

Buy and Hold Duplex!

**235 S 32nd st
Camden, NJ 08105**



235 S 32nd St, Camden, NJ is a single family home that contains 1,672 sq ft and was built in 1942. The Zestimate for this house is \$102,281. The Rent Zestimate for this home is \$1,300/mo.

Exclusively Presented By:

Drew Conway

South Jersey Wholesale Deals

75 N Haddon

Haddonfield

856-250-1202

drew@southjerseywholesaledeals.com

www.southjerseywholesaledeals.com



BUYER MARKETING SHEET (HOLD)

Property Address: **235 S 32nd st**
 Property City, State, ZIP: **Camden, NJ 08105**
 Bedrooms: **1** Baths: **1** Sq.Feet: **1672** Built: **1942**

Notes:

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Project Description:

<u>PURCHASE/REHAB ASSUMPTIONS</u>		% of ARV
After-Repair Value (ARV)	130,000.00	
Purchase Price (Offer Price)	89,000.00	68%
Rehab Costs	5,000.00	4%
Total Closing and Holding Costs	2,500.00	2%
Total Financing Costs	-	0%
Total Project Cost Basis	96,500.00	74%
Total Amount Financed	-	
Total Cash Committed	96,500.00	

PROJECTED RESULTS

Projected Monthly Rent (net of vacancy)	1,350.00		
Projected Monthly Expenses	140.00		
Projected Monthly Net Operating Income	1,210.00		
Cap Rate Based on Cost Basis	15.0%	Sweat Equity at End of Rehab	33,500.00
Cap Rate Based on ARV	11.2%	Monthly Cash Flow (before-tax)	1,210.00
Assumed Time to Complete Rehab	2 Months	Cash-on-Cash Return (before-tax)	15.0%
Assumed Time to Lease Up	2 Months		
Total Time between Acquisition and Lease-up	4 Months		

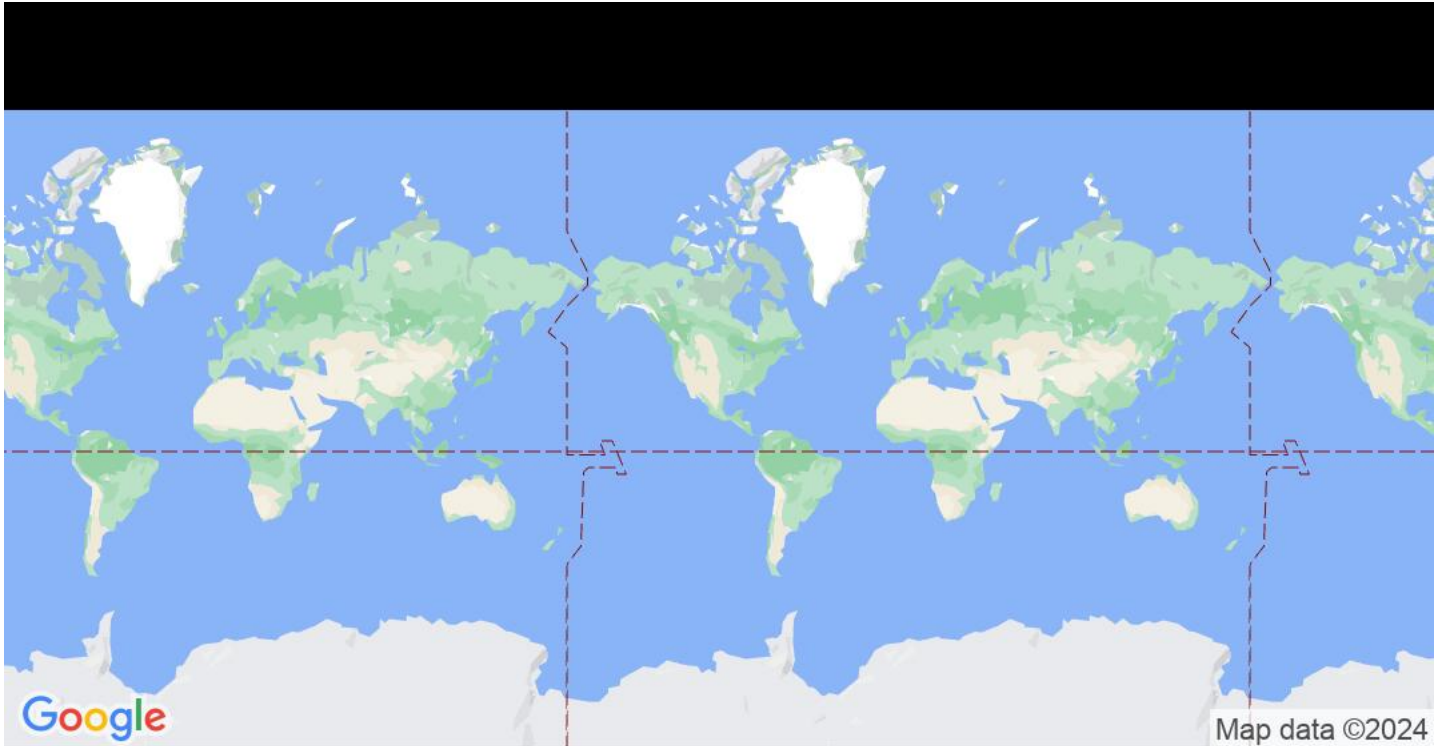
CASH FLOW SUMMARY (HOLD)

<div> <div> 235 S 32nd st Camden, NJ 08105 </div> <div> Drew Conway South Jersey Wholesale Deals 856-250-1202 </div> </div>									
Month	0	1	2	3	4	5	6	7	8
Purchase	(89,000)								
Closing Costs	(1,000)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(375)	(375)	(375)	(375)				
Rehab Draws/Expenses	(5,000)								
Interest (Paid or Accrued)		0	0	0	0				
Total Cash Spent in Period	(95,000)	(375)	(375)	(375)	(375)				
Cumulative Financed	0	0	0	0	0				
Cumulative Cost Basis	(95,000)	(95,375)	(95,750)	(96,125)	(96,500)				
Cash Tied up in Deal					96,500				
Equity Left in Deal					130,000				

COMPARABLE SALES REPORT

Property Address: **235 S 32nd st**
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Property Address:	Beds	Baths	Sq. Ft.	Date Sold	Year Built	Sales Price	\$/Sq. Ft.	Dist	Notes
1. 3079 Mickle St Camden NJ	3	1	1,176	04/18/2019		104,000	88	0.21	
2. 127 N 35th St Camden NJ	0	0	1,614	06/10/2019		110,000	68	0.43	
3. 3086 Federal St Camden NJ	3	1	1,604	08/28/2019		117,000	73	0.26	
4. 2937 Waldorf Ave Camden NJ	0	0	1,512	06/13/2019		95,000	63	0.36	
5. 123 N 32nd St Camden NJ	3	2	1,292	01/31/2019		110,000	85	0.39	
6. 3041 Mickle St Camden NJ	3	1	1,239	07/17/2019		120,000	97	0.26	
7. 6563 Irving Ave Pennsauken NJ	4	2	1,739	04/18/2019		105,000	60	0.37	
8. 36 S 33rd St Camden NJ	4	2	1,836	07/18/2019		142,000	77	0.17	
9. 138 S 32nd St Camden NJ	4	1	1,494	02/14/2019		150,000	100	0.09	

Average