

# Berger Realty

Since 1928



Berger Realty, Inc.  
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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.

## PROPERTY DETAILS

|                                    |                                                        |                                                                               |                                                    |
|------------------------------------|--------------------------------------------------------|-------------------------------------------------------------------------------|----------------------------------------------------|
| OutsideFeatures<br>Patio           | ParkingGarage<br>Attached Garage<br>Three or More Cars | OtherRooms<br>Dining Area<br>Dining Room<br>Laundry/Utility Rm<br>Living Room | Basement<br>6 Ft. or More Head<br>Room<br>Finished |
| Heating<br>Electric<br>Gas-Natural | Cooling<br>Ceiling Fan(s)<br>Central<br>Gas            | HotWater<br>Gas                                                               | Water<br>Public                                    |



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