

Annual Property Operating Data

Location: 5499 Claremont Ave Oakland, Ca 94618
Type of Property 24 Apartments

Price: \$7,152,000
Down Payment: \$2,723,000
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	SECTION 8
Total Rental Income	\$518,628	\$581,112	\$686,880
Laundry Income	\$ 3,600	\$ 3,600	\$3,600
Total Income	\$522,228	\$584,712	\$690,480
Expenses			
Management	\$12,000	\$12,000	\$12,000
Property Insurance	\$34,784	\$37,784	\$34,784
Vacancy	\$15,462	\$15,462	\$15,462
Utilities			
Electric and Gas	\$4,950	\$4,950	\$4,950
Water & Sewer	\$7,859	\$7,859	\$7,859
Garbage	\$13,317	\$13,317	\$13,317
Taxes			
City of Oakland- Business Taxes	\$3,639	\$ 3,639	\$3,639
City of Oakland- RAP Taxes	\$2,424	\$2,424	\$2,424
Property Taxes (waiver of ad valorem tax)	\$ 82,248	\$82,248	\$82,248
Total Operating Expenses	\$176,683	\$ 176,683	\$176,683
Net Operating Income	\$345,545	\$408,029	\$ 513,797
Less Debt Service	\$310,029	\$310,029	\$310,029
Cash Flow	\$35,516	\$98,000	\$203,768

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	Section 8 Rent
5499 Claremont				
5499-1	1/1	\$1,895	\$1,995	\$2,385
5499-2	1/1	\$2,225	\$2,225	\$2,385
5499-3	1/1	\$1,910	\$1,995	\$2,385
5499-4	1/1	\$1,895	\$1,995	\$2,385
5499-5	1/1	\$1,098	\$1,995	\$2,385
5499-6	1/1	\$1,895	\$1,995	\$2,385
5499-7	1/1	\$1,895	\$1,995	\$2,385
5499-8	1/1	\$2,051	\$2,051	\$2,385
5499-21	1/1	\$2,125	\$2,125	\$2,385
5499-22	1/1	\$1,897	\$1,995	\$2,385
5499-23	1/1	\$1,851	\$1,995	\$2,385
5499-24	1/1	\$1,657	\$1,995	\$2,385
5499-25	1/1	\$1,199	\$1,995	\$2,385
5499-26	1/1	\$1,897	\$1,995	\$2,385
5499-27	1/1	\$1,759	\$1,995	\$2,385
5499-28	1/1	\$1,950	\$1,995	\$2,385
5499-31	1/1	\$1,903	\$1,995	\$2,385
5499-32	1/1	\$1,205	\$1,995	\$2,385
5499-33	1/1	\$2,125	\$2,125	\$2,385
5499-34	1/1	\$1,212	\$1,995	\$2,385
5499-35	1/1	\$1,875	\$1,995	\$2,385
5499-36	1/1	\$1,851	\$1,995	\$2,385
5499-37	1/1	\$1,954	\$1,995	\$2,385
5499-38	1/1	\$1,895	\$1,995	\$2,385
Laundry Income		\$300	\$300	\$300
Totals for		\$43,519	\$48,726	\$57,540

American Liberty Investments, LP
5499 Claremont Ave.
Profit & Loss
January 2025 through December 2025

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 24	Sep 25	Oct 25	Nov 25	Dec 25	TOTAL
Ordinary Income/Expense													
Income													
Rental Income	42,318.64	45,570.07	46,444.52	45,386.71	44,752.11	41,818.49	47,004.33	41,375.13	45,814.46	44,306.69	38,045.54	35,791.35	518,628.04
Laundry Income	315.99	294.50	302.80	301.78	306.24	307.90	305.21	282.43	247.81	296.28	333.24	306.13	3,600.31
Total Income	<u>42,634.63</u>	<u>45,864.57</u>	<u>46,747.32</u>	<u>45,688.49</u>	<u>45,058.35</u>	<u>42,126.39</u>	<u>47,309.54</u>	<u>41,657.56</u>	<u>46,062.27</u>	<u>44,602.97</u>	<u>38,378.78</u>	<u>36,097.48</u>	<u>522,228.35</u>
Gross Profit	42,634.63	45,864.57	46,747.32	45,688.49	45,058.35	42,126.39	47,309.54	41,657.56	46,062.27	44,602.97	38,378.78	36,097.48	522,228.35
Expense													
Property/Liability Insura	0.00	0.00	3,777.50	0.00	0.00	9,080.00	0.00	0.00	6,599.50	0.00	8,727.50	6,599.50	34,784.00
Tax													
City of Oakland - RAP	0.00	2,424.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,424.00
City Tax	0.00	3,639.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,639.84
Property Taxes	0.00	0.00	0.00	41,124.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	41,124.00	82,248.00
Total Tax	0.00	6,063.84	0.00	41,124.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	41,124.00	88,311.84
Utilities													
Gas and Electricity	651.93	706.49	670.28	-1,241.98	603.87	625.75	446.68	453.56	423.31	363.00	564.90	682.61	4,950.40
Waste Management	1,069.22	1,069.22	1,069.22	1,069.22	1,069.22	1,069.22	1,150.40	1,150.40	1,150.40	1,150.40	1,150.40	1,150.40	13,317.72
Water & Sewer	1,511.55	0.00	1,499.77	0.00	1,238.30	0.00	1,270.58	0.00	1,200.74	0.00	1,138.54	0.00	7,859.48
Total Utilities	<u>3,232.70</u>	<u>1,775.71</u>	<u>3,239.27</u>	<u>-172.76</u>	<u>2,911.39</u>	<u>1,694.97</u>	<u>2,867.66</u>	<u>1,603.96</u>	<u>2,774.45</u>	<u>1,513.40</u>	<u>2,853.84</u>	<u>1,833.01</u>	<u>26,127.60</u>
Total Expense	<u>3,232.70</u>	<u>7,839.55</u>	<u>7,016.77</u>	<u>40,951.24</u>	<u>2,911.39</u>	<u>10,774.97</u>	<u>2,867.66</u>	<u>1,603.96</u>	<u>9,373.95</u>	<u>1,513.40</u>	<u>11,581.34</u>	<u>49,556.51</u>	<u>149,223.44</u>
Net Ordinary Income	<u>39,401.93</u>	<u>38,025.02</u>	<u>39,730.55</u>	<u>4,737.25</u>	<u>42,146.96</u>	<u>31,351.42</u>	<u>44,441.88</u>	<u>40,053.60</u>	<u>36,688.32</u>	<u>43,089.57</u>	<u>26,797.44</u>	<u>-13,459.03</u>	<u>373,004.91</u>
Net Income	<u>39,401.93</u>	<u>38,025.02</u>	<u>39,730.55</u>	<u>4,737.25</u>	<u>42,146.96</u>	<u>31,351.42</u>	<u>44,441.88</u>	<u>40,053.60</u>	<u>36,688.32</u>	<u>43,089.57</u>	<u>26,797.44</u>	<u>-13,459.03</u>	<u>373,004.91</u>