



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



Asking \$2,200,000.00



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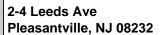














COMMENTS

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 Karen A. Becker Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: kab@bergerrealty.com

