

Rancher Rehab, On Large Lot!

**500 Franklinville rd
Mullica Hill, NJ 08062**



500 Franklinville Rd, Mullica Hill, NJ is a single family home that contains 1,788 sq ft and was built in 1930.

Exclusively Presented By:

Drew Conway

South Jersey Wholesale Deals

75 N Haddon ave

Haddonfield

drew@southjerseywholesaledeals.com

www.southjerseywholesaledeals.com



BUYER MARKETING SHEET (FLIP)

Property Address: **500 Franklinville rd**
 Property City, State, ZIP: **Mullica Hill, NJ 08062**
 Bedrooms: **4** Baths: **1** Sq.Feet: **1788** Built: **1930**
Notes:

Presented by:
Drew Conway

South Jersey Wholesale Deals

drew@southjerseywholesaledeals.com
 www.southjerseywholesaledeals.com

Project Description:

Additional Notes:

PURCHASE/REHAB ASSUMPTIONS

		% of ARV
After-Repair Value (ARV)	195,000.00	
Purchase Price (Offer Price)	45,000.00	23.08%
Rehab Costs	90,000.00	46.15%
Total Closing and Holding Costs	5,000.00	2.56%
Total Financing Costs	0.00	0.00%
Projected Cost of Sale	13,650.00	null
Total Project Cost Basis	140,000.00	71.79%
Total Amount Financed	0.00	
Total Cash Committed	140,000.00	

PROJECTED RESULTS

Projected Resale Price	195,000.00
Total Project Cost Basis	140,000.00
Flip Profit	41,350.00
ROI	29.54%
Annualized ROI	88.61%

Timeline Assumptions

Time to Complete Rehab	2 Months
Time to Complete Sale	2 Months
Total Time	4 Months



CASH FLOW SUMMARY (FLIP)

**500 Franklinville rd
Mullica Hill, NJ 08062**

**Drew Conway
South Jersey Wholesale Deals**

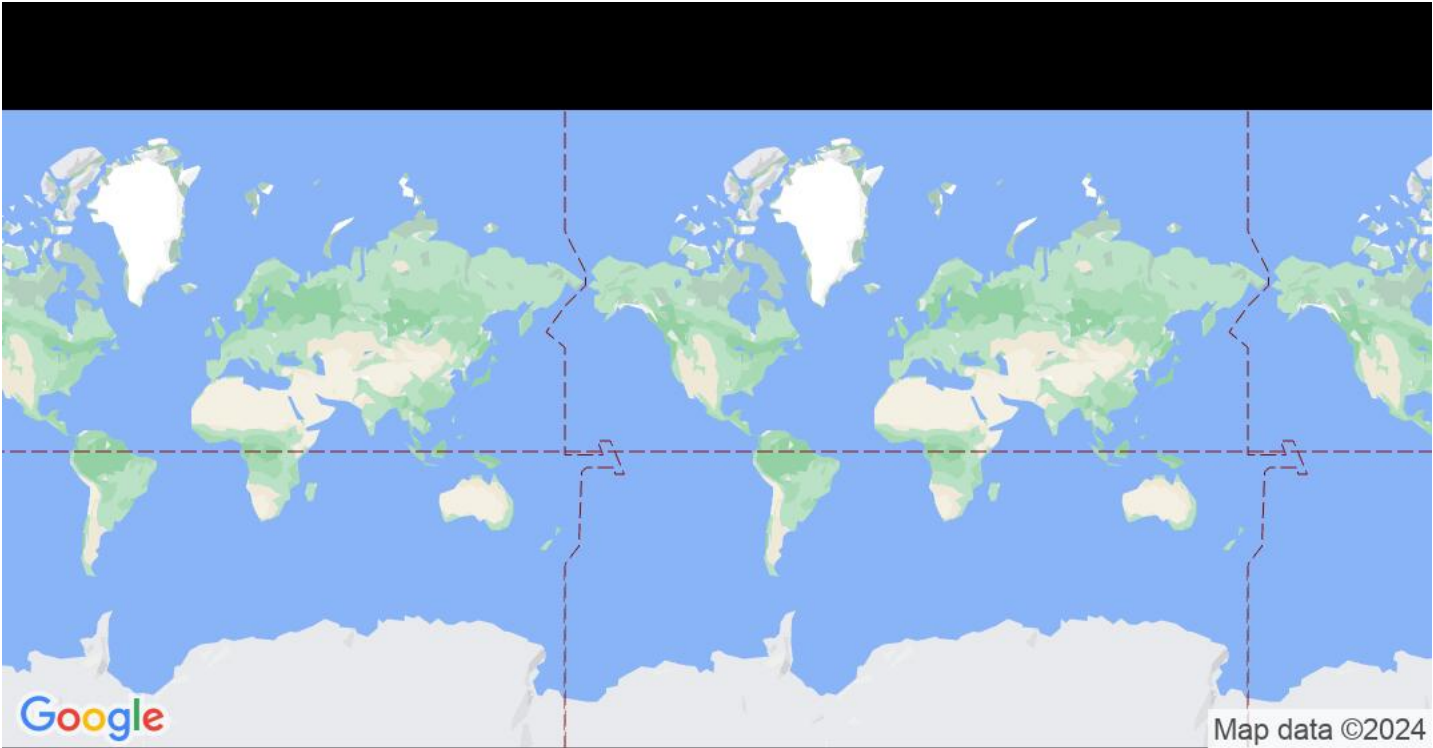
Month	0	1	2	3	4	5	6	7	8
Purchase	(45,000)								
Purchase Closing Costs	(1,500)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(875)	(875)	(875)	(875)				
Rehab Draws/Expenses	(90,000)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(136,500)	(875)	(875)	(875)	(875)				
Cumulative Cost Basis	(136,500)	(137,375)	(138,250)	(139,125)	(140,000)				
Sale Price						195,000			
Selling Costs						(13,650)			
Flip Profit to Investor (Pre-Tax)						41,350			
Total Cash Committed						140,000			
Return on Cash Investment (annualized)						88.61%			

COMPARABLE SALES REPORT

Property Address: **500 Franklinville rd**
Property City, State, ZIP: **Mullica Hill, NJ 08062**
Bedrooms: **4** Baths: **1** Sq.Feet: **1788** Built: **1930**
Notes:

Presented by:
Drew Conway
South Jersey Wholesale Deals

drew@southjerseywholesaled Deals.com
www.southjerseywholesaled Deals.com



<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									