

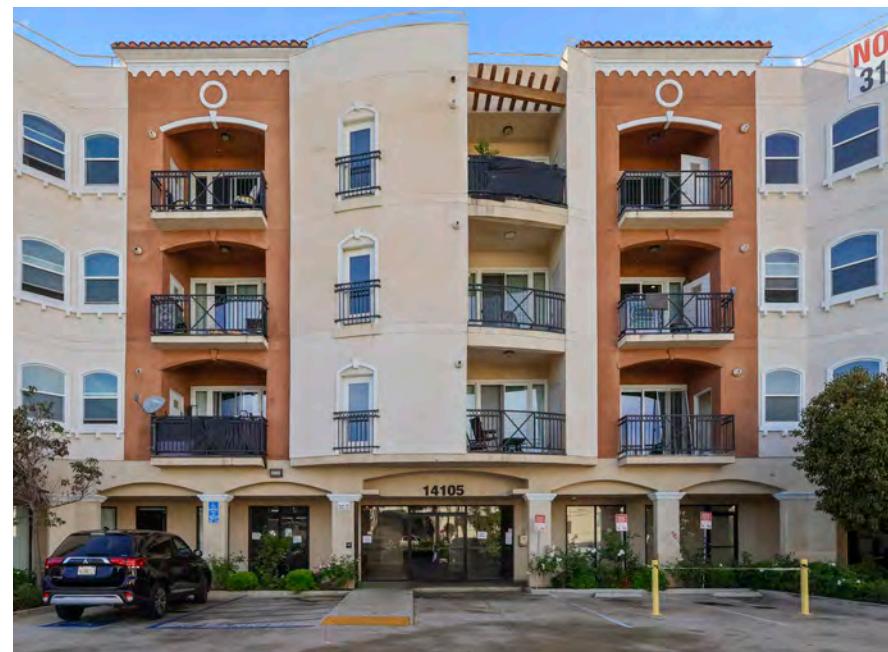
# Pricing & Financial Summary

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| Property Summary            |   | Financing Summary |   |             |              |
|-----------------------------|---|-------------------|---|-------------|--------------|
| <b>Address</b>              | 14105 Chadron Avenue<br>Hawthorne, CA 90250 |                   |   |             | TBD          |
| <b>APN</b>                  | 4052-022-015, -016                          |                   |   |             | Proposed New |
| <b>Asking Price</b>         | \$47,500,000                                |                   |   |             | TBD          |
| <b>Down Payment</b>         | TBD   |                   |   |             | 30 Years     |
| <b>Number of Units</b>      | 113   |                   |   |             |              |
| <b>Price/Unit</b>           | \$420,354                                   |                   |   |             |              |
| <b>Gross Square Feet</b>    | 138,504                                     |                   |   |             |              |
| <b>Price/SF</b>             | \$342.95                                    |                   |   |             |              |
| <b>CAP Rate - Current</b>   | 4.00%                                       |                   |   |             |              |
| <b>CAP Rate - Pro Forma</b> | 6.54%                                       |                   |   |             |              |
| <b>GRM - Current</b>        | 15.46                                       |                   |   |             |              |
| <b>GRM - Pro Forma</b>      | 10.90                                       |                   |   |             |              |
| <b>Year Built</b>           | 2016  |                   |   |             |              |
| <b>Lot Size</b>             | 119,748                                     |                   |   |             |              |
| <b>Type of Ownership</b>    | Fee Simple                                  |                   |   |             |              |
| Annualized Operating Income |   |                   |   |             |              |
|                             |   |                   | Current                                 | Pro Forma   |              |
|                             |   |                   | <b>Gross Potential Rent</b>             | \$3,072,516 |              |
|                             |   |                   | <b>Other Income</b>                     | \$61,513    |              |
|                             |   |                   | <b>Gross Potential Income</b>           | \$3,134,029 |              |
|                             |   |                   | <b>Less: Market Vacancy</b>             | 3.0%        | \$130,710    |
|                             |   |                   | <b>Effective Gross Income</b>           | \$3,041,854 |              |
|                             |   |                   | <b>Less: Expenses</b>                   | 37.54%      | \$1,182,816  |
|                             |   |                   | <b>Net Operating Income</b>             | \$1,900,016 |              |
|                             |   |                   | <b>Debt Service</b>                     | \$0         |              |
|                             |   |                   | <b>Net Cash Flow After Debt Service</b> | 4.00%       | \$3,104,983  |

## Operating Data

|   | <b>Current</b>     | <b>ProForma</b>    |
|---|--------------------|--------------------|
| Real Estate Taxes (1.208210%)                 | \$573,900          | \$573,900          |
| Direct Assessment Taxes                       | \$21,848           | \$21,848           |
| Property Insurance                            | \$178,371          | \$178,371          |
| Utilities (Water/Sewer)                       | \$25,467           | \$25,467           |
| Utilities (Trash)                             | \$56,211           | \$56,211           |
| Utilities (Electricity)                       | \$26,779           | \$26,779           |
| Utilities (Gas)                               | \$819              | \$819              |
| Repairs & Labor (Non Cap-Ex @ \$500 per unit) | \$56,500           | \$56,500           |
| Manager Rent Credit                           | \$25,200           | \$28,800           |
| Janitorial Services                           | \$21,370           | \$21,370           |
| Management Fee (3%)                           | \$91,256           | \$128,634          |
| Gardening                                     | \$7,200            | \$7,200            |
| Pest Control                                  | \$5,000            | \$5,000            |
| Elevator Maintenance                          | \$3,600            | \$3,600            |
| Telephone Expense                             | \$14,063           | \$14,063           |
| Security Camera / Fire / Alarm                | \$5,914            | \$5,914            |
| Business License / Tax                        | \$9,919            | \$9,919            |
| Internet Service                              | \$3,253            | \$3,253            |
| Advertising                                   | \$15,168           | \$15,168           |
| <b>Total Expenses</b>                         | <b>\$1,141,837</b> | <b>\$1,182,816</b> |
| <b>Expenses/unit</b>                          | <b>\$10,104.76</b> | <b>\$10,467.40</b> |
| <b>Expenses/SF</b>                            | <b>\$8.24</b>      | <b>\$8.54</b>      |
| <b>% of EGI</b>                               | <b>37.54%</b>      | <b>27.59%</b>      |



# Rent Roll

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## Scheduled Income

\*Rent roll as of September 1, 2025 and subject to change

| No. Units  | Unit Type              | Approx. SF   | Current Rent    | Rent/SF       | Monthly Income   | ProForma Rent   | Rent/SF       | Monthly Income   |
|------------|------------------------|--------------|-----------------|---------------|------------------|-----------------|---------------|------------------|
| 16         | 1 Bed 1 Bath           | 750          | \$1,384-\$2,100 | \$2.28        | \$27,367         | \$2,350-\$2,450 | \$3.20        | \$38,400         |
| 3          | 1 Bed 1 Bath XL Patio  | 750          | \$1,571-\$1,950 | \$2.32        | \$5,221          | \$2,500-\$2,500 | \$3.33        | \$7,500          |
| 3          | 1 Bed 1 Bath           | 850          | \$1,384-\$1,517 | \$1.68        | \$4,285          | \$2,450-\$2,550 | \$2.94        | \$7,500          |
| 43         | 2 Bed 2 Bath           | 1,035        | \$1,700-\$2,750 | \$2.09        | \$93,094         | \$3,100-\$3,200 | \$3.04        | \$135,450        |
| 2          | 2 Bed 2 Bath Tower     | 1,035        | \$1,791-\$2,500 | \$2.07        | \$4,291          | \$3,200-\$3,200 | \$3.09        | \$6,400          |
| 8          | 2 Bed 2 Bath XL Patio  | 1,035        | \$1,716-\$2,750 | \$1.97        | \$16,351         | \$3,250-\$3,250 | \$3.14        | \$26,000         |
| 23         | 3 Bed 2 Bath           | 1,280        | \$2,287-\$3,000 | \$2.09        | \$61,583         | \$3,775-\$3,875 | \$2.99        | \$87,975         |
| 2          | 3 Bed 2 Bath Tower     | 1,280        | \$2,706-\$2,926 | \$2.20        | \$5,632          | \$3,875-\$3,875 | \$3.03        | \$7,750          |
| 2          | 3 Bed 2 Bath XL Patio  | 1,280        | \$2,500-\$3,000 | \$2.15        | \$5,500          | \$3,925-\$3,925 | \$3.07        | \$7,850          |
| 6          | 3 Bed 2 Bath           | 1,307        | \$2,640-\$3,300 | \$2.35        | \$18,395         | \$3,800-\$3,900 | \$2.95        | \$23,100         |
| 1          | Comm. (Leasing Off.)   | 446          | \$0             | \$0.00        | \$0              | \$0             | \$0.00        | \$0              |
| 1          | Commercial             | 903          | \$2,709         | \$3.00        | \$2,709          | \$2,935-\$2,935 | \$3.25        | \$2,935          |
| 1          | Commercial             | 1,101        | \$3,303         | \$3.00        | \$3,303          | \$3,578-\$3,578 | \$3.25        | \$3,578          |
| 1          | Commercial             | 1,305        | \$3,915         | \$3.00        | \$3,915          | \$4,241-\$4,241 | \$3.25        | \$4,241          |
| 1          | Commercial             | 1,355        | \$4,397         | \$3.25        | \$4,397          | \$4,404-\$4,404 | \$3.25        | \$4,404          |
| <b>113</b> | <b>Total/Wtd. Avg.</b> | <b>1,055</b> |                 | <b>\$2.15</b> | <b>\$256,043</b> |                 | <b>\$3.05</b> | <b>\$363,083</b> |

## Rent Roll Summary

\*Rent roll as of September 1, 2025 and subject to change

| Unit | Type                  | BD/BA | Amenity     | Sq. Ft. | Rent       | Lease from | Lease to   | Proforma Range    | Proforma Average | Current RPSF | Proforma RPSF |
|------|-----------------------|-------|-------------|---------|------------|------------|------------|-------------------|------------------|--------------|---------------|
| 100  | commercial/vacant     | -     | -           | 1,101   | \$3,303.00 | -          | -          | \$3,578 - \$3,578 | \$3,578.00       | \$3.00       | \$3.25        |
| 101  | commercial/vacant     | -     | -           | 903     | \$2,709.00 | -          | -          | \$2,935 - \$2,935 | \$2,935.00       | \$3.00       | \$3.25        |
| 102  | leasing office        | -     | -           | 446     | \$0.00     | 2/1/2017   | -          | \$0.00 - \$0.00   | \$0.00           | \$0.00       | \$0.00        |
| 103  | commercial/vacant     | -     | -           | 1,305   | \$3,915.00 | -          | -          | \$4,241 - \$4,241 | \$4,241.00       | \$3.00       | \$3.25        |
| 104  | commercial            | -     | Mini Market | 1,355   | \$4,396.70 | 9/1/2023   | 8/31/2026  | \$4,404 - \$4,404 | \$4,404.00       | \$3.24       | \$3.25        |
| 201  | residential/vacant    | 3+2   | balcony     | 1,307   | \$3,300.00 | -          | -          | \$3,800 - \$3,900 | \$3,850.00       | \$2.52       | \$2.95        |
| 202  | residential           | 3+2   | balcony     | 1,280   | \$2,790.00 | 6/1/2025   | 6/30/2026  | \$3,775 - \$3,875 | \$3,825.00       | \$2.18       | \$2.99        |
| 203  | residential           | 1+1   | XL patio    | 750     | \$1,700.00 | 1/1/2022   | 12/31/2022 | \$2,500 - \$2,500 | \$2,500.00       | \$2.27       | \$3.33        |
| 204  | residential           | 2+2   | balcony     | 1,035   | \$2,200.00 | 8/1/2024   | 7/31/2025  | \$3,100 - \$3,200 | \$3,150.00       | \$2.13       | \$3.04        |
| 205  | residential/section 8 | 3+2   | XL patio    | 1,280   | \$3,000.00 | 2/1/2025   | 1/31/2026  | \$3,925 - \$3,925 | \$3,925.00       | \$2.34       | \$3.07        |
| 206  | residential           | 1+1   | balcony     | 750     | \$2,000.00 | 10/5/2024  | 10/31/2025 | \$2,350 - \$2,450 | \$2,400.00       | \$2.67       | \$3.20        |
| 207  | residential           | 2+2   | balcony     | 1,035   | \$2,200.00 | 8/1/2024   | 7/31/2025  | \$3,100 - \$3,200 | \$3,150.00       | \$2.13       | \$3.04        |
| 208  | residential           | 3+2   | balcony     | 1,280   | \$2,790.00 | 9/1/2024   | 8/31/2025  | \$3,775 - \$3,875 | \$3,825.00       | \$2.18       | \$2.99        |
| 209  | residential           | 2+2   | XL patio    | 1,035   | \$2,200.00 | 11/10/2023 | 11/30/2024 | \$3,250 - \$3,250 | \$3,250.00       | \$2.13       | \$3.14        |
| 210  | residential           | 2+2   | balcony     | 1,035   | \$2,500.00 | 12/1/2024  | 11/30/2025 | \$3,100 - \$3,200 | \$3,150.00       | \$2.42       | \$3.04        |
| 211  | residential           | 2+2   | XL patio    | 1,035   | \$2,200.00 | 10/6/2023  | 10/31/2024 | \$3,250 - \$3,250 | \$3,250.00       | \$2.13       | \$3.14        |
| 212  | residential           | 2+2   | balcony     | 1,035   | \$2,800.00 | 9/22/2022  | 9/30/2023  | \$3,100 - \$3,200 | \$3,150.00       | \$2.71       | \$3.04        |
| 213  | residential/section 8 | 2+2   | XL patio    | 1,035   | \$1,716.00 | 3/3/2017   | 3/31/2018  | \$3,250 - \$3,250 | \$3,250.00       | \$1.66       | \$3.14        |
| 214  | residential           | 1+1   | balcony     | 750     | \$2,062.50 | 5/1/2019   | 4/30/2020  | \$2,350 - \$2,450 | \$2,400.00       | \$2.75       | \$3.20        |
| 215  | residential           | 1+1   | XL patio    | 750     | \$1,950.00 | 3/12/2022  | 3/31/2023  | \$2,500 - \$2,500 | \$2,500.00       | \$2.60       | \$3.33        |
| 216  | residential/section 8 | 2+2   | balcony     | 1,035   | \$1,700.00 | 6/1/2017   | 5/31/2018  | \$3,100 - \$3,200 | \$3,150.00       | \$1.64       | \$3.04        |
| 217  | residential           | 3+2   | balcony     | 1,280   | \$3,000.00 | 12/1/2024  | 11/30/2025 | \$3,775 - \$3,875 | \$3,825.00       | \$2.34       | \$2.99        |
| 218  | residential/section 8 | 3+2   | balcony     | 1,280   | \$2,339.00 | 10/25/2019 | 10/31/2020 | \$3,775 - \$3,875 | \$3,825.00       | \$1.83       | \$2.99        |
| 219  | residential/section 8 | 2+2   | XL patio    | 1,035   | \$1,791.00 | 7/1/2019   | 6/30/2020  | \$3,250 - \$3,250 | \$3,250.00       | \$1.73       | \$3.14        |
| 220  | residential           | 2+2   | balcony     | 1,035   | \$2,200.00 | 11/1/2023  | 10/31/2024 | \$3,100 - \$3,200 | \$3,150.00       | \$2.13       | \$3.04        |
| 221  | residential/section 8 | 1+1   | XL patio    | 750     | \$1,571.00 | 8/19/2021  | 8/31/2022  | \$2,500 - \$2,500 | \$2,500.00       | \$2.09       | \$3.33        |

## Rent Roll Summary Continued

\*Rent roll as of September 1, 2025 and subject to change

| Unit | Type                  | BD/BA | Amenity  | Sq. Ft. | Rent       | Lease from | Lease to   | Proforma Range    | Proforma Average | Current RPSF | Proforma RPSF |
|------|-----------------------|-------|----------|---------|------------|------------|------------|-------------------|------------------|--------------|---------------|
| 222  | residential/section 8 | 1+1   | balcony  | 750     | \$1,384.00 | 4/1/2019   | 3/31/2020  | \$2,350 - \$2,450 | \$2,400.00       | \$1.85       | \$3.20        |
| 223  | residential/section 8 | 2+2   | XL patio | 1,035   | \$1,956.00 | 12/9/2020  | 12/31/2021 | \$3,250 - \$3,250 | \$3,250.00       | \$1.89       | \$3.14        |
| 224  | residential           | 2+2   | balcony  | 1,035   | \$2,200.00 | 12/1/2023  | 11/30/2024 | \$3,100 - \$3,200 | \$3,150.00       | \$2.13       | \$3.04        |
| 225  | residential/section 8 | 2+2   | XL patio | 1,035   | \$1,970.00 | 11/8/2019  | 11/30/2020 | \$3,250 - \$3,250 | \$3,250.00       | \$1.90       | \$3.14        |
| 226  | residential/section 8 | 2+2   | balcony  | 1,035   | \$1,700.00 | 4/1/2017   | 3/31/2018  | \$3,100 - \$3,200 | \$3,150.00       | \$1.64       | \$3.04        |
| 227  | residential           | 2+2   | XL patio | 1,035   | \$2,750.00 | 5/1/2023   | 4/30/2024  | \$3,250 - \$3,250 | \$3,250.00       | \$2.66       | \$3.14        |
| 228  | residential           | 2+2   | balcony  | 1,035   | \$2,200.00 | 8/5/2024   | 8/31/2025  | \$3,100 - \$3,200 | \$3,150.00       | \$2.13       | \$3.04        |
| 229  | residential           | 2+2   | XL patio | 1,035   | \$1,768.00 | 5/1/2017   | 4/30/2018  | \$3,250 - \$3,250 | \$3,250.00       | \$1.71       | \$3.14        |
| 230  | residential           | 3+2   | balcony  | 1,280   | \$2,790.00 | 9/1/2024   | 8/31/2025  | \$3,775 - \$3,875 | \$3,825.00       | \$2.18       | \$2.99        |
| 231  | residential/section 8 | 3+2   | balcony  | 1,280   | \$3,000.00 | 9/1/2025   | 8/31/2026  | \$3,775 - \$3,875 | \$3,825.00       | \$2.34       | \$2.99        |
| 232  | residential/section 8 | 3+2   | balcony  | 1,280   | \$2,287.00 | 5/8/2017   | 5/31/2018  | \$3,775 - \$3,875 | \$3,825.00       | \$1.79       | \$2.99        |
| 233  | residential           | 3+2   | XL patio | 1,280   | \$2,500.00 | 9/1/2024   | 8/31/2025  | \$3,925 - \$3,925 | \$3,925.00       | \$1.95       | \$3.07        |
| 234  | residential/section 8 | 2+2   | balcony  | 1,035   | \$2,500.00 | 5/1/2025   | 4/30/2026  | \$3,100 - \$3,200 | \$3,150.00       | \$2.42       | \$3.04        |
| 235  | residential/section 8 | 3+2   | balcony  | 1,307   | \$3,294.50 | 6/1/2021   | 6/30/2022  | \$3,800 - \$3,900 | \$3,850.00       | \$2.52       | \$2.95        |
| 236  | residential/section 8 | 1+1   | balcony  | 850     | \$1,517.00 | 10/1/2020  | 10/31/2021 | \$2,450 - \$2,550 | \$2,500.00       | \$1.78       | \$2.94        |
| 301  | residential           | 3+2   | balcony  | 1,307   | \$2,640.00 | 10/1/2023  | 9/30/2024  | \$3,800 - \$3,900 | \$3,850.00       | \$2.02       | \$2.95        |
| 302  | residential/section 8 | 3+2   | balcony  | 1,280   | \$2,339.00 | 2/1/2019   | 1/31/2020  | \$3,775 - \$3,875 | \$3,825.00       | \$1.83       | \$2.99        |
| 303  | residential/section 8 | 1+1   | balcony  | 750     | \$1,384.00 | 10/7/2019  | 10/31/2020 | \$2,350 - \$2,450 | \$2,400.00       | \$1.85       | \$3.20        |
| 304  | residential           | 2+2   | balcony  | 1,035   | \$2,200.00 | 11/10/2023 | 10/31/2024 | \$3,100 - \$3,200 | \$3,150.00       | \$2.13       | \$3.04        |
| 305  | residential/section 8 | 3+2   | balcony  | 1,280   | \$2,735.00 | 5/24/2021  | 6/30/2022  | \$3,775 - \$3,875 | \$3,825.00       | \$2.14       | \$2.99        |
| 306  | residential           | 1+1   | balcony  | 750     | \$1,815.00 | 2/20/2017  | 2/28/2018  | \$2,350 - \$2,450 | \$2,400.00       | \$2.42       | \$3.20        |
| 307  | residential/section 8 | 2+2   | balcony  | 1,035   | \$1,870.00 | 6/1/2017   | 5/31/2018  | \$3,100 - \$3,200 | \$3,150.00       | \$1.81       | \$3.04        |
| 308  | residential           | 3+2   | balcony  | 1,280   | \$2,640.00 | 11/1/2023  | 10/31/2024 | \$3,775 - \$3,875 | \$3,825.00       | \$2.06       | \$2.99        |
| 309  | residential/section 8 | 2+2   | balcony  | 1,035   | \$1,791.00 | 12/1/2018  | 11/30/2019 | \$3,100 - \$3,200 | \$3,150.00       | \$1.73       | \$3.04        |
| 310  | residential/section 8 | 2+2   | balcony  | 1,035   | \$1,700.00 | 7/8/2017   | 7/31/2018  | \$3,100 - \$3,200 | \$3,150.00       | \$1.64       | \$3.04        |
| 311  | residential           | 2+2   | balcony  | 1,035   | \$2,300.00 | 9/1/2024   | 8/31/2025  | \$3,100 - \$3,200 | \$3,150.00       | \$2.22       | \$3.04        |

## Rent Roll Summary Continued

\*Rent roll as of September 1, 2025 and subject to change

| Unit | Type                  | BD/BA | Amenity | Sq. Ft. | Rent       | Lease from | Lease to   | Proforma Range    | Proforma Average | Current RPSF | Proforma RPSF |
|------|-----------------------|-------|---------|---------|------------|------------|------------|-------------------|------------------|--------------|---------------|
| 312  | residential           | 2+2   | balcony | 1,035   | \$2,200.00 | 11/1/2023  | 10/31/2024 | \$3,100 - \$3,200 | \$3,150.00       | \$2.13       | \$3.04        |
| 313  | residential           | 2+2   | balcony | 1,035   | \$2,400.00 | 10/1/2020  | 9/30/2021  | \$3,100 - \$3,200 | \$3,150.00       | \$2.32       | \$3.04        |
| 314  | residential/vacant    | 1+1   | balcony | 750     | \$2,100.00 | -          | -          | \$2,350 - \$2,450 | \$2,400.00       | \$2.80       | \$3.20        |
| 315  | residential/manager   | 1+1   | balcony | 750     | \$2,100.00 | 4/1/2023   | -          | \$2,350 - \$2,450 | \$2,400.00       | \$2.80       | \$3.20        |
| 316  | residential/section 8 | 2+2   | balcony | 1,035   | \$1,775.00 | 12/3/2019  | 12/31/2020 | \$3,100 - \$3,200 | \$3,150.00       | \$1.71       | \$3.04        |
| 317  | residential/section 8 | 3+2   | balcony | 1,280   | \$2,516.00 | 9/1/2017   | 8/31/2018  | \$3,775 - \$3,875 | \$3,825.00       | \$1.97       | \$2.99        |
| 318  | residential/section 8 | 3+2   | balcony | 1,280   | \$2,573.00 | 10/1/2019  | 9/30/2020  | \$3,775 - \$3,875 | \$3,825.00       | \$2.01       | \$2.99        |
| 319  | residential/section 8 | 2+2   | balcony | 1,035   | \$1,700.00 | 9/1/2017   | 8/31/2018  | \$3,100 - \$3,200 | \$3,150.00       | \$1.64       | \$3.04        |
| 320  | residential           | 2+2   | balcony | 1,035   | \$2,200.00 | 10/6/2023  | 10/31/2024 | \$3,100 - \$3,200 | \$3,150.00       | \$2.13       | \$3.04        |
| 321  | residential/section 8 | 1+1   | balcony | 750     | \$1,517.00 | 2/10/2020  | 2/28/2021  | \$2,350 - \$2,450 | \$2,400.00       | \$2.02       | \$3.20        |
| 322  | residential/vacant    | 1+1   | balcony | 750     | \$2,100.00 | -          | -          | \$2,350 - \$2,450 | \$2,400.00       | \$2.80       | \$3.20        |
| 323  | residential           | 2+2   | balcony | 1,035   | \$2,587.00 | 6/1/2018   | 5/31/2019  | \$3,100 - \$3,200 | \$3,150.00       | \$2.50       | \$3.04        |
| 324  | residential/section 8 | 2+2   | balcony | 1,035   | \$1,791.00 | 10/1/2019  | 9/30/2020  | \$3,100 - \$3,200 | \$3,150.00       | \$1.73       | \$3.04        |
| 325  | residential           | 2+2   | balcony | 1,035   | \$2,500.00 | 3/1/2025   | 2/28/2026  | \$3,100 - \$3,200 | \$3,150.00       | \$2.42       | \$3.04        |
| 326  | residential/section 8 | 2+2   | balcony | 1,035   | \$1,870.00 | 4/13/2017  | 4/30/2018  | \$3,100 - \$3,200 | \$3,150.00       | \$1.81       | \$3.04        |
| 327  | residential/section 8 | 1+1   | balcony | 750     | \$1,768.00 | 5/12/2017  | 7/31/2019  | \$2,350 - \$2,450 | \$2,400.00       | \$2.36       | \$3.20        |
| 328  | residential/section 8 | 2+2   | balcony | 1,035   | \$2,238.00 | 12/1/2018  | 11/30/2019 | \$3,100 - \$3,200 | \$3,150.00       | \$2.16       | \$3.04        |
| 329  | residential/section 8 | 2+2   | balcony | 1,035   | \$1,700.00 | 7/1/2017   | 6/30/2018  | \$3,100 - \$3,200 | \$3,150.00       | \$1.64       | \$3.04        |
| 330  | residential           | 3+2   | balcony | 1,280   | \$3,000.00 | 1/3/2025   | 1/31/2026  | \$3,775 - \$3,875 | \$3,825.00       | \$2.34       | \$2.99        |
| 331  | residential           | 3+2   | balcony | 1,280   | \$2,640.00 | 1/1/2024   | 12/31/2024 | \$3,775 - \$3,875 | \$3,825.00       | \$2.06       | \$2.99        |
| 332  | residential/section 8 | 3+2   | balcony | 1,280   | \$2,339.00 | 5/1/2019   | 4/30/2020  | \$3,775 - \$3,875 | \$3,825.00       | \$1.83       | \$2.99        |
| 333  | residential           | 3+2   | balcony | 1,280   | \$3,000.00 | 1/1/2025   | 12/31/2025 | \$3,775 - \$3,875 | \$3,825.00       | \$2.34       | \$2.99        |
| 334  | residential/section 8 | 2+2   | balcony | 1,035   | \$1,700.00 | 6/1/2017   | 5/31/2018  | \$3,100 - \$3,200 | \$3,150.00       | \$1.64       | \$3.04        |
| 335  | residential/section 8 | 3+2   | balcony | 1,307   | \$2,875.00 | 10/1/2020  | 10/31/2021 | \$3,800 - \$3,900 | \$3,850.00       | \$2.20       | \$2.95        |
| 336  | residential/section 8 | 1+1   | balcony | 850     | \$1,384.00 | 1/16/2019  | 1/31/2020  | \$2,450 - \$2,550 | \$2,500.00       | \$1.63       | \$2.94        |
| 401  | residential/vacant    | 3+2   | balcony | 1,307   | \$3,300.00 | -          | -          | \$3,800 - \$3,900 | \$3,850.00       | \$2.52       | \$2.95        |

## Rent Roll Summary Continued

\*Rent roll as of September 1, 2025 and subject to change

| Unit | Type                  | BD/BA | Amenity       | Sq. Ft. | Rent       | Lease from | Lease to   | Proforma Range    | Proforma Average | Current RPSF | Proforma RPSF |
|------|-----------------------|-------|---------------|---------|------------|------------|------------|-------------------|------------------|--------------|---------------|
| 402  | residential           | 3+2   | balcony+tower | 1,280   | \$2,926.00 | 5/4/2017   | 5/31/2018  | \$3,875 - \$3,875 | \$3,875.00       | \$2.29       | \$3.03        |
| 403  | residential/section 8 | 1+1   | balcony       | 750     | \$1,384.00 | 10/7/2019  | 10/31/2020 | \$2,350 - \$2,450 | \$2,400.00       | \$1.85       | \$3.20        |
| 404  | residential           | 2+2   | balcony       | 1,035   | \$2,300.00 | 9/10/2024  | 9/30/2025  | \$3,100 - \$3,200 | \$3,150.00       | \$2.22       | \$3.04        |
| 405  | residential           | 3+2   | balcony       | 1,280   | \$2,640.00 | 12/15/2023 | 12/31/2024 | \$3,775 - \$3,875 | \$3,825.00       | \$2.06       | \$2.99        |
| 406  | residential/section 8 | 1+1   | balcony       | 750     | \$1,384.00 | 5/1/2019   | 4/30/2020  | \$2,350 - \$2,450 | \$2,400.00       | \$1.85       | \$3.20        |
| 407  | residential           | 2+2   | balcony       | 1,035   | \$2,170.00 | 12/15/2017 | 12/31/2018 | \$3,100 - \$3,200 | \$3,150.00       | \$2.10       | \$3.04        |
| 408  | residential/section 8 | 3+2   | balcony+tower | 1,280   | \$2,706.00 | 1/21/2022  | 1/31/2023  | \$3,875 - \$3,875 | \$3,875.00       | \$2.11       | \$3.03        |
| 409  | residential           | 2+2   | balcony       | 1,035   | \$1,791.00 | 10/1/2019  | 9/30/2020  | \$3,100 - \$3,200 | \$3,150.00       | \$1.73       | \$3.04        |
| 410  | residential/section 8 | 2+2   | balcony       | 1,035   | \$1,956.00 | 3/1/2021   | 2/28/2022  | \$3,100 - \$3,200 | \$3,150.00       | \$1.89       | \$3.04        |
| 411  | residential           | 2+2   | balcony       | 1,035   | \$2,200.00 | 11/1/2023  | 10/31/2024 | \$3,100 - \$3,200 | \$3,150.00       | \$2.13       | \$3.04        |
| 412  | residential/section 8 | 2+2   | balcony       | 1,035   | \$1,700.00 | 3/1/2019   | 2/29/2020  | \$3,100 - \$3,200 | \$3,150.00       | \$1.64       | \$3.04        |
| 413  | residential           | 2+2   | balcony       | 1,035   | \$2,500.00 | 3/1/2025   | 2/28/2026  | \$3,100 - \$3,200 | \$3,150.00       | \$2.42       | \$3.04        |
| 414  | residential/section 8 | 1+1   | balcony       | 750     | \$1,384.00 | 10/1/2019  | 9/30/2020  | \$2,350 - \$2,450 | \$2,400.00       | \$1.85       | \$3.20        |
| 415  | residential           | 1+1   | balcony       | 750     | \$2,000.00 | 12/10/2024 | 12/31/2025 | \$2,350 - \$2,450 | \$2,400.00       | \$2.67       | \$3.20        |
| 416  | residential           | 2+2   | balcony       | 1,035   | \$2,500.00 | 2/1/2025   | 1/31/2026  | \$3,100 - \$3,200 | \$3,150.00       | \$2.42       | \$3.04        |
| 417  | residential           | 3+2   | balcony       | 1,280   | \$2,460.00 | 12/8/2017  | 12/31/2018 | \$3,775 - \$3,875 | \$3,825.00       | \$1.92       | \$2.99        |
| 418  | residential           | 3+2   | balcony       | 1,280   | \$2,706.00 | 12/20/2017 | 12/31/2018 | \$3,775 - \$3,875 | \$3,825.00       | \$2.11       | \$2.99        |
| 419  | residential           | 2+2   | balcony       | 1,035   | \$2,200.00 | 11/1/2023  | 10/31/2024 | \$3,100 - \$3,200 | \$3,150.00       | \$2.13       | \$3.04        |
| 420  | residential           | 2+2   | balcony       | 1,035   | \$2,500.00 | 3/1/2025   | 2/28/2026  | \$3,100 - \$3,200 | \$3,150.00       | \$2.42       | \$3.04        |
| 421  | residential/section 8 | 1+1   | balcony       | 750     | \$1,384.00 | 1/16/2019  | 1/31/2020  | \$2,350 - \$2,450 | \$2,400.00       | \$1.85       | \$3.20        |
| 422  | residential           | 1+1   | balcony       | 750     | \$1,600.00 | 3/1/2018   | 2/28/2019  | \$2,350 - \$2,450 | \$2,400.00       | \$2.13       | \$3.20        |
| 423  | residential           | 2+2   | balcony       | 1,035   | \$2,500.00 | 11/1/2024  | 10/31/2025 | \$3,100 - \$3,200 | \$3,150.00       | \$2.42       | \$3.04        |
| 424  | residential/vacant    | 2+2   | balcony       | 1,035   | \$2,750.00 | -          | -          | \$3,100 - \$3,200 | \$3,150.00       | \$2.66       | \$3.04        |
| 425  | residential/section 8 | 2+2   | balcony       | 1,035   | \$2,264.00 | 8/18/2021  | 8/31/2022  | \$3,100 - \$3,200 | \$3,150.00       | \$2.19       | \$3.04        |
| 426  | residential/vacant    | 2+2   | balcony       | 1,035   | \$2,750.00 | -          | -          | \$3,100 - \$3,200 | \$3,150.00       | \$2.66       | \$3.04        |
| 427  | residential/section 8 | 2+2   | balcony       | 1,035   | \$1,791.00 | 10/10/2019 | 10/31/2020 | \$3,100 - \$3,200 | \$3,150.00       | \$1.73       | \$3.04        |

## Rent Roll Summary Continued

\*Rent roll as of September 1, 2025 and subject to change

| Unit             | Type                  | BD/BA | Amenity       | Sq. Ft.        | Rent                | Lease from | Lease to   | Proforma Range    | Proforma Average | Current RPSF | Proforma RPSF |
|------------------|-----------------------|-------|---------------|----------------|---------------------|------------|------------|-------------------|------------------|--------------|---------------|
| 428              | residential           | 2+2   | balcony+tower | 1,035          | \$2,500.00          | 11/1/2024  | 10/31/2025 | \$3,200 - \$3,200 | \$3,200.00       | \$2.42       | \$3.09        |
| 429              | residential           | 2+2   | balcony       | 1,035          | \$2,500.00          | 1/3/2025   | 1/31/2026  | \$3,100 - \$3,200 | \$3,150.00       | \$2.42       | \$3.04        |
| 430              | residential           | 3+2   | balcony       | 1,280          | \$3,000.00          | 9/1/2025   | 8/31/2026  | \$3,775 - \$3,875 | \$3,825.00       | \$2.34       | \$2.99        |
| 431              | residential           | 3+2   | balcony       | 1,280          | \$2,660.00          | 2/7/2018   | 2/28/2019  | \$3,775 - \$3,875 | \$3,825.00       | \$2.08       | \$2.99        |
| 432              | residential/section 8 | 3+2   | balcony       | 1,280          | \$2,339.00          | 2/1/2019   | 1/31/2020  | \$3,775 - \$3,875 | \$3,825.00       | \$1.83       | \$2.99        |
| 433              | residential           | 3+2   | balcony       | 1,280          | \$3,000.00          | 3/1/2025   | 2/28/2026  | \$3,775 - \$3,875 | \$3,825.00       | \$2.34       | \$2.99        |
| 434              | residential/section 8 | 2+2   | balcony+tower | 1,035          | \$1,791.00          | 12/16/2019 | 12/31/2020 | \$3,200 - \$3,200 | \$3,200.00       | \$1.73       | \$3.09        |
| 435              | residential           | 3+2   | balcony       | 1,307          | \$2,985.40          | 5/25/2017  | 5/31/2018  | \$3,800 - \$3,900 | \$3,850.00       | \$2.28       | \$2.95        |
| 436              | residential/section 8 | 1+1   | balcony       | 850            | \$1,384.00          | 2/1/2019   | 1/31/2020  | \$2,450 - \$2,550 | \$2,500.00       | \$1.63       | \$2.94        |
| <b>113 units</b> |                       |       |               | <b>119,167</b> | <b>\$256,042.10</b> |            |            |                   |                  |              |               |
| <b>AVERAGES</b>  |                       |       |               | <b>1,055</b>   | <b>\$2,265.86</b>   |            |            |                   |                  |              |               |
|                  |                       |       |               |                |                     |            |            |                   |                  |              |               |



Offering Memorandum

**108**  
RESIDENTIAL

**5**  
COMMERCIAL

**22**  
ONE-BEDROOMS

**53**  
TWO-BEDROOMS

**33**  
THREE-BEDROOMS

**42%**  
APPROX. RENTAL UPSIDE