Annual Property Operating Data

Price: $2,598,000

Location: 2605 9th Ave Oakland, Ca 94606 **Down Payment: $998,000**

Type of Property 10 Apartments **Loan: $1,600,000**

ASSESSED APPRAISED VALUES

Land:	$489,600
Improvements:	$1,970,440
Personal Property:	$47,960
Total:	$2,598,000

1st LOAN **$1,600,000 65% LTV** **30years** **5.4%** **$8,850** **monthly**

Annual Income/ Expense	**EXISTING**	**MARKET**
Total Rental Income	$253,260	$274,200
Laundry Income	$3,600	$3,600
Total Income	**$256,860**	**$277,800**
Expenses		
Vacancy 3%	$7,602	$7,602
Property Insurance	$17,991	$17,991
Utilities		
Electric and Gas	$ 7,569	$ 7,569
Water & Sewer	$ 4,924	$ 4,924
Garbage	$ 8,679	$ 8,679
Taxes		
City of Oakland- Business Taxes	$1,312	$ 1,312
City of Oakland- RAP Taxes	$1,162	$ 1,162
Property Taxes	$27,577	$ 27,577
Total Operating Expenses	**$ 76,816**	**$ 76,816**
Net Operating Income	**$180,044**	**$200,984**
Less Debt Service	$106,200	$106,200
Cash Flow	**$73,844**	**$94,784**

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: 2605 9th Avenue

	Unit	Unit Mix	Rent Charges	Market Rent
	9th Ave-#A	2/1	2,108	2,395
	9th Ave-#B	2/1	2,263	2,395
	9th Ave-#C	2/1	2,690	2,690
	9th Ave-#D	1/1	1,895	1,895
	9th Ave-#E	1/1	836	1,895
	9th Ave-#F	3/2	3,000	3,000
	9th Ave-#G	2/1	2,212	2,395
	9th Ave-#H	2/1	2,316	2,395
	9th Ave-#J	1/1	1,890	1,895
	9th Ave-#K	1/1	1895	1,895
Laundry Income			300	300
Totals for			**$21,405**	**$23,150**

Oakland Affordable Housing Group II LP
2605 9th St
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	21,886.08	20,428.58	20,097.50	22,084.66	20,891.66	23,142.66	18,546.66	20,511.88	21,362.63	20,032.08	21,551.88	22,723.88	253,260.15
Laundry Income	286.30	257.05	265.74	289.63	283.05	273.06	319.46	340.00	351.41	301.20	315.17	318.00	3,600.07
Total Income	22,172.38	20,685.63	20,363.24	22,374.29	21,174.71	23,415.72	18,866.12	20,851.88	21,714.04	20,333.28	21,867.05	23,041.88	256,860.22
Expense													
Insurance													
Property Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,991.00	0.00	0.00	0.00	0.00	17,991.00
Total Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,991.00	0.00	0.00	0.00	0.00	17,991.00
Utilities													
Gas and Electricity	783.83	795.92	898.04	740.72	752.43	767.87	687.00	716.35	315.85	394.22	249.23	467.90	7,569.36
Waste	682.50	682.50	682.50	682.50	682.50	784.45	747.14	747.14	747.14	747.14	747.14	747.14	8,679.79
Water & Sewer	0.00	533.33	0.00	530.75	0.00	657.90	0.00	911.01	0.00	1,114.79	0.00	1,176.99	4,924.77
Total Utilities	1,466.33	2,011.75	1,580.54	1,953.97	1,434.93	2,210.22	1,434.14	2,374.50	1,062.99	2,256.15	996.37	2,392.03	21,173.92
Taxes													
City of Oakland- Business	0.00	1,312.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,312.05
City of Oakland- RAP	0.00	1,162.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,162.00
Property Taxes	0.00	13,788.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,788.50	0.00	27,577.00
Total Taxes	0.00	16,262.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,788.50	0.00	30,051.05
Total Expense	1,466.33	18,274.30	1,580.54	1,953.97	1,434.93	2,210.22	1,434.14	20,365.50	1,062.99	2,256.15	14,784.87	2,392.03	69,215.97
Net Ordinary Income	20,706.05	2,411.33	18,782.70	20,420.32	19,739.78	21,205.50	17,431.98	486.38	20,651.05	18,077.13	7,082.18	20,649.85	187,644.25
Net Income	**20,706.05**	**2,411.33**	**18,782.70**	**20,420.32**	**19,739.78**	**21,205.50**	**17,431.98**	**486.38**	**20,651.05**	**18,077.13**	**7,082.18**	**20,649.85**	**187,644.25**