Annual Property Operating Data

Price: $5,779,000

Location: 3104-3112 & 3130 14th Ave Oakland, 94602

Down Payment: $2,249,000

Type of Property 29 Apartments

Loan: $3,550,000

ASSESSED APPRAISED VALUES

Land:	$1,330,000
Improvements:	$5,187,000
Personal Property:	$133,000
Total:	$6,650,000

1st LOAN: Chase Bank	**$2,550,000**	**Due in 2032**	**3.1%**	**$11,800 monthly**
1st Loan Proposed	**$1,000,000**		**5.1%**	**$5,615 monthly**

Annual Income/ Expense	**EXISTING**	**MARKET**
Total Rental Income	$595,860	$697,464
Laundry Income	$5,400	$5,400
Garage Income	$9,300	$9,600
Total Income	$610,560	$712,464
Expenses		
Management	$12,000	$12000
Vacancy 3%	$17,297	$17,297
Property Insurance	$30,146	$30,146
Utilities		
Electric and Gas	$2,728	$2,728
Water & Sewer	$25,754	$25,754
Garbage	$23,334	$23,334
Taxes		
City of Oakland- Business Taxes	$4,167	$4,167
City of Oakland- RAP Taxes	$3,232	$3,232
Property Taxes	$76,475	$76,475
Total Operating Expenses	$195,133	$195,133
Net Operating Income	**$415,427**	**$517,331**
Less Debt Service	$208,980	$208,980
Cash Flow	**$206,447**	**$308,351**

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: 3104-3112, 3130 14th

Unit	Unit Mix	Rent Charges	Market Rent
3104-100	1/1	$1,595	$1,895
3104-101	1/1	$2,055	$2,155
3104-102	S/1	$1,550	$1,595
3104-103	1/1	$1,708	$1,895
3104-104	1/1	$1,550	$1,895
3104-200	1/1	$1,395	$1,895
3104-201	1/1	$1,137	$1,895
3104-202	S/1	$1,550	$1,595
3104-203	1/1	$1,708	$1,895
3104-204	1/1	$1,761	$1,895
3112-1	1/1	$1,927	$2,395
3112-2	2/1.0	$2,161	$2,395
3112-3	2/1.0	$2,010	$2,395
3112-101	2/1.0	$2,047	$1,895
3112-102	1/1	$2,602	$2,602
3112-103	1/1	$1,550	$1,895
3112-104	1/1	$1,703	$1,895
3112-201	2/1.0	$1,995	$2,395
3112-202	1/1	$1,500	$1,895
3112-203	1/1	$1,761	$1,895
3112-204	1/1	$1,390	$1,895
Garage #1		$100	$100
Garage #2		$100	$100
Garage #3		$75	$100
Garage #4		$100	$100
Garage #5		$100	$100
Garage #6		$200	$200
Garage #7		$100	$100
3130-01	1/1	$1,595	$1,895
3130-02	1/1	$2,050	$1,895
3130-03	1/1	$1,600	$1,895
3130-04	1/1	$905	$1,895
3130-05	1/1	$2,000	$1,895
3130-06	1/1	$1,600	$1,895
3130-07	1/1	$925	$1,895
3130-08	1/1	$1,550	$1,895
Laundry Income		$450	$450
Totals for		**$50,105**	**$58,572**

California Affordable Housing Group LP
3104-3130 14th Ave
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	49,469.86	44,708.59	56,888.73	46,102.17	50,386.83	52,692.25	51,257.14	49,261.29	50,111.71	45,851.38	39,591.50	45,810.92	582,132.37
Laundry Income	292.84	281.70	346.52	351.33	291.12	266.62	219.34	283.38	277.18	362.35	293.41	334.52	3,600.31
Parking Garage Income	725.00	700.00	775.00	775.00	775.00	775.00	775.00	775.00	800.00	775.00	875.00	775.00	9,300.00
Total Income	50,487.70	45,690.29	58,010.25	47,228.50	51,452.95	53,733.87	52,251.48	50,319.67	51,188.89	46,988.73	40,759.91	46,920.44	595,032.68
Gross Profit	50,487.70	45,690.29	58,010.25	47,228.50	51,452.95	53,733.87	52,251.48	50,319.67	51,188.89	46,988.73	40,759.91	46,920.44	595,032.68
Expense													
Utilities													
Waste removal	1,516.90	1,591.23	1,591.23	1,591.23	1,591.23	1,864.64	1,864.64	2,344.59	2,344.59	2,344.59	2,344.59	2,344.59	23,334.05
Gas & Electricity	150.10	256.08	283.47	227.07	-48.92	248.21	267.10	282.23	254.64	238.07	10.58	559.83	2,728.46
Water & Sewer	4,544.36	0.00	4,059.40	0.00	3,550.07	0.00	4,275.94	0.00	4,623.24	0.00	4,700.99	0.00	25,754.00
Total Utilities	6,211.36	1,847.31	5,934.10	1,818.30	5,092.38	2,112.85	6,407.68	2,626.82	7,222.47	2,582.66	7,056.16	2,904.42	51,816.51
Insurance													
Property Insurance	0.00	2,525.00	6,979.25	1,980.00	0.00	6,985.25	0.00	0.00	4,122.75	0.00	0.00	7,553.75	30,146.00
Total Insurance	0.00	2,525.00	6,979.25	1,980.00	0.00	6,985.25	0.00	0.00	4,122.75	0.00	0.00	7,553.75	30,146.00
Taxes													
PropertyTaxes	0.00	0.00	38,234.50	0.00	0.00	0.00	0.00	0.00	0.00	38,237.50	0.00	0.00	76,472.00
City Tax	0.00	4,167.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,167.00
City of Oakland- RAP	0.00	3,232.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,232.00
Total Taxes	0.00	7,399.00	38,234.50	0.00	0.00	0.00	0.00	0.00	0.00	38,237.50	0.00	0.00	83,871.00
Total Expense	6,211.36	11,771.31	51,147.85	3,798.30	5,092.38	9,098.10	6,407.68	2,626.82	11,345.22	40,820.16	7,056.16	10,458.17	165,833.51
Net Ordinary Income	44,276.34	33,918.98	6,862.40	43,430.20	46,360.57	44,635.77	45,843.80	47,692.85	39,843.67	6,168.57	33,703.75	36,462.27	429,199.17
Net Income	**44,276.34**	**33,918.98**	**6,862.40**	**43,430.20**	**46,360.57**	**44,635.77**	**45,843.80**	**47,692.85**	**39,843.67**	**6,168.57**	**33,703.75**	**36,462.27**	**429,199.17**