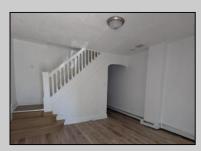




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com

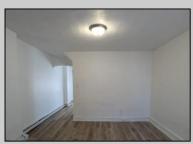












1015 Ohio Atlantic City, NJ 08401

Asking \$165,000.00



COMMENTS

Investor Alert - Vacant, Currently being renovated! Super LOW taxes & Very HIGH double digit returns - 18% Cap Rate! Rent this home out today for \$2700 p/m or more, property is even section 8 approved for landlords who like GUARANTEED rent! This is a Single Family attached LEGAL 3 bedroom row home that features a covered front porch, fenced in front yard, plenty of street parking, a back yard that can double as a rear drive way, a mostly open floor plan, ceiling fans, gas hot water baseboard heating and gas cooking! Property is located in close proximity to MLK School, the Tanger Outlets shopping center, Dave & Busters, The Bass Pro Shops, and the AC Convention Center. Less then five minute drive to the beach and boardwalk, Stockton University, and Easily accesible from Route 30, white horse pike & Atlantic city expressway. Income and Expenses available to qualified buyers.

| PROPERTY DETAILS | | | |
|-------------------|---|-------------------------|---------------------------|
| Exterior Brick | OutsideFeatures Curbs Fenced Yard Paved Road Porch Sidewalks | ParkingGarage None | OtherRooms Dining Area |
| Interior Eastures | Public Sewer | IC ^{Hot Water} | HotWater Gas |

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