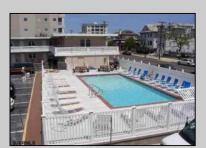




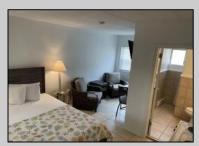
Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com



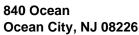


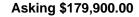














## **COMMENTS**

Unit #14 @ The \"Sifting Sands\" Condo/Motel. 100% gutted, remodeled, improved & refurnished, all new interior.. New \"All-in-One\" Kitchen, micro, frig/freezer, paint, window blinds, 40\" wall-mounted swivel TV, AC unit, New Kitchen & bath cabs. New Toilet. Sale inc. all-new pots, pans, kitchen supplies. Tiled thruout for maintenance-free ownership. Sifting Sands has been one of Ocean City\'s last-operating \"Iconic\" Center-City Motels, in operation every summer since 1964. The complex was remodeled and converted to condo/motel ownership in \'04. Spectacular location on the corner of 9th & Ocean Ave. On-site required rental program (April 15-Oct 30) guarantees \"hands off & hassle free\" income. Convenient 1st floor location. Building open year \'round. Block off some personal usage between rentals in the summer for your own usage (14 days max). Off-season usage non-restricted (Nov 1 - April 15) - use at your pleasure...use it, rent it yourself, rent it through a Realtor, whatever you\'d like. Well run, stable, well funded professionally managed building. Coin-Op Laundry Room. Condo fee includes water/sewer, hot water, TV cable, Wi-Fi, use of heated pool, parking for one car (w/minimal annual fee), bldg. insurance (fire & flood), exterior maintenance. Owner pays own electric bill (\$100/mo +/-), property taxes & interior contents/liability insurance (\$500/yr +/-). VERY FEW PROPERTIES IN OCEAN CITY CAN COMPETE WITH THIS. Call Listing Agent for details & questions on personal usage & the Rental Program. The Motel is in full operation - All showings will be in-between Guests. Note: Portfolio \"Condo-Tel\" financing currently available with 25-30% down. 2023 Income was \$23,623.81 (\$19,423.81 summer, \$4,200 winter). After all 8-\$9,000 without a mortgage. Typically a 5-6% return.

Ask for **PBASEPTAKETALS**Parting Garage alty Inc Heating Baseboard 3160 Asbury Avegueri Ocean City Call: 609-399-0076

Email to: tp@bergerrealty.com

Water Sewer
Public Water Public Sewer



Cooling