Annual Property Operating Data

Price: $4,995,000

Location: 2124 90th & 2125 92nd Ave Oakland, Ca 94605 **Down Payment: $1,498,500**

Type of Property 32 Townhomes **Loan: $3,445,000**

ASSESSED APPRAISED VALUES

Land:	$1,079,000
Improvements:	$4,208,100
Personal Property:	$107,900
Total:	$5,395,000

1st LOAN:	**$3,445,000**	**30 years**	**5.5 %**	**$10,532.00 monthly**

Annual Income/ Expense	**EXISTING**	**MARKET**
Total Rental Income	$754,788	$953,640
Parking Income	$6,300	$6,300
Laundry Income	$3,600	$3,600
Total Income	$766,094	$963,540
Expenses		
Management	$12,000	$12,000
Property Insurance	$ 33,519	$33,519
Vacancy	$22,123	$22,123
Utilities		
Electric and Gas	$ 21,925	$21,925
Water & Sewer	$26,801	$26,801
Garbage	$43,377	$43,377
Taxes		
City of Oakland- Business Taxes	$3,232	$3,232
City of Oakland- RAP Taxes	$ 9,866	$9,866
Property Taxes (waiver of ad valorem tax)	$10,333	$10,333
Total Operating Expenses	$183,177	$183,177
Net Operating Income	**$582,916**	**$753,363**
Less Debt Service	$126,384	$126,384
Cash Flow	**$456,532**	**$626,979**

The above income and expenses are only estimates only because seller has not owned the building for more than a full tax year of occupancy, renovation and income and 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: 2124 90th Ave - 2125 92nd Ave

Unit	Unit Mix	Rent Charges	Market Rent	Parking Charges
2124-01	2/1.5	2395	2595	
2124-02	2/1.5	1113	2395	
2124-03	2/1.5	2295	2595	
2124-04	2/1.5	2179	2395	
2124-05	2/1.5	2295	2395	
2124-06	4/1.5	2002	3800	
2124-07	2/1.5	1995	2395	
2124-08	2/1.5	2295	2395	
2124-09	2/1.5	2350	2395	
2124-10	2/1.5	2295	2395	
2124-11	2/1.5	2295	2395	
2124-12	3/1.5	2058	2600	
2124-14	2/1.0	2295	2395	
2124-15	3/1.0	2295	2600	
2124-16	2/1.0	1023	2395	125
2124-17	2/1.0	1995	2395	
2125-101	2/1.5	1776	2395	50
2125-102	2/1.5	1995	2395	
2125-103	2/1.5	2350	2395	
2125-104	2/1.5	2295	2395	
2125-105	2/1.5	2099	2395	
2125-106	2/1.5	1067	2395	50
2125-107	2/1.5	1279	2395	150
2125-108	2/1.5	1742	2395	
2125-109	2/1.5	2395	2395	
2125-110	2/1.5	1292	2395	50
2125-111	2/1.5	2295	2395	
2125-112	3/1.5	2395	2600	
2125-114	2/1.0	1965	2395	
2125-115	3/1.0	1292	2600	50
2125-116	3/1.0	1462	2600	
2125-117	2/1.0	2025	2395	50
Parking Income		525	525	
Laundry Income		300	300	
Totals for		**$63,724**	**$80,295**	

California Affordable Housing Group LP
2124 90th Ave 2125 92nd Ave
Profit & Loss
August 2024 through July, 2025

	2124 90th Ave	TOTAL
Ordinary Income/Expense		
Income		
Rental Income	707,256.00	707,256.00
Parking Income	6,300.00	6,300.00
Laundry Income	3,600.00	3,600.00
Total Income	717,156.00	717,156.00
Gross Profit	717,156.00	717,156.00
Expense		
Utilities		
Waste removal	65,946.48	65,946.48
Gas & Electricity	7,977.06	7,977.06
Water & Sewer	24,010.46	24,010.46
Total Utilities	97,934.00	97,934.00
Insurance		
Property Insurance	24,270.00	24,270.00
General Liability Insurance	12,578.00	12,578.00
Total Insurance	36,848.00	36,848.00
Taxes		
PropertyTaxes	7,132.62	7,132.62
Total Taxes	7,132.62	7,132.62
Total Expense	141,914.62	141,914.62
Net Ordinary Income	575,241.38	575,241.38
Net Income	**575,241.38**	**575,241.38**

Sale Price: $5,300,000

Purchase Price: $2,418,438

Loan Balance: $1,934,751

FCI/Genesis Monthly Payment: $19,918.68

# of units: 32

Oakland Affordable Housing Group III, LP
2124 90th 2125 92nd Ave Profit & Loss
September 2025 through August 2026

	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26	Jul 26	Aug 26	TOTAL
Ordinary Income/Expense													
Income													
Rental Income	65,751.22	66,610.00	66,843.00	59,634.50	62,325.00	59,846.07	66,835.17	64,750.62	66,440.33	64,076.41	63,656.27	59,911.41	766,680.00
Parking Income	525.00	525.00	525.00	500.00	450.00	490.00	500.00	525.00	550.00	575.00	550.00	585.00	6,300.00
Laundry Income	0.00	609.98	337.45	293.29	744.43	401.27	0.00	816.66	446.32	518.57	457.61	380.62	5,006.20
Total Income	66,276.22	67,744.98	67,705.45	60,427.79	63,519.43	60,737.34	67,335.17	66,092.28	67,436.65	65,169.98	64,663.88	60,877.03	777,986.20
Expense													
Property Management Costs													
Manangement	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
Total Property Management C	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
Utilities													
Gas and Electricity	1,718.86	1,485.12	1,776.82	957.68	3,770.83	1,113.30	3,660.56	1,978.67	276.97	895.28	3,978.55	312.56	21,925.20
Water & Sewer	2,786.84	2,024.89	1,418.44	1,947.14	1,573.94	3,144.49	1,605.04	2,724.64	1,634.09	3,095.79	1,461.95	3,384.16	26,801.41
Waste	4,126.31	4,126.31	4,126.31	4,126.31	4,126.31	4,126.31	4,126.31	4,126.31	4,126.31	4,126.31	4,223.31	4,223.31	49,709.72
Total Utilities	8,632.01	7,636.32	7,321.57	7,031.13	9,471.08	8,384.10	9,391.91	8,829.62	6,037.37	8,117.38	9,663.81	7,920.03	98,436.33
Insurance													
Property Insurance	2,793.28	2,793.28	2,793.28	2,793.28	2,793.28	2,793.28	2,793.28	2,793.27	2,793.27	2,793.27	2,793.27	2,793.27	33,519.31
Total Insurance	2,793.28	2,793.28	2,793.28	2,793.28	2,793.28	2,793.28	2,793.28	2,793.27	2,793.27	2,793.27	2,793.27	2,793.27	33,519.31
Taxes													
City of Oakland- Business	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,768.14	0.00	0.00	0.00	0.00	1,768.14
City of Oakland- RAP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,589.60	0.00	0.00	0.00	0.00	5,589.60
Property Taxes	0.00	0.00	5,166.72	0.00	0.00	0.00	5,166.72	0.00	0.00	0.00	0.00	0.00	10,333.44
Total Taxes	0.00	0.00	5,166.72	0.00	0.00	0.00	5,166.72	7,357.74	0.00	0.00	0.00	0.00	17,691.18
Total Expense	12,425.29	11,429.60	16,281.57	10,824.41	13,264.36	12,177.38	18,351.91	19,980.63	9,830.64	11,910.65	13,457.08	11,713.30	161,646.82
Net Income	**53,850.93**	**56,315.38**	**51,423.88**	**49,603.38**	**50,255.07**	**48,559.96**	**48,983.26**	**46,111.65**	**57,606.01**	**53,259.33**	**51,206.80**	**49,163.73**	**616,339.38**