

Annual Property Operating Data

Name: Kensington Manor	Price: \$6,995,000
Location: 2624 Foothill Blvd	Down Payment: \$2,449,000
Type of Property: 40 Apartments	Loan: \$4,546,000

ASSESSED APPRAISED VALUES

Land:	\$2,680,000
Improvements:	\$6,200,000
Personal Property:	\$ 95,000
Total:	\$8,975,000

1st LOAN **\$4,546,000** **30 years** **5.5%** **\$25,811 monthly**

Annual Income/ Expense	EXISTING	MARKET
Rental Income	\$692,892	\$770,424
Laundry Income	\$8,400	\$8,400
Total Income	\$701,292	\$778,824
Expenses		
Vacancy	\$20,618	\$20,618
Management (listed under Casa Magna & Kensington Gardens - \$36,000)	\$ -----	\$ -----
Property Insurance	\$27,172	\$27,172
Utilities		
Electric and Gas	\$11,282	\$11,282
Water & Sewer	\$25,216	\$25,216
Garbage	\$24,741	\$24,741
Taxes		
City of Oakland- Business Taxes	\$4,023	\$4,023
City of Oakland- RAP Taxes	\$2,929	\$2,929
Property Taxes	\$80,442	\$80,442
Total Operating Expenses	\$196,423	\$196,423
Net Operating Income	\$504,869	\$582,401
Less Debt Service	\$309,732	\$309,732
Cash Flow	\$195,137	\$272,669

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: 2624 Foothill/Kensington Manor**

Unit	Unit Type	Rent Charges	Market Rent	Section 8 Rent
100	S/1	1,495	1,495	2,142
101	1/1.0	1,850	1,850	2,385
102	S/1	1,495	1,495	2,142
103	1/1.0	1,701	1,701	2,385
104	1/1.0	1,036	1,595	2,385
105	S/1	1,495	1,495	2,142
106	1/1.0	2,000	2,000	2,385
107	1/1.0	1,178	1,595	2,385
108	S/1	1,542	1,541	2,142
109	S/1	1,495	1,495	2,142
110	2/1.0	1,264	1,895	2,912
111	1/1.0	1,187	1,595	2,385
112	1/1.0	1,158	1,595	2,385
201	S/1	1,457	1,495	2,142
202	S/1	1,542	1,541	2,142
203	1/1.0	1,495	1,595	2,385
204	S/1	1,260	1,495	2,142
205	1/1.0	782	1,595	2,385
206	1/1.0	1,744	1,743	2,385
207	S/1	1,166	1,495	2,142
208	S/1	1,580	1,580	2,142
209	1/1.0	1,595	1,595	2,385
210	2/1.0	2,160	2,160	2,912
211	S/1	1,406	1,495	2,142
212	1/1.0	1,764	1,764	2,385
213	1/1.0	1,243	1,595	2,385
301	S/1	1,507	1,506	2,142

302	S/1	1,129	1,495	2,142
303	S/1	923	1,495	2,142
304	1/1.0	1,080	1,595	2,385
305	1/1.0	1,608	1,607	2,385
306	1/1.0	949	1,595	2,385
307	S/1	1,495	1,495	2,142
308	S/1	1,495	1,495	2,142
309	1/1.0	1,595	1,595	2,385
310	2/1.0	1,592	1,895	2,912
311	S/1	1,137	1,495	2,142
312	1/1.0	1,795	1,795	2,142
313	1/1.0	1,850	1,849	2,385
Penthouse	S/1	1,495	1,495	2,385
Totals for		57,741	64,902	92,607

Oakland Affordable Housing Group II LP
2624 Foothill Blvd Oakland
Profit & Loss
January 2025 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>	<u>Sep 25</u>	<u>Oct 25</u>	<u>Nov 25</u>	<u>Dec 25</u>	<u>TOTAL</u>
Ordinary Income/Expense													
Income													
Rental Income	55,588.71	57,355.02	57,446.51	58,473.65	62,172.73	59,685.68	59,253.40	57,676.81	53,459.09	57,018.44	57,176.54	57,585.43	692,892.01
Laundry Income	684.81	642.49	574.38	784.79	733.81	703.82	778.87	708.81	746.54	633.09	632.35	776.31	8,400.07
Total Income	56,273.52	57,997.51	58,020.89	59,258.44	62,906.54	60,389.50	60,032.27	58,385.62	54,205.63	57,651.53	57,808.89	58,361.74	701,292.08
Insurance													
Property Insurance	0.00	0.00	0.00	0.00	0.00	0.00	27,172.00	0.00	0.00	0.00	0.00	0.00	27,172.00
Total Insurance	0.00	0.00	0.00	0.00	0.00	0.00	27,172.00	0.00	0.00	0.00	0.00	0.00	27,172.00
Utilities													
Gas and Electricity	2,407.62	1,264.55	1,600.43	-571.04	551.96	980.45	847.59	836.08	721.29	721.86	811.80	1,109.42	11,282.01
Waste	1,877.82	2,035.52	2,035.52	2,035.52	2,035.52	2,035.52	2,114.37	2,114.37	2,114.37	2,114.37	2,114.37	2,114.37	24,741.64
Water & Sewer	0.00	5,929.84	0.00	5,147.70	0.00	4,720.53	0.00	4,921.54	0.00	0.00	0.00	4,497.34	25,216.95
Total Utilities	4,285.44	9,229.91	3,635.95	6,612.18	2,587.48	7,736.50	2,961.96	7,871.99	2,835.66	2,836.23	2,926.17	7,721.13	61,240.60
Taxes													
City of Oakland- Business	0.00	4,023.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,023.50
City of Oakland- RAP	0.00	2,929.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,929.00
Property Taxes	0.00	40,221.00	0.00	40,221.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	80,442.00
Total Taxes	0.00	47,173.50	0.00	40,221.00	0.00	87,394.50							
Total Expense	4,285.44	56,403.41	3,635.95	46,833.18	2,587.48	7,736.50	30,133.96	7,871.99	2,835.66	2,836.23	2,926.17	7,721.13	175,807.10
Net Ordinary Income	51,988.08	1,594.10	54,384.94	12,425.26	60,319.06	52,653.00	29,898.31	50,513.63	51,369.97	54,815.30	54,882.72	50,640.61	525,484.98
Net Income	51,988.08	1,594.10	54,384.94	12,425.26	60,319.06	52,653.00	29,898.31	50,513.63	51,369.97	54,815.30	54,882.72	50,640.61	525,484.98