

# Hidden Loft Luxury Townhomes Development





**Project Overview:**  
Land acquired: **September 2024**  
All utility work has been completed.  
Construction of the first building has started.  
The land can host **5 buildings**, each with **12 luxury townhomes** including garages.  
Each building includes 4 three-bedroom, 6 two-bedroom, and 2 one-bedroom units.

**Project Financials:**

Land	\$375,000
Utility Work	\$175,000
Pavement & Landscaping	\$150,000
Construction Cost	\$2,625,000
Builder Fee	\$325,000
Total Cost	\$3,650,000

**Rental Income & Operating Expenses:**

**Rent Roll:**  
Three-bedroom units: 4 × \$2,650 = \$10,600

Two-bedroom units:  $6 \times \$2,000 = \$12,000$

One-bedroom units:  $2 \times \$1,650 = \$3,300$

**Total Annual Rent Collection:** \$310,800

**Annual Operating Expenses:**

Taxes: \$20,000

Property Management: \$13,000

Snow & Landscaping: \$12,000

Garbage: \$6,000

Utilities (We Energies): \$2,500

Insurance: \$7,000

Repairs: \$4,000

**Total Expenses:** \$64,500

**Net Operating Income (NOI):**  $\$310,800 - \$64,500 = \$246,300$

**Return on Investment (ROI):** 6.75%

**Investment Highlights:**

- Strong annual return of **6.75%** with steady rental income.
- Rapid depreciation benefits through **cost segregation**, making returns largely tax-free for the next 5–7 years.
- Significant long-term property appreciation potential.

Hidden Loft represents a unique opportunity to invest in a growing, high-demand market — offering modern living with premium finishes and long-term value.