

4 UNIT INVESTMENT OPPORTUNITY
235 MONMOUTH STREET
AND 500 MERCER STREET
GLOUCESTER CITY, NJ 08030



AVAILABLE IMMEDIATELY

SHOWINGS BY APPOINTMENT ONLY

CONTACT

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NAIMertz

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PROPERTY HIGHLIGHTS

- Fully Occupied Multifamily Portfolio
- Two Duplexes (2 units each)
- First Duplex: 500 Mercer Street:
 - Unit 1- 1 Two Bedroom, 1 Bath
 - Unit 2- 1 Three Bedroom, 1 Bath
- 2026 Taxes: \$5,072.00
- Second Duplex: 235 Monmouth Street:
 - Unit 1- 1 Two Bedroom, 1 Bath
 - Unit 2- 1 Three Bedroom, 1 Bath
- 2026 Taxes \$5,572.00
- 8%+ Cap Rate
- 11%+ IRR

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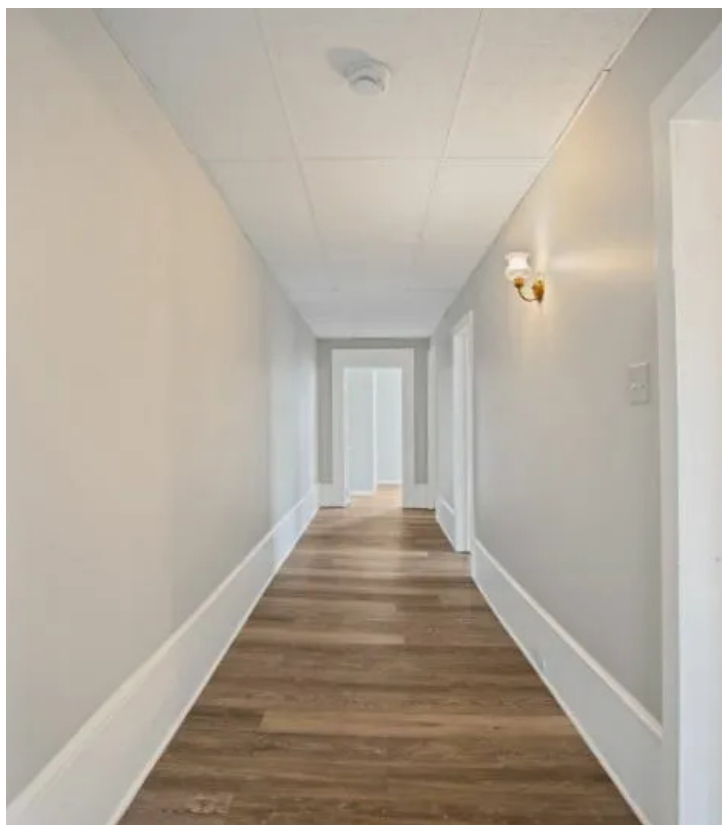
OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	0.085 Acres
Building Size:	4,125 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,121	60,865	219,479
Total Population	13,463	148,801	492,024
Average HH Income	\$67,731	\$91,959	\$118,738

ADDITIONAL PHOTOS

235 MONMOUTH STREET AND 500 MERCER STREET GLOUCESTER CITY, NJ



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LOCATION MAP

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