



PROPERTY PACKET

Call: 856-422-2333



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Subject Property: 125 W. Browning Rd., Collingswood, NJ 08108

Summary of Investment Opportunity:

Details: Current 2 Unit Duplex (Turning into 5 Bed 3.5 Bath, 2500 sq. ft. SHF)

PROPERTY VALUES & PRICING	
After Repair Value	\$460,000
Current "As Is" Value	\$0
Estimated Repair Costs	\$161,550
Purchase Price	\$180,000
Estimated Hold Time (months)	6
Total Purchase & Repair Cost	
\$341,550	

HOLDING COSTS	Annually	Monthly
Property Taxes	\$9,612	\$801
HOA & Condo Fees	\$0	\$0
Insurance Costs	\$2,000	\$167
Utility Costs		\$200
Miscellaneous Holding Costs		\$0
Total Monthly Holding Costs		
\$1,168		

FINANCING COSTS		
First Mortgage / Lien Amount	100%	\$341,550
First Mortgage Points	0	\$0
First Mortgage Interest	10%	\$17,078
First Mortgage Monthly Interest Only Payment		\$2,846
Second Mortgage / Lien Amount	0%	\$0
Second Mortgage Points	0	\$0
Second Mortgage Interest	4%	\$0
Second Mortgage Monthly Interest Only Payment		\$0
Misc. Mortgage / Lien Amount	0%	\$0
Misc. Mortgage Points	0	\$0
Misc. Mortgage Interest	0%	\$0
Misc. Mortgage Monthly Interest Only Payment		\$0
Miscellaneous Financing Costs		\$0
Total Financing Costs		
\$17,078		

BUYING TRANSACTION COSTS	% of Purchase	Total
Escrow / Attorney Fees		\$500
Title Insurance / Search Costs	0.25%	\$950
Miscellaneous Buying Costs		\$0
Total Buying Transaction Cost		
\$1,450		

SELLING TRANSACTION COSTS	% of ARV	Total
Escrow / Attorney Fees		\$500
Selling Recording Fees		\$350
Realtor Fees	5.00%	\$23,000
Transfer & Conveyance Fees	0.12%	\$552
Home Warranty		\$500
Staging Costs		\$0
Marketing Costs		\$500
Miscellaneous Selling Costs		\$0
Total Selling Transaction Cost		
\$25,402		

ESTIMATED NET PROFIT
\$67,515

TOTAL COSTS RETURN ON INVESTMENT (ROI)
17.20%



Comparable Properties Breakdown



22 E Summerfield Ave
Collingswood, NJ 08108

♥ **SOLD: \$412,000**
Sold on 02/15/18

3 beds · 2.5 baths · 2,200 sqft



32 Hillcrest Ave
Collingswood, NJ 08108

● **SOLD: \$462,500**
Sold on 11/29/18

4 beds · 2.5 baths · 2,479 sqft



203 Lakeview Dr
Collingswood, NJ 08108

● **SOLD: \$400,000**
Sold on 05/29/18

4 beds · 2.5 baths · 2,682 sqft



316 Lakeview Dr
Collingswood, NJ 08108

● **SOLD: \$420,000**
Sold on 09/10/18

4 beds · 2 baths · 2,303 sqft



635 Bettewood Ave
Collingswood, NJ 08108

● **SOLD: \$399,900**
Sold on 07/13/18

4 beds · 3 baths · 2,273 sqft



640 Stokes Ave
Collingswood, NJ 08108

5 beds · 2 baths · 2,404 sqft

● **SOLD: \$410,900**
Sold on 05/24/18



935 Oriental Ave
Collingswood, NJ 08108

4 beds · 2.5 baths · 2,422 sqft

● **SOLD: \$495,000**
Sold on 08/03/17



28 Penn Ave
Collingwood, NJ 08108

6 beds · 3 baths · 2,506 sqft

● **PENDING ?**
\$459,900



121 Penn Ave
Collingswood, NJ 08108

4 beds · 2 baths · 2,016 sqft

● **FOR SALE**
\$459,900



623 Bettewood Ave
Collingswood, NJ 08108

8 beds · 3 baths · 2,989 sqft

● **FOR SALE**
\$559,900



808 Park Ave
Collingswood, NJ 08108

5 beds · 3 baths · 2,143 sqft

● FOR SALE
\$415,000

Notes on Comparables:

The Comps on this property place it around **\$460,000**



Cost Estimates

Category	Work	Cost
Roof	Roof (rip and replace) - architectural shingle, replace fascia & soffit	\$5,200
Gutters	Gutters & downspouts - demo & install new (Flat Cost)	\$1,100
Exterior	Powerwash exterior and prep for paint. Seal coat driveway	\$2,500
Painting	Interior & exterior painting	\$9,500
Windows	Windows, average sizes	\$10,000
Landscaping	Full landscaping makeover small lot	\$2,500
Flooring	Install Hardwoods, Install new Carpet & Tile	\$10,550
Kitchen	Install new kitchen including granite level 1 countertops	\$11,000
Appliances	Median price home appliances	\$5,000
Bathroom	3 Full Bath, 1 Powder room	\$20,250
Framing	Framing for new layout, extending third floor and relocation of stairs	\$18,950
Insulation	Install insulation on third floor	\$1,800
Walls	Insulate, Drywall, tape & skimcoat walls/ceilings for new framing	\$8,000
Doors & Trim	New interior & Exterior doors, closet doors, hardware, & trim	\$8,200
Exterior Doors	Install Sliding Glass Door	\$1,000
HVAC	Gas fired forced hot air heating system, ac system & ductwork (2 zones)	\$12,000
Plumbing	Rough and finish plumbing	\$12,000
Electrical	Rewire entire house, new panel, & lighting fixtures	\$10,500
	Demolition work (cost to fill one 30 yd dumpster)	\$7,000
	Dumpster rental (30 yard)	\$3,000
Permits	Permits	\$1,500
		\$161,550

Total Repair Cost: \$161,550



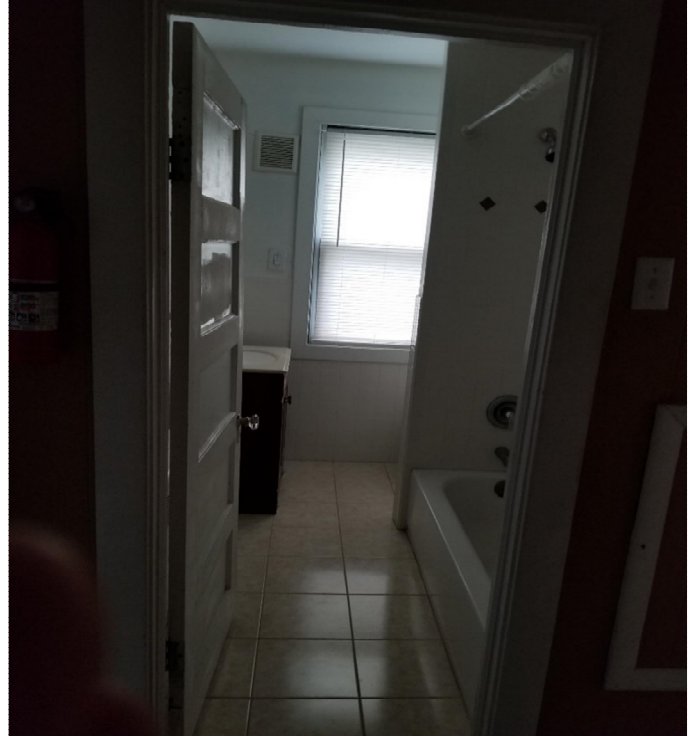
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Disclosures

1. Wholesale Disclaimer: I signed a valid purchase and sale agreement with the seller of the property and will be closing escrow in the near future. Due to time constraints I am currently considering reselling the property after I take ownership or selling my right to purchase the property prior to closing.
2. Investing in financial and real estate markets involves a substantial degree of risk. There can be no assurance that the investment objectives or returns described herein will be achieved. Past Performance is no guarantee of future performance or that such investment opportunities will become available.
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