Annual Property Operating Data

Price: $7,152,000

Location: 5499 Claremont Ave Oakland, Ca 94618 **Down Payment: $2,723,000**

Type of Property 24 Apartments **Loan: $4,429,000**

ASSESSED APPRAISED VALUES

Land:	$ 1,430,400
Improvements:	$ 5,578,560
Personal Property:	$ 143,040
Total:	$7,152,000

1st LOAN: Private Loan **$4,429,000** **3 years** **7 %** **$25,835.83 monthly**

* Existing private loan with First Republic Bank of $4,429,000 @ 7% payable monthly $25,835.83, Due date January 31, 2028, buyer may assume.

Annual Income/ Expense	**EXISTING**	**MARKET**
Total Rental Income	$518,532	$581,112
Laundry Income	$ 3,600	$ 3,600
Total Income	**$522,132**	**$584,712**
Expenses		
Management	$12,000	$12,000
Property Insurance	$34,784	$34,784
Utilities		
Electric and Gas	$3,999	$3,999
Water & Sewer	$7,859	$7,859
Garbage	$13,875	$13,875
Taxes		
City of Oakland- Business Taxes	$3,639	$ 3,639
City of Oakland- RAP Taxes	$2,424	$2,424
Property Taxes (waiver of ad valorem tax)	$ 79,946	$79,946
Total Operating Expenses	$158,526	$ 158,526
Net Operating Income	**$363,606**	**$423,491**
Less Debt Service	$310,029	$310,029
Cash Flow	**$53,577**	**$113,462**

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: 5499 Claremont

Unit	Unit Mix	Rent Charges	Market Rent
5499 Claremont			
5499-1	1/1	$1,895	$1,995
5499-2	1/1	$2,225	$2,225
5499-3	1/1	$1,895	$1,995
5499-4	1/1	$1,795	$1,995
5499-5	1/1	$1,098	$1,995
5499-6	1/1	$2,225	$1,995
5499-7	1/1	$1,795	$1,995
5499-8	1/1	$1,895	$2,051
5499-21	1/1	$2,142	$2,125
5499-22	1/1	$1,895	$1,995
5499-23	1/1	$1,850	$1,995
5499-24	1/1	$1,756	$1,995
5499-25	1/1	$1,199	$1,995
5499-26	1/1	$1,897	$1,995
5499-27	1/1	$1,759	$1,995
5499-28	1/1	$1,895	$1,995
5499-31	1/1	$1,903	$1,995
5499-32	1/1	$1,205	$1,995
5499-33	1/1	$2,142	$2,125
5499-34	1/1	$1,211	$1,995
5499-35	1/1	$1,890	$1,995
5499-36	1/1	$1,895	$1,995
5499-37	1/1	$1,954	$1,995
5499-38	1/1	$1,795	$1,995
Laundry Income		$300	$300
Totals for		**$43,511**	**$48,726**

American Liberty Investments, LP
Profit & Loss
August 2024 through July 2025
5499 Claremont Ave.
$7,495,000

	5499 Claremont Ave	TOTAL
Ordinary Income/Expense		
Income		
Rental Income	515,432.04	515,432.04
Laundry Income	2,493.31	2,493.31
Total Income	517,925.35	517,925.35
Gross Profit	517,925.35	517,925.35
Expense		
Property Insurance	34,784.00	34,784.00
General Liability Insurance		
Tax		
City of Oakland - RAP	2,424.00	2,424.00
City Tax	3,639.84	3,639.84
Property Taxes	90,993.34	90,993.34
Total Tax	97,057.18	97,057.18
Utilities		
Gas and Electricity	4,950.40	4,950.40
Telecommunications	5,792.38	5,792.38
Waste Management	13,317.72	13,317.72
Water & Sewer	7,859.48	7,859.48
Total Utilities	31,919.98	31,919.98
Total Expense	163,761.16	163,761.16
Net Ordinary Income	354,164.19	354,164.19
Net Income	**354,164.19**	**354,164.19**

Sale Price: $7,200,000

Purchase Price: $5,500,000

Robert Hawley Trustee Note Loan Balance: $4,429,000

Payment: $25,835.83

Percentage: 7%

Maturity Date: January 31, 2028

# of units: 24

American Liberty Investments, LP
Profit & Loss
August 2024 through July 2025
5499 Claremont Ave.
$7,495,000

- Ordinary Income/Expense
  - Income
    - Rental Income
    - Laundry Income
  - Total Income
- Gross Profit
  - Expense
    - Property Insurance
    - General Liability Insurance
    - Tax
      - City of Oakland - RAP
      - City Tax
      - Property Taxes
    - Total Tax
    - Utilities
      - Gas and Electricity
      - Telecommunications
      - Waste Management
      - Water & Sewer
    - Total Utilities
  - Total Expense
- Net Ordinary Income

Net Income

Sale Price: $7,200,000

Purchase Price: $5,500,000

Robert Hawley Trustee Note Loan Balance: $4,429,000

Payment: $25,835.83

Percentage: 7%

Maturity Date: January 31, 2028

# of units: 24

American Liberty Investments, LP
5499 Claremont 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	45,910.46	44,306.69	48,045.54	48,012.64	39,721.58	43,483.88	41,515.53	48,390.20	44,720.11	41,327.30	36,128.33	37,161.74	518,724.00
Laundry Income	327.81	296.28	330.24	306.11	355.21	272.59	279.28	327.72	315.26	284.26	254.38	250.86	3,600.00
Total Income	46,238.27	44,602.97	48,375.78	48,318.75	40,076.79	43,756.47	41,794.81	48,717.92	45,035.37	41,611.56	36,382.71	37,412.60	522,324.00
Gross Profit	46,238.27	44,602.97	48,375.78	48,318.75	40,076.79	43,756.47	41,794.81	48,717.92	45,035.37	41,611.56	36,382.71	37,412.60	522,324.00
Expense													
Property Management Costs													
Management Services	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
Total Property Management Costs	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
Property/Liability Insurance	9,834.00	0.00	9,283.50	0.00	0.00	9,283.50	0.00	0.00	0.00	0.00	0.00	9,834.00	38,235.00
Tax													
City of Oakland - RAP	0.00	0.00	0.00	0.00	0.00	0.00	3,288.00	0.00	0.00	0.00	0.00	0.00	3,288.00
City Tax	0.00	0.00	0.00	0.00	0.00	0.00	3,639.84	0.00	0.00	0.00	0.00	0.00	3,639.84
Property Taxes	0.00	0.00	0.00	39,973.11	0.00	0.00	0.00	39,973.11	0.00	0.00	0.00	0.00	79,946.22
Total Tax	0.00	0.00	0.00	39,973.11	0.00	0.00	6,927.84	39,973.11	0.00	0.00	0.00	0.00	86,874.06
Utilities													
Gas and Electricity	273.31	353.42	359.92	382.69	356.36	374.14	409.87	-678.85	714.10	514.90	513.32	426.50	3,999.68
Waste Management	1,150.40	1,150.40	1,150.40	1,150.40	1,150.40	1,150.40	1,150.40	1,150.40	1,150.40	1,150.40	1,185.87	1,185.87	13,875.74
Water & Sewer	1,150.74	0.00	1,138.54	0.00	1,235.94	0.00	1,344.34	0.00	1,264.01	0.00	1,726.07	0.00	7,859.64
Total Utilities	2,574.45	1,503.82	2,648.86	1,533.09	2,742.70	1,524.54	2,904.61	471.55	3,128.51	1,665.30	3,425.26	1,612.37	25,735.06
Total Expense	12,658.45	1,753.82	12,182.36	41,756.20	2,992.70	11,058.04	10,082.45	40,694.66	3,378.51	1,915.30	3,675.26	11,696.37	153,844.12
Net Income	**33,579.82**	**42,849.15**	**36,193.42**	**6,562.55**	**37,084.09**	**32,698.43**	**31,712.36**	**8,023.26**	**41,656.86**	**39,696.26**	**32,707.45**	**25,716.23**	**368,479.88**