

# Berger Realty

Since 1928



Berger Realty, Inc  
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**2834 ATLANTIC AVE**  
**Atlantic City, NJ 08401**

**Asking \$155,000.00**



## 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

ParkingGarage	Heating	Water	Sewer
See Remarks	Electric	Public Water	Public Sewer



Ask for Phillip Bellucci  
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