

Turn Key Rental in Barrington, NJ

**230 Adams Ave
Barrington, NJ 08007**



Turn key rental in beautiful Barrington NJ!! Beautiful 3 bed 1 bath rancher located in well maintained Gardens of Barrington.

Exclusively Presented By:

Drew Conway

South Jersey Wholesale Deals

75 Haddon Ave

NJ

856-250-1202

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www.southjerseywholesaledeals.com



BUYER MARKETING SHEET (HOLD)

Property Address: **230 Adams Ave**
 Property City, State, ZIP: **Barrington, NJ 08007**
 Bedrooms: **3** Baths: **1** Sq.Feet: **1438** Built: **1952**

Notes:

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Project Description:

<u>PURCHASE/REHAB ASSUMPTIONS</u>		% of ARV
After-Repair Value (ARV)	200,000.00	
Purchase Price (Offer Price)	169,900.00	85%
Rehab Costs	-	0%
Total Closing and Holding Costs	1,500.00	1%
Total Financing Costs	-	0%
Total Project Cost Basis	171,400.00	86%
Total Amount Financed	-	
Total Cash Committed	171,400.00	

PROJECTED RESULTS

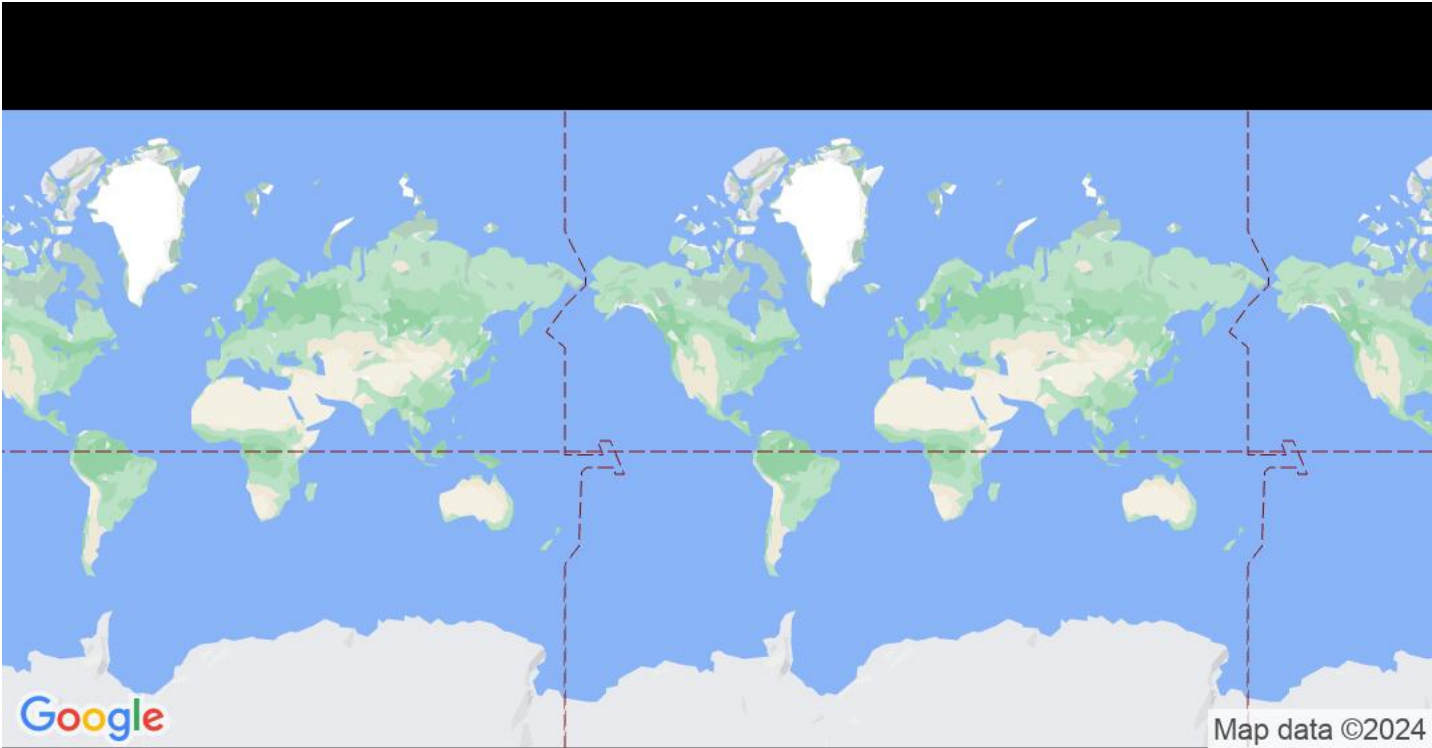
Projected Monthly Rent (net of vacancy)	1,695.00
Projected Monthly Expenses	809.50
Projected Monthly Net Operating Income	885.50

Cap Rate Based on Cost Basis	6.2%	Sweat Equity	28,600.00
Cap Rate Based on ARV	5.3%	Monthly Cash Flow (before-tax)	885.50
Assumed Time to Complete Rehab	0 Months	Cash-on-Cash Return (before-tax)	6.2%
Assumed Time to Lease Up	0 Months		
Total Time between Acquisition and Lease-up	0 Months		

COMPARABLE SALES REPORT

Property Address: **230 Adams Ave**
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<u>Property Address:</u>	<u>Beds</u>	<u>Baths</u>	<u>Sq. Ft.</u>	<u>Date Sold</u>	<u>Year Built</u>	<u>Sales Price</u>	<u>\$/Sq. Ft.</u>	<u>Dist</u>	<u>Notes</u>
1.									
Average									