

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**22 Colonial**  
**Galloway Township, NJ 08205**

**Asking \$209,900.00**



## COMMENTS

Welcome to 22 Colonial Ct., a smart investment opportunity nestled in the sought-after Mattix Crossing community of Galloway, NJ! This well-maintained first-floor condo features 2 spacious bedrooms and 2 full bathrooms across 1,110 sq. ft. of comfortable living space. Situated in a private, end-unit location at the back of the development, this home offers peace, privacy, and proximity to nature with wooded views right outside your windows. Inside, you'll find a functional layout with a dedicated dining room, cozy living space, efficient kitchen, and a utility/laundry room for convenience. No recent updates needed—this unit already has tenants in place, making it turnkey for investors looking to start earning from day one. Here is your Investment Snapshot: Listed at \$209,900, this property brings in \$1,880/month in rental income. With annual expenses totaling just \$7,590, your Net Operating Income is a solid \$14,970/year. That's a monthly cash flow of \$1,247.50, with a Gross ROI of 10.74% and a Cap Rate of 7.13%—exceptional metrics for the area! Low property taxes (\$2,590/year) and reasonable HOA fees (\$1,800/year) make the operating costs manageable while providing access to a well-kept condo community. The tenants are responsible and pay on time, giving you peace of mind and consistent cash flow. Whether you're a seasoned investor or just starting out, this property checks all the boxes: strong returns, low maintenance, great location, and reliable tenants. Don't miss out on this income-producing gem!

## PROPERTY DETAILS

Parking	Garage	Other Rooms	Heating	Cooling
		Dining Room	Forced Air	Central
		Ask for Tom Meloni	Gas/Natural	
		Berger Realty Inc.		
Water	Public Water	3160 Asbury Avenue	Sewer	Public Sewer
		Ocean City		
		Call: 609-399-0076		
		Email to: tom@bergerrealty.com		

