura	4,138.54	4,138.54	4,138.54	4,138.54	4,138.54	0.00	0.00	6,953.22	4,468.00	4,468.00	4,138.54	4,138.54	44,859.00
Tax													
City of Oakland - RAP	0.00	3,939.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,939.00
City Tax	0.00	7,865.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,865.13
Property Taxes	0.00	40,221.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40,221.00	0.00	80,442.00
Total Tax	<u>0.00</u>	<u>52,025.13</u>	<u>0.00</u>	<u>40,221.00</u>	<u>0.00</u>	<u>92,246.13</u>							
Utilities													
Gas and Electricity	6,197.71	0.00	3,594.22	3,201.22	3,002.37	0.00	5,602.35	2,620.53	2,449.94	2,396.93	0.00	2,508.08	31,573.35
Waste Management	2,689.70	2,689.50	2,693.10	2,758.26	2,758.26	2,758.06	2,859.60	2,859.60	2,859.60	2,859.60	2,859.60	2,859.60	33,504.48
Water & Sewer	0.00	2,985.42	0.00	3,085.42	0.00	3,292.00	0.00	3,387.46	0.00	4,357.39	0.00	4,466.24	21,573.93
Total Utilities	<u>8,887.41</u>	<u>5,674.92</u>	<u>6,287.32</u>	<u>9,044.90</u>	<u>5,760.63</u>	<u>6,050.06</u>	<u>8,461.95</u>	<u>8,867.59</u>	<u>5,309.54</u>	<u>9,613.92</u>	<u>2,859.60</u>	<u>9,833.92</u>	<u>86,651.76</u>
Total Expense	<u>13,025.95</u>	<u>61,838.59</u>	<u>10,425.86</u>	<u>13,183.44</u>	<u>9,899.17</u>	<u>6,050.06</u>	<u>8,461.95</u>	<u>15,820.81</u>	<u>9,777.54</u>	<u>14,081.92</u>	<u>47,219.14</u>	<u>13,972.46</u>	<u>223,756.89</u>
Net Ordinary Income	<u>48,893.26</u>	<u>2,487.65</u>	<u>53,372.59</u>	<u>49,061.27</u>	<u>55,910.94</u>	<u>57,857.30</u>	<u>59,850.32</u>	<u>50,334.05</u>	<u>57,651.36</u>	<u>51,603.61</u>	<u>18,868.18</u>	<u>53,629.75</u>	<u>559,520.28</u>
Net Income	<u>48,893.26</u>	<u>2,487.65</u>	<u>53,372.59</u>	<u>49,061.27</u>	<u>55,910.94</u>	<u>57,857.30</u>	<u>59,850.32</u>	<u>50,334.05</u>	<u>57,651.36</u>	<u>51,603.61</u>	<u>18,868.18</u>	<u>53,629.75</u>	<u>559,520.28</u>