

Great Investment in Moorestown!

**780 Hartford Rd
Moorestown, NJ 08057**



**Newer Roof, Newer Bathrooms, Newer Windows, New Flooring & new kitchen
with granite countertops**

Exclusively Presented By:

Drew Conway

South Jersey Wholesale Deals

75 Haddon Ave

Haddonfield

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BUYER MARKETING SHEET (HOLD)

Property Address: **780 Hartford Rd**
 Property City, State, ZIP: **Moorestown, NJ 08057**
 Bedrooms: **3** Baths: **1.5** Sq.Feet: **1584** Built: **1922**

Notes:

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Project Description:

PURCHASE/REHAB ASSUMPTIONS		% of ARV
After-Repair Value (ARV)	300,000.00	
Purchase Price (Offer Price)	245,000.00	82%
Rehab Costs	-	0%
Total Closing and Holding Costs	2,500.00	1%
Total Financing Costs	-	0%
Total Project Cost Basis	247,500.00	83%
Total Amount Financed	-	
Total Cash Committed	247,500.00	

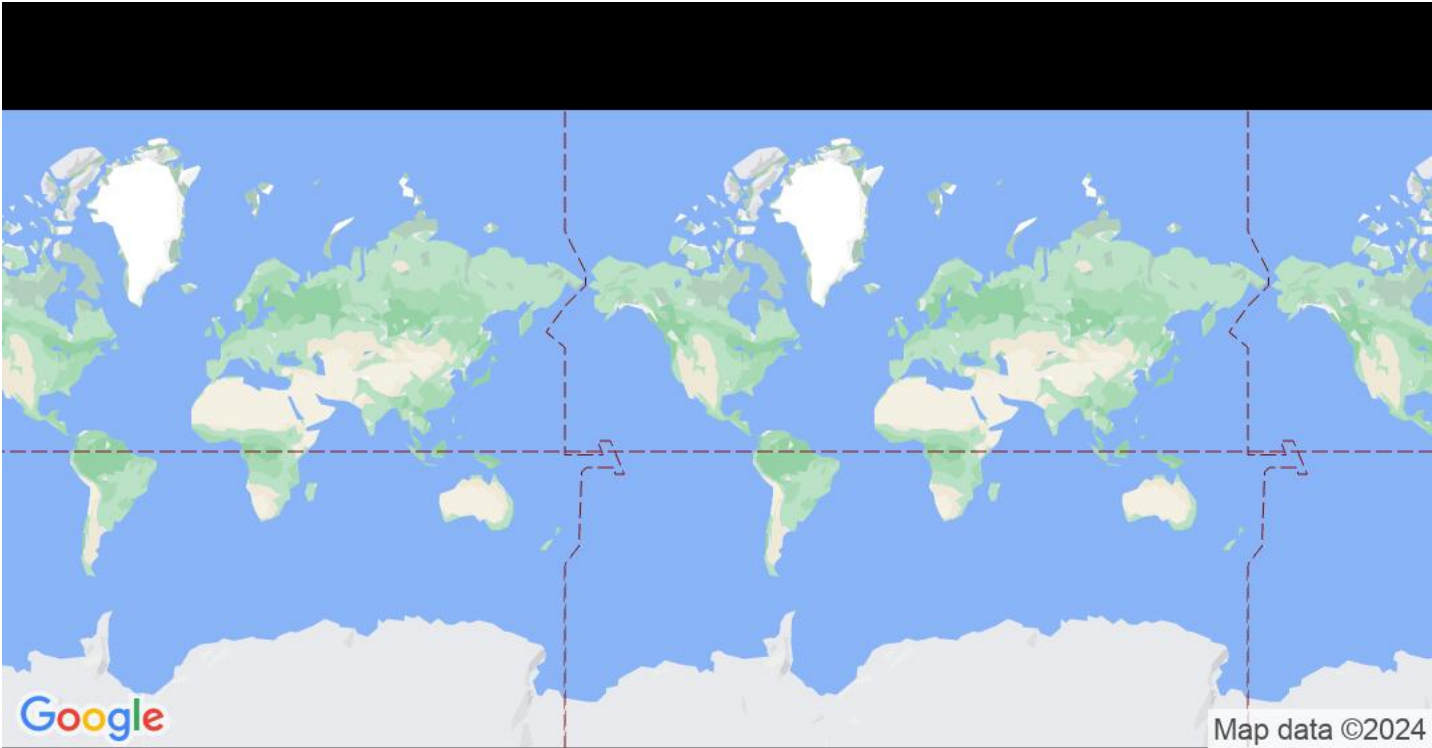
PROJECTED RESULTS

Projected Monthly Rent (net of vacancy)	1,950.00		
Projected Monthly Expenses	459.25		
Projected Monthly Net Operating Income	1,490.75		
Cap Rate Based on Cost Basis	7.2%	Sweat Equity	52,500.00
Cap Rate Based on ARV	6.0%	Monthly Cash Flow (before-tax)	1,490.75
Assumed Time to Complete Rehab	0 Months	Cash-on-Cash Return (before-tax)	7.2%
Assumed Time to Lease Up	0 Months		
Total Time between Acquisition and Lease-up	0 Months		

COMPARABLE SALES REPORT

Property Address: **780 Hartford Rd**
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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									