



SCHAUMBURG TERRACE

1000 Sarah Constant Ln., 2344 & 2385 John Smith Dr., Schaumburg, IL 60194

Scott Whisler

Vice President
847.640.1500
swhisler@brianproperties.com

Phil Brand

Associate
847.640.1500
phil@brianproperties.com

Mark Meskauskas

President
847.640.1500
mark@brianproperties.com



**BRIAN
PROPERTIES, INC.**

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PHOTOS - RENOVATED FINISHES	5
PHOTOS - RENOVATED FINISHES	6
LOCATION INFORMATION	7
REGIONAL MAP	8
LOCATION MAP	9
AERIAL MAP	10
FINANCIAL ANALYSIS	11
FINANCIAL SUMMARY	12
INCOME & EXPENSES	13
RENT ROLL	14

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Brian Properties, Inc. its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Brian Properties, Inc. its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Brian Properties, Inc. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Brian Properties, Inc. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Brian Properties, Inc. does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Brian Properties, Inc. in compliance with all applicable fair housing and equal opportunity laws.





Section 1

Property Information

Scott Whisler

Vice President
847.640.1500
swhisler@brianproperties.com

Phil Brand

Associate
847.640.1500
phil@brianproperties.com

Mark Meskauskas

President
847.640.1500
mark@brianproperties.com



BRIAN
PROPERTIES, INC.



PROPERTY HIGHLIGHTS

- 18-unit rental portfolio offered as a package within the Schaumburg Terrace community
- Three 6-unit groupings, each situated within a separate 18-unit condominium building
- Unit mix: twelve 2BR/1BA and six 1BR/1BA
- Association covers exterior maintenance, common areas, water, and heat (boiler baseboard); owner is responsible for interiors only
- Every unit includes in-unit washer/dryer, dishwasher, and air conditioning
- Five of eighteen units fully renovated; thirteen units present a defined value-add runway
- Renovation scope is established and repeatable: kitchens, baths, flooring, and paint
- Five units currently on month-to-month tenancies, allowing for near-term renovation and re-lease
- Schaumburg location offering proximity to Woodfield Mall, I-90, and major employment corridors in the northwest suburbs

PROPERTY DESCRIPTION

This offering consists of an 18-unit rental portfolio within the Schaumburg Terrace community in Schaumburg, IL. The portfolio includes three separate 6-unit groupings, each located within an 18-unit condominium building. All units are leased, and the portfolio is being offered as a package.

The condominium association handles all exterior maintenance and common areas, including roofs, windows, doors, parking, snow removal, and landscaping. Heat (boiler-fed baseboard) and water are also included in the assessment, leaving ownership responsible only for unit interiors, with tenants paying electric. This structure minimizes day-to-day management and capital exposure compared to traditional small multifamily assets.

The unit mix includes twelve two-bedroom/one-bath units and six one-bedroom/one-bath units. All units feature an in-unit washer and dryer, dishwasher, and air conditioning.

Five units have been fully renovated, with thirteen remaining that offer a clear, repeatable value-add opportunity. Renovated units include updated kitchens with new cabinetry, backsplash, sink, and faucet, along with stainless steel appliances (refrigerator, dishwasher, microwave), fully remodeled bathrooms, new flooring, and fresh paint throughout.

Phil Brand | Associate | 847.640.1500 | phil@brianproperties.com

Mark Meskauskas | President | 847.640.1500 | mark@brianproperties.com



BRIAN
PROPERTIES, INC.





Phil Brand | Associate | 847.640.1500 | phil@brianproperties.com

Mark Meskauskas | President | 847.640.1500 | mark@brianproperties.com



BRIAN
PROPERTIES, INC.



Section 2

Location Information

Scott Whisler

Vice President
847.640.1500
swhisler@brianproperties.com

Phil Brand

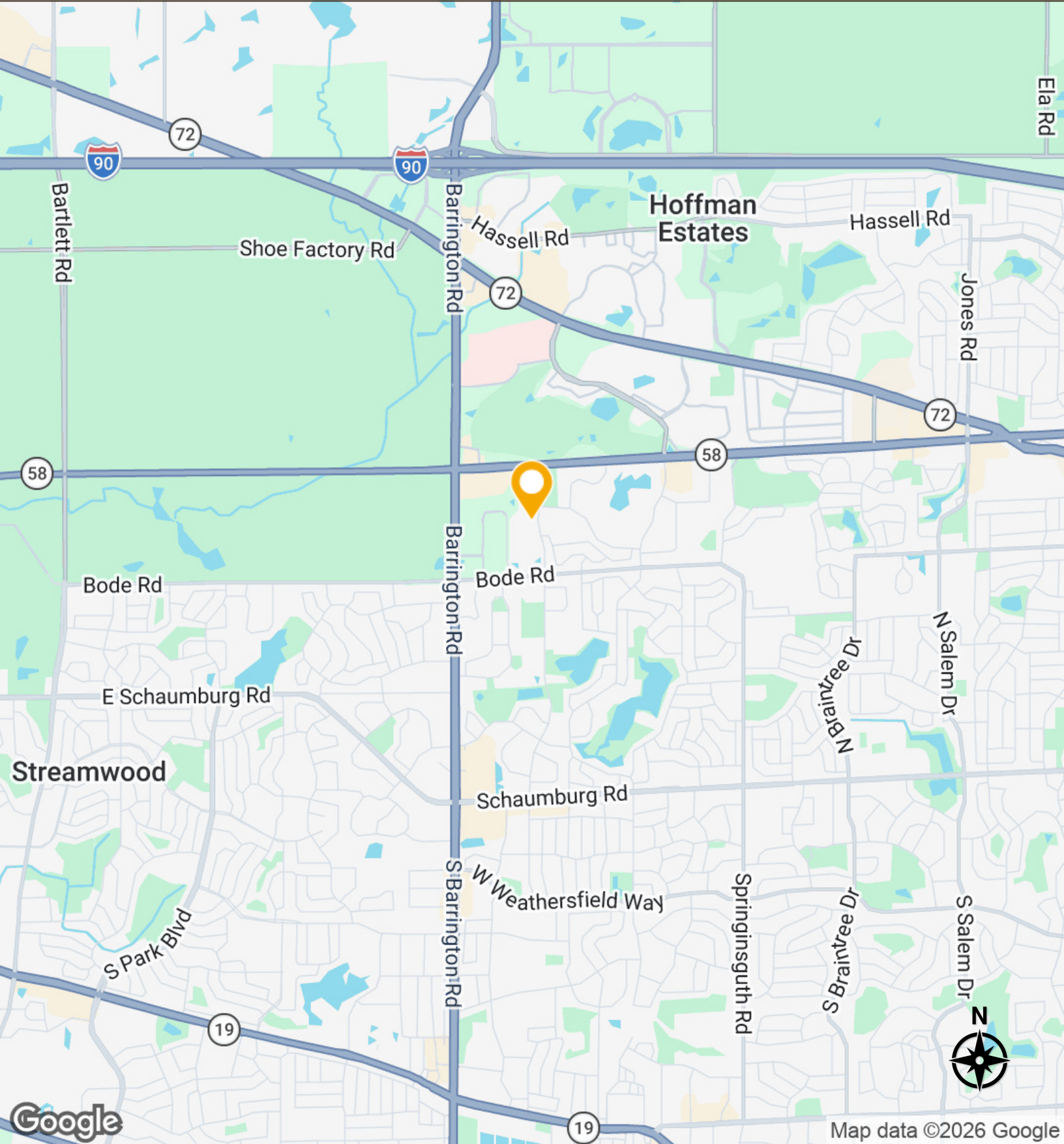
Associate
847.640.1500
phil@brianproperties.com

Mark Meskauskas

President
847.640.1500
mark@brianproperties.com



**BRIAN
PROPERTIES, INC.**



Map data ©2026 Google

Phil Brand | Associate | 847.640.1500 | phil@brianproperties.com

Mark Meskauskas | President | 847.640.1500 | mark@brianproperties.com



BRIAN PROPERTIES, INC.

Location Map

Hoffman Estates For Sale
1000 Sarah Constant Ln., 2344 & 2385 John Smith Dr. | Schaumburg, IL | 60194

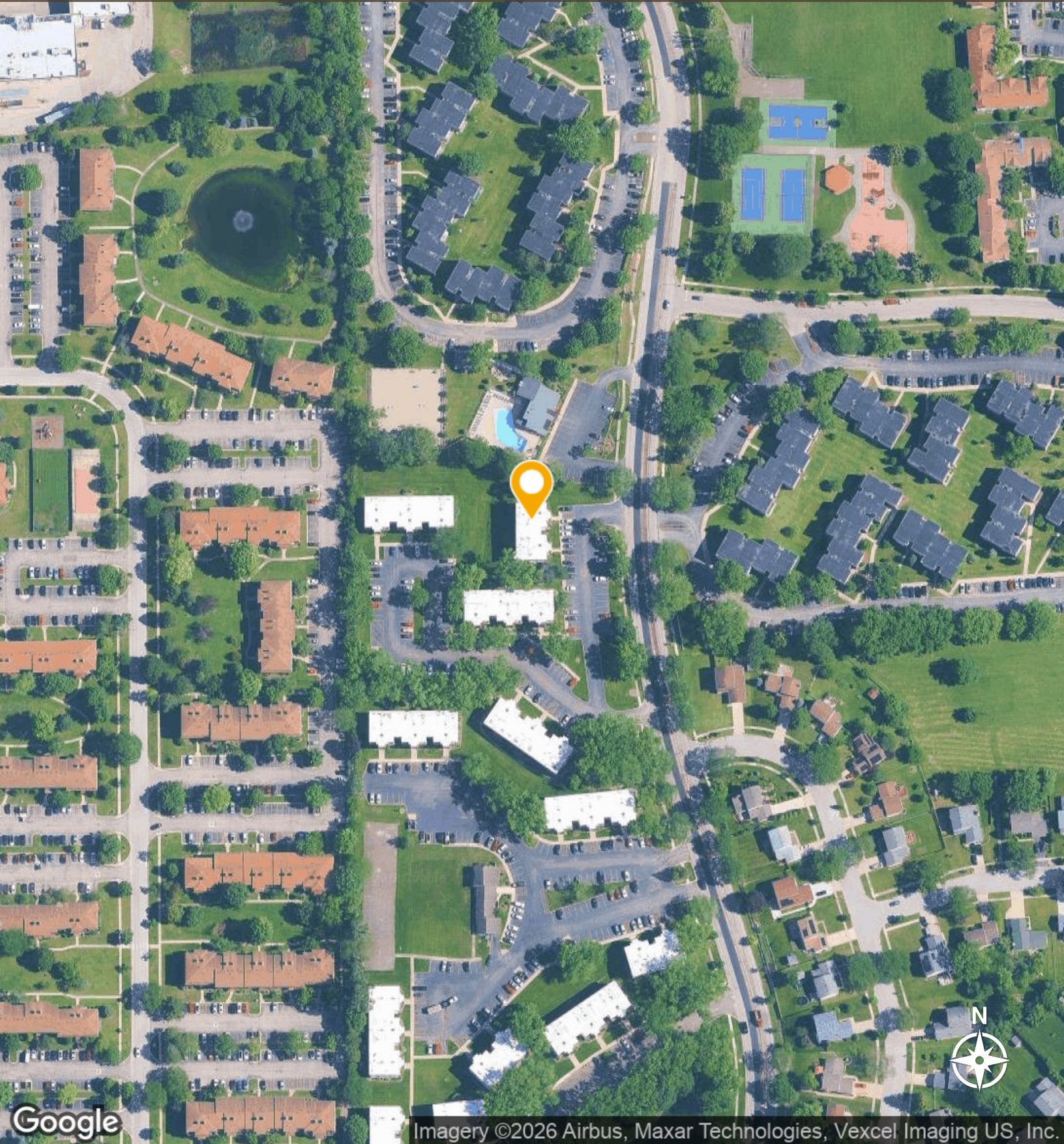


Map data ©2026

Phil Brand | Associate | 847.640.1500 | phil@brianproperties.com

Mark Meskauskas | President | 847.640.1500 | mark@brianproperties.com





Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

Phil Brand | Associate | 847.640.1500 | phil@brianproperties.com

Mark Meskauskas | President | 847.640.1500 | mark@brianproperties.com



**BRIAN
PROPERTIES, INC.**



Section 3

Financial Analysis

Scott Whisler

Vice President
847.640.1500
swhisler@brianproperties.com

Phil Brand

Associate
847.640.1500
phil@brianproperties.com

Mark Meskauskas

President
847.640.1500
mark@brianproperties.com



**BRIAN
PROPERTIES, INC.**

INVESTMENT OVERVIEW	CURRENT	PROFORMA
Price	\$2,664,000	\$2,664,000
Price per SF	\$174	\$174
Price per Unit	\$148,000	\$148,000
GRM	10.17	7.12
CAP Rate	4.35%	8.19%
Cash-on-Cash Return (yr 1)	2.28%	11.09%
Total Return (yr 1)	\$4,647	\$111,522
Debt Coverage Ratio	0.86	1.63
OPERATING DATA	CURRENT	PROFORMA
Gross Scheduled Income	\$261,900	\$374,400
Other Income	\$3,325	\$3,325
Total Scheduled Income	\$265,225	\$377,725
Vacancy Cost	\$13,095	\$18,720
Gross Income	\$252,130	\$359,005
Operating Expenses	\$136,218	\$140,704
Net Operating Income	\$115,912	\$218,301
Pre-Tax Cash Flow	\$18,253	\$88,622
FINANCING DATA	CURRENT	PROFORMA
Down Payment	\$799,200	\$799,200
Loan Amount	\$1,864,800	\$1,864,800
Debt Service	\$134,165	\$134,165
Debt Service Monthly	\$11,180	\$11,180
Principal Reduction (yr 1)	\$22,900	\$22,900

INCOME SUMMARY	CURRENT	PROFORMA
Rental Income	\$261,900	\$374,400
Application Income	\$525	\$525
Move In Fee	\$2,800	\$2,800
GROSS INCOME	\$265,225	\$377,725
VACANCY COST	(\$13,095)	(\$18,720)
EXPENSES SUMMARY	CURRENT	PROFORMA
Condo Association Dues	\$50,616	\$50,616
General Maintenance	\$5,000	\$5,000
Insurance	\$17,190	\$17,190
Management Fee	\$14,400	\$18,886
Real Estate Taxes	\$49,012	\$49,012
OPERATING EXPENSES	\$136,218	\$140,704
NET OPERATING INCOME	\$115,912	\$218,301



SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	LEASE START	LEASE END
1000 - Unit A	2	1	\$1,800	\$1,800	3/23/2025	3/31/2027
1000 - Unit B	1	1	\$1,400	\$1,600	9/10/2024	9/30/2026
1000 - Unit C	2	1	\$1,500	\$1,800	10/1/2010	8/31/2026
1000 - Unit D	1	1	\$815	\$1,600	11/1/2014	MTM
1000 - Unit E	2	1	\$900	\$1,800	10/1/2010	MTM
1000 - Unit F (Renovated)	1	1	\$1,600	\$1,600	5/13/2024	9/30/2026
2344 - Unit A	2	1	-	\$1,800	-	-
2344 - Unit B	2	1	\$900	\$1,800	10/1/2015	7/31/2024
2344 - Unit C (Renovated)	2	1	\$1,700	\$1,800	12/18/2023	1/31/2027
2344 - Unit D	2	1	\$875	\$1,800	5/1/2011	MTM
2344 - Unit E	2	1	\$1,300	\$1,800	12/1/2012	4/30/26
2344 - Unit F	2	1	\$800	\$1,800	10/1/2010	MTM
2385 - Unit A (Renovated)	1	1	\$1,300	\$1,600	8/1/2025	7/31/2026
2385 - Unit B (Renovated)	2	1	\$1,600	\$1,800	8/1/2025	7/31/2026
2385 - Unit C	1	1	\$850	\$1,600	9/1/2019	MTM
2385 - Unit D	2	1	\$1,600	\$1,800	3/16/2020	3/31/2027
2385 - Unit E (Renovated)	1	1	\$1,385	\$1,600	8/10/2023	8/31/2026
2385 - Unit F	2	1	\$1,500	\$1,800	3/25/2025	4/30/2026
TOTALS			\$21,825	\$31,200		





SCHAUMBURG TERRACE

1000 Sarah Constant Ln., 2344 & 2385 John Smith Dr., Schaumburg, IL
60194

Scott Whisler

Vice President
847.640.1500
swhisler@brianproperties.com

Phil Brand

Associate
847.640.1500
phil@brianproperties.com

Mark Meskauskas

President
847.640.1500
mark@brianproperties.com



**BRIAN
PROPERTIES, INC.**