

September 13, 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.

179 Weber Ave, Ewing, NJ 08638

Wholesale Price: \$80,000

Option #1: Passive Income Rental

Yearly Net Cash Flow: **\$10,387**

Cap Rate: **11.27%**

Option #2: Fix & Flip

After Repair Value: **\$165,000**

Projected Net Profit: **\$45,159**

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

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Wholesale Property Pictures
179 Weber Ave, Trenton, NJ 08638



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Property Information

Building Type:	Single Family Detached
Bedrooms:	3
Bathrooms:	1
Real Estate Tax:	Yearly \$4,282 / Monthly \$356.84
Occupancy:	Vacant
Parking:	Driveway

Construction Details:

Façade and Exterior:	Siding
Roof:	Shingles
Electric:	Breakers
Heating:	Gas
Plumbing:	Copper
Laundry:	No
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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Option #1: Passive Income Rental

<u>Investment Type</u>	<u>Cost</u>
Wholesale price	\$80,000.00
Rehab cost	\$10,000.00
Estimated closing costs	\$2,200.00
<u>Total Initial Investment:</u>	\$92,200.00

Rental Cash Flow (Yearly)

Cap Rate: 11.27%

Rental Income @ \$1,600/mo	\$19,200.00
Vacancy/Maintenance (1 month rent)	-1,600.00
Utilities (Water Bill)	Tenant pays
Accounting	-125.00
Landscaping	-150.00
Leasing commissions (1 month rent every 5 years)	-320.00
Estimated Insurance	-800.00
Estimated Taxes	-4,282.00
Property Management Fee's (8%) *8% applies if we are managing a portfolio of 2 or more of your properties. Standard rate is 10%.	-1,536.00
<u>Total Yearly NOI:</u>	\$10,387.00



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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 #2: Fix & Flip

<i>Investment Type</i>	<i>Cost</i>
Wholesale price	\$80,000.00
Fix & Flip Rehabilitation cost	\$25,000.00
Estimated closing costs	\$2,200.00
Estimated holding costs	\$2,741.00
Estimated selling costs (6% of ARV)	\$9,900.00
Total Estimated Investment:	\$119,841.00

Net Profit Calculation

Estimated After Repair Value	\$165,000.00
Total Estimated Investment	-119,841.00
Projected Net Profit	\$45,159.00

Annualized Return (4 mos)	113.04%
Annualized Return (6 mos)	75.36%
Annualized Return (8 mos)	56.52%
Annualized Return (12 mos)	37.68%



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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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