



Properties At A Glance



Currently Under Contract



Awaiting Building Permits



Sold In Last 30 days



Scheduled To Sell In Next 30 days

Hello From Vince

2019 - A year in review

Another fantastic year is in the books!

We are looking forward to a New Year... A New Decade!

While we are very excited about the challenges the new year will bring and the opportunities that will be presented to us, we want to take a look back at some of our accomplishments in 2019. With next month's newsletter we will outline our goals for 2020.

We work extremely hard each and every day to improve, we take great pride in the fact that a variety of different organizations across the area have taken notice. Some of our most significant accomplishments in 2019:

- Philadelphia Inquirer - For the **second year** in a row we received a Developer of the Year award.
- Builder.com - Top Developer
- Philadelphia Inquirer - 100 Fastest Growing Companies
- Billboards - We had two billboards on I - 95 highlighting our relationship with former Philadelphia Eagle turned Realtor - Brent Celek!

Key 2019 Metrics

- 226 Homes in process/sold in Philadelphia. Target was 193 homes.
- Sold & Settled 84 homes. Target was 75 homes.
- \$34.8MM in Sales Revenue. Target was \$35MM.
- 23.5% ROI. Target was 16%.
- **Once again - our most important metric: 100% of projects yielded Full Investor Profit!!!**

None of this would be possible without the continued support of our investors and business partners, we are so appreciative of the tremendous support we receive!

BRING ON 2020.....LET'S GO

Vince Viney

Founder & President

Press links

[2019's Big Takeaways for Real Estate](#)

01/15/2020

The most noteworthy industry news stories that are likely to influence how the business unfolds in 2020

realtor.com®

[Mortgage Rates Drop As Housing Inventory Hits Two-Year Low](#)

01/10/2020

Mortgage rates dropped to a 13-week low as we entered 2020, but despite the increase in demand it might cause, a huge jump in sales probably isn't on the horizon.



[How will the economy, home prices, and the new tax abatement affect Philly in 2020? Experts weigh in.](#)

01/01/2020

Well, Philadelphia, the real estate market had quite the year in 2019.



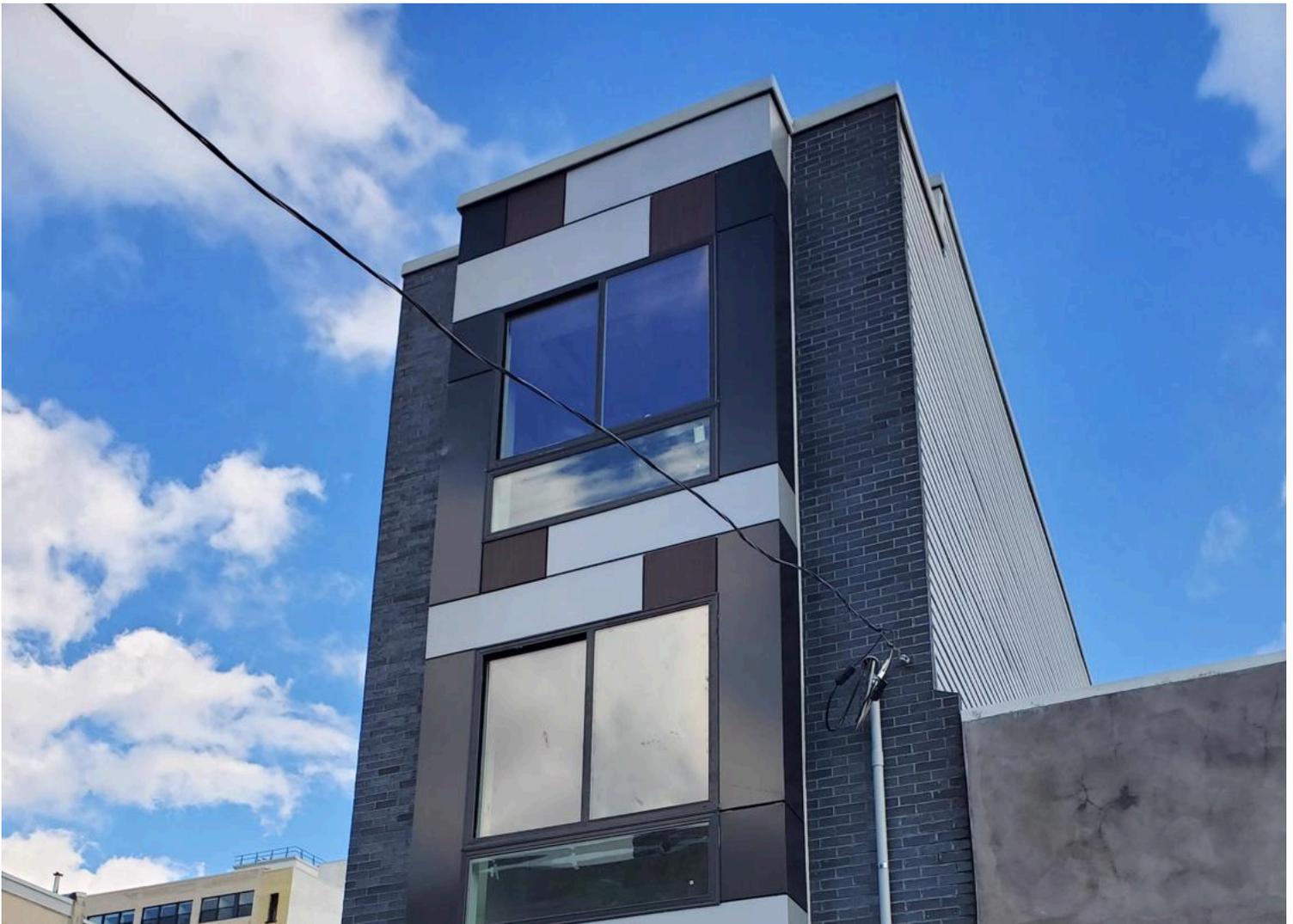
Featured project: [1339 N. Randolph Street](#)

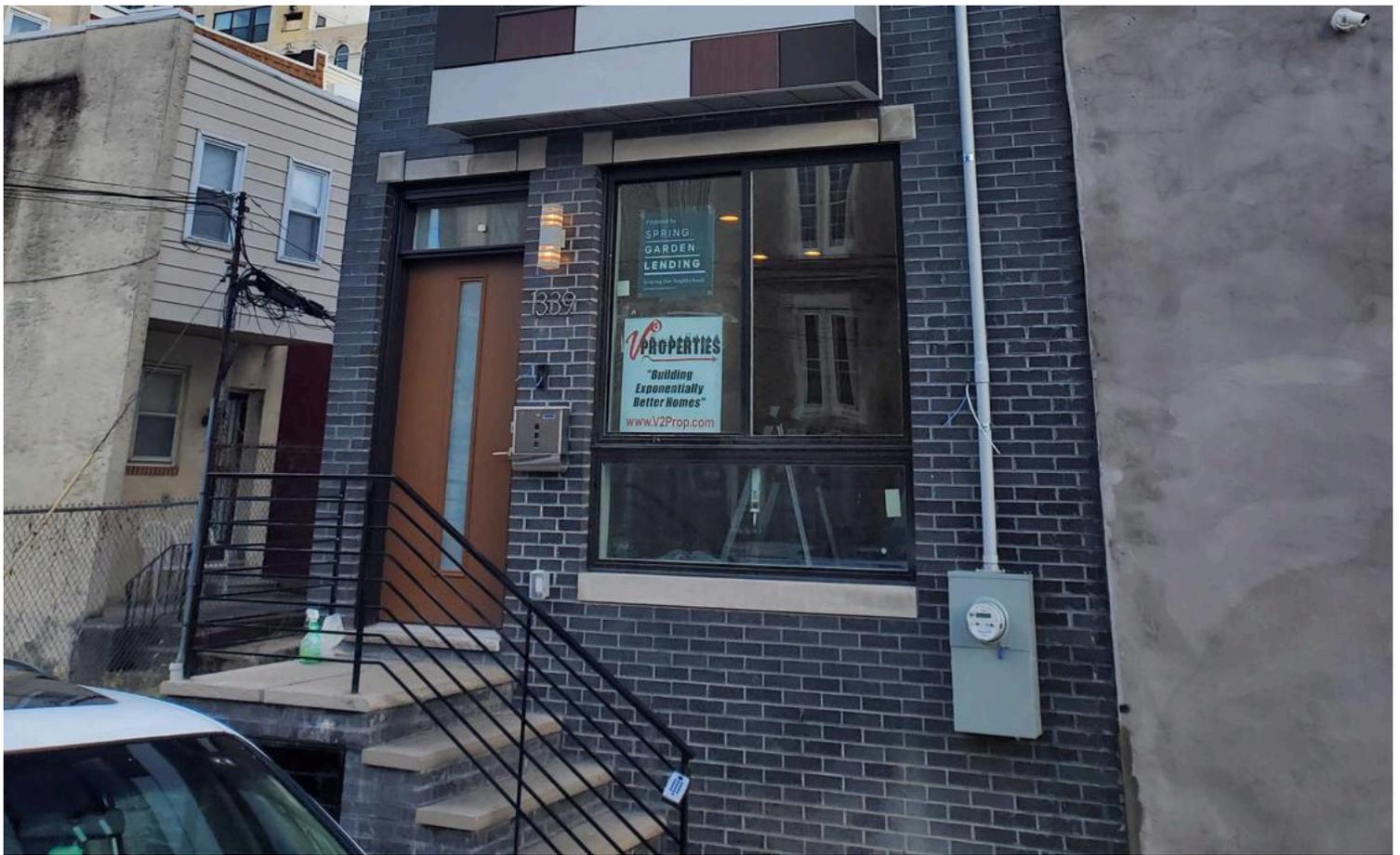
Neighborhood

Olde Kensington

Listing Price

\$515,000





Features

- 9' ceilings in main living area
- Upgraded Wide Trim Package
- Technology package
- Tax abatement
- Hardwood floors throughout
- Upgraded Lever Style Interior Door Knobs
- Kitchen island
- Kitchen undercabinet lighting
- Granite counters in kitchen
- Wet bar
- 8' ceilings in basement
- Laundry Room
- Tiled Kitchen Backsplash
- 9' ceilings in master
- Double vanity in master bath room
- Gas hot water heater
- Gas fired heating system
- Pre-wired sound system on roof deck
- Fiberglass Roof Deck
- Brick façade
- Fenced Rear Yard



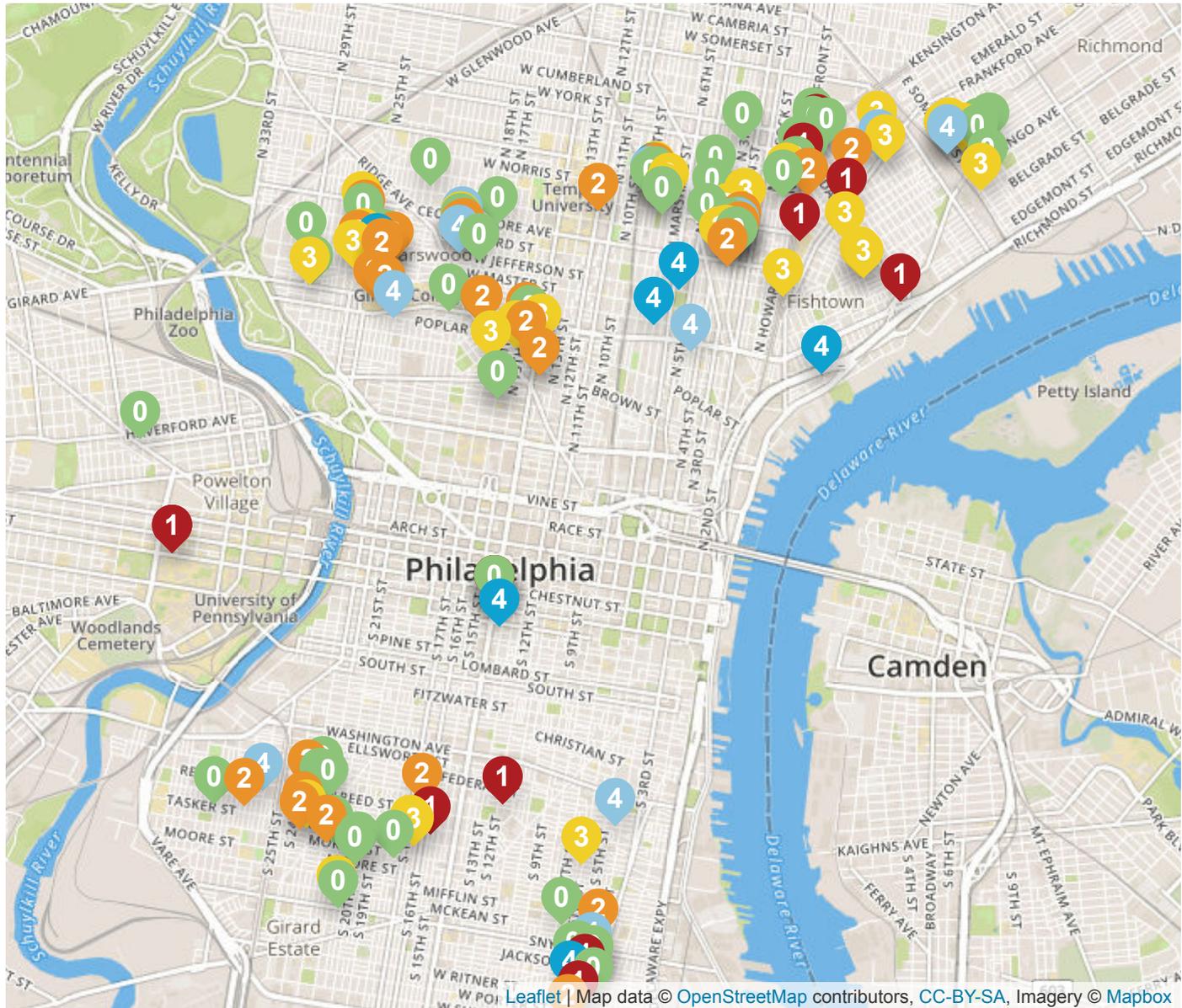
- Ceiling fans in all bedrooms
- Master bedroom tray ceiling with 'mood lighting'
- 3 Bedrooms
- Frameless Shower Door in Master bath
- Bath Tub
- 3.0 Baths
- Optional 4th Bedroom / Recreational Room
- Goodman or comparable energy efficient HVAC system
- Full Finished Basement

Description

2,725 sq. ft. new construction home with approved 10-year tax abatement. Built by V2 Properties, Philadelphia's Premier Home Builder. Some spectacular features include a rooftop deck with wet bar on the landing, rear yard, granite kitchen, hardwood floors throughout, great technology and more. Wide trim package through home, elegantly tiled baths, a full 3rd floor master suite spacious closets, and private spa-inspired bathroom. This home also has a finished lower level with tile flooring perfect for a 4th bedroom or 2nd living room. The front facade is brick with a designer standing seam metal sided accent panels and iron railing. The exquisite kitchen which has beautiful cabinets, granite counters, granite island with pendant lighting above, a tile backsplash and quality stainless steel appliances! All of the bathroom vanity counter-tops are granite or quartz. The master bedroom includes a tray ceiling with crown molding illuminated with accent lighting. Tech includes: built in speakers, video doorbell, nest thermostat, alarm system, and full home automation compatibility. Top quality new construction home at a very reasonable price, built by the city's premier home builder! Super low taxes. Also, Builder warranty included by a builder with proven reputation of standing behind their warranty!!



Where Are Our Projects



0 In the Pipeline

1 Phase 1 - Foundation & Framing

2 Phase 2 - Mechanicals & Insulation

3 Phase 3 - Final Finishes

4 On the Market

4 Under Contract

Phase 1



1231 Peters Street

East Passyunk



1301 S. Chadwick Street

Point Breeze

\$450,000



2034 E. Boston Street

East Kensington



2031 N. Howard Street

Kensington



2401 N. Mascher Street, Units 1-4

West Kensington



545 Tree Street

Whitman / Vineyville



1400 S. 27th Street, Units 1&2

Grays Ferry



1440 Central Avenue

Ocean City



1442 Central Avenue

Ocean City



1538 N. 7th Street, Units 1-3

Olde Kensington



2134 N. 19th Street, Units 1-3

Sharswood



2153 N. 19th Street, Units 1-4

Sharswood



547 Tree Street

Whitman / Vineyville



2523 E. Gordon Street

Fishtown



526 Mercy Street

Whitman / Vineyville



2535 N. Howard Street, Units 1&2

West Kensington



2537 N. Howard Street, Units 1&2

West Kensington

Phase 2



2529 Ingersoll Street

Brewerytown



4736 Sheldon Street

Manayunk

\$525,000



1419 Poplar Street - Unit 1

Francisville



1419 Poplar Street - Unit 2

Francisville



1419 Poplar Street - Unit 3

Francisville



1842 Ingersoll Street

Cecil B. Moore / Temple

\$435,000



231 E. Johnson Street

Mount Airy



233 E. Johnson Street

Mount Airy



2444 Ingersoll Street

Sharswood



1836 Ingersoll Street

Cecil B. Moore / Temple

\$435,000



7422 Keiffer Street

Roxborough

\$425,000



2321 S. Marshall Street

Whitman / Vineyville



1328 S. Ringgold Street

Point Breeze



2246 Wilder Street

Point Breeze

\$420,000



1710 N. Lambert Street

Cecil B. Moore / Temple

\$370,000



1308 S. 28th Street

Grays Ferry

\$410,000



2439 W. Oxford Street

Brewerytown

\$395,000



925 French Street

Cecil B. Moore / Temple



1943 N. Orianna Street

Olde Kensington

\$364,900



1335 S. Lambert Street

Point Breeze

\$475,000



1719 N. Lambert Street

Cecil B. Moore / Temple

\$365,000



1522 N. 25th Street

Brewerytown



1539 N. 27th Street

Brewerytown



1545 W. Seybert Street

Cecil B. Moore / Temple

\$575,000



1743 Annin Street

Point Breeze

\$480,000



1844 N. 4th Street

Olde Kensington



1926 E. Cumberland Street

East Kensington

\$495,000



2648 Janney Street

Kensington



520 Pierce Street

Pennsport



1411 S. Taylor Street

Point Breeze



2257 N. Howard Street

Kensington



2422 Federal Street

Point Breeze



1517 N. Stillman Street, Units 1-4

Brewerytown



1519 N. Stillman Street, Units 1-4

Brewerytown



1521 N. Stillman Street, Units 1-4

Brewerytown



1523 N. Stillman Street, Units 1-5

Brewerytown



1524 W. Stiles Street, Units 1&2

Francisville



1925 N. Marshall Street, Units 1-3

Olde Kensington



1733 N. 27th Street

Brewerytown



2004 N. 3rd Street

Olde Kensington

\$460,000

Phase 3



2316 E. Fletcher Street

Fishtown

\$540,000



2318 E. Fletcher Street

Fishtown

\$550,000



2838 Agate Street

Port Richmond

\$340,000



2320 E. Fletcher Street

Fishtown

\$550,000



1731 W Harper Street

Francisville

\$480,000



2322 E. Fletcher Street

Fishtown

\$550,000



4741 Fowler Street

Manayunk

\$495,000



1320 S. 7th Street

East Passyunk

\$485,000



1512 N. 27th Street

Brewerytown

\$450,000



1514 N. 27th Street

Brewerytown

\$450,000



2859 Amber Street

Port Richmond

\$315,000



2021 N. Lawrence Street

Olde Kensington

\$355,000



1945 E. Harold Street

East Kensington

\$350,000



431 W. Berks Street - Unit 1

Olde Kensington

\$275,000



431 W. Berks Street - Unit 2

Olde Kensington

\$300,000



2108 N. 3rd Street

Olde Kensington

\$430,000



2132 McClellan Street

Point Breeze

\$360,000



1805 E. Albert Street

East Kensington



1611 W. Flora Street

Cecil B. Moore / Temple

\$360,000



3915 Dexter Street

Manayunk

\$475,000



1914 N. Leithgow Street

Cecil B. Moore / Temple

\$335,000



1746 Waterloo Street

Olde Kensington

\$500,000



1748 Waterloo Street

Olde Kensington

\$500,000



1752 N. 27th Street

Brewerytown

\$395,000



2059 E. Rush Street

Port Richmond

\$325,000



1254 N. Burns Street

Cecil B. Moore / Temple

\$350,000



2137 N. Darien Street

Cecil B. Moore / Temple



1400 S. 24th Street - Unit 2

Point Breeze

\$375,000



1400 S. 24th Street - Unit 1

Point Breeze

\$350,000



2044 E. Auburn Street

East Kensington

\$315,000



2123 N. Orianna Street

Olde Kensington

\$335,000



2048 E. Rush Street

Port Richmond

\$325,000



1528 W. Seybert Street

Cecil B. Moore / Temple

\$415,000



1740 N. Lambert Street

Cecil B. Moore / Temple



1941 N. Orianna Street

Olde Kensington



2128 E. Dauphin Street

Fishtown

\$495,000



1354 S. Bouvier Street

Point Breeze

\$490,000



1716 Reed Street

Newbold

\$500,000



2636 W. Oxford Street

Brewerytown



502 McKean Street

Pennsport

\$420,000



504 McKean Street

Pennsport

\$420,000



418 Kingsley Street

Manayunk

\$490,000



420 Kingsley Street

Manayunk

\$490,000



2252 N. Hancock Street

Kensington

\$395,000



2254 N. Hancock Street

Kensington

\$395,000



2942 W. Master Street, Units 1&2

Brewerytown



812 Diamond Street, Units 1&2

Cecil B. Moore / Temple



924 W. Susquehanna Avenue, Units 1&2

Cecil B. Moore / Temple

Under Contract



730 W. Jefferson Street - UNIT A

Olde Kensington

\$265,000



1700 N. Marshall Street

Olde Kensington

\$425,000



621-A Dupont Street

Roxborough

\$470,000



2534 W. Oxford Street

Brewerytown

\$390,000



1230 E. Oxford Street

Fishtown

\$505,000



1228 E. Oxford Street

Fishtown

\$505,000



1356 Asbury Avenue

Ocean City

\$579,000



1358 Asbury Avenue

Ocean City

\$599,900



929 French Street

Cecil B. Moore / Temple

\$339,000



621 Cantrell Street

Whitman / Vineyville

\$385,000



1412 Haven Avenue

Ocean City

\$687,000

On The Market



1946 E. Harold Street

East Kensington

\$350,000



1039 S Randolph Street

Queen Village

\$550,000



1339 N. Randolph Street

Olde Kensington

\$515,000



1750 N. Lambert Street

Cecil B. Moore / Temple

\$375,000



1752 N. Lambert Street

Cecil B. Moore / Temple

\$375,000



1756 N. Lambert Street
Cecil B. Moore / Temple

\$375,000



1760 N. Lambert Street
Cecil B. Moore / Temple

\$399,000



2131 N. 10th Street
Cecil B. Moore / Temple

\$330,000



621-B Dupont Street
Roxborough

\$470,000



1912 E. Harold Street
East Kensington

\$350,000



1208 N. 24th Street, Unit 1
Sharswood

\$320,000



519 Hoffman Street
Whitman / Vineyville

\$400,000



1230 S. 27th Street, Unit 1
Grays Ferry

\$315,000



2066 E. Rush Street
Port Richmond

\$325,000



2068 E. Rush Street
Port Richmond

\$325,000



2070 E. Rush Street
Port Richmond

\$325,000



927 French Street
Cecil B. Moore / Temple

\$339,000



1959 N. Orianna Street
Olde Kensington

\$364,900

In The Pipeline



2216 Wilder Street

Point Breeze



1527 S. Lambert Street

Point Breeze



2925 Master Street

Brewerytown



3014 W. Oxford Street

Brewerytown



1232 S. 23rd Street

Point Breeze



2118 Sigel Street

Point Breeze



1940 S. 6th Street

Olde Kensington



2128 E. Birch Street

East Kensington



2533 W. Oxford Street

Brewerytown



1233 S. Bucknell Street

Point Breeze



2146 E. Monmouth Street

East Kensington



2047 N. 9th Street - Unit 1

Cecil B. Moore / Temple



2047 N. 9th Street - Unit 2

Cecil B. Moore / Temple



2012 N. Randolph Street

Olde Kensington

	<u>1845 N. 19th Street</u> Cecil B. Moore / Temple	
	<u>1719 N. 27th Street</u> Brewerytown	
	<u>938 Edgley Street</u> Cecil B. Moore / Temple	
	<u>920 French Street</u> Cecil B. Moore / Temple	
	<u>2117 Bellmore Street</u> East Kensington	
	<u>3941 Fairmount Avenue</u> Mantua	
	<u>2531 N. Front Street</u> Olde Kensington	
	<u>1921 N. Orianna Street</u> Olde Kensington	\$325,000
	<u>1922 N. Orianna Street</u> Olde Kensington	\$325,000
	<u>1924 N. Orianna Street</u> Olde Kensington	\$325,000
	<u>2530 N. Howard Street</u> West Kensington	
	<u>1309 S. 52nd Street</u> Grays Ferry	
	<u>138 W. Huntingdon Street</u> West Kensington	
	<u>2316 N. Mascher Street</u> West Kensington	

	<u>2415 N. Mutter Street</u> West Kensington	
	<u>2505 W. Oxford Street</u> Brewerytown	
	<u>1736 N. Lambert Street</u> Cecil B. Moore / Temple	
	<u>1852 N. 4th Street</u> West Kensington	
	<u>2004 S. 5th Street</u> Bella Vista	
	<u>2040 N. 19th Street</u> Port Richmond	
	<u>2123 S. 5th Street</u> Whitman / Vineyville	
	<u>403 W. Hewson Street</u> Kensington	
	<u>2002 S. 5th Street</u> Bella Vista	
	<u>1250 N. Hollywood Street</u> Brewerytown	
	<u>1305 S. Dorrance Street</u> Point Breeze	\$465,000
	<u>1532 S. 7th Street</u> East Passyunk	
	<u>1543 W. Seybert Street</u> Cecil B. Moore / Temple	
	<u>2408-10 N. Mascher Street, Units 1-3</u> West Kensington	



2517-23 Hope Street

West Kensington



2135 N. Randolph Street



2406 N. Howard Street



419 W. Cumberland Street, Units 1-4

West Kensington



421 W. Cumberland Street, Units 1-4

West Kensington



1414 Haven Avenue

Ocean City



2235 N. Palethorpe Street

West Kensington



1332 S. 30th Street

Grays Ferry



734 Watkins Street

East Passyunk



1937 N. 4th Street

West Kensington



921 Edgley Street

Cecil B. Moore / Temple



1960 N. Orianna Street

Olde Kensington



809 N. 17th Street, Unit 1

Francisville



809 N. 17th Street, Unit 2

Francisville



809 N. 17th Street, Unit 3

Francisville



1530 W. Seybert Street



618 McKean Street

Whitman / Vineyville



2546 N. Howard Street



2548 N. Howard Street



1931 Nicholas Street

Cecil B. Moore / Temple



2242 N. Reese Street



2244 N. Reese Street



2264 E. Cambria Street



232 E. Johnson Street



705 Ivins Road



1548 S. Lambert Street

Whitman / Vineyville



1550 S. Lambert Street

Whitman / Vineyville



2323 Federal Street

Point Breeze



V2prop.com