

# ב"ה United Victor Realty, LLC 'UVR'

**New Jersey Beach Hotel & Spa**

**Price \$50Mil**





- About our Guestrooms:
- Outdoor Private Balcony with Sitting Area
- (2) Premium Quality Queen-Size Beds with Duvets, High Thread-Count Sheeting and Down Pillows
- Sony® Dream Machine Alarm/AM/FM
- 27-inch Stereo TV with HBO, Pay-per-View Movies & over 75 Cable Channels.
- Private Baths with Plush Terry Towels, Well-Lit Vanity & Sink with Makeup Mirror
- Ample Closet Space and Dark Wood Hangers, Guest Safe and Luggage Rack
- Coffeemaker
- Deluxe Ice Bucket
- Individual Climate Controls
- Electronic Locks
- Writing Desk
- Relaxing Accent Chair
- Dresser with substantial storage
- Voicemail
- Cordless Phone
- Hair Dryer
- Iron & Ironing Board



### Main Building

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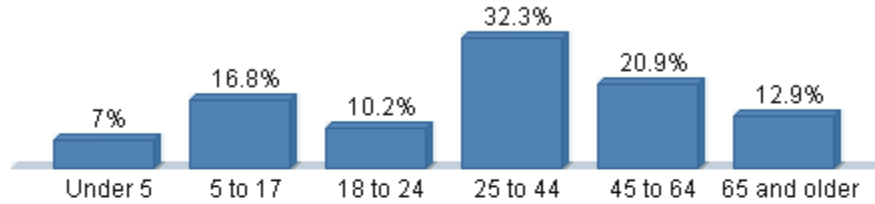
Construction year	1990
Property class	Commercial
# of rooms	254
Acreage	13.45 acres
Property tax	\$855,682

### Demographic By Zip code

2000 Population	31671	
Female Pop.	16303	(51.5%)
Male Pop.	15368	(48.5%)
Households	14111	(90.1% occupied)
Home Owners	5457	(38.7%)
Renters	7256	(51.4%)
Population Density	999.99	
Area size (sq. miles)	5.43	
Household size (avg)	2.5	

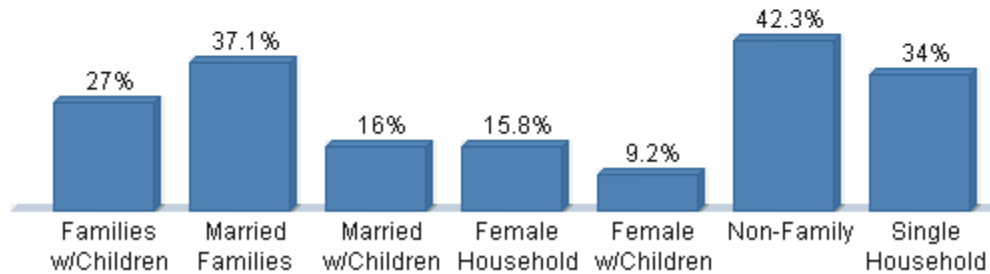
### Age Distribution

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### Household Type

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***Financials: Furnished Upon Written LOI and PO***

To receive the complete details and Financials on this property, kindly submit Letter of Intent and

Proof of Funds to the following:

Mr. Jack Elmann  
United Victor Realty,  
2248 East 12<sup>th</sup> Street  
Brooklyn, NY 11229

**REF: *New Jersey Hotel and spa 13,45 Acres with 254 Rooms***

Kindly submit your request via Fax# (718) 375-0843 or via email to: [jack.elmann@gmail.com](mailto:jack.elmann@gmail.com)

The Seller will release full details including Financials .

Best regards.

*Jack Elmann*

***Please click on the links below***

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**Buyer Reg**

**POF**

**LOI**

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