

Annual Property Operating Data

Location: 3104-3112 & 3130 14 th Ave Oakland, 94602	Price: \$5,779,000
Type of Property 29 Apartments	Down Payment: \$2,249,000
	Loan: \$3,550,000

ASSESSED APPRAISED VALUES

Land:	\$1,330,000
Improvements:	\$5,187,000
Personal Property:	\$133,000
Total:	\$6,650,000

1st LOAN: Chase Bank	\$2,550,000	Due in 2032	3.1%	\$11,800 monthly
1st Loan Proposed	\$1,000,000		5.1%	\$5,615 monthly

Annual Income/ Expense	EXISTING	MARKET
Total Rental Income	\$595,860	\$697,464
Laundry Income	\$5,400	\$5,400
Garage Income	\$9,300	\$9,600
Total Income	\$610,560	\$712,464
Expenses		
Management	\$12,000	\$12,000
Vacancy 3%	\$17,297	\$17,297
Property Insurance	\$30,146	\$30,146
Utilities		
Electric and Gas	\$2,728	\$2,728
Water & Sewer	\$25,754	\$25,754
Garbage	\$23,334	\$23,334
Taxes		
City of Oakland- Business Taxes	\$4,167	\$4,167
City of Oakland- RAP Taxes	\$3,232	\$3,232
Property Taxes	\$76,475	\$76,475
Total Operating Expenses	\$195,133	\$195,133
Net Operating Income	\$415,427	\$517,331
Less Debt Service	\$208,980	\$208,980
Cash Flow	\$206,447	\$308,351

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: 3104-3112, 3130 14th**

Unit	Unit Mix	Rent Charges	Market Rent	Section 8 Rent
3104-100	1/1	\$1,595	\$1,895	\$2,385
3104-101	1/1	\$2,055	\$2,155	\$2,385
3104-102	S/1	\$1,550	\$1,595	\$2,142
3104-103	1/1	\$1,708	\$1,895	\$2,385
3104-104	1/1	\$1,550	\$1,895	\$2,385
3104-200	1/1	\$1,395	\$1,895	\$2,385
3104-201	1/1	\$1,137	\$1,895	\$2,385
3104-202	S/1	\$1,550	\$1,595	\$2,142
3104-203	1/1	\$1,708	\$1,895	\$2,385
3104-204	1/1	\$1,761	\$1,895	\$2,385
3112-1	1/1	\$1,927	\$2,395	\$2,385
3112-2	2/1.0	\$2,161	\$2,395	\$2,912
3112-3	2/1.0	\$2,010	\$2,395	\$2,912
3112-101	2/1.0	\$2,047	\$1,895	\$2,912
3112-102	1/1	\$2,602	\$2,602	\$2,385
3112-103	1/1	\$1,550	\$1,895	\$2,385
3112-104	1/1	\$1,703	\$1,895	\$2,385
3112-201	2/1.0	\$1,995	\$2,395	\$2,912
3112-202	1/1	\$1,500	\$1,895	\$2,385
3112-203	1/1	\$1,761	\$1,895	\$2,385
3112-204	1/1	\$1,390	\$1,895	\$2,385
Garage #1		\$100	\$100	\$100
Garage #2		\$100	\$100	\$100
Garage #3		\$75	\$100	\$100
Garage #4		\$100	\$100	\$100
Garage #5		\$100	\$100	\$100
Garage #6		\$200	\$200	\$100
Garage #7		\$100	\$100	\$100
3130-01	1/1	\$1,595	\$1,895	\$2,385
3130-02	1/1	\$2,050	\$1,895	\$2,385
3130-03	1/1	\$1,600	\$1,895	\$2,385
3130-04	1/1	\$905	\$1,895	\$2,385
3130-05	1/1	\$2,000	\$1,895	\$2,385
3130-06	1/1	\$1,600	\$1,895	\$2,385
3130-07	1/1	\$925	\$1,895	\$2,385
3130-08	1/1	\$1,550	\$1,895	\$2,385
Laundry Income		\$450	\$450	\$450
Totals for		\$50,105	\$58,572	\$71,937

California Affordable Housing Group LP
3104-3130 14th Ave
Profit & Loss
January 2025 through December 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	49,469.86	44,708.59	56,888.73	46,102.17	50,386.83	52,692.25	51,257.14	49,261.29	50,111.71	45,851.38	39,591.50	45,810.92	582,132.37
Laundry Income	292.84	281.70	346.52	351.33	291.12	266.62	219.34	283.38	277.18	362.35	293.41	334.52	3,600.31
Parking Garage Income	725.00	700.00	775.00	775.00	775.00	775.00	775.00	775.00	800.00	775.00	875.00	775.00	9,300.00
Total Income	<u>50,487.70</u>	<u>45,690.29</u>	<u>58,010.25</u>	<u>47,228.50</u>	<u>51,452.95</u>	<u>53,733.87</u>	<u>52,251.48</u>	<u>50,319.67</u>	<u>51,188.89</u>	<u>46,988.73</u>	<u>40,759.91</u>	<u>46,920.44</u>	<u>595,032.68</u>
Gross Profit	50,487.70	45,690.29	58,010.25	47,228.50	51,452.95	53,733.87	52,251.48	50,319.67	51,188.89	46,988.73	40,759.91	46,920.44	595,032.68
Expense													
Utilities													
Waste removal	1,516.90	1,591.23	1,591.23	1,591.23	1,591.23	1,864.64	1,864.64	2,344.59	2,344.59	2,344.59	2,344.59	2,344.59	23,334.05
Gas & Electricity	150.10	256.08	283.47	227.07	-48.92	248.21	267.10	282.23	254.64	238.07	10.58	559.83	2,728.46
Water & Sewer	4,544.36	0.00	4,059.40	0.00	3,550.07	0.00	4,275.94	0.00	4,623.24	0.00	4,700.99	0.00	25,754.00
Total Utilities	<u>6,211.36</u>	<u>1,847.31</u>	<u>5,934.10</u>	<u>1,818.30</u>	<u>5,092.38</u>	<u>2,112.85</u>	<u>6,407.68</u>	<u>2,626.82</u>	<u>7,222.47</u>	<u>2,582.66</u>	<u>7,056.16</u>	<u>2,904.42</u>	<u>51,816.51</u>
Insurance													
Property Insurance	0.00	2,525.00	6,979.25	1,980.00	0.00	6,985.25	0.00	0.00	4,122.75	0.00	0.00	7,553.75	30,146.00
Total Insurance	<u>0.00</u>	<u>2,525.00</u>	<u>6,979.25</u>	<u>1,980.00</u>	<u>0.00</u>	<u>6,985.25</u>	<u>0.00</u>	<u>0.00</u>	<u>4,122.75</u>	<u>0.00</u>	<u>0.00</u>	<u>7,553.75</u>	<u>30,146.00</u>
Taxes													
Property Taxes	0.00	0.00	38,234.50	0.00	0.00	0.00	0.00	0.00	0.00	38,237.50	0.00	0.00	76,472.00
City Tax	0.00	4,167.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,167.00
City of Oakland- RAP	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
Total Taxes	<u>0.00</u>	<u>7,399.00</u>	<u>38,234.50</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>38,237.50</u>	<u>0.00</u>	<u>0.00</u>	<u>83,871.00</u>
Total Expense	<u>6,211.36</u>	<u>11,771.31</u>	<u>51,147.85</u>	<u>3,798.30</u>	<u>5,092.38</u>	<u>9,098.10</u>	<u>6,407.68</u>	<u>2,626.82</u>	<u>11,345.22</u>	<u>40,820.16</u>	<u>7,056.16</u>	<u>10,458.17</u>	<u>165,833.51</u>
Net Ordinary Income	<u>44,276.34</u>	<u>33,918.98</u>	<u>6,862.40</u>	<u>43,430.20</u>	<u>46,360.57</u>	<u>44,635.77</u>	<u>45,843.80</u>	<u>47,692.85</u>	<u>39,843.67</u>	<u>6,168.57</u>	<u>33,703.75</u>	<u>36,462.27</u>	<u>429,199.17</u>
Net Income	<u>44,276.34</u>	<u>33,918.98</u>	<u>6,862.40</u>	<u>43,430.20</u>	<u>46,360.57</u>	<u>44,635.77</u>	<u>45,843.80</u>	<u>47,692.85</u>	<u>39,843.67</u>	<u>6,168.57</u>	<u>33,703.75</u>	<u>36,462.27</u>	<u>429,199.17</u>