Annual Property Operating Data

Price: $9,495,000

Location: 77-83 9th Street San Francisco, Ca
Down Payment: $2,870,000

Type of Property 54 Apartments and 2 Commercial
Loan: $6,646,000

ASSESSED APPRAISED VALUES

Land:	$2,100,000
Improvements:	$8,190,000
Personal Property:	$210,000
Total:	$10,500,000

1st LOAN **$6,646,000 65% LTV** **30 years** **5.5 %** **$37,735 monthly**

Annual Income/ Expense	**EXISTING**	**MARKET**
Total Rental Income	$ 915,094	$ 1,129,248
Utilities Income	$ 4,200	$ 4,200
Laundry Income	$ 6,000	$ 6,000
Total Income	**$ 925,294**	**$ 1,139,448**
Management	$ 14,400	$ 14,400
Vacancy 2%	$ 18,301	$ 18,301
Property Insurance	$ 35,111	$ 35,111
Utilities		
Electric and Gas	$ 68,787	$ 68,787
Water & Sewer	$ 83,338	$ 83,338
Garbage	$ 17,395	$ 17,395
Taxes		
Property Taxes	$ 115,750	$ 115,750
Total Operating Expenses	$353,082	$353,082
Net Operating Income	**$572,212**	**$786,366**
Less Debt Service	$452,820	$452,820
Cash Flow	**$119,392**	**$333,546**

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.

Rent Roll

Properties: 77-83 9th Street
San Francisco, CA 94103

Unit	BD/BA	Rental Income	Market Rent
81 9th Street - 81 9th Street San Francisco, CA 94103			
#101	0/1.00	$1,349	$1,595
#102	0/1.00	$904	$1,595
#103	0/1.00	$1,394	$1,595
#104	0/1.00	$947	$1,595
#201-202	1/1.00	$1,795	$1,795
#203	0/1.00	$1,716	$1,595
#204	0/1.00	$1,295	$1,595
#205	0/0.00	$1,295	$1,495
#206	0/1.00	$904	$1,595
#207	0/1.00	$649	$1,595
#208	0/1.00	$1,191	$1,595
#209	0/1.00	$1,395	$1,595
#210	0/1.00	$909	$1,595
#211-#212	1/1.00	$1,718	$1,795
#301-#302	1/1.00	$1,105	$1,795
#303	0/1.00	$1,059	$1,595
#304	0/1.00	$1,395	$1,595
#305	0/1.00	$1,001	$1,595
#306	0/1.00	$1,295	$1,595
#307	0/1.00	$1,395	$1,595
#308	0/1.00	$1,774	$1,774
#309	0/1.00	$1,295	$1,595
#310	0/1.00	$1,292	$1,595
#311-#312	1/1.00	$1,571	$1,795
#401-#402	1/1.00	$1,795	$1,795
#403	0/1.00	$1,295	$1,595
#404	0/1.00	$1,414	$1,595
#405	0/1.00	$1,148	$1,595
#406	0/1.00	$1,313	$1,595
#407	0/1.00	$1,292	$1,595
#408	0/1.00	$1,395	$1,595
#409	0/1.00	$1,313	$1,595
#410	0/1.00	$1,515	$1,595
#411-#412	1/1.00	$1,571	$1,795
#501-#502	1/1.00	$1,419	$1,795
#503	0/1.00	$1,191	$1,595
#504	0/1.00	$1,414	$1,595
#505	0/1.00	$1,191	$1,595
#506	0/1.00	$1,395	$1,595

#507	0/1.00	$1,414	$1,595
#508	0/1.00	$1,292	$1,595
#509	0/1.00	$1,295	$1,595
#510	0/1.00	$1,395	$1,595
#511-#512	1/1.00	$1,130	$1,795
#601	0/0.00	$418	$1,495
#602-#603	1/1.00	$1,171	$1,795
#604	0/1.00	$1,295	$1,595
#605	0/1.00	$1,395	$1,595
#606	0/1.00	$1,495	$1,595
#607	0/1.00	$681	$1,595
#608	0/1.00	$1,295	$1,595
#609	0/1.00	$935	$1,595
#610	0/1.00	$1,414	$1,595
#611-#612	1/1.00	$1,718	$1,795
Antenna			
Utilities	--/--	$350	$350
Laundry	--/--	$500	$500
Storage02	--/--	$0.00	$0.00
Storage03	--/--	$0.00	$0.00
Commercial 79	--/--	$2,995	$2,995
Commercial 83	--/--	$3,090	$3,090
56 Units		**$76,602**	**$95,044**

California Affordable Housing Group LP
81 9th Street 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	74,508.07	76,651.01	74,080.42	74,326.67	78,358.82	74,126.29	75,263.04	77,500.91	76,869.12	81,847.44	76,031.71	75,530.50	915,094.00
Utilities Income	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
Laundry Income	575.00	520.25	485.00	475.00	415.00	525.00	585.00	525.00	545.00	425.00	500.00	425.00	6,000.25
Total Income	75,433.07	77,521.26	74,915.42	75,151.67	79,123.82	75,001.29	76,198.04	78,375.91	77,764.12	82,622.44	76,881.71	76,305.50	925,294.25
Gross Profit	75,433.07	77,521.26	74,915.42	75,151.67	79,123.82	75,001.29	76,198.04	78,375.91	77,764.12	82,622.44	76,881.71	76,305.50	925,294.25
Utilities													
Waste removal	1,015.11	1,015.11	1,015.11	1,015.11	1,015.11	1,015.11	1,323.96	1,323.96	1,366.01	2,554.77	2,180.94	2,554.77	17,395.07
Gas & Electricity	5,718.18	5,114.54	5,444.44	3,366.67	5,275.22	5,118.23	5,716.23	5,843.58	7,307.86	6,626.66	6,611.19	7,644.24	69,787.04
Water & Sewer	4,218.71	4,792.99	5,427.70	5,129.64	5,098.19	6,368.44	6,192.62	7,904.53	9,561.26	10,782.24	9,170.13	9,692.47	84,338.92
Total Utilities	10,952.00	10,922.64	11,887.25	9,511.42	11,388.52	12,501.78	13,232.81	15,072.07	18,235.13	19,963.67	17,962.26	19,891.48	171,521.03
Insurance													
Property Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,111.00	0.00	0.00	0.00	0.00	35,111.00
Total Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,111.00	0.00	0.00	0.00	0.00	35,111.00
Taxes													
PropertyTaxes	0.00	0.00	60,375.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60,375.00	120,750.00
Total Taxes	0.00	0.00	60,375.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60,375.00	120,750.00
Total Expense	10,952.00	10,922.64	72,262.25	9,511.42	11,388.52	12,501.78	13,232.81	50,183.07	18,235.13	19,963.67	17,962.26	80,266.48	327,382.03
Net Ordinary Income	64,481.07	66,598.62	2,653.17	65,640.25	67,735.30	62,499.51	62,965.23	28,192.84	59,528.99	62,658.77	58,919.45	-3,960.98	597,912.22
Net Income	**64,481.07**	**66,598.62**	**2,653.17**	**65,640.25**	**67,735.30**	**62,499.51**	**62,965.23**	**28,192.84**	**59,528.99**	**62,658.77**	**58,919.45**	**-3,960.98**	**597,912.22**