

40 Schaefer Street Investment Summary

Unit	SQFT	Unit Type	Projected Rent
1A	402	Studio Duplex with Cellar	\$3,000
1B	634	1 Bedroom Duplex with Cellar & Backyard	\$4,500
2A	624	1 Bedroom	\$3,400
2B	625	1 Bedroom	\$3,400
3A	624	1 Bedroom	\$3,600
3B	625	1 Bedroom	\$3,600
4A	624	1 Bedroom	\$3,700
4B	625	1 Bedroom	\$3,700
5A	624	1 Bedroom	\$4,000
5B	625	1 Bedroom	\$3,900

Total Monthly Projected Rental Income	\$36,800
Super	\$300
Utilities	\$675
Taxes	\$5,798
Maintenance	\$250
Insurance	\$625
Total Monthly Projected NOI	\$29,152
Projected CAP Rate at \$5,200,000	6.73%

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