

Annual Property Operating Data

Name: Kensington Manor

Price: \$6,995,000

Location: 2624 Foothill Blvd

Down Payment: \$2,100,000

Type of Property 40 Apartments

Loan: \$4,895,000

ASSESSED APPRAISED VALUES

Land: \$2,680,000

Improvements: \$6,200,000

Personal Property: \$ 95,000

Total: \$8,975,000

1st LOAN **\$4,895,000** **30 years** **5.5%** **\$27,793 monthly**

Annual Income/ Expense	EXISTING	MARKET
Rental Income	\$699,850	\$1,004,280
Laundry Income	\$ 3,600	\$ 3,600
Total Income	\$703,450	\$1,007,880
Expenses		
Vacancy	\$ 19,000	\$ 19,000
Maintenance and Reserve	\$ 12,000	\$ 12,000
Marketing	\$ 1,200	\$ 1,200
Property Insurance	\$ 11,704	\$ 11,704
Management Services	\$ 19,000	\$ 19,000
Utilities		
Electric and Gas	\$ 7,866	\$ 7,866
Water & Sewer	\$ 17,017	\$ 17,017
Garbage	\$ 21,125	\$ 21,125
Taxes		
City of Oakland- Business Taxes	\$ 8,324	\$ 8,324
City of Oakland- RAP Taxes	\$ 2,929	\$ 2,929
Property Taxes	\$106,000	\$ 106,000
Total Operating Expenses	\$226,165	\$ 226,165
Net Operating Income	\$477,285	\$ 781,715
Less Debt Service	\$333,576	\$ 333,576
Cash Flow	\$143,709	\$ 448,199

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.

Commerical Rent Roll
2624 Foothill Blvd. / Kensington Manor
As of 01/01/2025

Property	Movin Dates	Tenant Name	Unit	Program	Unit Type	Rent Charges	Market Rent
2624 Foothill Blvd.	10/1/2024		100		studio	1,846.00	\$1,846.00
2624 Foothill Blvd.	8/1/2024		101	*	1/1.0	1,850.00	\$2,225.00
2624 Foothill Blvd.	7/19/2024		102		studio	1,395.00	\$1,846.00
2624 Foothill Blvd.	12/1/2023		103		1/1.0	1650.00	\$2,225.00
2624 Foothill Blvd.	9/1/1998		104		1/1.0	1,028.02	\$2,225.00
2624 Foothill Blvd.	8/1/2020		105		studio	1,578.35	\$1,846.00
2624 Foothill Blvd.	2/22/2024		106	*	1/1.0	2,000.00	\$2,225.00
2624 Foothill Blvd.	9/14/2013		107		1/1.0	1,093.49	\$2,225.00
2624 Foothill Blvd.	1/13/2023		108		studio	1,495.00	\$1,846.00
2624 Foothill Blvd.	8/3/2024		109		studio	1,395.00	\$1,846.00
2624 Foothill Blvd.	4/13/2012		110		2/1.0	1,173.13	\$2,729.00
2624 Foothill Blvd.	9/4/2009		111		1/1.0	1,101.79	\$2,225.00
2624 Foothill Blvd.	6/1/2011		112		1/1.0	1,075.04	\$2,225.00
2624 Foothill Blvd.	6/7/2024		201		studio	1,445.00	\$1,846.00
2624 Foothill Blvd.	8/1/2023		202		studio	1,495.00	\$1,846.00
2624 Foothill Blvd.	4/8/2016		203		studio	870.77	\$1,846.00
2624 Foothill Blvd.	11/29/2014		204		1/1.0	1,169.02	\$2,225.00
2624 Foothill Blvd.	7/1/1998		205		1/1.0	764.35	\$2,225.00
2624 Foothill Blvd.	4/25/2022		206		1/1.0	1,691.25	\$2,225.00
2624 Foothill Blvd.	12/11/2015		207		studio	1,082.13	\$1,846.00
2624 Foothill Blvd.	8/13/2021		208		studio	1,532.38	\$1,846.00
2624 Foothill Blvd.	8/21/2017		209		1/1.0	1,463.17	\$2,225.00
2624 Foothill Blvd.	8/9/2023		210		2/1.0	2,095.00	\$2,729.00
2624 Foothill Blvd.	8/15/2024		211		studio	1,395.00	\$1,846.00
2624 Foothill Blvd.			212		1/1.0	1,795.00	\$2,225.00
2624 Foothill Blvd.	8/1/2012		213		1/1.0	1,153.88	\$2,225.00
2624 Foothill Blvd.	4/1/2022		301		studio	1,532.38	\$1,846.00
2624 Foothill Blvd.	11/9/2015		302		studio	1,120.02	\$1,846.00
2624 Foothill Blvd.	6/21/1986		303		studio	856.70	\$1,846.00
2624 Foothill Blvd.	12/6/2014		304		1/1.0	1,071.57	\$2,225.00
2624 Foothill Blvd.	5/16/2024		305		1/1.0	1,595.00	\$2,225.00
2624 Foothill Blvd.	3/1/1995		306		1/1.0	880.99	\$2,225.00
2624 Foothill Blvd.	3/1/2024		307		studio	1495.00	\$1,846.00
2624 Foothill Blvd.	8/1/2024		308		studio	1,395.00	\$1,846.00
2624 Foothill Blvd.	2/15/2024		309		1/1.0	1,595.00	\$2,225.00
2624 Foothill Blvd.	2/20/2007		310		2/1.0	1,477.30	\$2,729.00
2624 Foothill Blvd.	4/4/2012		311		studio	1,055.20	\$1,846.00
2624 Foothill Blvd.	8/15/2020		312		1/1.0	2,225.00	\$2,225.00
2624 Foothill Blvd.	7/14/2021		313		1/1.0	1,793.75	\$2,225.00
2624 Foothill Blvd.	9/14/2023		Penthouse		studio	1,495.00	\$1,846.00
						\$56,220.68	\$83,690

Oakland Affordable Housing Group II LP
Profit & Loss
January through December 2024

	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	TOTAL
Ordinary Income/Expense													
Income													
Laundry Income	287.56	291.41	287.36	291.45	297.26	295.75	303.15	310.00	316.82	319.54	299.77	299.93	3,600.00
Rental Income	60,638.66	58,087.64	59,012.87	57,122.92	58,474.51	58,875.89	58,905.92	59,950.40	52,693.01	59,852.19	59,156.55	57,079.44	699,850.00
Total Income	60,926.22	58,379.05	59,300.23	57,414.37	58,771.77	59,171.64	59,209.07	60,260.40	53,009.83	60,171.73	59,456.32	57,379.37	703,450.00
Expenses													
Maintenance and Reserve	571.07	504.15	496.40	80.08	818.73	2,121.31	823.24	1,139.01	4,259.82	467.28	118.12	600.79	12,000.00
Marketing	200.00	0.00	200.00	0.00	200.00	0.00	200.00	0.00	200.00	0.00	200.00	0.00	1,200.00
Management Services	1,583.33	1,583.33	1,583.33	1,583.33	1,583.34	1,583.34	1,583.34	1,583.34	1,583.33	1,583.33	1,583.33	1,583.33	19,000.00
Property Insurance	0.00	0.00	0.00	3,159.52	0.00	0.00	4,176.00	0.00	0.00	4,368.48	0.00	0.00	11,704.00
Total Insurance	2,354.40	2,087.48	2,279.73	4,822.93	2,602.07	3,704.65	6,782.58	2,722.35	6,043.15	6,419.09	1,901.45	2,184.12	43,904.00
Utilities													
Gas and Electricity	483.50	420.00	411.63	668.99	733.28	712.44	769.14	686.28	778.00	669.76	754.00	778.98	7,866.00
Waste	1,638.68	1,638.68	1,638.68	1,638.68	1,638.68	1,638.68	1,638.38	1,638.28	1,638.28	1,761.36	2,308.26	2,308.26	21,125.00
Water & Sewer	0.00	2,480.82	0.00	2,704.88	0.00	2,183.64	0.00	3,333.23	0.00	3,069.45	0.00	3,244.98	17,017.00
Total Utilities	2,122.18	4,539.50	2,050.31	5,012.55	2,371.96	4,534.76	2,407.52	5,657.89	2,416.28	5,500.57	3,062.26	6,332.22	46,008.00
Taxes													
City of Oakland- Business Taxes	0.00	0.00	0.00	8,324.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,324.00
City of Oakland- RAP	0.00	0.00	0.00	2,929.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,929.00
Property Taxes	0.00	53,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	53,000.00	106,000.00
Total Taxes	0.00	53,000.00	0.00	11,253.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	53,000.00	117,253.00
Total Expense	4,476.58	59,626.98	4,330.04	21,088.48	4,974.03	8,239.41	9,190.10	8,380.24	8,459.43	11,919.66	4,963.71	61,516.34	207,165.00
Net Ordinary Income	56,449.64	-1,247.93	54,970.19	36,325.89	53,797.74	50,932.23	50,018.97	51,880.16	44,550.40	48,252.07	54,492.61	-4,136.97	496,285.00
Debt Service -Interest Paid													
Loan Interest (Mortgage)	27,798.00	27,798.00	27,798.00	27,798.00	27,798.00	27,798.00	27,798.00	27,798.00	27,798.00	27,798.00	27,798.00	27,798.00	333,576.00
Total Interest Paid	27,798.00	27,798.00	27,798.00	27,798.00	27,798.00	27,798.00	27,798.00	27,798.00	27,798.00	27,798.00	27,798.00	27,798.00	333,576.00
Cash Flow	28,651.64	-29,045.93	27,172.19	8,527.89	25,999.74	23,134.23	22,220.97	24,082.16	16,752.40	20,454.07	26,694.61	-31,934.97	162,709.00