

April 14, 2017



# Wholesale Investment Property Brochure

*This Property Brochure is STRICTLY for HNG Investors and associates only.*



**Quiet street, close to main roads and Hamilton Township border. Minimal work needed to get rental ready!**

*All Properties are normally sold within 14 days from the date listed. Please check the status of the unit with us before beginning research on properties older the 14 days.*

**Included Within:**

<b>Address and Pictures</b>	<b>Property Details</b>	<b>Financial Projections</b>	<b>About Town</b>
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**541 Emmett Ave Trenton, NJ 08629**

**Wholesale Price: \$53,000**

**After Repair Value: \$85,000**

**Yearly Net Cashflow: \$8,272**

**Cap Rate: 11.11%**



**832 S. Broad St., Trenton, NJ**

**P: 609-256-6111 F: 609-656-7601**

**[www.HollyNanceGroup.com](http://www.HollyNanceGroup.com)**

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**Wholesale Property Pictures**  
**541 Emmett Ave Trenton, NJ 08629**



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## **Property Information**

Building Type:	Semi-detached
Bedrooms:	4
Bathrooms:	1.5
Real Estate Tax:	Yearly \$3445 / Monthly \$287.08
Occupancy:	Vacant
Parking:	Driveway

### **Construction Details:**

Façade and Exterior:	Aluminium Siding
Roof:	Shingles
Electric:	Breakers
Heating:	Oil
Plumbing:	Copper
Laundry:	Main Floor Hook up
Zoning:	Single Family

**Projected Financials:** The following pro-forma is based on stabilized property occupancy. Expenses and profits were derived from market research.



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### Passive Income Rental

<b>Investment Type</b>	<b>Cost</b>
Wholesale price	\$53,000
Rehabilitation cost	\$20,000
Estimated Closing Cost	\$1,458
<b>Total Initial Investment</b>	<b>\$74,458</b>

### Rental Cash Flow (Yearly)

**Cap Rate: 11.11%**

Rental Income @ \$1300/mo	\$15,600.00
Vacancy/Maintenance (1 Month Rent)	-1,300.00
Utilities (Water Bill)	Tenant Pays
Accounting	-125.00
Landscaping	-150.00
Leasing Commissions (1 month rent every 5 years)	-260.00
Estimated Insurance	-800.00
Estimated Taxes	-3,445.00
Property Management Fees (8%) *8% applies if we are managing a portfolio of 2 or more properties. Standard rate is 10%	-1,248.00
<b>Total Yearly NOI:</b>	<b>\$8,272</b>



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