

Berger Realty

Since 1928



Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
info@bergerrealty.com



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 | 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 Phillip Bellucci
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: pjb@bergerrealty.com

