

**ALL FIELDS DETAIL**



<b>MLS #</b>	122225	<b>Lot Size</b>	1 to 6000 SqFt
<b>Status</b>	ACTIVE		
<b>Type</b>	Four-Plex		
<b>Address</b>	141 W Hand Avenue		
<b>Address 2</b>			
<b>City</b>	Wildwood		
<b>State</b>	NJ		
<b>Zip</b>	08260		
<b>Area</b>	Wildwood		
<b>Class</b>	MULTI-FAMILY		
<b>Asking Price</b>	\$499,900		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**GENERAL**

<b>District - Township</b>	14-Wildwood City	<b>Number of Units</b>	4
<b>Agent</b>	Joseph Zarroli - (609) 402-8900	<b>Listing Office 1</b>	FASY REAL ESTATE - Main (609) 522-4999
<b>Listing Agent 2</b>		<b>Listing Office 2</b>	
<b>Commission Trans Agent</b>	2.5	<b>Commission Sub Agent</b>	0.0
<b>Commission Buyers Agent</b>	2.5	<b>Commission Var Rate Y/N</b>	Y
<b>Comm. Exempt Clause Y/N</b>	N	<b>Comm. Exclusive Agency Y/N</b>	N
<b>Bonus to Selling Office</b>	N	<b>May B Sub to 3rd pty Appr</b>	No
<b>Owner 1</b>		<b>Owner First Name</b>	Roz
<b>Owner Last Name</b>	Meguerian	<b>Owner 2</b>	
<b>Listing Date</b>	8/16/2008	<b>Approx Year Built</b>	1930
<b>New Construction Y/N</b>	No	<b>Lot Size</b>	40x100
<b>Lot Number</b>	9	<b>Sub Lot</b>	
<b>Block Number</b>	39	<b>Sub Block</b>	
<b>Record #</b>		<b>District</b>	
<b>Zoned</b>	R1	<b>Possession</b>	at closing
<b>Near</b>		<b>Publish to Internet Y/N</b>	Yes
<b>Unit 1 Number</b>		<b>Unit 1 Rooms</b>	
<b>Unit 1 Bedrooms</b>		<b>Unit 1 Baths</b>	
<b>Unit 1 Lavs</b>		<b>Unit 1 Rent</b>	
<b>Unit 2 Number</b>		<b>Unit 2 Rooms</b>	
<b>Unit 2 Bedrooms</b>		<b>Unit 2 Baths</b>	
<b>Unit 2 Lavs</b>		<b>Unit 2 Rent</b>	
<b>Unit 3 Number</b>		<b>Unit 3 Rooms</b>	
<b>Unit 3 Bedrooms</b>		<b>Unit 3 Baths</b>	
<b>Unit 3 Lavs</b>		<b>Unit 3 Rent</b>	
<b>Unit 4 Number</b>		<b>Unit 4 Rooms</b>	
<b>Unit 4 Bedrooms</b>		<b>Unit 4 Baths</b>	
<b>Unit 4 Lavs</b>		<b>Unit 4 Rent</b>	
<b>Unit 5 Number</b>		<b>Unit 5 Rooms</b>	
<b>Unit 5 Bedrooms</b>		<b>Unit 5 Baths</b>	
<b>Unit 5 Lavs</b>		<b>Unit 5 Rent</b>	
<b>Unit 6 Number</b>		<b>Unit 6 Rooms</b>	
<b>Unit 6 Bedrooms</b>		<b>Unit 6 Baths</b>	
<b>Unit 6 Lavs</b>		<b>Unit 6 Rent</b>	
<b>Unit 7 Number</b>		<b>Unit 7 Rooms</b>	
<b>Unit 7 Bedrooms</b>		<b>Unit 7 Baths</b>	
<b>Unit 7 Lavs</b>		<b>Unit 7 Rent</b>	
<b>Unit 8 Number</b>		<b>Unit 8 Rooms</b>	
<b>Unit 8 Bedrooms</b>		<b>Unit 8 Baths</b>	
<b>Unit 8 Lavs</b>		<b>Unit 8 Rent</b>	
<b>Unit 9 Number</b>		<b>Unit 9 Rooms</b>	
<b>Unit 9 Bedrooms</b>		<b>Unit 9 Baths</b>	
<b>Unit 9 Lavs</b>		<b>Unit 9 Rent</b>	
<b>Mapping</b>		<b>Tax ID</b>	
<b>Status Date</b>	8/16/2008	<b>Associated Document Count</b>	0
<b>Original Price</b>	\$499,900	<b>Days On Market</b>	2

**FINANCIAL**

<b>Taxes</b>	4,619.00	<b>Tax Year</b>	2008
<b>Total Assessment</b>	298,000.00	<b>Qualifier</b>	
<b>Mortgage Holder</b>			

**SOLD STATUS**

**How Sold**  
**Closing Date**  
**Selling Agent 1**  
**Buyers Name**  
**Buyer Last Name**  
**Seller Paid Closing Costs**  
**New Loan Mortgagee**  
**Variable**  
**Additional Financial Info**

**Contract Date**  
**Sold Price**  
**Selling Office 1**  
**Buyer First Name**  
**Seller Paid Points**  
**Total Square Foot**  
**New Interest Rate**  
**Amount Down**

**REMARKS**

4 Unit "Cash Cow", fully occupied year-round! Owner states \$45,000 per year gross income. Highly motivated seller...Bring all offers!

**DISCLAIMER**

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