

Annual Property Operating Data

Name: Casa Magna

Price: \$11,501,000

Location: 2555-2567 Foothill Blvd

Down Payment: \$3,748,000

Type of Property 61 Apartments

Loan: \$8,225,000

ASSESSED APPRAISED VALUES

Land: \$ 4,200,000

Improvements: \$10,035,000

Personal Property: \$ 100,000

Total: \$14,335,000

1st LOAN **\$8,225,000** **30 years** **5.5%** **\$46,700 monthly**

Annual Income/ Expense	EXISTING	MARKET
Rental Income	\$1,174,099	\$1,660,200
Parking & Storage Income	\$ 11,400	\$ 11,400
Laundry Income	\$ 21,600	\$ 21,600
Total Income	\$1,207,099	\$1,639,200
Expense		
Vacancy	\$ 31,000	\$ 31,000
Security & Fire Expenses	\$ 4,000	\$ 4,000
Maintenance and Reserve	\$ 18,000	\$ 18,000
Marketing	\$ 1,200	\$ 1,200
Property Insurance	\$ 21,480	\$ 21,480
Management Services	\$ 31,000	\$ 31,000
Utilities		
Electric and Gas	\$ 13,593	\$ 13,593
Water & Sewer	\$ 32,818	\$ 32,818
Garbage	\$ 41,279	\$ 41,279
Taxes		
City of Oakland- Business Taxes	\$ 14,346	\$ 14,346
City of Oakland- RAP Taxes	\$ 6,161	\$ 6,161
Property Taxes	\$ 168,425	\$ 168,425
Total Operating Expenses	\$ 383,302	\$ 383,302
Net Operating Income	\$ 823,797	\$ 1,309,898
Less Debt Service	\$ 588,336	\$ 588,336
Cash Flow	\$ 235,461	\$ 721,562

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 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
2555-2567 Foothill Blvd. / Casa Magna
As of 01/01/2025

Property	Tenant Name	Move in Date	Unit	Program	Unit Type	Rent Charges	Market Rent
2555-2567 Foothill/Casa Magna		7/20/2019	2555-100		2/1.0	2,729.00	2,729
2555-2567 Foothill/Casa Magna		3/4/2013	2555-102		2/1.0	1,199.23	2,729
2555-2567 Foothill/Casa Magna		12/1/2020	2555-104		studio	1,532.38	1,846
2555-2567 Foothill/Casa Magna		3/1/2015	2555-106		1/1.0	979.63	2,225
2555-2567 Foothill/Casa Magna		10/26/2016	2555-110		studio	1,329.22	1,846
2555-2567 Foothill/Casa Magna		7/1/2024	2555-112		1/1.0	1,545.00	2,225
2555-2567 Foothill/Casa Magna		1/21/2022	2555-114		2/1.0	1,942.38	2,729
2555-2567 Foothill/Casa Magna		1/10/2024	2555-116		2/1.0	1,995.00	2,729
2555-2567 Foothill/Casa Magna		9/1/2017	2555-200		2/1.0	2,028.09	2,729
2555-2567 Foothill/Casa Magna		7/8/2023	2555-202		2/1.0	1,895.00	2,729
2555-2567 Foothill/Casa Magna		6/25/2019	2555-204	*	1/1.0	1,592.00	2,225
2555-2567 Foothill/Casa Magna		8/23/2022	2555-206		studio	1,532.38	1,846
2555-2567 Foothill/Casa Magna		9/19/2013	2555-208		2/1.0	1,215.67	2,729
2555-2567 Foothill/Casa Magna		1/5/2012	2555-210		studio	1,495.00	1,846
2555-2567 Foothill/Casa Magna		6/24/2023	2555-212		studio	1,345.00	1,846
2555-2567 Foothill/Casa Magna		7/1/2015	2555-214		1/1.0	1,408.85	2,225
2555-2567 Foothill/Casa Magna		2/1/2023	2555-216		studio	1,995.00	1,846
2555-2567 Foothill/Casa Magna		10/5/2014	2555-300		2/1.0	1,252.95	2,729
2555-2567 Foothill/Casa Magna		11/4/2021	2555-302	*	1/1.0	1,859.00	2,225
2555-2567 Foothill/Casa Magna			2555-304		1/1.0	1,545.00	2,225
2555-2567 Foothill/Casa Magna		4/1/2024	2555-306		studio	1,395.00	1,846
2555-2567 Foothill/Casa Magna		9/1/2018	2555-308	*	2/1.0	2,360.00	2,729
2555-2567 Foothill/Casa Magna		1/1/2013	2555-310		1/1.0	958.18	2,225
2555-2567 Foothill/Casa Magna		2/10/2023	2555-312		studio	1,395.00	1,846
2555-2567 Foothill/Casa Magna		2/1/2024	2555-314		2/1.0	1,995.00	2,729
2555-2567 Foothill/Casa Magna		6/1/2024	2555-316		2/1.0	1,995.00	2,729
2555-2567 Foothill/Casa Magna		1/24/2020	2567-101		studio	1,472.77	1,846
2555-2567 Foothill/Casa Magna		1/3/2024	2567-103		1/1.0	1,595.00	2,225
2555-2567 Foothill/Casa Magna		11/19/2011	2567-105		studio	892.97	1,846
2555-2567 Foothill/Casa Magna		5/15/2023	2567-107		2/1.0	1,345.00	2,729
2555-2567 Foothill/Casa Magna		9/13/2023	2567-109		1/1.0	1,995.00	2,225
2555-2567 Foothill/Casa Magna		8/12/2022	2567-111		2/1.0	2,147.38	2,729
2555-2567 Foothill/Casa Magna		10/1/2013	2567-117		2/1.0	1,252.32	2,729
2555-2567 Foothill/Casa Magna		9/19/2015	2567-119		1/1.0	1,408.85	2,225
2555-2567 Foothill/Casa Magna		11/8/2014	2567-121		studio	869.27	1,846
2555-2567 Foothill/Casa Magna		8/23/2021	2567-123		studio	1,327.38	1,846
2555-2567 Foothill/Casa Magna		8/11/2014	2567-125		1/1.0	1,013.15	2,225
2555-2567 Foothill/Casa Magna		6/1/2023	2567-201		studio	1,445.00	1,846
2555-2567 Foothill/Casa Magna		1/1/2013	2567-203		studio	837.65	1,846
2555-2567 Foothill/Casa Magna		10/29/2021	2567-205		1/1.0	1,634.88	2,225
2555-2567 Foothill/Casa Magna		11/10/2023	2567-207		studio	1,495.00	1,846
2555-2567 Foothill/Casa Magna		4/1/2022	2567-209		2/1.0	1,942.38	2,729
2555-2567 Foothill/Casa Magna		10/14/2022	2567-211		2/1.0	2,249.88	2,729
2555-2567 Foothill/Casa Magna		4/7/2017	2567-215		1/1.0	1,557.88	2,225
2555-2567 Foothill/Casa Magna		3/25/2017	2567-217		2/1.0	1,781.21	2,729
2555-2567 Foothill/Casa Magna		7/1/2024	2567-219		1/1.0	1,545.00	2,225
2555-2567 Foothill/Casa Magna		8/22/2022	2567-221		studio	1,532.38	1,846
2555-2567 Foothill/Casa Magna		6/4/2013	2567-223		studio	837.65	1,846
2555-2567 Foothill/Casa Magna		5/8/2023	2567-225	*	1/1.0	1,950.00	2,225
2555-2567 Foothill/Casa Magna		11/2/2015	2567-301		studio	1,120.02	1,846
2555-2567 Foothill/Casa Magna		2/12/2016	2567-303		1/1.0	1,361.21	2,225
2555-2567 Foothill/Casa Magna		11/7/2020	2567-305		studio	1,367.20	1,846
2555-2567 Foothill/Casa Magna		12/3/2011	2567-307		1/1.0	986.92	2,225
2555-2567 Foothill/Casa Magna		10/7/2020	2567-309		2/1.0	2,044.88	2,729
2555-2567 Foothill/Casa Magna		8/14/2020	2567-311		2/1.0	2,147.38	2,729
2555-2567 Foothill/Casa Magna		4/1/2022	2567-315		2/1.0	1,942.38	2,729
2555-2567 Foothill/Casa Magna		3/3/2020	2567-317		2/1.0	2,147.38	2,729
2555-2567 Foothill/Casa Magna		8/14/2014	2567-319		studio	893.25	1,846
2555-2567 Foothill/Casa Magna		8/1/2023	2567-321		1/1.0	1,595.00	2,225
2555-2567 Foothill/Casa Magna		10/1/2013	2567-323		studio	885.79	1,846
2555-2567 Foothill/Casa Magna		7/8/2020	2567-325		1/1.0	1,683.92	2,225

\$94,817.29 \$138,350

California Affordable Housing Group 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	97,583.77	97,712.93	94,980.58	107,239.08	98,825.66	94,507.92	99,775.71	97,942.61	92,617.34	97,544.67	97,021.98	98,346.75	1,174,099.00
Parking & Storage Income	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	11,400.00
Laundry Income	1,788.00	1,850.25	1,805.00	1,745.75	1,880.25	1,975.00	1,725.25	1,840.00	1,710.00	1,805.25	1,875.25	1,800.00	21,600.00
Total Income	100,321.77	100,313.18	97,735.58	109,934.83	101,655.91	97,432.92	102,450.96	100,732.61	95,277.34	100,299.92	99,847.23	101,096.75	1,207,099.00
Expense													
Security & Fire Expenses	0.00	0.00	0.00	0.00	615.00	0.00	3,385.00	0.00	0.00	0.00	0.00	0.00	4,000.00
Maintenance and Reserve	2,000.00	1,525.00	1,007.33	1,485.00	1,300.00	1,987.66	1,325.11	2,500.00	1,345.66	1,575.47	500.00	1,448.77	18,000.00
Marketing	350.00	220.00	180.00	150.00	0.00	0.00	150.00	150.00	0.00	0.00	0.00	0.00	1,200.00
Management Services	2,583.33	2,583.33	2,583.33	2,583.33	2,583.33	2,583.33	2,583.33	2,583.33	2,583.34	2,583.34	2,583.34	2,583.34	31,000.00
Utilities													
Waste removal	3,287.52	3,287.52	3,814.13	4,610.26	3,287.52	3,266.93	3,287.52	3,287.52	3,287.52	3,287.52	3,287.52	3,287.52	41,279.00
Gas & Electricity	1,280.64	1,377.75	1,460.09	1,295.05	865.56	974.07	1,067.30	994.18	980.57	960.62	1,065.86	1,271.31	13,593.00
Water & Sewer	0.00	5,602.33	0.00	5,402.13	0.00	6,493.57	0.00	7,023.29	0.00	8,296.68	0.00	0.00	32,818.00
Total Utilities	4,568.16	10,267.60	5,274.22	11,307.44	4,153.08	10,734.57	4,354.82	11,304.99	4,268.09	12,544.82	4,353.38	4,558.83	87,690.00
Insurance													0.00
Property Insurance	0.00	5,370.00	0.00	0.00	5,370.00	0.00	0.00	5,370.00	0.00	0.00	5,370.00	0.00	21,480.00
Total Insurance	0.00	5,370.00	0.00	0.00	5,370.00	0.00	0.00	5,370.00	0.00	0.00	5,370.00	0.00	21,480.00
Taxes													0.00
PropertyTaxes	0.00	0.00	84,212.50	0.00	0.00	0.00	84,212.50	0.00	0.00	0.00	0.00	0.00	168,425.00
City of Oakland- Business Licens	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,346.00	0.00	0.00	0.00	0.00	14,346.00
City of Oakland- RAP	0.00	0.00	0.00	6,161.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,161.00
Total Taxes	0.00	0.00	84,212.50	6,161.00	0.00	0.00	84,212.50	14,346.00	0.00	0.00	0.00	0.00	188,932.00
Total Expense	9,501.49	19,965.93	93,257.38	21,686.77	14,021.41	15,305.56	96,010.76	36,254.32	8,197.09	16,703.63	12,806.72	8,590.94	352,302.00
Net Income	90,820.28	80,347.25	4,478.20	88,248.06	87,634.50	82,127.36	6,440.20	64,478.29	87,080.25	83,596.29	87,040.51	92,505.81	854,797.00
Interest Paid													
Loan/Interest (Mortgage)	49,028.00	49,028.00	49,028.00	49,028.00	49,028.00	49,028.00	49,028.00	49,028.00	49,028.00	49,028.00	49,028.00	49,028.00	588,336.00
Total Interest Paid	49,028.00	49,028.00	49,028.00	49,028.00	49,028.00	49,028.00	49,028.00	49,028.00	49,028.00	49,028.00	49,028.00	49,028.00	588,336.00
Cash Flow	41,792.28	31,319.25	-44,549.80	39,220.06	38,606.50	33,099.36	-42,587.80	15,450.29	38,052.25	34,568.29	38,012.51	43,477.81	266,461.00