

Annual Property Operating Data

Location: 1810 E. 25th Street
Type of Property 23 Townhomes

Price: \$3,995,000
Down Payment: \$1,395,000
Loan: \$2,600,000

ASSESSED APPRAISED VALUES

Land:	\$799,000
Improvements:	\$3,116,100
Personal Property:	\$79,900
Total:	\$3,995,000

1st LOAN **\$2,600,000 65% LTV** **30 years** **5.5 %** **\$14,762 monthly**

Annual Income/ Expense	EXISTING	MARKET	SECTION 8
Total Rental Income	\$522,300	\$612,384	\$762,864
Laundry Income	\$6,000	\$6,000	\$6,000
Total Income	\$528,300	\$618,384	\$768,864
Expenses			
Management	\$12,000	\$12,000	\$12,000
Vacancy	\$18,421	\$18,421	\$18,421
Property Insurance	\$45,975	\$45,975	\$45,975
Utilities			
Electric and Gas	\$12,057	\$12,057	\$12,057
Water & Sewer	\$14,732	\$14,732	\$14,732
Garbage	\$34,910	\$34,910	\$34,910
Taxes			
City of Oakland- Business Taxes	\$3,178	\$3,178	\$3,178
City of Oakland- RAP Taxes	\$2,323	\$2,323	\$2,323
Property Taxes (waiver of ad valorem taxes)	\$9,993	\$9,993	\$9,993
Total Operating Expenses	\$153,589	\$153,589	\$153,589
Net Operating Income	\$374,711	\$464,795	\$615,275
Less Debt Service	\$177,144	\$177,144	\$177,144
Cash Flow	\$197,567	\$287,651	\$438,131

The above income and expenses are only estimates because seller has not owned the building for more than a full tax year 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: 1810 25th Street Highland Palms

Unit	Unit Mix	Rent Charges	Market Rent	Section 8 Rent
100	2	\$ 2,395	\$ 2,395	\$ 2,912
101	1	\$ 1,665	\$ 1,795	\$ 2,385
102	2	\$ 1,439	\$ 2,395	\$ 2,912
103	2	\$ 1,998	\$ 2,395	\$ 2,912
104	2	\$ 1,439	\$ 2,395	\$ 2,912
201	2	\$ 1,439	\$ 2,395	\$ 2,912
202	3	\$ 2,743	\$ 2,995	\$ 3,724
203	1	\$ 1,665	\$ 1,795	\$ 2,385
204	2	\$ 2,395	\$ 2,395	\$ 2,912
205	2	\$ 1,998	\$ 2,395	\$ 2,912
206	2	\$ 2,395	\$ 2,395	\$ 2,912
301	2	\$ 1,402	\$ 2,395	\$ 2,912
302	1	\$ 1,795	\$ 1,795	\$ 2,385
303	2	\$ 2,103	\$ 2,395	\$ 2,912
304	1	\$ 1,942	\$ 1,942	\$ 2,385
305	2	\$ 2,395	\$ 2,395	\$ 2,912
306	1	\$ 1,168	\$ 1,795	\$ 2,385
401	2	\$ 2,395	\$ 2,395	\$ 2,912
402	1	\$ 1,795	\$ 1,795	\$ 2,385
403	2	\$ 1,998	\$ 2,395	\$ 2,912
404	1	\$ 1,795	\$ 1,795	\$ 2,385
405	2	\$ 1,998	\$ 2,395	\$ 2,912
406	1	\$ 1,168	\$ 1,795	\$ 2,385
		\$ 500	\$ 500	\$ 500
Totals for		\$ 44,025	\$ 51,532	\$ 64,072

Oakland Affordable Housing Group III
1810 E 25th St
Profit & Loss
August 2024 through July 2025

	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	TOTAL
Ordinary Income/Expense													
Income													
Rental Income	43,525.00	43,525.00	43,525.00	43,525.00	43,525.00	43,525.00	43,525.00	43,525.00	43,525.00	43,525.00	43,525.00	43,525.00	522,300.00
Laundry Income	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
Total Income	44,025.00	528,300.00											
Gross Profit	44,025.00	44,025.00	44,025.00	44,025.00	44,025.00	44,025.00	44,025.00	44,025.00	44,025.00	44,025.00	44,025.00	44,025.00	528,300.00
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	45,975.00	45,975.00
Tax													
City of Oakland	0.00	0.00	0.00	0.00	0.00	0.00	3,178.00	0.00	0.00	0.00	0.00	0.00	3,178.00
City Tax	0.00	0.00	0.00	0.00	0.00	0.00	2,323.00	0.00	0.00	0.00	0.00	0.00	2,323.00
Property Taxes	0.00	0.00	0.00	0.00	4,996.50	0.00	0.00	0.00	4,996.50	0.00	0.00	0.00	9,993.00
Total Tax	0.00	0.00	0.00	0.00	4,996.50	0.00	5,501.00	0.00	4,996.50	0.00	0.00	0.00	15,494.00
Utilities													
Gas and Electric	1,088.09	1,088.09	1,088.09	1,088.09	1,088.08	1,088.08	1,088.08	1,088.08	1,088.08	1,088.08	1,088.08	1,088.08	13,057.00
Waste Managem	2,858.99	2,858.99	2,858.99	2,858.99	2,858.99	2,858.99	2,858.99	2,858.99	2,858.99	2,858.99	4,416.92	3,903.18	36,910.00
Water & Sewer	1,394.34	1,394.34	1,394.34	1,394.34	1,394.33	1,394.33	1,394.33	1,394.33	1,394.33	1,394.33	1,394.33	1,394.33	16,732.00
Total Utilities	5,341.42	5,341.42	5,341.42	5,341.42	5,341.40	5,341.40	5,341.40	5,341.40	5,341.40	5,341.40	6,899.33	6,385.59	66,699.00
Total Expense	5,341.42	5,341.42	5,341.42	5,341.42	10,337.90	5,341.40	10,842.40	5,341.40	10,337.90	5,341.40	6,899.33	52,360.59	128,168.00
Net Ordinary Income	38,683.58	38,683.58	38,683.58	38,683.58	33,687.10	38,683.60	33,182.60	38,683.60	33,687.10	38,683.60	37,125.67	-8,335.59	400,132.00
Net Income	38,683.58	38,683.58	38,683.58	38,683.58	33,687.10	38,683.60	33,182.60	38,683.60	33,687.10	38,683.60	37,125.67	-8,335.59	400,132.00

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.