



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

info@bergerrealty





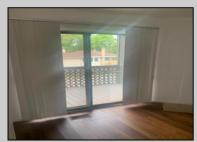
2-4 Leeds Pleasantville, NJ 08232

Asking \$1,999,000.00













## **COMMENTS**

8-Family Apartment Building (2 - 4Plexes) Income Producing Multi-Family Rental Property - All 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 - \$191,640.00.00 Expenses - \$31,591.00 - Net Yearly Rental Income - \$160,049 - 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.

## DDODEDTY DETAILS

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 Michael Devlin Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: msd@bergerrealty.com

