



Presents “*Exponential Insights*”



May 2018

Volume— 8

Issue— 5



At a Glance:

Properties currently under contract = **25**

Properties awaiting building permits = **103**

Properties SOLD over last 30 days = **21**

Properties scheduled to sell in next 30 days = **18**



WELCOME

“Exponential Insights” Newsletter: *What a difference a year makes*

Compare and Contrast May 2017 vs. May 2018

The numbers below are taken from our ‘At a Glance’ section (page #1) of our newsletter from May, 2017 and current edition—May, 2018.

- **Properties currently under contract:**
 - May 2017 = 15
 - May 2018 = 25
- **Properties awaiting building permits:**
 - May 2017 = 42
 - May 2018 = 103
- **Properties SOLD over the last 30 days:**
 - May 2017 = 6
 - May 2018 = 21
- **Properties scheduled to sell in next 30 days:**
 - May 2017 = 10
 - May 2018 = 18

One of the amazing points here is when you look at these numbers, at this time last year we were feeling pretty good about our results leading into Memorial Day 2017. This year. WOW!

We are significantly better in all categories in 2018. In addition to selling properties and putting properties under contract, we have significantly increased our property inventory in Philadelphia and it continues to grow every day. We keep buying, building and selling it is a perfect recipe for SUCCESS!

It’s really true when people say that “hard work pays off.” We continue to refine our processes to be able to achieve consistently strong results. However, we NEVER forget that none of this would be possible without the amazing support we receive from our investors and business partners, we are very appreciative of all the support! Have a GREAT Memorial Day Weekend!

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://www.forbes.com/sites/petertaylor/2018/05/02/how-fishtown-philadelphia-became-americas-hottest-new-neighborhood/#4789c1e432e5>



Fishtown is the place to be! Check out the article to the left and see why it is one of the “hottest” neighborhoods in America!!!

Check out the article to learn more about the state of the Philadelphia Real Estate market today as well into the future.

- <https://www.bisnow.com/philadelphia/news/state-of-market/no-downturn-philadelphia-multifamily-cycle-87108>



- <https://philly.curbed.com/2018/5/1/17306640/bill-introduced-city-council-final-say-on-property-values-assessment>



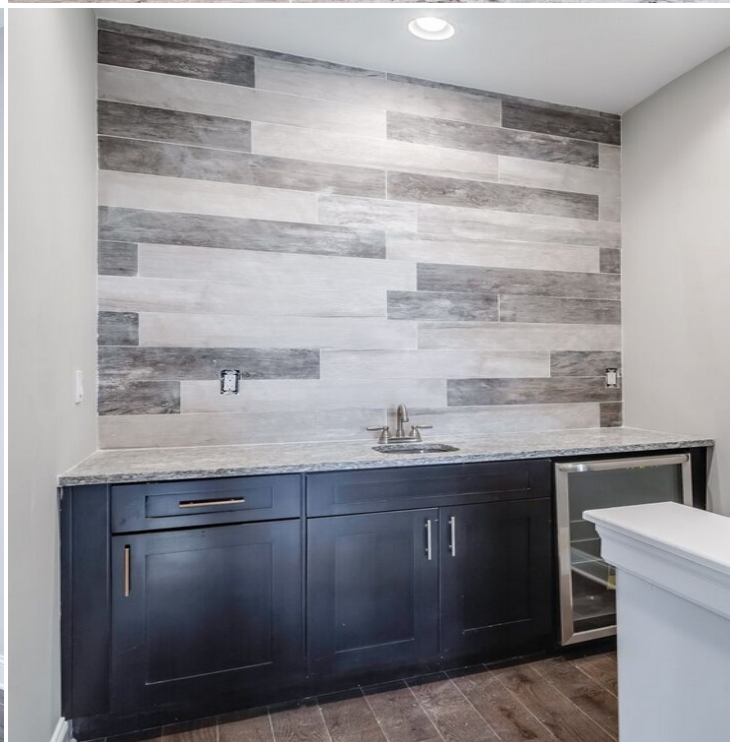
Philadelphia City Council is looking to pass a bill giving them final say on property values. Check out the article to the left to learn more .



V² Properties proudly presents:

The Featured Property of the Month!

Located at **2244 N. Howard Street**, this house features a granite kitchen, hardwood floors, alarm system, speaker system and 3 beautiful bathrooms. The house also has a great third floor wet bar which leads to the rooftop deck with amazing views of the city. Check out these pictures !



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.

- [441 Dudley Street](#)
- [443 Dudley Street](#)
- [522 Mercy Street](#)
- [607 Hoffman Street](#)
- [730 Jefferson 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](#)
- [1946 E Harold Street](#)
- [1948 E. Harold Street](#)
- [2129 Tasker Street](#)
- [2133 S. Opal Street](#)
- [2225 S 5th Street](#)
- [2440 W. Jefferson 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.

- [521 Dudley Street](#)
- [525 Dudley Street](#)
- [604 Dudley Street](#)
- [903 N 30th Street](#)
- [905 N 30th Street](#)
- [1306 N. Dover Street](#)
- [1325 S. Colorado Street](#)
- [1420 N. Myrtlewood Street](#)
- [2017 McClellan Street](#)
- [2040 N. 3rd Street](#)
- [2046 E York Street](#)
- [2053 E Arizona Street](#)
- [2613 Potter Street](#)
- [2626 E Harold Street](#)
- [2834 Agate Street](#)

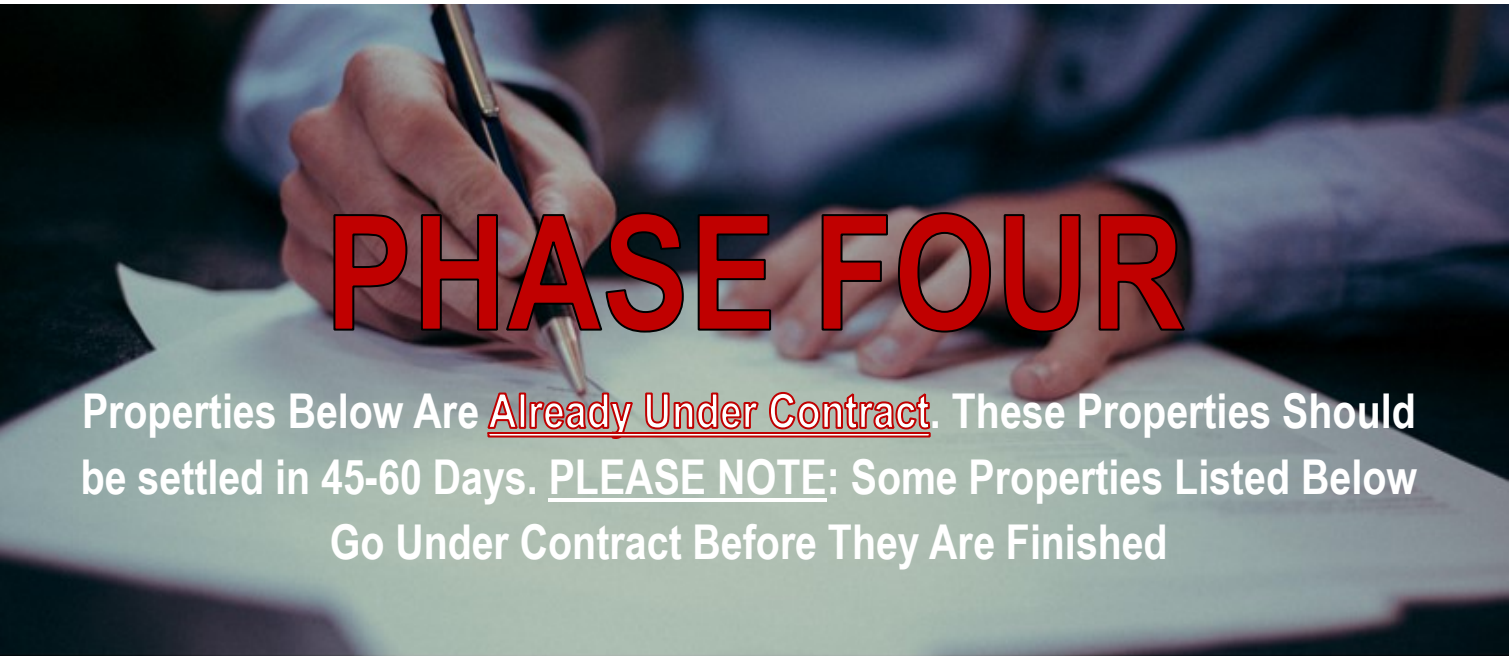
PHASE THREE

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!

- [224 W. Wildey Street](#)
- [608 McKean Street](#)
- [627 Cantrell Street](#)
- [721 Winton Street](#)
- [727 Winton Street](#)
- [742 W Master Street](#)
- [1235 S Bucknell Street](#)
- [1258 S 28th Street](#)
- [1266 S Ringgold Street](#)
- [1929 E Letterly Street](#)
- [2162 E Gordon Street](#)
- [2319 Pierce 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

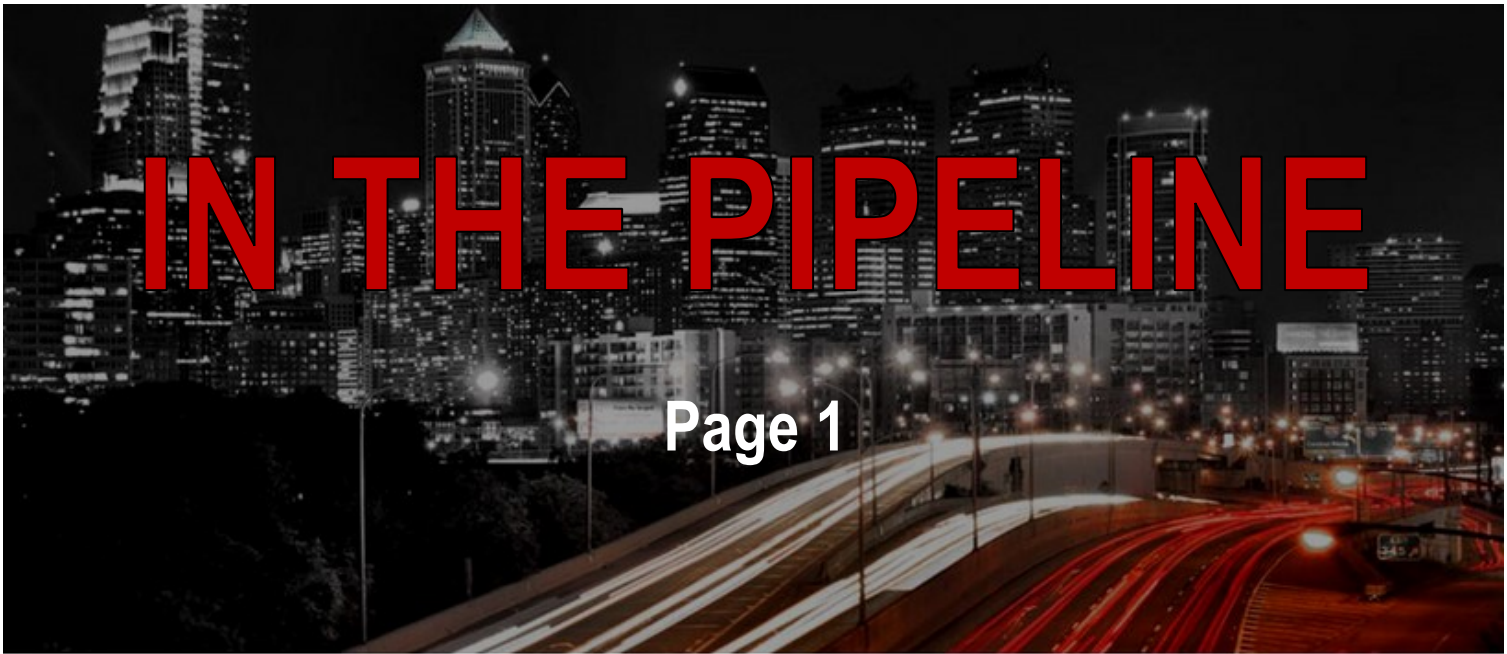
- 535 Morse Street
- 537 Morse Street
- 722 Emily Street
- 725 Mercy Street
- 729 Mercy Street
- 730 Dudley Street
- 1266 S Ringgold Street
- 1327 N Dover Street
- 1408 N Myrtlewood Street
- 1411 N Myrtlewood Street
- 1414 N Myrtlewood Street
- 1415 N Myrtlewood Street
- 1432 N Myrtlewood Street
- 1434 N Myrtlewood Street
- 1438 S Ringgold Street
- 1441 N Myrtlewood Street
- 1508 S. Taylor Street
- 1519 S. Taylor Street
- 2016 Dickinson Street
- 2730 W Master 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.

- 1020 S 2nd Street
- 1445 N Myrtlewood Street
- 1527 S. Lambert Street
- 1556 S Lambert Street
- 2051 Wilder Street
- 2180 E. Oakdale Street
- 2235 Wilder Street
- 2244 N Howard Street
- 2328 Collins Street



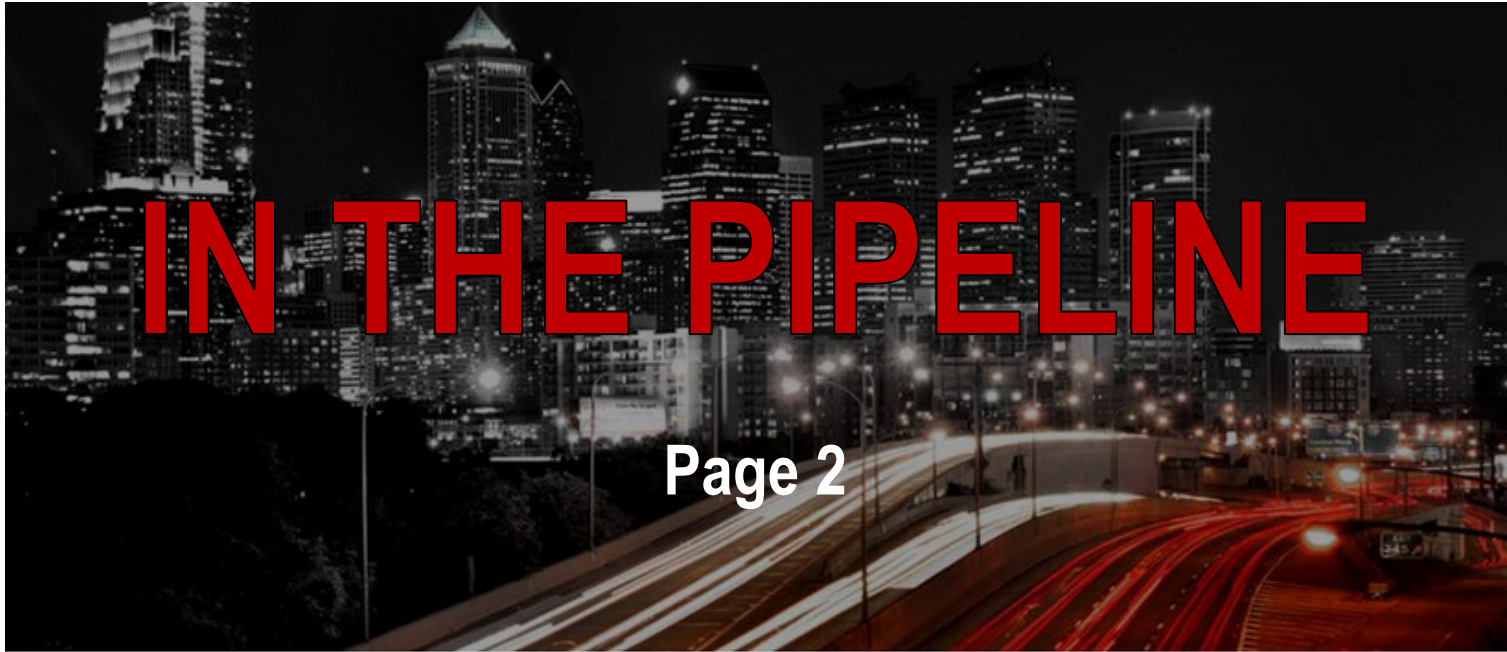
IN THE PIPELINE

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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
- 1214 N. 30th Street
- 1232 S. 23rd Street
- 1233 S. Bucknell Street
- 1241 N. 19th Street
- 1258 S. 28th Street
- 1275 S. Ringgold Street
- 1306 N. Myrtlewood Street
- 1339 N. Randolph Street
- 1400 S. 24th Street
- 1400 S. 27th Street
- 1419 Poplar Street
- 1507 N. 27th Street
- 1512 S. 25th Street
- 1514 N. 27th Street
- 1522 S. Lambert 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
- 1615 S. 21st Street
- 1622 S. 6th Street
- 1700 N. Marshall Street
- 1716 Reed Street
- 1717 W. Seybert 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
- 1750 N. Lambert Street



IN THE PIPELINE

Page 2

- 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
- 1919 E. Arizona 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
- 2051 Fernon Street
- 2019 E. Huntingdon Street
- 2047 N. 9th Street
- 2057 E. Sergeant Street
- 2118 Sigel Street
- 2126 S. 5th Street
- 2128 E. Monmouth Street
- 2128 Birch Street
- 2131 N. 10th Street
- 2146 E. Monmouth Street
- 2151 N. Reese Street
- 2153 N. 19th Street
- 2216 Willder 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
- 2650 Reed Street
- 2705 W. Stiles Street
- 2715 W. Thompson Street
- 2838 Agate Street
- 2859 Amber Street
- 2925 W. Master Street
- 2942 W. Master Street
- 4736 Sheldon Street
- 4741 Fowler Street

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