

\$115,000 - 7637 Joseph St, MILLVILLE

MLS® #NJCB2021304

\$115,000

2 Bedroom, 1.50 Bathroom, 938 sqft

Residential on 0.00 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 ****7637 Joseph St****, offering a prime example of steady rental income. This charming 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 spacious bedrooms, a half bath off the primary and a full bath in the hallway, all nestled on a beautifully landscaped lot with mature trees and two off-street parking spaces. Tenant is vacating at the beginning of August. Property to convey 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® #	NJCB2021304
Price	\$115,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	938
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Mobile Pre 1976
Style	Pre-Fabricated, Single Wide
Status	Active

Community Information

Address	7637 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
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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Listing information last updated on October 24th, 2025 at 11:16am EDT