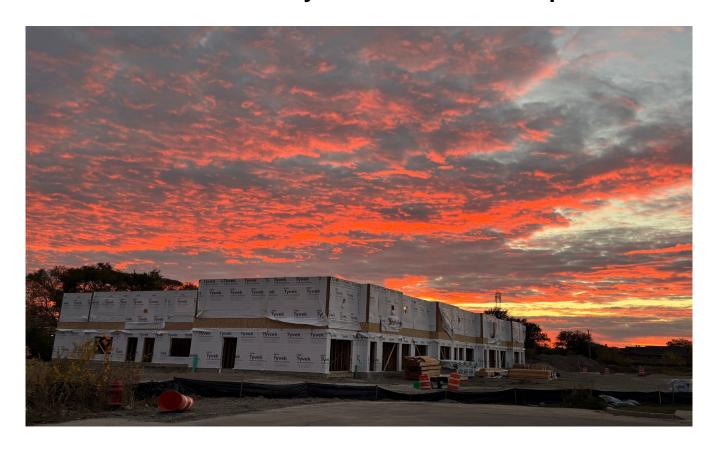
Hidden Loft Luxury Townhomes Development





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: $4 \times \$2,650 = \$10,600$

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.