

40 Schaefer Street Investment Summary

Unit	SQFT	Unit Type	Projected Rent
1A	402	Studio Duplex with Cellar	\$2,850
1B	634	1 Bedroom Duplex with Cellar & Backyard	\$3,850
2A	624	1 Bedroom	\$3,200
2B	625	1 Bedroom	\$3,200
3A	624	1 Bedroom	\$3,300
3B	625	1 Bedroom	\$3,300
4A	624	1 Bedroom	\$3,400
4B	625	1 Bedroom	\$3,400
5A	624	1 Bedroom	\$3,500
5B	625	1 Bedroom	\$3,500

Total Monthly Projected Rental Income	\$33,500
Super	\$300
Utilities	\$675
Taxes	\$5,798
Maintenance	\$250
Insurance	\$625
Total Monthly Projected NOI	\$25,852
Projected CAP Rate at \$5,500,000	5.64%

APPROVED CONDO BOOK / OFFERING PLAN

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- Year Built: 2025
- LOT Area: 2,483 SF
- 10 units
- Pella Windows
- Elevator
- Roof Terrace
- Garbage Chute
- In-unit Laundry



THE
GOLAN
TEAM

COMPASS