

Great Deal in Barrington!

**10 Lawrence Ave
Barrington, NJ 08007**



Turn Key Investment Property. This magnificent home has an exceptional grace: indoor/outdoor living, captivating finishes, abundant natural light, and classic architectural details. Four bedrooms, two full baths, grand living room and handsome dining room

Exclusively Presented By:

Drew Conway

South Jersey Wholesale Deals

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BUYER MARKETING SHEET (HOLD)

Property Address: **10 Lawrence Ave**
 Property City, State, ZIP: **Barrington, NJ 08007**
 Bedrooms: **4** Baths: **2** Sq.Feet: **1558** Built: **1940**

Notes:

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Project Description:

PURCHASE/REHAB ASSUMPTIONS		% of ARV
After-Repair Value (ARV)	225,000.00	
Purchase Price (Offer Price)	175,000.00	78%
Rehab Costs	-	0%
Total Closing and Holding Costs	1,500.00	1%
Total Financing Costs	-	0%
Total Project Cost Basis	176,500.00	78%
Total Amount Financed	-	
Total Cash Committed	176,500.00	

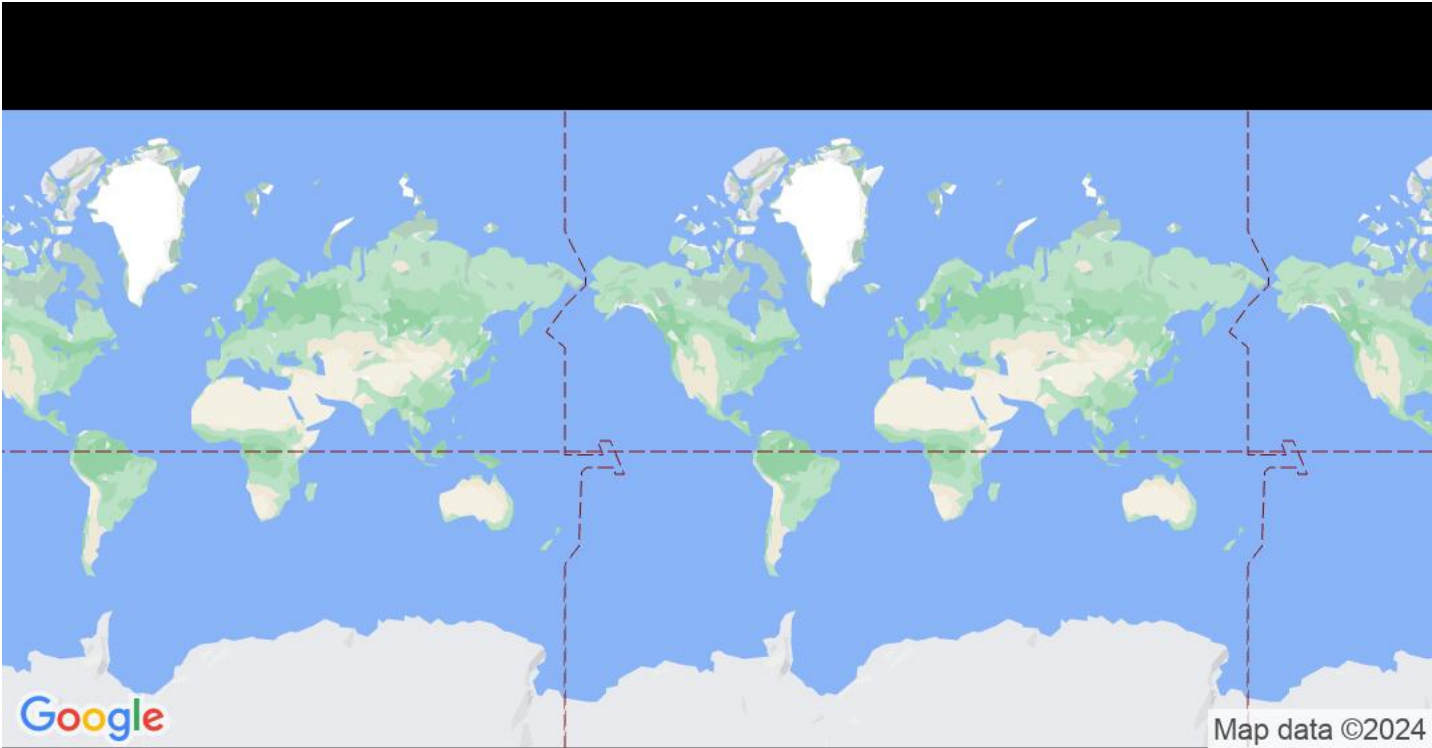
PROJECTED RESULTS

Projected Monthly Rent (net of vacancy)	1,650.00		
Projected Monthly Expenses	809.58		
Projected Monthly Net Operating Income	840.42		
Cap Rate Based on Cost Basis	5.7%	Sweat Equity	48,500.00
Cap Rate Based on ARV	4.5%	Monthly Cash Flow (before-tax)	840.42
Assumed Time to Complete Rehab	0 Months	Cash-on-Cash Return (before-tax)	5.7%
Assumed Time to Lease Up	0 Months		
Total Time between Acquisition and Lease-up	0 Months		

COMPARABLE SALES REPORT

Property Address: **10 Lawrence 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									