

February 28, 2017



# 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.

## **52 Marchmount Ln, Willingboro, NJ 08046**

**Wholesale Price: \$62,000**  
**After Repair Value: \$170,000**  
**Projected Net Profit: \$32,069**

### **Included Within:**

Pictures & Address
Property Details
Financial Projections
About Willingboro



**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**  
**52 Marchmount Ln, Willingboro, NJ 08046**



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## **Property Information**

Building Type: Cape w/ expansion  
Bedrooms: 5  
Bathrooms: 3  
Real Estate Tax: Yearly \$6,652 / Monthly \$554.34  
Occupancy: Vacant  
Parking: 1 Car Garage

### **Construction Details:**

Façade and Exterior: Vinyl  
Roof: Shingles  
Electric: Breakers  
Heating: HVAC  
Plumbing: Pex  
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

<b>Investment Type</b>	<b>Cost</b>
Wholesale price	\$62,000.00
Rehabilitation cost	\$60,000.00
Estimated closing costs	\$1,705.00
Estimated holding costs	\$4,026.00
Estimated selling costs (6% of ARV)	\$10,200.00
<b>Total Estimated Investment:</b>	<b>\$137,931.00</b>

### Net Profit Calculation

Estimated After Repair Value	\$170,000.00
Total Estimated Investment	-137,931.00
<b>Projected Net Profit</b>	<b>\$32,069.00</b>

Annualized Return (4 mos)	69.76%
Annualized Return (6 mos)	46.50%
Annualized Return (8 mos)	34.88%
Annualized Return (12 mos)	23.25%



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## **About Willingboro, NJ**

*Burlington County's hidden value...*



**Willingboro Township** is a township in Burlington County, New Jersey, and a suburb of Philadelphia. As of the 2010 United States Census, the township's population was 31,629. Willingboro is divided into several sections, each section's street names beginning with the same letter as the corresponding section. For example, streets in Pennypacker Park all begin with the letter "P". This is the case with all parks, excluding Martin's Beach and certain streets in Rittenhouse Park.

The Willingboro Township Public Schools serves students in pre-Kindergarten through twelfth grade. The Willingboro Public Library (WPL) is the municipal public library for the community.

New Jersey Transit provides bus service via routes between Trenton and Philadelphia. Academy Bus provides service from Willingboro to Jersey City, as well as Lower and Midtown Manhattan.



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