

# Berger Realty

Since 1928



Berger Realty, Inc.  
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312 2nd  
Millville, NJ 08332

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.

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Curbs	None	Eat In Kitchen	6 Ft. or More Head Room
Fenced Yard			Full
Porch			Inside Entrance
Sidewalks			
Heating	HotWater	Water	Sewer
Baseboard	Gas	Public	Public Sewer
Gas Natural			



Ask for Ken Sedberry  
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