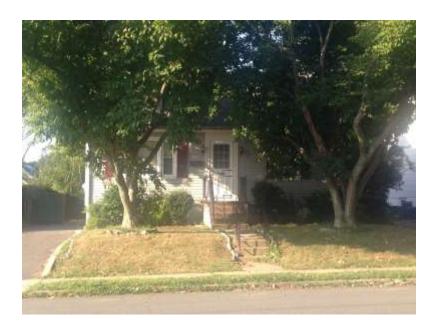


Wholesale Investment Property Brochure

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

Wholesale Property Pictures 179 Weber Ave, Trenton, NJ 08638











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

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

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



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

Option #1: Passive Income Rental

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

Rental Cash Flow (Yearly)

(1011)	
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	-320.00
every 5 years)	
Estimated Insurance	-800.00
Estimated Taxes	-4,282.00
Property Management Fee's (8%)	-1,536.00
*8% applies if we are managing a portfolio of	
2 or more of your properties. Standard rate is	
10%.	
Total Yearly NOI:	\$10,387.00



832 S. Broad St., Trenton, NJ

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Cap Rate: 11.27%

September 13, 2016

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

Option #2: Fix & Flip

Investment Type	Cost
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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September 13, 2016

The information contained herein is subject to inspection and verification by all parties relying on it. No liability for its inaccuracy, errors, or omissions are assumed by the Sellers or their representatives. This is not a solicitation or offering to residents of any state where this offering is prohibited by law.

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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