



Presents “*Exponential Insights*”



October 2018

Volume— 8

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At a Glance:

Properties currently under contract = 5

Properties awaiting building permits = 123

Properties SOLD over last 30 days = 9

Properties scheduled to sell in next 30 days = 3



WELCOME

“Exponential Insights” Newsletter: News and Notes

6th Annual V2 Properties “Say Thanks” Event

It's time! The 6th annual V2 Properties “Say Thanks” Holiday Celebration will take place on Saturday, December 1st. The fun starts at 6:00 PM and ends when the last person leaves! One of the highlights of the night is the presentation where we will be able to provide insight into our 2018 results and also share the goals we have established for 2019. The celebration will be held at V2 Headquarters located at 144 Buckwalter Road, Royersford, PA and will be hosted by Vince & Kim Viney. We can't wait to see everyone again in only 46 days.

V2 Properties Website

Announcing the upcoming holiday celebration is just one piece of exciting news, there is more, the highly anticipated debut of the new V2 Properties website is almost upon us! We will have the new site up and running in the next 30 days. The site will include a variety of enhancements which will improve the user experience and will enable us to pro-

vide investors, business partners and potential homebuyers more detailed information about the current status of our projects as well as information about our properties to prospective homebuyers. We can't wait to go 'live' and share all of this great information with everyone. More to come...

Building Permits

We had another good month of obtaining building permits from L&I. This past month we received **19** building permits. Since August 2, 2018 we have been able to get **48** building permits approved by L&I. These approved permits will be houses that we will have ready for the 2019 spring real estate selling season. We will be pushing hard to have our highest level of homes available during the hottest time of year!

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

- https://www.bisnow.com/philadelphia/news/neighborhood/kensington-inevitable-development-boom-here-it-comes-93673?be=%7B%7Bemail%7D%7D&utm_source=Newsletter&utm_medium=email&utm_campaign=mon-08-oct-2018-000000-0400_philadelphia-re



The housing market is still very active, even with slowly rising interest rates, check out the article to the right to learn more.

Over the past 6-7 years we have contributed to significant improvements in the Northern Liberties, Fishtown areas. Next for the followers is Kensington, we are already there.

- <https://www.realtor.com/news/real-estate-news/u-s-housing-starts-rose-august/>



- <https://www.cnn.com/2018/10/10/success/flipping-homes/index.html>



There is money to be made flipping houses, but be careful, it's not as easy as it looks! Check out the article to the left to learn more.



V² Properties proudly presents:

The Featured Property of the Month!

Located in Vineyville, **443 Dudley Street** features a third floor wet bar which is a perfect compliment to a roof deck which offers amazing views of the city skyline and the South Philly sports complex. The house also has a tray ceiling in the master and hardwood floors throughout!



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](#)
- [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](#)
- [1527 N. 9th Street](#)
- [1531 N. 9th Street](#)
- [1717 W. Seybert Street](#)
- [1726 N. Lambert Street](#)
- [1726 S. 20th Street](#)
- [1728 N. Lambert Street](#)
- [1731 W. Harper Street](#)
- [1736 N. Marshall Street](#)
- [1737 N. Marshall 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](#)
- [2057 E. Sergeant Street](#)
- [2126 S. 5th Street](#)
- [2129 N. 5th Street](#)
- [2506 W. Master Street](#)
- [2508 W. Oxford Street](#)
- [2510 W. Master Street](#)
- [2514 W. Oxford Street](#)
- [2525 W. Oxford Street](#)
- [2525 Salmon Street](#)
- [2526 W. Oxford Street](#)
- [2528 W. Oxford Street](#)
- [2529 W. Oxford Street](#)
- [2616 Collins Street](#)
- [2524 W. Oxford Street](#)
- [2644 E. Cambria 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](#)
- [1529 S. Lambert Street](#)
- [1732 N. Lambert Street](#)
- [1734 N. Lambert Street](#)
- [1744 S. Dorrance Street](#)
- [1912 Fernon Street](#)
- [1920 Fernon Street](#)
- [1922 S. Lambert Street](#)
- [2031 Sigel Street](#)
- [2051 Fernon Street](#)
- [2145 N. Randolph Street](#)
- [2347 N. Hancock Street](#)

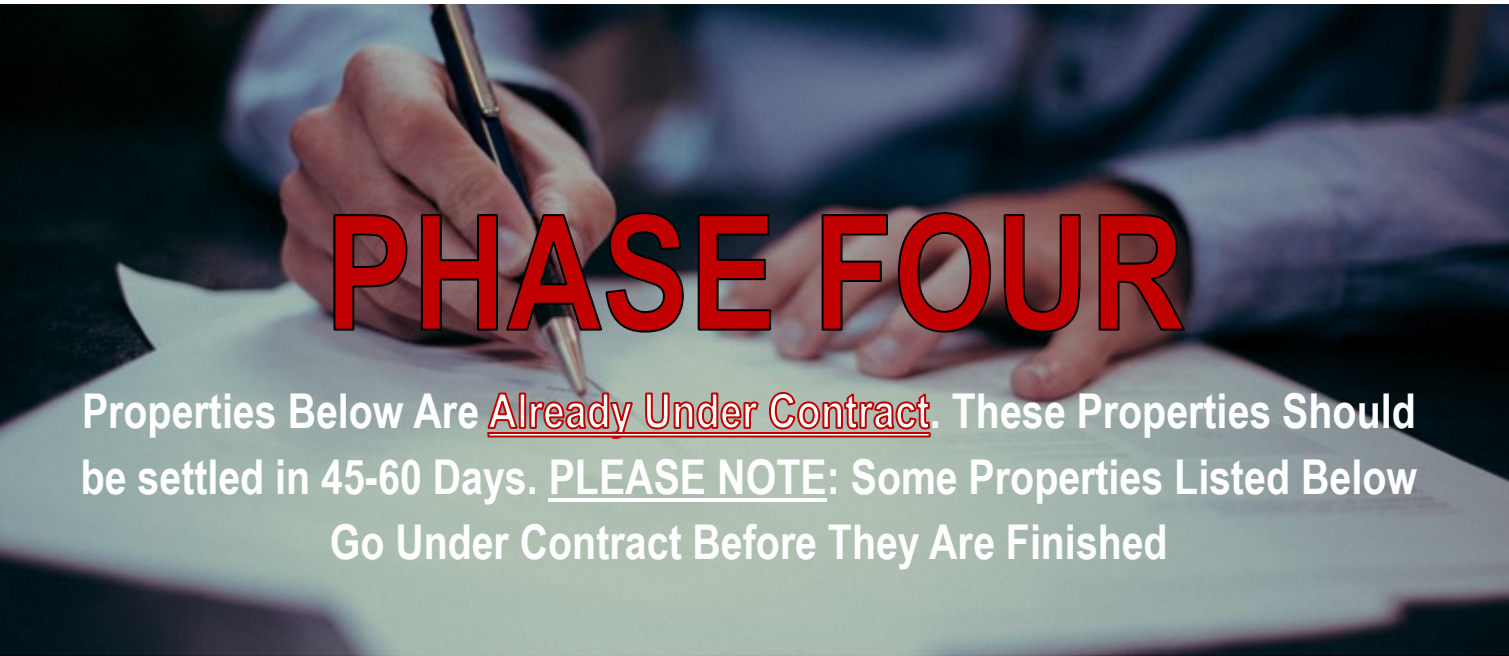
PHASE THREE

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](#)
- [730 Jefferson Street](#)
- [905 N 30th Street](#)
- [1214 N. 30th Street](#)
- [1241 N. 19th Street](#)
- [1509 Ridge Ave](#)
- [1513 S. Lambert Street](#)
- [1522 S. Lambert Street](#)
- [1618 N. 3rd Street](#)
- [1902 E. Cumberland Street](#)
- [1919 E. Arizona Street](#)
- [1946 E Harold Street](#)
- [2129 Tasker Street](#)
- [2133 S. Opal Street](#)
- [2225 S 5th Street](#)
- [2626 E Harold 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

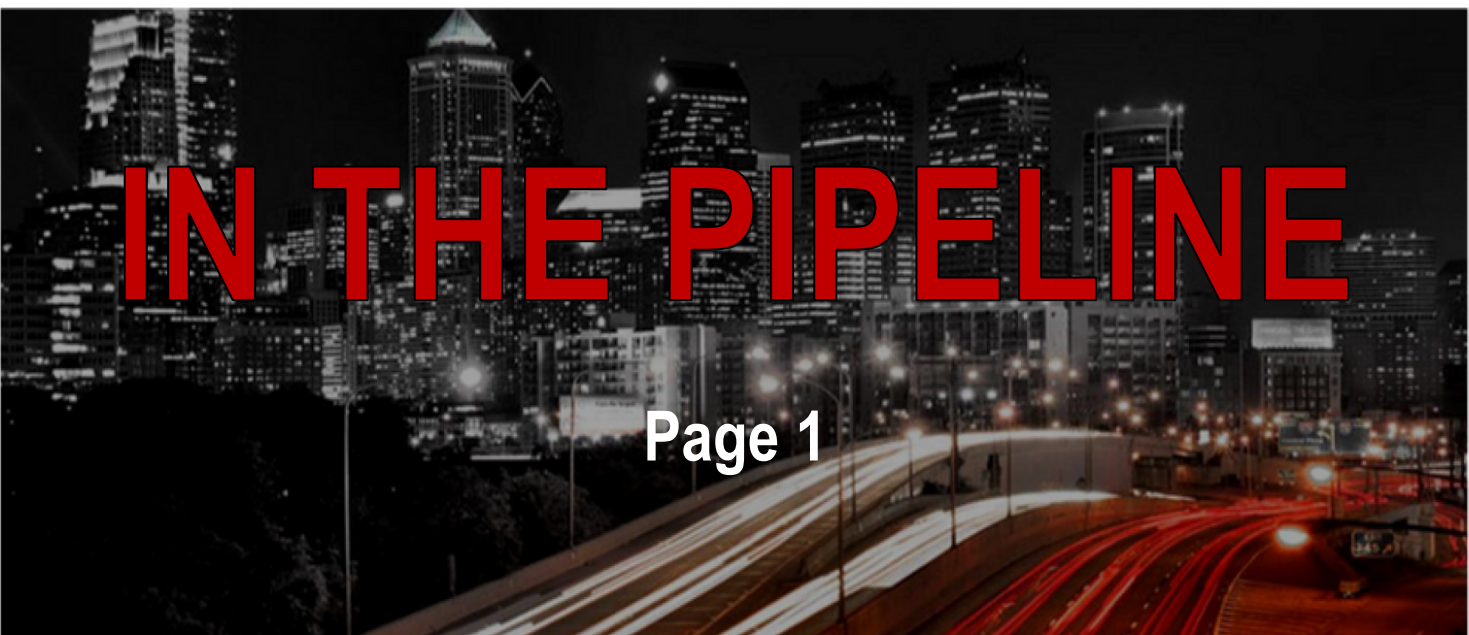
- 1306 N. Dover Street
- 1752 W. Seybert Street
- 1948 E. Harold Street
- 2834 Agate Street
- 3356 Agate Street



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
- 742 W Master Street
- 1020 S 2nd Street
- 1258 S 28th Street
- 2017 McClellan Street
- 2319 Pierce Street
- 2440 W. Jefferson Street
- 2613 Potter Street

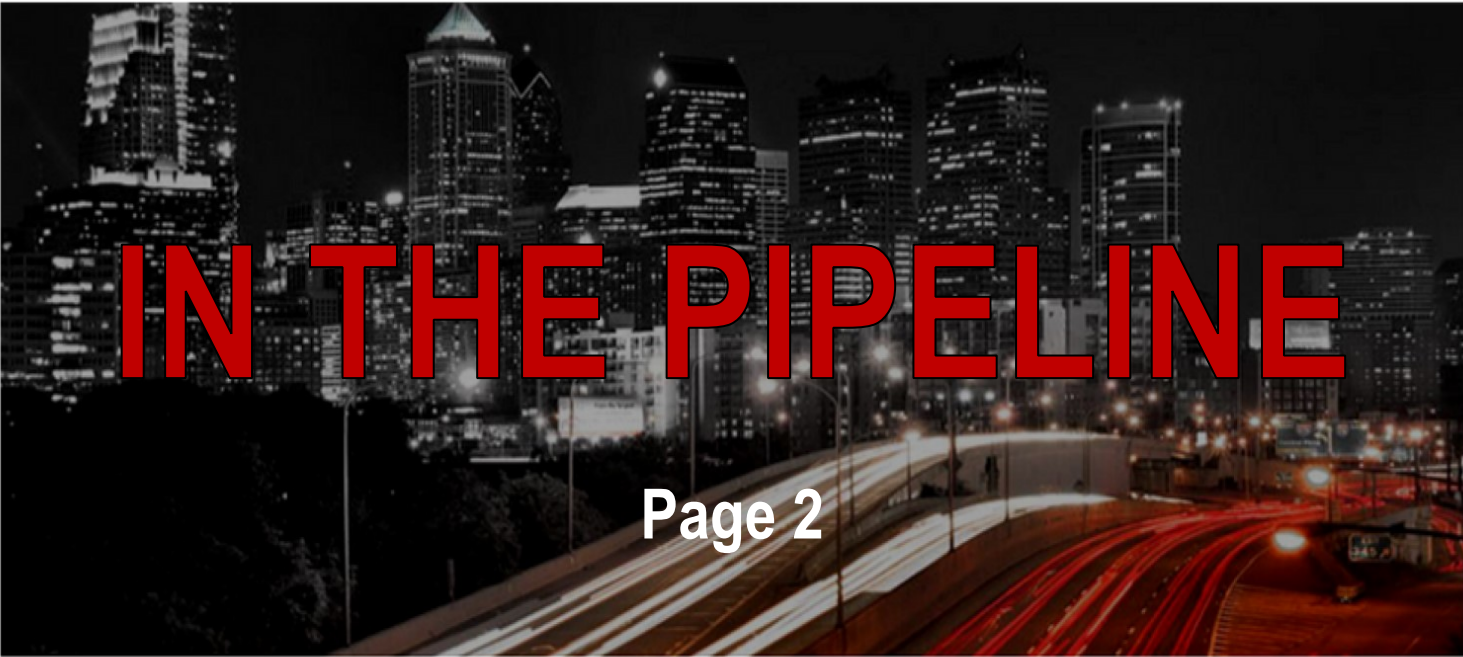


IN THE PIPELINE

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Upcoming Building Permits

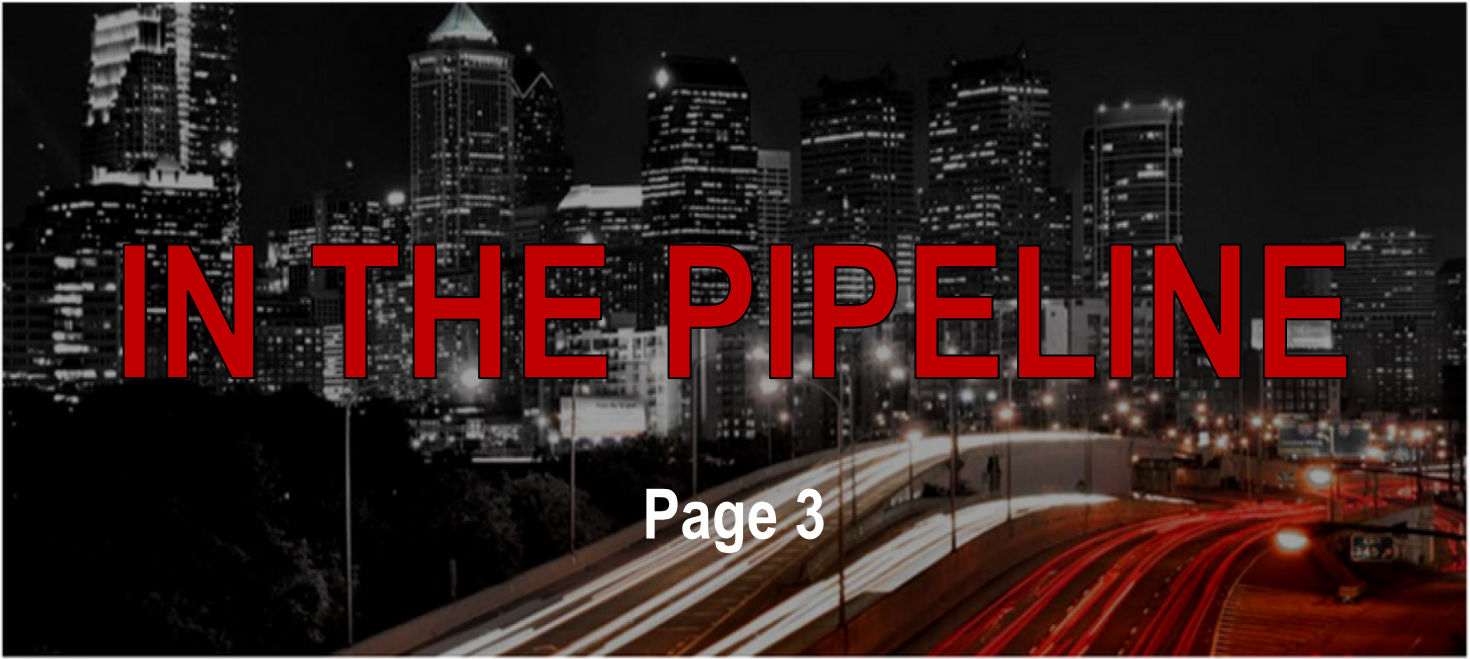
- 220 Cecil B. Moore Ave
- 228 Manton Street
- 231-233 E Johnson Street
- 431 W. Berks Street
- 519 Hoffman Street
- 812 Diamond Street
- 538 Mercy Street
- 924 W. Susquehanna Ave
- 927 & 929 French Street
- 932 & 938 Edgley Street
- 955 N. 43rd Street
- 1039 S. Randolph Street
- 1121 Earl Street
- 1228-30 W. Oxford Street
- 1230 E. Oxford Street
- 1230 S. 27th Street
- 1232 S. 23rd Street
- 1233 S. Bucknell Street
- 1239 S. 17th Street
- 1254 N. Burns Street
- 1275 S. Ringgold Street
- 1305 N. Myrtlewood Street
- 1311 N. Myrtlewood Street
- 1339 N. Randolph Street
- 1400 S. 24th Street
- 1400 S. 27th Street
- 1419 Poplar Street
- 1507 N. 27th 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
- 1556 S. Capitol Street
- 1611 W. Flora Street
- 1615 S. 21st Street
- 1700 N. Marshall Street
- 1710 N. Lambert Street
- 1711 N. Marshall Street
- 1716 Reed Street
- 1719 N. 27th Street
- 1740 N. Lambert Street
- 1746-48 Waterloo Street
- 1750 N. Lambert Street
- 1752 N. Lambert Street
- 1752 N. 27th Street
- 1760 N. Lambert Street



IN THE PIPELINE

Page 2

- 1805 E. Albert Street
- 1914 N. Leithgow Street
- 1920 E. Arizona Street
- 1925 N. Marshall Street
- 1927 W. Diamond Street
- 1937 Fountain Street
- 1940 S. 6th Street
- 1941 N. Orianna Street
- 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
- 2044 E. Auburn 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
- 2151 N. Reese Street
- 2132 McClellan Street
- 2134 N. 4th Street
- 2137 N. Darien Street
- 2141 E. Birch Street
- 2146 E. Monmouth Street
- 2151 N. Reese 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
- 2312 Pierce Street
- 2316 E. Fletcher Street
- 2318 E. Fletcher Street
- 2321 S. Marshall Street
- 2439 W. Oxford Street
- 2529 Ingersoll Street
- 2530 Amber Street
- 2533 W. Oxford Street
- 2705 W. Stiles Street
- 2715 W. Thompson Street
- 2838 Agate Street
- 2859 Amber Street



IN THE PIPELINE

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- 2925 W. Master Street
- 2942 W. Master Street
- 3010 Janey Street
- 3053 Collins Street
- 3137 Wharton Street
- 3941 Fairmount Street
- 4736 Sheldon Street
- 4741 Fowler Street
- 7422 Keiffer Street

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