

## **New Camden deal**

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



**Its a row duplex, 2 side by side, 1 bed/1 bath each, a total of 4 units. 235 was updated and 233 has older bathroom and kitchen. \$700/mo for top and \$650/mo for bottom**

**Exclusively Presented By:**

**Drew Conway**

**South Jersey Wholesale Deals**

**75 N Haddon ave**

**Haddonfield**

**856-250-1202**

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**[www.southjerseywholesaled Deals.com](http://www.southjerseywholesaled Deals.com)**



# BUYER MARKETING SHEET (HOLD)

Property Address: **233 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:

<b><u>PURCHASE/REHAB ASSUMPTIONS</u></b>		<b>% of ARV</b>
After-Repair Value (ARV)	130,000.00	
<b>Purchase Price (Offer Price)</b>	<b>89,000.00</b>	<b>68%</b>
Rehab Costs	5,000.00	4%
Total Closing and Holding Costs	2,500.00	2%
Total Financing Costs	-	0%
<b>Total Project Cost Basis</b>	<b>96,500.00</b>	<b>74%</b>
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	<b>11.2%</b>	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		

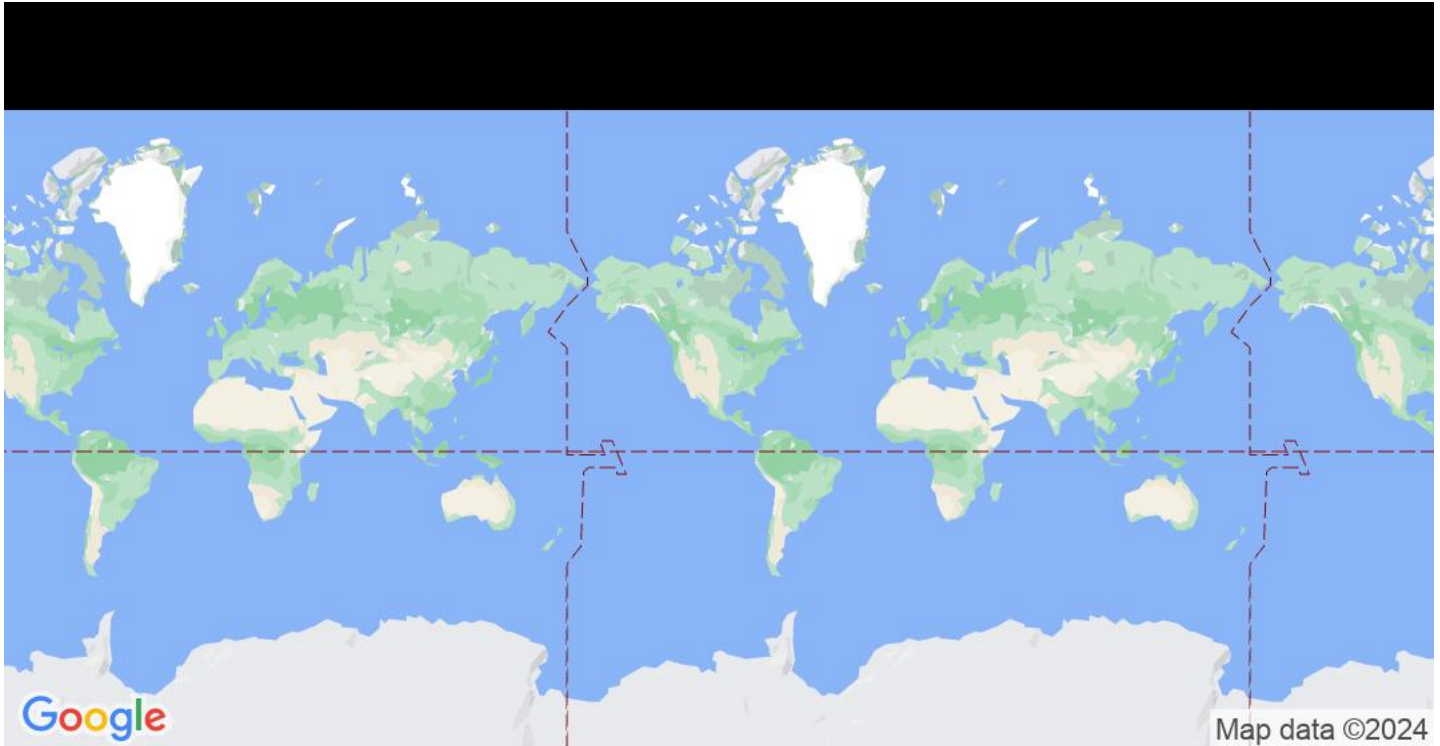
## CASH FLOW SUMMARY (HOLD)

<div> <div> <b>233 S 32nd st</b>  <b>Camden, NJ 08105</b> </div> <div> <b>Drew Conway</b>  <b>South Jersey Wholesale Deals</b>  <b>856-250-1202</b> </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: **233 S 32nd st**  
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 Bedrooms: **1** Baths: **1** Sq.Feet: **1672** Built: **1942**  
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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	0.42	
3. 3433 Merriel Ave Camden NJ	2	2	1,134	05/07/2019		99,000	87	0.49	
4. 3086 Federal St Camden NJ	3	1	1,604	08/28/2019		117,000	73	0.26	
5. 2922 Royden St Camden NJ	3	1	1,024	02/15/2019		96,500	94	0.37	
6. 123 N 32nd St Camden NJ	3	2	1,292	01/31/2019		110,000	85	0.38	
7. 3041 Mickle St Camden NJ	3	1	1,239	07/17/2019		120,000	97	0.26	
8. 36 S 33rd St Camden NJ	4	2	1,836	07/18/2019		142,000	77	0.16	
9. 138 S 32nd St Camden NJ	4	1	1,494	02/14/2019		150,000	100	0.08	

**Average**