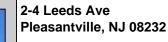




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 ☑ info@bergerrealty.com





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 | ParkingGarage | OtherRooms | Basement | | |
| Patio | 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 | | |

Gas



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

