

Berger Realty

Since 1928



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

oc17@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 Patio	ParkingGarage Attached Garage Three or More Cars	OtherRooms Dining Area Dining Room Laundry/Utility Rm Living Room	Basement 6 Ft. or More Head Room Finished
Heating Electric Gas-Natural	Cooling Ceiling Fan(s) Central Gas	HotWater Gas	Water Public



Ask for Troy Eggie
Berger Realty Inc
1670 Boardwalk, Ocean City
Call: 609-391-0500
Email to: tde@bergerrealty.com

