

AUCTION

SWEEPING SUNSET BAY VIEWS

28

THREE BEDROOM CONDOMINIUMS

Minimum Bid \$95,000
Previously Asking \$699,000



WILDWOOD MARINA BAY

SUNDAY MAY 23, 2010 1:00 PM

ENJOY THE ISLAND LIFE

- GOING ONCE, GOING TWICE, ACT NOW-CALL!



MOVE RIGHT IN!

READY TO GO FOR THE 2010 SUMMER SEASON!

FEATURES AND AMENITIES

- Three bedrooms and two full bathrooms
- 1,560+ square feet of living space with nine foot tray ceiling
- Energy Star efficient, soundproof units
- Ceramic tiling and hardwood floors
- Open floor plan featuring large great room with breakfast peninsula
- Large kitchen complete with stainless steel appliances and upgraded 42" cabinetry
- Granite countertops
- Pella windows and doors
- Large private balcony for each unit
- Large utility room complete with washer and dryer
- Two pantry closets and storage space
- 2300 square foot heated swimming pool
- Pool house complete with full bathroom and outdoor shower
- Two oversized parking spots assigned to each unit
- Storage rooms perfect for bikes, fishing gear, boogie boards



**NEW
CONSTRUCTION**

EVERYTHING YOU NEED FOR FAMILY AND FRIENDS



PICK YOUR UNIT-BID YOUR PRICE!

PROPERTY PREVIEWS:

Sunday, May 2nd 3-5 PM

Saturday, May 8th 3-5 PM

Saturday, May 15th 3-5 PM

MARINA BAY is located at the entryway to Wildwood, across the street from the world famous marina. Ideally situated just minutes from the beach, restaurants and Wildwood's legendary boardwalk and nightlife, your new condominium is the perfect home base for a family vacation or a weekend escape. Enjoy stunning sunsets with friends on your private balcony, or cool off with the family in the picturesque community pool. Bike the boardwalk, play miniature golf, go tubing or waterskiing on the bay, whatever your pleasure, you're closer than ever before at Marina Bay.



Marina Bay Condominium				
Unit #	Sq Ft	Bed/ Bath	Previous Ask	Minimum Bid
409	1,579	3/2	\$699,000	\$95,000
408	1,562	3/2	\$699,000	\$95,000
407	1,579	3/2	\$699,000	\$95,000
406	1,579	3/2	\$699,000	\$95,000
405	1,562	3/2	\$699,000	\$95,000
402	1,562	3/2	\$599,000	\$95,000
401	1,579	3/2	\$599,000	\$95,000
309	1,579	3/2	\$544,000	\$95,000
308	1,562	3/2	\$524,000	\$95,000
307	1,579	3/2	\$524,000	\$95,000
306	1,579	3/2	\$524,000	\$95,000
305	1,562	3/2	\$524,000	\$95,000
302	1,562	3/2	\$524,000	\$95,000
301	1,579	3/2	\$544,000	\$95,000
209	1,579	3/2	\$484,000	\$95,000
208	1,562	3/2	\$504,000	\$95,000
207	1,579	3/2	\$494,000	\$95,000
206	1,579	3/2	\$494,000	\$95,000
205	1,562	3/2	\$494,000	\$95,000
202	1,562	3/2	\$494,000	\$95,000
201	1,579	3/2	\$494,000	\$95,000
109	1,579	3/2	\$494,000	\$95,000
108	1,562	3/2	\$484,000	\$95,000
107	1,579	3/2	\$484,000	\$95,000
106	1,579	3/2	\$484,000	\$95,000
105	1,562	3/2	\$484,000	\$95,000
102	1,562	3/2	\$484,000	\$95,000
101	1,579	3/2	\$494,000	\$95,000

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 ten condominiums will be guaranteed to be sold at the minimum bid or higher, subsequent units will be subject to seller's confirmation.

ONE FOR YOU AND ONE FOR YOUR FRIENDS




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 Property Information Package.
- 2) Preview the Community at the Open House.
- 3) Attend the Auction and Bid Your Price.

888-299-1438 or maxspann.com





Max Spann Real Estate & Auction Co.
P. O. Box 4992
Clinton, New Jersey 08809
e-mail: auctions@maxspann.com
www.maxspann.com
A licensed NJ Real Estate Broker



SUNDAY
MAY 23, 2010 1:00 PM

WILDWOOD MARINA BAY

AUCTION

28 Three Bedroom Wildwood Condominiums

**Minimum Bids from \$95,000
Previous Ask up to \$699,000**

PROPERTY PREVIEWS

Sunday, May 2nd 3-5 PM
Saturday, May 8th 3-5 PM
Saturday, May 15th 3-5 PM

Property Directions: Rio Grande & Susquehanna Ave, Wildwood NJ From

Philadelphia: Take Route 76 East toward NJ. Continue onto Route 42 South/Atlantic City Expressway. Continue on Atlantic City Expressway to exit 7 for Garden State Parkway South. Take GSP South to Wildwood/Wildwood Crest/Route 47 East. Cross over the bridge into Wildwood. Marina Bay will be directly in front of you. Turn Right on Lake Road from Rio Grande Avenue then your first right on W Hand Avenue, with the building's entrance being on your right side.

From North: Take Garden State Parkway South to Wildwood/Wildwood Crest/Route 47 East. Cross over the bridge into Wildwood. Marina Bay will be directly in front of you. Turn Right on Lake Road from Rio Grande Avenue then your first right on W Hand Avenue, with the building's entrance being on your right side.

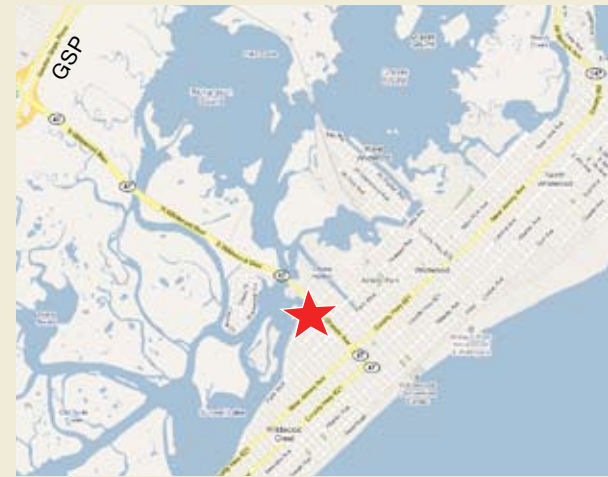
Auction Location: Seaview, A Dolce Hotel

(Formerly Marriott Seaview Resort & Spa)

401 S New York Rd, Absecon (Galloway Twp), NJ 08205

From Philadelphia: Atlantic City Expressway East to exit 5 for US-9 North toward Pleasantville. At the end of the ramp turn left onto N. New Rd/US-9 North. In approximately 2 miles, cross over Route 30/white horse pike, and continue to follow US-9 North.

From North: Take Garden State Parkway South to exit 48 for US-9 South toward Port Republic/Smithville. Continue for approximate 7 miles to Auction location, 401 S. New York Rd.



Terms and conditions:

Registration: By fax and at open houses

Date and Place of Auction: May 23, 2010@1PM being held at Seaview, A Dolce Hotel, 401 South New York Road, Absecon (Galloway Twp), NJ 08205.

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 \$10,000. 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 cashier's 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.