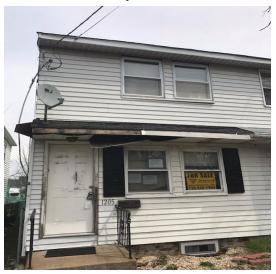


Wholesale Investment Property Brochure

This Property Brochure is STRICTLY for HNG Investors and associates only.



Great rental in highly desirable Burlington City!

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.

Included Within:

Address and Pictures	Property Details	Financial Projections	About Town
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1205 High St Burlington City, NJ 08016

Wholesale Price: \$32,900 After Repair Value: \$85,000 Yearly Net Cashflow: \$7,760

CAP Rate: 11.28%



832 S. Broad St., Trenton, NJ

P: 609-256-6111 F: 609-656-7601 www.HollyNanceGroup.com

Wholesale Property Pictures 1205 High St Burlington City, NJ 08016













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Property Information

Building Type: Semi-detached

Bedrooms: 3

Bathrooms: 1

Real Estate Tax: Yearly \$3465 / Monthly \$288.75

Occupancy: Vacant

Parking: Street

Construction Details:

Façade and Exterior: Vinyl Siding

Roof: Shingles

Electric: Breakers

Heating: Forced Air

Plumbing: Copper

Laundry: Hook ups in Kitchen

Zoning: Single Family



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<u>Projected Financials:</u> 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	\$32,900	
Rehabilitation cost	\$35,000	
Estimated Closing Cost	\$905	
Total Initial Investment	\$68,805	

Rental Cash Flow (Yearly)

nemai casii i low (rearry)	cap nate: 11:20%
Rental Income @ \$1250/mo	\$15,000.00
Vacancy/Maintenance (1 Month Rent)	-1,250.00
Utilities (Water Bill)	Tenant Pays
Accounting	-125.00
Landscaping	-150.00
Leasing Commissions (1 month rent every 5 years)	-250.00
Estimated Insurance	-800.00
Estimated Taxes	-3,465.00
Property Management Fees (8%) *8% applies if we are managing a portfolio of 2 or more properties. Standard rate is 10%	-1,200.00
Total Yearly NOI:	\$7,760



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Cap Rate: 11.28%

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The information contained herein is subject to inspection and verification by all parties relying on it. No liability for its inaccuracy, errors, or omissions are assumed by the Sellers or their representatives. This is not a solicitation or offering to residents of any state where this offering is prohibited by law.



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