

# **Buy and Hold in Brown Mills!**

**49 Orange ave  
Browns Mills, NJ 08015**



**Ranch style home, attached garage. Heating and air conditioning unit are about 5 years old. The neighborhood is awesome. Easy Rental!!**

**Exclusively Presented By:**

**Drew C.**

**South Jersey Wholesale Deals**

**75 N Haddon ave**

**Haddonfield**

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



## BUYER MARKETING SHEET (HOLD)

Property Address: **49 Orange ave**  
 Property City, State, ZIP: **Browns Mills, NJ 08015**  
 Bedrooms: **3** Baths: **1** Sq.Feet: **1080** Built: **1971**

Notes:

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### Project Description:

<b><u>PURCHASE/REHAB ASSUMPTIONS</u></b>		% of ARV
After-Repair Value (ARV)	145,000.00	
<b>Purchase Price (Offer Price)</b>	<b>107,000.00</b>	74%
Rehab Costs	5,000.00	3%
Total Closing and Holding Costs	2,000.00	1%
Total Financing Costs	-	0%
<b>Total Project Cost Basis</b>	<b>114,000.00</b>	79%
Total Amount Financed	-	
Total Cash Committed	114,000.00	

### **PROJECTED RESULTS**

Projected Monthly Rent (net of vacancy)	1,600.00		
Projected Monthly Expenses	340.00		
Projected Monthly Net Operating Income	1,260.00		
Cap Rate Based on Cost Basis	13.3%	Sweat Equity at End of Rehab	31,000.00
Cap Rate Based on ARV	<b>10.4%</b>	Monthly Cash Flow (before-tax)	1,260.00
Assumed Time to Complete Rehab	1 Month	Cash-on-Cash Return (before-tax)	13.3%
Assumed Time to Lease Up	0 Months		
Total Time between Acquisition and Lease-up	1 Month		

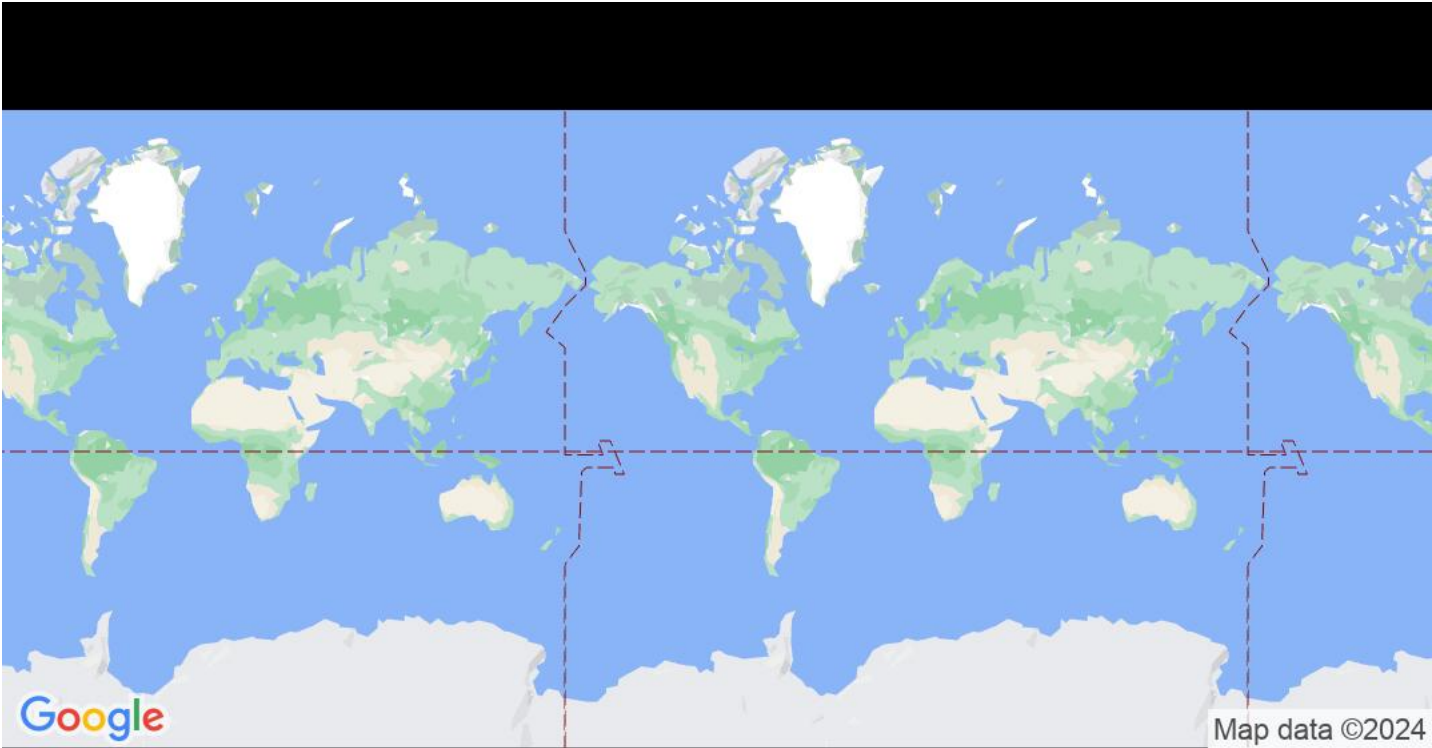
## CASH FLOW SUMMARY (HOLD)

<div> <div> <b>49 Orange ave</b>  <b>Browns Mills, NJ 08015</b> </div> <div> <b>Drew C.</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	(107,000)								
Closing Costs	(1,000)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(1,000)							
Rehab Draws/Expenses	(5,000)								
Interest (Paid or Accrued)		0							
Total Cash Spent in Period	(113,000)	(1,000)							
Cumulative Financed	0	0							
Cumulative Cost Basis	(113,000)	(114,000)							
Cash Tied up in Deal		114,000							
Equity Left in Deal		145,000							

COMPARABLE SALES REPORT

Property Address: **49 Orange ave**  
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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									