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2-4 Leeds Ave Pleasantville, NJ 08232

Asking \$2,200,000.00













COMMENTS

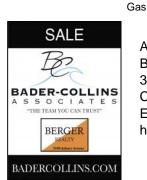
2 Buildings - 8-Family Apartment Building - Income Producing Multi-Family Rental Property - 16 bedrooms 8 bathrooms - 1 Vacancy and being renovated - All other units Fully Occupied and Completely Renovated - Total Current Monthly Rent Roll - \$15,970.00 - includes rents for all apartments. Buyer pays for CO and other City costs to Close. Gross Rental Income - \$191,640.00 Expenses - \$31,591.00 - Net Yearly Rental Income - \$160,049.00 - Cap Rate 8.0% - Code Enforcement Requirements are in Good Standing, Certificates of Occupancy all current. Several Value-Add Opportunities. Buyer pays for CO and other City Costs to Close. As is Sale.

OutsideFeatures ParkingGarage OtherRooms Basement Patio Attached Garage Dining Area 6 Ft. or

Attached Garage Dining Area 6 Ft. or More Head Three or More Cars Dining Room Room

Laundry/Utility Rm Finished Living Room

Heating Cooling HotWater Water Electric Ceiling Fan(s) Gas Public Gas-Natural Central



Ask for Bader - Collins Associates Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076

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