

South Jersey Real Estate Investor Portfolio Auction
No Frills, Just Deals Leave The Cash Take The Keys
47 Residential, Duplexes, Triplexes & Singles
2 South Jersey Motels -Country Motels (25) Room
Green Terrace (11) Room/±40 Acres

Auction Date:

(June 11th & 13th 2026)-(June 18th & 20th.)
(June 25th & 27th) 10am to 4:00 Pm

Starting Bid Per-Property

\$999,000 - 499,000 - \$99,000 - \$49,000

High-Volume Inventory-Below-Market Pricing

Don't Miss This Auction

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June 4th CAMDEN/GLOUCESTER COUNTY

AUCTION DATE June 11th Starting \$99.000

(13) Residential Properties-Duplexes, Triplexes & Singles

June 6th WILLIAMSTOWN NJ (2) SOUTH JERSEY MOTELS

AUCTION DATE June 13th Starting \$999.000 & 499,000

Country Motels (25) Room, 899 Corkery Lane, Williamstown, NJ 08094

Green Terrace (11) Room Motel 1005 Black Horse Pike, Folsom, NJ 08037

June 18th & 20th BURLINGTON COUNTY VINELAND /

MILLVILLE / CUMBERLAND COUNTY

AUCTION DATE June 18th & 20th Starting \$99.000

(17) Residential Properties-Duplexes, Triplexes & Singles

June 25th & 27th PAULSBORO/GLOUCESTER CITY, WESTVILLE

AUDUBON/DEPTFORD CORRIDOR

AUCTION DATE June 25th & 27th Starting \$99.000 & \$40,000

(17) Residential Properties-Duplexes, Triplexes & Singles

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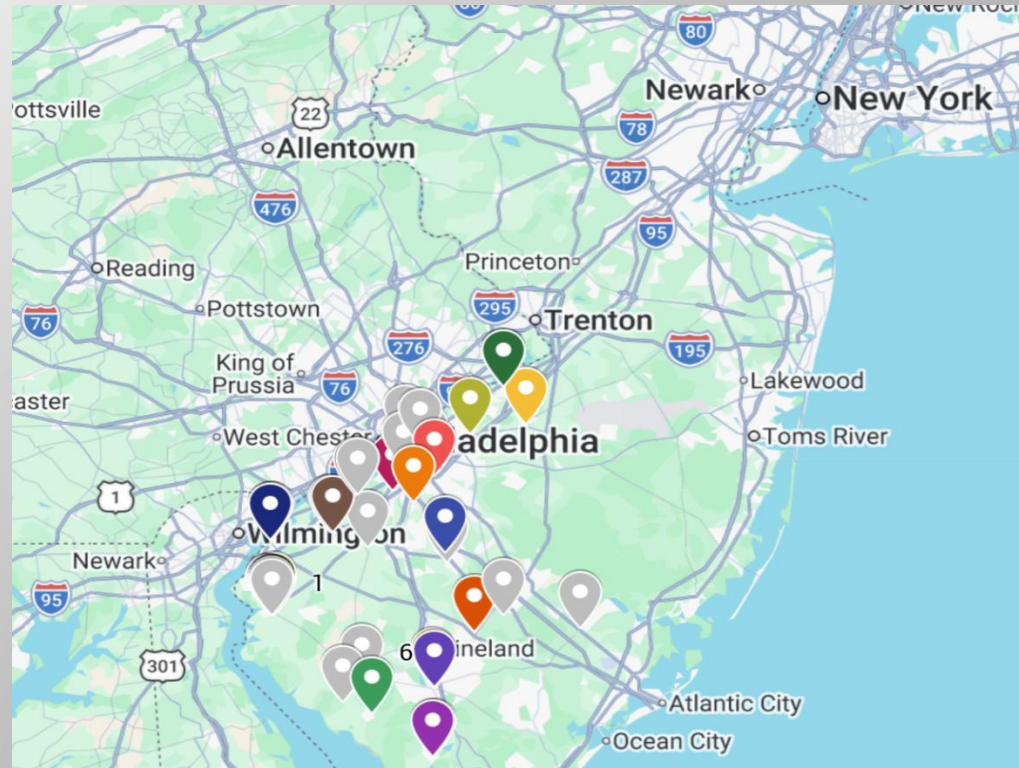
- 159–161 Grant Ave, Salem NJ
- 1716 Main St, Port Norris NJ
- 1654 Main St, Port Norris NJ
- 259–261 Pine St, Bridgeton
- 315–317 E Broadway, Salem
- 60–62 Walnut St, Salem NJ
- 1235 Sheridan St, Camden
- 1901 S East Blvd, Vineland NJ
- 403 Sassafras St, Millville NJ
- N Main St, Mullica Hill NJ
- Grant Ave,

Swedesboro NJ

- 101 2nd St, Swedesboro NJ
- 729 6th Rd, Newtonville NJ
- 1012 Archer St, Millville NJ
- 584 Clayton Rd,

Williamstown NJ

- 206 E Oak St, Millville NJ
- 709 Cedar St, Camden NJ
- 344 Keasby St, Salem NJ



Click Here for interactive Google map. or copy & Paste:
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CAMDEN/GLOUCESTER COUNTY AUCTION
DATE June 11th Starting \$99,000.00

1. 1003 Hoffman Ave, Paulsboro – \$125K estimated value – Auction Time TBD
2. 709 Cedar St, Camden – \$130K estimated value – Auction Time TBD
3. 248 S Broadway, Gloucester City – \$140K estimated value – Auction Time TBD
4. 1235 Sheridan St, Camden – \$150K estimated value – Auction Time TBD
5. 104 Snyder Ave, Westville – \$160K estimated value – Auction Time TBD
6. 26 E Adams Ave, Paulsboro – \$170K estimated value – Auction Time TBD
7. 1931 Cooper St, Deptford – \$230K estimated value – Auction Time TBD
- ~~8. 3724 Burwood, Pennsauken – \$240K estimated value – Auction Time TBD~~
9. 310 W Cuthbert Blvd, Audubon – \$275K estimated value – Auction Time TBD
- ~~10. 200 Independence Blvd, Lawnside – \$325K estimated value – Auction Time TBD~~
11. 223 N Main St, Mullica Hill – \$350K estimated value – Auction Time TBD
12. 101 2nd St, Swedesboro – \$350K estimated value – Auction Time TBD
13. 25-27 Grant St, Swedesboro – \$375K estimated value – Auction Time TBD



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

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AUCTION DATE June 13th

Starting \$999,000.00 & 499,000.00

1) Green Terrace Motel 1005 Black Horse Pike, Folsom, NJ 0803
Starting Bid 10:am – Starting Bid – 499,000.00

2) Country Motel - 899 Corkery Ln, Williamstown, New Jersey Starting
Bid 12:noon – Starting Bid – 999,000.00



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

BURLINGTON COUNTY / VINELAND / MILLVILLE / CUMBERLAND COUNTY

AUCTION DATE June 18th & 20th Starting \$99,000.00

1. 1716 Main St, Port Norris – \$110K estimated value – Auction Time TBD
2. 1654 Main St, Port Norris – \$110K estimated value – Auction Time TBD
3. 193 Main St, Cedarville – \$125K estimated value – Auction Time TBD
4. 206 E Oak St, Millville – \$125K estimated value – Auction Time TBD
5. 403 Sassafras St, Millville – \$140K estimated value – Auction Time TBD
6. 1012 Archer St, Millville – \$140K estimated value – Auction Time TBD
7. ~~519 Back Neck Rd, Bridgeton – \$175K estimated value – Auction Time TBD~~
8. ~~11 Madison Ave, Mt Holly – \$180K estimated value – Auction Time TBD~~
9. 729 6th Rd, Newtonville – \$200K estimated value – Auction Time TBD
10. 584 Clayton Rd, Williamstown – \$200K estimated value – Auction Time TBD
11. 240 New York Ave, Egg Harbor City – \$240K est value – Auction Time TBD
12. 259-261 Pine St, Bridgeton – \$250K estimated value – Auction Time TBD
13. 125 Schooley St, Moorestown – \$275K estimated value – Auction Time TBD
14. 1244 N Black Horse Pike, Williamstown – \$350K est value – Auction Time
TBD
15. 1901 S East Blvd, Vineland – \$400K estimated value – Auction Time TBD
16. ~~507 Lawrence Ave, Burlington – \$125K estimated value – Auction Time TBD~~
17. 22 N Laurel St, Woodbury – TBD estimated value – Auction Time TBD

BURLINGTON COUNTY VINELAND MILLVILLE / CUMBERLAND COUNTY

AUCTION DATE June 18th & 20th Starting \$99,000.00

1. 24 Elm St, Salem – \$80K estimated value – Auction Time TBD
2. 233 Sinnickson St, Salem – \$90K estimated value – Auction Time TBD
3. 235 Sinnickson St, Salem – \$90K estimated value – Auction Time TBD
4. 96 Thompson St, Salem – \$100K estimated value – Auction Time TBD
5. 98 Thompson St, Salem – \$100K estimated value – Auction Time TBD
6. 97 Chestnut St, Salem – \$110K estimated value – Auction Time TBD
7. 99 Chestnut St, Salem – \$110K estimated value – Auction Time TBD
8. ~~51 E Griffith St, Penns Grove – \$120K estimated value – Auction Time TBD~~
9. 14 7th St, Salem – \$130K estimated value \$110K – Auction Time TBD
10. ~~159-161 Grant Ave, Salem – \$140K estimated value – Auction Time TBD~~
11. 344 Keasby St, Salem – \$140K estimated value – Auction Time TBD
12. 62 W Pitman St, Penns Grove – \$140K estimated value – Auction Time TBD
13. 308 W Foundry St, Salem – \$160K estimated value – Auction Time TBD
14. ~~136 Denny Ave, Penns Grove – \$180K estimated value – Auction Time TBD~~
15. 256-258 Sinnickson St, Salem – \$185K estimated value – Auction Time TBD
16. 60-62 Walnut St, Salem – \$200K estimated value – Auction Time TBD
17. 315-317 E Broadway, Salem – \$210K estimated value – Auction Time TBD

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PROPERTY DATA SHEET

**South Jersey Real Estate Investor Portfolio Auction
No Frills, Just Deals Leave The Cash Take The Keys
47 Residential, Duplexes, Triplexes & Singles
2 South Jersey Motels -Country Motels (25) Room
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June 4th CAMDEN/GLOUCESTER COUNTY
AUCTION DATE June 11 th Starting \$99.000
(13) Residential Properties-Duplexes, Triplexes & Singles

Property 1

Property Address: 1003 Hoffman Ave, Paulsboro

County / Market: Gloucester County

Auction Date: June 4

Auction Time: TBD

Starting Bid: \$99,000

Estimated Value: \$125,000

Asset Type: Residential

Property Type: Single Family

Investment Profile: Value-Add

Building Size: T

Lot Size: T

Zoning: Residential

Occupancy: TBD

Taxes (Annual): TBD

Key Highlights:

Below-market acquisition opportunity

Strong rental demand corridor

Property 2

Property Address: 709 Cedar St, Camden

County / Market: Camden County

Auction Date: June 4

Auction Time: TBD

Starting Bid: \$99,000

Estimated Value: \$130,000

Asset Type: Residential

Property Type: Single Family

Investment Profile: Value-Add

Building Size: T

Lot Size: T

Zoning: Residential

Occupancy: TBD

Taxes (Annual): TBD

Property 3**Property Address:** 248 S Broadway, Gloucester City**County / Market:** Camden County**Auction Date:** June 4**Auction Time:** TBD**Starting Bid:** \$99,000**Estimated Value:** \$140,000**Asset Type:** Residential**Property Type:** Single Family**Investment Profile:** Value-Add**Building Size:** T**Lot Size:** T**Zoning:** Residential**Occupancy:** TBD**Taxes (Annual):** TBD

Property 4**Property Address:** 1235 Sheridan St, Camden**County / Market:** Camden County**Auction Date:** June 4**Auction Time:** TBD**Starting Bid:** \$99,000**Estimated Value:** \$150,000**Asset Type:** Residential**Property Type:** Single Family**Investment Profile:** Value-Add**Building Size:** T**Lot Size:** T**Zoning:** Residential**Occupancy:** TBD**Taxes (Annual):** TBD

Property 5**Property Address:** 104 Snyder Ave, Westville**County / Market:** Gloucester County**Auction Date:** June 4**Auction Time:** TBD**Starting Bid:** \$99,000**Estimated Value:** \$160,000**Asset Type:** Residential**Property Type:** Single Family**Investment Profile:** Value-Add**Building Size:** T**Lot Size:** T**Zoning:** Residential**Occupancy:** TBD

Property 6**Property Address:** 26 E Adams Ave, Paulsboro**County / Market:** Gloucester County**Auction Date:** June 4**Auction Time:** TBD**Starting Bid:** \$99,000**Estimated Value:** \$170,000**Asset Type:** Residential**Property Type:** Single Family**Investment Profile:** Value-Add**Building Size:** T**Lot Size:** T**Zoning:** Residential**Occupancy:** TBD**Taxes (Annual):** TBD

Property 7**Property Address:** 1931 Cooper St, Deptford**County / Market:** Gloucester County**Auction Date:** June 4**Auction Time:** TBD**Starting Bid:** \$99,000**Estimated Value:** \$230,000**Asset Type:** Residential**Property Type:** Single Family**Investment Profile:** Value-Add**Building Size:** T**Lot Size:** T**Zoning:** Residential**Occupancy:** TBD**Taxes (Annual):** TBD

Property 8**Property Address:** 3724 Burwood, Pennsauken**County / Market:** Camden County**Auction Date:** June 4**Auction Time:** TBD**Starting Bid:** \$99,000**Estimated Value:** \$240,000**Asset Type:** Residential**Property Type:** Single Family**Investment Profile:** Value-Add**Building Size:** T**Lot Size:** T**Zoning:** Residential**Occupancy:** TBD

Property 9**Property Address:** 310 W Cuthbert Blvd, Audubon**County / Market:** Camden County**Auction Date:** June 4**Auction Time:** TBD**Starting Bid:** \$99,000**Estimated Value:** \$275,000**Asset Type:** Residential**Property Type:** Single Family**Investment Profile:** Value-Add**Building Size:** T**Lot Size:** T**Zoning:** Residential**Occupancy:** TBD**Taxes (Annual):** TBD

Property 10**Property Address:** 200 Independence Blvd, Lawnside**County / Market:** Camden County**Auction Date:** June 4**Auction Time:** TBD**Starting Bid:** \$99,000**Estimated Value:** \$325,000**Asset Type:** Residential**Property Type:** Single Family**Investment Profile:** Value-Add**Building Size:** T**Lot Size:** T**Zoning:** Residential**Occupancy:** TBD**Taxes (Annual):** TBD

Property 11**Property Address:** 223 N Main St, Mullica Hill**County / Market:** Gloucester County**Auction Date:** June 4**Auction Time:** TBD**Starting Bid:** \$99,000**Estimated Value:** \$350,000**Asset Type:** Residential**Property Type:** Single Family**Investment Profile:** Value-Add**Building Size:** T**Lot Size:** T**Zoning:** Residential**Occupancy:** TBD

Property 12**Property Address:** 101 2nd St, Swedesboro**County / Market:** Gloucester County**Auction Date:** June 4**Auction Time:** TBD**Starting Bid:** \$99,000**Estimated Value:** \$350,000**Asset Type:** Residential**Property Type:** Single Family**Investment Profile:** Value-Add**Building Size:** T**Lot Size:** T**Zoning:** Residential**Occupancy:** TBD**Taxes (Annual):** TBD

Property 13**Property Address:** 25–27 Grant St, Swedesboro**County / Market:** Gloucester County**Auction Date:** June 4**Auction Time:** TBD**Starting Bid:** \$99,000**Estimated Value:** \$375,000**Asset Type:** Duplex**Property Type:** Duplex**Investment Profile:** Value-Add**Building Size:** T**Lot Size:** T**Zoning:** Residential / Multi-Family**Occupancy:** TBD**Taxes (Annual):** TBD

June 6th WILLIAMSTOWN NJ (2) SOUTH JERSEY MOTELS
AUCTION DATE June 13th Starting \$999,000 & 499,000
Country Motels (25) Room, 899 Corkery Lane, Williamstown, NJ 08094
Green Terrace (11) Room Motel 1005 Black Horse Pike, Folsom, NJ 08037

Green Terrace Motel

Property Address: 1005 Black Horse Pike, Folsom, NJ

County / Market: Atlantic County

Auction Date: June 6

Auction Time: 10:00 AM

Starting Bid: \$499,000

Asset Type: Motel

Property Type: Hospitality / Motel / Long-Term Rental

Investment Profile: Income-Producing / Redevelopment

Building Size: 9,042 SF

Lot Size: 3.00 Acres

Zoning: 4A Commercial (Monroe Township)

Occupancy: High Long-Term Occupancy

Taxes (Annual): TBD

Key Highlights:

High-traffic corridor location

Multiple revenue streams potential

Country Motel

Property Address: 899 Corkery Ln, Williamstown, NJ

County / Market: Gloucester County

Auction Date: June 6

Auction Time: 12:00 PM

Starting Bid: \$999,000

Asset Type: Motel

Property Type: Hospitality / Motel

Investment Profile: Value-Add / Income-Producing

Building Size: T

Lot Size: T

Zoning: Commercial

Occupancy: Active / Income-Producing

Taxes (Annual): TBD

**June 18th & 20th BURLINGTON COUNTY VINELAND /
MILLVILLE / CUMBERLAND COUNTY
AUCTION DATE June 18th & 20th Starting \$99,000
(17) Residential Properties-Duplexes, Triplexes & Singles**

Property 1

Property Address: 1716 Main St, Port Norris

County / Market: Cumberland County

Auction Date: June 18 & 20

Auction Time: TBD

Starting Bid: \$99,000

Estimated Value: \$110,000

Asset Type: Residential

Property Type: Single Family

Investment Profile: Value-Add

Building Size: T

Lot Size: T

Zoning: Residential

Occupancy: TBD

Taxes (Annual): TBD

Property 2

Property Address: 1654 Main St, Port Norris

County / Market: Cumberland County

Auction Date: June 18 & 20

Auction Time: TBD

Starting Bid: \$99,000

Estimated Value: \$110,000

Asset Type: Residential

Property Type: Single Family

Investment Profile: Value-Add

Building Size: T

Lot Size: T

Zoning: Residential

Occupancy: TBD

Taxes (Annual): TBD

Property 3

Property Address: 193 Main St, Cedarville

County / Market: Cumberland County

Auction Date: June 18 & 20

Auction Time: TBD

Starting Bid: \$99,000

Estimated Value: \$125,000

Asset Type: Residential
Property Type: Single Family
Investment Profile: Value-Add
Building Size: T
Lot Size: T
Zoning: Residential
Occupancy: TBD
Taxes (Annual): TBD

Property 4
Property Address: 206 E Oak St, Millville
County / Market: Cumberland County
Auction Date: June 18 & 20
Auction Time: TBD
Starting Bid: \$99,000
Estimated Value: \$125,000
Asset Type: Residential
Property Type: Single Family
Investment Profile: Value-Add
Building Size: T
Lot Size: T
Zoning: Residential
Occupancy: TBD
Taxes (Annual): TBD

Property 5
Property Address: 403 Sassafras St, Millville
County / Market: Cumberland County
Auction Date: June 18 & 20
Auction Time: TBD
Starting Bid: \$99,000
Estimated Value: \$140,000
Asset Type: Residential
Property Type: Single Family
Investment Profile: Value-Add
Building Size: T
Lot Size: T
Zoning: Residential
Occupancy: TBD
Taxes (Annual): TBD

Property 6
Property Address: 1012 Archer St, Millville
County / Market: Cumberland County
Auction Date: June 18 & 20
Auction Time: TBD

Starting Bid: \$99,000
Estimated Value: \$140,000
Asset Type: Residential
Property Type: Single Family
Investment Profile: Value-Add
Building Size: T
Lot Size: T
Zoning: Residential
Occupancy: TBD
Taxes (Annual): TBD

Property 7
Property Address: 519 Back Neck Rd, Bridgeton
County / Market: Cumberland County
Auction Date: June 18 & 20
Auction Time: TBD
Starting Bid: \$99,000
Estimated Value: \$175,000
Asset Type: Residential
Property Type: Single Family
Investment Profile: Value-Add
Building Size: T
Lot Size: T
Zoning: Residential
Occupancy: TBD
Taxes (Annual): TBD

Property 8
Property Address: 11 Madison Ave, Mt Holly
County / Market: Burlington County
Auction Date: June 18 & 20
Auction Time: TBD
Starting Bid: \$99,000
Estimated Value: \$180,000
Asset Type: Residential
Property Type: Single Family
Investment Profile: Value-Add
Building Size: T
Lot Size: T
Zoning: Residential
Occupancy: TBD
Taxes (Annual): TBD

Property 9**Property Address:** 729 6th Rd, Newtonville**County / Market:** Atlantic County**Auction Date:** June 18 & 20**Auction Time:** TBD**Starting Bid:** \$99,000**Estimated Value:** \$200,000**Asset Type:** Residential**Property Type:** Single Family**Investment Profile:** Value-Add**Building Size:** T**Lot Size:** T**Zoning:** Residential**Occupancy:** TBD**Taxes (Annual):** TBD

Property 10**Property Address:** 584 Clayton Rd, Williamstown**County / Market:** Gloucester County**Auction Date:** June 18 & 20**Auction Time:** TBD**Starting Bid:** \$99,000**Estimated Value:** \$200,000**Asset Type:** Residential**Property Type:** Single Family**Investment Profile:** Value-Add**Building Size:** T**Lot Size:** T**Zoning:** Residential**Occupancy:** TBD**Taxes (Annual):** TBD

Property 11**Property Address:** 240 New York Ave, Egg Harbor City**County / Market:** Atlantic County**Auction Date:** June 18 & 20**Auction Time:** TBD**Starting Bid:** \$99,000**Estimated Value:** \$240,000**Asset Type:** Residential**Property Type:** Single Family**Investment Profile:** Value-Add**Building Size:** T**Lot Size:** T**Zoning:** Residential**Occupancy:** TBD

Property 12**Property Address:** 259–261 Pine St, Bridgeton**County / Market:** Cumberland County**Auction Date:** June 18 & 20**Auction Time:** TBD**Starting Bid:** \$99,000**Estimated Value:** \$250,000**Asset Type:** Duplex**Property Type:** Duplex**Investment Profile:** Value-Add**Building Size:** T**Lot Size:** T**Zoning:** Residential / Multi-Family**Occupancy:** TBD**Taxes (Annual):** TBD

Property 13**Property Address:** 125 Schooley St, Moorestown**County / Market:** Burlington County**Auction Date:** June 18 & 20**Auction Time:** TBD**Starting Bid:** \$99,000**Estimated Value:** \$275,000**Asset Type:** Residential**Property Type:** Single Family**Investment Profile:** Value-Add**Building Size:** T**Lot Size:** T**Zoning:** Residential**Occupancy:** TBD**Taxes (Annual):** TBD

Property 14**Property Address:** 1244 N Black Horse Pike, Williamstown**County / Market:** Gloucester County**Auction Date:** June 18 & 20**Auction Time:** TBD**Starting Bid:** \$99,000**Estimated Value:** \$350,000**Asset Type:** Residential / Commercial Potential**Property Type:** Mixed-Use / Corridor Asset**Investment Profile:** Value-Add / Redevelopment**Building Size:** T**Lot Size:** T**Zoning:** Highway / Commercial Corridor**Occupancy:** TBD

Property 15**Property Address:** 1901 S East Blvd, Vineland**County / Market:** Cumberland County**Auction Date:** June 18 & 20**Auction Time:** TBD**Starting Bid:** \$99,000**Estimated Value:** \$400,000**Asset Type:** Residential / Land Play**Property Type:** Single Family / Redevelopment**Investment Profile:** Value-Add / High Upside**Building Size:** T**Lot Size:** T**Zoning:** Residential / Potential Redevelopment**Occupancy:** TBD**Taxes (Annual):** TBD

Property 16**Property Address:** 507 Lawrence Ave, Burlington**County / Market:** Burlington County**Auction Date:** June 18 & 20**Auction Time:** TBD**Starting Bid:** \$99,000**Estimated Value:** \$125,000**Asset Type:** Residential**Property Type:** Single Family**Investment Profile:** Value-Add**Building Size:** T**Lot Size:** T**Zoning:** Residential**Occupancy:** TBD**Taxes (Annual):** TBD

Property 17**Property Address:** 22 N Laurel St, Woodbury**County / Market:** Gloucester County**Auction Date:** June 18 & 20**Auction Time:** TBD**Starting Bid:** \$99,000**Estimated Value:** TBD**Asset Type:** Residential**Property Type:** Single Family**Investment Profile:** Value-Add**Building Size:** T**Lot Size:** T**Zoning:** Residential**Occupancy:** TBD

**June 25th & 27th PAULSBORO/GLOUCESTER CITY, WESTVILLE
AUDUBON/DEPTFORD CORRIDOR**

**AUCTION DATE June 25th & 27th Starting \$99,000 & \$40,000
(17) Residential Properties-Duplexes, Triplexes & Singles**

Property 1

Property Address: 24 Elm St, Salem

County / Market: Salem County

Auction Date: June 25 & 27

Auction Time: TBD

Starting Bid: \$99,000

Estimated Value: \$80,000

Asset Type: Residential

Property Type: Single Family

Investment Profile: Value-Add

Building Size: T

Lot Size: T

Zoning: Residential

Occupancy: TBD

Taxes (Annual): TBD

Property 2

Property Address: 233 Sinnickson St, Salem

County / Market: Salem County

Auction Date: June 25 & 27

Auction Time: TBD

Starting Bid: \$99,000

Estimated Value: \$90,000

Asset Type: Residential

Property Type: Single Family

Investment Profile: Value-Add

Building Size: T

Lot Size: T

Zoning: Residential

Occupancy: TBD

Taxes (Annual): TBD

Property 3**Property Address:** 235 Sinnickson St, Salem**County / Market:** Salem County**Auction Date:** June 25 & 27**Auction Time:** TBD**Starting Bid:** \$99,000**Estimated Value:** \$90,000**Asset Type:** Residential**Property Type:** Single Family**Investment Profile:** Value-Add**Building Size:** T**Lot Size:** T**Zoning:** Residential**Occupancy:** TBD**Taxes (Annual):** TBD**Property 4****Property Address:** 96 Thompson St, Salem**County / Market:** Salem County**Auction Date:** June 25 & 27**Auction Time:** TBD**Starting Bid:** \$99,000**Estimated Value:** \$100,000**Asset Type:** Residential**Property Type:** Single Family**Investment Profile:** Value-Add**Building Size:** T**Lot Size:** T**Zoning:** Residential**Occupancy:** TBD**Taxes (Annual):** TBD

Property 5**Property Address:** 98 Thompson St, Salem**County / Market:** Salem County**Auction Date:** June 25 & 27**Auction Time:** TBD**Starting Bid:** \$99,000**Estimated Value:** \$100,000**Asset Type:** Residential**Property Type:** Single Family**Investment Profile:** Value-Add**Building Size:** T**Lot Size:** T**Zoning:** Residential**Occupancy:** TBD**Taxes (Annual):** TBD

Property 6**Property Address:** 97 Chestnut St, Salem**County / Market:** Salem County**Auction Date:** June 25 & 27**Auction Time:** TBD**Starting Bid:** \$99,000**Estimated Value:** \$110,000**Asset Type:** Residential**Property Type:** Single Family**Investment Profile:** Value-Add**Building Size:** T**Lot Size:** T**Zoning:** Residential**Occupancy:** TBD**Taxes (Annual):** TBD

Property 7**Property Address:** 99 Chestnut St, Salem**County / Market:** Salem County**Auction Date:** June 25 & 27**Auction Time:** TBD**Starting Bid:** \$99,000**Estimated Value:** \$110,000**Asset Type:** Residential**Property Type:** Single Family**Investment Profile:** Value-Add**Building Size:** T**Lot Size:** T**Zoning:** Residential**Occupancy:** TBD**Taxes (Annual):** TBD

Property 8**Property Address:** 51 E Griffith St, Penns Grove**County / Market:** Salem County**Auction Date:** June 25 & 27**Auction Time:** TBD**Starting Bid:** \$99,000**Estimated Value:** \$120,000**Asset Type:** Residential**Property Type:** Single Family**Investment Profile:** Value-Add**Building Size:** T**Lot Size:** T**Zoning:** Residential**Occupancy:** TBD

Property 9**Property Address:** 14 7th St, Salem**County / Market:** Salem County**Auction Date:** June 25 & 27**Auction Time:** TBD**Starting Bid:** \$110,000 (Minimum)**Estimated Value:** \$130,000**Asset Type:** Residential**Property Type:** Single Family**Investment Profile:** Value-Add**Building Size:** T**Lot Size:** T**Zoning:** Residential**Occupancy:** TBD**Taxes (Annual):** TBD

Property 10**Property Address:** 159–161 Grant Ave, Salem**County / Market:** Salem County**Auction Date:** June 25 & 27**Auction Time:** TBD**Starting Bid:** \$99,000**Estimated Value:** \$140,000**Asset Type:** Duplex**Property Type:** Duplex**Investment Profile:** Value-Add**Building Size:** T**Lot Size:** T**Zoning:** Residential / Multi-Family**Occupancy:** TBD**Taxes (Annual):** TBD

Property 11**Property Address:** 344 Keasby St, Salem**County / Market:** Salem County**Auction Date:** June 25 & 27**Auction Time:** TBD**Starting Bid:** \$99,000**Estimated Value:** \$140,000**Asset Type:** Residential**Property Type:** Single Family**Investment Profile:** Value-Add **Building Size:** T**Lot Size:** T, **Zoning:** Residential, **Occupancy:** TBD, **Taxes (Annual):** TBD

Property 12**Property Address:** 62 W Pitman St, Penns Grove**County / Market:** Salem County**Auction Date:** June 25 & 27**Auction Time:** TBD**Starting Bid:** \$99,000**Estimated Value:** \$140,000**Asset Type:** Residential**Property Type:** Single Family**Investment Profile:** Value-Add**Building Size:** T**Lot Size:** T**Zoning:** Residential**Occupancy:** TBD**Taxes (Annual):** TBD

Property 13**Property Address:** 308 W Foundry St, Salem**County / Market:** Salem County**Auction Date:** June 25 & 27**Auction Time:** TBD**Starting Bid:** \$99,000**Estimated Value:** \$160,000**Asset Type:** Residential**Property Type:** Single Family**Investment Profile:** Value-Add**Building Size:** T**Lot Size:** T**Zoning:** Residential**Occupancy:** TBD**Taxes (Annual):** TBD

Property 14**Property Address:** 136 Denny Ave, Penns Grove**County / Market:** Salem County**Auction Date:** June 25 & 27**Auction Time:** TBD**Starting Bid:** \$99,000**Estimated Value:** \$180,000**Asset Type:** Residential**Property Type:** Single Family**Investment Profile:** Value-Add**Building Size:** T**Lot Size:** T**Zoning:** Residential**Occupancy:** TBD

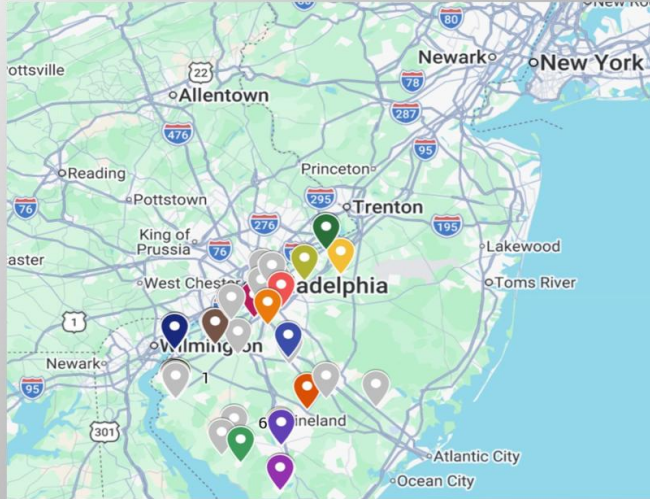
Property 15**Property Address:** 256–258 Sinnickson St, Salem**County / Market:** Salem County**Auction Date:** June 25 & 27**Auction Time:** TBD**Starting Bid:** \$99,000**Estimated Value:** \$185,000**Asset Type:** Duplex**Property Type:** Duplex**Investment Profile:** Value-Add**Building Size:** T**Lot Size:** T**Zoning:** Residential / Multi-Family**Occupancy:** TBD**Taxes (Annual):** TBD

Property 16**Property Address:** 60–62 Walnut St, Salem**County / Market:** Salem County**Auction Date:** June 25 & 27**Auction Time:** TBD**Starting Bid:** \$99,000**Estimated Value:** \$200,000**Asset Type:** Duplex**Property Type:** Duplex**Investment Profile:** Value-Add**Building Size:** T**Lot Size:** T**Zoning:** Residential / Multi-Family**Occupancy:** TBD**Taxes (Annual):** TBD

Property 17**Property Address:** 315–317 E Broadway, Salem**County / Market:** Salem County**Auction Date:** June 25 & 27**Auction Time:** TBD**Starting Bid:** \$99,000**Estimated Value:** \$210,000**Asset Type:** Duplex**Property Type:** Duplex**Investment Profile:** Value-Add**Building Size:** T**Lot Size:** T**Zoning:** Residential / Multi-Family**Occupancy:** TBD

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- 507 Lawrence Ave,
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- 159-161 Grant Ave, Salem NJ
- 1716 Main St, Port Norris NJ
- 1654 Main St, Port Norris NJ
- 11 Madison Ave, Mt Holly NJ
- 259-261 Pine St, Bridgeton
- 315-317 E Broadway, Salem
- 60-62 Walnut St, Salem NJ
- 1235 Sheridan St, Camden
- 1901 S East Blvd, Vineland NJ
- 403 Sassafras St, Millville NJ
- 223 N Main St, Mullica Hill NJ
- 25-27 Grant Ave,
Swedesboro NJ
- 101 2nd St, Swedesboro NJ
- 729 6th Rd, Newtonville NJ
- 1012 Archer St, Millville NJ
- 584 Clayton Rd,
Williamstown NJ
- 206 E Oak St, Millville NJ
- 709 Cedar St, Camden NJ
- 344 Keasby St, Salem NJ



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Real Estate Auction Terms & Conditions

Eligibility to Bid-All sales are subject to bank approval and acceptance. Auctioneer reserves the right to approve or reject any bidder registration at its sole discretion.

- Bidder must: (i) read and sign these Terms; (ii) present verification of \$10,000 in available funds; and (iii) present valid government-issued ID. The highest bidder must, at the auction, execute the Agreement of Sale and pay a \$10,000 deposit by cash, certified check, cashier's check, or treasurer's check, payable to the Title Company/Escrow Agent. Said deposit shall be non-refundable except in the event Seller is unable to convey clear title.
 - The balance of the purchase price, plus adjustments, is due by certified funds or wire transfer on or before 45 days after execution of the Agreement of Sale, at the Title Company's office unless otherwise agreed in writing. Time is of the essence.
 - **No Contingencies** – This sale is not contingent upon financing, appraisal, inspection, or any other contingency. Buyers are purchasing in reliance solely upon their own due diligence.
 - **Title and Deed** – Seller shall convey title by Bargain and Sale Deed in recordable form. Buyers shall pay all recording fees. Real estate taxes shall be prorated at closing. Property is sold "AS IS, WHERE IS." Auctioneers make no representations regarding deed restrictions, title, zoning, surveys, condition, or taxes. All bidders must conduct their own due diligence. Marketing materials are for informational purposes only.
 - **Default** – If Buyer fails to close or otherwise breaches the Agreement, Auctioneer may declare default and retain all deposits as liquidated damages.
 - If Seller is unable to convey title, Buyer's sole remedy shall be the return of the deposit, and both parties shall be released from further obligations.
 - **Transaction Broker** – The auctioneer/broker acts as a transaction broker and neutral facilitator. No agency or fiduciary relationship exists unless established by a separate written agreement.
 - The auctioneer/broker will present bids and offers, transmit documents, and coordinate the transaction through closing; exercise reasonable skill and care; deal honestly and fairly; and account for escrowed funds. The auctioneer/broker will disclose known material defects that are not readily observable. No advocacy of price or terms will be provided to either party. No verification is made regarding condition, dimensions, zoning, title, or legal compliance. No legal, tax, accounting, engineering, or environmental advice is provided.
 - **Confidentiality** – Price, terms, motivation, and other confidential information shall remain confidential unless authorized, required by law, or necessary to prevent fraud. Public or readily discoverable information is not considered confidential.
 - **Compensation**
A 10% Buyer's Premium shall be added to the final bid price and is payable to AC Auctions LLC at settlement.
 - **Governing Law / Venue**
This transaction shall be governed by the laws of the State of New Jersey and/or Pennsylvania, as applicable. Venue for any dispute shall lie in the county where the property is located.
- These Terms are incorporated into and form part of the Agreement of Sale executed following the auction.



Remote Bidding

We offer comprehensive remote bidder services designed to deliver a high-touch auction experience without requiring physical attendance when needed. Rather than being tied to a device waiting for an auction to begin, clients are supported by a dedicated bidding representative—aligned with the service standards of top-tier auction firms.

Once registration is completed and the deposit is confirmed, bidders are designated as “Ready to Bid.” At that point, a call-in contact agent is assigned to facilitate real-time participation via phone, Zoom, or FaceTime. This structure enables bidders to hear and follow the auction live and in Real-Time while executing bids with confidence and precision. All remote bidding arrangements must be coordinated and confirmed at least 48 hours prior to the scheduled

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Robert Salvato,
Auctioneer/Real Estate Broker



AC Auctions Your Real Estate Auction House
Grace Properties
225 White Horse Pike, Absecon NJ 08201
Cell * 609-705-9143
E-mail * Rs@Acauctions.net
www.Acauctions.net

Bidder Registration & Terms and Conditions Completion Requirement Bidder Approval, Deposit

This completed form is required to be submitted prior to the real estate auction. As a precaution against any potential registration problems, 48-hour advanced registration is recommended.

1. I have read the Terms & Conditions of the Real Estate Sale and completely understand them and agree to be bound by them.
2. I certify that I have sufficient funds to meet the requirements as called for by the Agreement of Sale for Real Estate. I have or will show evidence of my deposit upon submission of this form.
3. I understand that if I am the successful bidder, I will sign the Agreement of Sale for Real Estate immediately after my bid.
4. I certify that I agree to accept the property in AS IS condition and that I have completed my Due Diligence prior to the sale and my bidding. There is not anything concerning the condition of the property prior to my bidding,
5. I certify that I am not the owner of any of the properties being offered for sale, nor am I acting as a representative of an owner.
6. I understand that my registration for this auction will not be accepted without providing an opening bid (on the space provided on this form) and that this constitutes a binding bid.
 - (a) submission of this registration form does not constitute approval to participate in bidding. All prospective bidders must be formally reviewed, approved, and registered by AC Auctions prior to the auction. In addition, a qualifying deposit must be received and verified before bidding privileges are granted.
 - (b) Execution of this form, whether completed independently or signed by an authorized representative of AC Auctions, does not guarantee bidding eligibility. AC Auctions reserves the absolute and sole discretion to approve or deny any bidder's participation at any time, including before, during, or after the auction.
 - (c) All deposits submitted by non-winning bidders will be returned in full, provided no breach of auction terms has occurred. Bidders who elect to remain designated as backup bidders must maintain their deposit in escrow until formally released by AC Auctions.
 - (d) For this registration to be deemed complete and valid, the bidder must fully complete this registration form and must also read, acknowledge, and sign the official Terms and Conditions for the applicable auction. Failure to satisfy both requirements will result in the registration being deemed incomplete and the bidder will not be approved to participate.

☐ By signing and returning this certification I certify the following, I have read, understand, and agree to all Terms and Conditions of the auction.

Name:	Salvato Robert	Bidder #	
Phone:	(609) 705-9143	Lot Address	
Email:	rs@acauctions.net	Deposit:	\$
Bidder Signature:			
Address			
Auction Approval:	By:		

Execution of this registration by the auctioneer is required as a condition precedent to the bidder's authorization to participate in the auction.



Real Estate Auction Terms & Conditions

Auction Date/Time: Thursday, May 21, 2026. Time Slots: 10:00 AM, 11:00 PM, 12:30 PM, & 2:30 PM

Eligibility to Bid-All sales are subject to bank approval and acceptance. Auctioneer reserves the right to approve or reject any bidder registration at its sole discretion.

- Bidder must: (i) read and sign these Terms; (ii) present verification of \$10,000 in available funds; and (iii) present valid government-issued ID. The highest bidder must, at the auction, execute the Agreement of Sale and pay a \$25,000 deposit by cash, certified check, cashier's check, or treasurer's check, payable to the Title Company/Escrow Agent. Said deposit shall be non-refundable except in the event Seller is unable to convey clear title.
 - The balance of the purchase price, plus adjustments, is due by certified funds or wire transfer on or before 45 days after execution of the Agreement of Sale, at the Title Company's office unless otherwise agreed in writing. Time is of the essence.
 - **No Contingencies** – This sale is not contingent upon financing, appraisal, inspection, or any other contingency. Buyers are purchasing in reliance solely upon their own due diligence.
 - **Title and Deed** – Seller shall convey title by Bargain and Sale Deed in recordable form. Buyers shall pay all recording fees. Real estate taxes shall be prorated at closing. Property is sold "AS IS, WHERE IS." Auctioneers make no representations regarding deed restrictions, title, zoning, surveys, condition, or taxes. All bidders must conduct their own due diligence. Marketing materials are for informational purposes only. Title company is NBSS, LLC Title, no acceptations.
 - **Default** – If Buyer fails to close or otherwise breaches the Agreement, Auctioneer may declare default and retain all deposits as liquidated damages.
 - If Seller is unable to convey title, Buyer's sole remedy shall be the return of the deposit, and both parties shall be released from further obligations.
 - **Transaction Broker** – The auctioneer/broker acts as a transaction broker and neutral facilitator. No agency or fiduciary relationship exists unless established by a separate written agreement.
 - The auctioneer/broker will present bids and offers, transmit documents, and coordinate the transaction through closing; exercise reasonable skill and care; deal honestly and fairly; and account for escrowed funds. The auctioneer/broker will disclose known material defects that are not readily observable. No advocacy of price or terms will be provided to either party. No verification is made regarding condition, dimensions, zoning, title, or legal compliance. No legal, tax, accounting, engineering, or environmental advice is provided.
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 - **Compensation**
A 10% Buyer's Premium shall be added to the final bid price and is payable to AC Auctions LLC at settlement.
 - **Governing Law / Venue**
This transaction shall be governed by the laws of the State of New Jersey and/or Pennsylvania, as applicable. Venue for any dispute shall lie in the county where the property is located.
- These Terms are incorporated into and form part of the Agreement of Sale executed following the auction.

Purchaser Signature _____ **Date** _____

Execution of this registration by the auctioneer is required as a condition precedent to the bidder's authorization to participate in the auction.



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This approach ensures full engagement in the auction process without the constraints of on-site presence. Whether participating in a \$10,000 transaction or a \$1,000,000 acquisition, the same level of service, responsiveness, and execution is delivered.

As part of our A–Z service commitment, remote bidding is positioned as a seamless extension of our full-service auction platform, ensuring accessibility, control, and competitive advantage for every client.

Call AcAuctions for more info and details.

Robert Salvato
609-705-9143
rs@acauctions.net

SALE AGREEMENT FOR REAL ESTATE AT AUCTION

1. The property, being known as, _____,
_____ is hereby offered for sale by public auction on this _____ day of _____, by _____ (hereinafter referred to as "Seller"), upon the following terms and conditions.
2. The property is offered with reservation, and the Seller expressly reserves the right to reject any and all bids submitted. The highest bidder shall be declared by the auctioneer to be the Purchaser, subject to the Seller's right to reject all bids. The successful bidder shall immediately execute this Sale Agreement for Real Estate at Auction. In the event of any dispute among bidders, the property may be re-offered for bidding or withdrawn at the Seller's sole discretion. If a bid is not accepted by the Seller, bidding may remain open for a period of up to thirty (30) days following the date of the auction.
3. Title to the property shall be conveyed as good and marketable, free and clear of liens and encumbrances, but subject to all applicable zoning regulations, subdivision regulations, restrictions, easements, and rights-of-way of record or apparent. There is no guarantee or warranty as to the precise area of the property. The deed conveying the premises shall contain a covenant of Bargain and Sale Deed . In the event that such title cannot be conveyed, the Seller may declare the sale null and void and return the deposit to the Purchaser, whereupon the Purchaser shall have no further claim against the property or the Seller. Title company is NBSS, LLC Title, no acceptations.
4. The property is being sold strictly "**AS IS, WHERE IS,**" without any warranty, guarantee, or representation as to its condition, fitness, or permitted use, including all land, fixtures, equipment, and improvements. No sale shall be invalidated, nor shall any compensation or damages be awarded, due to any condition or defect of the property. The Purchaser acknowledges that they have inspected the property and are relying solely upon such inspection and not upon any representations made by the Seller, Seller's agents, auctioneer, or their employees. Any personal property remaining on the premises at the time of settlement shall become the responsibility of the Purchaser.
5. A deposit in the amount of ten percent (10%), \$ _____, shall be paid in cash, certified funds, wire transfer, cashier's check, or pre-approved check, either prior to or immediately following the conclusion of the auction upon being declared the successful bidder.
6. Final settlement shall occur on or before _____, but in no event later than forty-five (30) days from the date of this Agreement, at a location designated by the Seller. At settlement, the deed shall be delivered and possession granted. Time is of the essence. In the event the Purchaser fails to complete settlement within the specified time, the Seller may retain all deposits as liquidated damages and resell the property or pursue any remedies available at law or in equity. Formal tender of the deed is hereby waived.
7. At settlement, all state and local realty transfer taxes shall be shared equally between the Seller and the Purchaser. Real estate taxes, water and sewer charges, and any other applicable charges shall be prorated as of the date of settlement.
8. The Seller shall bear the risk of loss or damage to the property until settlement. In the event of damage due to fire or other casualties, the Purchaser shall have the option to terminate this Agreement and receive a full refund of the deposit, or to proceed with the purchase and accept

any insurance proceeds payable to the Seller. The Purchaser may insure their equitable interest in the property upon execution of this Agreement.

9. This Agreement shall be binding upon the parties hereto and their respective heirs, executors, administrators, and assigns, and shall be governed by and construed in accordance with the laws of the State of New Jersey
10. All parties acknowledge receipt of a fully executed copy of this Agreement, along with the Seller's Property Disclosure Statement and Lead-Based Paint Disclosure Addendum, if applicable.
11. A buyer's premium equal to ten percent (10%) of the final bid price shall be added to the successful bid amount and shall be payable by the Purchaser to AC Auctions LLC at the time of settlement.

SELLER(S): Authorized Representative **Date:** _____

PURCHASER(S): Printed Names: **Date:** _____

Purchase Breakdown:

(a) First Deposit paid (held by Auction Company or Title Co): \$ _____

(b) Second Deposit totaling 10% (held by Auction Co or Title Co): \$ _____

(c) Buyer's premium of ten percent (10%) of the final bid price \$ _____

(b) Balance due at closing: \$ _____

Total Purchase Price: \$ _____

This Agreement of Sale constitutes a legally binding contract, and by execution hereof, the parties acknowledge that they have read, understand, and agree to be bound by all terms and conditions herein in accordance with the laws of the Commonwealth of Pennsylvania.

