

## Annual Property Operating Data

**Location:** 416-422 Turk St  
**Type of Property** 25 Apartments, 3 Commercial  
Or 3 large 2 bedroom apartments

**Price:** \$5,595,000  
**Down Payment:** \$1,990,000  
**Loan:** \$3,571,000

## ASSESSED APPRAISED VALUES

**Land:** \$895,000  
**Improvements:** \$4,000,000  
**Personal Property:** \$100,000  
**Total:** \$4,995,000

**LOAN**      **\$ 3,571,000**                      **30 years**      **5.4%**      **\$20,052 monthly**

<b>Annual Income/ Expense</b>	<b>EXISTING</b>	<b>MARKET</b>
Total Rental Income	\$ 592,728	\$ 963,120
Management	\$ 12,000	\$ 12,000
Elevator Maintenance	\$ 2,200	\$ 2,200
Property Insurance	\$ 36,470	\$ 36,470
Utilities		
Waste Removal	\$ 17,644	\$ 17,644
Gas & Electricity	\$ 41,665	\$ 41,655
Water Sewer	\$ 36,850	\$ 36,850
Taxes		
Property Taxes	\$ 51,738	\$ 51,738
<b>Total Operating Expenses</b>	<b>\$198,567</b>	<b>\$198,567</b>
<b>Net Operating Income</b>	<b>\$394,641</b>	<b>\$764,553</b>
<b>Less Debt Service</b>	<b>\$240,624</b>	<b>\$240,624</b>
<b>Cash Flow</b>	<b>\$153,537</b>	<b>\$524,929</b>

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: 416-422 Turk Street

Unit	Unit Mix	Rent Charges	Market Rent
416-101	Studio	1,395 \$	1,995
416-201	1	1,157 \$	2,995
416-202	2	2,770 \$	3,695
416-203	1	1,675 \$	2,995
416-204	Studio	1,912 \$	1,995
416-205	1	1,879 \$	2,995
416-206	1	2,104 \$	2,995
416-301	Studio	1,846 \$	1,995
416-302	1	3,274 \$	2,995
416-303	Studio	1,719 \$	1,995
416-304	Studio	1,719 \$	1,995
416-305	Jr. 2	2,429 \$	3,695
416-306	1	1,335 \$	2,995
416-401	1	1,025 \$	2,995
416-402	1	1,136 \$	2,995
416-403	1	1,824 \$	2,995
416-404	Studio	1,820 \$	1,995
416-405	1	1,045 \$	2,995
416-406	1	2,023 \$	2,995
416-501	Studio	1,912 \$	1,995
416-502	1	1,693 \$	2,995
416-503	1	1,788 \$	2,995
416-504	Studio	1,495 \$	1,995
416-505	1	1,459 \$	2,995
416-506	1	2,450 \$	2,995
418	Commercial	\$	3,995
420	Commercial	\$	3,995
422	Commercial	4,500 \$	3,995
		<b>\$ 49,384</b>	<b>\$ 80,260</b>

Possible 2 Bdrm ADU  
 Possible 2 Bdrm ADU  
 Possible 2 Bdrm ADU

**California Affordable Housing Group LP**  
**416 Turk 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>
<b>Ordinary Income/Expense</b>								
<b>Income</b>								
<b>Rental Income</b>	50,508	48,193	46,921	50,014	48,279	48,231	48,255	51,680
<b>Total Income</b>	50,508	48,193	46,921	50,014	48,279	48,231	48,255	51,680
<b>Gross Profit</b>	50,508	48,193	46,921	50,014	48,279	48,231	48,255	51,680
<b>Expense</b>								
<b>Property Management</b>	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
<b>Elevator Maintenance</b>	555	0	0	555	0	0	555	0
<b>Total Property Management Costs</b>	1,555	1,000	1,000	1,555	1,000	1,000	1,555	1,000
<b>Utilities</b>								
<b>Waste removal</b>	1,427	1,427	1,427	1,427	1,427	1,427	1,427	1,427
<b>Gas &amp; Electricity</b>	4,007	4,622	3,038	3,255	4,563	3,299	3,799	3,048
<b>Water &amp; Sewer</b>	3,860	3,387	2,971	3,007	2,987	2,990	3,545	2,710
<b>Total Utilities</b>	9,294	9,436	7,435	7,689	8,977	7,716	8,770	7,185
<b>Insurance</b>								
<b>Property Insurance</b>	3,039	3,039	3,039	3,039	3,039	3,039	3,039	3,039
<b>Total Insurance</b>	3,039	3,039	3,039	3,039	3,039	3,039	3,039	3,039
<b>Taxes</b>								
<b>Property Taxes</b>	0	0	25,494	0	0	0	0	0
<b>Total Taxes</b>	0	0	25,494	0	0	0	0	0
<b>Total Expense</b>	13,888	13,475	36,968	12,283	13,016	11,755	13,364	11,224
<b>Net Income</b>	<b>36,620</b>	<b>34,718</b>	<b>9,953</b>	<b>37,731</b>	<b>35,264</b>	<b>36,475</b>	<b>34,891</b>	<b>40,456</b>

**California Affordable Housing Group LP**  
**416 Turk 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>
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>Rental Income</b>	50,638	50,391	51,286	48,211	592,608
<b>Total Income</b>	<u>50,638</u>	<u>50,391</u>	<u>51,286</u>	<u>48,211</u>	<u>592,608</u>
<b>Gross Profit</b>	50,638	50,391	51,286	48,211	592,608
<b>Expense</b>					
<b>Property Management</b>	1,000	1,000	1,000	1,000	12,000
<b>Elevator Maintenance</b>	0	555	0	0	2,220
<b>Total Property Management Costs</b>	<u>1,000</u>	<u>1,555</u>	<u>1,000</u>	<u>1,000</u>	<u>14,220</u>
<b>Utilities</b>					
<b>Waste removal</b>	1,427	1,601	1,601	1,601	17,644
<b>Gas &amp; Electricity</b>	3,140	2,693	3,248	2,953	41,665
<b>Water &amp; Sewer</b>	2,968	3,264	2,428	2,733	36,850
<b>Total Utilities</b>	<u>7,534</u>	<u>7,559</u>	<u>7,277</u>	<u>7,288</u>	<u>96,159</u>
<b>Insurance</b>					
<b>Property Insurance</b>	3,039	3,039	3,039	3,039	36,470
<b>Total Insurance</b>	<u>3,039</u>	<u>3,039</u>	<u>3,039</u>	<u>3,039</u>	<u>36,470</u>
<b>Taxes</b>					
<b>Property Taxes</b>	0	0	26,244	0	51,738
<b>Total Taxes</b>	<u>0</u>	<u>0</u>	<u>26,244</u>	<u>0</u>	<u>51,738</u>
<b>Total Expense</b>	<u>11,573</u>	<u>12,153</u>	<u>37,561</u>	<u>11,327</u>	<u>198,587</u>
<b>Net Income</b>	<u><u>39,064</u></u>	<u><u>38,238</u></u>	<u><u>13,726</u></u>	<u><u>36,885</u></u>	<u><u>394,021</u></u>

**California Affordable Housing Group LP**  
**416 Turk St SF Profit & Loss**  
 January 1 through April 31 2026

	<u>416 Turk Street</u>	<u>Market Rent</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Rental Income	197,536	268,276
<b>Total Income</b>	<u>197,536</u>	<u>268,276</u>
<b>Expense</b>		
Property Management	4,000	4,000
Elevator Maintenance	1,110	1,110
<b>Total Property Management Costs</b>	<u>5,110</u>	<u>5,110</u>
<b>Utilities</b>		
Waste removal	5,881	5,881
Gas & Electricity	13,888	13,888
Water & Sewer	12,283	12,283
<b>Total Utilities</b>	<u>32,052</u>	<u>32,052</u>
<b>Insurance</b>		
Property Insurance	12,156	12,156
<b>Taxes</b>		
Property Taxes	26,244	26,244
<b>Total Taxes</b>	<u>26,244</u>	<u>26,244</u>
<b>Total Insurance</b>	<u>12,156</u>	<u>12,156</u>
<b>Total Expense</b>	<u>87,719</u>	<u>87,719</u>
<b>Net Income</b>	<u><u>197,517</u></u>	<u><u>180,557</u></u>

Appraisal: \$3,880,000

Sale Price: \$4,995,000

Purchase Price: \$4,000,000

Tasi Bank Loan Balance: \$2,866,367.50

Tasi Bank Loan Payment: \$17,982.97

# of Residential units: 25

# of Commerical units: 3