

## Annual Property Operating Data

**Location:** 2124 90<sup>th</sup> & 2125 92<sup>nd</sup> Ave Oakland, Ca 94605

**Type of Property** 32 Townhomes

**Price:** \$5,395,000

**Down Payment:** \$1,855,000

**Loan:** \$3,445,000

### ASSESSED APPRAISED VALUES

|                           |             |
|---------------------------|-------------|
| <b>Land:</b>              | \$1,079,000 |
| <b>Improvements:</b>      | \$4,208,100 |
| <b>Personal Property:</b> | \$107,900   |
| <b>Total:</b>             | \$5,395,000 |

**1st LOAN: FCI/Genesis**                      **\$3,445,000**      **30 years**      **5.5 %**      **\$10,532.00 monthly**

| Annual Income/ Expense                    | EXISTING         | MARKET           | SECTION 8          |
|-------------------------------------------|------------------|------------------|--------------------|
| Total Rental Income                       | \$737,448        | \$948,840        | \$1,184,940        |
| Parking Income                            | \$6,300          | \$6,300          | \$6,300            |
| Laundry Income                            | \$3,600          | \$3,600          | \$3,600            |
| Total Income                              | \$747,348        | \$958,740        | \$1,194,840        |
| <b>Expenses</b>                           |                  |                  |                    |
| Management                                | \$12,000         | \$12,000         | \$12,000           |
| Property Insurance                        | \$ 24,270        | \$24,270         | \$24,270           |
| Vacancy                                   | \$22,123         | \$22,123         | \$22,123           |
| <b>Utilities</b>                          |                  |                  |                    |
| Electric and Gas                          | \$ 7,977         | \$7,977          | \$ 7,977           |
| Water & Sewer                             | \$24,010         | \$24,010         | \$24,010           |
| Garbage                                   | \$65,946         | \$65,946         | \$65,946           |
| <b>Taxes</b>                              |                  |                  |                    |
| City of Oakland- Business Taxes           | \$3,232          | \$3,232          | \$3,232            |
| City of Oakland- RAP Taxes                | \$ 9,866         | \$9,866          | \$9,866            |
| Property Taxes (waiver of ad valorem tax) | \$14,778         | \$14,778         | \$14,778           |
| <b>Total Operating Expenses</b>           | <b>\$184,202</b> | <b>\$184,202</b> | <b>\$184,202</b>   |
| <b>Net Operating Income</b>               | <b>\$563,146</b> | <b>\$774,538</b> | <b>\$1,010,638</b> |
| <b>Less Debt Service</b>                  | <b>\$126,384</b> | <b>\$126,384</b> | <b>\$126,384</b>   |
| <b>Cash Flow</b>                          | <b>\$436,762</b> | <b>\$648,154</b> | <b>\$884,254</b>   |

The above income and expenses are only estimates only because seller has not owned the building for more than a full tax year of occupancy, renovation and income and expenses. 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: 2124 90th Ave - 2125 92nd Ave

| Unit              | Unit Mix | Rent Charges    | Market Rent     | Section 8 Rent  | Parking Charges |
|-------------------|----------|-----------------|-----------------|-----------------|-----------------|
| 2124-01           | 2/1.5    | 2295            | 2395            | 2912            |                 |
| 2124-02           | 2/1.5    | 1105            | 2395            | 2912            |                 |
| 2124-03           | 2/1.5    | 2295            | 2395            | 2912            |                 |
| 2124-04           | 2/1.5    | 1900            | 2395            | 2912            |                 |
| 2124-05           | 2/1.5    | 2295            | 2395            | 2912            |                 |
| 2124-06           | 4/1.5    | 1987            | 3800            | 4413            |                 |
| 2124-07           | 2/1.5    | 1995            | 2395            | 2912            |                 |
| 2124-08           | 2/1.5    | 2295            | 2395            | 2912            |                 |
| 2124-09           | 2/1.5    | 2100            | 2395            | 2912            |                 |
| 2124-10           | 2/1.5    | 2295            | 2395            | 2912            |                 |
| 2124-11           | 2/1.5    | 2295            | 2395            | 2912            |                 |
| 2124-12           | 3/1.5    | 2042            | 2600            | 3724            |                 |
| 2124-14           | 2/1.0    | 2295            | 2395            | 2912            |                 |
| 2124-15           | 3/1.0    | 2295            | 2600            | 3724            |                 |
| 2124-16           | 2/1.0    | 1015            | 2395            | 2912            | 125             |
| 2124-17           | 2/1.0    | 1995            | 2395            | 2912            |                 |
| 2125-101          | 2/1.5    | 1762            | 2395            | 2912            | 50              |
| 2125-102          | 2/1.5    | 1995            | 2395            | 2912            |                 |
| 2125-103          | 2/1.5    | 2000            | 2395            | 2912            |                 |
| 2125-104          | 2/1.5    | 2295            | 2395            | 2912            |                 |
| 2125-105          | 2/1.5    | 1972            | 2395            | 2912            |                 |
| 2125-106          | 2/1.5    | 1059            | 2395            | 2912            | 50              |
| 2125-107          | 2/1.5    | 1269            | 2395            | 2912            | 150             |
| 2125-108          | 2/1.5    | 1729            | 2395            | 2912            |                 |
| 2125-109          | 2/1.5    | 2295            | 2395            | 2912            |                 |
| 2125-110          | 2/1.5    | 1282            | 2395            | 2912            | 50              |
| 2125-111          | 2/1.5    | 2295            | 2395            | 2912            |                 |
| 2125-112          | 3/1.5    | 2395            | 2600            | 3724            |                 |
| 2125-114          | 2/1.0    | 1849            | 2395            | 2912            |                 |
| 2125-115          | 3/1.0    | 1282            | 2600            | 3724            | 50              |
| 2125-116          | 3/1.0    | 1451            | 2600            | 3724            |                 |
| 2125-117          | 2/1.0    | 2025            | 2395            | 2912            | 50              |
| Parking Income    |          | 525             | 525             | 525             |                 |
| Laundry Income    |          | 300             | 300             | 300             |                 |
| <b>Totals for</b> |          | <b>\$62,279</b> | <b>\$79,895</b> | <b>\$99,570</b> |                 |

Oakland Affordable Housing Group III  
Casa Grande 2124 90th Ave  
Profit & Loss  
January 2025 through July 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              | 61,454.00        | 61,454.00        | 61,454.00        | 61,454.00        | 61,454.00        | 61,454.00        | 61,454.00        | 61,454.00        | 61,454.00        | 61,454.00        | 61,454.00        | 61,454.00        | 737,448.00        |
| Parking Income             | 525.00           | 525.00           | 525.00           | 525.00           | 525.00           | 525.00           | 525.00           | 525.00           | 525.00           | 525.00           | 525.00           | 525.00           | 6,300.00          |
| Laundry Income             | 300.00           | 300.00           | 300.00           | 300.00           | 300.00           | 300.00           | 300.00           | 300.00           | 300.00           | 300.00           | 300.00           | 300.00           | 3,600.00          |
| <b>Total Income</b>        | <b>62,279.00</b> | <b>747,348.00</b> |
| Insurance                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| Property/Liability Ir      | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 24,270.00        | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 24,270.00         |
| Tax                        |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| City of Oakland            | 0.00             | 3,232.00         | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 3,232.00          |
| City Tax                   | 0.00             | 9,866.00         | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 9,866.00          |
| Property Taxes             | 0.00             | 0.00             | 0.00             | 7,389.00         | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 7,389.00         | 14,778.00         |
| <b>Total Tax</b>           | <b>0.00</b>      | <b>13,098.00</b> | <b>0.00</b>      | <b>7,389.00</b>  | <b>0.00</b>      | <b>7,389.00</b>  | <b>27,876.00</b>  |
| Utilities                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| Gas and Electric           | 0.00             | 930.00           | 402.79           | 588.99           | 547.66           | 598.36           | 689.64           | 0.00             | 0.00             | 1,485.12         | 1,776.82         | 957.68           | 7,977.06          |
| Waste Managem              | 6,495.54         | 6,495.54         | 6,495.54         | 6,495.54         | 6,495.54         | 5,880.92         | 5,495.54         | 5,587.08         | 4,126.31         | 4,126.31         | 4,126.31         | 4,126.31         | 65,946.48         |
| Water & Sewer              | 1,920.98         | 2,000.97         | 1,900.25         | 2,047.91         | 1,509.36         | 1,358.96         | 1,607.69         | 3,487.03         | 2,786.84         | 2,024.89         | 1,418.44         | 1,947.14         | 24,010.46         |
| <b>Total Utilities</b>     | <b>8,416.52</b>  | <b>9,426.51</b>  | <b>8,798.58</b>  | <b>9,132.44</b>  | <b>8,552.56</b>  | <b>7,838.24</b>  | <b>7,792.87</b>  | <b>9,074.11</b>  | <b>6,913.15</b>  | <b>7,636.32</b>  | <b>7,321.57</b>  | <b>7,031.13</b>  | <b>97,934.00</b>  |
| <b>Total Expense</b>       | <b>8,416.52</b>  | <b>22,524.51</b> | <b>8,798.58</b>  | <b>16,521.44</b> | <b>8,552.56</b>  | <b>7,838.24</b>  | <b>32,062.87</b> | <b>9,074.11</b>  | <b>6,913.15</b>  | <b>7,636.32</b>  | <b>7,321.57</b>  | <b>14,420.13</b> | <b>150,080.00</b> |
| <b>Net Ordinary Income</b> | <b>53,862.48</b> | <b>39,754.49</b> | <b>53,480.42</b> | <b>45,757.56</b> | <b>53,726.44</b> | <b>54,440.76</b> | <b>30,216.13</b> | <b>53,204.89</b> | <b>55,365.85</b> | <b>54,642.68</b> | <b>54,957.43</b> | <b>47,858.87</b> | <b>597,268.00</b> |
| <b>Net Income</b>          | <b>53,862.48</b> | <b>39,754.49</b> | <b>53,480.42</b> | <b>45,757.56</b> | <b>53,726.44</b> | <b>54,440.76</b> | <b>30,216.13</b> | <b>53,204.89</b> | <b>55,365.85</b> | <b>54,642.68</b> | <b>54,957.43</b> | <b>47,858.87</b> | <b>597,268.00</b> |

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.