Annual Property Operating Data

Price: $9,874,000

Location: 5412 Claremont Ave Oakland, Ca 94618 **Down Payment: $4,688,000**

Type of Property 33 Large Apartments **Loan: $5,076,623**

ASSESSED APPRAISED VALUES

Land:	$1,974,800
Improvements:	$7,701,720
Personal Property:	$197,480
Total:	$9,874,000

1st LOAN **$4,989,060** **May 1, 2032** **3.25%** **$24,300 monthly**

* Existing first loan with First Republic Bank, buyer may take "subject to" if they elect to do so.

Annual Income/ Expense	**EXISTING**	**MARKET**
Total Rental Income	$731,730	$809,580
Laundry Income	$ 3,600	$ 3,600
Total Income	**$735,330**	**$813,180**
Expenses		
Management	$12,000	$12,000
Property Insurance	$49,977	$49,997
Utilities		
Electric and Gas	$6,608	$6,608
Water & Sewer	$19,614	$19,614
Garbage	$30,484	$30,484
Taxes		
City of Oakland- Business Taxes	$8,997	$8,997
City of Oakland- RAP Taxes	$ 3,434	$ 3,434
Property Taxes	$111,125	$111,125
Total Operating Expenses	$242,239	$242,239
Net Operating Income	**$493,091**	**$570,941**
Less Debt Service	$291,606	$291,606
Cash Flow	**$201,485**	**$279,335**

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: 5412 Claremont

Unit	Unit Mix	Rent Charges	Market Rent
5412 Claremont			
5412-1	1/1	1,942.38	1,995
5412-2	1/1	1,220.00	1,995
5412-3	1/1	1,211.00	1,995
5412-4	1/1	1,973.13	1,995
5412-5	1/1	2,242.00	2,225
5412-6	1/1	1,910.00	1,995
5412-7	1/1	2,202.00	2,185
5412-8	1/1	1,290.00	1,995
5412-9	1/1	2,202.00	2,185
5412-10	1/1	1,696.00	1,995
5412-11	1/1	2,240.00	2,225
5412-12	1/1	1,995.00	1,995
5412-14	1/1	1,457.00	1,995
5412-15	1/1	1,995.00	1,995
5412-16	1/1	2,225.00	2,225
5412-17	1/1	1,895.00	1,995
5412-18	1/1	1,290.00	1,995
5412-19	1/1	996.00	1,995
5412-20	1/1	1,685.00	1,995
5412-21	1/1	1,097.00	1,995
5412-22	1/1	1,695.00	1,995
5412-23	1/1	2,225.00	2,225
5412-24	1/1	3,930.00	1,995
5412-25	1/1	1,685.00	1,995
5412-26	1/1	1,795.00	1,995
5412-27	1/1	1,695.00	1,995
5412-28	1/1	2,225.00	2,225
5412-29	1/1	1,895.00	1,995
5412-30	1/1	1,965.00	1,995
5412-31	1/1	2,111.00	2,095
5412-32	1/1	1,696.00	1,995
5412-33	1/1	1,447.00	1,995
5412-34	1/1	1,850.00	1,995
Laundry Income		300.00	300.00
Totals for		**61,277.51**	**67,765.00**

American Liberty Investments, LP
Profit & Loss
August 2024 through July 2025
5412 Claremont Ave
$9,995,000

	5412 Claremont Ave	TOTAL
Ordinary Income/Expense		
Income		
Rental Income	717,206.80	717,206.80
Laundry Income	1,002.63	1,002.63
Total Income	718,209.43	718,209.43
Gross Profit	718,209.43	718,209.43
Expense		
Property/Liability Insurance	49,977.00	49,977.00
General Liability Insurance		
Tax		
City of Oakland - RAP	3,434.00	3,434.00
City Tax	8,997.86	8,997.86
Property Taxes	132,731.86	132,731.86
Total Tax	145,163.72	145,163.72
Utilities		
Gas and Electricity	6,656.34	6,656.34
Waste Management	22,285.05	22,285.05
Water & Sewer	19,945.03	19,945.03
Total Utilities	48,886.42	48,886.42
Total Expense	244,027.14	244,027.14
Net Ordinary Income	474,182.29	474,182.29
Net Income	**474,182.29**	**474,182.29**

Sale Price: $9,600,000

Purchase Price: $8,200,000

Chase Loan Balance: $5,185,512

Payment: $24,300.55

Percentage: 3.25%

Maturity Date: May 1, 2032

# of units: 33

American Liberty Investments, LP
5412 Claremont Oakland
Profit & Loss
January 2025 through December 2025

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	TOTAL
Ordinary Income/Expense													
Income													
Rental Income	58,728.39	58,091.60	50,183.98	58,158.98	62,001.97	60,754.03	60,008.48	66,205.29	59,020.04	57,919.87	60,727.64	59,416.13	711,216.40
Laundry Income	288.25	275.75	302.25	315.75	330.25	310.75	305.50	287.00	297.25	304.75	288.50	294.50	3,600.50
Total Income	59,016.64	58,367.35	50,486.23	58,474.73	62,332.22	61,064.78	60,313.98	66,492.29	59,317.29	58,224.62	61,016.14	59,710.63	714,816.90
Insurance													
Property/Liability Ir	0.00	0.00	0.00	0.00	0.00	0.00	49,977.00	0.00	0.00	0.00	0.00	0.00	49,977.00
Tax													
City of Oakland ·	0.00	3,434.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,434.00
City Tax	0.00	8,997.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,997.86
Property Taxes	0.00	0.00	0.00	56,775.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	56,775.50	113,551.00
Total Tax	0.00	12,431.86	0.00	56,775.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	56,775.50	125,982.86
Utilities													
Gas and Electric	940.77	903.51	876.09	-1,684.26	893.51	773.97	664.11	604.03	670.49	495.32	695.85	822.95	6,656.34
Waste Managem	980.83	1,002.50	1,002.50	1,002.50	1,002.50	1,002.50	1,009.72	1,002.50	2,005.00	2,005.00	2,005.00	2,005.00	16,025.55
Water & Sewer	4,435.79	0.00	3,173.42	0.00	3,395.98	0.00	3,399.39	0.00	2,280.40	0.00	3,260.05	0.00	19,945.03
Total Utilities	6,357.39	1,906.01	5,052.01	-681.76	5,291.99	1,776.47	5,073.22	1,606.53	4,955.89	2,500.32	5,960.90	2,827.95	42,626.92
Total Expense	6,357.39	14,337.87	5,052.01	56,093.74	5,291.99	1,776.47	55,050.22	1,606.53	4,955.89	2,500.32	5,960.90	59,603.45	218,586.78
Net Ordinary Income	52,659.25	44,029.48	45,434.22	2,380.99	57,040.23	59,288.31	5,263.76	64,885.76	54,361.40	55,724.30	55,055.24	107.18	496,230.12
Net Income	**52,659.25**	**44,029.48**	**45,434.22**	**2,380.99**	**57,040.23**	**59,288.31**	**5,263.76**	**64,885.76**	**54,361.40**	**55,724.30**	**55,055.24**	**107.18**	**496,230.12**