

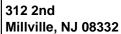


Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



info@bergerrealty.com





Gas-Natural

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

Ask for Wendy Brown
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211

Email to: wmb@bergerrealty.com

