

September 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.

## **82 Pennwood Dr, Ewing, NJ 08638**

**Wholesale Price: \$91,000**  
**After Repair Value: \$165,000**  
**Yearly Net Cash Flow: \$10,002**  
**Cap Rate: 10.05%**

### **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**  
**82 Pennwood Dr, Ewing, NJ 08638**



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## **Property Information**

Building Type: Cape Cod  
Bedrooms: 4  
Bathrooms: 1  
Real Estate Tax: Yearly \$4,667 / Monthly \$388.92  
Occupancy: Vacant  
Parking: Driveway

### **Construction Details:**

Façade and Exterior: Siding  
Roof: Shingles  
Electric: Breakers  
Heating: Gas  
Plumbing: Copper  
Laundry: Yes  
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.

### Passive Income Rental

<b>Investment Type</b>	<b>Cost</b>
Wholesale price	\$91,000.00
Rehab cost	\$6,000.00
Estimated closing costs	\$2,503.00
<b>Total Initial Investment:</b>	<b>\$99,503.00</b>

### Rental Cash Flow (Yearly)

**Cap Rate: 10.05%**

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	-4,667.00
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
<b>Total Yearly NOI:</b>	<b>\$10,002.00</b>



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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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