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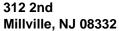












Asking \$449,900.00



## COMMENTS

\"Don't let this purr-fect investment property slip away! Legal 2 Sty Quad (side-by-side) with four separate entrances. This fully occupied property features \*\*2 two-bedroom\*\* and \*\*2 one-bedroom\*\* units, all yearly leases! Upstairs units boast full attics for bonus space, while downstairs units have access to a full basement. Additional perks include a small rear yard, separate hot water tanks, individual heating, on-site parking, a deck, and more! Fantastic income-producing opportunity with a \*\*13.89% cash-on-cash ROI\*\* based on a \*\*20% down conventional mortgage at 8% interest\*\*. Don\'t miss out on this prime multi-family investment! Please note this property is being sold strictly \"AS IS\". Units 312 #1 and 314# 2 are currently vacant and rent can be increased to market rent.

vacant and rent can be	increased to market rem	•	
PROPERTY DETAILS			
OutsideFeatures	ParkingGarage	OtherRooms	Basement
Curbs	None	Eat In Kitchen	6 Ft. or More Head
Fenced Yard			Room
Porch			Full
Sidewalks			Inside Entrance
Heating	HotWater	Water	Sewer
Baseboard	Gas	Public	Public Sewer
	Ask for Cory Raab Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: cmr@bergerrealty.com		