

## Annual Property Operating Data

**Location:** 6131 Gettysburg Pl Stockton  
**Type of Property** 53 Garden Apartments

**Price:** \$9,985,000  
**Down Payment:** \$3,495,000  
**Loan:** \$6,490,000

### ASSESSED APPRAISED VALUES

<b>Land:</b>	\$1,895,000
<b>Improvements:</b>	\$8,000,000
<b>Personal Property:</b>	\$100,000
<b>Total:</b>	\$9,985,000

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<b>LOAN</b>	<b>\$6,490,000</b>	<b>30 years</b>	<b>5.4%</b>	<b>\$36,443 monthly</b>
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<b>Annual Income/ Expense</b>	<b>EXISTING</b>	<b>MARKET</b>
Total Rental Income	\$ 883,452	\$ 1,106,976
Laundry Income	\$ 9,000	\$ 9,000
Utilities Income	\$ 40,500	\$ 40,500
<b>Total Income</b>	<b>\$ 932,952</b>	<b>\$ 1,156,476</b>
Vacancy 3%	\$ 25,620	\$ 25,620
Management	\$ 18,000	\$ 18,000
Landscaping Maintenance	\$ 14,400	\$ 14,400
Property Insurance	\$ 26,972	\$ 26,972
Utilities		
Garbage	\$ 12,318	\$ 12,318
Gas & Electricity	\$ 18,157	\$ 18,157
Water & Sewer	\$ 35,363	\$ 35,363
Taxes		
Property Taxes	\$ 105,742	\$ 105,742
<b>Total Operating Expenses</b>	<b>\$256,572</b>	<b>\$256,572</b>
<b>Net Operating Income</b>	<b>\$676,380</b>	<b>\$899,904</b>
<b>Less Debt Service</b>	<b>\$437,316</b>	<b>\$437,316</b>
<b>Cash Flow</b>	<b>\$239,064</b>	<b>\$462,588</b>

The above income and expenses are only estimates because of occupancy changes and renovation and the owner has not owned the building for a full tax year. 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: 6131 Gettysburg Place

Unit	Unit Type	Rent Charges	Market Rent	Utilities
1	2bd 1bth	\$1,695	\$1,895	
2	1bd 1 bth	\$1,375	\$1,595	
3	1bd 1 bth	\$1,438	\$1,595	
4	1bd 1 bth	\$983	\$1,595	125
5	1bd 1 bth	\$1,346	\$1,595	125
6	1bd 1 bth	\$1,425	\$1,595	
7	1bd 1 bth	\$1,042	\$1,595	125
8	1bd 1 bth	\$1,319	\$1,595	125
9	1bd 1 bth	\$1,205	\$1,595	125
10	1bd 1 bth	\$1,425	\$1,595	
11	1bd 1 bth	\$1,225	\$1,595	125
12	1bd 1 bth	\$1,319	\$1,595	125
13	1bd 1 bth	\$2,665	\$1,595	125
14	1bd 1 bth	\$1,001	\$1,595	125
15	1bd 1 bth	\$1,319	\$1,595	125
16	1bd 1 bth	\$1,346	\$1,595	125
17	1bd 1 bth	\$1,250	\$1,595	125
18	1bd 1 bth	\$1,200	\$1,595	125
19	1bd 1 bth	\$1,250	\$1,595	125
20	1bd 1 bth	\$1,350	\$1,595	125
21	1bd 1 bth	\$1,250	\$1,595	125
22	1bd 1 bth	\$1,185	\$1,595	125
23	2bd 1bth	\$1,750	\$1,895	
24	2bd 1bth	\$1,575	\$1,895	
25	2bd 1bth	\$1,375	\$1,895	125
26	2bd 1bth	\$1,575	\$1,895	
27	2bd 1bth	\$1,525	\$1,895	
28	2bd 1bth	\$1,525	\$1,895	
29	2bd 1bth	\$1,502	\$1,895	
30	2bd 1bth	\$1,500	\$1,895	125
31	2bd 1bth	\$1,525	\$1,895	
32	2bd 1bth	\$1,575	\$1,895	
33	2bd 1bth	\$1,206	\$1,895	
34	2bd 1bth	\$1,470	\$1,895	125
35	2bd 1bth	\$1,354	\$1,895	
36	2bd 1bth	\$1,340	\$1,895	
37	2bd 1bth	\$1,216	\$1,895	125
38	2bd 1bth	\$1,461	\$1,895	125
39	2bd 1bth	\$1,201	\$1,895	
40	2bd 1bth	\$1,525	\$1,895	125
41	2bd 1bth	\$1,550	\$1,895	

42	2bd 1bth	\$1,454	\$1,895	125
43	2bd 1bth	\$1,400	\$1,895	125
44	2bd 1bth	\$1,550	\$1,895	
45	2bd 1bth	\$1,375	\$1,895	125
46	2bd 1bth	\$1,525	\$1,895	
47	2bd 1bth	\$1,525	\$1,895	
48	2bd 1bth	\$1,525	\$1,895	
49	2bd 1bth	\$1,525	\$1,895	
51	2bd 1bth	\$1,453	\$1,895	
52	2bd 1bth	\$1,525	\$1,895	
53	2bd 1bth	\$1,400	\$1,895	125
Laundry		\$750	\$750	
		74,371	92,990	3,375

## California Affordable Housing Group LP 6131 Gettysburg Place Profit & Loss

January through December 2025

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
Rental Income	71,166	71,166	71,166	71,166	71,166	71,166	71,166
Laundry Income	750	750	750	750	750	750	750
Utilities Income	3,375	3,375	3,375	3,375	3,375	3,375	3,375
<b>Total Income</b>	<u>75,291</u>	<u>75,291</u>	<u>75,291</u>	<u>75,291</u>	<u>75,291</u>	<u>75,291</u>	<u>75,291</u>
<b>Expenses</b>							
Property Management Costs	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Landscaping Maintenance	1,200	1,200	1,200	1,200	1,200	1,200	1,200
<b>Utilities</b>							
Waste removal	1,027	1,027	1,027	1,027	1,027	1,027	1,027
Gas & Electricity	1,513	1,513	1,513	1,513	1,513	1,513	1,513
Water & Sewer	2,947	2,947	2,947	2,947	2,947	2,947	2,947
<b>Total Utilities</b>	<u>8,186</u>	<u>8,186</u>	<u>8,186</u>	<u>8,186</u>	<u>8,186</u>	<u>8,186</u>	<u>8,186</u>
<b>Insurance</b>							
Property Insurance	2,248	2,248	2,248	2,248	2,248	2,248	2,248
<b>Total Insurance</b>	<u>2,248</u>	<u>2,248</u>	<u>2,248</u>	<u>2,248</u>	<u>2,248</u>	<u>2,248</u>	<u>2,248</u>
<b>Taxes</b>							
Property Taxes	0	0	52,871	0	0	0	0
<b>Total Taxes</b>	<u>0</u>	<u>0</u>	<u>52,871</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Total Expense</b>	<u>10,434</u>	<u>10,434</u>	<u>63,305</u>	<u>10,434</u>	<u>10,434</u>	<u>10,434</u>	<u>10,434</u>
<b>Net Income</b>	<u><u>64,857</u></u>	<u><u>64,857</u></u>	<u><u>11,986</u></u>	<u><u>64,857</u></u>	<u><u>64,857</u></u>	<u><u>64,857</u></u>	<u><u>64,857</u></u>

## California Affordable Housing Group LP 6131 Gettysburg Place Profit & Loss

January through December 2025

	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	TOTAL
<b>Ordinary Income/Expense</b>						
<b>Income</b>						
Rental Income	71,166	71,166	71,166	71,166	71,166	853,992
Laundry Income	750	750	750	750	750	9,000
Utilities Income	3,375	3,375	3,375	3,375	3,375	40,500
<b>Total Income</b>	<b>75,291</b>	<b>75,291</b>	<b>75,291</b>	<b>75,291</b>	<b>75,291</b>	<b>903,492</b>
<b>Expenses</b>						
Property Management Costs	1,500	1,500	1,500	1,500	1,500	18,000
Landscaping Maintenance	1,200	1,200	1,200	1,200	1,200	14,400
<b>Utilities</b>						
Waste removal	1,027	1,027	1,027	1,027	1,027	12,318
Gas & Electricity	1,513	1,513	1,513	1,513	1,513	18,157
Water & Sewer	2,947	2,947	2,947	2,947	2,947	35,363
<b>Total Utilities</b>	<b>8,186</b>	<b>8,186</b>	<b>8,186</b>	<b>8,186</b>	<b>8,186</b>	<b>98,238</b>
<b>Insurance</b>						
Property Insurance	2,248	2,248	2,248	2,248	2,248	26,972
<b>Total Insurance</b>	<b>2,248</b>	<b>2,248</b>	<b>2,248</b>	<b>2,248</b>	<b>2,248</b>	<b>26,972</b>
<b>Taxes</b>						
Property Taxes	0	0	0	52,871	0	105,742
<b>Total Taxes</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>52,871</b>	<b>0</b>	<b>105,742</b>
<b>Total Expense</b>	<b>10,434</b>	<b>10,434</b>	<b>10,434</b>	<b>63,305</b>	<b>10,434</b>	<b>230,952</b>
<b>Net Income</b>	<b>64,857</b>	<b>64,857</b>	<b>64,857</b>	<b>11,986</b>	<b>64,857</b>	<b>672,540</b>

**California Affordable Housing Group LP**  
**6131 Gettysburg Place Profit & Loss**  
 January 1 through April 31, 2026

	<u>6131 Gettysburg</u>	<u>Market Rent</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Rental Income	284,664	368,992
Laundry Income	3,000	3,000
Utilities Income	13,500	13,500
<b>Total Income</b>	<u>301,164</u>	<u>385,492</u>
<b>Expenses</b>		
Property Management	6,000	6,000
Landscaping Maintenance	4,800	4,800
<b>Utilities</b>		
Waste removal	4,106	4,106
Gas & Electricity	6,052	6,052
Water & Sewer	11,788	11,788
<b>Total Utilities</b>	<u>32,746</u>	<u>32,746</u>
<b>Insurance</b>		
Property Insurance	8,991	8,991
<b>Total Insurance</b>	<u>8,991</u>	<u>8,991</u>
<b>Taxes</b>		
Property Taxes	52,871	52,871
<b>Total Taxes</b>	<u>52,871</u>	<u>52,871</u>
<b>Total Expense</b>	<u>94,608</u>	<u>94,608</u>
<b>Net Income</b>	<u><u>206,556</u></u>	<u><u>290,884</u></u>

Appraisal: \$6,910,000

Sale Price: \$9,985,000.00

Purchase Price: \$7,150,000

Tasi Bank Loan Balance: \$5,159,669.70

Tasi Bank Loan Payment: \$32,274.31

# of units: 52