

\$125,000 - 7601 Magnolia Dr, MILLVILLE

MLS® #NJCB2021310

\$125,000

2 Bedroom, 2.00 Bathroom, 924 sqft

Residential on 0.32 Acres

LAUREL LAKES, MILLVILLE, NJ

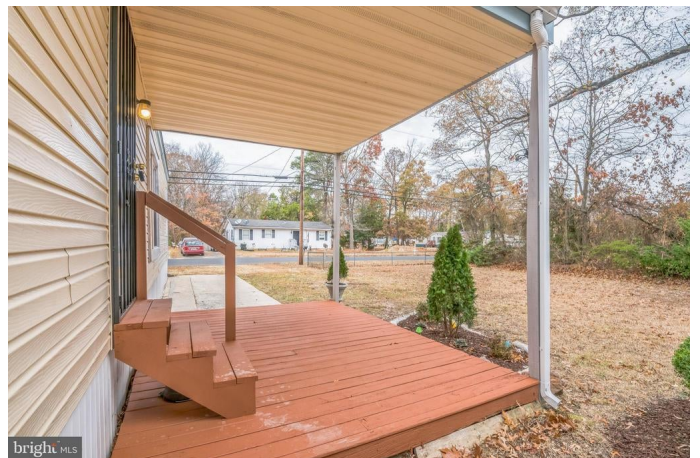
****Investor Opportunity: Income-Generating Portfolio of 20 Rental Properties for \$2,000,000****

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 ****7601 Magnolia Dr****, offering a prime example of steady rental income. This charming home has recently been rented with the lease starting 9/1/2025 for one year. The home itself boasts an ****open-concept living area****, 2 spacious bedrooms, and two full baths, 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. 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.

Built in 1980

Essential Information

MLS® #	NJCB2021310
Price	\$125,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	924
Acres	0.32
Year Built	1980
Type	Residential
Sub-Type	Manufactured
Style	Pre-Fabricated, Single Wide
Status	Active

Community Information

Address	7601 Magnolia Dr
Area	Commercial Twp (20602)
Subdivision	LAUREL LAKES

City	MILLVILLE
County	CUMBERLAND-NJ
State	NJ
Municipality	COMMERCIAL TWP
Zip Code	08332

Amenities

Amenities	Exposed Beams, Pantry
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Interior

Interior Features	Floor Plan-Open
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick, Non-Functioning
# of Stories	1
Stories	1 Story

Exterior

Exterior	Frame
Exterior Features	Deck(s), Chain Link Fence, Fenced-Partially
Windows	Double Hung, Vinyl Clad
Roof	Flat

School Information

District	MILLVILLE AREA
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Additional Information

Date Listed	November 9th, 2024
Days on Market	250
Zoning	VR2

Listing Details

Listing Office	Compass New Jersey, LLC - Moorestown
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Listing information last updated on October 27th, 2025 at 7:00am EDT