



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



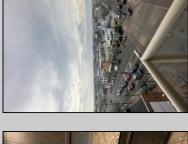
oc17@BergerRealty.com



## 2834 ATLANTIC AVE Atlantic City, NJ 08401

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 -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**

ParkingGarage Heating Water Sewer
See Remarks Electric Public Water Public Sewer



Ask for Grant Halliday Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-391-0500 Email to: geh@bergerrealty.com

