

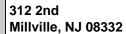


Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500



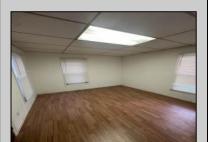
oc17@BergerRealty.com





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 onebedroom** 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 incomeproducing 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	
OutsideFeatures Curbs Fenced Yard Porch Sidewalks	ParkingGarage None	OtherRooms Eat In Kitchen	Basement 6 Ft. or More Head Room Full Inside Entrance

HotWater Sewer Heating Water Baseboard Gas **Public Public Sewer**



Ask for Peter Harp Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-391-0500

Email to: pph@bergerrealty.com

