

## Annual Property Operating Data

**Location:** 2605 9<sup>th</sup> Ave Oakland, Ca 94606

**Type of Property** 10 Apartments

**Price:** \$2,598,000

**Down Payment:** \$998,000

**Loan:** \$1,600,000

### ASSESSED APPRAISED VALUES

<b>Land:</b>	\$489,600
<b>Improvements:</b>	\$1,970,440
<b>Personal Property:</b>	\$47,960
<b>Total:</b>	\$2,598,000

**1st LOAN**      **\$1,600,000 65% LTV**      **30years**      **5.4%**      **\$8,850**      **monthly**

Annual Income/ Expense	EXISTING	MARKET
Total Rental Income	\$253,260	\$274,200
Laundry Income	\$3,600	\$3,600
<b>Total Income</b>	<b>\$256,860</b>	<b>\$277,800</b>
<b>Expenses</b>		
Vacancy 3%	\$7,602	\$7,602
Property Insurance	\$17,991	\$17,991
<b>Utilities</b>		
Electric and Gas	\$ 7,569	\$ 7,569
Water & Sewer	\$ 4,924	\$ 4,924
Garbage	\$ 8,679	\$ 8,679
<b>Taxes</b>		
City of Oakland- Business Taxes	\$1,312	\$ 1,312
City of Oakland- RAP Taxes	\$1,162	\$ 1,162
Property Taxes	\$27,577	\$ 27,577
<b>Total Operating Expenses</b>	<b>\$ 76,816</b>	<b>\$ 76,816</b>
<b>Net Operating Income</b>	<b>\$180,044</b>	<b>\$200,984</b>
<b>Less Debt Service</b>	<b>\$106,200</b>	<b>\$106,200</b>
<b>Cash Flow</b>	<b>\$73,844</b>	<b>\$94,784</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: 2605 9th Avenue**

<b>Unit</b>	<b>Unit Mix</b>	<b>Rent Charges</b>	<b>Market Rent</b>	<b>Section 8 Rent</b>
9th Ave-#A	2/1	\$2,108	\$2,395	\$2,912
9th Ave-#B	2/1	\$2,263	\$2,395	\$2,912
9th Ave-#C	2/1	\$2,690	\$2,690	\$2,912
9th Ave-#D	1/1	\$1,895	\$1,895	\$2,385
9th Ave-#E	1/1	\$1,895	\$1,895	\$2,385
9th Ave-#F	3/2	\$3,000	\$3,000	\$3,724
9th Ave-#G	2/1	\$2,212	\$2,395	\$2,912
9th Ave-#H	2/1	\$2,316	\$2,395	\$2,912
9th Ave-#J	1/1	\$1,890	\$1,895	\$2,385
9th Ave-#K	1/1	\$836	\$1,895	\$2,385
Laundry Income		\$300	\$300	\$300
<b>Totals for</b>		<b>\$21,405</b>	<b>\$23,150</b>	<b>\$28,124</b>

**Oakland Affordable Housing Group II LP**  
**2605 9th St**  
**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	21,886.08	20,428.58	20,097.50	22,084.66	20,891.66	23,142.66	18,546.66	20,511.88	21,362.63	20,032.08	21,551.88	22,723.88	253,260.15
Laundry Income	286.30	257.05	265.74	289.63	283.05	273.06	319.46	340.00	351.41	301.20	315.17	318.00	3,600.07
<b>Total Income</b>	<b>22,172.38</b>	<b>20,685.63</b>	<b>20,363.24</b>	<b>22,374.29</b>	<b>21,174.71</b>	<b>23,415.72</b>	<b>18,866.12</b>	<b>20,851.88</b>	<b>21,714.04</b>	<b>20,333.28</b>	<b>21,867.05</b>	<b>23,041.88</b>	<b>256,860.22</b>
Expense													
Insurance													
Property Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,991.00	0.00	0.00	0.00	0.00	17,991.00
<b>Total Insurance</b>	<b>0.00</b>	<b>17,991.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>17,991.00</b>						
Utilities													
Gas and Electricity	783.83	795.92	898.04	740.72	752.43	767.87	687.00	716.35	315.85	394.22	249.23	467.90	7,569.36
Waste	682.50	682.50	682.50	682.50	682.50	784.45	747.14	747.14	747.14	747.14	747.14	747.14	8,679.79
Water & Sewer	0.00	533.33	0.00	530.75	0.00	657.90	0.00	911.01	0.00	1,114.79	0.00	1,176.99	4,924.77
<b>Total Utilities</b>	<b>1,466.33</b>	<b>2,011.75</b>	<b>1,580.54</b>	<b>1,953.97</b>	<b>1,434.93</b>	<b>2,210.22</b>	<b>1,434.14</b>	<b>2,374.50</b>	<b>1,062.99</b>	<b>2,256.15</b>	<b>996.37</b>	<b>2,392.03</b>	<b>21,173.92</b>
Taxes													
City of Oakland- Business	0.00	1,312.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,312.05
City of Oakland- RAP	0.00	1,162.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,162.00
Property Taxes	0.00	13,788.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,788.50	0.00	27,577.00
<b>Total Taxes</b>	<b>0.00</b>	<b>16,262.55</b>	<b>0.00</b>	<b>13,788.50</b>	<b>0.00</b>	<b>30,051.05</b>							
<b>Total Expense</b>	<b>1,466.33</b>	<b>18,274.30</b>	<b>1,580.54</b>	<b>1,953.97</b>	<b>1,434.93</b>	<b>2,210.22</b>	<b>1,434.14</b>	<b>20,365.50</b>	<b>1,062.99</b>	<b>2,256.15</b>	<b>14,784.87</b>	<b>2,392.03</b>	<b>69,215.97</b>
Net Ordinary Income	<b>20,706.05</b>	<b>2,411.33</b>	<b>18,782.70</b>	<b>20,420.32</b>	<b>19,739.78</b>	<b>21,205.50</b>	<b>17,431.98</b>	<b>486.38</b>	<b>20,651.05</b>	<b>18,077.13</b>	<b>7,082.18</b>	<b>20,649.85</b>	<b>187,644.25</b>
Net Income	<b>20,706.05</b>	<b>2,411.33</b>	<b>18,782.70</b>	<b>20,420.32</b>	<b>19,739.78</b>	<b>21,205.50</b>	<b>17,431.98</b>	<b>486.38</b>	<b>20,651.05</b>	<b>18,077.13</b>	<b>7,082.18</b>	<b>20,649.85</b>	<b>187,644.25</b>