



FOR SALE \$5,890,000

2 Condotel Motel Properties

5100 Atlantic Avenue / 5200 Atlantic Avenue

Seller Assisted Financing with 50% Note, 30 Year Term, \$500,00 Transferrable SBA Loan at 3.28 %, with 30 Year Fixed Term to Qualified Buyers with \$2,000,000 Down

Interest Only Payments Available on New Construction



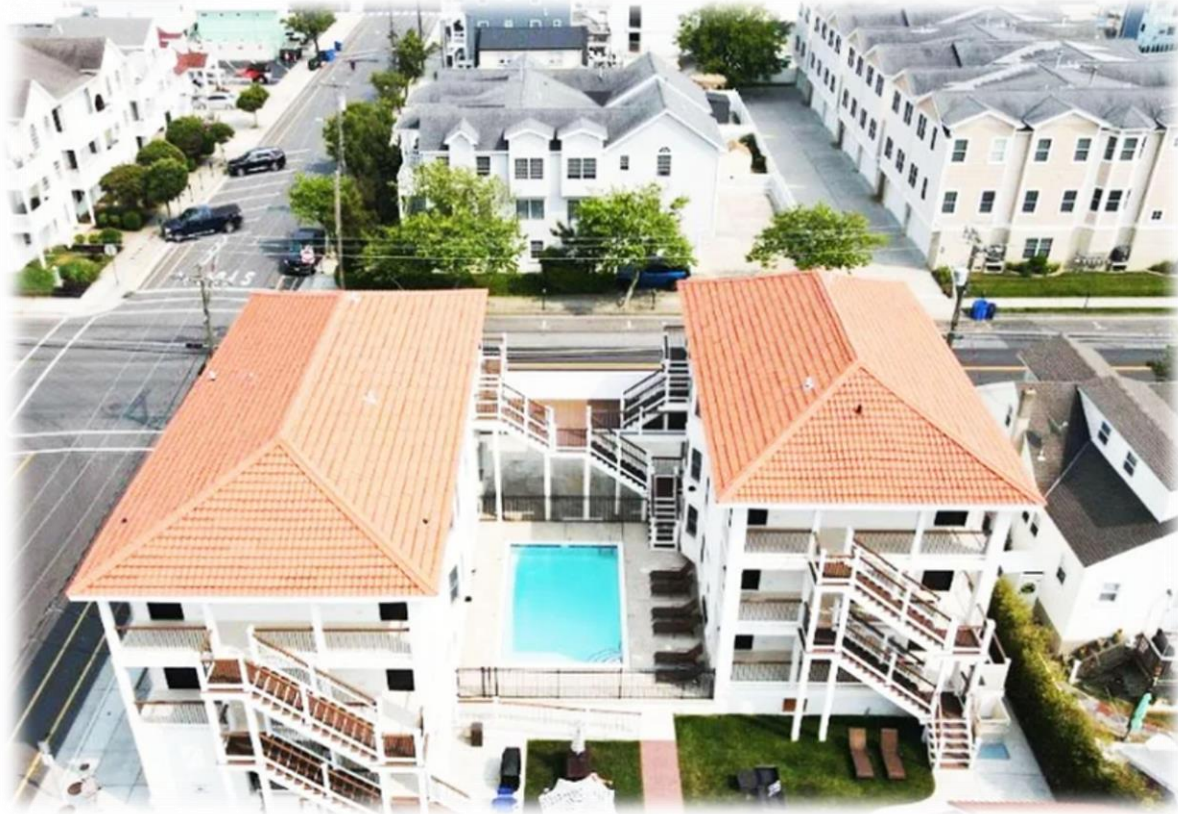
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Scott McSorley/Weichert Realtors LBI / Direct: 908-670-3574 / Office: 609-494-6000

ScottMcSorley@Outlook.com / Scott-McSorley.Weichert.com / McSorleyLBI.com

326 W 9th St, Ship Bottom, NJ, 08008



5100 Atlantic Avenue, Wildwood, NJ, 08260

[5100 Atlantic Avenue, Wildwood, NJ, 08260 - Photos, Videos & More! \(weichert.com\)](#)

Newly & Fully Renovated Income Producing Condotel Motel

5200 Atlantic Avenue, Wildwood, NJ, 08260

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Land for New Construction, Zoned H/M 1, for a Sister Condotel Motel to the 5100 Vacation Club at 5100 Atlantic Ave. The potential to build Luxury, 8 Condos or 4 Larger Luxury Townhomes of All Cedar Private Family Suites, with direct ocean views.

5100 Atlantic Avenue, Wildwood, NJ, 08260

"The 5100 Vacation Club" is a Newly and Fully Renovated Condotel Motel, Located in The Heart of the Wildwood Community with Full Access to The Beach and Boardwalk 1 Block Away. A Variety of Local Fine Dining Restaurants & Eateries Like the Mud Hen Brewing Co, The Dogtooth Bar & Grill, Stuey's Juice Bar & Bistro to Mention a Few.

11 Luxury Boutique Condotel Motel Private Family Suites with Managed Services. Vacationers Are Accommodated with a Variety of Options and Living Arrangements for Larger Groups at an Affordable Price. Each Luxury Suite has Living Rooms, and Bedrooms for Extra Sleeping Capacity, Fully Stocked Kitchens, Pantries and Private Decks 1 Block from the Beach and Boardwalk.



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Sellers Assisted Finance Offering & Terms

Total Acquisition Cost:

5100 & 5200 Atlantic Ave: \$5,890,000

Sellers assisted 50% financing with a note in 1st position below market interest rate for qualified investors **with \$2,000,000 down payment**. For New Construction, Seller willing to provide interest only payments for time of construction.

In addition:

**\$500,000 Transferable and Assumable SBA loan
with 30 Year Fixed term at 3.28%.**

5200 Atlantic Ave, Wildwood, NJ, 08260

The 5200 Atlantic Ave, Lot Is Included with 5100 Atlantic Ave Property

[5200 Atlantic Avenue, Wildwood, NJ, 08260 - Photos, Videos & More! \(weichert.com\)](https://www.weichert.com)

This Property Has an Existing 3Br, Brick Single Family Home with a 90 x100 ft Buildable Lot, Zoned M/H 1, For Condotel Motel New Construction.



5200 Atlantic Ave, Wildwood, NJ, 08260 (Land Sale)

[New Construction Concepts & Planning Are Available for Investors](#)

The Seller Is Offering Investors ***“Interest Only Payments”*** on the 50% Funding Note for The Acquisition of Both Properties and New Construction. This 90 x 100 ft lot can accommodate 8 New Condominiums or 4 Larger Townhome Units, Zoned as H/M 1, as The Sister Condotel Motel to the 5100 Vacation Club.

[New Construction Concepts & Planning on 5200 Atlantic Avenue](#)

Available Builders' Construction Plans, Labor & Materials Cost Are Indicated Below. An Artist's Rendering of Images & Walkthrough of the 8 Condo Units. Once Constructed These Units Can Be the Sister Condotel Motel to the 5100 Vacation Club for a Total of 19 Luxury Boutique Private Suites. Due Diligence is Required for Building Permits and Variances with the city of Wildwood, NJ, 08260.

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New Construction Concepts & Planning

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Artist Renderings of the Luxury All Cedar, 8 Unit Condominiums with Private Decks and Direct Ocean Views. Links for 3D renderings, floor plans & 3D walkthroughs of the 8 Units are available below. Contractors' labor costs & materials are estimated

[Rendered Images, Floorplans 3D Animated Walkthroughs](#)

[8-Unit Condominium Investors](#)

Construction Cost of the Sister Condotel Motel

Lot Size 90 x 100 with Direct Ocean Views, Zoned Condotel Motel H/M 1
8 Condo Units with private decks facing ocean.

Condominium Construction Costs

All Cedar Materials:

Builders Labor Costs & Upgrades:

8 Units

\$ 850,000

\$2,550,000

\$3,400,000





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Value After Acquisition & New Construction

19 Luxury Boutique Private Family Suites with Private Decks & Managed Services
Under 1 Umbrella. 2 Condotel Motel Estimated Values Per Unit

5100 Atlantic Avenue, Condotel Motel (11 Units)

An Operating Income Producing Condotel Motel with Private Decks

Estimated Value: **\$ 4,890,000**

5200 Atlantic Avenue (Land Only Purchase for New Construction)

8 Condo Units of the Sister Condotel Motel.

Each Unit: **\$ 700,000**

Total Value of 8 Units **\$ 5,600,000**

Total Value: Acquisition & New Construction **\$ 10,490,000**



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