

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@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 - 1031 exchange buyers - New landlords looking for plug-and-play cash flow income and expense 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 Graham Ginn  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: gmg@bergerrealty.com  
https://www.ocnj.com

