



Real Estate Investor Packet for:

15 Meadow Road

Edison, New Jersey 08817



Contact:

Lauran Bonaparte, Lauton Properties, LLC

Call or text: 609-619-5199 email: [lauran@lautonproperties.com](mailto:lauran@lautonproperties.com)

Website: [Lautonproperites.com](http://Lautonproperites.com)

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## 15 Meadow Road, Edison, 08817

### Property Overview

3 Bedroom, 1 ba, ELK, Large Dining room area & Office on over 1/2 acre of land. Seller has FSBO listed the home a few times before finishing construction and has had many offers from construction professionals but bank financing is not an option until the dining room area is completed. This property is under contract for less than the FSBO listed amount. Interior photos available upon request.

### Expenses:

Construction in the dining area will not pass a bank appraisal but a savvy investor can finish the repairs for under \$10k. This is an all cash deal. Seller has owned property for almost 10 years.

### Suggested Strategy:

Buy & Hold

### Public Records:

House size: 1,406 sq ft

Stories: 2

Lot size: 19,506

Year built: 1907

Property type: Single family

Date updated: 9/01/2019

Taxes: \$5,109

Price sq. ft.: \$173

### Edison Housing Market Summary:

- Current Median Home Value: \$345,000
- Current Median Sales Price: \$319,000
- Unemployment Rate: 2.9%
- Population: 45,360
- Median Household Income: \$84,510

### The Deal:

- Asking Price: \$250,000
- Total Repair: \$10-12k
- After repair value: \$295,000-\$315,000

Additional images found on Zillow - [https://www.zillow.com/homedetails/15-Meadow-Rd-Edison-NJ-08817/39069242\\_zpid/](https://www.zillow.com/homedetails/15-Meadow-Rd-Edison-NJ-08817/39069242_zpid/). Contact me for interior rehab photos.