

March 9, 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.

## **4 Nixon Dr, Moorestown, NJ 08057**

**Wholesale Price: \$339,000**  
**After Repair Value: \$800,000**  
**Projected Net Profit: \$175,984**

### **Included Within:**

Pictures & Address
Property Details
Financial Projections
About Moorestown



**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**  
**4 Nixon Dr, Moorestown, NJ 08057**



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## **Property Information**

Building Type: Colonial/McMansion  
Bedrooms: 5  
Bathrooms: 3.5  
Real Estate Tax: Yearly \$19,982 / Monthly \$1,665.17  
Occupancy: Vacant  
Parking: 8 Car Driveway \*Add 2 Car Garage\*

### **Construction Details:**

Façade and Exterior: Brick & Vinyl  
Roof: Shingles  
Electric: Breakers  
Heating: HVAC  
Plumbing: Copper  
Laundry: Hookups  
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><i>Investment Type</i></b>	<b><i>Cost</i></b>
Wholesale price	\$339,000.00
Rehabilitation cost	\$230,000.00
Estimated closing costs	\$2,925.00
Estimated holding costs	\$12,091.00
Estimated selling costs (5% of ARV)	\$40,000.00
<b>Total Estimated Investment:</b>	<b>\$624,016.00</b>

### ***Net Profit Calculation***

Estimated After Repair Value	\$800,000.00
Total Estimated Investment	-624,016.00
<b>Projected Net Profit</b>	<b>\$175,984.00</b>

Annualized Return (4 mos)	84.6%
Annualized Return (6 mos)	56.4%
Annualized Return (8 mos)	42.3%
Annualized Return (12 mos)	28.2%



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## **About Moorestown, NJ**



**Moorestown** is a township in Burlington County, New Jersey, United States and an eastern suburb of Philadelphia. As of the 2010 United States Census, the township's population was 20,726.

In 2005 Moorestown was ranked number one in Money magazine's list of the 100 best places to live in America. The magazine screened over a thousand small towns and created a list of the top 100 for its August 2005 issue, in which Moorestown earned the top spot because of its community feeling, in addition to plentiful jobs within the commuting area, excellent schools, low crime rate, and affordable housing. In fact, Moorestown HS is currently ranked tops in Burlington County and #22 in the state. Another attribute is its proximity to Philadelphia (about a 15-minute commute), a center of jobs and cultural and urban amenities.

Several notable businesses house offices and operations in Moorestown. National and international corporations located in Moorestown Township include Lockheed Martin, Comcast Cable, Coca-Cola, and the United States Navy. BAYADA Home Health Care, which employs over 18,000 nursing support staff in 250 offices throughout the United States and India, has its international headquarters in Moorestown.



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