

**RARE OPPORTUNITY TO BUY A BEACH FRONT MOTEL THAT GROSSES..So. Shore  
\$1 MILLION AND NETS OVER \$500,000!!!**



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**Consists of 22 hotel rooms all with private baths and entrances , 6 King Bed Rooms , 16 - 2 Queen Bed rooms  
Rooms all have 50"-32" LCD TVS , newer carpeting , updated furniture , refrigerators / microwaves some with Ocean Views  
Brand new wifi system , maintenance free vinyl exterior and PVC decks . Architect roofs are 5 years old . ExteriorPaver sundeck seating patio. Parking for 32 cars ... 1k sq ft 1st floor office space , Check in area , Kitchen, storage and laundry facility with 7 machines .**

<b>Gross Income</b>	<b>Expenses</b>	<b>NOI</b>
<b>2016 - \$955,300</b>	<b>\$435,250</b>	<b>\$530,050</b>
<b>2017 - \$998,203</b>	<b>\$449,876</b>	<b>\$548,327</b>
<b>2018 estimate Gross Income - \$1,030,000</b>		<b>\$571,023</b>

**For Sale - \$4,900,000**