

# Berger Realty

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Berger Realty, Inc.  
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1420 Mediterranean  
Atlantic City, NJ 08401

Asking \$129,900.00



SJSRMLS

## COMMENTS

Nice 2-bedroom, 1-bath condo in excellent condition and ready to go! This spacious unit offers an open concept layout with a large living room, a separate dining area, a cozy kitchen, a private balcony, fresh paint, and plenty of windows that fill the space with natural light. Great investment opportunity! With a 25% down payment, and a 7% interest rate, this property is a great investment... yielding an 11.04% COC ROI, generating \$445 in monthly cash flow. \*\*Please note the buyer and seller will split the cost of the resale package at closing. \*\*Buyer is responsible for paying working capital contribution fee of two month's condo fee, one month's condo fee and admin fee of \$250.00 at closing.

## PROPERTY DETAILS

Exterior Stucco	ParkingGarage None	OtherRooms Dining Area Great Room	Heating Forced Air
Cooling Central	HotWater Electric	Water Public Water	Sewer Public Sewer



Ask for Steven Spengler  
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