



Exponential Insights

Properties At A Glance



8

Currently Under Contract



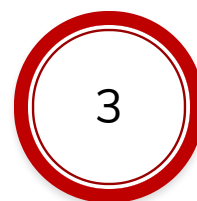
157

Awaiting Building Permits



5

Sold In Last 30 days



3

Scheduled To Sell In Next
30 days

A Message from "Double V":

Unprecedented Success!

There is so much to be excited about as a new year gets underway, every year presents new opportunities and we are already in a great position for the upcoming 2019 spring real estate market. We have a solid group of houses across the city that are 100% complete and that number will grow as we finish more houses over the next six weeks.

While we are excited about the new year, we will share our 2019 goals in our February, 2019 newsletter, let's take a look back at just a few of our significant accomplishments in 2018:

- Won Philadelphia Inquirer's 'Developer of the Year' award
- Launched new V2 Properties website
- Hosted holiday party for over 120 investors and business partners
- We obtained 108 building permits from August 1st through December 31st

Key 2018 Metrics

- 184 homes sold / in process in Philadelphia. Target was 169 homes
- Sold & Settled 102 homes. Target was 55 homes
- \$39.2MM in Sales Revenue. Target was \$20MM in Sales Revenue
- **Our most important 2018 Metric: 100% of projects yielded full investor profit!!!**

Press links

[Audit finds flaws in OPA's methods for conducting property assessments](#)

01/07/2019

Council members are calling for an OPA reform



[As Global Indicators Cause Concern, Philly Banks On Its Slow-And-Steady History](#)

01/07/2019

Philadelphia has long had a reputation as a market not as prone to booms or busts.



[The Best Markets For Real Estate Investments In 2019](#)

01/07/2019

You can never know when a real estate bubble will burst



Featured project: [2051 Fernon Street](#)

Neighborhood

Point Breeze

Listing Price

\$400,000





Features

- Laundry Room
- Upgraded Wide Trim Package
- Wet bar
- Granite counters in kitchen

- Kitchen undercabinet lighting
- Kitchen island
- Tiled Kitchen Backsplash
- Upgraded Lever Style Interior Door Knobs
- Hardwood floors throughout
- Tax abatement
- Technology package
- 9' ceilings in main living area
- Frameless Shower Door in Master bath
- 9' ceilings in master
- Full Finished Basement
- 3.0 Baths
- Bath Tub
- 3 Bedrooms
- Master bedroom tray ceiling with 'mood lighting'
- 8' ceilings in basement
- Ceiling fans in all bedrooms
- Brick façade
- Fiberglass Roof Deck
- Pre-wired sound system on roof deck
- Gas fired heating system
- Gas hot water heater
- Goodman or comparable energy efficient HVAC system
- Fenced Rear Yard
- Double vanity in master bath room

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!!

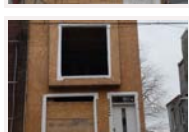
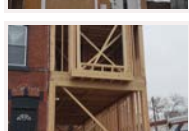
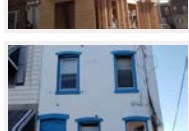


Where Are Our Projects



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

Phase 1

	<u>1737 N. Marshall Street</u> Olde Kensington
	<u>2514 W. Oxford Street</u> Brewerytown
	<u>2508 W Oxford Street</u> Brewerytown
	<u>2715 W. Thompson Street</u> Brewerytown
	<u>2942 W. Master Street - Unit B</u> Brewerytown
	<u>2942 W. Master Street - Unit A</u> Brewerytown
	<u>2650 Reed Street</u> Grays Ferry
	<u>1512 N. 27th Street</u> Brewerytown
	<u>1514 N. 27th Street</u> Brewerytown
	<u>2525 W. Oxford Street</u> Brewerytown
	<u>2529 W. Oxford Street</u> Brewerytown
	<u>2859 Amber Street</u> Port Richmond
	<u>1711 N. Marshall Street</u> Olde Kensington
	<u>619 Dupont Street</u> Roxborough



1750 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



2705 W. Stiles Street

Brewerytown



1945 E. Harold Street

East Kensington



621-A Dupont Street

Roxborough



621-B Dupont Street

Roxborough



25 W. Upsal Street

Mount Airy

\$500,000



431 W. Berks Street - Unit 1

Olde Kensington



431 W. Berks Street - Unit 2

Olde Kensington



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



2044 E. Auburn Street

East Kensington



2312 Pierce Street

Point Breeze

Phase 2



1731 W Harper Street

Francisville



1325 S. Colorado Street

Point Breeze



1726 S. 20th Street

Point Breeze



1507 N. 27th Street

Brewerytown



1531 N. 9th Street

Cecil B. Moore / Temple



1752 N. Lambert Street

Cecil B. Moore / Temple



2525 Salmon Street

Port Richmond

\$500,000



2644 E. Cambria Street

Port Richmond

\$415,000



1527 N. 9th Street

Cecil B. Moore / Temple



1912 E. Harold Street

East Kensington



1816 E. Lehigh Avenue

East Kensington



1717 W. Seybert Street

Cecil B. Moore / Temple



1208 N. 24th Street, Unit 1

Sharswood



1208 N. 24th Street, Unit 2

Sharswood



2524 W. Oxford Street

Brewerytown



2526 W. Oxford Street

Brewerytown



2528 W. Oxford Street

Brewerytown



2129 N. 5th Street

Olde Kensington



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

Phase 3



2126 S. 5th Street

Whitman / Vineyville



905 N. 30th Street

Fairmount

\$750,000



1946 E. Harold Street

East Kensington

\$385,000



2057 E. Sergeant Street

East Kensington



1529 S. Lambert Street

Point Breeze

\$380,000



2031 Sigel Street

Point Breeze

\$365,000



607 Hoffman Street

Whitman / Vineyville

\$400,000



1744 S. Dorrance Street

Point Breeze

\$400,000



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

**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

**1920 Fernon Street**

Point Breeze

\$410,000

**1912 Fernon Street**

Point Breeze

\$410,000

**1509 Ridge Avenue - Commercial**

Francisville

\$125,000

**1509 Ridge Avenue - Unit 1**

Francisville

\$415,000

Under Contract

**224 W. Wildey Street**

Northern Liberties

\$640,000

**2506 W. Master Street**

Brewerytown

**1752 W. Seybert Street**

Sharswood

\$350,000

**1900 E. Cumberland Street**

East Kensington

\$460,000

**521 Dudley Street**

Whitman / Vineyville

\$400,000

**2133 S. Opal Street**

Point Breeze

\$325,000

**1736 N. Marshall Street**

Olde Kensington

\$360,000

**220 Cecil B. Moore Avenue**

Olde Kensington

On The Market

**721 Winton Street**

Whitman / Vineyville

\$375,000

**730 W. Jefferson Street - UNIT A**

Olde Kensington

\$265,000

**730 W. Jefferson Street - UNIT B**

Olde Kensington

\$290,000

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

Olde Kensington

\$285,000

**2017 McClellan Street**

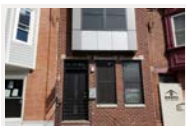
Point Breeze

\$360,000

**627 Cantrell Street**

Whitman / Vineyville

\$365,000

**2319 Pierce Street**

Point Breeze

\$340,000

**525 Dudley Street**

Whitman / Vineyville

\$400,000

**1919 E. Arizona Street**

East Kensington

\$399,900

**608 McKean Street**

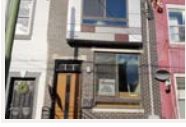
Whitman / Vineyville

\$429,000

**1513 S. Lambert Street**

Point Breeze

\$405,000

	<u>1522 S. Lambert Street</u> Point Breeze	\$405,000
	<u>2440 Jefferson Street, Unit 1</u> Sharswood	\$275,000
	<u>2051 Fernon Street</u> Point Breeze	\$400,000
	<u>2440 Jefferson Street, Unit 2</u> Sharswood	\$300,000
	<u>2129 Tasker Street</u> Point Breeze	\$420,000
	<u>522 Mercy Street</u> Whitman / Vineyville	\$365,000

In The Pipeline

	<u>1927 W. Diamond Street</u> Cecil B. Moore / Temple	
	<u>2216 Wilder Street</u>	
	<u>1615 S. 21st Street</u>	
	<u>1527 S. Lambert Street</u>	
	<u>2316 E. Fletcher Street</u>	
	<u>2318 E. Fletcher Street</u> Fishtown	
	<u>2925 Master Street</u> Brewerytown	
	<u>3014 W. Oxford Street</u> Brewerytown	



1232 S. 23rd Street

Point Breeze



2838 Agate Street

Port Richmond



2320 E. Fletcher Street

Fishtown



1039 S Randolph Street

Queen Village



2118 Sigel Street

Point Breeze



2322 E. Fletcher Street

Fishtown



1940 S. 6th Street



4741 Fowler Street

Manayunk



2529 Ingersoll Street

Brewerytown



1339 N. Randolph Street - UNIT B

Olde Kensington



1339 N. Randolph Street - UNIT A

Olde Kensington



1339 N. Randolph Street - UNIT C

Olde Kensington



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



1700 N. Marshall Street

Olde Kensington



1760 N. Lambert Street

Cecil B. Moore / Temple



2021 N. Lawrence Street

Olde Kensington



2022 Kimball Street

Graduate Hospital



2131 N. 10th Street

Cecil B. Moore / Temple



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



2155 E. Orleans Street

East Kensington



2108 N. 3rd Street

Olde Kensington



1546 S. Capitol Street

Point Breeze



1547 S. Capitol Street

Point Breeze



1400 S. 27th Street - Unit 1

Grays Ferry



1400 S. 27th Street - Unit 2

Grays Ferry



3924 Fairmount Street

Mantua



3931 Fairmount Street

Mantua



1845 N. 19th Street

Cecil B. Moore / Temple



1719 N. 27th Street

Brewerytown



2132 McClellan Street

Point Breeze



932 Edgley Street

Cecil B. Moore / Temple



938 Edgley Street

Cecil B. Moore / Temple



1805 E. Albert Street

East Kensington



3137 Wharton Street

Grays Ferry



1842 Ingersoll Street

Cecil B. Moore / Temple



3915 Dexter Street

Manayunk



1230 E. Oxford Street

Fishtown



1228 E. Oxford Street

Fishtown



1914 N. Leithgow Street

Cecil B. Moore / Temple



2241 Pierce Street

Point Breeze



2120 E. Commissioner Street

East Kensington



1311 N. Myrtlewood Street

Brewerytown



2120 Bellmore Street

East Kensington



1746 Waterloo Street

Olde Kensington



1748 Waterloo Street

Olde Kensington



2089 E. Clementine Street

East Kensington



1752 N. 27th Street

Brewerytown



2129 E. Monmouth Street

East Kensington



2067 E. Birch Street

East Kensington



2125 E. Orleans Street

East Kensington



2059 E. Rush 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



812 Diamond Street

Cecil B. Moore / Temple



955 N. 43rd Street

Mantua



231 E. Johnson Street

Mount Airy



233 E. Johnson Street

Mount Airy



1517 N. Stillman Street, Unit 3

Brewerytown



2137 N. Darien Street

Cecil B. Moore / Temple



1937 Fontain Street

Cecil B. Moore / Temple



519 Hoffman Street

Whitman / Vineyville



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



2444 Ingersoll Street

Sharswood



2073 E. Clementine Street

East Kensington



1400 S. 24th Street - Unit 2

Point Breeze



1400 S. 24th Street - Unit 1

Point Breeze



924 W. Susquehanna Avenue

Cecil B. Moore / Temple



2113 E. Stella Street

East Kensington



1836 Ingersoll Street

Cecil B. Moore / Temple



1230 S. 27th Street - UNIT 1

Grays Ferry



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



3053 Collins Street

East Kensington



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



2041 E. William Street

East Kensington



2063 E. William Street

East Kensington



2048 E. Rush Street

East Kensington



2141 E. Birch Street

East Kensington



2245 Wilder Street

Point Breeze



2247 Wilder Street

Point Breeze



1230 S. 27th Street - UNIT 2

Grays Ferry



2321 S. Marshall Street

Whitman / Vineyville



621 Cantrell Street

Whitman / Vineyville



623 Cantrell Street

Whitman / Vineyville



1528 W. Seybert Street

Cecil B. Moore / Temple



1925 Fernon Street

Point Breeze



1740 N. Lambert 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



2120 E. William Street

East Kensington



1710 N. Lambert Street

Cecil B. Moore / Temple



1308 S. 28th Street

Grays Ferry



1941 N. Orianna Street

Olde Kensington



2439 W. Oxford Street

Brewerytown



920 French Street

Cecil B. Moore / Temple



925 French Street

Cecil B. Moore / Temple



2117 Bellmore Street

East Kensington



3941 Fairmount Avenue

Mantua



2531 N. Front Street

Olde Kensington



1637 W. Seybert Street

Cecil B. Moore / Temple



1943 N. Orianna Street

Olde Kensington



1335 S. Lambert Street

Point Breeze



1719 N. Lambert Street



2128 E. Dauphin Street



2134 N. 19th Street



V2prop.com