

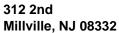


Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



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Asking \$449,900.00









COMMENTS

\"Don't let this purr-fect investment property slip away! Legal 2 Sty Quad (side-by-side) with four separate entrances. This fully occupied property features **2 two-bedroom** and **2 one-bedroom** units, all yearly leases! Upstairs units boast full attics for bonus space, while downstairs units have access to a full basement. Additional perks include a small rear yard, separate hot water tanks, individual heating, on-site parking, a deck, and more! Fantastic income-producing opportunity with a **13.89% cash-on-cash ROI** based on a **20% down conventional mortgage at 8% interest**. Don\'t miss out on this prime multi-family investment! Please note this property is being sold strictly \"AS IS\". Units 312 #1 and 314# 2 are currently vacant and rent can be increased to market rent.

| | PROPI | ERTY DETAILS |
|-------|--------|--------------|
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OutsideFeatures Parking
Curbs None
Fenced Yard
Porch
Sidewalks

ParkingGarage OtherRooms
None Eat In Kitchen

nerRooms Basement
t In Kitchen 6 Ft. or More Head
Room

Full

Inside Entrance

Heating Baseboard HotWater Gas Water Public Sewer Public Sewer



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