

August 30, 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.

## **1120 W. State St, Trenton, NJ 08618**

**Wholesale Price: \$82,500**  
**After Repair Value: \$145,000**  
**Yearly Net Cash Flow: \$14,022**  
**Cap Rate: 12.77%**

### **Included Within:**

Pictures & Address
Property Details
Financial Projections
About Trenton



**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**  
**1120 W. State St, Trenton, NJ 08618**



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## **Property Information**

Building Type:	Triplex
Bedrooms:	5
Bathrooms:	3
Real Estate Tax:	Yearly \$7,378 / Monthly \$614.84
Occupancy:	Occupied
Parking:	Street

### **Construction Details:**

Façade and Exterior:	Siding
Roof:	Shingles
Electric:	Breakers
Heating:	Gas
Plumbing:	Copper
Laundry:	No
Zoning:	Three 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.

### Passive Income Rental

<b>Investment Type</b>	<b>Cost</b>
Wholesale price	\$82,500.00
Turnkey Rehab cost	\$25,000.00
Estimated closing costs	\$2,269.00
<b>Total Initial Investment:</b>	<b>\$109,769.00</b>

### Rental Cash Flow (Yearly)

**Cap Rate: 12.77%**

Rental Income @ \$2,528/mo	\$30,336.00
Vacancy/Maintenance (1 month rent)	-2,528.00
Utilities (Water Bill)	-1,800.00
Accounting	-125.00
Landscaping	-150.00
Leasing commissions (1 month rent every 5 years)	-505.60
Estimated Insurance	-1,400.00
Estimated Taxes	-7,378.00
Property Management Fee's (8%) *8% applies if we are managing a portfolio of 2 or more of your properties. Standard rate is 10%.	-2,427.00
<b>Total Yearly NOI:</b>	<b>\$14,022.40</b>



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## **About Trenton, NJ Area**

### *The Secret Real Estate Investment Gold Mine of New Jersey*



**Trenton** is the capital of the U.S. state of New Jersey (richest state in America) and the county seat of Mercer County. As of 2008, the United States Census Bureau estimated that the city of Trenton had a population of 82,883. It is known for being one of the most undervalued cities in the entire U.S.

### **The Four Wards of Trenton**

- **The North Ward**, once a mecca for the city's middle class, is now one of the most economically distressed, torn apart by race riots following the assassination of Martin Luther King in 1968. North Trenton has a large Polish-American neighborhood that borders Lawrence Township, many of whom attend St Hedwigs Roman Catholic Church on Brunswick Ave. St. Hedwigs church was built in 1904 by Polish immigrants, many of whose families still attend the church.
- **South Ward** is the most diverse neighborhood in Trenton and is home to many Latin American, Italian-American, and African American residents.
- **East Ward** is the smallest neighborhood in Trenton and is home to the Trenton's Train Station as well as Trenton Central High School. The Chambersburg neighborhood is within the East Ward, and was once noted in the region as a destination for its many Italian restaurants and pizzerias.
- **West Ward** is the home of Trenton's more suburban neighborhoods, including Hiltonia, Glen Afton, Berkeley Square, and the area surrounding Cadwalader Park.



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