

## **14% CAP Buy and Hold in Palmyra**

**1153 Harbour Dr**

**Palmyra, NJ**



**Buy and Hold rental opportunity with 14% CAP rate!**

**Exclusively Presented By:**

**Drew Conway**

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**[www.southjerseywholesaledeals.com](http://www.southjerseywholesaledeals.com)**



## BUYER MARKETING SHEET (HOLD)

Property Address: **1153 Harbour Dr**  
 Property City, State, ZIP: **Palmyra, NJ**  
 Bedrooms: Baths: Sq.Feet: **1056** Built: **1972**

Notes:

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### Project Description:

<b><u>PURCHASE/REHAB ASSUMPTIONS</u></b>		<b>% of ARV</b>
After-Repair Value (ARV)	125,000.00	
<b>Purchase Price (Offer Price)</b>	<b>79,000.00</b>	<b>63%</b>
Rehab Costs	5,000.00	4%
Total Closing and Holding Costs	1,500.00	1%
Total Financing Costs	-	0%
<b>Total Project Cost Basis</b>	<b>85,500.00</b>	<b>68%</b>
Total Amount Financed	-	
Total Cash Committed	85,500.00	

### **PROJECTED RESULTS**

Projected Monthly Rent (net of vacancy)	1,525.00		
Projected Monthly Expenses	507.50		
Projected Monthly Net Operating Income	1,017.50		
Cap Rate Based on Cost Basis	14.3%	Sweat Equity at End of Rehab	39,500.00
Cap Rate Based on ARV	<b>9.8%</b>	Monthly Cash Flow (before-tax)	1,017.50
Assumed Time to Complete Rehab	1 Month	Cash-on-Cash Return (before-tax)	14.3%
Assumed Time to Lease Up	2 Months		
Total Time between Acquisition and Lease-up	3 Months		

## CASH FLOW SUMMARY (HOLD)

<div> <div> <b>1153 Harbour Dr</b>  <b>Palmyra, NJ</b> </div> <div> <b>Drew Conway</b>  <b>South Jersey Wholesale Deals</b>  <b>856.655.5075</b> </div> </div>									
Month	0	1	2	3	4	5	6	7	8
Purchase	(79,000)								
Closing Costs	(1,000)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(167)	(167)	(167)					
Rehab Draws/Expenses	(5,000)								
Interest (Paid or Accrued)		0	0	0					
Total Cash Spent in Period	(85,000)	(167)	(167)	(167)					
Cumulative Financed	0	0	0	0					
Cumulative Cost Basis	(85,000)	(85,167)	(85,333)	(85,500)					
Cash Tied up in Deal				85,500					
Equity Left in Deal				125,000					

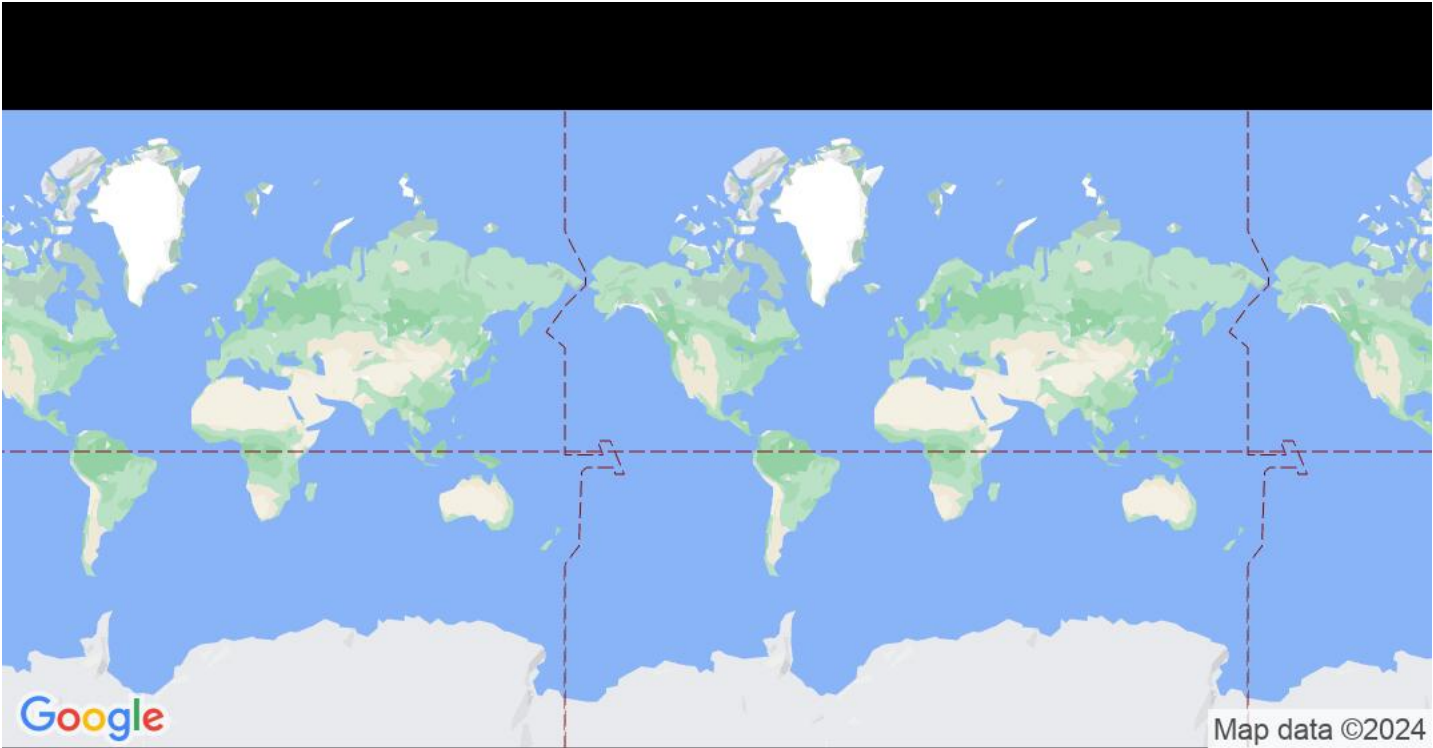
## CASH FLOW TO LENDER (HOLD)

<div>1153 Harbour Dr Palmyra, NJ</div>				<div>Drew Conway South Jersey Wholesale Deals 856.655.5075</div>					
Points Offered to Lender:	3.00%			Total Interest Income:		-			
Interest Rate Offered to Lender:	10.00%			Points, Fees:		-			
Total Amount Funded By Lender:				0		Total:		-	
Total Loan Amount (inc deferred):				0		<div>Cash-on-Cash Return (annual): IRR (annualized):</div>			
Month	0	1	2	3	4	5	6	7	8
Purchase	0								
Purchase Closing Costs Funded									
Holding Costs Funded									
Origination/Discount Points									
Rehab Draws									
Interest on Loan (Paid)									
Interest on Loan (Deferred)									
Interest on Draws (Paid)									
Interest on Draws (Deferred)									
Total Loan Balance									
Payback of the Loan					0				
Cashflows Out									
Cashflows In									
Net									

COMPARABLE SALES REPORT

Property Address: **1153 Harbour Dr**  
Property City, State, ZIP: **Palmyra, NJ**  
Bedrooms: Baths: Sq.Feet: **1056** Built: **1972**  
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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									