

Annual Property Operating Data

Location: 303 Lee Street Oakland, Ca 94610	Price: \$7,450,000
Type of Property 25 Apartments	Down Payment: \$3,209,000
	Loan: \$4,241,000

ASSESSED APPRAISED VALUES

Land:	\$1,490,000
Improvements:	\$5,811,000
Personal Property:	\$149,000
Total:	\$7,750,000

1st LOAN **\$4,241,409** **6 years** **4.10 %** **\$21,668.00 monthly**

* Existing first loan with Chase Bank of \$4,241,409 @ 4.10% payable monthly \$21,668, Due date 11/01/2032, buyer may Assume.

Annual Income/ Expense	EXISTING	MARKET
Rental Income	\$ 598,476	\$ 661,752
Laundry Income	\$ 3,600	\$ 3,600
Total Income	\$ 602,076	\$665,352
Expenses		
Vacancy	\$ 17,991	\$17,991
Management	\$ 12,000	\$12,000
Property Insurance	\$ 39,491	\$39,491
Utilities		
Electric and Gas	\$ 12,787	\$12,787
Water & Sewer	\$ 12,851	\$ 12,851
Garbage	\$ 19,091	\$ 19,091
Taxes		
City of Oakland- Business Taxes	\$ 5,128	\$ 5,128
City of Oakland- RAP Taxes	\$ 2,475	\$ 2,475
Property Taxes	\$ 85,657	\$85,657
Total Operating Expenses	\$ 207,471	\$207,471
Net Operating Income	\$ 394,605	\$457,881
Less Debt Service	\$ 260,016	\$ 260,016
Cash Flow	\$ 134,589	\$197,865

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.

Property: 303 Lee Street

Unit	Unit Mix	Rent Charges	Market Rent	Section 8 Rent
#101	1/1	\$1,995	\$1,995	\$2,385
#102	1/1	\$2,225	\$2,225	\$2,385
#103	1/1	\$2,225	\$2,225	\$2,385
#104	1/1	\$1,496	\$1,995	\$2,385
#105	1/1	\$1,895	\$1,995	\$2,385
#106	1/1	\$2,225	\$2,225	\$2,385
#107	2/1	\$2,521	\$2,521	\$2,912
#108	2/1	\$1,465	\$2,395	\$2,912
#201	1/1	\$2,225	\$2,225	\$2,385
#202	1/1	\$1,882	\$1,995	\$2,385
#203	1/1	\$2,135	\$2,135	\$2,385
#204	1/1	\$1,809	\$1,995	\$2,385
#205	1/1	\$1,344	\$1,995	\$2,385
#206	1/1	\$1,328	\$1,995	\$2,385
#207	2/1	\$2,395	\$2,395	\$2,912
#208	2/1	\$2,665	\$2,665	\$2,912
#301	1/1	\$1,995	\$1,995	\$2,385
#302	1/1	\$1,714	\$1,995	\$2,385
#303	1/1	\$2,225	\$2,225	\$2,385
#304	1/1	\$1,865	\$1,995	\$2,385
#305	1/1	\$1,995	\$1,995	\$2,385
#306	1/1	\$2,225	\$2,225	\$2,385
#307	2/1	\$1,683	\$2,395	\$2,912
#308	2/1	\$1,390	\$2,395	\$2,912
#401	2/2	\$2,950	\$2,950	\$2,912
Laundry Income		\$300	\$300	\$300
Totals for		\$50,173	\$55,446	\$63,614

American Liberty Investments, LP
303 Lee St Oakland
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	47,230.66	49,261.83	48,324.18	48,845.51	49,501.72	49,543.01	49,304.68	52,866.91	45,015.37	56,405.61	48,363.25	53,813.37	598,476.10
Laundry Income	352.41	268.18	298.14	363.86	342.40	323.32	369.51	225.70	229.04	230.27	251.73	345.44	3,600.00
Total Income	47,583.07	49,530.01	48,622.32	49,209.37	49,844.12	49,866.33	49,674.19	53,092.61	45,244.41	56,635.88	48,614.98	54,158.81	602,076.10
Gross Profit	47,583.07	49,530.01	48,622.32	49,209.37	49,844.12	49,866.33	49,674.19	53,092.61	45,244.41	56,635.88	48,614.98	54,158.81	602,076.10
Insurance													
Property/Liability Ir	0.00	0.00	39,491.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39,491.00
Tax													
City of Oakland	0.00	2,525.00	0.00	0.00	0.00	-50.00	0.00	0.00	0.00	0.00	0.00	0.00	2,475.00
City Tax	0.00	5,128.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,128.01
Property Taxes	0.00	0.00	0.00	42,828.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	85,657.00
Total Tax	0.00	7,653.01	0.00	42,828.50	0.00	-50.00	0.00	0.00	0.00	0.00	0.00	0.00	93,260.01
Utilities													
Gas and Electric	1,199.46	1,396.81	1,278.15	-536.46	1,258.86	1,376.26	1,267.90	1,179.53	1,216.65	1,221.75	1,230.19	698.05	12,787.15
Waste Managem	1,324.17	1,324.17	1,426.27	1,426.27	1,582.83	1,582.83	1,627.69	1,627.69	1,627.69	1,847.24	1,847.24	1,847.24	19,091.33
Water & Sewer	0.00	2,145.70	0.00	2,031.73	0.00	2,002.59	0.00	2,079.32	0.00	2,404.80	0.00	2,187.10	12,851.24
Total Utilities	2,523.63	4,866.68	2,704.42	2,921.54	2,841.69	4,961.68	2,895.59	4,886.54	2,844.34	5,473.79	3,077.43	4,732.39	44,729.72
Total Expense	2,523.63	12,519.69	42,195.42	45,750.04	2,841.69	4,911.68	2,895.59	4,886.54	2,844.34	5,473.79	3,077.43	47,560.89	177,480.73
Net Ordinary Income	45,059.44	37,010.32	6,426.90	3,459.33	47,002.43	44,954.65	46,778.60	48,206.07	42,400.07	51,162.09	45,537.55	6,597.92	424,595.37
Net Income	45,059.44	37,010.32	6,426.90	3,459.33	47,002.43	44,954.65	46,778.60	48,206.07	42,400.07	51,162.09	45,537.55	6,597.92	424,595.37