

May 30, 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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12 Pheasant Lane Willingboro, NJ 08046

Wholesale Price: \$50,000

Estimated Rehab: \$70,000

After Repair Value: \$165,000

Projected Net Profit: \$29,826



832 S. Broad St., Trenton, NJ

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

www.HollyNanceGroup.com

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Wholesale Property Pictures
12 Pheasant Lane Willingboro, NJ 08046



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Property Information

Building Type: Colonial
Bedrooms: 3
Bathrooms: 2
Real Estate Tax: Yearly \$5398 / Monthly \$449.83
Occupancy: Vacant
Parking: Driveway with Garage

Construction Details:

Façade and Exterior: Vinyl Siding/Brick
Roof: Unknown
Electric: Unknown
Heating: Unknown
Plumbing: Unknown
Laundry: Yes
Zoning: Single Family

Projected Financials: The following pro-forma is based on stabilized property occupancy. Expenses and profits were derived from market research.



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Fix and FLip

Investment Type	Cost
Wholesale price	\$50,000
Rehabilitation cost	\$70,000
Estimated Closing Cost	\$1,375
Estimated Holding Costs	\$3,899
Estimated Selling Costs (6% of ARV)	\$9,900
Total Initial Investment	\$135,174

Net Profit Calculation

Estimated ARV	\$165,000
Total Estimated Investment	\$-135,174
Projected Net Profit	\$29,826

<u>Annualized Return (4 Mos)</u>	66.19%
<u>Annualized Return (6 Mos)</u>	44.13%
<u>Annualized Return (8 mos)</u>	33.10%
<u>Annualized Return (12 mos)</u>	22.06%

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