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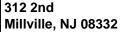












Asking \$449,900.00



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.

vacant and tent can be	s increased to market rer	n	
	PROPER	TY DETAILS	
OutsideFeatures Curbs	ParkingGarage None	OtherRooms Eat In Kitchen	Basement 6 Ft. or More Head
Fenced Yard Porch			Room Full
Sidewalks			Inside Entrance
Heating	HotWater	Water	Sewer
Baseboard	Gas	Public	Public Sewer
	Ask for Suzanne Hampton Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: smh@bergerrealty.com		

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