

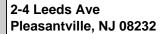


Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500



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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

	. NO. 2011 2217 1120		
OutsideFeatures	ParkingGarage	OtherRooms	Basement
Patio	Attached Garage	Dining Area	6 Ft. or

Three or More Cars Dining Room Room Laundry/Utility Rm Finished

Living Room

Cooling HotWater Heating Electric Gas Public

Gas-Natural

Ceiling Fan(s) Central Gas

Water

More Head



Ask for Kevin Laskowski Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-391-0500 Email to: kml@bergerrealty.com

