Annual Property Operating Data

Price: $9,485,000

Location: 6131 Gettysburg Pl Stockton
Down Payment: $2,995,000

Type of Property 53 Garden Apartments
Loan: $6,490,000

ASSESSED APPRAISED VALUES

Land:	$1,895,000
Improvements:	$8,000,000
Personal Property:	$100,000
Total:	$9,985,000

LOAN **$5,137,973** **30 years** **6%** **$39,088 monthly**

Annual Income/ Expense	**EXISTING**	**MARKET**
Total Rental Income	$ 883,452	$ 1,106,976
Laundry Income	$ 9,000	$ 9,000
Utilities Income	$ 40,500	$ 40,500
Total Income	**$ 932,952**	**$ 1,156,476**
Vacancy 3%	$ 25,620	$ 25,620
Management	$ 18,000	$ 18,000
Landscaping Maintenance	$ 14,400	$ 14,400
Property Insurance	$ 26,972	$ 26,972
Utilities		
Garbage	$ 12,318	$ 12,318
Gas & Electricity	$ 18,157	$ 18,157
Water & Sewer	$ 35,363	$ 35,363
Taxes		
Property Taxes	$ 105,742	$ 105,742
Total Operating Expenses	$256,572	$256,572
Net Operating Income	**$676,380**	**$899,904**
Less Debt Service	$437,316	$437,316
Cash Flow	**$239,064**	**$462,588**

The above income and expenses are only estimates because of occupancy changes and renovation and the owner has not owned the building for a full tax year. 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: 6131 Gettysburg Place

Unit	Unit Type	Rent Charges	Market Rent	Utilities
1	2bd 1bth	$1,695	$1,895	
2	1bd 1 bth	$1,375	$1,595	
3	1bd 1 bth	$1,438	$1,595	
4	1bd 1 bth	$983	$1,595	125
5	1bd 1 bth	$1,346	$1,595	125
6	1bd 1 bth	$1,425	$1,595	
7	1bd 1 bth	$1,042	$1,595	125
8	1bd 1 bth	$1,319	$1,595	125
9	1bd 1 bth	$1,205	$1,595	125
10	1bd 1 bth	$1,425	$1,595	
11	1bd 1 bth	$1,225	$1,595	125
12	1bd 1 bth	$1,319	$1,595	125
13	1bd 1 bth	$2,665	$1,595	125
14	1bd 1 bth	$1,001	$1,595	125
15	1bd 1 bth	$1,319	$1,595	125
16	1bd 1 bth	$1,346	$1,595	125
17	1bd 1 bth	$1,250	$1,595	125
18	1bd 1 bth	$1,200	$1,595	125
19	1bd 1 bth	$1,250	$1,595	125
20	1bd 1 bth	$1,350	$1,595	125
21	1bd 1 bth	$1,250	$1,595	125
22	1bd 1 bth	$1,185	$1,595	125
23	2bd 1bth	$1,750	$1,895	
24	2bd 1bth	$1,575	$1,895	
25	2bd 1bth	$1,375	$1,895	125
26	2bd 1bth	$1,575	$1,895	
27	2bd 1bth	$1,525	$1,895	
28	2bd 1bth	$1,525	$1,895	
29	2bd 1bth	$1,502	$1,895	
30	2bd 1bth	$1,500	$1,895	125
31	2bd 1bth	$1,525	$1,895	
32	2bd 1bth	$1,575	$1,895	
33	2bd 1bth	$1,206	$1,895	
34	2bd 1bth	$1,470	$1,895	125
35	2bd 1bth	$1,354	$1,895	
36	2bd 1bth	$1,340	$1,895	
37	2bd 1bth	$1,216	$1,895	125
38	2bd 1bth	$1,461	$1,895	125
39	2bd 1bth	$1,201	$1,895	
40	2bd 1bth	$1,525	$1,895	125
41	2bd 1bth	$1,550	$1,895	

42	2bd 1bth	$1,454	$1,895	125
43	2bd 1bth	$1,400	$1,895	125
44	2bd 1bth	$1,550	$1,895	
45	2bd 1bth	$1,375	$1,895	125
46	2bd 1bth	$1,525	$1,895	
47	2bd 1bth	$1,525	$1,895	
48	2bd 1bth	$1,525	$1,895	
49	2bd 1bth	$1,525	$1,895	
50	2bd 1bth	$1,525	$1,895	
51	2bd 1bth	$1,453	$1,895	
52	2bd 1bth	$1,525	$1,895	
53	2bd 1bth	$1,400	$1,895	125
Laundry		$750	$750	
		75,896	94,885	3,375

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California Affordable Housing Group LP
6131 Gettysburg Place Profit & Loss
January through December 2025

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25
Ordinary Income/Expense							
Income							
Rental Income	71,166	71,166	71,166	71,166	71,166	71,166	71,166
Laundry Income	750	750	750	750	750	750	750
Utilities Income	3,375	3,375	3,375	3,375	3,375	3,375	3,375
Total Income	75,291	75,291	75,291	75,291	75,291	75,291	75,291
Expenses							
Property Management Costs	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Landscaping Maintenance	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Utilities							
Waste removal	1,027	1,027	1,027	1,027	1,027	1,027	1,027
Gas & Electricity	1,513	1,513	1,513	1,513	1,513	1,513	1,513
Water & Sewer	2,947	2,947	2,947	2,947	2,947	2,947	2,947
Total Utilities	8,186	8,186	8,186	8,186	8,186	8,186	8,186
Insurance							
Property Insurance	2,248	2,248	2,248	2,248	2,248	2,248	2,248
Total Insurance	2,248	2,248	2,248	2,248	2,248	2,248	2,248
Taxes							
PropertyTaxes	0	0	52,871	0	0	0	0
Total Taxes	0	0	52,871	0	0	0	0
Total Expense	10,434	10,434	63,305	10,434	10,434	10,434	10,434
Net Income	**64,857**	**64,857**	**11,986**	**64,857**	**64,857**	**64,857**	**64,857**

California Affordable Housing Group LP
6131 Gettysburg Place Profit & Loss
January through December 2025

	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	TOTAL
Ordinary Income/Expense						
Income						
Rental Income	71,166	71,166	71,166	71,166	71,166	853,992
Laundry Income	750	750	750	750	750	9,000
Utilities Income	3,375	3,375	3,375	3,375	3,375	40,500
Total Income	75,291	75,291	75,291	75,291	75,291	903,492
Expenses						
Property Management Costs	1,500	1,500	1,500	1,500	1,500	18,000
Landscaping Maintenance	1,200	1,200	1,200	1,200	1,200	14,400
Utilities						
Waste removal	1,027	1,027	1,027	1,027	1,027	12,318
Gas & Electricity	1,513	1,513	1,513	1,513	1,513	18,157
Water & Sewer	2,947	2,947	2,947	2,947	2,947	35,363
Total Utilities	8,186	8,186	8,186	8,186	8,186	98,238
Insurance						
Property Insurance	2,248	2,248	2,248	2,248	2,248	26,972
Total Insurance	2,248	2,248	2,248	2,248	2,248	26,972
Taxes						
PropertyTaxes	0	0	0	52,871	0	105,742
Total Taxes	0	0	0	52,871	0	105,742
Total Expense	10,434	10,434	10,434	63,305	10,434	230,952
Net Income	**64,857**	**64,857**	**64,857**	**11,986**	**64,857**	**672,540**

California Affordable Housing Group LP
6131 Gettysburg Place Profit & Loss
January 1 through April 31, 2026

	6131 Gettysburg	Market Rent
Ordinary Income/Expense		
Income		
Rental Income	284,664	368,992
Laundry Income	3,000	3,000
Utilities Income	13,500	13,500
Total Income	301,164	385,492
Expenses		
Property Management	6,000	6,000
Landscaping Maintenance	4,800	4,800
Utilities		
Waste removal	4,106	4,106
Gas & Electricity	6,052	6,052
Water & Sewer	11,788	11,788
Total Utilities	32,746	32,746
Insurance		
Property Insurance	8,991	8,991
Total Insurance	8,991	8,991
Taxes		
PropertyTaxes	52,871	52,871
Total Taxes	52,871	52,871
Total Expense	94,608	94,608
Net Income	**206,556**	**290,884**

Appraisal: $6,910,000

Sale Price: $9,985,000.00

Purchase Price: $7,150,000

Tasi Bank Loan Balance: $5,159,669.70

Tasi Bank Loan Payment: $32,274.31

# of units: 52