


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 ~

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✓ *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.



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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

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Property :#2

Executive Lodge — 300 E Absecon
Bldv, Absecon, NJ 08201 @ 12:pm



- Executive Lodge – Fully Renovated Turnkey Asset


-  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

💰 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



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ECONOMY MOTEL – BUDGET-FRIENDLY LODGING NEAR ATLANTIC CITY

💰 Starting Bid: \$999,000

🏠 Units: 20

🔵 Building Size: 8,125 SF

📏 Lot Size: 0.43 Acres 📅 Year Built: 1986

🏢 Zoning: CH – Commercial Highway

📊 2024 Tax Assessment: \$520,000

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