

November 8, 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.

77 Poor Farm Rd, Pennington, NJ 08534

Wholesale Price: \$290,000
After Repair Value: \$525,000
Projected Net Profit: \$102,835

Included Within:

Pictures & Address
Property Details
Financial Projections
About Pennington



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

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Wholesale Property Pictures
77 Poor Farm Rd, Pennington, NJ 08534



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Property Information

Building Type:	Colonial/Split
Bedrooms:	4
Bathrooms:	2.5
Real Estate Tax:	Yearly \$13,880 / Monthly \$1,157
Occupancy:	Vacant
Parking:	2 Car Garage w/ 10+ Car Driveway

Construction Details:

Façade and Exterior:	Aluminum/Brick
Roof:	Asphalt & Shingles
Electric:	Breakers
Heating:	HVAC
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.

Fix & Flip

<i>Investment Type</i>	<i>Cost</i>
Wholesale price	\$290,000.00
Rehabilitation cost	\$90,000.00
Estimated closing costs	\$7,975.00
Estimated holding costs	\$7,940.00
Estimated selling costs (5% of ARV)	\$26,250.00
Total Estimated Investment:	\$422,165.00

Net Profit Calculation

Estimated After Repair Value	\$525,000.00
Total Estimated Investment	-422,165.00
Projected Net Profit	\$102,835.00

Annualized Return (4 mos)	72%
Annualized Return (6 mos)	48%
Annualized Return (8 mos)	36%
Annualized Return (12 mos)	24%



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About Willingboro, NJ

NJ's Best Town For Families...



Pennington is a borough in Mercer County, New Jersey, United States. As of the 2010 United States Census, the borough's population was 2,585.

Pennington Day, typically in the middle of May, is an annual event where local organizations and businesses set up booths in a street-fair style on Main Street.

Public school students in Kindergarten through twelfth grades attend the Hopewell Valley Regional School District, a comprehensive regional public school district formed in 1965 serving students from Hopewell Borough, Hopewell Township and Pennington Borough.

Route 31 passes through Pennington, providing access to Interstate 95 at Exit 4. Additionally, Exit 3B along I-95 connects to Scotch Road North, which provides access to all of the surrounding Hopewell Township area.



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