



## Exponential Insights

### Properties At A Glance



15

Currently Under Contract



106

Awaiting Building Permits



3

Sold In Last 30 days



5

Scheduled To Sell In Next  
30 days

### HELLO from Vince

#### Off to a Great Start in 2019!

The welcome section of the January issue of Exponential Insights newsletter, focused on all of our success in 2018. With this edition of the newsletter we will focus on what we will achieve in 2019.

We are already off and running, January and February are traditionally the slowest months of the year for real estate sales. We have already put 13 properties under contract this year, which is a great start. In addition to putting properties under contract, we continue to have good results with the number of showings at our properties every week.

We are in a great position for the upcoming spring real estate market as well. We currently have 20 properties on the market and another 10-15 that will be on the market by early April.

Key 2019 Projections

- Home Sales: 75
- Sales Revenue: \$35MM
- Return on Investment: 16%
- V2 Rental Portfolio: 25 Units
- And Yes, we expect to keep our flawless track record and deliver 100% of expected investor returns!!

Vince Viney Founder & CEO

Press links

[The Comcast Technology Center Means More To Philly Than You Might Think](#)

02/04/2019

The Comcast Technology Center is open for business, and it could change more about Philadelphia than its skyline.



[PHA opens new \\$45M headquarters in Sharswood](#)

01/29/2019

Consolidating four previous locations around the city



[Philadelphia's Housing Continues to Exhibit Flat Prices but Strong Sales in Q4](#)

01/28/2019

House price appreciation remains very modest while sales volume remains strong. But, there's a few wrinkles



Featured project: [1509 Ridge Avenue - Unit 1](#)

Neighborhood

Francisville

Listing Price

\$415,000





### Features

- 9' ceilings in main living area
- Upgraded Wide Trim Package
- Technology package
- Tax abatement
- Hardwood floors throughout
- Upgraded Lever Style Interior Door Knobs
- Kitchen undercabinet lighting
- Kitchen island
- Granite counters in kitchen
- Wet bar
- 8' ceilings in basement
- Laundry Room
- Tiled Kitchen Backsplash
- 9' ceilings in master
- Full Finished Basement
- Gas hot water heater
- Gas fired heating system
- Pre-wired sound system on roof deck
- Fiberglass Roof Deck
- Brick façade
- Fenced Rear Yard



- Ceiling fans in all bedrooms
- Master bedroom tray ceiling with 'mood lighting'
- 3 Bedrooms
- Frameless Shower Door in Master bath
- Bath Tub
- 3.0 Baths
- Double vanity in master bath room
- Goodman or comparable energy efficient HVAC system

### Description

New construction home with approved 10-year tax abatement. Built by V2 Properties, Philadelphia's Premier Home Builder. Some spectacular features include a rooftop deck with wet bar on the landing, rear yard, granite kitchen, hardwood floors throughout, great technology and more. Wide trim package through home, elegantly tiled baths, a full 3rd floor master suite spacious closets, and private spa-inspired bathroom. This home also has a finished lower level with tile flooring perfect for a 4th bedroom or 2nd living room. The front facade is brick with a designer standing seam metal sided accent panels and iron railing. The exquisite kitchen which has beautiful cabinets, granite counters, granite island with pendant lighting above, a tile backsplash and quality stainless steel appliances! All of the bathroom vanity counter-tops are granite or quartz. The master bedroom includes a tray ceiling with crown molding illuminated with accent lighting. Tech includes: built in speakers, video doorbell, nest thermostat, alarm system, and full home automation compatibility. Top quality new construction home at a very reasonable price, built by the city's premier home builder! Super low taxes. Also, Builder warranty included by a builder with proven reputation of standing behind their warranty!!





# Where Are Our Projects



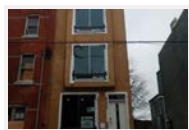
- In the Pipeline
- Phase 1 - Foundation & Framing
- Phase 2 - Mechanicals & Insulation
- Phase 3 - Final Finishes
- On the Market
- Under Contract

# Phase 1



**2838 Agate Street**

Port Richmond



**2508 W Oxford Street**

Brewerytown



**2715 W. Thompson Street**

Brewerytown



**1039 S Randolph Street**

Queen Village



**4741 Fowler Street**

Manayunk



**1339 N. Randolph Street**

Olde Kensington



**2942 W. Master Street - Unit B**

Brewerytown



**2942 W. Master Street - Unit A**

Brewerytown



**1512 N. 27th Street**

Brewerytown



**1514 N. 27th Street**

Brewerytown



**2525 W. Oxford Street**

Brewerytown



**2529 W. Oxford Street**

Brewerytown



**2859 Amber Street**

Port Richmond



**1700 N. Marshall Street**

Olde Kensington



**1760 N. Lambert Street**

Cecil B. Moore / Temple



**2021 N. Lawrence Street**

Olde Kensington



**2131 N. 10th Street**

Cecil B. Moore / Temple



**2705 W. Stiles Street**

Brewerytown



**1945 E. Harold Street**

East Kensington



**431 W. Berks Street - Unit 1**

Olde Kensington



**431 W. Berks Street - Unit 2**

Olde Kensington



**2108 N. 3rd Street**

Olde Kensington



**2132 McClellan Street**

Point Breeze



**1805 E. Albert Street**

East Kensington



**3137 Wharton Street**

Grays Ferry

\$375,000



**1914 N. Leithgow Street**

Cecil B. Moore / Temple



**2241 Pierce Street**

Point Breeze



**1311 N. Myrtlewood Street**

Brewerytown



**1752 N. 27th Street**

Brewerytown





**2059 E. Rush Street**

East Kensington



**812 Diamond Street - Unit 1**

Cecil B. Moore / Temple



**2137 N. Darien Street**

Cecil B. Moore / Temple



**519 Hoffman Street**

Whitman / Vineyville

\$400,000



**2444 Ingersoll Street**

Sharswood



**1400 S. 24th Street - Unit 2**

Point Breeze



**1400 S. 24th Street - Unit 1**

Point Breeze



**924 W. Susquehanna Avenue - Unit 1**

Cecil B. Moore / Temple



**2044 E. Auburn Street**

East Kensington



**1230 S. 27th Street - UNIT 1**

Grays Ferry

\$280,000



**7422 Keiffer Street**

Roxborough



**2066 E. Rush Street**

East Kensington



**2068 E. Rush Street**

East Kensington



**2070 E. Rush Street**

East Kensington



**2123 N. Orianna Street**

Olde Kensington





**927 French Street**

Cecil B. Moore / Temple



**929 French Street**

Cecil B. Moore / Temple



**1959 N. Orianna Street**

Olde Kensington



**1925 N. Marshall Street, Unit 1**

Olde Kensington



**1925 N. Marshall Street, Unit 2**

Olde Kensington



**1925 N. Marshall Street, Unit 3**

Olde Kensington



**2048 E. Rush Street**

East Kensington



**2245 Wilder Street**

Point Breeze



**2247 Wilder Street**

Point Breeze



**1230 S. 27th Street - UNIT 2**

Grays Ferry

\$320,000



**621 Cantrell Street**

Whitman / Vineyville



**623 Cantrell Street**

Whitman / Vineyville



**1925 Fernon Street**

Point Breeze



**1740 N. Lambert Street**

Cecil B. Moore / Temple



**1710 N. Lambert Street**

Cecil B. Moore / Temple



**1941 N. Orianna Street**

Olde Kensington



**1637 W. Seybert Street**

Cecil B. Moore / Temple



**1943 N. Orianna Street**

Olde Kensington



**924 W. Susquehanna Avenue - Unit 2**

Cecil B. Moore / Temple



**812 Diamond Street - Unit 2**

Cecil B. Moore / Temple

## Phase 2



**1737 N. Marshall Street**

Olde Kensington



**2514 W. Oxford Street**

Brewerytown



**1731 W Harper Street**

Francisville



**1325 S. Colorado Street**

Point Breeze



**2650 Reed Street**

Grays Ferry



**1726 S. 20th Street**

Point Breeze

\$450,000



**1711 N. Marshall Street**

Olde Kensington



**619 Dupont Street**

Roxborough



**1750 N. Lambert Street**

Cecil B. Moore / Temple



**1752 N. Lambert Street**

Cecil B. Moore / Temple



**1756 N. Lambert Street**

Cecil B. Moore / Temple



**2151 N. Reese Street**

West Kensington



**2510 W. Master Street**

Brewerytown



**2525 Salmon Street**

Port Richmond

\$500,000



**2644 E. Cambria Street**

Port Richmond

\$415,000



**621-A Dupont Street**

Roxborough



**621-B Dupont Street**

Roxborough



**1912 E. Harold Street**

East Kensington



**1816 E. Lehigh Avenue**

East Kensington



**1717 W. Seybert Street**

Cecil B. Moore / Temple



**2524 W. Oxford Street**

Brewerytown



**2526 W. Oxford Street**

Brewerytown



**2528 W. Oxford Street**

Brewerytown



**2534 W. Oxford Street**

Brewerytown





**2536 W. Oxford Street**

Brewerytown



**1239 S. 17th Street**

Point Breeze

\$525,000



**1556 S. Capitol Street**

Point Breeze

\$435,000



**1434 S. Ringgold Street**

Point Breeze



**1611 W. Flora Street**

Cecil B. Moore / Temple



**2616 Collins Street**

East Kensington



**125 Patriot Drive**

Collegeville/Trappe/Royersford



**1845-47 N. 6th Street, Unit 1**

Olde Kensington



**1845-47 N. 6th Street, Unit 2**

Olde Kensington



**1845-47 N. 6th Street, Unit 3**

Olde Kensington



**1845-47 N. 6th Street, Unit 4**

Olde Kensington



**1845-47 N. 6th Street, Unit 5**

Olde Kensington



**1845-47 N. 6th Street, Unit 6**

Olde Kensington



**1845-47 N. 6th Street, Unit 7**

Olde Kensington



**1845-47 N. 6th Street, Unit 8**

Olde Kensington



**1845-47 N. 6th Street, Unit 9**

Olde Kensington



**2312 Pierce Street**

Point Breeze

## Phase 3



**2126 S. 5th Street**

Whitman / Vineyville



**2057 E. Sergeant Street**

East Kensington



**1507 N. 27th Street**

Brewerytown



**1531 N. 9th Street**

Cecil B. Moore / Temple



**1726 N. Lambert Street**

Cecil B. Moore / Temple



**1728 N. Lambert Street**

Cecil B. Moore / Temple



**1732 N. Lambert Street**

Cecil B. Moore / Temple



**1734 N. Lambert Street**

Cecil B. Moore / Temple



**2347 N. Hancock Street**

Olde Kensington



**1527 N. 9th Street**

Cecil B. Moore / Temple



**1922 S. Lambert Street - UNIT 1**

Point Breeze

\$340,000



**1922 S. Lambert Street - UNIT 2**

Point Breeze

\$340,000



**2145 N. Randolph Street**

Olde Kensington



**1208 N. 24th Street, Unit 1**

Sharswood



**1208 N. 24th Street, Unit 2**

Sharswood



**2129 N. 5th Street**

Olde Kensington

## Under Contract



**905 N. 30th Street**

Fairmount

\$750,000



**721 Winton Street**

Whitman / Vineyville

\$375,000



**2506 W. Master Street**

Brewerytown



**1752 W. Seybert Street**

Sharswood

\$350,000



**742 W. Master Street - UNIT A**

Olde Kensington

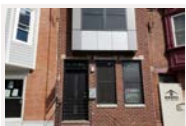
\$285,000



**627 Cantrell Street**

Whitman / Vineyville

\$365,000



**2319 Pierce Street**

Point Breeze

\$340,000



**1900 E. Cumberland Street**

East Kensington

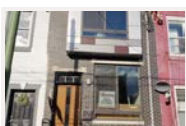
\$460,000



**608 McKean Street**

Whitman / Vineyville

\$429,000








**2129 Tasker Street**








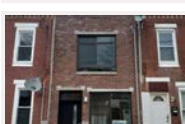

Point Breeze


\$420,000



	<b><u>522 Mercy Street</u></b> Whitman / Vineyville	\$365,000
	<b><u>1736 N. Marshall Street</u></b> Olde Kensington	\$360,000
	<b><u>2022 Kimball Street</u></b> Graduate Hospital	
	<b><u>25 W. Upsal Street</u></b> Mount Airy	\$500,000
	<b><u>220 Cecil B. Moore Avenue</u></b> Olde Kensington	

## On The Market

	<b><u>1946 E. Harold Street</u></b> East Kensington	\$385,000
	<b><u>730 W. Jefferson Street - UNIT A</u></b> Olde Kensington	\$265,000
	<b><u>730 W. Jefferson Street - UNIT B</u></b> Olde Kensington	\$290,000
	<b><u>2017 McClellan Street</u></b> Point Breeze	\$360,000
	<b><u>525 Dudley Street</u></b> Whitman / Vineyville	\$400,000
	<b><u>1529 S. Lambert Street</u></b> Point Breeze	\$380,000
	<b><u>1919 E. Arizona Street</u></b> East Kensington	\$399,900
	<b><u>2031 Sigel Street</u></b> Point Breeze	\$365,000
	<b><u>607 Hoffman Street</u></b> Whitman / Vineyville	\$415,000

	<b><u>1513 S. Lambert Street</u></b> Point Breeze	\$405,000
	<b><u>1522 S. Lambert Street</u></b> Point Breeze	\$405,000
	<b><u>1744 S. Dorrance Street</u></b> Point Breeze	\$400,000
	<b><u>2440 Jefferson Street, Unit 1</u></b> Sharswood	\$275,000
	<b><u>2051 Fernon Street</u></b> Point Breeze	\$400,000
	<b><u>2440 Jefferson Street, Unit 2</u></b> Sharswood	\$300,000
	<b><u>1920 Fernon Street</u></b> Point Breeze	\$420,000
	<b><u>1912 Fernon Street</u></b> Point Breeze	\$420,000
	<b><u>1509 Ridge Avenue - Commercial</u></b> Francisville	\$125,000
	<b><u>1509 Ridge Avenue - Unit 1</u></b> Francisville	\$415,000

## In The Pipeline

	<b><u>1927 W. Diamond Street</u></b> Cecil B. Moore / Temple	
	<b><u>2216 Wilder Street</u></b> Point Breeze	
	<b><u>1615 S. 21st Street</u></b> Point Breeze	
	<b><u>1527 S. Lambert Street</u></b> Point Breeze	



**2316 E. Fletcher Street**

Fishtown



**2318 E. Fletcher Street**

Fishtown



**2925 Master Street**

Brewerytown



**3014 W. Oxford Street**

Brewerytown



**1232 S. 23rd Street**

Point Breeze



**2320 E. Fletcher Street**

Fishtown



**2118 Sigel Street**

Point Breeze



**2322 E. Fletcher Street**

Fishtown



**1940 S. 6th Street**

Olde Kensington



**2529 Ingersoll Street**

Brewerytown



**4736 Sheldon Street**

Manayunk



**1320 S. 7th Street**

East Passyunk



**2128 E. Birch Street**

East Kensington



**1538 N. 7th Street - UNIT 1**

Olde Kensington



**1538 N. 7th Street - UNIT 2**

Olde Kensington





**2533 W. Oxford Street**

Brewerytown



**2128 E. Monmouth Street**

East Kensington



**1233 S. Bucknell Street**

Point Breeze



**2146 E. Monmouth Street**

East Kensington



**1524 W. Stiles Street, Unit 1**

Francisville



**1524 W. Stiles Street, Unit 2**

Francisville



**1419 Poplar Street - Unit 1**

Francisville



**1419 Poplar Street - Unit 2**

Francisville



**1419 Poplar Street - Unit 3**

Francisville



**2077 E. Clementine Street**

East Kensington



**2047 N. 9th Street - Unit 1**

Cecil B. Moore / Temple



**2047 N. 9th Street - Unit 2**

Cecil B. Moore / Temple



**2153 N. 19th Street**

Sharswood


















**2012 N. Randolph Street**

Olde Kensington



**2055 E. Orleans Street**

East Kensington

	<b><u>2155 E. Orleans Street</u></b> East Kensington	
	<b><u>1546 S. Capitol Street</u></b> Point Breeze	
	<b><u>1547 S. Capitol Street</u></b> Point Breeze	
	<b><u>1400 S. 27th Street - Unit 1</u></b> Grays Ferry	\$290,000
	<b><u>1400 S. 27th Street - Unit 2</u></b> Grays Ferry	\$320,000
	<b><u>3924 Fairmount Street</u></b> Mantua	
	<b><u>3931 Fairmount Street</u></b> Mantua	
	<b><u>1845 N. 19th Street</u></b> Cecil B. Moore / Temple	
	<b><u>1719 N. 27th Street</u></b> Brewerytown	
	<b><u>932 Edgley Street</u></b> Cecil B. Moore / Temple	
	<b><u>938 Edgley Street</u></b> Cecil B. Moore / Temple	
	<b><u>1842 Ingersoll Street</u></b> Cecil B. Moore / Temple	
	<b><u>3915 Dexter Street</u></b> Manayunk	
	<b><u>1230 E. Oxford Street</u></b> Fishtown	
	<b><u>1228 E. Oxford Street</u></b> Fishtown	



**2120 E. Commissioner Street**

East Kensington



**2120 Bellmore Street**

East Kensington



**1746 Waterloo Street**

Olde Kensington



**1748 Waterloo Street**

Olde Kensington



**2089 E. Clementine Street**

East Kensington



**2129 E. Monmouth Street**

East Kensington



**2067 E. Birch Street**

East Kensington



**2125 E. Orleans Street**

East Kensington



**3010 Janney Street**

East Kensington



**1517 N. Stillman Street, Unit 1**

Brewerytown



**1254 N. Burns Street**

Cecil B. Moore / Temple



**1519 N. Stillman Street, Unit 1**

Brewerytown



**1521 N. Stillman Street, Unit 1**

Brewerytown



**1519 N. Stillman Street, Unit 2**

Brewerytown



**1517 N. Stillman Street, Unit 2**

Brewerytown





**955 N. 43rd Street**

Mantua



**231 E. Johnson Street**

Mount Airy



**233 E. Johnson Street**

Mount Airy



**1517 N. Stillman Street, Unit 3**

Brewerytown



**1937 Fontain Street**

Cecil B. Moore / Temple



**1517 N. Stillman Street, Unit 4**

Brewerytown



**1519 N. Stillman Street, Unit 3**

Brewerytown



**1519 N. Stillman Street, Unit 4**

Brewerytown



**1521 N. Stillman Street, Unit 2**

Brewerytown



**1521 N. Stillman Street, Unit 3**

Brewerytown



**1521 N. Stillman Street, Unit 4**

Brewerytown



**1523 N. Stillman Street, Unit 1**

Brewerytown



**1523 N. Stillman Street, Unit 2**

Brewerytown



**1523 N. Stillman Street, Unit 3**

Brewerytown



**1523 N. Stillman Street, Unit 4**

Brewerytown



**1523 N. Stillman Street, Unit 5**

Brewerytown



**2073 E. Clementine Street**

East Kensington



**2113 E. Stella Street**

East Kensington



**1836 Ingersoll Street**

Cecil B. Moore / Temple



**3053 Collins Street**

East Kensington



**2041 E. William Street**

East Kensington



**2063 E. William Street**

East Kensington



**2141 E. Birch Street**

East Kensington



**2321 S. Marshall Street**

Whitman / Vineyville



**1528 W. Seybert Street**

Cecil B. Moore / Temple



**1328 S. Ringgold Street**

Point Breeze



**2246 Wilder Street**

Point Breeze



**2134 N. 4th Street**

Olde Kensington















**2158 E. Monmouth Street**

East Kensington



**2079 E. Clementine Street**

East Kensington

	<b><u>2120 E. William Street</u></b> East Kensington	
	<b><u>1308 S. 28th Street</u></b> Grays Ferry	\$410,000
	<b><u>2439 W. Oxford Street</u></b> Brewerytown	
	<b><u>920 French Street</u></b> Cecil B. Moore / Temple	
	<b><u>925 French Street</u></b> Cecil B. Moore / Temple	
	<b><u>2117 Bellmore Street</u></b> East Kensington	
	<b><u>3941 Fairmount Avenue</u></b> Mantua	
	<b><u>2531 N. Front Street</u></b> Olde Kensington	
	<b><u>1335 S. Lambert Street</u></b> Point Breeze	
	<b><u>1719 N. Lambert Street</u></b> Cecil B. Moore / Temple	
	<b><u>2128 E. Dauphin Street</u></b> Fishtown	
	<b><u>2134 N. 19th Street</u></b> Sharswood	



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