



Presents “*Exponential Insights*”



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At a Glance:

Properties currently under contract = 7

Properties awaiting building permits = 121

Properties SOLD over last 30 days = 6

Properties scheduled to sell in next 30 days = 4

WELCOME

“Exponential Insights” Newsletter: **V2 PROPERTIES WINS DEVELOPER OF THE YEAR AWARD!**

We Win!

Fantastic News! This past Tuesday (12/11) the entire V2 Properties Team attended The Philadelphia Inquirer’s presentation at the Crystal Tea Room in Philadelphia. It was a very special day in the history of our company. We achieved this prestigious “Developer of the Year” award with very hard work over the past several years, day after day always working to be better and providing a top quality product for our buyers at a fair price. It’s important to note that NONE of this would be possible without incredible support from all of our investors and business partners. THANK YOU! **Happy Holidays**

From all of us at V2 Properties to all of you...We want to wish everyone a very happy holiday season! See you in 2019!!!





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CONTACT

Want to find Your Property?

- Go to "Edit Tool Bar"
- Select 'Find'
- Enter Address & hit Next



IN THE NEWS

- <https://www.curbed.com/2018/12/10/18127314/architect-developer-urbanism>



The Architect / Developer relationship is a key to a successful project. Innovation and creativity come from both parties. Check out the article to the left to learn more.

Property assessments is always a hot topic, especially in Philadelphia with so much development going on, check out the article to the right for more insight.

- <https://www.phillyvoice.com/philadelphia-city-council-independent-audit-property-value-assessments/>



- <https://www.bisnow.com/philadelphia/news/multifamily/philadelphia-multifamily-still-has-room-to-grow-if-it-can-incentivize-developers-94221>



Multi-Family homes are appealing to developers, cities are looking for ways to incentivize builders to develop more. Check out the article to the left to learn more.



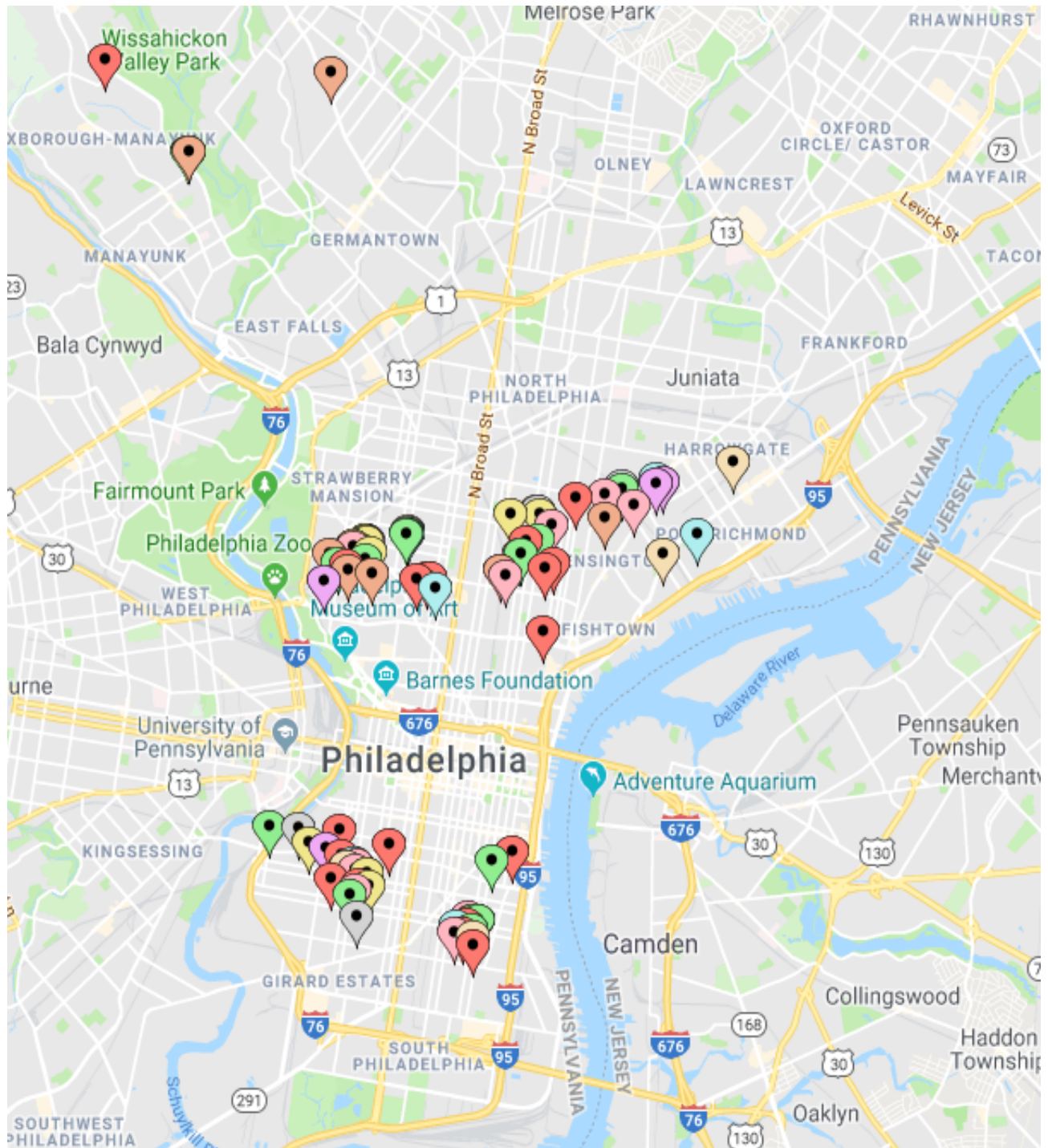
V² Properties proudly presents:

The Featured Property of the Month!

Located in Fishtown, our recently completed property at 1919 E. Arizona Street is on the market. The first floor has a nice open floor plan. The home also features a significant number of amenities, including: granite counters in the kitchen and on the vanity tops in the bathrooms, master bedroom includes a tray ceiling with crown molding illuminated with accent lighting, video doorbell, nest thermostat, alarm system and a roof deck with great views. WOW! This one won't last long.



WHERE ARE OUR PROJECTS



PHASE ONE

Property Addresses (click on address to see pictures)

EXPECTED COMPLETION: When a home is in this phase it is approximately 4.5 months away from being listed for sale.

Phase One Description: After a building permit is obtained from the City of Philadelphia, the lot is cleared and excavation is completed. The footers and foundation are poured and as soon as the foundation is set, framing begins. Framing is complete when exterior doors and windows are installed.

- [25 W. Upsal Street](#)
- [220 Cecil B. Moore Ave](#)
- [431 W. Berks Street](#)
- [519 Hoffman Street](#)
- [619 Dupont Street](#)
- [621 A Dupont Street](#)
- [621 B Dupont Street](#)
- [812 Diamond Street](#)
- [924 W. Susquehanna Street](#)
- [927 French Street](#)
- [929 French Street](#)
- [1208 N. 24th Street](#)
- [1230 S. 27th Street](#)
- [1239 S. 17th Street](#)
- [1311 N. Myrtlewood Street](#)
- [1339 N. Randolph Street](#)
- [1400 S. 24th Street](#)
- [1434 S. Ringgold Street](#)
- [1512 N. 27th Street](#)
- [1514 N. 27th Street](#)
- [1556 S. Capitol Street](#)
- [1611 W. Flora Street](#)
- [1711 N. Marshall Street](#)
- [1717 W. Seybert Street](#)
- [1726 S. 20th Street](#)
- [1731 W. Harper Street](#)
- [1737 N. Marshall Street](#)
- [1750 N. Lambert Street](#)
- [1752 N. Lambert Street](#)
- [1756 N. Lambert Street](#)
- [1816 E. Lehigh Street](#)
- [1925 Fernon Street](#)
- [1945 E. Harold Street](#)
- [2044 E. Auburn Street](#)
- [2057 E. Sergeant Street](#)
- [2066 E. Rush Street](#)
- [2068 E. Rush Street](#)
- [2070 E. Rush Street](#)
- [2151 N. Reese Street](#)
- [2241 Pierce Street](#)
- [2312 Pierce Street](#)
- [2508 W. Oxford Street](#)
- [2514 W. Oxford Street](#)
- [2510 W. Master Street](#)
- [2525 W. Oxford Street](#)
- [2529 W. Oxford Street](#)
- [2534 W. Oxford Street](#)
- [2536 W. Oxford Street](#)
- [2616 Collins Street](#)
- [2650 Reed Street](#)
- [2705 W. Stiles Street](#)
- [2715 W. Thompson Street](#)
- [2859 Amber Street](#)
- [2942 W. Master Street](#)
- [3137 Wharton Street](#)
- [7422 Keiffer Street](#)

PHASE TWO

Property Addresses (click on address to see pictures)

EXPECTED COMPLETION: When a home is in this phase it is approximately 3 months away from being listed for sale.

Phase Two Description: After framing is complete the roof deck is weatherproofed. At this point, the house is sealed and rough-in mechanicals (HVAC, Plumbing, Electric and Sprinklers) are installed. Phase two is considered complete after insulation and drywall are installed, along with some additional exterior work.

- [1325 S. Colorado Street](#)
- [1507 N. 27th Street](#)
- [1527 N. 9th Street](#)
- [1531 N. 9th Street](#)
- [1736 N. Marshall Street](#)
- [1845-47 N. 6th Street](#)
- [1900 E. Cumberland Street](#)
- [1912 E. Harold Street](#)
- [2129 N. 5th Street](#)
- [2347 N. Hancock Street](#)
- [2506 W. Master Street](#)
- [2524 W. Oxford Street](#)
- [2526 W. Oxford Street](#)
- [2528 W. Oxford Street](#)
- [2644 E. Cambria Street](#)

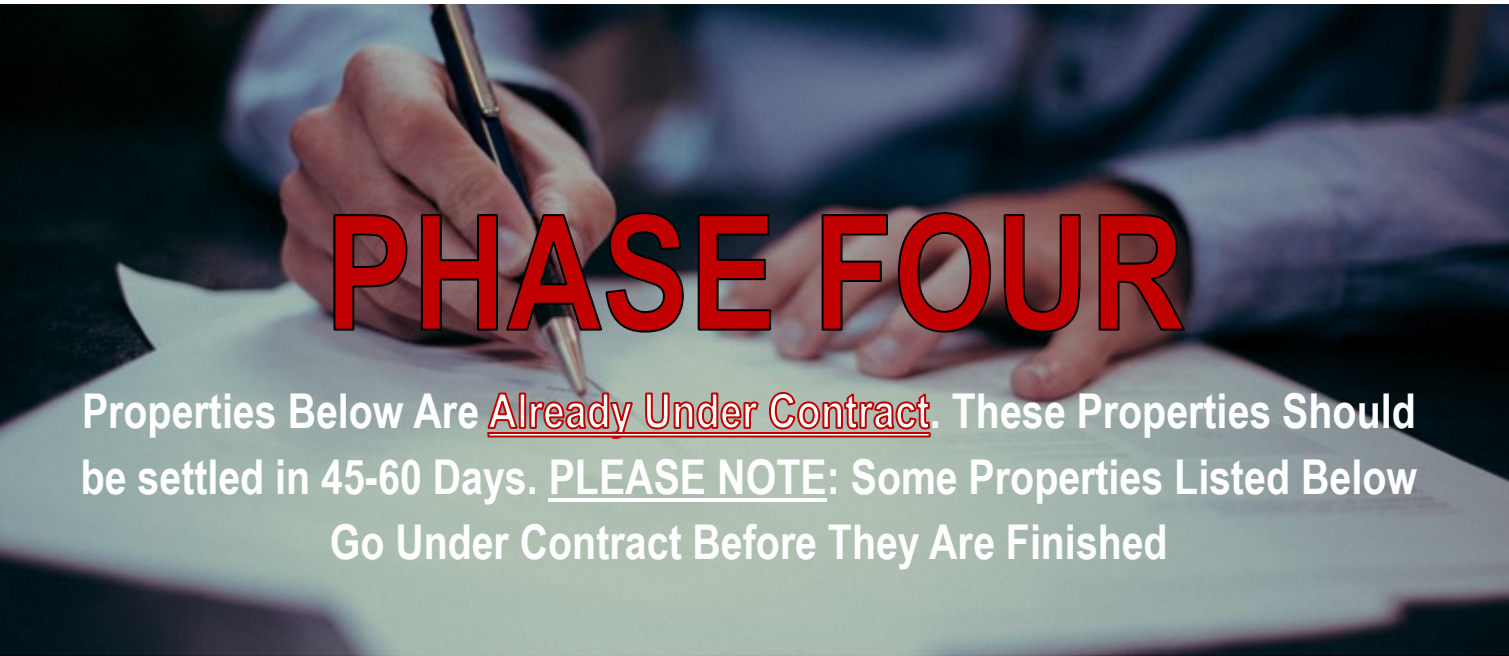
PHASE THREE

Property Addresses (click on address to see pictures)

EXPECTED COMPLETION: When a home is in this phase it is approximately 30-45 days away from being listed for sale.

Phase Three Description: After drywall has been installed we into all finish work, this starts with trim & tile work. The house is painted, hardwood floors are installed as well as kitchen cabinets and granite countertops. All of the mechanical trades complete their finish work during this time. After this, final steps are to install appliances, a final painting and the house is cleaned. Done!

- [435 Manton Street](#)
- [522 Mercy Street](#)
- [607 Hoffman Street](#)
- [905 N 30th Street](#)
- [1214 N. 30th Street](#)
- [1509 Ridge Ave](#)
- [1513 S. Lambert Street](#)
- [1529 S. Lambert Street](#)
- [1726 N. Lambert Street](#)
- [1732 N. Lambert Street](#)
- [1734 N. Lambert Street](#)
- [1744 S. Dorrance Street](#)
- [1618 N. 3rd Street](#)
- [1912 Fernon Street](#)
- [1920 Fernon Street](#)
- [1922 S. Lambert Street](#)
- [1946 E Harold Street](#)
- [2031 Sigel Street](#)
- [2051 Fernon Street](#)
- [2126 S. 5th Street](#)
- [2129 Tasker Street](#)
- [2133 S. Opal Street](#)
- [2145 N. Randolph Street](#)



PHASE FOUR

Properties Below Are Already Under Contract. These Properties Should be settled in 45-60 Days. PLEASE NOTE: Some Properties Listed Below Go Under Contract Before They Are Finished

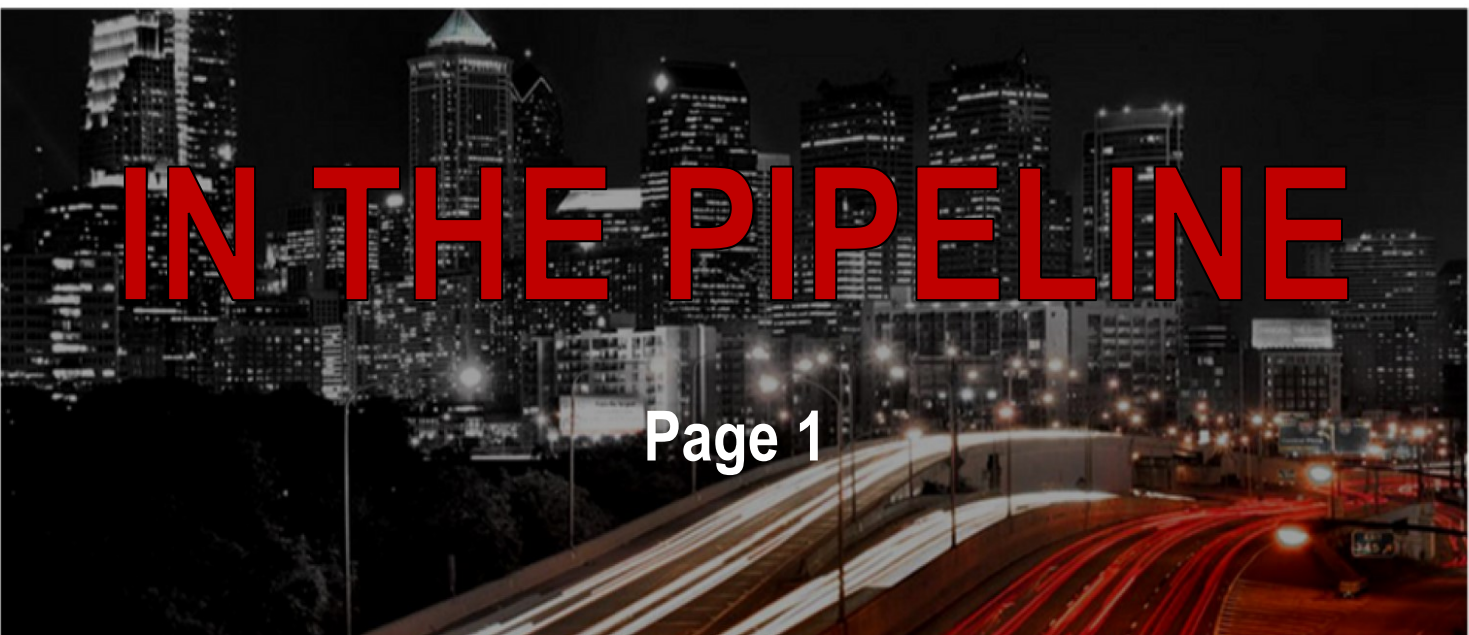
- 1241 N. 19th Street
- 1752 W. Seybert Street
- 1948 E. Harold Street
- 3356 Agate Street



PHASE FOUR

Property Listed Below are On The Market, But Not Under Contract. We Expect to Have These Properties Under Contract in The Next 30-45 Days.

- 224 W. Wildey Street
- 441 Dudley Street
- 443 Dudley Street
- 521 Dudley Street
- 525 Dudley Street
- 608 McKean Street
- 627 Cantrell Street
- 721 Winton Street
- 730 Jefferson Street
- 742 W Master Street
- 1020 S 2nd Street
- 1258 S 28th Street
- 1522 S. Lambert Street
- 1919 E. Arizona Street
- 2017 McClellan Street
- 2225 S 5th Street
- 2319 Pierce Street
- 2440 W. Jefferson Street
- 2626 E Harold Street

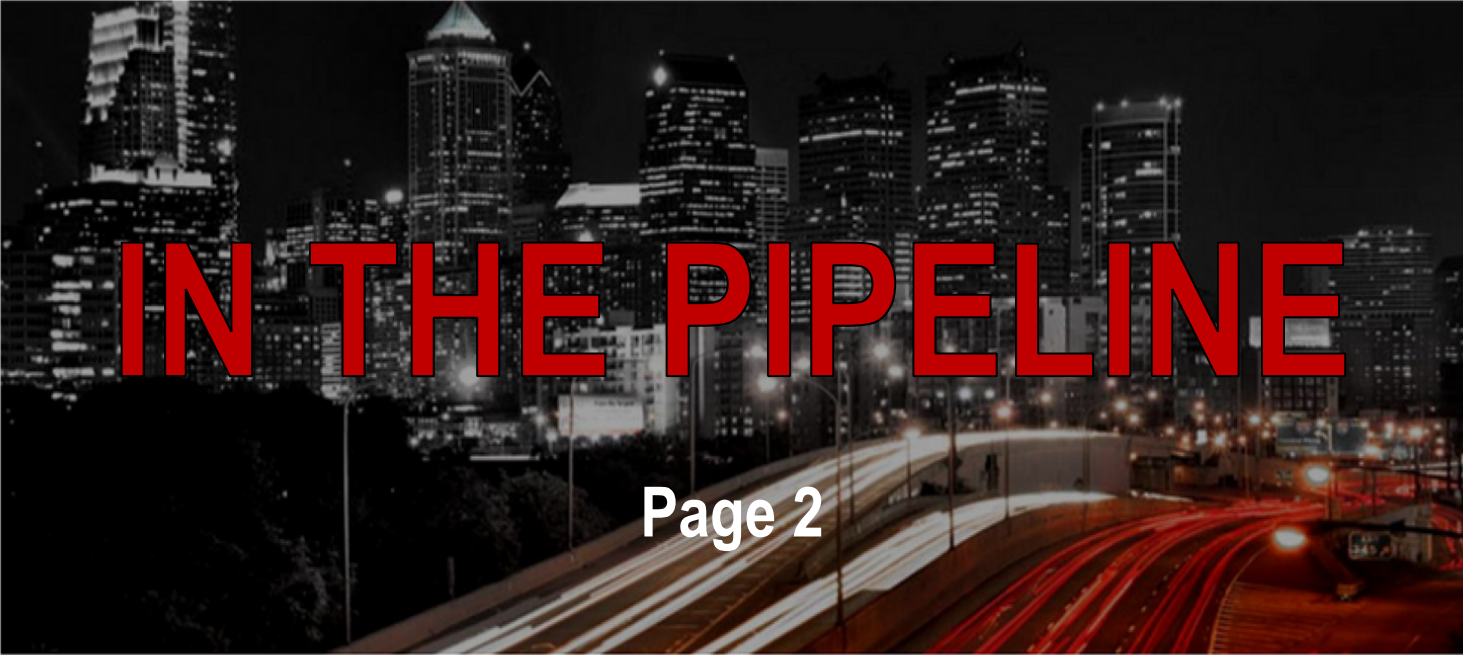


IN THE PIPELINE

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Upcoming Building Permits

- 231-233 E Johnson Street
- 621 & 623 Cantrell Street
- 920 French Street
- 925 French Street
- 932 & 938 Edgley Street
- 955 N. 43rd Street
- 1039 S. Randolph Street
- 1228-30 W. Oxford Street
- 1230 E. Oxford Street
- 1232 S. 23rd Street
- 1233 S. Bucknell Street
- 1254 N. Burns Street
- 1275 S. Ringgold Street
- 1305 N. Myrtlewood Street
- 1308 S. 28th Street
- 1320 S. 7th Street
- 1328 S. Ringgold Street
- 1335 S. Lambert Street
- 1400 S. 27th Street
- 1419 Poplar Street
- 1517-23 Stillman Street
- 1524 W. Stiles Street
- 1527 S. Lambert Street
- 1528 W. Seybert Street
- 1538 N. 7th Street
- 1546 S. Capitol Street
- 1547 S. Capitol Street
- 1615 S. 21st Street
- 1637 W. Seybert Street
- 1700 N. Marshall Street
- 1710 N. Lambert Street
- 1711 N. Marshall Street
- 1719 N. 27th Street
- 1719 N. Lambert Street
- 1733 N. 27th Street
- 1740 N. Lambert Street
- 1746-48 Waterloo Street
- 1752 N. 27th Street
- 1760 N. Lambert Street
- 1805 E. Albert Street
- 1836 Ingersoll Street
- 1842 Ingersoll Street
- 1845 N. 19th Street
- 1914 N. Leithgow Street
- 1920 E. Arizona Street
- 1925 N. Marshall Street
- 1927 W. Diamond Street
- 1937 Fontain Street
- 1940 S. 6th Street
- 1941 N. Orianna Street



IN THE PIPELINE

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- 1951 N. Darien Street
- 1959 N. Orianna Street
- 2012 N. Randolph Street
- 2021 N. Lawrence Street
- 2022 Kimball Street
- 2041 E. William Street
- 2063 E. William Street
- 2047 N. 9th Street
- 2048 E. Rush Street
- 2053 E. Monmouth Street
- 2055 E. Orleans Street
- 2059 Rush Street
- 2067 E. Birch Street
- 2073 Clementine Street
- 2077 Clementine Street
- 2079 E. Clementine Street
- 2089 Clementine Street
- 2108 N. 3rd Street
- 2113 E. Stella Street
- 2117 Bellmore Street
- 2118 Sigel Street
- 2120 E. Commissioner Street
- 2120 Bellmore Street
- 2120 E. William Street
- 2125 E. Orleans Street
- 2128 E. Monmouth Street
- 2128 Birch Street
- 2129 Monmouth Street
- 2123 N. Orianna Street
- 2131 N. 10th Street
- 2132 McClellan Street
- 2134 N. 4th Street
- 2134 N. 19th Street
- 2137 N. Darien Street
- 2141 E. Birch Street
- 2146 E. Monmouth Street
- 2153 N. 19th Street
- 2155 E. Orleans Street
- 2158 E. Monmouth Street
- 2216 Wilder Street
- 2246 Wilder Street
- 2241 Pierce Street
- 2245 & 2247 Wilder Street
- 2252 & 2254 N. Hancock St
- 2316 E. Fletcher Street
- 2318 E. Fletcher Street
- 2320 E. Fletcher Street
- 2322 E. Fletcher Street
- 2321 S. Marshall Street
- 2439 W. Oxford Street
- 2444 Ingersoll Street
- 2529 Ingersoll Street
- 2531 N. Front Street
- 2533 W. Oxford Street
- 2838 Agate Street
- 2925 W. Master Street
- 3010 Janey Street
- 3014 W. Oxford Street
- 3053 Collins Street
- 3924 Fairmount Street
- 3931 Fairmount Street
- 3941 Fairmount Street
- 4736 Sheldon Street
- 4741 Fowler Street

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