

April 7, 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.

Included Within:

Address and Pictures	Property Details	Financial Projections	About Town
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6 Bloomfield Lane Willingboro, NJ 08046

Wholesale Price: \$71,500

After Repair Value: \$150,000

Yearly Net Cash Flow: \$9,432

Cap Rate: 10.66%



832 S. Broad St., Trenton, NJ

P: 609-256-6111 F: 609-656-7601

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Wholesale Property Pictures
6 Bloomfield Lane Willingboro, NJ 08046



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Property Information

Building Type: Cape
Bedrooms: 4
Bathrooms: 1.5
Real Estate Tax: Yearly \$4745 / Monthly \$395.42
Occupancy: Vacant
Parking: 1 Car Garage

Construction Details:

Façade and Exterior: Vinyl Siding
Roof: Shingles
Electric: Breakers
Heating: Baseboard
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.

Passive Income Rental

Investment Type	Cost
Wholesale price	\$71,500
Rehabilitation cost	\$15,000
Estimated Closing Cost	\$1966
Total Initial Investment	\$88,466

Rental Cash Flow (Yearly)

Cap Rate: 10.66%

Rental Income @ \$1550/mo	\$18,600.00
Vacancy/Maintenance (1 Month Rent)	-1,550.00
Utilities (Water Bill)	Tenant Pays
Accounting	-125.00
Landscaping	-150.00
Leasing Commissions (1 month rent every 5 years)	-310.00
Estimated Insurance	-800.00
Estimated Taxes	-4,745.00
Property Management Fees (8%) *8% applies if we are managing a portfolio of 2 or more properties. Standard rate is 10%	-1,488.00
Total Yearly NOI:	\$9,432



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