

March 31, 2017



# Wholesale Investment Property Brochure

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



## **\*\*Great Potential Flip or Passive Income Rental**

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:**

<b>Address and Pictures</b>	<b>Property Details</b>	<b>Financial Projections</b>	<b>About Town</b>
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### **9 Midfield Lane, Willingboro, NJ 08046**

**Wholesale Price: \$79,000**

**After Repair Value: \$155,000**

**Flip Projected Profit: \$25,971**

**Rental Yearly Net Cash Flow: \$9,446**

**Cap Rate: 10.07%**



**832 S. Broad St., Trenton, NJ**

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

**www.HollyNanceGroup.com**

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**Wholesale Property Pictures**  
**9 Midfield Lane, Willingboro, NJ 08046**



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## **Property Information**

Building Type: Cape  
Bedrooms: 4  
Bathrooms: 2  
\*Bonus: 3 Season Room  
Real Estate Tax: Yearly \$5715 / Monthly \$476.25  
Occupancy: Vacant  
Parking: Driveway

### **Construction Details:**

Façade and Exterior: Vinyl Siding  
Roof: 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.

	<b>Fix and Flip</b>	<b>Passive Income Rental</b>
<b>Investment Type</b>	<b>Cost</b>	<b>Cost</b>
Wholesale price	\$79,000	\$79,000
Rehabilitation cost	\$35,000	\$15,000
Estimated Closing Cost	\$2172	\$2172
Estimated Holding	\$3857	
Estimated Selling (6% ARV)	\$9,000	
<b>Total Initial Investment</b>	<b>\$129,029</b>	<b>\$96,172</b>

### Net Profit Calculation Fix and Flip

Estimated ARV	\$155,000
Total Estimated Investment	\$-129,029
<b>Projected Net Profit</b>	<b>\$25,971</b>

<u>Annualized Return (4 Mos)</u>	50.25%
<u>Annualized Return (6 Mos)</u>	33.50%
<u>Annualized Return (8 mos)</u>	25.13%
<u>Annualized Return (12 mos)</u>	16.75%



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**Rental Cash Flow (Yearly)**

**Cap Rate: 10.07%**

Rental Income @ \$1650/mo	\$19,800.00
Vacancy/Maintenance (1 Month Rent)	-1,650.00
Utilities (Water Bill)	Tenant Pays
Accounting	-125.00
Landscaping	-150.00
Leasing Commissions (1 month rent every 5 years)	-330.00
Estimated Insurance	-800.00
Estimated Taxes	-5,715.00
Property Management Fees (8%) *8% applies if we are managing a portfolio of 2 or more properties. Standard rate is 10%	-1,584.00
<b>Total Yearly NOI:</b>	<b>\$9,446</b>



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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.



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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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