



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









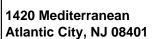






Ask for John Sweeney Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: jjs@bergerrealty.com





Asking \$129,900.00



## COMMENTS

Nice 2-bedroom, 1-bath condo in excellent condition and ready to go! This spacious unit offers an open concept layout with a large living room, a separate dining area, a cozy kitchen, a private balcony, fresh paint, and plenty of windows that fill the space with natural light. Great investment opportunity! \" With a 25% down payment, and a 7% interest rate, this property is a great investment... yielding an 11.04% COC ROI, generating \$445 in monthly cash flow.\"

| PROPERTY DETAILS   |                       |   |                       |
|--------------------|-----------------------|---|-----------------------|
| Exterior<br>Stucco | ParkingGarage<br>None | OtherRooms<br>Dining Area<br>Great Room | Heating<br>Forced Air |
| Cooling<br>Central | HotWater<br>Electric  | Water<br>Public Water                   | Sewer<br>Public Sewer |