



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



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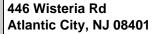


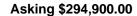














COMMENTS

WELL MAINTAINED, LARGE DUPLEX IN CHELSEA HEIGHTS, FULLY OCCUPIED WITH GREAT TENANTS. PERFECT PASSIVE INCOME PROPERTY OR LIVE IN ONE AND RENT THE OTHER OUT. CLOSE TO TRANSPORTATION, SHOPPING, BEACH & CASINOS. WITH \$3164 MONTHLY INCOME, 20% DOWN @ 8% INTEREST, PLUS TAXES & INSURANCE, BRINGS TOTAL PAYMENT OF \$2179 PER MONTH. THAT YIELDS A POTENTIAL ESTIMATED MONTHLY PROFIT OF \$985 PER MONTH! BUY BOTH SIDES AND THAT CAN BE DOUBLE!! OR DO YOU WORK IN AC?...WHY NOT LIVE IN AC CLOSE TO WORK, AND CUT THE CAR PAYMENT OUT AND HAVE ONE UNITS RENT SUBSIDIZE YOUR MORTGAGE. COOPERATIVE TENANTS, SO ITS FAIRLY EASY TO SHOW AND READY TO GO!!

Public

PROPERTY DETAILS			
OutsideFeatures Sidewalks	ParkingGarage None	OtherRooms Dining Area Laundry/Utility Rm	Heating Forced Air Gas-Natural
Cooling	HotWater	Water	Sewer

Gas

Ceiling Fan(s) Window Units

> Ask for James Monteleone Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211

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Public Sewer