



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040 ☑ info@bergerrealty.com



Asking \$150,000.00

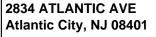














COMMENTS

Fully Renovated 2BR Condo - 6.5% Cap Rate - Utilities Included - Priced to Move at \$150,000 Investor Alert: This turnkey 2-bedroom, 1-bath unit in Brighton Towers won't last long. Just blocks from the beach and Tropicana, Unit 505 has been fully renovated with a modern kitchen, updated bathroom, and a private balcony - a rare find in this high-rise. Currently renting for \$2,000/month, the numbers speak for themselves: - Net Income: \$9,780/year -Cap Rate: 6.52% at asking price -HOA: \$827/month (includes gas, electric, and water) -Taxes: \$208/month - HO6 Insurance: \$150/month This unit is cash flow ready with no upfront rehab needed. Strong rental demand, low vacancy, and all utilities wrapped into one HOA bill make this a hands-off, passive income opportunity. - Perfect for: -Out-of-state investors -1031 New landlords looking for plug-and-play cash flow income and expense exchange buyers sheet on documents. ALERT! Buy now with a few Bitcoins or ask about Private Financing Available Starting at 10%. PROPERTY DETAILS

Water

Public Water

ParkingGarage Heating See Remarks Electric

ating ectric

Sewer Public Sewer



Ask for Brian Kolmer Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: bk@bergerrealty.com

