

\$115,000 - 541 Fern Rd, MILLVILLE

MLS® #NJCB2021276

\$115,000

3 Bedroom, 1.00 Bathroom, 870 sqft
Residential on 0.16 Acres

LAUREL LAKES, MILLVILLE, NJ

****Investor Opportunity: Income-Generating Portfolio of 20 Rental Properties for \$2,000,000****

Presenting an exceptional investment opportunity in the highly sought-after Laurel Lakes community! This portfolio includes 20 well-maintained, tenant-occupied properties, all strategically located within the same thriving neighborhood. With a consistent and reliable tenant base, these homes provide immediate cash flow and long-term stability.

One property within this portfolio is ****541 Fern****, offering a prime example of steady rental income. This charming home has been leased by the same tenant for more than a year, ensuring minimal vacancy risk and dependable revenue. The home itself boasts an ****open-concept living area****, 3 bedrooms, a full bath and a covered patio, all nestled on a beautifully landscaped lot with mature trees and two off-street parking spaces. ****Photos were taken prior to the tenants moving in, after the seller renovated it.**

Key Investment Highlights:

- ****Portfolio Price****: \$2,000,000 for 20 properties
- ****Annual Gross Income****: \$240,000
- ****12% CAP Rate****: Strong return potential in a stable, in-demand location
- ****Tenant Stability****: Long-term, reliable tenants in place across all properties



- **Maintenance & Management**:
Well-maintained homes with minimal upkeep required

This portfolio presents a rare opportunity to secure a high-performing asset in a community with ongoing rental demand and future growth potential. With a strong CAP rate and consistent cash flow, this investment is ideal for serious investors seeking to expand their holdings in a thriving market. Don't miss out on this lucrative opportunity in Laurel Lakes! Portfolio includes MLS# NJCB2021228, NJCB2021246, NJCB2021260, NJCB2021276, NJCB2021262, NJCB2021278, NJCB2021280, NJCB2021286, NJCB2021284, NJCB2021288, NJCB2021290, NJCB2021294, NJCB2021296, NJCB2021298, NJCB2021300, NJCB2021302, NJCB2021304, NJCB2021306, NJCB2021308, and NJCB2021310.

Built in 1970

Essential Information

MLS® #	NJCB2021276
Price	\$115,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	870
Acres	0.16
Year Built	1970
Type	Residential
Sub-Type	Mobile Pre 1976
Style	Pre-Fabricated, Single Wide
Status	Active

Community Information

Address	541 Fern Rd
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Area	Commercial Twp (20602)
Subdivision	LAUREL LAKES
City	MILLVILLE
County	CUMBERLAND-NJ
State	NJ
Municipality	COMMERCIAL TWP
Zip Code	08332

Interior

Heating	Forced Air
Cooling	None
# of Stories	1
Stories	1 Story

Exterior

Exterior	Frame
Roof	Flat

School Information

District	COMMERCIAL TOWNSHIP PUBLIC SCHOOLS
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Additional Information

Date Listed	November 9th, 2024
Days on Market	350
Zoning	VR2

Listing Details

Listing Office	Compass New Jersey, LLC - Moorestown
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