

July 18, 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.

657 Park Ave, Burlington, NJ 08016

Wholesale Price: \$67,000
After Repair Value: \$119,000
Projected Net Profit: \$25,307

Included Within:

| |
|-----------------------|
| Pictures & Address |
| Property Details |
| Financial Projections |
| About Burlington |



832 S. Broad St., Trenton, NJ
P: 609-256-6111 F: 609-656-7601
www.HollyNanceGroup.com

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Wholesale Property Pictures
657 Park Ave, Burlington, NJ 08016



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Property Information

Building Type: Ranch
Bedrooms: 2
Bathrooms: 1
Real Estate Tax: Yearly \$4,220 / Monthly \$351.67
Occupancy: Vacant
Parking: 1 Car Garage

Construction Details:

Façade and Exterior: Brick
Roof: Shingles
Electric: Breakers
Heating: HVAC
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

| <i>Investment Type</i> | <i>Cost</i> |
|-------------------------------------|--------------------|
| Wholesale price | \$67,000.00 |
| Rehabilitation cost | \$15,000.00 |
| Estimated closing costs | \$1,843.00 |
| Estimated holding costs | \$2,710.00 |
| Estimated selling costs (6% of ARV) | \$7,140.00 |
| Total Estimated Investment: | \$93,693.00 |

Net Profit Calculation

| | |
|------------------------------|--------------------|
| Estimated After Repair Value | \$119,000.00 |
| Total Estimated Investment | -93,693.00 |
| Projected Net Profit | \$25,307.00 |

| | |
|----------------------------|--------|
| Annualized Return (4 mos) | 81.00% |
| Annualized Return (6 mos) | 54.00% |
| Annualized Return (8 mos) | 40.50% |
| Annualized Return (12 mos) | 27.00% |



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About Burlington, NJ Area

A Historic Suburb to Philadelphia and Major New Jersey Cities



Burlington is a city in Burlington County, New Jersey, United States and a suburb of Philadelphia. As of the 2010 United States Census, the city's population was 9,920.

Burlington's waterfront park was developed as a result of urban renewal and flood control projects in the late 1960s and 1970s. The shoreline improvements—revetments, walkways, etc. -- span the city's Delaware riverfront from the Burlington-Bristol Bridge to Assiscunk Creek. Development of an open, grassy park with a tree-lined waterfront esplanade has reconnected the city to its riverfront for recreation. This ensures that business properties are not at risk during floods and reduces damages.

At the 2010 United States Census, there were 9,920 people, 3,858 households, and 2,438 families residing in the city. The average household size was 2.53 and the average family size was 3.18.

The City of Burlington Public School District serves students in prekindergarten through twelfth grade. Students from Burlington City, and from all of Burlington County, are eligible to attend the Burlington County Institute of Technology, a countywide public school district that serves the vocational and technical education needs of students at the high school and post-secondary level at its campuses in Medford and Westampton Township.

Burlington is served by Interstate 95, Interstate 295, as well as U.S. Route 130 and Route 413. The Burlington-Bristol Bridge crosses the Delaware River, connecting Burlington to Bristol Township, Pennsylvania. New Jersey Transit provides bus service in the city between Trenton and Philadelphia on the 409 and 418 routes and between Burlington and Camden on the 413 and 419 routes. The New Jersey Transit River Line light rail system provides transportation between the Trenton Transit Center in Trenton and the Walter Rand Transportation Center (and other stations) in Camden, with stops at Burlington South and Burlington Towne Centre.



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