



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 = 10

Properties scheduled to sell in next 30 days = 5



# WELCOME

## *“Exponential Insights” Newsletter:* *We love a good challenge*

### **Looking ahead to 3rd & 4th quarters 2018**

As we have highlighted in our newsletters throughout the first half of 2018, this year could have not gotten off to a better start. We have sold a record number of houses and we have exceeded expectations so far in 2018.

With that being said we do face some challenges as we get into the second half of the year, our primary challenge is getting building permits from the city (L&I). Over the past few years we could submit a request for a building permit to the city and expect to have an approved building permit in 30-45 days. That has not been the case for the past several months. The turnaround time for an approved building permit today is 90+ days.

There are several reasons for the slower turnaround times. One is for corner lots, when we build a property on a corner lot, before we can submit a request for a building permit we need approval from the city streets department. The streets department requires us to do a survey, get civil engineers involved and conform with all Americans with

Disabilities Act (ADA). All of this takes a significant amount of time. We have 15 properties in the corner lot approval process at the moment.

Another new requirement by the city, which is impacting every building permit we are working to obtain (including corner lots) is approval of our plans from the Philadelphia Water Department (PWD) that building plans meet city utility requirements. This PWD approval has added at least six weeks to every approval request.

Good news/Bad news is that we are not alone, every developer in the city is in the same boat. Everyone is feeling the same pain trying to get building permits from the city.

I can assure you with 100% certainty that we are doing everything we can to get these permits approved. We follow-up with the city and as well our Architects and Engineers on a daily basis pushing everyone involved to get our permits approved. We appreciate your patience as well.

**Vince Viney**  
**FOUNDER & CEO**



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CONTACT

Want to find Your Property?

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







# IN THE NEWS

- <http://planphilly.com/articles/2018/06/20/81-new-tax-free-sites-ok-d-by-city-council-committee>

PLANPHILLY

*The city has seen significant residential development the past few years, they are offering tax incentives for commercial development in specific areas of the city.*

*If you have ever tried finding a place to park in the city and spent, what seemed like hours trying to find a spot, check out the article to the right.*

- [http://www.philly.com/philly/business/real\\_estate/philadelphia-parking-hard-to-find-2-million-spots-study-development-20180712.html](http://www.philly.com/philly/business/real_estate/philadelphia-parking-hard-to-find-2-million-spots-study-development-20180712.html)

**The Inquirer**  
DAILY NEWS philly.com

- <https://www.forbes.com/sites/forbesrealestatecouncil/2018/07/11/what-investors-get-wrong-about-property-flipping-projects/#a7f31174c2ab>

**Forbes**

*Flipping houses is never as easy as it looks on TV. Check out the article to the left to read about some common mistakes while trying to flip a house.*



**V<sup>2</sup> Properties** proudly presents:

## **The Featured Property of the Month!**

Located in the heart of Vineyville at **721 Winton Street**, this house is on the market and ready to go! It includes beautiful hardwood floors throughout the house, spacious kitchen with granite counters a large master bedroom, third floor wet bar and a roof deck with amazing views of the city.





# 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.

- [435 Manton Street](#)
- [522 Mercy Street](#)
- [607 Hoffman Street](#)
- [1214 N. 30th Street](#)
- [1513 S. Lambert Street](#)
- [1522 S. Lambert Street](#)
- [1529 S. Lambert Street](#)
- [1618 N. 3rd Street](#)
- [1744 S. Dorrance Street](#)
- [1922 S. Lambert Street](#)
- [1946 E Harold Street](#)
- [2031 Sigel Street](#)
- [2051 Fernon Street](#)
- [2129 Tasker Street](#)
- [2133 S. Opal Street](#)
- [2347 N. Hancock 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.

- [441 Dudley Street](#)
- [725 Mercy Street](#)
- [729 Mercy Street](#)
- [730 Jefferson Street](#)
- [1241 N. 19th Street](#)
- [1325 S. Colorado Street](#)
- [1509 Ridge Ave](#)
- [1902 E. Cumberland Street](#)
- [1919 E. Arizona Street](#)
- [1948 E. Harold Street](#)
- [2225 S 5th Street](#)
- [2440 W. Jefferson 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!

- [443 Dudley Street](#)
- [521 Dudley Street](#)
- [525 Dudley Street](#)
- [604 Dudley Street](#)
- [627 Cantrell Street](#)
- [905 N 30th Street](#)
- [1306 N. Dover Street](#)
- [1929 E Letterly Street](#)
- [2017 McClellan Street](#)
- [2040 N. 3rd Street](#)
- [2162 E Gordon Street](#)
- [2319 Pierce Street](#)
- [2613 Potter Street](#)
- [2626 E Harold Street](#)
- [2834 Agate Street](#)
- [3356 Agate 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

- 537 Morse Street
- 725 Mercy Street
- 729 Mercy Street
- 903 N 30th Street
- 1414 N Myrtlewood Street
- 1420 N. Myrtlewood Street
- 2046 E York Street
- 2328 Collins 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
- 608 McKean Street
- 721 Winton Street
- 727 Winton Street
- 742 W Master Street
- 1020 S 2nd Street
- 1235 S Bucknell Street
- 1258 S 28th Street
- 1519 S. Taylor Street



# IN THE PIPELINE

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## Upcoming Building Permits

- 220 Cecil B. Moore Ave
- 228 Manton Street
- 231-233 E Johnson Street
- 431 W. Berks Street
- 519 Hoffman Street
- 812 Diamond Street
- 538 Mercy Street
- 619 Dupont Street
- 722 Daly Street
- 955 N. 43rd Street
- 1039 S. Randolph Street
- 1121 Earl Street
- 1208 N. 24th Street
- 1232 S. 23rd Street
- 1233 S. Bucknell Street
- 1258 S. 28th Street
- 1275 S. Ringgold Street
- 1306 N. Myrtlewood Street
- 1311 N. Myrtlewood Street
- 1339 N. Randolph Street
- 1400 S. 24th Street
- 1400 S. 27th Street
- 1419 Poplar Street
- 1434 S. Ringgold Street
- 1507 N. 27th Street
- 1512 S. 25th Street
- 1514 N. 27th Street
- 1517-23 Stillman Street
- 1524 W. Stiles Street
- 1527 S. Lambert Street
- 1527 N. 9th Street
- 1531 N. 9th Street
- 1538 N. 7th Street
- 1546 S. Capitol Street
- 1547 S. Capitol Street
- 1556 S. Capitol Street
- 1611 W. Flora Street
- 1615 S. 21st Street
- 1622 S. 6th Street
- 1700 N. Marshall Street
- 1716 Reed Street
- 1717 W. Seybert Street
- 1719 N. 27th Street
- 1726 S. 20th Street
- 1726 N. Lambert Street
- 1728 N. Lambert Street
- 1731 W. Harper Street
- 1732 N. Lambert Street
- 1734 N. Lambert Street
- 1736 N. Marshall Street
- 1737 N. Marshall Street
- 1746-48 Waterloo Street
- 1750 N. Lambert Street
- 1752 N. Lambert Street
- 1752 W. Seybert Street
- 1752 N. 27th Street
- 1756 N. Lambert Street
- 1760 N Lambert Street





# IN THE PIPELINE

## Page 2

- 1816 E. Lehigh Street
- 1845-47 N. 6th Street
- 1900 E. Cumberland Street
- 1912 E. Harold Street
- 1920 E. Arizona Street
- 1925 N. Marshall Street
- 1927 W. Diamond Street
- 1940 S. 6th Street
- 1945 E Harold Street
- 2012 N. Randolph Street
- 2021 N. Lawrence Street
- 2022 Kimball Street
- 2057 E. Sergeant
- 2019 E. Huntingdon Street
- 2047 N. 9th Street
- 2057 E. Sergeant Street
- 2073 Clementine Street
- 2077 Clementine Street
- 2089 Clementine Street
- 2108 N. 3rd Street
- 2118 Sigel Street
- 2120 E. Commissioner Street
- 2120 Bellmore Street
- 2126 S. 5th Street
- 2128 E. Monmouth Street
- 2128 Birch Street
- 2129 N. 5th Street
- 2131 N. 10th Street
- 2131 N. Reese Street
- 2132 McClellan Street
- 2137 N. Darien Street
- 2146 E. Monmouth Street
- 2151 N. Reese Street
- 2153 N. 19th Street
- 2216 Willder Street
- 2241 Pierce Street
- 2316 E. Fletcher Street
- 2318 E. Fletcher Street
- 2320 E. Fletcher Street
- 2322 E. Fletcher Street
- 2339 N. 10th Street
- 2506 W. Master Street
- 2508 W. Oxford Street
- 2510 W. Master Street
- 2514 W. Oxford Street
- 2525 W. Oxford Street
- 2525 Salmon Street
- 2529 W. Oxford Street
- 2529 Ingersoll Street
- 2530 Amber Street
- 2533 W. Oxford Street
- 2616 Collins Street
- 2644 E. Cambria Street
- 2705 W. Stiles Street
- 2715 W. Thompson Street
- 2838 Agate Street
- 2859 Amber Street
- 2925 W. Master Street
- 2942 W. Master Street
- 3010 Janey Street
- 3137 Wharton Street
- 4736 Sheldon Street
- 4741 Fowler Street

# contact

Vince Viney: vince.viney@v2prop.com

Bill Archer: bill.archer@v2prop.com



V2prop.com



www.facebook.com/v2prop



@v2prop