

July 20, 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.

## **3 Plaza Ct, Ewing, NJ 08628**

**Wholesale Price: \$88,000**  
**After Repair Value: \$175,000**  
**Projected Net Profit: \$35,936**

### **Included Within:**

Pictures & Address
Property Details
Financial Projections
About Ewing



**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**  
**3 Plaza Ct, Ewing, NJ 08628**



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## **Property Information**

Building Type:	Cape Cod
Bedrooms:	4
Bathrooms:	2
Real Estate Tax:	Yearly \$5,087 / Monthly \$423.92
Occupancy:	Vacant
Parking:	2 Car Driveway

### **Construction Details:**

Façade and Exterior:	Vinyl Siding
Roof:	Shingles
Electric:	Breakers
Heating:	Gas
Plumbing:	Copper
Laundry:	Hookups
Zoning:	Single Family



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

### Fix & Flip

<b>Investment Type</b>	<b>Cost</b>
Wholesale price	\$88,000.00
Rehabilitation cost	\$35,000.00
Estimated closing costs	\$2,420.00
Estimated holding costs	\$3,144.00
Estimated selling costs (6% of ARV)	\$10,500.00
<b>Total Estimated Investment:</b>	<b>\$139,064.00</b>

### Net Profit Calculation

Estimated After Repair Value	\$175,000.00
Total Estimated Investment	-139,064.00
<b>Projected Net Profit</b>	<b>\$35,936.00</b>

Annualized Return (4 mos)	77.52%
Annualized Return (6 mos)	51.68%
Annualized Return (8 mos)	38.76%
Annualized Return (12 mos)	25.84%



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## **About Ewing Township, NJ**



Ewing Township is a township in Mercer County, New Jersey. At the 2010 United States Census, there were 35,790 people, 13,171 households, and 7,982 families residing in the township.

The Ewing Township Board of Education oversees the Ewing Public Schools. Schools in the district are three K-5 elementary schools — W.L. Antheil Elementary School (731 students), Francis Lore Elementary School (521) and Parkway Elementary School (462) — Gilmore J. Fisher Middle School[84] (880) for grades 6-8 and Ewing High School.

The College of New Jersey (formerly Trenton State College) is also located on a campus covering 289 acres within the township.

Ewing Township is traversed by multiple main roadways (I-95/195/295, US Routes 206, 29 and 31), as well as by a passenger rail line (West Trenton Station) and is the location of an airport (Trenton-Mercer Airport).



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