

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
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900 Wesley  
Ocean City, NJ 08226

Asking \$599,900.00



SJSRMLS

### COMMENTS

4% MORTGAGE AVAILABLE! SELLER WILL BUY-DOWN BUYER'S MORTGAGE TO 4% FOR 5 YEARS. CONTACT LISTING AGENT FOR DETAILS. #101 Sun Beach Condo - 2BR, 2BA residential condo (812 sq.ft. +/-) with heated pool. Sleeps 8. Huge 2nd BR with two queen beds. Master BR with king bed plus full sleep-sofa (Flexsteel) pull-out in LR. Split floorplan has bedrooms on opposite sides of the apartment for added privacy. This building has no front desk and no rental restrictions. Most of the 38 residential units are used as 2nd home vacation get-aways. Use the property as a 2nd home or rent it - use local Realtors, or do it yourself via VRBO, AirBB or others. Currently it's a rental property. Consistently grosses \$48,000-\$55,000+ every year...EZ walking distance to the Beach and the Boardwalk and the shopping on Asbury Avenue. Granite countertops in the kitchen, breakfast bar, dining booth and in both baths. Upgraded wood cabinets in kitchen & baths. In-unit washer/dryer (all others use coin-op common laundry). Complex has heated pool, BBQ area, storage and spacious upper sundeck with loungers, tables & chairs. Sold Fully Furnished & equipped as is. Condo fee includes hot water, TV Cable & Wifi, flood/fire insurance, exterior maintenance. One car parking off-site. Check Associated Docs for lots more info. INVESTORS! Please check out the attached Investment Property Analysis. This property has a multi-year stable rental track record. With 20% down at 7%, 30 years, the property has an after tax (24% Tax Bracket) POSITIVE CASH FLOW starting at year ONE! Try to find that with other properties you are considering!

### PROPERTY DETAILS

Parked None Call: 609-399-0076 Email to: Ceiling Fan(s) Electric Wall Units	Ask for Leon Grisham Berger Realty Inc. 3160 Asbury Avenue Ocean City, NJ Call: 609-399-0076 Email to: Water Public Water	Other Rooms Breakfast Nook Laundry/Utility Room Primary BR on 1st floor Interior Features Foyer Master Bath
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