

## Annual Property Operating Data

<b>Name:</b> Casa Magna	<b>Price:</b> \$11,501,000
<b>Location:</b> 2555-2567 Foothill Blvd	<b>Down Payment:</b> \$4,026,000
<b>Type of Property:</b> 61 Apartments	<b>Loan:</b> \$7,475,000

### ASSESSED APPRAISED VALUES

<b>Land:</b>	\$ 4,200,000
<b>Improvements:</b>	\$10,035,000
<b>Personal Property:</b>	\$ 100,000
<b>Total:</b>	\$14,335,000

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<b>1st LOAN</b>	<b>\$7,475,000</b>	<b>30 years</b>	<b>5.5%</b>	<b>\$42,445 monthly</b>
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Annual Income/ Expense	EXISTING	MARKET
Rental Income	\$1,150,056	\$1,268,580
Parking & Storage Income	\$ 47,100	\$ 47,100
Laundry Income	\$ 8,400	\$ 8,400
<b>Total Income</b>	<b>\$1,205,556</b>	<b>\$1,324,080</b>
Expenses		
Vacancy	\$ 34,464	\$ 34,464
Management	\$ 12,000	\$ 12,000
Property Insurance	\$ 31,486	\$ 31,486
Utilities		
Electric and Gas	\$ 25,527	\$ 25,527
Water & Sewer	\$ 35,259	\$ 35,259
Garbage	\$ 57,648	\$ 57,648
Taxes		
City of Oakland- Business Taxes	\$ 11,675	\$ 11,675
City of Oakland- RAP Taxes	\$ 6,161	\$ 6,161
Property Taxes	\$ 132,261	\$ 132,261
<b>Total Operating Expenses</b>	<b>\$ 346,491</b>	<b>\$ 346,481</b>
<b>Net Operating Income</b>	<b>\$ 859,065</b>	<b>\$ 977,599</b>
<b>Less Debt Service</b>	<b>\$ 509,340</b>	<b>\$ 509,340</b>
<b>Cash Flow</b>	<b>\$ 349,735</b>	<b>\$ 468,259</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 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: 2555-2567 Foothill/Casa Magna**

Unit	Unit Mix	Rent Charges	Market Rent	Section 8 Rent
2555-100	2/1.0	\$1,895	\$1,895	\$2,912
2555-102	2/1.0	\$1,292	\$1,895	\$2,912
2555-104	S/1	\$1,580	\$1,580	\$2,142
2555-106	1	\$1,056	\$1,595	\$2,385
2555-110	S/1	\$1,395	\$1,495	\$2,142
2555-112	1/1.0	\$1,557	\$1,595	\$2,385
2555-114	2/1.0	\$2,003	\$2,002	\$2,912
2555-116	2/1.0	\$2,011	\$2,010	\$2,912
2555-200	2/1.0	\$2,075	\$2,074	\$2,912
2555-202	2/1.0	\$1,910	\$1,910	\$2,912
2555-204	1	\$1,595	\$1,595	\$2,385
2555-206	S/1	\$1,580	\$1,580	\$2,142
2555-208	2/1.0	\$1,310	\$1,895	\$2,912
2555-210	S/1	\$1,406	\$1,495	\$2,142
2555-212	S/1	\$1,387	\$1,495	\$2,142
2555-214	2/1.0	\$1,518	\$1,895	\$2,912
2555-216	2/1.0	\$2,057	\$2,057	\$2,912
2555-300	2/1.0	\$1,350	\$1,895	\$2,912
2555-302	1/1.0	\$1,859	\$1,895	\$2,385
2555-304	1/1.0	\$1,557	\$1,595	\$2,385
2555-306	S/1	\$1,406	\$1,495	\$2,142
2555-308	2/1.0	\$1,895	\$1,895	\$2,912
2555-310	1	\$1,032	\$1,495	\$2,385
2555-312	S/1	\$1,439	\$1,595	\$2,142
2555-314	2/1.0	\$2,011	\$2,010	\$2,912
2555-316	2/1.0	\$2,011	\$2,010	\$2,912
2567-101	S/1	\$1,395	\$1,495	\$2,142
2567-103	1/1.0	\$1,595	\$1,595	\$2,142
2567-105	S/1	\$962	\$1,495	\$2,142
2567-107	S/1	\$1,387	\$1,495	\$2,142
2567-109	2/1.0	\$2,057	\$2,057	\$2,912
2567-111	2/1.0	\$1,895	\$1,895	\$2,912
2567-117	2/1.0	\$1,795	\$1,895	\$2,912
2567-119	1/1.0	\$1,518	\$1,595	\$2,385
2567-121	S/1	\$937	\$1,495	\$2,142
2567-123	S/1	\$1,369	\$1,495	\$2,142
2567-125	1/1.0	\$1,092	\$1,595	\$2,385

2567-201	S/1	\$1,495	\$1,495	\$2,142
2567-203	S/1	\$903	\$1,495	\$2,142
2567-205	1/1.0	\$1,595	\$1,595	\$2,385
2567-207	S/1	\$1,495	\$1,495	\$2,142
2567-209	2/1.0	\$2,003	\$2,002	\$2,912
2567-211	2/1.0	\$2,320	\$2,320	\$2,912
2567-215	1/1.0	\$1,595	\$1,595	\$2,385
2567-217	2/1.0	\$1,910	\$1,910	\$2,912
2567-219	1/1.0	\$1,557	\$1,595	\$2,385
2567-221	S/1	\$1,580	\$1,580	\$2,142
2567-223	S/1	\$903	\$1,495	\$2,142
2567-225	1/1.0	\$1,595	\$1,595	\$2,385
2567-301	S/1	\$1,406	\$1,495	\$2,142
2567-303	1/1.0	\$1,467	\$1,595	\$2,385
2567-305	S/1	\$1,295	\$1,495	\$2,142
2567-307	1/1.0	\$1,063	\$1,595	\$2,385
2567-309	2/1.0	\$2,109	\$2,108	\$2,912
2567-311	2/1.0	\$2,195	\$2,195	\$2,912
2567-315	2/1.0	\$1,700	\$1,895	\$2,912
2567-317	2/1.0	\$2,214	\$2,214	\$2,912
2567-319	S/1	\$963	\$1,495	\$2,142
2567-321	1/1.0	\$1,595	\$1,595	\$2,385
2567-323	S/1	\$954	\$1,495	\$2,142
2567-325	1/1.0	\$1,736	\$1,736	\$2,385
Parking	1	\$100	\$100	\$100
Parking	2	\$75	\$100	\$100
Parking	3	\$100	\$100	\$100
Parking	4	\$100	\$100	\$100
Parking	5	\$100	\$100	\$100
Parking	6	\$100	\$100	\$100
Parking	7	\$100	\$100	\$100
Parking	8	\$100	\$100	\$100
Parking	9	\$50	\$100	\$100
Parking	10	\$50	\$100	\$100
Parking	11	\$100	\$100	\$100
Parking	12	\$50	\$100	\$100
Parking	13	\$100	\$100	\$100
Parking	14	\$100	\$100	\$100
Parking	15	\$50	\$100	\$100
Parking	16	\$100	\$100	\$100
Parking	17	\$100	\$100	\$100
Parking	18	\$100	\$100	\$100

Parking	19	\$100	\$100	\$100
Parking	20	\$100	\$100	\$100
Parking	21	\$50	\$100	\$100
Parking	22	\$100	\$100	\$100
Parking	23	\$50	\$100	\$100
Parking	24	\$100	\$100	\$100
Parking	25	\$100	\$100	\$100
Parking	26	\$50	\$100	\$100
Parking	27	\$100	\$100	\$100
Parking	28	\$100	\$100	\$100
Parking	29	\$100	\$100	\$100
Parking	30	\$100	\$100	\$100
Parking	31	\$100	\$100	\$100
Parking	32	\$50	\$100	\$100
Parking	33	\$50	\$100	\$100
Parking	34	\$100	\$100	\$100
Parking	35	\$50	\$100	\$100
Parking	36	\$100	\$100	\$100
Parking	37	\$100	\$100	\$100
Parking	38	\$50	\$100	\$100
Parking	39	\$100	\$100	\$100
Parking	40	\$100	\$100	\$100
Parking	41	\$100	\$100	\$100
Parking	42	\$100	\$100	\$100
Parking	43	\$100	\$100	\$100
Parking	44	\$100	\$100	\$100
Parking	45	\$100	\$100	\$100
Laundry Income		\$700	\$700	\$700
<b>Report Totals</b>		<b>\$100,463</b>	<b>\$110,340</b>	<b>\$157,460</b>

**California Affordable Housing Group LP**  
**Casa Magna 2555-2567 Foothill Blvd.**  
**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	95,199.05	99,231.66	96,045.63	95,394.46	90,669.89	97,253.77	92,985.17	89,622.21	96,891.11	101,734.08	97,021.98	98,007.44	1,150,056.45
Parking & Storage Income	3,925.00	3,925.00	3,900.00	3,900.00	3,850.00	3,600.00	4,050.00	4,100.00	3,975.00	4,025.00	3,925.00	3,925.00	47,100.00
Laundry Income	677.32	825.12	850.90	824.60	787.40	711.29	643.37	556.50	647.71	553.00	651.97	670.84	8,400.02
Total Income	<u>99,801.37</u>	<u>103,981.78</u>	<u>100,796.53</u>	<u>100,119.06</u>	<u>95,307.29</u>	<u>101,565.06</u>	<u>97,678.54</u>	<u>94,278.71</u>	<u>101,513.82</u>	<u>106,312.08</u>	<u>101,598.95</u>	<u>102,603.28</u>	<u>1,205,556.47</u>
Gross Profit	99,801.37	103,981.78	100,796.53	100,119.06	95,307.29	101,565.06	97,678.54	94,278.71	101,513.82	106,312.08	101,598.95	102,603.28	1,205,556.47
Utilities													
Waste removal	4,579.11	4,579.11	4,747.82	4,747.82	4,747.82	4,747.82	4,916.53	4,916.53	4,916.53	4,916.53	4,916.53	4,916.53	57,648.68
Gas & Electricity	3,398.03	326.43	3,127.02	4,183.25	1,936.95	210.36	4,014.21	197.46	3,752.05	1,869.79	112.71	2,399.14	25,527.40
Water & Sewer	0.00	5,233.49	0.00	4,982.79	0.00	5,376.18	0.00	5,883.70	0.00	5,103.79	0.00	5,679.14	32,259.09
Total Utilities	<u>7,977.14</u>	<u>10,139.03</u>	<u>7,874.84</u>	<u>13,913.86</u>	<u>6,684.77</u>	<u>10,334.36</u>	<u>8,930.74</u>	<u>10,997.69</u>	<u>8,668.58</u>	<u>11,890.11</u>	<u>5,029.24</u>	<u>12,994.81</u>	<u>115,435.17</u>
Insurance													
Property Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31,486.00	0.00	0.00	31,486.00
Total Insurance	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>31,486.00</u>	<u>0.00</u>	<u>0.00</u>	<u>31,486.00</u>
Taxes													
Property Taxes	0.00	66,130.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	66,130.50	0.00	132,261.00
City Tax	0.00	11,675.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,675.75
City of Oakland- RAP	0.00	6,161.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,161.00
Total Taxes	<u>0.00</u>	<u>83,967.25</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>66,130.50</u>	<u>0.00</u>	<u>150,097.75</u>
Total Expense	<u>7,977.14</u>	<u>94,106.28</u>	<u>7,874.84</u>	<u>13,913.86</u>	<u>6,684.77</u>	<u>10,334.36</u>	<u>8,930.74</u>	<u>10,997.69</u>	<u>8,668.58</u>	<u>43,376.11</u>	<u>71,159.74</u>	<u>12,994.81</u>	<u>297,018.92</u>
Net Ordinary Income	<u>91,824.23</u>	<u>9,875.50</u>	<u>92,921.69</u>	<u>86,205.20</u>	<u>88,622.52</u>	<u>91,230.70</u>	<u>88,747.80</u>	<u>83,281.02</u>	<u>92,845.24</u>	<u>62,935.97</u>	<u>30,439.21</u>	<u>89,608.47</u>	<u>908,537.55</u>
Net Income	<u>91,824.23</u>	<u>9,875.50</u>	<u>92,921.69</u>	<u>86,205.20</u>	<u>88,622.52</u>	<u>91,230.70</u>	<u>88,747.80</u>	<u>83,281.02</u>	<u>92,845.24</u>	<u>62,935.97</u>	<u>30,439.21</u>	<u>89,608.47</u>	<u>908,537.55</u>