

# Berger Realty

Since 1928



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

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**237 Guard**  
**Pleasantville, NJ 08232**

**Asking \$149,000.00**



## COMMENTS

Investor Alert - 12% Cap Rate!! Being sold as-is, buyers responsible for any certs that might required for a sale. This unit is rented out with good paying tenants at \$1900.00 p/m. Single Family Semi-detached home. Income and Expenses available to qualified investors. Conventional Financing & Private financing available to Investors with appropriate collateral, or buy it with a Bitcoin!

## PROPERTY DETAILS

|                 |               |                      |                    |
|-----------------|---------------|----------------------|--------------------|
| OutsideFeatures | ParkingGarage | OtherRooms           | Basement           |
| Curbs           | None          | Dining Area          | 6 Ft. or More Head |
| Fenced Yard     |               | Eat In Kitchen       | Room               |
| Patio           |               | Laundry/Utility Room | Full               |
| Paved Road      |               |                      | Inside Entrance    |
| Sidewalks       |               |                      | Masonry Floor/Wall |
|                 |               |                      | Plumbing           |
| Heating         | Water         | Sewer                |                    |
| Gas-Natural     | Public        | Public Sewer         |                    |
| Radiator        |               |                      |                    |



Ask for Matthew Galownia  
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