

November 28, 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.

249 Henry St, Hamilton, NJ 08610

Wholesale Price: \$71,000
After Repair Value: \$100,000
Yearly Net Cash Flow: \$8,951
Cap Rate: 11%

Included Within:

Pictures & Address
Property Details
Financial Projections
About Hamilton



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

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Wholesale Property Pictures
249 Henry St, Hamilton, NJ 08610



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Property Information

Building Type:	Row
Bedrooms:	2.5
Bathrooms:	1
Real Estate Tax:	Yearly \$2,028 / Monthly \$169
Occupancy:	Owner-Occupied
Parking:	Street

Construction Details:

Façade and Exterior:	Siding
Roof:	Rubber
Electric:	Push Button
Heating:	Oil Radiator
Plumbing:	Copper
Laundry:	1 st Floor
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

Investment Type	Cost
Wholesale price	\$71,000.00
Rental Rehab cost	\$9,000.00
Estimated closing costs	\$1,953.00
Total Initial Investment:	\$81,953.00

Rental Cash Flow (Yearly)

Cap Rate: 11%

Rental Income @ \$1,225/mo	\$14,700.00
Vacancy/Maintenance (1 month rent)	-\$1,225.00
Utilities (Water Bill)	Tenant pays
Accounting	-\$125.00
Landscaping	-\$150.00
Leasing commissions (1 month rent every 5 years)	-\$245.00
Estimated Insurance	-\$800.00
Estimated Taxes	-\$2,028.00
Property Management Fee's (8%) *8% applies if we are managing a portfolio of 2 or more of your properties. Standard rate is 10%.	-\$1,176.00
Total Yearly NOI:	\$8,951.00



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About Hamilton Township, NJ

One of the safest cities in America...



Hamilton Township is a township in Mercer County, New Jersey, United States. It is located immediately east of the city of Trenton, the state's capital. In 2006, Hamilton Township was ranked by Morgan Quitno as the eighteenth-safest city in the United States, out of 369 cities nationwide. In the company's 2005 survey, the Township was ranked 15th safest of 354 cities surveyed nationwide.

Situated next to the New Jersey state capital of Trenton, and New Jersey's eighth-largest municipality, Hamilton Township is 65 miles (105 km) away from New York City and 35 miles (56 km) away from Philadelphia. Hamilton is also close to most points along the Jersey Shore. By car, Hamilton is about 80 minutes from New York City and 50 minutes from Philadelphia. The train ride to New York is slightly shorter than the drive into New York while the train ride to Philadelphia is slightly longer than the drive into Philadelphia. With nearly 90,000 residents and 40 square miles (100 km²) of land, it offers modern train station and major roads passing through, including the New Jersey Turnpike (Interstate 95), Interstate 295, Interstate 195, U.S. Route 130, U.S. Route 206 and Route 33, it is a transportation hub. Hamilton is the only municipality in the state that hosts Interstate 95 and both of its auxiliary routes, Interstates 195 and 295.



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