Annual Property Operating Data

Price: $7,295,000

Location: 765 O'Farrell St
Down Payment: $3,108,000

Type of Property 33 Unit Apartment Complex
Loan: $4,287,000

ASSESSED APPRAISED VALUES

Land:	$1,200,000
Improvements:	$6,000,000
Personal Property:	$100,000
Total:	$7,295,000

LOAN **$4,287,000** **30 years** **5.4%** **$24,072 monthly**

Annual Income/ Expense	**EXISTING**	**MARKET**
Total Rental Income	$ 725,208	$ 946,440
Parking Income	**$ 12,000**	$ 12,000
Laundry Income	$ 9,000	**$** 9,000
Total Income	**$ 746,208**	**$ 967,440**
Vacancy	$ 15,000	$ 15,000
Management	$ 18,000	$ 18,000
Elevator Maintenance	$ 3,000	$ 3,000
Property Insurance	$ 30,883	$ 30,883
Utilities		
Waste Removal	$ 24,493	$ 24,493
Gas & Electricity	$ 14,492	$ 14,492
Water Sewer	$ 50,074	$ 50,074
Taxes		
Property Taxes	$ 85,284	$ 85,284
Total Operating Expenses	$241,226	$241,226
Net Operating Income	**$504,982**	**$726,214**
Less Debt Service	$288,864	$288,864
Cash Flow	**$216,118**	**$437,350**

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: 765 O'Farrell Street

Unit	Unit Type	Rent Charges	Market Rent
765-2	1 Jr	860	2,360
765-3	1 Jr	1,695	2,360
765-4	1 Jr	1,795	2,360
765-5	Studio	1,595	2,095
765-6	1 Jr.	1,795	2,360
765-7	Studio	1,595	2,095
765-8	Studio	1,895	2,095
765-21	1 Jr.	1,772	2,360
765-22	1 Jr.	1,667	2,360
765-23	1 Jr.	1,820	2,360
765-24	1 Jr.	1,877	2,360
765-25	1 Jr.	1,221	2,360
765-26	1 Jr.	1,563	2,360
765-27	1 Jr.	1,633	2,360
765-28	1 Jr.	1,646	2,360
765-31	1 Jr.	1,557	2,360
765-32	Studio	1,742	2,095
765-33	1 Jr.	1,772	2,360
765-34	Studio	1,799	2,095
765-35	1 Jr.	1,667	2,360
765-36	1 Jr.	1,568	2,360
765-37	1 Jr.	1,667	2,360
765-38	1 Jr.	1,772	2,360
765-41	1 Jr.	1,695	2,360
765-42	Studio	1,792	2,095
765-43	1 Jr.	1,948	2,360
765-44	1 Jr.	1,772	2,360
765-45	1 Jr.	1,519	2,360
765-46	Studio	1,617	2,095
765-47	1 Jr.	1,673	2,360
765-48	1 Jr.	3,335	3,335
765-A	2	3,295	3,295
765-B	2	3,315	3,295
Laundry		750	750
Parking 1		250	250
Parking 2		250	250
Parking 3		250	250
Parking 4		250	250
Totals for		**61,684**	**80,620**

California Affordable Housing Group LP
765 O'Farrell St Profit & Loss
January through December 2025

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25
Ordinary Income/Expense								
Income								
Rental Income	59,095	56,020	60,079	55,526	60,093	59,192	58,193	59,044
Laundry Income	760	782	758	763	739	661	808	633
Total Income	59,854	56,802	60,836	56,289	60,832	59,853	59,001	59,676
Gross Profit	59,854	56,802	60,836	56,289	60,832	59,853	59,001	59,676
Expense								
Property Management Costs								
Elevator Maintenance	250	250	250	250	250	250	250	250
Total Property Management Costs	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Manager								
Utilities								
Waste removal	1,402	1,402	1,556	1,556	1,556	1,656	1,656	1,656
Gas & Electricity	1,320	1,209	1,159	-971	1,279	1,394	1,463	1,435
Water & Sewer	2,188	2,394	2,396	2,273	2,778	2,796	2,776	2,690
Total Utilities	4,910	5,005	5,111	2,857	5,613	5,846	5,895	5,781
Insurance								
Property Insurance	2,574	2,575	2,574	2,575	2,574	2,573	2,574	2,572
Total Insurance	2,574	2,575	2,574	2,575	2,574	2,573	2,574	2,572
Taxes								
PropertyTaxes	0	0	36,396	0	0	0	0	0
Total Taxes	0	0	36,396	0	0	0	0	0
Total Expense	9,234	9,080	45,581	6,932	9,687	9,919	9,969	9,853
Net Ordinary Income	50,621	47,722	15,256	49,356	51,145	49,934	49,031	49,824
Net Income	**50,621**	**47,722**	**15,256**	**49,356**	**51,145**	**49,934**	**49,031**	**49,824**

California Affordable Housing Group LP
765 O'Farrell St Profit & Loss
January through December 2025

	Sep 25	Oct 25	Nov 25	Dec 25	TOTAL
Ordinary Income/Expense					
Income					
Rental Income	60,253	58,731	62,846	62,818	711,888
Laundry Income	736	779	761	821	9,000
Total Income	60,989	59,510	63,607	63,639	720,888
Gross Profit	60,989	59,510	63,607	63,639	720,888
Expense					
Property Management Costs					
Elevator Maintenance	250	250	250	250	3,000
Total Property Management Costs	1,500	1,500	1,500	1,500	18,000
Manager					
Utilities					
Waste removal	1,883	1,883	1,883	1,883	19,973
Gas & Electricity	1,433	1,297	1,468	1,793	14,279
Water & Sewer	3,810	3,783	3,384	3,515	34,782
Total Utilities	7,126	6,963	6,735	7,191	69,034
Insurance					
Property Insurance	2,574	2,572	2,574	2,572	30,883
Total Insurance	2,574	2,572	2,574	2,572	30,883
Taxes					
PropertyTaxes	0	0	37,642	0	74,038
Total Taxes	0	0	37,642	0	74,038
Total Expense	11,200	11,035	48,451	11,263	194,955
Net Ordinary Income	49,789	48,475	15,155	52,376	525,933
Net Income	**49,789**	**48,475**	**15,155**	**52,376**	**528,683**

California Affordable Housing Group LP
765 O'Farrell St Profit & Loss
January through April 31 2026

	Rent Charges	Market Rent
Ordinary Income/Expense		
Income		
Rental Income	237,296	315,480
Laundry Income	3,000	3,000
Total Income	240,296	318,480
Expense		
Elevator Maintenance	1,000	1,000
Property Management Costs	6,000	6,000
Utilities		
Waste removal	6,658	6,658
Gas & Electricity	4,760	4,760
Water & Sewer	11,594	11,594
Total Utilities	23,011	23,011
Insurance		
Property Insurance	10,294	10,294
Total Insurance	10,294	10,294
Taxes		
PropertyTaxes	37,642	37,642
Total Taxes	37,642	37,642
Total Expense	77,948	77,948
Net Income	**162,347.89**	**240,531.89**

Appraisal: $8,260,000

Sale Price: $6,595,000

Purchase Price: $5,550,000

Tasi Bank Loan Balance: $4,567,650.85

Tasi Bank Loan Payment: $25,525.49

# of units: 33