

UNDER CONSTRUCTION | PROJECTIONS & ESTIMATES — NOT GUARANTEED

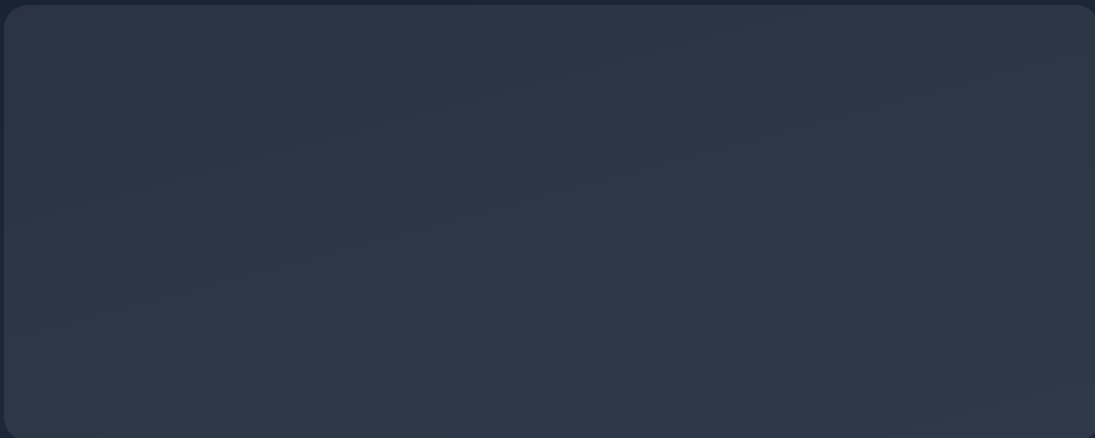
KYRA Apartments



• EXCLUSIVE OFFERING — EARLY Q2 2026

Kyra Apartments

5432–5434 Churchward Street • San Diego, CA 92114



EXPLORE OFFERING

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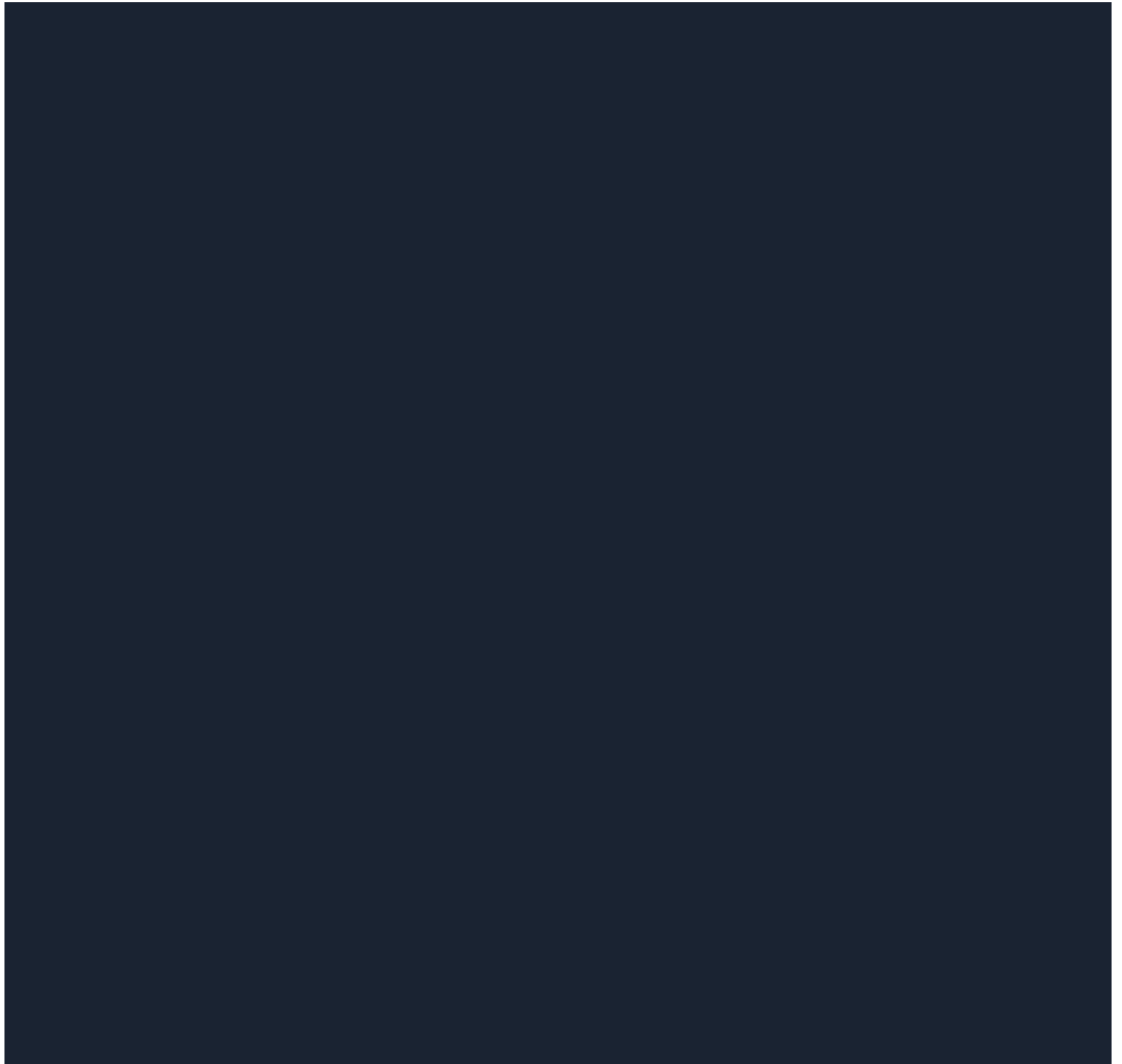
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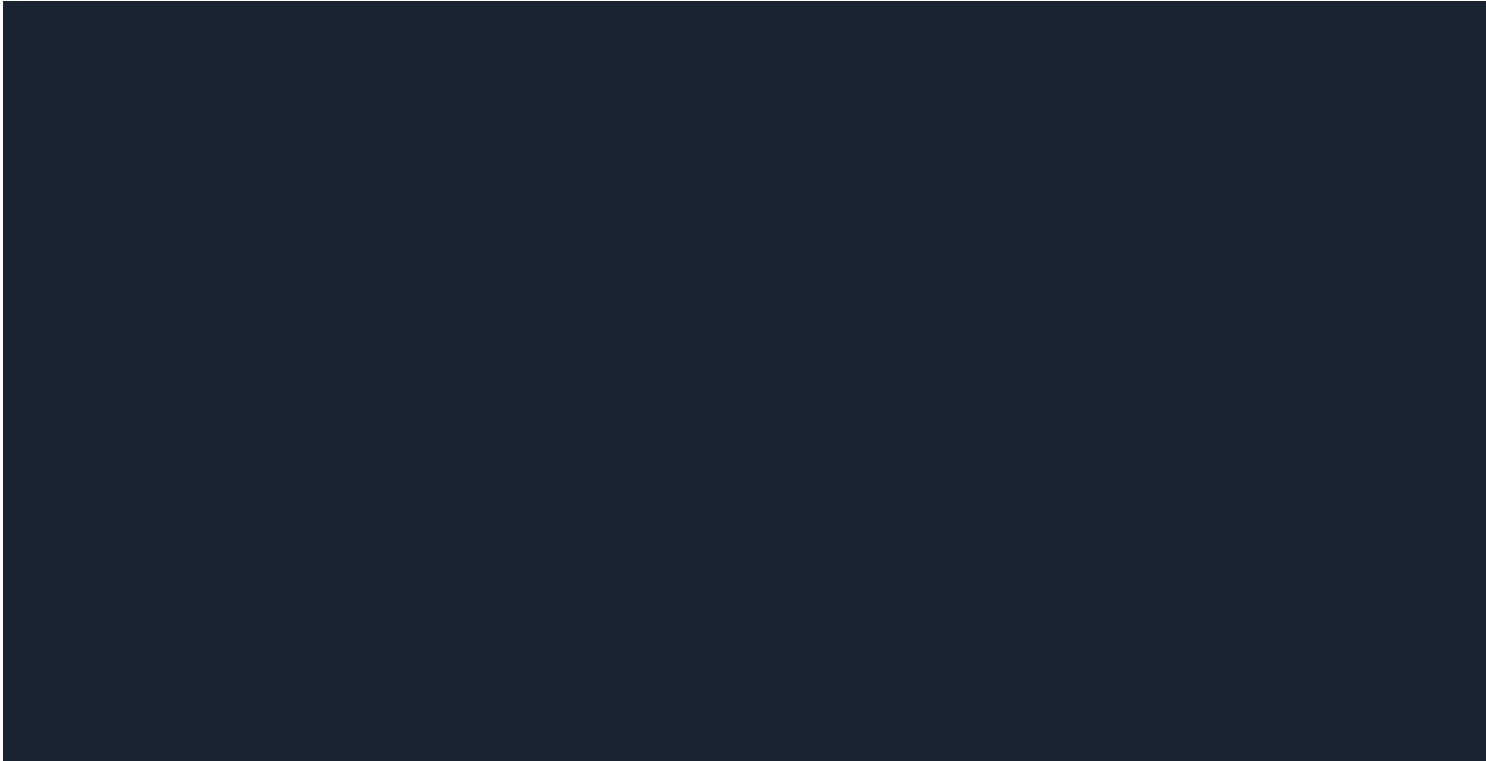
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IMPORTANT DISCLOSURES & DISCLAIMERS

This Offering Memorandum has been prepared by Blum Realty Group ("Broker") for informational purposes only. It is intended solely for use by prospective purchasers in evaluating the potential acquisition of Kyra Apartments (the

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KYRA Apartments is under construction with an anticipated delivery in Early Q2 2026. All financial projections, including but not limited to rental income, operating expenses, net operating income, and capitalization rates, are estimates based on current market conditions and comparable properties. These projections are not guarantees of future performance. Actual results may vary materially from the projections contained herein.

Broker makes no representations or warranties, express or implied, regarding the accuracy or completeness of the information provided. Prospective purchasers are advised to conduct their own independent investigation and due diligence, including but not limited to physical inspections, environmental assessments, title review, and verification of all financial information. The Property is offered "as-is" and "where-is" without any express or implied warranties.

This memorandum does not constitute an offer to sell or a solicitation of an offer to buy. The owner reserves the right to withdraw the Property from the market, change the asking price, or reject any offer without notice. No agreement shall be binding unless and until a definitive Purchase and Sale Agreement has been fully executed and delivered by all parties.

The affordable unit is deed-restricted at approximately 50% of market rate. Buyers should independently verify all regulatory requirements, restrictions, and obligations associated with the affordable housing component.

Equal Housing Opportunity. All information deemed reliable but not guaranteed. Prepared March 2026.

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