



Presents “*Exponential Insights*”



September 2018

Volume— 8

Issue— 9



At a Glance:

Properties currently under contract = 9

Properties awaiting building permits = 138

Properties SOLD over last 30 days = 4

Properties scheduled to sell in next 30 days = 8

WELCOME

“Exponential Insights” Newsletter: Getting Better Everyday

Improving an already great product!

First piece of business, over the past couple of months we have been working hard with the city to obtain building permits, it's been a challenge, but we continue to see improvements and this past month we received 15 more building permits. That's a total of 27 building permits over the past two months. Very good news!

We are always looking for opportunities to make our houses more appealing to prospective buyers. We recently made a change to the front of our houses, please see the picture to the right where you can see two of our houses, one (left) with the classic 'double hung' windows and one (right) with our new windows which feature sliding window panes. These new windows allow more natural light into the house and enhances the open, spacious feeling on the inside of the house.

We have also changed the designs of the metal siding on our front bays. They look great as well.

This is an exciting change for us and significantly changes the appearance or 'first impression' of our houses. The feedback we have received from our buyers and real estate agents has been outstanding!

This is a significant change, we are never satisfied and will never stop improving!



**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

12-14

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.bisnow.com/national/news/commercial-real-estate/theres-a-reason-we-are-so-infatuated-with-skylines-90832>



This is so true! City skylines are a key feature for many of our houses. We actually lay-out our houses to maximize Philadelphia skyline views.

The Mayor and City Council are trying to come up with ways to increase revenues, check out the article to the right to learn more.

- <https://philly.curbed.com/2018/9/12/17850876/construction-tax-bill-explained-kenney-council>



- <https://www.worldpropertyjournal.com/real-estate-news/united-states/seattle/rising-interest-rates-redfin-2018-homebuyer-report-rising-mortgage-rates-impact-on-home-buying-real-estate-news-10950.php>

**WORLD
PROPERTY
JOURNAL**

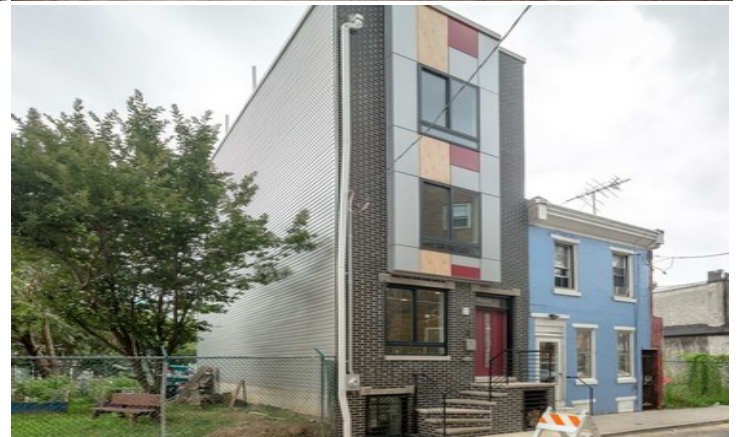
Everyone knows interest rates are on the rise, but that is not impacting perspective buyers. Check out the article to the left to learn more.



V² Properties proudly presents:

The Featured Property of the Month!

Located in Kensington, **2613 Potter Street** is an amazing house. It features nearby access to public transportation, spacious roof deck, finished basement, granite counters and hardwood floors throughout the house!



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](#)
- [1507 N. 27th Street](#)
- [1512 N. 27th Street](#)
- [1514 N. 27th 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](#)
- [1845-47 N. 6th Street](#)
- [1912 Fernon Street](#)
- [1920 Fernon Street](#)
- [2031 Sigel Street](#)
- [2057 E. Sergeant Street](#)
- [2126 S. 5th Street](#)
- [2145 N. Randolph Street](#)
- [2506 W. Master Street](#)
- [2508 W. Oxford Street](#)
- [2524 W. Oxford Street](#)
- [2525 Salmon Street](#)
- [2526 W. Oxford Street](#)
- [2528 W. Oxford Street](#)
- [2529 W. Oxford 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.

- [435 Manton Street](#)
- [607 Hoffman Street](#)
- [1214 N. 30th Street](#)
- [1325 S. Colorado 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](#)
- [1948 E. Harold Street](#)
- [2051 Fernon Street](#)
- [2347 N. Hancock Street](#)

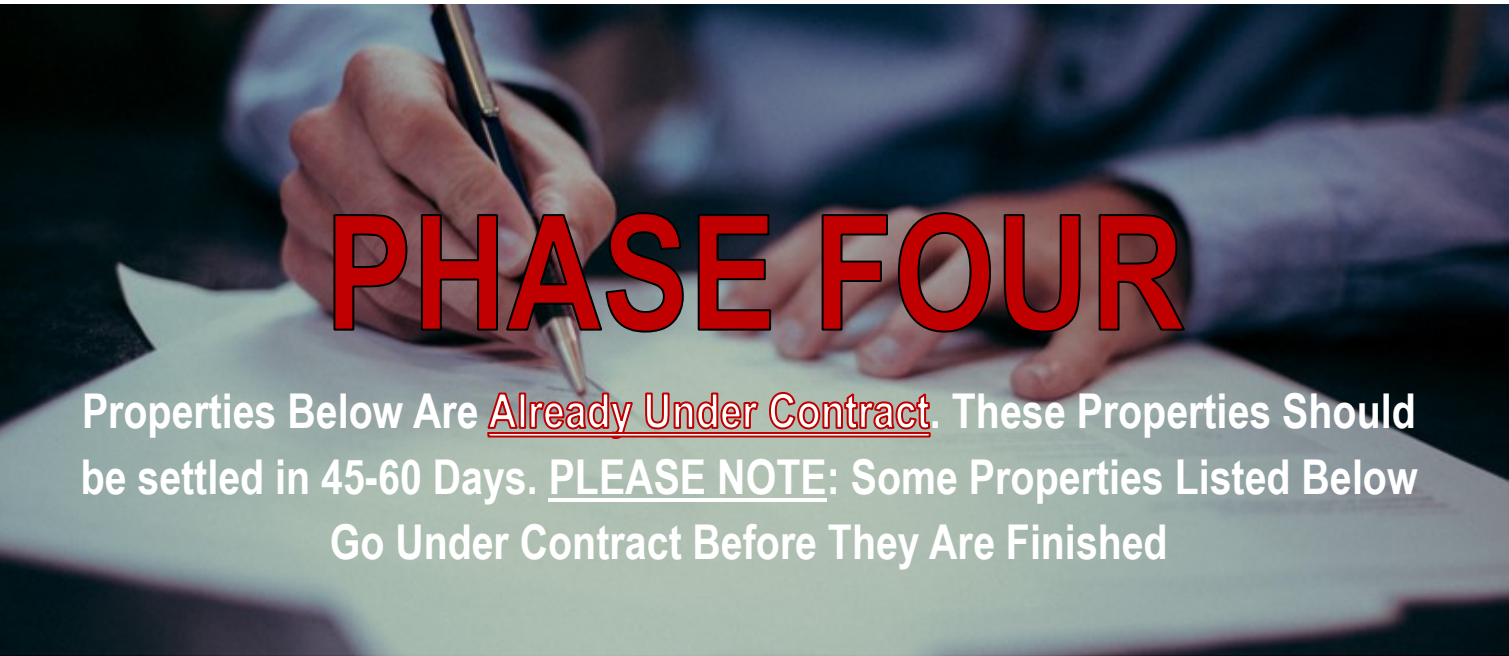
PHASE THREE

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!

- [522 Mercy Street](#)
- [604 Dudley Street](#)
- [730 Jefferson Street](#)
- [905 N 30th Street](#)
- [1241 N. 19th Street](#)
- [1509 Ridge Ave](#)
- [1902 E. Cumberland Street](#)
- [1919 E. Arizona Street](#)
- [2129 Tasker Street](#)
- [2133 S. Opal Street](#)
- [2225 S 5th Street](#)
- [2440 W. Jefferson 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

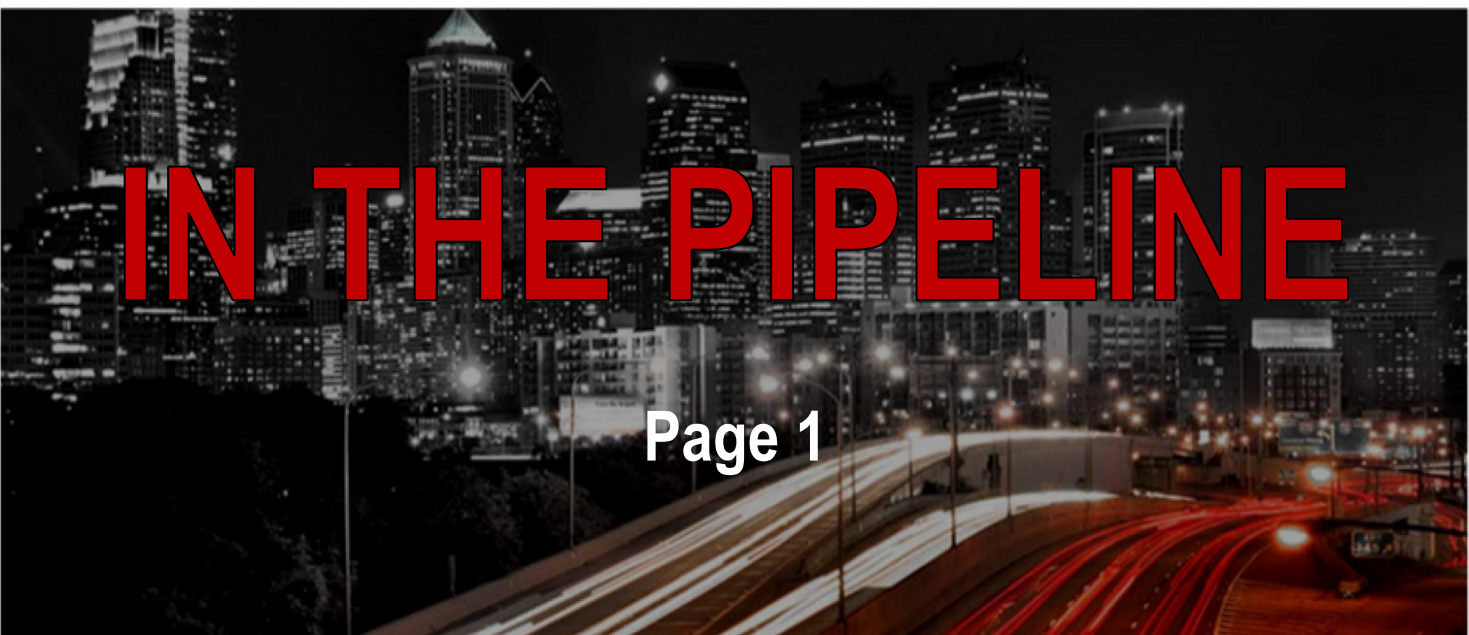
- 725 Mercy Street
- 729 Mercy Street
- 1420 N. Myrtlewood Street
- 1752 W. Seybert Street
- 1929 E Letterly Street
- 2162 E Gordon Street



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
- 727 Winton Street
- 742 W Master Street
- 1020 S 2nd Street
- 1258 S 28th Street
- 1306 N. Dover Street
- 2017 McClellan Street
- 2040 N. 3rd Street
- 2319 Pierce Street
- 2613 Potter Street
- 2834 Agate Street
- 3356 Agate Street

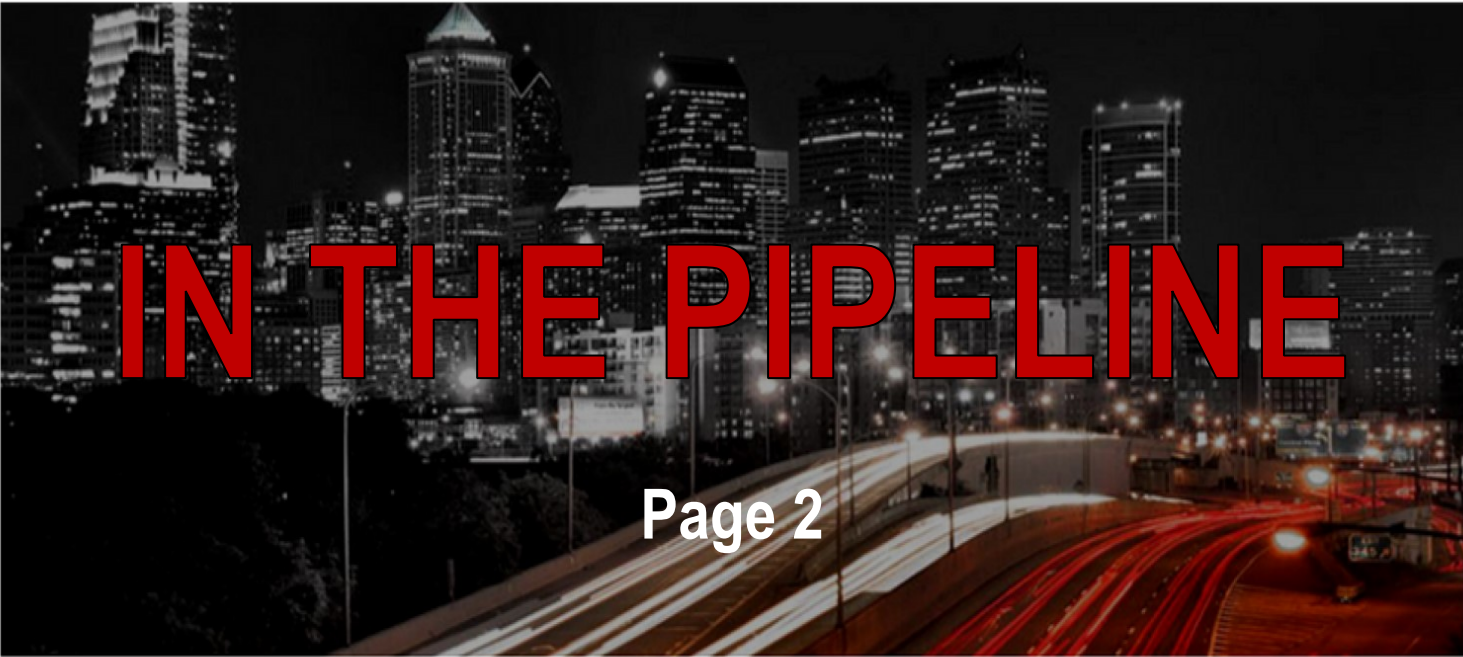


IN THE PIPELINE

Page 1

Upcoming Building Permits

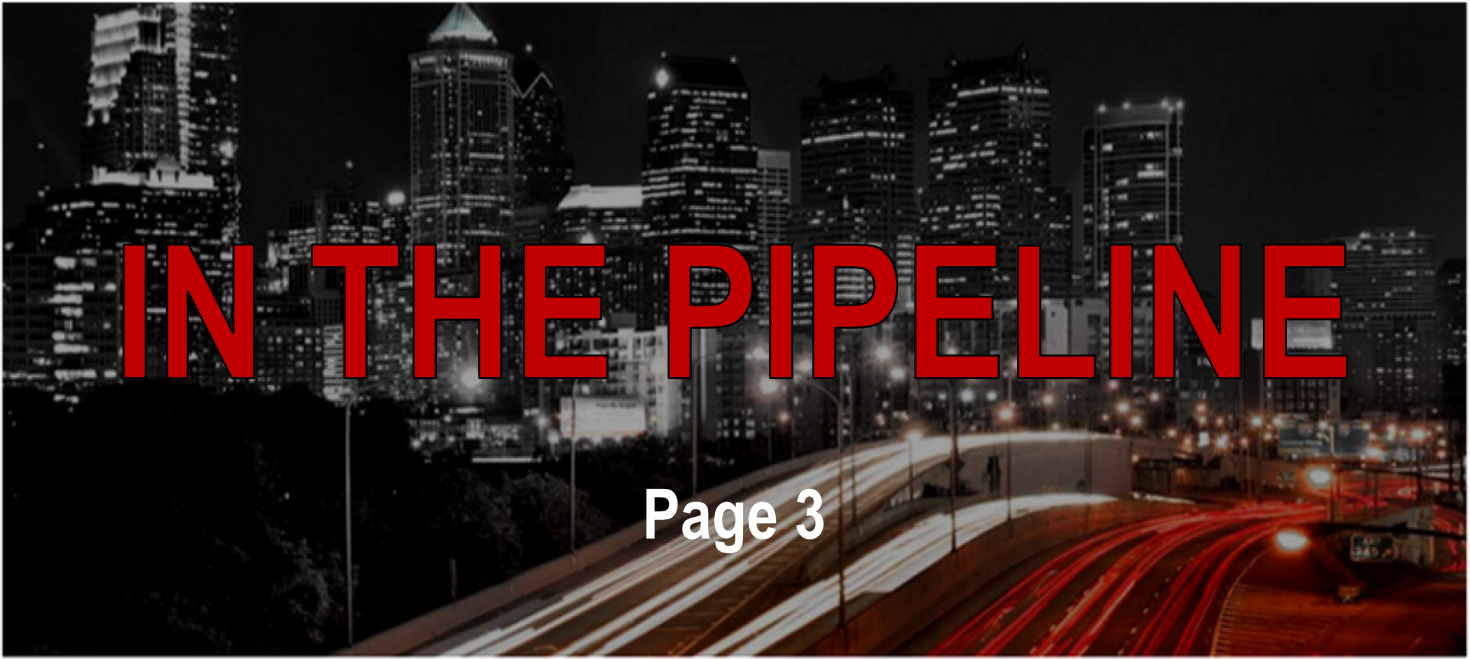
- 220 Cecil B. Moore Ave
- 228 Manton Street
- 231-233 E Johnson Street
- 431 W. Berks Street
- 519 Hoffman Street
- 812 Diamond Street
- 538 Mercy Street
- 722 Daly Street
- 927 & 929 French Street
- 932 & 938 Edgley Street
- 955 N. 43rd Street
- 1039 S. Randolph Street
- 1121 Earl Street
- 1228-30 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
- 1258 S. 28th 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
- 1434 S. Ringgold Street
- 1507 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
- 1711 N. Marshall Street
- 1716 Reed Street
- 1717 W. Seybert Street
- 1719 N. 27th Street
- 1726 S. 20th Street
- 1737 N. Marshall Street
- 1746-48 Waterloo Street
- 1750 N. Lambert Street
- 1752 N. Lambert Street
- 1752 N. 27th Street
- 1756 N. Lambert Street
- 1760 N Lambert Street



IN THE PIPELINE

Page 2

- 1805 E. Albert Street
- 1816 E. Lehigh Street
- 1900 E. Cumberland Street
- 1912 E. Harold Street
- 1914 N. Leithgow Street
- 1920 E. Arizona Street
- 1925 N. Marshall Street
- 1927 W. Diamond Street
- 1937 Fountain Street
- 1940 S. 6th Street
- 1945 E Harold Street
- 1951 N. Darien Street
- 1959 N. Orianna Street
- 2012 N. Randolph Street
- 2021 N. Lawrence Street
- 2022 Kimball Street
- 2019 E. Huntingdon 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
- 2089 Clementine Street
- 2108 N. 3rd Street
- 2113 E. Stella Street
- 2118 Sigel Street
- 2120 E. Commissioner Street
- 2120 Bellmore Street
- 2125 E. Orleans Street
- 2128 E. Monmouth Street
- 2128 Birch Street
- 2123 N. Orianna Street
- 2129 N. 5th Street
- 2131 N. 10th Street
- 2131 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
- 2525 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



IN THE PIPELINE

Page 3

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

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