

May 26, 2016



Wholesale Investment Property Brochure

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



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.

19 Hargrove Ln, Willingboro, NJ 08046

Wholesale Price: \$76,500

Option #1: Passive Income Rental

Yearly Net Cash Flow: **\$10,481**

Cap Rate: **10.63%**

Option #2: Fix & Flip

After Repair Value: **\$145,000**

Projected Net Profit: **\$50,910**

Included Within:

Pictures & Address
Property Details
Financial Projections
About Willingboro

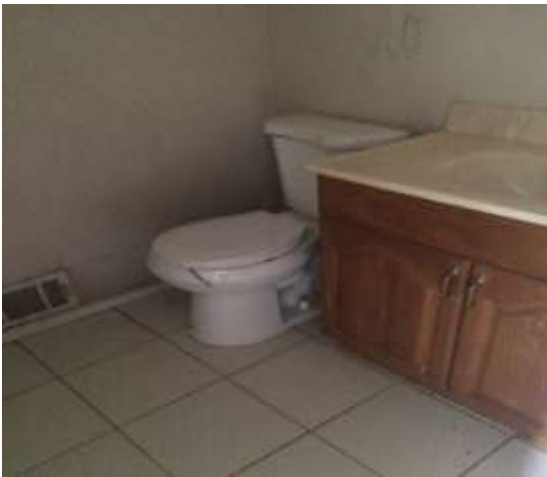


832 S. Broad St., Trenton, NJ
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Wholesale Property Pictures
19 Hargrove Ln, Hamilton, NJ 08046



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Property Information

Building Type: Cape Cod
Bedrooms: 4 (w/ bonus room)
Bathrooms: 2
Real Estate Tax: Yearly \$5,372 / Monthly \$447.67
Occupancy: Vacant
Parking: Driveway

Construction Details:

Façade and Exterior: Vinyl Siding
Roof: Shingles
Electric: Breakers
Heating: HVAC
Plumbing: Copper
Laundry: Yes
Zoning: Single Family
Garage: Converted to bonus room



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

Option #1: Passive Income Rental

<u>Investment Type</u>	<u>Cost</u>
Wholesale price	\$76,500.00
Turnkey Rehab cost	\$20,000.00
Estimated closing costs	\$2,104.00
<u>Total Initial Investment:</u>	\$98,604.00

Rental Cash Flow (Yearly)

Cap Rate: 10.63%

Rental Income @ \$1,700/mo	\$20,400.00
Vacancy/Maintenance (1 month rent)	-\$1,700.00
Utilities (Water Bill)	Tenant pays
Accounting	-\$125.00
Landscaping	-\$150.00
Leasing commissions (1 month rent every 5 years)	-\$340.00
Estimated Insurance	-\$600.00
Estimated Taxes	-\$5,372.00
Property Management Fee's (8%) *8% applies if we are managing a portfolio of 2 or more of your properties. Standard rate is 10%.	-\$1,632.00
<u>Total Yearly NOI:</u>	\$10,481.00

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Option #2: Fix & Flip

Investment Type	Cost
Wholesale price	\$76,500.00
Fix & Flip Rehabilitation cost	\$35,000.00
Estimated closing costs	\$2,104.00
Estimated holding costs	\$3,286.00
Estimated selling costs (6% of ARV)	\$8,700.00
Total Estimated Investment:	\$94,090.00

Net Profit Calculation

Estimated After Repair Value	\$145,000.00
Total Estimated Investment	-94,090.00
Projected Net Profit	\$50,910.00

Annualized Return (4 mos)	162.33%
Annualized Return (6 mos)	108.22%
Annualized Return (8 mos)	81.17%
Annualized Return (12 mos)	54.11%



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About Willingboro, NJ

Burlington county's hidden value...



Willingboro Township is a township in Burlington County, New Jersey, and a suburb of Philadelphia. As of the 2010 United States Census, the township's population was 31,629. Willingboro is divided into several sections, each section's street names beginning with the same letter as the corresponding section. For example, streets in Pennypacker Park all begin with the letter "P". This is the case with all parks, excluding Martin's Beach and certain streets in Rittenhouse Park.

The Willingboro Township Public Schools serves students in pre-Kindergarten through twelfth grade. The Willingboro Public Library (WPL) is the municipal public library for the community.

New Jersey Transit provides bus service via routes between Trenton and Philadelphia. Academy Bus provides service from Willingboro to Jersey City, as well as Lower and Midtown Manhattan.



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