

ALL FIELDS DETAIL



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|---------------------|-----------------------|--------------------------|-------|
| MLS # | 125167 | Bedrooms | 1 |
| Status | ACTIVE | Full Baths | 1 |
| Type | Condo | Lavs | 0 |
| Address | 225 E WILDWOOD Avenue | Number of Stories | Other |
| Address 2 | DIPLOMAT #208 | | |
| City | Wildwood | | |
| State | NJ | | |
| Zip | 08260 | | |
| Area | Wildwood | | |
| Class | CONDO/TOWNHOUSE | | |
| Asking Price | \$99,900 | | |
| Sale/Rent | For Sale | | |
| IDX Include | Yes | | |

GENERAL

| | | | |
|-----------------------------------|---|----------------------------------|-----------------------------------|
| District - Township | 14-Wildwood City | Agent | Joseph Zarroli - (609) 402-8900 |
| Listing Office 1 | FASY REAL ESTATE - ISLAND REALTY GRP - Main (609) 522-4999 | Listing Agent 2 | Johnna M Zarroli - (609) 402-8900 |
| Listing Office 2 | FASY REAL ESTATE - ISLAND REALTY GRP - Main (609) 522-4999 | Commission Trans Agent | -0- |
| Commission Sub Agent | -0- | Commission Buyers Agent | 2.5% |
| Commission Var Rate Y/N | N | Comm. Exempt Clause Y/N | N |
| Comm. Exclusive Agency Y/N | N | Bonus to Selling Office | 0 |
| May B Sub to 3rd pty Appr | No | Owner 1 | |
| Owner First Name | Carl and Sandra | Owner Last Name | Kraus |
| Owner 2 | | Listing Date | 2/4/2009 |
| Square Feet | | Approx Year Built | |
| New Construction Y/N | No | Lot Number | 2.08 |
| Sub Lot | | Block Number | 201.1 |
| Sub Block | | Record # | |
| Zoned | | Possession | |
| Near | Everything | Unit | 208 |
| Rooms | 4 | Publish to Internet Y/N | No |
| Mapping | | Tax ID | |
| Status Date | 2/4/2009 | Associated Document Count | 0 |
| Original Price | \$99,900 | Days On Market | 11 |

FEATURES

| | | | |
|----------------------|-----------------------------|----------------------------|----------------------------|
| LOCATION | OTHER ROOMS | APPLIANCES INCLUDED | WATER |
| Inside Lot | Living Room | Range | City |
| Island | Kitchen | Microwave Oven | Public |
| UNIT LOCATION | Dining Area | Refrigerator | SEWER |
| Pool View | UNIT FEATURES | Smoke/Fire Detector | City |
| Other (See Remarks) | Wall To Wall Carpet | ALSO INCLUDED | Public |
| | COMMON AREA FEATURES | Drapes | COOLING |
| | Elevator | Curtains | Wall Air Conditioning |
| | Patio | Shades | HOT WATER |
| | Deck/Porch | Blinds | Electric |
| | Storage Facilities | Rugs | PARKING |
| | Cable TV | Furniture | 1 Car |
| | Outside Shower | HEATING | FINANCING AVAILABLE |
| | Pool | No Heating | Conventional |
| | | SHOW INFORMATION | SEASONAL/YEAR ROUND |
| | | Key In Office | Seasonal use only |
| | | Contact Listing Broker | |

FINANCIAL

| | | | |
|-------------------------|----------|------------------|---------|
| Taxes | 1416.74 | Tax Year | 2008-09 |
| Total Assessment | 85500.00 | Qualifier | |
| Mortgage Holder | | Condo Fee | \$175/m |

SOLD STATUS

| | |
|-------------------------|------------------------|
| How Sold | Contract Date |
| Closing Date | Sold Price |
| Selling Agent 1 | Sell Team |
| Selling Office 1 | Buyers Name |
| Buyer First Name | Buyer Last Name |

SOLD STATUS

Seller Paid Points
Total Square Feet
New Interest Rate
Amount Down

Seller Paid Closing Costs
New Loan Mortgagee
Variable
Additional Financial Info

REMARKS

Looking for an affordable turn key investment? The Diplomat is conveniently located just steps to the beach and boardwalk, close to restaurants and nightlife. With a location like this there is a fantastic rental history. Property offers onsite management, maintenance, maid service, fully furnished units, elevator, large elevated pool and huge sundeck, lobby, game area, off-street parking and laundry room.

ADDENDUM

This building is seasonal only, open from April 1st to October. The condo fee includes water, sewer, cable, phone service, building maintenance and exterior insurance, separate electric to owner. In addition to the condo fee there is an annual flood insurance fee of \$51 and property management fee. Sorry no pets allowed. Good rental history, owners upgrade something each year, unit in very good condition. Please note Condo Assoc. requires all new buyers to pay a one time non-refundable \$500.00 fee to association when purchasing unit. You can use for personal use or use on site management to rent. If you choose to be in the rental pool, 35% of your gross rental money goes towards all the conveniences that Onsite Rental Management brings to your renting experience including cleaning. Owners allowed a 14 day stay in season (Memorial Day to Labor Day), and unlimited usage to owners off season with a \$25. maid fee at end of stay.

ADDITIONAL PICTURES**DISCLAIMER**

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