



Presents “*Exponential Insights*”



November 2018

Volume— 8

Issue— 11



At a Glance:

Properties currently under contract = 7

Properties awaiting building permits = 131

Properties SOLD over last 30 days = 2

Properties scheduled to sell in next 30 days = 5



WELCOME

“Exponential Insights” Newsletter:

Happy Thanksgiving!

V2 Properties Website

We are extremely excited to announce the rollout of Phase 1 of the enhanced V2 Properties Website!!!

The site will be rolled out in three phases which are outlined below:

- **Phase 1 (now)** - Overall site redesign and modernized with enhanced tools to improve the user experience. One of the primary goals of this phase of the rollout is to offer perspective homebuyers a state of the art tool to navigate the extensive inventory of V2 Properties homes **and buy direct**. These tools will allow buyers to target specific areas of the city to find a V2 home and allows for customizations, via filters to allow buyers to find exactly type of home they are looking for. WOW!
- **Phase 2 (by year end)** - The next phase of the rollout will us to generate our newsletter directly from the site.
- **Phase 3 (early 2019)** - This phase of the rollout will feature an investor portal which will allow our investors to

quickly see the status of their V2 Properties investments and produce investment statements.

Please click on the link below and take a few minutes to check out the V2 Properties website.

- <https://www.v2prop.com/>

Building Permits

We had another **FANTASTIC** month of obtaining building permits from L&I. This past month we received **34** building permits. Since August 2, 2018 we have been able to get **53** building permits approved by L&I.

Holiday Party

Final notice! The 6th annual V2 Properties “Say Thanks” Celebration is only 16 days away. Please plan to join us on December 1st at the Viney residence. The fun starts at 6:00 PM.

Vince Viney
FOUNDER & CEO



contents

2

WELCOME

4

IN THE NEWS

5

FEATURED
PROPERTY

6

PROJECT MAP

7

PHASE 1

8

PHASE 2

9

PHASE 3

10-11

PHASE 4

12-13

IN THE PIPELINE

15

CONTACT

Want to find Your Property?

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



IN THE NEWS

- <https://www.vox.com/the-goods/2018/10/26/18025000/walkable-city-walk-score-economy>



Philadelphia has been rated the fifth most walkable city in the country. Check out the article to the left to learn more about why this rating is good for the city.

Two neighborhoods in Philadelphia are among the Top 10 of America's most gentrified cities, to find out the two neighborhoods, check out the article to the right.

- <https://www.phillyvoice.com/philly-neighborhoods-americas-most-gentrified-zip-codes/>



- <https://www.phillymag.com/property/2018/09/24/senior-living-communities-upscale-philadelphia/>

Philadelphia

Could 'high-rise' senior living communities be the wave of the future? Check out the article to the left to learn more.



V2 Properties proudly presents:

The Featured Property of the Month!

Well, this one is close to home, literally, our own office. We recently opened our new V2 Properties Home Office! This past few months we have been renovating space, which was formerly unoccupied attic space into the new home of the V2 Properties Office Team. We currently have 3 full time and 1 part time team members that spend their days working out of this 1,100 square foot area. The area includes two offices, a full bathroom, conference area and a kitchen area. We are absolutely thrilled with how it turned out, it is a beautiful place to work!



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.

- [25 W. Upsal Street](#)
- [220 Cecil B. Moore Ave](#)
- [431 W. Berks Street](#)
- [619 Dupont Street](#)
- [621 A Dupont Street](#)
- [621 B Dupont Street](#)
- [1208 N. 24th Street](#)
- [1239 S. 17th Street](#)
- [1434 S. Ringgold Street](#)
- [1507 N. 27th Street](#)
- [1512 N. 27th Street](#)
- [1514 N. 27th Street](#)
- [1556 S. Capitol Street](#)
- [1611 W. Flora Street](#)
- [1711 N. Marshall Street](#)
- [1717 W. Seybert Street](#)
- [1726 S. 20th Street](#)
- [1731 W. Harper Street](#)
- [1736 N. Marshall Street](#)
- [1737 N. Marshall Street](#)
- [1750 N. Lambert Street](#)
- [1752 N. Lambert Street](#)
- [1756 N. Lambert Street](#)
- [1816 E. Lehigh Street](#)
- [1845-47 N. 6th Street](#)
- [1900 E. Cumberland Street](#)
- [1912 E. Harold Street](#)
- [1945 E. Harold Street](#)
- [2044 E. Auburn Street](#)
- [2057 E. Sergeant Street](#)
- [2129 N. 5th Street](#)
- [2151 N. Reese Street](#)
- [2312 Pierce Street](#)
- [2508 W. Oxford Street](#)
- [2510 W. Master Street](#)
- [2514 W. Oxford Street](#)
- [2525 W. Oxford Street](#)
- [2525 Salmon Street](#)
- [2529 W. Oxford Street](#)
- [2534 W. Oxford Street](#)
- [2536 W. Oxford Street](#)
- [2616 Collins Street](#)
- [2644 E. Cambria Street](#)
- [2650 Reed Street](#)
- [2705 W. Stiles Street](#)
- [2715 W. Thompson Street](#)
- [2859 Amber Street](#)
- [2942 W. Master 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.

- [1325 S. Colorado Street](#)
- [1527 N. 9th Street](#)
- [1531 N. 9th Street](#)
- [1726 N. Lambert Street](#)
- [1728 N. Lambert Street](#)
- [1732 N. Lambert Street](#)
- [1734 N. Lambert Street](#)
- [1912 Fernon Street](#)
- [1920 Fernon Street](#)
- [1922 S. Lambert Street](#)
- [2126 S. 5th Street](#)
- [2347 N. Hancock Street](#)
- [2506 W. Master Street](#)
- [2524 W. Oxford Street](#)
- [2526 W. Oxford Street](#)
- [2528 W. Oxford Street](#)

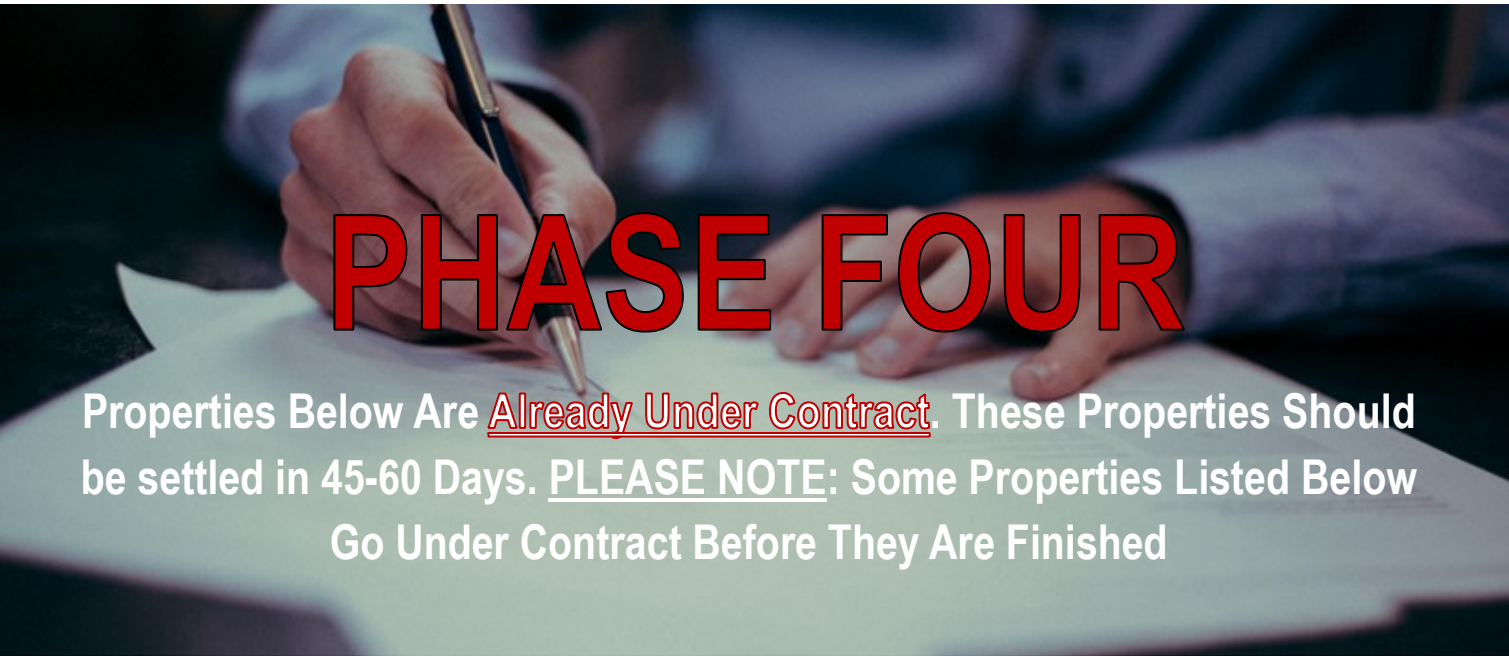
PHASE THREE

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!

- [435 Manton Street](#)
- [522 Mercy Street](#)
- [607 Hoffman Street](#)
- [905 N 30th Street](#)
- [1214 N. 30th Street](#)
- [1509 Ridge Ave](#)
- [1513 S. Lambert Street](#)
- [1522 S. Lambert Street](#)
- [1529 S. Lambert Street](#)
- [1744 S. Dorrance Street](#)
- [1618 N. 3rd Street](#)
- [1946 E Harold Street](#)
- [2031 Sigel Street](#)
- [2051 Fernon Street](#)
- [2129 Tasker Street](#)
- [2133 S. Opal Street](#)
- [2145 N. Randolph 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

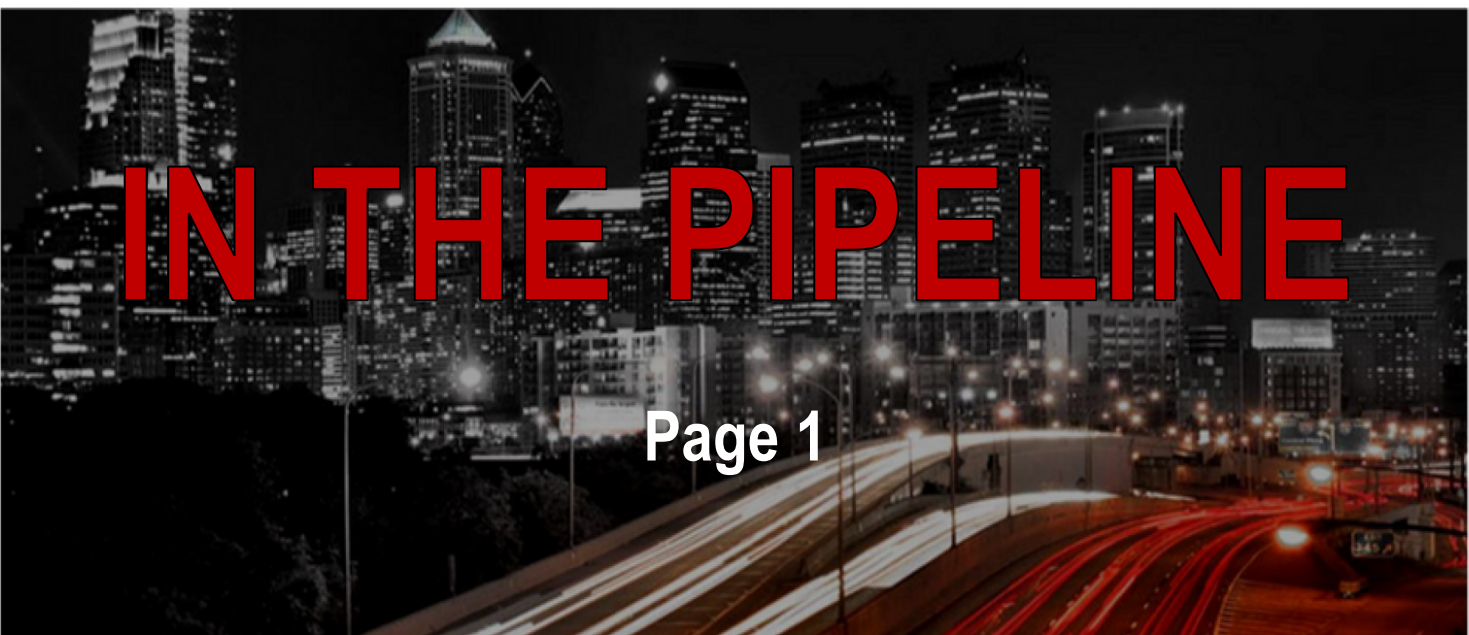
- 1241 N. 19th Street
- 1752 W. Seybert Street
- 1948 E. Harold Street
- 3356 Agate Street



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
- 441 Dudley Street
- 443 Dudley Street
- 521 Dudley Street
- 525 Dudley Street
- 608 McKean Street
- 627 Cantrell Street
- 721 Winton Street
- 730 Jefferson Street
- 742 W Master Street
- 1020 S 2nd Street
- 1258 S 28th Street
- 1902 E. Cumberland Street
- 1919 E. Arizona Street
- 2017 McClellan Street
- 2225 S 5th Street
- 2319 Pierce Street
- 2440 W. Jefferson Street
- 2613 Potter Street
- 2626 E Harold Street
-

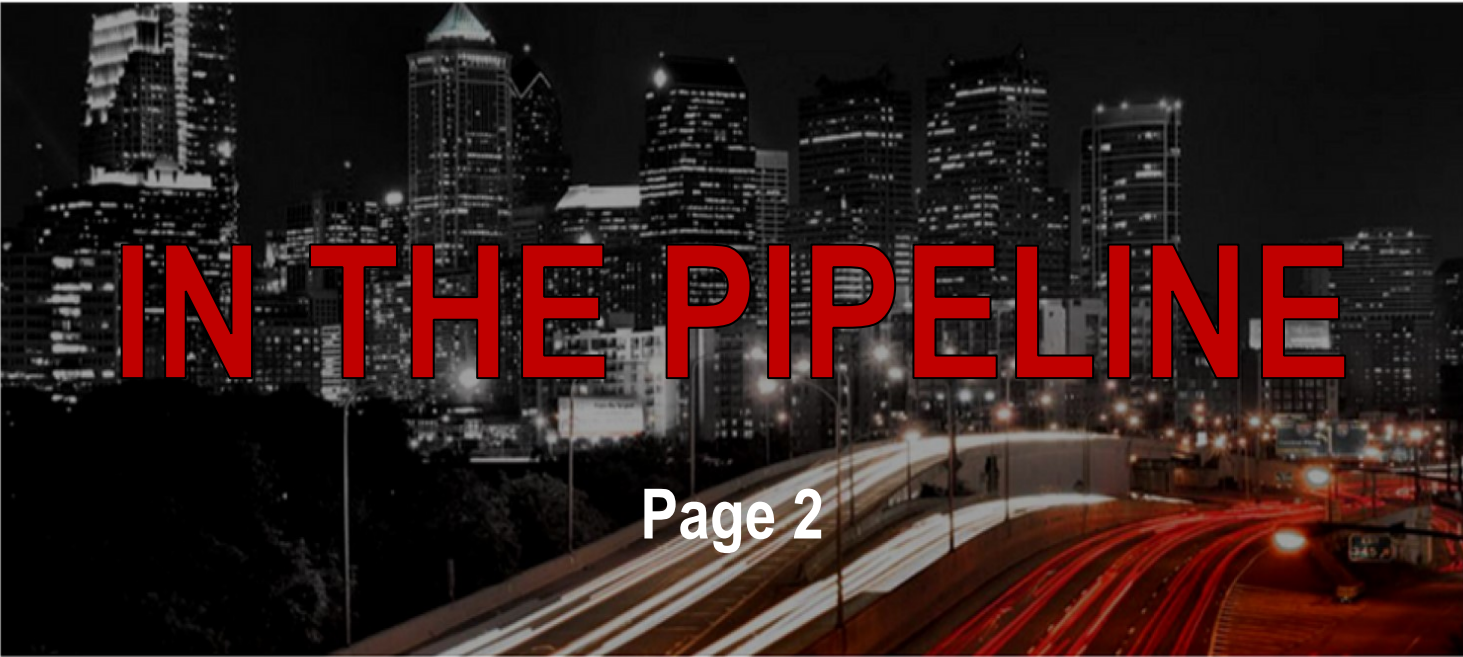


IN THE PIPELINE

Page 1

Upcoming Building Permits

- 231-233 E Johnson Street
- 519 Hoffman Street
- 621 & 623 Cantrell Street
- 812 Diamond Street
- 920 French Street
- 925 French Street
- 924 W. Susquehanna Ave
- 927 & 929 French Street
- 932 & 938 Edgley Street
- 955 N. 43rd Street
- 1039 S. Randolph Street
- 1228-30 W. Oxford Street
- 1230 E. Oxford Street
- 1230 S. 27th Street
- 1232 S. 23rd Street
- 1233 S. Bucknell Street
- 1254 N. Burns Street
- 1275 S. Ringgold Street
- 1305 N. Myrtlewood Street
- 1308 S. 28th Street
- 1311 N. Myrtlewood Street
- 1320 S. 7th Street
- 1328 S. Ringgold Street
- 1335 S. Lambert Street
- 1339 N. Randolph Street
- 1400 S. 24th Street
- 1400 S. 27th Street
- 1419 Poplar Street
- 1517-23 Stillman Street
- 1524 W. Stiles Street
- 1527 S. Lambert Street
- 1528 W. Seybert Street
- 1538 N. 7th Street
- 1546 S. Capitol Street
- 1547 S. Capitol Street
- 1615 S. 21st Street
- 1637 W. Seybert Street
- 1700 N. Marshall Street
- 1710 N. Lambert Street
- 1711 N. Marshall Street
- 1719 N. 27th Street
- 1740 N. Lambert Street
- 1746-48 Waterloo Street
- 1752 N. 27th Street
- 1760 N. Lambert Street
- 1805 E. Albert Street
- 1836 Ingersoll Street
- 1842 Ingersoll Street
- 1845 N. 19th Street
- 1914 N. Leithgow Street
- 1920 E. Arizona Street
- 1925 N. Marshall Street
- 1925 Fernon Street
- 1927 W. Diamond Street
- 1937 Fountain Street
- 1940 S. 6th Street
- 1941 N. Orianna Street



IN THE PIPELINE

Page 2

- 1951 N. Darien Street
- 1959 N. Orianna Street
- 2012 N. Randolph Street
- 2021 N. Lawrence Street
- 2022 Kimball Street
- 2041 E. William Street
- 2063 E. William Street
- 2047 N. 9th Street
- 2048 E. Rush Street
- 2055 E. Orleans Street
- 2066/2068/2070 E. Rush St
- 2059 Rush Street
- 2067 E. Birch Street
- 2073 Clementine Street
- 2077 Clementine Street
- 2079 E. Clementine Street
- 2089 Clementine Street
- 2108 N. 3rd Street
- 2113 E. Stella Street
- 2117 Bellmore Street
- 2118 Sigel Street
- 2120 E. Commissioner Street
- 2120 Bellmore Street
- 2120 E. William Street
- 2125 E. Orleans Street
- 2128 E. Monmouth Street
- 2128 Birch Street
- 2129 Monmouth Street
- 2123 N. Orianna Street
- 2131 N. 10th Street
- 2132 McClellan Street
- 2134 N. 4th Street
- 2137 N. Darien Street
- 2141 E. Birch Street
- 2146 E. Monmouth Street
- 2153 N. 19th Street
- 2155 E. Orleans Street
- 2158 E. Monmouth Street
- 2216 Wilder Street
- 2246 Wilder Street
- 2241 Pierce Street
- 2245 & 2247 Wilder Street
- 2316 E. Fletcher Street
- 2318 E. Fletcher Street
- 2320 E. Fletcher Street
- 2322 E. Fletcher Street
- 2321 S. Marshall Street
- 2439 W. Oxford Street
- 2444 Ingersoll Street
- 2529 Ingersoll Street
- 2531 N. Front Street
- 2533 W. Oxford Street
- 2838 Agate Street
- 2925 W. Master Street
- 3010 Janey Street
- 3014 W. Oxford Street
- 3053 Collins Street
- 3137 Wharton Street
- 3924 Fairmount Street
- 3931 Fairmount Street
- 3941 Fairmount Street
- 4736 Sheldon Street
- 4741 Fowler Street
- 7422 Keiffer Street

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