

Double Digit Cap Condo in Lindenwold!

**29 Dover Dr
Lindenwold, NJ 08021**



**Light Rehab, and Rent!
Start building wealth by adding this cash-flowing condo to your portfolio!**

Exclusively Presented By:

JP Beall

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BUYER MARKETING SHEET (HOLD)

Double Digit Cap Condo in Lindenwold!

Property Address: **29 Dover Dr**
 Property City, State, ZIP: **Lindenwold, NJ 08021**
 Bedrooms: **2** Baths: **1.5** Sq.Feet: **1000** Built:
Notes:

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Project Description: Starting Price: \$45,000
 Possible Rent: \$1,350/month
 Taxes: \$3,942/year

PURCHASE/REHAB ASSUMPTIONS		% of ARV
After-Repair Value (ARV)	80,000.00	
Purchase Price (Offer Price)	45,000.00	56%
Rehab Costs	30,000.00	38%
Total Closing and Holding Costs	750.00	1%
Total Financing Costs	-	0%
Total Project Cost Basis	75,750.00	95%
Total Amount Financed	-	
Total Cash Committed	75,750.00	

PROJECTED RESULTS

Projected Monthly Rent (net of vacancy)	1,300.00
Projected Monthly Expenses	530.50
Projected Monthly Net Operating Income	769.50

Cap Rate Based on Cost Basis	12.2%
Cap Rate Based on ARV	11.5%

Sweat Equity at End of Rehab	4,250.00
Monthly Cash Flow (before-tax)	769.50

Assumed Time to Complete Rehab	2 Months
Assumed Time to Lease Up	2 Months
Total Time between Acquisition and Lease-up	4 Months

Cash-on-Cash Return (before-tax)	12.2%
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