

# \$105,000 - 6801 Battle Ln, MILLVILLE

MLS® #NJCB2021286

**\$105,000**

3 Bedroom, 1.00 Bathroom, 672 sqft

Residential on 0.23 Acres

LAURAL 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 **\*\*6801 Battle Ln\*\***, offering an example of steady rental income. This home has been leased by the same tenant for several years. The home itself boasts an **\*\*open-concept living area\*\***, 3 bedrooms, and a full bath, all nestled on a large lot with mature trees and three off-street parking spaces. Well has new water treatment system. Tenant currently in month to month lease that renewed in July 2025. Seller will not convey the property vacant. If the buyer wants to occupy the property it would be the responsibility of the buyer to remove the tenant after closing. Property will be As-Is, cash only.

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® #         | NJCB2021286                 |
| Price          | \$105,000                   |
| Bedrooms       | 3                           |
| Bathrooms      | 1.00                        |
| Full Baths     | 1                           |
| Square Footage | 672                         |
| Acres          | 0.23                        |
| Year Built     | 1970                        |
| Type           | Residential                 |
| Sub-Type       | Mobile Pre 1976             |
| Style          | Pre-Fabricated, Single Wide |
| Status         | Active                      |

**Community Information**

|              |                        |
|--------------|------------------------|
| Address      | 6801 Battle Ln         |
| Area         | Commercial Twp (20602) |
| Subdivision  | LAURAL 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 | MILLVILLE AREA |
|----------|----------------|

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 9th, 2024 |
| Days on Market | 348                |
| Zoning         | VR2                |

**Listing Details**

|                |                                      |
|----------------|--------------------------------------|
| Listing Office | Compass New Jersey, LLC - Moorestown |
|----------------|--------------------------------------|

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