

Annual Property Operating Data

Name: Kensington Plaza

Price: \$6,995,000

Location: 1757 26th Ave

Down Payment: \$2,100,000

Type of Property 39 Apartments

Loan: \$4,895,000

ASSESSED APPRAISED VALUES

Land: \$2,630,000

Improvements: \$6,100,000

Personal Property: \$ 45,000

Total: \$8,775,000

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

Annual Income/ Expense	EXISTING	MARKET
Rental Income	\$774,233	\$1,072,944
Laundry Income	\$ 3,600	\$ 3,600
Total Income	\$777,833	\$1,076,544
Expense		
Vacancy	\$ 22,086	\$ 22,086
Maintenance and Reserve	\$ 18,000	\$ 18,000
Marketing	\$ 1,200	\$ 1,200
Property Insurance	\$ 18,000	\$ 18,000
Management Services	\$ 22,000	\$ 22,000
Utilities		
Electric and Gas	\$ 23,448	\$ 23,448
Water & Sewer	\$ 22,303	\$ 22,303
Garbage	\$ 18,504	\$ 18,504
Taxes		
City of Oakland- Business Taxes	\$ 8,404	\$ 8,404
City of Oakland- RAP Taxes	\$ 3,939	\$ 3,939
Property Taxes	\$107,000	\$ 107,000
Total Operating Expenses	\$264,884	\$ 242,884
Net Operating Income	\$512,949	\$ 833,660
Less Debt Service	\$333,516	\$ 333,516
Cash Flow	\$179,433	\$ 500,144

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
1757 26th Ave./Kensington Plaza
As of 01/01/2025

Property	Tenant Name	Unit	Unit Type	Rent Charges	Market Rent
1757 26th Ave		100	2/1.0	1,252.74	2,729.00
1757 26th Ave		101	2/1.0	1,238.70	2,729.00
1757 26th Ave		102	1/1.0	1,595.00	2,225.00
1757 26th Ave		103	1/1.0	1,588.75	2,225.00
1757 26th Ave	*	104	1/1.0	2,035.00	2,225.00
1757 26th Ave		105	1/1.0	1,595.00	2,225.00
1757 26th Ave		106	Studio	1,495.00	1,846.00
1757 26th Ave		107	1/1.0	1,545.00	2,225.00
1757 26th Ave		108	2/1.0	1,895.00	2,225.00
1757 26th Ave		109	1/1.0	1,100.53	1,846.00
1757 26th Ave		110	Studio	1570.00	1,846.00
1757 26th Ave		111	2bd/2bth	2,106.22	2,729.00
1757 26th Ave		112	Studio	1,345.00	1,846.00
1757 26th Ave		200	2bd/2bth	1,384.35	2,729.00
1757 26th Ave		201	2bd/2bth	2,147.38	2,729.00
1757 26th Ave		202	Studio	1,532.38	1,846.00
1757 26th Ave	*	203	1/1.0	2,035.00	2,225.00
1757 26th Ave		204	1/1.0	1,495.00	2,225.00
1757 26th Ave		205	1/1.0	1,361.21	2,225.00
1757 26th Ave		206	Studio	1,495.00	1,846.00
1757 26th Ave		207	1/1.0	1,632.01	2,225.00
1757 26th Ave		208	2/1.0	1,995.00	2,729.00
1757 26th Ave		209	2/1.0	1,895.07	2,729.00
1757 26th Ave		210	2/1.0	2,044.88	2,225.00
1757 26th Ave		211	1/1.0	1,595.00	2,225.00
1757 26th Ave		212	studio	1,019.15	1,846.00
1757 26th Ave		300	2/1.0	1,995.00	2,729.00
1757 26th Ave		301	2/1.0	2,317.37	2,729.00
1757 26th Ave		302	1/1.0	1,445.00	2,225.00
1757 26th Ave		303	1/1.0	1,900.00	2,225.00
1757 26th Ave		304	1/1.0	958.18	2,225.00
1757 26th Ave		305	1/1.0	1,595.00	2,225.00
1757 26th Ave		306	studio	1,345.00	1,846.00
1757 26th Ave		307	1/1.0	1,634.88	2,729.00
1757 26th Ave		308	2/1.0	1,384.35	2,225.00
1757 26th Ave		309	2/1.0	1,995.00	2,729.00
1757 26th Ave		310	2/1.0	1233.58	2,729.00
1757 26th Ave		311	1/1.0	1,595.00	2,225.00
1757 26th Ave		312	studio	1,445.00	1,846.00
				\$62,836.73	\$89,412.00

American Liberty Investments, 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													
Rental Income	64,215.22	66,188.62	62,335.34	62,658.97	62,744.44	63,800.70	65,043.43	62,592.35	68,217.45	65,800.70	65,043.43	65,592.35	774,233.00
Laundry Income	291.00	288.00	299.00	300.00	296.00	305.00	295.00	315.00	296.00	305.00	295.00	315.00	3,600.00
Total Income	64,506.22	66,476.62	62,634.34	62,958.97	63,040.44	64,105.70	65,338.43	62,907.35	68,513.45	66,105.70	65,338.43	65,907.35	777,833.00
Expense													
Property/Liability Insurance	0.00	0.00	1,421.84	0.00	0.00	4,144.54	0.00	4,144.54	0.00	4,144.54	0.00	4,144.54	18,000.00
Maintenance and Reserve	1,753.62	1,808.92	2,419.06	1,797.33	573.57	915.87	1,345.01	1,700.00	1,541.36	1,700.00	1,345.01	1,100.25	18,000.00
Marketing	150.00	150.00	150.00	150.00	150.00	150.00		0.00	300.00	0.00	0.00	0.00	1,200.00
Management Services	1,833.33	1,833.33	1,833.33	1,833.33	1,833.34	1,833.34	1,833.34	1,833.34	1,833.33	1,833.33	1,833.33	1,833.33	22,000.00
Tax													
City of Oakland - RAP	0.00	0.00	0.00	3,939.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,939.00
City of Oakland Business Tax	0.00	0.00	0.00	8,404.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,404.00
Property Taxes	0.00	53,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	53,500.00	0.00	0.00	107,000.00
Total Tax	0.00	53,500.00	0.00	12,343.00	0.00	0.00	0.00	0.00	0.00	53,500.00	0.00	0.00	119,343.00
Utilities													
Gas and Electricity	2,059.67	2,250.82	2,945.05	893.51	1,901.36	1,801.21	1,873.25	1,860.22	1,906.02	2,101.52	1,795.04	2,060.33	23,448.00
Waste Management	1,542.00	1,542.00	1,542.00	1,542.00	1,542.00	1,542.00	1,542.00	1,542.00	1,542.00	1,542.00	1,542.00	1,542.00	18,504.00
Water & Sewer	0.00	3,477.71	0.00	3,568.55	0.00	3,595.42	0.00	4,229.50	0.00	3,595.42	0.00	3,836.40	22,303.00
Total Utilities	3,601.67	7,270.53	4,487.05	6,004.06	3,443.36	6,938.63	3,415.25	7,631.72	3,448.02	7,238.94	3,337.04	7,438.73	64,255.00
Total Expense	7,338.62	64,562.78	10,311.28	22,127.72	6,000.27	13,982.38	6,593.60	15,309.60	7,122.71	68,416.81	6,515.38	14,516.85	242,798.00
Net Income	<u>57,167.60</u>	<u>1,913.84</u>	<u>52,323.06</u>	<u>40,831.25</u>	<u>57,040.17</u>	<u>50,123.32</u>	<u>58,744.83</u>	<u>47,597.75</u>	<u>61,390.74</u>	<u>-2,311.11</u>	<u>58,823.05</u>	<u>51,390.50</u>	<u>535,035.00</u>
Debt Service -Interest Paid													
Loan Interest (Mortgage)	27,793.00	27,793.00	27,793.00	27,793.00	27,793.00	27,793.00	27,793.00	27,793.00	27,793.00	27,793.00	27,793.00	27,793.00	333,516.00
Total Interest Paid	27,793.00	27,793.00	27,793.00	27,793.00	27,793.00	27,793.00	27,793.00	27,793.00	27,793.00	27,793.00	27,793.00	27,793.00	333,516.00
Cash Flow	<u>29,374.60</u>	<u>-25,879.16</u>	<u>24,530.06</u>	<u>13,038.25</u>	<u>29,247.17</u>	<u>22,330.32</u>	<u>30,951.83</u>	<u>19,804.75</u>	<u>33,597.74</u>	<u>-30,104.11</u>	<u>31,030.05</u>	<u>23,597.50</u>	<u>201,519.00</u>