



Presents “*Exponential Insights*”



June 2018

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Issue— 6



At a Glance:

Properties currently under contract = **12**

Properties awaiting building permits = **109**

Properties SOLD over last 30 days = **15**

Properties scheduled to sell in next 30 days = **10**



WELCOME

“Exponential Insights” Newsletter: *Half Way There*

Where did the first half of 2018 go?

Wow! It's hard to believe we are half way through the year. The kids are out of school, Father's day is this weekend, summer vacation season is here and the 4th of July holiday is only a couple of weeks away. It's a great time of year to spend time with family and friends.

A contributing factor to the blur that has been 2018 so far is how busy we have been this year. We have built and sold an incredible number of houses during the first six months of the year. With every house we build and sell comes with it's own set of unique challenges, so it stands to reason when you are buying, building and selling houses at the pace we are...you are going to be very busy and time flies! We wouldn't have it any other way, we love it.

As we move into the second half of June and then into July, we look forward to the second half of 2018. We are buying properties now that we will be developing in the second half of this year and selling in early 2019.

The first half of 2018 has been fantastic! It could not have gone much better in terms of selling houses. All of these sales equate to significant financial returns for our investors and that is why V² Properties has become the top residential home builder in the city of Philadelphia.



Vince Viney
FOUNDER & CEO



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Want to find Your Property?

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



IN THE NEWS

- <https://allandomb.com/philadelphias-condo-market-shows-mixed-signals-in-q1/>



Check out the article to the left to learn more about real estate market shifts in 2018.

One of the most 'loved' parks in the city officially reopened a couple of weeks ago. Check out the article to the right to learn more.

- <http://www.philly.com/philly/news/pennsylvania/philadelphia/love-park-reopens-renovations-philadelphia-20180530.html>



- <https://philly.curbed.com/2018/5/25/17393536/tax-abatement-program-philly-development-construction>



There are a variety of perspectives regarding the city's tax abatement program. Check out the article to the left to learn more about potential changes to the program.



V² Properties proudly presents:

The Featured Property of the Month!

Located in the heart of Northern Liberties at **224 W. Wildey Street**, this house features a quartz water-fall countertop, stain on site hardwood floors, stainless steel rangehood, third floor wet bar, tray ceiling in the master bedroom and beautiful roof deck views. This house has it all!



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](#)
- [730 Jefferson Street](#)
- [1214 N. 30th Street](#)
- [1241 N. 19th Street](#)
- [1509 Ridge Ave](#)
- [1513 S. Lambert Street](#)
- [1522 S. Lambert Street](#)
- [1618 N. 3rd Street](#)
- [1744 S. Dorrance Street](#)
- [1902 E. Cumberland Street](#)
- [1919 E. Arizona Street](#)
- [1946 E Harold Street](#)
- [1948 E. Harold Street](#)
- [2051 Fernon Street](#)
- [2129 Tasker Street](#)
- [2133 S. Opal 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](#)
- [443 Dudley Street](#)
- [521 Dudley Street](#)
- [525 Dudley Street](#)
- [725 Mercy Street](#)
- [729 Mercy Street](#)
- [1306 N. Dover Street](#)
- [1325 S. Colorado Street](#)
- [2017 McClellan Street](#)
- [2225 S 5th Street](#)
- [2440 W. Jefferson Street](#)

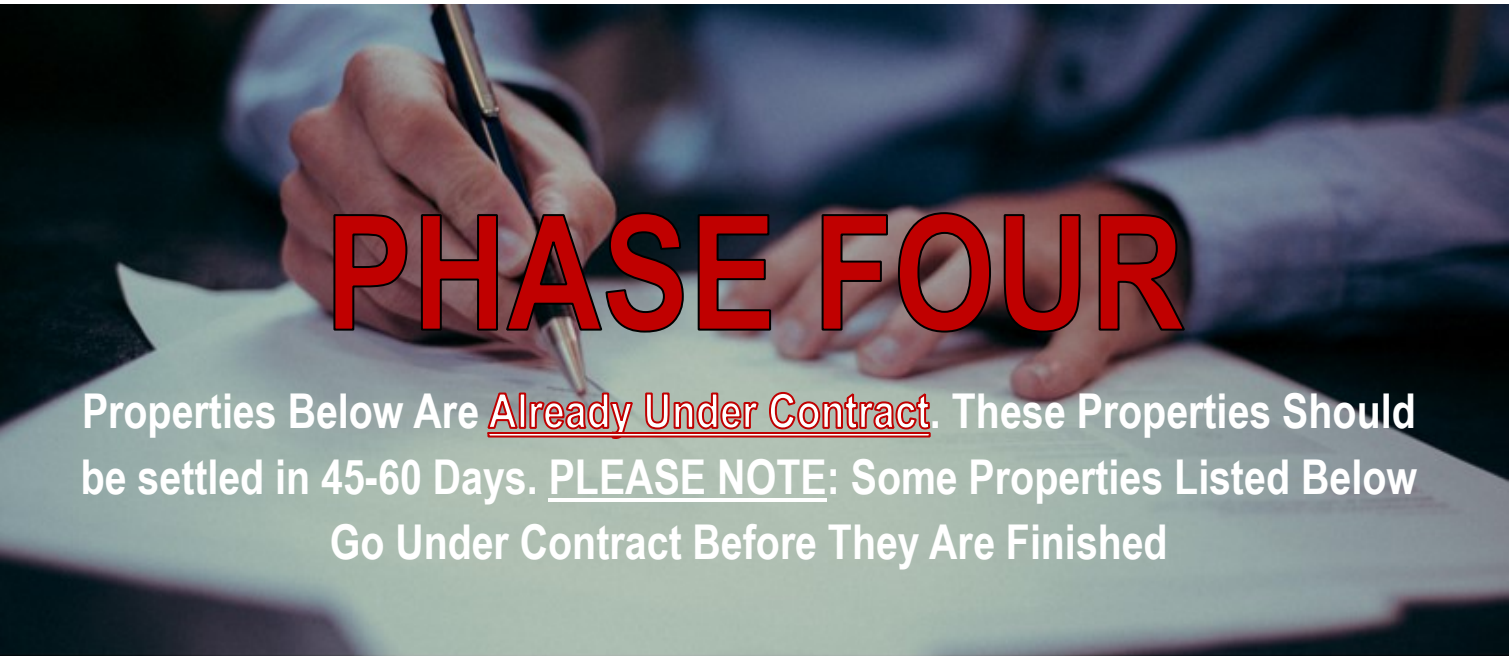
PHASE THREE

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!

- [604 Dudley Street](#)
- [627 Cantrell Street](#)
- [721 Winton Street](#)
- [727 Winton Street](#)
- [742 W Master Street](#)
- [905 N 30th Street](#)
- [1258 S 28th Street](#)
- [1266 S Ringgold Street](#)
- [1929 E Letterly Street](#)
- [2040 N. 3rd Street](#)
- [2046 E York 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

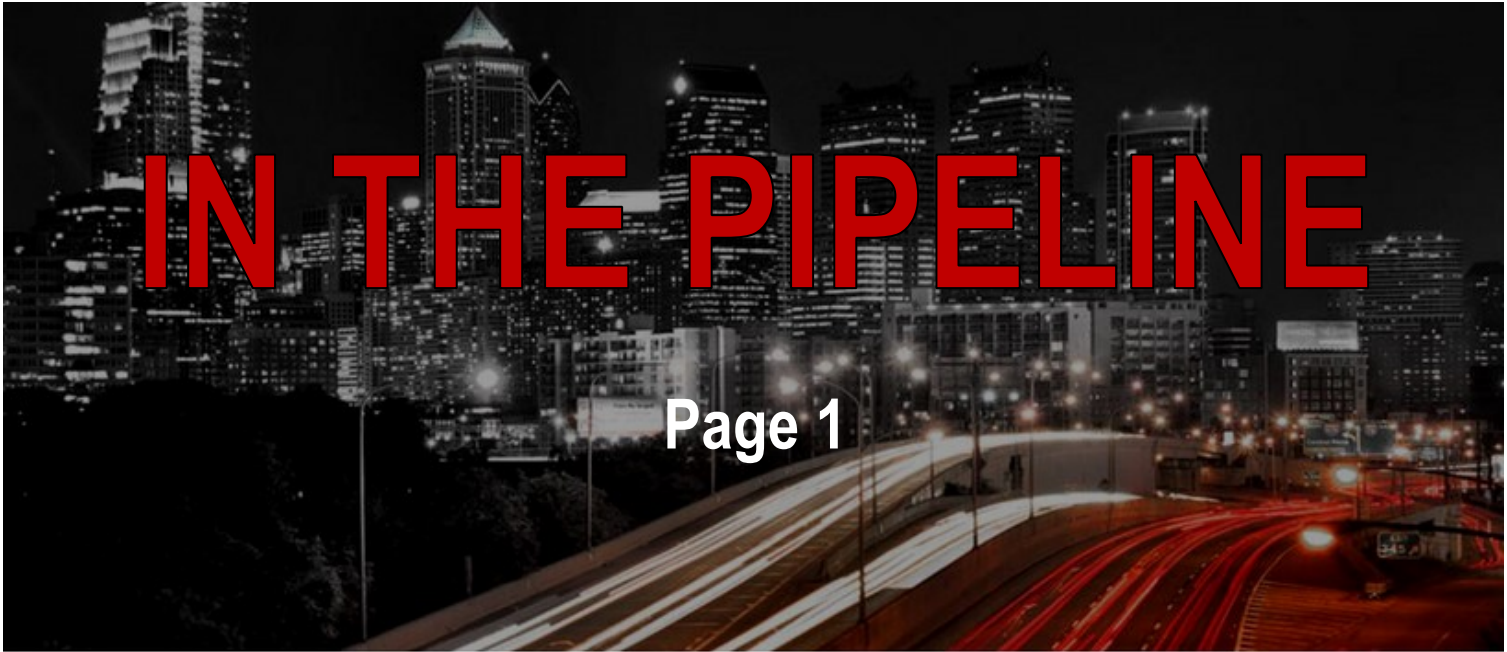
- 725 Mercy Street
- 729 Mercy Street
- 903 N 30th Street
- 1327 N Dover Street
- 1414 N Myrtlewood Street
- 1415 N Myrtlewood Street
- 1420 N. Myrtlewood Street
- 1438 S Ringgold Street
- 1445 N Myrtlewood Street
- 1527 S. Lambert Street
- 2051 Wilder Street
- 2053 E Arizona Street
- 2180 E. Oakdale Street
- 2244 N Howard 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
- 537 Morse Street
- 608 McKean Street
- 1020 S 2nd Street
- 1235 S Bucknell Street
- 1519 S. Taylor Street
- 1556 S Lambert Street
- 2328 Collins Street



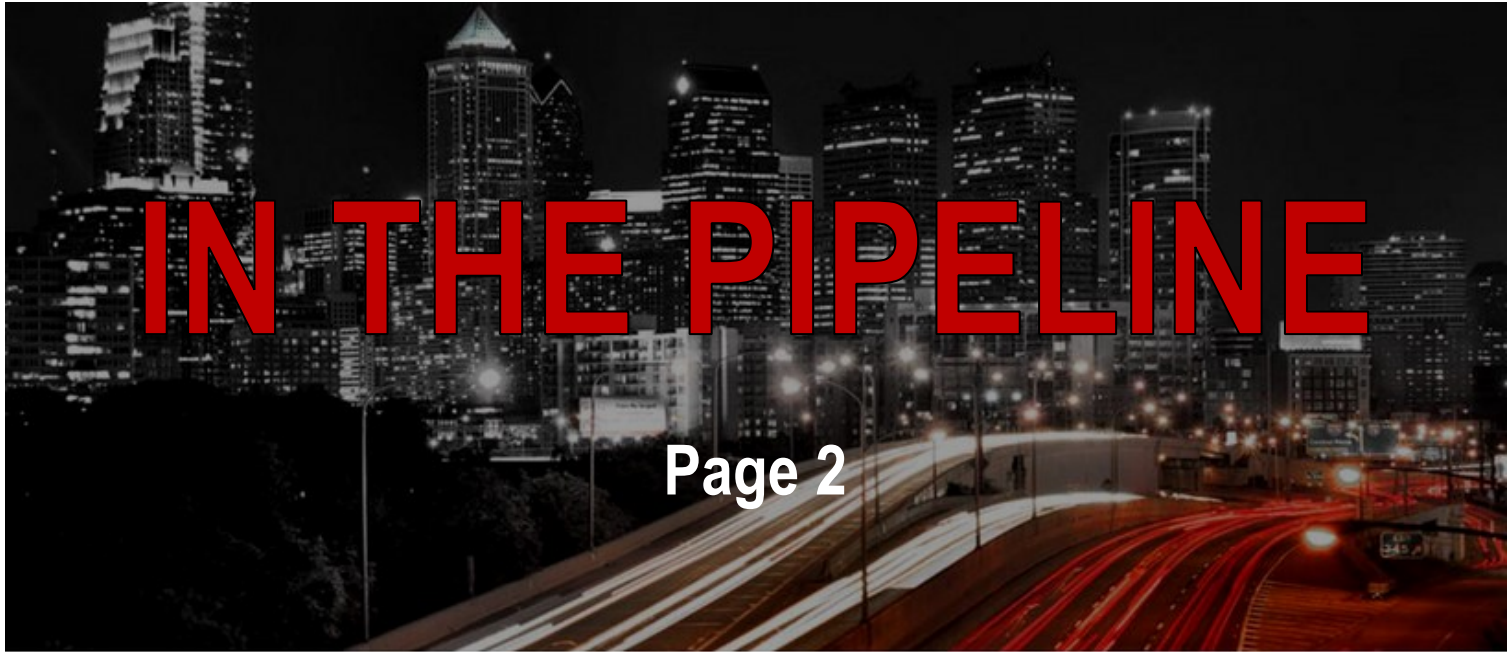
IN THE PIPELINE

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Upcoming Building Permits

These properties are in the building permit approval 'pipeline.' This could mean our architect is working on building plans or is fulfilling requests from the City L&I's department. It could also mean the paperwork is sitting in L&I waiting...come on L&I! We want to get started!

- 228 Manton Street
- 431 W. Berks Street
- 538 Mercy Street
- 619 Dupont Street
- 722 Daly 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
- 1524 W. Stiles Street
- 1527 S. Lambert Street
- 1527 N. 9th Street
- 1529 S. Lambert 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



IN THE PIPELINE

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- 1750 N. Lambert Street
- 1752 N. Lambert Street
- 1752 W. Seybert Street
- 1756 N. Lambert Street
- 1760 N. Lambert Street
- 1816 E. Lehigh Street
- 1845-47 N. 6th Street
- 1900 E. Cumberland Street
- 1912 E. Harold Street
- 1920 E. Arizona Street
- 1922 S. Lambert 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
- 2031 Sigel Street
- 2057 E. Sergeant
- 2019 E. Huntingdon Street
- 2047 N. 9th Street
- 2057 E. Sergeant Street
- 2073 Clementine Street
- 2077 Clementine Street
- 2108 N. 3rd Street
- 2118 Sigel Street
- 2120 E. Commissioner Street
- 2126 S. 5th Street
- 2128 E. Monmouth Street
- 2128 Birch Street
- 2131 N. 10th Street
- 2131 N. Reese 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
- 2347 N. Hancock 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
- 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
- 3137 Wharton Street
- 4736 Sheldon Street
- 4741 Fowler Street

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