4 Motels Go To Auction Sat. December

6th From 10:am- 4:pm Market Opportunity Buy One Buy All

Financing Available

- 1) Casino Inn 545 E Absecon Blvd, Absecon, NJ 08201 10:am
- 2) Executive Lodge 300 E Absecon Blvd, Absecon, NJ 08201 12:PM
 - 3) Relax Inn 739 S 2nd Ave, Galloway, NJ 08205 **2:PM**
- 4) Economy Motel 200 E White Horse Pike, Galloway, NJ 08205 4:PM
 - Investment Type: Hospitality / Mixed-Use / Extended Stay
 - **Starting Bid \$999,000 per property**

AUCTIONS WILL TAKE PLACE ON-SITE AT EACH PROPERTY

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AC Auctions & Grace Properties ~ Tel: 609-705-9143 ~





✓ You Should be Signed-in with a Bidders Number

- ✓ Please Tour Units and Pick your Favorites
 - ✓ Seat yourself and get Ready To Bid

Good Bidding & Good Luck

All information is deemed reliable but not guaranteed and should be independently verified. DOWNLOAD COMPLETE PACKAGE

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Terms & Conditions — Real Estate Auction

Eligibility to Bid-

- Sale subject to Seller acceptance.
- Bidder must: (i) read and sign these Terms, (ii) present verification of \$25,000 in available funds, and (iii) present valid government ID.
- Highest bidder must, at the auction site:
- execute the Agreement of Sale; and pay a \$25,000 deposit by cash, certified check, cashier's or treasurer's check, payable to the Title Company/Escrow Agent or cash.
- Bring total deposit to 10% of the purchase price within 72 hours by certified funds or wire to the Title Company/Escrow Agent.
- Balance of the purchase price, plus adjustments, due by certified funds or wire on or before 45 days after Agreement signing, at the Title Company's office unless otherwise agreed in writing.
 Time is of the essence.

Title and Deed- Seller to convey by Bargain and Sale Deed in recordable form. Buyer pays recording fees.

- Real estate taxes prorated at closing.
- Property sold "AS IS, WHERE IS." Auctioneer makes no representations regarding deed or deed
 restrictions, title, zoning, surveys, condition, or taxes. All bidders must conduct their own due diligence.
 Marketing materials are informational only.

Default-

- If Buyer fails to close or otherwise breaches, Auctioneer may declare default and retain all deposits as liquidated damages.
- If Seller cannot convey title, Buyer's sole remedy is return of deposit; both parties are released from further obligations.

Transaction broker- The auctioneer/broker acts as a transaction broker. Neutral facilitator. No agency or fiduciary duties arise absent a separate signed agency agreement.

- Present bids and offers, transmit documents, and coordinate process through closing. Exercise reasonable
 skill and care, deal honestly and fairly, and account for escrowed funds. Disclose known material facts
 that adversely affect the property and are not readily observable. No advocacy of price or terms for either
 party.
- No verification of condition, dimensions, zoning, title, or compliance.
- No legal, tax, accounting, engineering, or environmental advice.
- Confidentiality Price/terms motivation and other confidential information remain confidential unless
 authorized, required by law, or necessary to prevent fraud. Public or readily discoverable information is not
 confidential.

Compensation Buyer's Premium 10% Buyer's Premium payable to AC AUCTIONS LLC at settlement.

• These Terms are incorporated into and form part of the Agreement of Sale executed after the auction.

Purchaser Signature Date

Inventory List

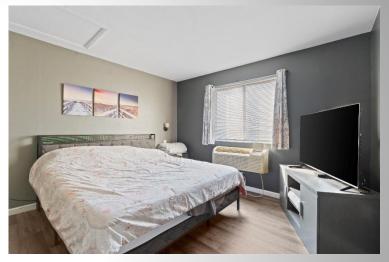
- 1) Casino Inn 545 E Absecon Blvd, Absecon, NJ 08201
 - **AUCTION ON SITE @ 10:00am 12/06/2025**
- 2) Executive Lodge 300 E Absecon Blvd, Absecon, NJ 08201
 - **AUCTION ON SITE @ 12:00 pm 12/06/2025**
- 3) Relax Inn 739 S 2nd Ave, Galloway, NJ 08205
 AUCTION ON SITE @ 2:00pm 12/06/2025
- 4) Economy Motel 200 E White Horse Pike, Galloway, NJ 08205
 AUCTION ON SITE @ 4:00 pm 12/06/2025

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Property # 1)

Casino Inn — 545 E Absecon Blvd, Absecon, NJ 08201@ 10:am





Casino Inn – Motel Opportunity on 5.2 Acres

545 E Absecon Blvd, Absecon, NJ 08201 Starting Bid: \$999,000

Units: 28 + 3,000 SF 4BR/3BA Owner's Suite

Lot Size: 5.2 Acres

Zoning: Commercial

All information is deemed reliable but not guaranteed and should be independently verified.

Property:#2 Executive Lodge — 300 E Absecon Blvd, Absecon, NJ 08201@ 12:pm





Executive Lodge - Fully Renovated Turnkey Asset

6 Starting Bid: \$999,000

Block 173, Lot 11

Cap Rate 15% Units: 24

Building Size: ~9,500 SF (plus ~2,800 SF finished basement)

Lot Size: 0.72 Acres 🚺 Zoning: Commercial

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Property # 3)

Relax Inn — 739 S 2nd Ave, Galloway, NJ 08205 2:PM





739 S 2nd Ave, Galloway, NJ 08205

line Starting Bid: \$999,000

units: 24

Building Size: ~17,000 SF

Lot Size: 1.05 Acres

Zoning: Commercial Hospitality Use (verify with Township)

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Economy Motel — 200 E White Horse Pike, Galloway, NJ 08205 ON-SITE @ 4:pm





ECONOMY MOTEL – BUDGET-FRIENDLY LODGING NEAR ATLANTIC CITY

6 Starting Bid: \$999,000

units: 20

OBuilding Size: 8,125 SF

Lot Size: 0.43 Acres iii Year Built: 1986

Zoning: CH – Commercial Highway

2024 Tax Assessment: \$520,000

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