



SCHAUMBURG TERRACE

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**BRIAN
PROPERTIES, INC.**

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Section 1

Property Information

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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 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, faucet, and stainless steel appliances (refrigerator, dishwasher, microwave), along with fully remodeled bathrooms, new flooring, and fresh paint throughout.

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Section 2

Location Information

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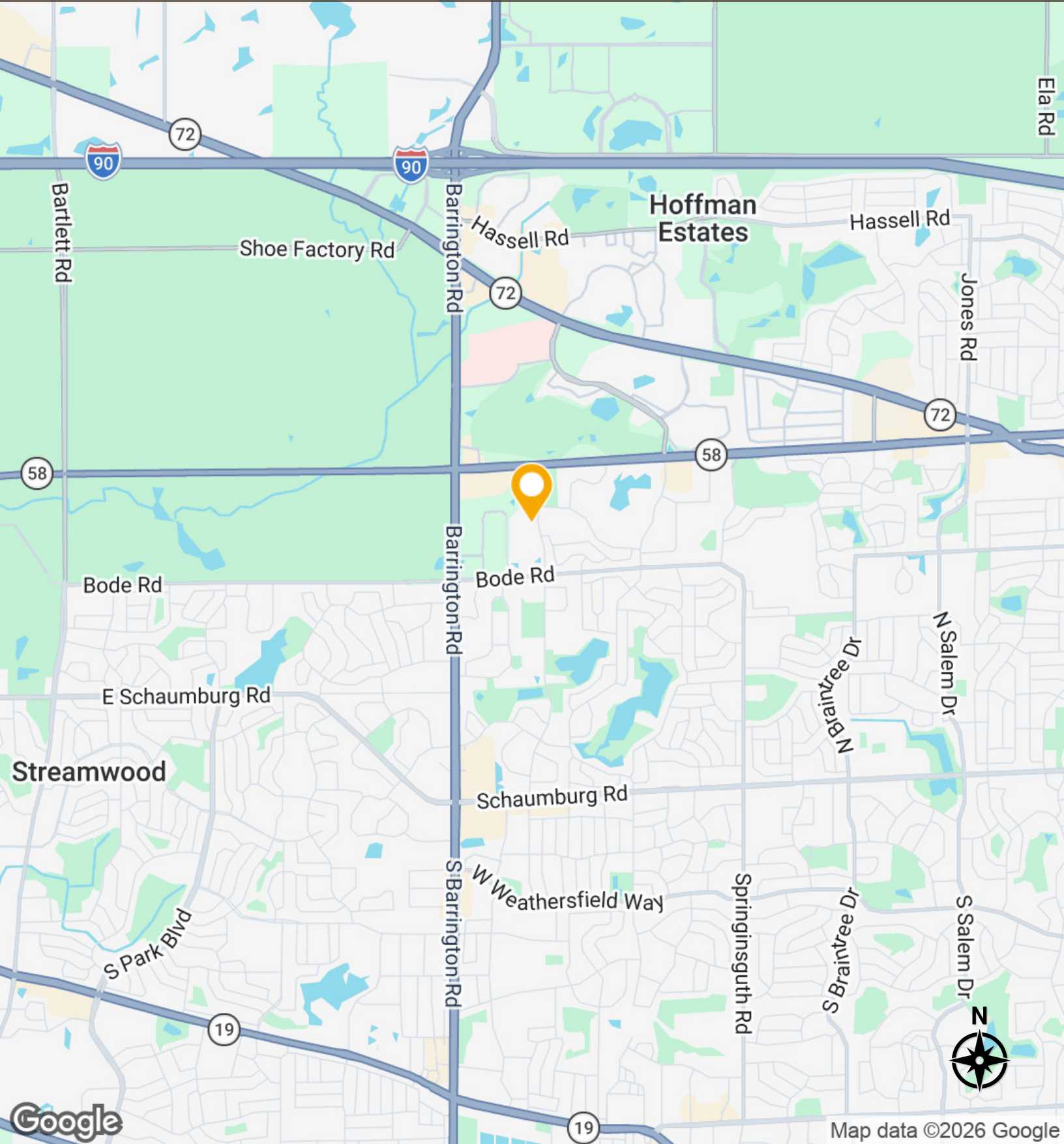
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Map data ©2026 Google

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Location Map

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

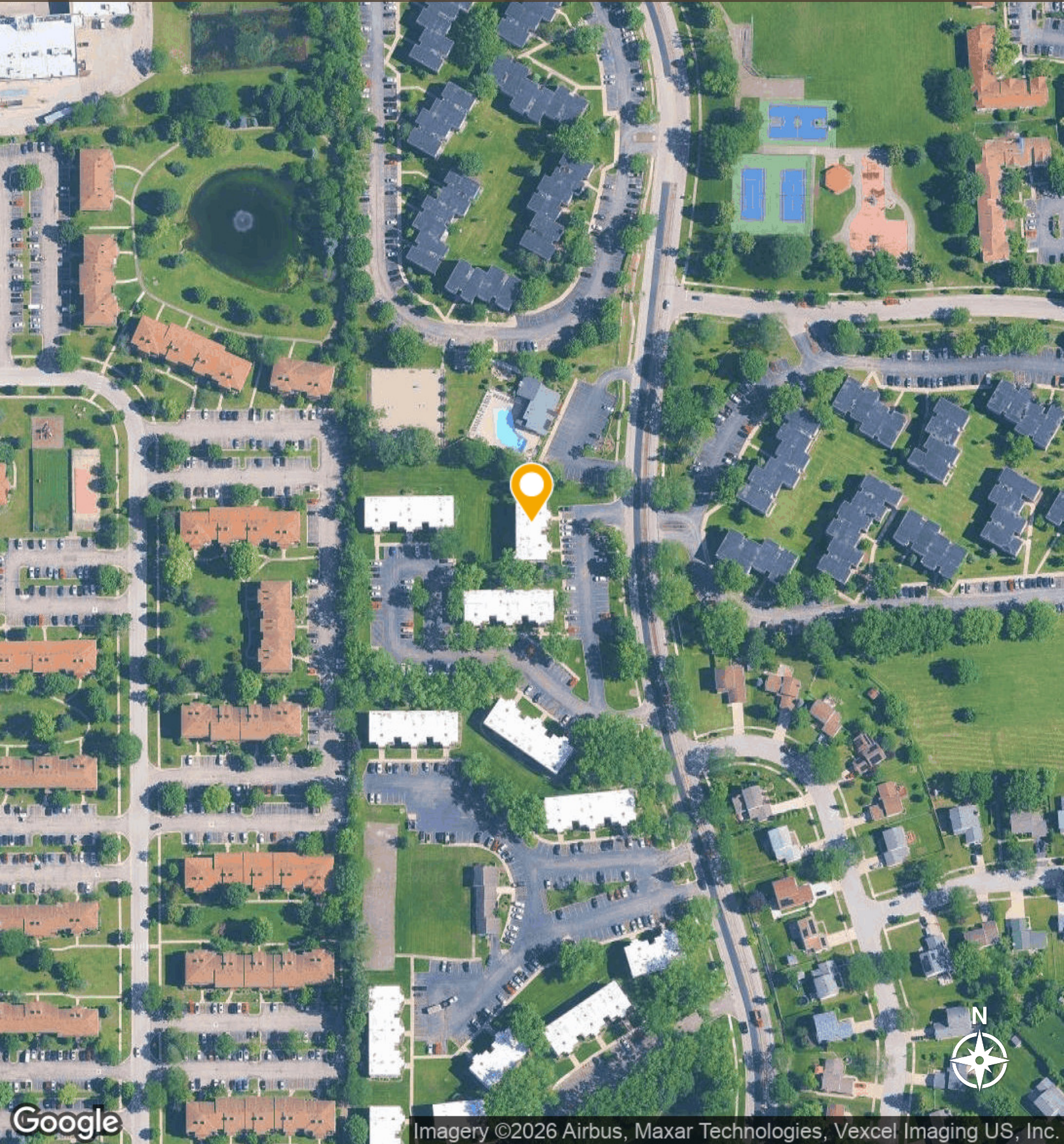


Map data ©2026

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Section 3

Financial Analysis

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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	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	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	1	1	\$1,300	\$1,600	8/1/2025	7/31/2026
2385 - Unit B	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	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		



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