



On The Beach

- ROYAL BEACH AT WILDWOOD CREST

FROM YOUR BEACH - TO YOUR POOL - TO YOUR PRIVATE BALCONY



**BEACH FRONT
CLOSE-OUT**



Max Spann Real Estate & Auction Co.
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Licensed NJ Real Estate Broker

AUCTION

**24 LUXURY BEACH FRONT CONDOMINIUMS
ROYAL BEACH AT WILDWOOD CREST, NEW JERSEY**

Saturday June 26th 1:00 PM

PROPERTY PREVIEWS:

SATURDAY, JUNE 5TH 12-2 PM
SUNDAY, JUNE 6TH 12-2 PM
SUNDAY, JUNE 13TH 12-2 PM
SATURDAY, JUNE 19TH 12-2 PM

Property Directions:

450 East Nashville Ave, Wildwood Crest, NJ 08260

Garden State Parkway to exit 4 for Route 47 East toward Wildwood/Wildwood Crest. Route 47 turns into W. Rio Grande Ave once you enter Wildwood. Make Right at Atlantic Avenue. Continue for approximately 1.4 miles, make left onto East Nashville. The Royal Beach community will be beach front on the right. 450 East Nashville Ave, Wildwood Crest, NJ.

**Auction Location: Harrah's Resort
Atlantic City.**

777 Harrah's Blvd, Atlantic City, NJ 08401

From New York: Take NJ Turnpike Exit 11 to the Garden State Parkway. Take Exit 38 to the Atlantic City Expressway. At the end of the Expressway, take Exit 1 (the Marina Exit) to the Atlantic City Connector. Follow the signs to Harrah's Resort.

From Philadelphia: Take the Ben Franklin or Walt Whitman Bridge to the North South Freeway (Rte. 42) south, to the Atlantic City Expressway. At the end of the Expressway, take Exit 1 (the Marina Exit) to the Atlantic City Connector. Follow the signs to Harrah's Resort.



**Minimum Bids from \$125,000
Previously Asking up to \$1,800,000**

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Terms and conditions:

Registration: By fax and at open houses

Date and Place of Auction: June 26, 2010 @1PM, being held at **Harrah's Resort Atlantic City**, 777 Harrah's Blvd, Atlantic City, NJ 08401.

Terms of Sale: A 10% deposit of the contract price is required auction day upon execution of the contract. All bidders must be pre-registered and are required to have a bank cashier's check in the amount of \$15,000. **This check should be made payable to yourself and endorsed to Escrow Holder after completion of auction.** A second check is required in the form of a personal check for the balance of the 10% deposit.

NO EXCEPTIONS PLEASE!

A 10% Buyer's Premium will be added to the final bid and be included in the total contract price. Auctioneer reserves right to deny admittance to any person. Auctioneer may alter terms of sale through announcement on Auction Day.

Contract: The successful high bidder will be required to sign a contract of sale immediately upon the conclusion of the auction with the deposit acting as a down payment (earnest money). This is an Auction Sale and is not subject to an attorney review period. Contract of sale was prepared by Seller's Counsel and should be reviewed prior to the auction.

Closing: Will be on or before 30 days following the Auction Date. Payment of the balance of purchase price by certified check or bank cashiers check.

Broker Participation: Invited, call for details.

Disclaimer: All information regarding the properties for sale are from sources deemed reliable, but no warranty or representation is made by the Seller, Auctioneer, Realtor, Affiliates or Employees of the Realtor as to the accuracy or reliability thereof and same is subject to errors, omissions, other conditions, or withdrawal without notice. Prospective Purchasers must rely solely upon their own investigations and due diligence.

Financing: Available to qualified buyers, purchase is not contingent on purchaser financing.



AUCTION

*Have Your Own
Castle by the Sea*



**24 Beach Front
Residences**

Wildwood Crest

Saturday, June 26th 2010, 1 PM





LUXURIOUS AMENITIES

- Private balconies with incredible ocean views from every home
- Anderson windows and doors
- Architectural trims and moldings
- Trayed ceilings & Crown moldings
- Granite Kitchen countertops
- Tumbled marble backsplash
- Dacor stainless appliance packages
- Heated ocean front pool and cabana
- Two parking spaces per unit
- Video entry system

*Wildwood Crest,
there's no substitute,
it's the best beach in New Jersey.*



COMMUNITY PREVIEWS:

Saturday, June 5th 12-2 PM

Sunday, June 6th 12-2 PM

Sunday, June 13th 12-2 PM

Saturday, June 19th 12-2 PM



Highest quality construction



Royal Beach, a distinctive oceanfront community in Wildwood Crest, offering open floor plans, luxurious amenities, and incredible ocean views. The beach is steps away, the world famous boardwalk starts a few blocks to the north and the spectacular sunrises are free every morning on your oceanfront balcony. Spend the day in the surf and the sun, jumping waves and building sand castles on the beach. Book mark your memorable day relaxing at home with the family or enjoying the Wildwood nightlife with friends.



Properties will be sold through Bidder's Choice. (In each round of bidding, the winning bidder chooses their favorite property from the remaining inventory.) The first 3 units from group A and first 6 units from group B are guaranteed to be sold at the minimum bid or higher, subsequent units will be subject to seller's confirmation.

SELECT YOUR VIEW-BID YOUR PRICE!

GROUP A					
Unit	View	Sq. Ft.	Bedroom/Bath	Previous Ask	Minimum Bid
101	Oceanfront	1,822	3/2	\$1,150,000	\$195,000
102	Oceanfront	2,058	3/2	\$1,300,000	\$195,000
201	Oceanfront	1,822	3/2	\$1,200,000	\$195,000
202	Oceanfront	2,058	3/2	\$1,350,000	\$195,000
301	Oceanfront	1,846	3/2	\$1,250,000	\$195,000
402	Oceanfront	1,695	2/2	\$1,250,000	\$195,000
501	Oceanfront	2,211	3/2	\$1,800,000	\$195,000

GROUP B					
Unit	View	Sq. Ft.	Bedroom/Bath	Previous Ask	Minimum Bid
103	Oceanside	1,505	3/2	\$795,000	\$125,000
104	Oceanside	1,560	3/2	\$799,000	\$125,000
105	Oceanside	1,560	3/2	\$799,000	\$125,000
106	Oceanside	1,505	3/2	\$795,000	\$125,000
204	Oceanside	1,560	3/2	\$850,000	\$125,000
205	Oceanside	1,560	3/2	\$850,000	\$125,000
206	Oceanside	1,505	3/2	\$845,000	\$125,000
304	Oceanside	1,485	3/2	\$865,000	\$125,000
305	Oceanside	1,540	3/2	\$875,000	\$125,000
306	Oceanside	1,540	3/2	\$875,000	\$125,000
307	Oceanside	1,505	3/2	\$865,000	\$125,000
405	Oceanside	1,402	3/2	\$955,000	\$125,000
406	Oceanside	1,360	2/2	\$945,000	\$125,000
502	Oceanside	1,240	2/2	\$975,000	\$125,000
503	Oceanside	1,300	2/2	\$985,000	\$125,000
504	Oceanside	1,300	2/2	\$985,000	\$125,000
505	Oceanside	1,257	2/2	\$975,000	\$125,000



On-line Bidding
available at
www.maxspann.com

HOW TO BUY AT AUCTION:

- 1) Go online at www.maxspann.com and sign up for a complete Property Information Package.
- 2) Preview the Community at the Open House.
- 3) Attend the Auction and Bid Your Price.

888-299-1438 / www.maxspann.com

