

# **10% CAP in COLLINGSWOOD!**

**1035 Magill Ave  
Collingswood, NJ 08107**



**Turn Key mixed use rental! Immaculate three bedroom apartment. Private second-floor entrance with its own deck. Beautifully finished hardwood floors, big closets throughout, large bedrooms, plenty of room to stretch out.**

**Exclusively Presented By:**

**Drew Conway**

**South Jersey Wholesale Deals**

**75 Haddon Ave**

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## BUYER MARKETING SHEET (HOLD)

Property Address: **1035 Magill Ave**  
Property City, State, ZIP: **Collingswood, NJ 08107**  
Bedrooms: **3** Baths: **1** Sq.Feet: **0** Built: **1964**

Notes:

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### **Project Description:**

<b><u>PURCHASE/REHAB ASSUMPTIONS</u></b>		<b>% of ARV</b>
After-Repair Value (ARV)	200,000.00	
<b>Purchase Price (Offer Price)</b>	<b>185,000.00</b>	93%
Rehab Costs	-	0%
Total Closing and Holding Costs	1,500.00	1%
Total Financing Costs	-	0%
<b>Total Project Cost Basis</b>	<b>186,500.00</b>	93%
Total Amount Financed	-	
Total Cash Committed	186,500.00	

### **PROJECTED RESULTS**

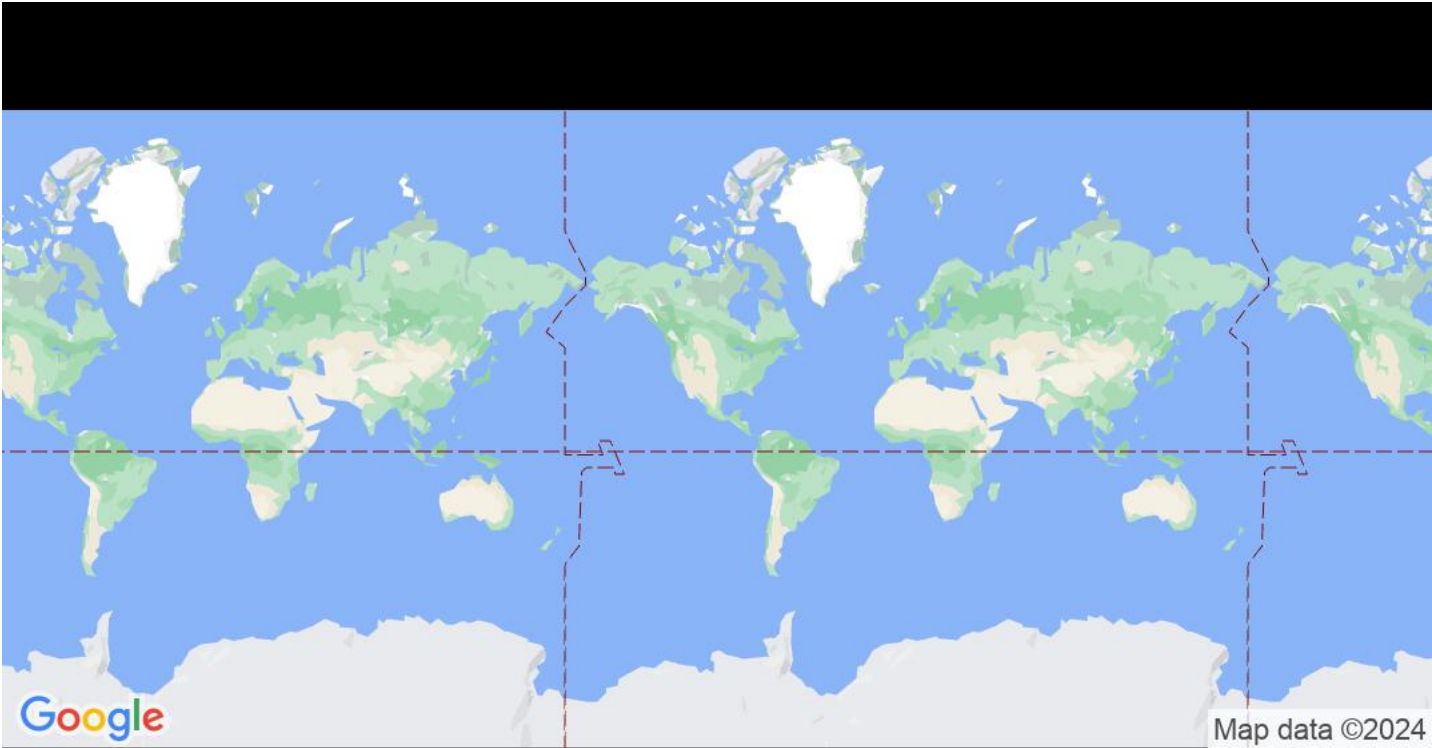
Projected Monthly Rent (net of vacancy)	2,300.00
Projected Monthly Expenses	627.67
Projected Monthly Net Operating Income	1,672.33

Cap Rate Based on Cost Basis	10.8%	Sweat Equity	13,500.00
Cap Rate Based on ARV	<b>10.0%</b>	Monthly Cash Flow (before-tax)	1,672.33
Assumed Time to Complete Rehab	0 Months	Cash-on-Cash Return (before-tax)	10.8%
Assumed Time to Lease Up	0 Months		
Total Time between Acquisition and Lease-up	0 Months		

COMPARABLE SALES REPORT

Property Address: **1035 Magill Ave**  
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<u>Property Address:</u>	<u>Beds</u>	<u>Baths</u>	<u>Sq.</u> <u>Ft.</u>	<u>Date</u> <u>Sold</u>	<u>Year</u> <u>Built</u>	<u>Sales</u> <u>Price</u>	<u>\$/Sq.</u> <u>Ft.</u>	<u>Dist</u>	<u>Notes</u>
1.									
Average									