

28 Sampson Ave, Seaside Heights, Ocean County, NJ 08751

DIRECTIONS TO VISTA DEL MAR:

28 Sampson Ave, Seaside Heights, Ocean County, NJ 08751
From Garden State Parkway: Take Garden State Parkway to Exit 82 for Route 37 East toward Seaside Heights. Continue over the Barnaget Bay bridge, follow signs to Route 35 North. Continue on 35 North for approximately 1.7 miles. Cross over Central Ave. Proceed to stop sign, CVS on corner, go Right. Take Second Left onto Sampson Ave toward the Beach/Ocean. Vista Del Mar community is on the left before Ocean Terrace.

DIRECTIONS TO AUCTION LOCATION:

Holiday Inn Toms River
290 Highway 37 East, Toms River, NJ 08753
From Garden State Parkway: Take the Garden State Parkway South to Exit 82. Proceed on Route 37 East to the third traffic light (Clifton Avenue). Stay to the right as you pass the light, turn into the jughandle and continue across Route 37. The hotel is on the right.

Terms and conditions:

Registration: By fax and at open houses
Date and Place of Auction: Sunday, September 30, 2012 @1PM, Holiday Inn, 290 Route 37 East, Toms River, NJ 08753.
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.
Disclaimer: THE PROPERTY IS SOLD "AS IS". 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: Financing through designated lender available to qualified buyers.

SEPTEMBER 30TH 2012 1 PM

OPEN HOUSES 12-2 PM

Sunday, September 2nd
Saturday, September 8th
Sunday, September 16th
Saturday, September 22nd

AUCTION
4 New Luxury Ocean View Townhomes

SEASIDE HEIGHTS, NJ

Max Spann Real Estate & Auction Co.
P. O. Box 4992
Clinton, New Jersey 08809

A licensed NJ Real Estate Broker



Minimum Bids \$190,000
Previous Asking from \$749,900



AUCTION

By Order of the Bank



4 NEW LUXURY
OCEAN VIEW
TOWNHOMES

Minimum Bids \$190,000
Previous Asking from \$749,900



SEPTEMBER 30TH 2012

SEASIDE HEIGHTS NJ



Vista Del Mar

YOUR FRIENDS AND FAMILY ARE STEPS TO THE BEACH

New Home Warranty



Rooftop Deck
Direct Ocean Views



28 Sampson Ave, Seaside Heights, NJ

LUXURY & STYLE

- NEWLY CONSTRUCTED 3,500+/- SQ. FT. TOWNHOMES FEATURING 4 BEDROOMS, 3.5 BATHROOMS, PRIVATE ELEVATOR, HARDWOOD FLOORS THROUGHOUT, FIREPLACES, AND 2 UNDER BUILDING PARKING SPACES.
- PRIVATE ROOFTOP DECK WITH INCREDIBLE OCEAN VIEWS.
- MASTER SUITES WITH SITTING ROOM, FIRE PLACE, MASTER BATH WITH JETTED TUB, AND PRIVATE BALCONIES.
- OPEN FLOOR PLAN WITH GOURMET KITCHEN PERFECT FOR ENTERTAINING FRIENDS AND FAMILY.
- WALK TO THE BEACH, BOARDWALK, NIGHT LIFE, AND RESTAURANTS.

OPEN HOUSES 12-2 PM:

SUNDAY, SEPTEMBER 2ND
SATURDAY, SEPTEMBER 8TH
SUNDAY, SEPTEMBER 16TH
SATURDAY, SEPTEMBER 22ND



Choose Your View - Bid Your Price!

Properties will be sold through Bidder's Choice.

In each round of bidding, the winning bidder chooses their favorite property from the pool of available units. The first Condominium chosen from the pool of units is guaranteed to be sold at or above the minimum bid, subsequent units will be auctioned subject to seller's confirmation.

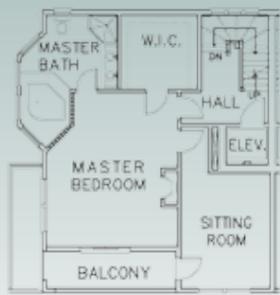
| Address | Description | Previous Ask | Minimum Bid |
|------------|---|--------------|-------------|
| 28-A Model | 4 Bedroom/3.5 Bath End Unit with Rooftop Cabana | \$749,900 | \$190,000 |
| 28-B | 4 Bedroom/3.5 Bath | \$735,000 | \$190,000 |
| 28-C | 4 Bedroom/3.5 Bath | \$735,000 | \$190,000 |
| 28-D | 4 Bedroom/3.5 Bath End Unit | \$725,000 | \$190,000 |



Second Floor Plan



Third Floor Plan



Fourth Floor Plan

Everything is within reach at Seaside Heights

As a resident of the Vista del Mar you will satisfy your passion for sun and relaxation in these Luxury Townhomes. Just steps from the ocean. Enjoy the privacy of your rooftop deck with its magnificent ocean views and spectacular sunrises and sunsets.



HOW TO BUY AT AUCTION:

- Go online at www.maxspann.com and sign up for a Property Information Package.
- Attend a Property Open House.
- Attend the Auction and Bid Your Price.

888-299-1438 / maxspann.com

NEW YORK: 370 Lexington Avenue, Suite 1206, New York, NY 10017
NEW JERSEY: PO Box 4992 Clinton, New Jersey 08809

