

\$85,000 - 7413 John, MILLVILLE

MLS® #NJCB2021298

\$85,000

2 Bedroom, 1.00 Bathroom, 450 sqft
Residential on 0.21 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 ****7413 John St****, offering a prime example of steady rental income. This charming home has been leased by the same tenant for almost 2 years, ensuring minimal vacancy risk and dependable revenue. The home itself boasts an ****open-concept living area****, 2 bedrooms, and a full bath, all nestled on a beautifully landscaped lot with mature trees and two off-street parking spaces.

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 1968

Essential Information

MLS® #	NJCB2021298
Price	\$85,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	450
Acres	0.21
Year Built	1968
Type	Residential
Sub-Type	Mobile Pre 1976
Style	Pre-Fabricated, Single Wide
Status	Active

Community Information

Address	7413 John
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	MILLVILLE AREA
----------	----------------

Additional Information

Date Listed	November 9th, 2024
Days on Market	352
Zoning	VR1

Listing Details

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

© 2025 BRIGHT, All Rights Reserved. Information deemed reliable but not guaranteed. The data relating to real estate for sale on this website appears in part through the BRIGHT Internet Data Exchange program, a voluntary cooperative exchange of property listing data between licensed real estate brokerage firms in which Compass participates, and is provided by BRIGHT through a licensing agreement. Real estate listings held by brokerage firms other than Compass. are marked with the IDX logo and detailed information about each listing includes the name of the listing broker. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Some properties which appear for sale on this website may no longer be available because they are under contract, have Closed or are no longer being offered for sale. Some real estate firms do not participate in IDX and their listings do not appear on this website. Some properties listed with participating firms do not appear on this website at the request of the seller.

Listing information last updated on October 26th, 2025 at 11:00pm EDT