



Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com

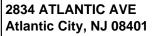














COMMENTS

Brighton Towers 2BR | \$155K | ~\$2K/mo Rents | All Utilities Incl. | 6.02% Cap Rate Investor Special — Motivated Seller 2BR condo in Brighton Towers, Atlantic City — priced to sell at \$155K. Can rent for ~\$2,000/month — with ALL utilities included (gas, water, electric). In Atlantic City, utilities can easily run ~\$300/month — this built-in value keeps tenants happy and demand strong. Projected cap rate: 6.02% — excellent opportunity for buy & hold or mid-term rental (travel nurses, professionals, etc). HOA covers; gas, water, electric ,trash — simple cash flow play. Washer / Dryer on every floor. 2 Blocks to beach, Boardwalk, casinos — prime location. Strong comps, low vacancy area. Seller is motivated income and expense 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	Н
See Remarks	Е

Heating Electric Sewer Public Sewer





Ask for Michael Moss Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: mvm@bergerrealty.com



Asking \$155,000.00