

Annual Property Operating Data

Location: 765 O'Farrell St	Price: \$7,295,000
Type of Property: 33 Unit Apartment Complex	Down Payment: \$3,108,000
	Loan: \$4,287,000

ASSESSED APPRAISED VALUES

Land:	\$1,200,000
Improvements:	\$6,000,000
Personal Property:	\$100,000
Total:	\$7,295,000

LOAN	\$4,287,000	30 years	5.4%	\$24,072 monthly
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Annual Income/ Expense	EXISTING	MARKET
Total Rental Income	\$ 711,888	\$ 946,440
Parking Income	\$ 12,000	\$ 12,000
Laundry Income	\$ 9,000	\$ 9,000
Total Income	\$ 732,888	\$ 967,440
Vacancy	\$ 15,000	\$ 15,000
Management	\$ 18,000	\$ 18,000
Elevator Maintenance	\$ 3,000	\$ 3,000
Property Insurance	\$ 30,883	\$ 30,883
Utilities		
Waste Removal	\$ 19,973	\$ 19,973
Gas & Electricity	\$ 14,279	\$ 14,279
Water Sewer	\$ 34,782	\$ 34,872
Taxes		
Property Taxes	\$ 70,883	\$ 70,883
Total Operating Expenses	\$249,995	\$249,995
Net Operating Income	\$482,893	\$717,445
Less Debt Service	\$288,864	\$288,864
Cash Flow	\$192,029	\$428,581

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: 765 O'Farrell Street**

Unit	Unit Type	Rent Charges	Market Rent	Section 8 Rent
765-2	1 Jr	848	2,360	3,274
765-3	1 Jr	1,695	2,360	3,274
765-4	1 Jr	1,795	2,360	3,274
765-5	Studio	1,595	2,095	2,733
765-6	1 Jr.	1,795	2,360	3,274
765-7	Studio	1,595	2,095	2,733
765-8	Studio	1,895	2,095	2,733
765-21	1 Jr.	1,748	2,360	3,274
765-22	1 Jr.	1,645	2,360	3,274
765-23	1 Jr.	1,795	2,360	3,274
765-24	1 Jr.	1,851	2,360	3,274
765-25	1 Jr.	1,204	2,360	3,274
765-26	1 Jr.	1,542	2,360	3,274
765-27	1 Jr.	1,611	2,360	3,274
765-28	1 Jr.	1,622	2,360	3,274
765-31	1 Jr.	1,536	2,360	3,274
765-32	Studio	1,719	2,095	2,733
765-33	1 Jr.	1,748	2,360	3,274
765-34	Studio	1,775	2,095	2,733
765-35	1 Jr.	1,645	2,360	3,274
765-36	1 Jr.	1,547	2,360	3,274
765-37	1 Jr.	1,645	2,360	3,274
765-38	1 Jr.	1,748	2,360	3,274
765-41	1 Jr.	1,695	2,360	3,274
765-42	Studio	1,719	2,095	2,733
765-43	1 Jr.	1,922	2,360	3,274

765-44	1 Jr.	1,748	2,360	3,274
765-45	1 Jr.	1,499	2,360	3,274
765-46	Studio	1,595	2,095	2,733
765-47	1 Jr.	1,650	2,360	3,274
765-48	1 Jr.	3,335	3,335	3,274
765-A	2	3,295	3,295	3,964
765-B	2	3,270	3,295	3,964
		750	750	750
Totals for		60,074	79,620	106,385

California Affordable Housing Group LP
765 O'Farrell St 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	59,095	56,020	60,079	55,526	60,093	59,192	58,193	59,044
Laundry Income	760	782	758	763	739	661	808	633
Total Income	<u>59,854</u>	<u>56,802</u>	<u>60,836</u>	<u>56,289</u>	<u>60,832</u>	<u>59,853</u>	<u>59,001</u>	<u>59,676</u>
Gross Profit	59,854	56,802	60,836	56,289	60,832	59,853	59,001	59,676
Expense								
Property Management Costs								
Elevator Maintenance	250	250	250	250	250	250	250	250
Total Property Management Costs	<u>1,500</u>	<u>1,500</u>	<u>1,500</u>	<u>1,500</u>	<u>1,500</u>	<u>1,500</u>	<u>1,500</u>	<u>1,500</u>
Manager								
Utilities								
Waste removal	1,402	1,402	1,556	1,556	1,556	1,656	1,656	1,656
Gas & Electricity	1,320	1,209	1,159	-971	1,279	1,394	1,463	1,435
Water & Sewer	2,188	2,394	2,396	2,273	2,778	2,796	2,776	2,690
Total Utilities	<u>4,910</u>	<u>5,005</u>	<u>5,111</u>	<u>2,857</u>	<u>5,613</u>	<u>5,846</u>	<u>5,895</u>	<u>5,781</u>
Insurance								
Property Insurance	2,574	2,575	2,574	2,575	2,574	2,573	2,574	2,572
Total Insurance	<u>2,574</u>	<u>2,575</u>	<u>2,574</u>	<u>2,575</u>	<u>2,574</u>	<u>2,573</u>	<u>2,574</u>	<u>2,572</u>
Taxes								
PropertyTaxes	0	0	36,396	0	0	0	0	0
Total Taxes	<u>0</u>	<u>0</u>	<u>36,396</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Expense	<u>9,234</u>	<u>9,080</u>	<u>45,581</u>	<u>6,932</u>	<u>9,687</u>	<u>9,919</u>	<u>9,969</u>	<u>9,853</u>
Net Ordinary Income	<u>50,621</u>	<u>47,722</u>	<u>15,256</u>	<u>49,356</u>	<u>51,145</u>	<u>49,934</u>	<u>49,031</u>	<u>49,824</u>
Net Income	<u><u>50,621</u></u>	<u><u>47,722</u></u>	<u><u>15,256</u></u>	<u><u>49,356</u></u>	<u><u>51,145</u></u>	<u><u>49,934</u></u>	<u><u>49,031</u></u>	<u><u>49,824</u></u>

California Affordable Housing Group LP
765 O'Farrell St 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	60,253	58,731	62,846	62,818	711,888
Laundry Income	736	779	761	821	9,000
Total Income	<u>60,989</u>	<u>59,510</u>	<u>63,607</u>	<u>63,639</u>	<u>720,888</u>
Gross Profit	60,989	59,510	63,607	63,639	720,888
Expense					
Property Management Costs					
Elevator Maintenance	250	250	250	250	3,000
Total Property Management Costs	<u>1,500</u>	<u>1,500</u>	<u>1,500</u>	<u>1,500</u>	<u>18,000</u>
Manager					
Utilities					
Waste removal	1,883	1,883	1,883	1,883	19,973
Gas & Electricity	1,433	1,297	1,468	1,793	14,279
Water & Sewer	3,810	3,783	3,384	3,515	34,782
Total Utilities	<u>7,126</u>	<u>6,963</u>	<u>6,735</u>	<u>7,191</u>	<u>69,034</u>
Insurance					
Property Insurance	2,574	2,572	2,574	2,572	30,883
Total Insurance	<u>2,574</u>	<u>2,572</u>	<u>2,574</u>	<u>2,572</u>	<u>30,883</u>
Taxes					
Property Taxes	0	0	37,642	0	74,038
Total Taxes	<u>0</u>	<u>0</u>	<u>37,642</u>	<u>0</u>	<u>74,038</u>
Total Expense	<u>11,200</u>	<u>11,035</u>	<u>48,451</u>	<u>11,263</u>	<u>194,955</u>
Net Ordinary Income	<u>49,789</u>	<u>48,475</u>	<u>15,155</u>	<u>52,376</u>	<u>525,933</u>
Net Income	<u><u>49,789</u></u>	<u><u>48,475</u></u>	<u><u>15,155</u></u>	<u><u>52,376</u></u>	<u><u>528,683</u></u>

California Affordable Housing Group LP
765 O'Farrell St Profit & Loss
 January through April 31 2026

	<u>Rent Charges</u>	<u>Market Rent</u>
Ordinary Income/Expense		
Income		
Rental Income	237,296	315,480
Laundry Income	3,000	3,000
Total Income	<u>240,296</u>	<u>318,480</u>
Expense		
Elevator Maintenance	1,000	1,000
Property Management Costs	6,000	6,000
Utilities		
Waste removal	6,658	6,658
Gas & Electricity	4,760	4,760
Water & Sewer	11,594	11,594
Total Utilities	<u>23,011</u>	<u>23,011</u>
Insurance		
Property Insurance	10,294	10,294
Total Insurance	<u>10,294</u>	<u>10,294</u>
Taxes		
Property Taxes	37,642	37,642
Total Taxes	<u>37,642</u>	<u>37,642</u>
Total Expense	<u>77,948</u>	<u>77,948</u>
Net Income	<u><u>162,347.89</u></u>	<u><u>240,531.89</u></u>

Appraisal: \$8,260,000

Sale Price: \$6,595,000

Purchase Price: \$5,550,000

Tasi Bank Loan Balance: \$4,567,650.85

Tasi Bank Loan Payment: \$25,525.49

of units: 33