

Annual Property Operating Data

Location: 2505-2525 10 th Ave Oakland, Ca 94606	Price: \$6,250,000
Type of Property 35 apartments	Down Payment: \$2,188,000
	Loan: \$4,062,000

ASSESSED APPRAISED VALUES

Land:	\$1,250,000
Improvements:	\$4,875,000
Personal Property:	\$125,000
Total:	\$6,125,000

1st LOAN **\$4,062,000 65% LTV 30 years 5.5 % \$23,063 monthly**

Annual Income/ Expense	EXISTING	MARKET	SECTION 8
Total Rental Income	\$715,812	\$763,416	\$1,024,080
Laundry Income	\$4,800	\$4,800	\$4,800
Total Income	\$720,612	\$768,216	\$1,028,880
 Expenses			
Management	\$12,000	\$12,000	\$12,000
Vacancy	\$21,975	\$21,975	\$21,975
Property Insurance	\$65,958	\$65,958	\$65,958
Utilities			
Electric and Gas	\$12,106	\$12,106	\$12,106
Water & Sewer	\$63,513	\$63,513	\$63,513
Garbage	\$54,178	\$54,178	\$54,178
Taxes			
City of Oakland- Business Taxes	\$4,445	\$4,445	\$4,445
City of Oakland- RAP Taxes			
Property Taxes(waiver of ad valorem taxes)	\$14,802	\$14,802	\$14,802
Total Operating Expenses	\$248,977	\$248,977	\$248,977
Net Operating Income	\$477,635	\$519,239	\$779,903
Less Debt Service	\$276,756	\$276,756	\$276,756
Cash Flow	\$194,879	\$242,483	\$503,147

The above income and expenses are only estimates because seller has not owned the building for more than a full tax year considering 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: 2525 10th Ave East Lake Apartments

Unit	Unit Mix	Rent Charges	Market Rent
2505-01	10e-1br	1665	1665
2505-02	10e-1br	1168	1595
2505-03	10e-1br	1497	1595
2505-04	10e-1br	1795	1795
2505-05	10e-1br	1950	1950
2505-06	10e-1br	1168	1595
2505-07	10e-1br	1855	1855
2505-08	10e-1br	1168	1595
2505-09	10e-1br	1168	1595
2505-10	10e-1br	1572	1607
2505-11	10e-2br	2250	2250
2515-01	10e-1br	1795	1795
2515-02	10e-1br	1795	1795
2515-03	10e-1br	1795	1795
2515-04	10e-1br	1795	1795
2515-05	10e-1br	1795	1795
2515-06	10e-1br	1795	1795
2515-07	10e-1br	1875	1875
2515-08	10e-1br	1795	1795
2515-09	10e-1br	1199	1595
2515-10	10e-1br	1795	1795
2515-11	10e-2br	2395	2395
2525-01	10e-1br	1572	1595
2525-02	10e-2br	924	2395
2525-03	10e-1br	1795	1795
2525-04	10e-1br	1827	1827
2525-05	10e-1br	1795	1607
2525-06	10e-1br	1795	1895
2525-07	10e-1br	2120	2120
2525-08	10e-1br	1339	1595
2525-09	10e-1br	1795	1795
2525-10	10e-1br	1795	1795
2525-11	10e-1br	1795	1875
2525-12	10e-2br	2219	2219
2525-13	10e-0br	1795	1795
	Laundry	400	400
Totals for		\$60,051.00	\$64,030.00

Section 8 Rent

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\$85,740.00

Oakland Affordable Housing Group III
 East Lake Apartments 2525 10th Ave
 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	59,651.00	59,651.00	59,651.00	59,651.00	59,651.00	59,651.00	59,651.00	59,651.00	59,651.00	59,651.00	59,651.00	59,651.00	715,812.00
Laundry Income	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
Total Income	<u>60,051.00</u>	<u>720,612.00</u>											
Gross Profit	60,051.00	60,051.00	60,051.00	60,051.00	60,051.00	60,051.00	60,051.00	60,051.00	60,051.00	60,051.00	60,051.00	60,051.00	720,612.00
Insurance													
Property/Liability Ir	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65,958.00	65,958.00
Tax													
City of Oakland	0.00	0.00	0.00	0.00	0.00	0.00	4,445.00	0.00	0.00	0.00	0.00	0.00	4,445.00
City Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Property Taxes	0.00	0.00	0.00	0.00	7,401.00	0.00	7,401.00	0.00	0.00	0.00	0.00	0.00	14,802.00
Total Tax	0.00	0.00	0.00	0.00	7,401.00	0.00	11,846.00	0.00	0.00	0.00	0.00	0.00	19,247.00
Utilities													
Gas and Electric	1,008.84	1,008.84	1,008.84	1,008.84	1,008.84	1,008.84	1,008.83	1,008.83	1,008.83	1,008.83	1,008.83	1,008.83	12,106.02
Waste Managem	4,514.84	4,514.84	4,514.84	4,514.84	4,514.83	4,514.83	4,514.83	4,514.83	4,514.83	4,514.83	4,514.83	4,514.83	54,178.00
Water & Sewer	5,292.75	5,292.75	5,292.75	5,292.75	5,292.75	5,292.75	5,292.75	5,292.75	5,292.75	5,292.75	5,292.75	5,292.75	63,513.00
Total Utilities	<u>10,816.43</u>	<u>10,816.43</u>	<u>10,816.43</u>	<u>10,816.43</u>	<u>10,816.42</u>	<u>10,816.42</u>	<u>10,816.41</u>	<u>10,816.41</u>	<u>10,816.41</u>	<u>10,816.41</u>	<u>10,816.41</u>	<u>10,816.41</u>	<u>129,797.02</u>
Total Expense	<u>10,816.43</u>	<u>10,816.43</u>	<u>10,816.43</u>	<u>10,816.43</u>	<u>18,217.42</u>	<u>10,816.42</u>	<u>22,662.41</u>	<u>10,816.41</u>	<u>10,816.41</u>	<u>10,816.41</u>	<u>10,816.41</u>	<u>76,774.41</u>	<u>215,002.02</u>
Net Ordinary Income	<u>49,234.57</u>	<u>49,234.57</u>	<u>49,234.57</u>	<u>49,234.57</u>	<u>41,833.58</u>	<u>49,234.58</u>	<u>37,388.59</u>	<u>49,234.59</u>	<u>49,234.59</u>	<u>49,234.59</u>	<u>49,234.59</u>	<u>-16,723.41</u>	<u>505,609.98</u>
Net Income	<u>49,234.57</u>	<u>49,234.57</u>	<u>49,234.57</u>	<u>49,234.57</u>	<u>41,833.58</u>	<u>49,234.58</u>	<u>37,388.59</u>	<u>49,234.59</u>	<u>49,234.59</u>	<u>49,234.59</u>	<u>49,234.59</u>	<u>-16,723.41</u>	<u>505,609.98</u>

This T-12 is an estimate only. The seller has owned the building less than a year. The Seller is using their current and previous seller's expenses. The income is based on a fully occupied building which we expect to be at in the near future. It does not take into account current vacancies.