

## Annual Property Operating Data

<b>Location:</b> 1618-1632 Mason Street San Francisco 94133	<b>Price:</b> \$12,700,000
<b>Type of Property:</b> 31 Apartments & 3 APPROVED ADUS	<b>Down Payment:</b> \$5,080,000
	<b>Loan:</b> \$7,620,000

### ASSESSED APPRAISED VALUES

<b>Land:</b>	\$2,720,000
<b>Improvements:</b>	\$10,708,000
<b>Personal Property:</b>	\$272,000
<b>Total:</b>	\$13,700,000

**1<sup>st</sup> LOAN      \$7,620,000 60% LTV      30years      5.5%      \$43,265 monthly**

Annual Income/ Expense	EXISTING	MARKET	SECTION 8
Total Rental Income	\$936,660	\$1,141,356	\$1,430,460
Laundry Income	\$ 9,000	\$9,000	\$9,000
<b>Total Income</b>	<b>\$945,660</b>	<b>\$1,150,356</b>	<b>\$1,439,460</b>
Expenses			
Management	\$18,000	\$18,000	\$18,000
Vacancy 3%	\$27,980	\$ 27,980	\$ 27,980
Property Insurance	\$44,169	\$44,169	\$44,169
Utilities			
Electric and Gas	\$6,806	\$6,806	\$ 6,806
Water & Sewer	\$25,053	\$25,053	\$25,053
Garbage	\$32,911	\$32,911	\$ 32,911
Taxes			
Property Taxes	\$139,700	\$139,700	\$139,700
<b>Total Operating Expenses</b>	<b>\$296,070</b>	<b>\$296,070</b>	<b>\$296,070</b>
<b>Net Operating Income</b>	<b>\$649,500</b>	<b>\$854,286</b>	<b>\$1,143,390</b>
<b>Less Debt Service</b>	<b>\$519,180</b>	<b>\$519,180</b>	<b>\$519,180</b>
<b>Cash Flow</b>	<b>\$130,410</b>	<b>\$335,106</b>	<b>\$624,210</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: 1618-1632 Mason Street

	Unit	Unit Mix	Move-in Date	Rent Charges	Market Rent	Section 8 Rent
<b>1618-1632 Mason Street</b>						
*	1618-#1	1/1	9/16/20	\$3,244	\$3,244	\$3,274
	1618-#3	1/1	6/1/23	\$2,668	\$2,668	\$3,274
	1618-#4	Studio	5/5/25	\$1,995	\$1,995	\$2,730
*	1618-#5	Studio	6/1/25	\$2,476	\$2,476	\$2,730
	1618-#6/7	2/1	6/1/81	\$714	\$3,195	\$3,964
	1618-#8	2/1-Ir	2/26/20	\$2,343	\$3,095	\$9,364
	1618-#10	1/1	1/1/04	\$1,469	\$2,495	\$3,274
	1618-#11	Studio	5/24/24	\$1,820	\$1,995	\$2,733
	1618-#12	Studio	2/1/25	\$1,921	\$1,995	\$2,733
*	1618-#14	Studio	6/1/23	\$3,006	\$3,006	\$2,733
	1618-#15	1Ir./1.0	9/15/23	\$2,102	\$2,395	\$3,274
*	1618-#16	1/1	7/24/23	\$2,961	\$2,961	\$3,274
*	1618-#18	2/1	12/1/22	\$3,980	\$3,980	\$3,981
	1618-#19	Studio	7/15/24	\$1,921	\$1,995	\$2,733
	1618-#20	Studio	1/4/25	\$1,875	\$1,995	\$2,733
	1618-#21	Studio	6/19/25	\$1,900	\$1,995	\$2,733
	1618-#22	1Ir./1.0	9/16/23	\$2,102	\$2,395	\$3,274
*	1632-#1	2/1	3/18/25	\$3,300	\$3,300	\$3,964
	1632-#23	Studio	5/1/01	\$952	\$1,995	\$2,733
	1632-#25	2/1	2/1/08	\$1,649	\$3,195	\$3,964
*	1632-#26	Studio	11/11/23	\$2,557	\$2,557	\$2,733
	1632-#27	Studio	11/15/19	\$2,023	\$2,023	\$2,733
*	1632-#28	2/1	9/12/20	\$3,244	\$3,244	\$3,964
*	1632-#29	2/1	3/22/19	\$3,395	\$3,395	\$3,964
*	1632-#31	2/1	7/31/20	\$3,849	\$3,849	\$3,964
*	1632-#35	2/1	9/30/20	\$3,741	\$3,741	\$3,964
*	1632-#36	2/1	9/19/25	\$3,980	\$3,980	\$3,964
	1632-#38	2/1	12/15/25	\$2,590	\$3,195	\$3,964
*	1632-#40	2/1	2/1/21	\$3,244	\$3,244	\$3,964
	1632-#41	Studio	2/1/21	\$1,699	\$1,995	\$2,733
*	1632-#42	1/1	12/1/19	\$3,335	\$3,335	\$3,274
	ADU 1	1/1		\$0.00	\$2,495	\$3,274
	ADU 2	1/1		\$0.00	\$2,495	\$3,274
	ADU 3	2/1		\$0.00	\$3,195	\$3,964
	Laundry Income			\$750	\$750	\$750
<b>Totals for</b>				<b>\$78,805</b>	<b>\$95,863</b>	<b>\$119,955</b>

\*\* = On-Site Manager (Free Rent as Compensation)

\* = Section 8 Tenant

American Liberty Investments, LP  
1618-1632 Mason St SF  
**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	76,394.33	83,474.58	81,311.09	77,698.26	78,667.54	73,100.00	67,179.39	80,710.32	77,372.81	77,804.39	80,446.08	82,501.21	936,660.00
Laundry Income	688.99	774.28	665.61	784.36	725.00	777.69	789.36	799.30	748.00	700.00	748.64	798.77	9,000.00
<b>Total Income</b>	<b>77,083.32</b>	<b>84,248.86</b>	<b>81,976.70</b>	<b>78,482.62</b>	<b>79,392.54</b>	<b>73,877.69</b>	<b>67,968.75</b>	<b>81,509.62</b>	<b>78,120.81</b>	<b>78,504.39</b>	<b>81,194.72</b>	<b>83,299.98</b>	<b>945,660.00</b>
Gross Profit	77,083.32	84,248.86	81,976.70	78,482.62	79,392.54	73,877.69	67,968.75	81,509.62	78,120.81	78,504.39	81,194.72	83,299.98	945,660.00
Expense													
Management	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	18,000.00
Property/Liability Insura	0.00	44,169.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44,169.00
Tax													
City Tax	0.00	1,711.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,711.00
Property Taxes	0.00	0.00	0.00	47,234.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	47,234.79
<b>Total Tax</b>	<b>0.00</b>	<b>1,711.00</b>	<b>0.00</b>	<b>47,234.79</b>	<b>0.00</b>	<b>47,234.79</b>							
Utilities													
Gas and Electricity	433.26	424.91	437.66	281.12	627.74	576.19	571.03	662.39	702.79	389.85	701.21	998.50	6,806.65
Waste Management	2,235.30	2,239.29	2,738.55	2,738.55	2,738.55	2,738.55	2,738.55	2,738.55	2,738.55	3,072.78	3,126.54	3,073.74	32,917.50
Water & Sewer	2,376.78	2,053.94	2,101.65	1,963.34	1,906.96	1,787.47	2,045.02	2,943.20	1,943.34	2,148.02	1,829.76	1,953.76	25,053.24
<b>Total Utilities</b>	<b>5,045.34</b>	<b>4,718.14</b>	<b>5,277.86</b>	<b>4,983.01</b>	<b>5,273.25</b>	<b>5,102.21</b>	<b>5,354.60</b>	<b>6,344.14</b>	<b>5,384.68</b>	<b>5,610.65</b>	<b>5,657.51</b>	<b>6,026.00</b>	<b>64,777.39</b>
<b>Total Expense</b>	<b>6,545.34</b>	<b>52,098.14</b>	<b>6,777.86</b>	<b>53,717.80</b>	<b>6,773.25</b>	<b>6,602.21</b>	<b>6,854.60</b>	<b>7,844.14</b>	<b>6,884.68</b>	<b>7,110.65</b>	<b>7,157.51</b>	<b>54,760.79</b>	<b>223,126.97</b>
Net Ordinary Income	70,537.98	32,150.72	75,198.84	24,764.82	72,619.29	67,275.48	61,114.15	73,665.48	71,236.13	71,393.74	74,037.21	28,539.19	722,533.03
Net Income	<b>70,537.98</b>	<b>32,150.72</b>	<b>75,198.84</b>	<b>24,764.82</b>	<b>72,619.29</b>	<b>67,275.48</b>	<b>61,114.15</b>	<b>73,665.48</b>	<b>71,236.13</b>	<b>71,393.74</b>	<b>74,037.21</b>	<b>28,539.19</b>	<b>722,533.03</b>