

\$115,000 - 7330 William Ave, MILLVILLE

MLS® #NJCB2021296

\$115,000

3 Bedroom, 1.00 Bathroom, 780 sqft

Residential on 0.14 Acres

LAUREL LAKES, MILLVILLE, NJ

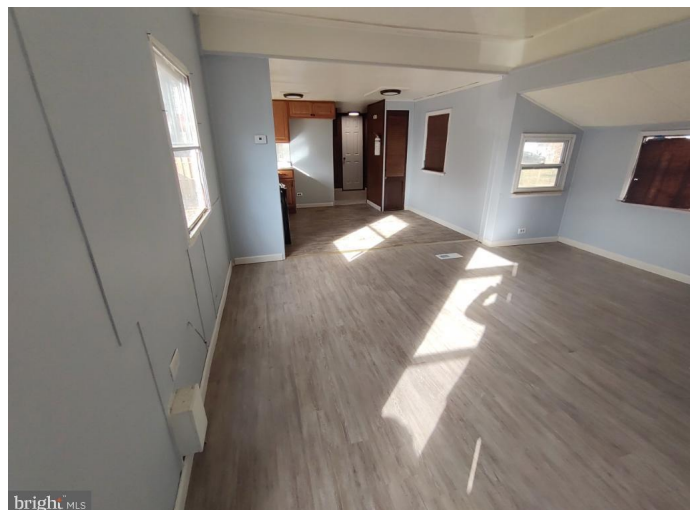
****Investor Opportunity: Income-Generating Portfolio of 20 Rental Properties for \$2,000,000****

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 ****7330 William Ave****, offering a prime example of potential rental income. This charming home has been recently been vacated and is in the process of being refreshed for the next tenant. The home itself boasts an open-concept living area, three comfortable bedrooms, and a full bath, all nestled on a beautifully landscaped lot with mature trees and four off-street parking spaces. The home features newer kitchen cabinets and countertops, and will have new luxury vinyl flooring throughout the entire home along with fresh paint and all new windows. This unit will rent for \$1500 a month.

Key Investment Highlights:

- ****Portfolio Price****: \$2,000,000 for 20 properties
- ****Annual Gross Income****: \$286,700
- ****14% CAP Rate****: Strong return potential in a stable, in-demand location



- **Tenant Stability**: Long-term, reliable tenants in place across most properties
- **Maintenance & Management**: Well-maintained homes with minimal future 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 1975

Essential Information

MLS® #	NJCB2021296
Price	\$115,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	780
Acres	0.14
Year Built	1975
Type	Residential
Sub-Type	Mobile Pre 1976
Style	Pre-Fabricated, Single Wide
Status	Active

Community Information

Address	7330 William Ave
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
Windows	Replacement
Roof	Flat

School Information

District	MILLVILLE AREA
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Additional Information

Date Listed	November 9th, 2024
Days on Market	350
Zoning	VR1

Listing Details

Listing Office	Compass New Jersey, LLC - Moorestown
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