

# \$90,000 - 7625 Joseph St, MILLVILLE

MLS® #NJCB2021302

**\$90,000**

2 Bedroom, 1.00 Bathroom, 588 sqft  
Residential on 0.28 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 **\*\*7625 Joseph St\*\***, offering a prime example for the opportunity for steady rental income. This sweet home has been leased by the same tenant for two years, ensuring minimal vacancy risk and dependable revenue. The home itself boasts an **\*\*open-concept living area\*\***, 2 cozy bedrooms, and a full bath, all nestled on a beautifully landscaped lot with mature trees and two off-street parking spaces. Cash only.

Key Investment Highlights:

- **\*\*Portfolio Price\*\***: \$2,000,000 for 20 properties
- **\*\*Annual Gross Income\*\***: \$286,736
- **\*\*14% 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. Donâ€™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® #         | NJCB2021302     |
| Price          | \$90,000        |
| Bedrooms       | 2               |
| Bathrooms      | 1.00            |
| Full Baths     | 1               |
| Square Footage | 588             |
| Acres          | 0.28            |
| Year Built     | 1970            |
| Type           | Residential     |
| Sub-Type       | Mobile Pre 1976 |
| Style          | Pre-Fabricated  |
| Status         | Active          |

**Community Information**

|         |                        |
|---------|------------------------|
| Address | 7625 Joseph St         |
| 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 |
|----------|-------|

### School Information

|          |                |
|----------|----------------|
| District | MILLVILLE AREA |
|----------|----------------|

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 9th, 2024 |
| Days on Market | 351                |
| 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 12:30am EDT