



WENKES MOTEL & COTTAGES
2613 Route 88
Point Pleasant , NJ 08742

This establishment has been a landmark and in operation for more than 50 years .
The site is located on well traveled State Highway 88. The property consists of 18 cottages and 5 motel units , a main house with office and additional 1 bedroom 1 bath unit totaling 24 units .
Excellent potential for bed & breakfast or condo development and assisted living possibilities .
The site is 200x213 / .978 acre located in the General Commercial Zone .

Requesting \$ 1,850,000

For additional information
and showings, please con-
tact :

Gina Troncone
REMAX Real Estate LTD
908-600-5943
732-920-1900



Wenkes Motel & Cabins
2613 Route 88
Point Pleasant, NJ 08742

A Point Pleasant Landmark, this property has been operating for 50 + years. The site boasts 24 units. There are 18 cabins and 5 pool front efficiencies units and an in ground pool. The site is 200 x 213 / .978 acre. There are 2 water & sewer lines. Zoning is GC General Commercial Zone. This is a turnkey operation with an abundance of constant cash flow.

Expenses:

Property Taxes - \$25,916 tax year 2017
Property Insurance - \$9650.00

Water & Sewer

House - \$ 2516 @ year
Cabins \$ 4974 @ year

Electric

House \$2663 @ year
Cabins \$6,667.12 @ year
Unit 12
Unit 14 \$103.81 @ year combined for both units

Comcast Cable

Motel & Cabins \$206.00 @ month = \$2472.00 annual
Wi-Fi House \$200.00 @ month = 2400.00 annual

Rental Income

\$350.00 @ week
\$1500.00 @ week

Doubles- (2) bedrooms - \$375.00 @ week – Year round rate
Summer Rates \$450.00@ week –

Single Rooms – 1 bedroom - \$365.00 @ week - year round
New tenants entering June 1 pay \$460.00 @ week through August

*****No nightly housekeeping. Blankets, sheets, linen, towels, soap are provided. Rooms are cleaned after each tenant vacates the premises.**

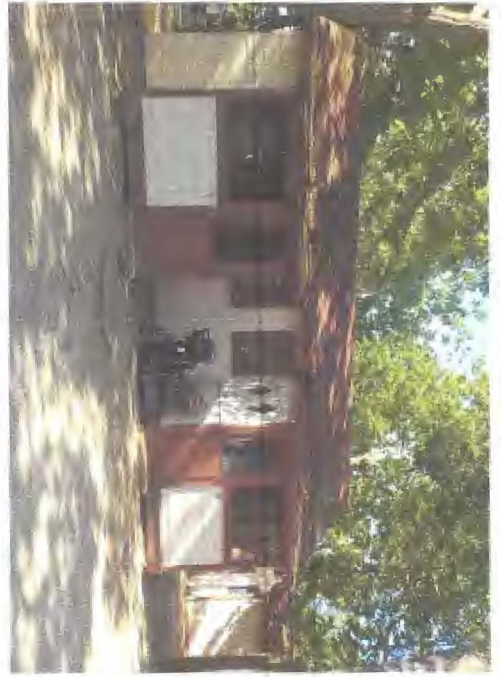
5 Motel Units - 2 2 bedroom units - \$150.00 @ night –Units 20 & 24 ** summer nightly rate
** Winter rate \$130.00 @ night (2 people)
3 studio efficiencies – Units 21, 22, 23 - \$130.00 @ night
**Winter rates \$65.00/\$70.00 @ night

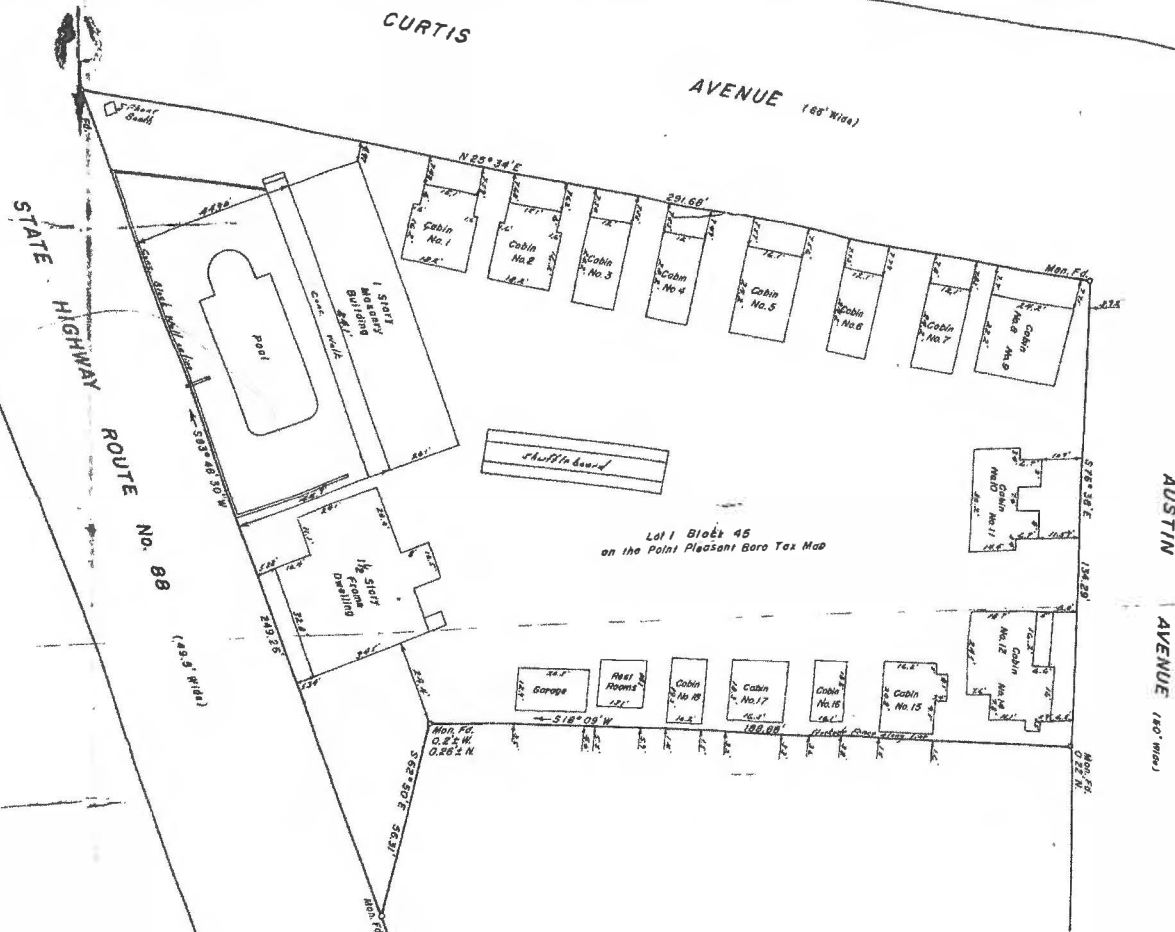
Cabins:

Unit 1- 2 bedrooms
Unit 2 –2 bedrooms
Unit 3- 1 bedroom
Unit 4 -1 bedroom
Unit 5 – 2 bedrooms
Unit 6 -1 bedroom
Unit 7 – 1 bedroom
Unit 8 – 1 bedroom

Unit 9 – 1 bedroom
Unit 10 – 1 bedroom
Unit 11 - 1 bedroom
Unit 12- 2 bedrooms
Unit 14 – 2 bedrooms
Unit 15 – 2 bedrooms
Unit 16- 1 bedroom
Unit 17 – 2 bedrooms
Unit 18- 1 bedroom
Unit 19 – 1 bedroom



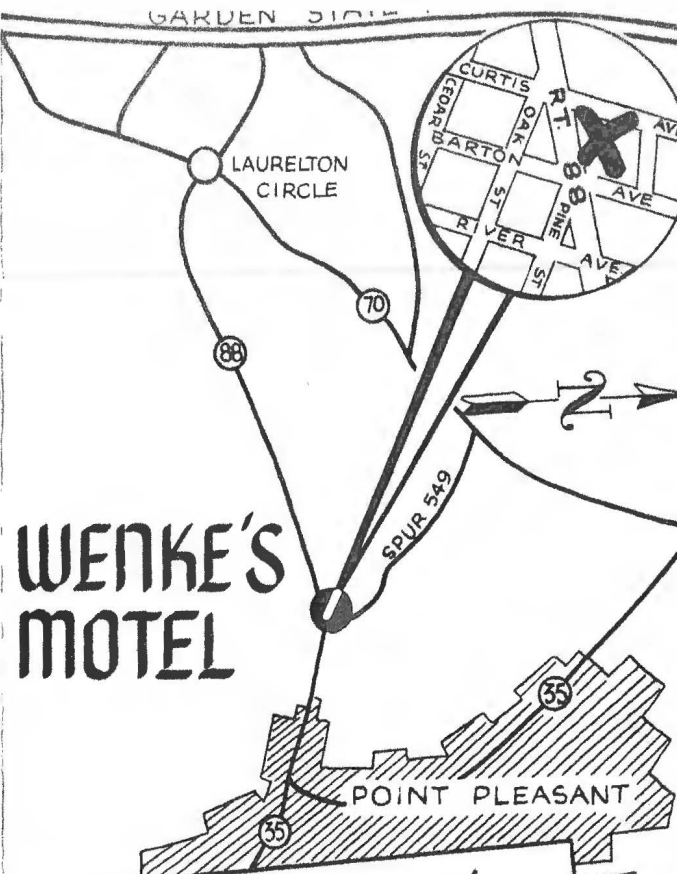




Date	REVISIONS	Description
PROPERTY SURVEYED FOR		
EDMUND E. DURRUA		
POINT PLEASANT BOROUGH		
OCEAN COUNTY NEW JERSEY		
MORRIS & GLASGOW, INC.		
ENGINEERING & SURVEYING		
115 ARNOLD AVENUE		
POINT PLEASANT BORO, N.J. 08742		
<i>Edmund E. Durrua, Inc.</i>		
N.J. LICENSE NO. 00000		
Date:	May 7, 196	
Scale:	1" = 20'	
Sheet No.	1 of 1	

Certified to Edmund E. Durrua & Jennie Mae Durrua, his wife,
 Ocean County National Bank, Commonwealth Land Title Insurance Company.





WENKE'S MOTEL

How to get there!

Point Pleasant, N. J. is very easy to find with the help of any road map. It is about 70 miles from New York City, and 65 miles from Philadelphia. Here are some explanations to get to "WENKE'S MOTEL."

If you come down on the Garden State Parkway, turn off on Exit #91. We are 4 miles from the Parkway. Just follow the road signs toward Point Pleasant and watch for our Motel signs.

If you come down on Rt. #35, drive through the Point Pleasant business district and turn right at Rt. #88. Wenke's Motel is one mile west—a half mile from canal bridge on right hand side.

If you come down on Rt. 34, take Rt. 70 at Brielle Circle and continue over Manasquan River bridge to traffic light. Turn left into SPUR 549, and watch for our road sign....

From Philadelphia you come on Rt. 70, and at the Laurelton Circle turn into Rt. 88 to Wenke's Motel.

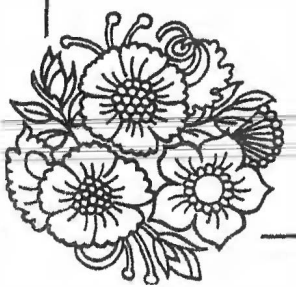


Wenke's Motel

2613 Highway 88

Point Pleasant, New Jersey 08742

(201) 899-0152



WENKE'S MOTEL and COTTAGES

2613 State Highway 88
Point Pleasant, New Jersey 08742
Phone: (201) 899-0152

Dear Vacationer:

We are pleased to write you concerning our rentals. They include 5 pool-front apartments and 18 cottages.

The location is excellent. A quiet country setting, among tall shady oak trees and still only 2 minutes to stores, restaurants, fishing spots, and the salt water beach. If you prefer the oceanfront boardwalk, amusement center, and downtown shopping area, a 5 minute drive will get you to it, and there is also a bus stop at our door.

For a vacation in the spring or fall (usually a delightful time of the year at the seashore) our units are kept cozy and warm, with circulating hot water heat. Individual thermostats in all pool-front apartments and some cottages.

Our units are truly a "home away from home", always spotlessly clean and nicely decorated. They contain most of the conveniences of your own home with the exception of cooking utensils.

We have a perfect vacation spot and playland for the entire family. Our beautiful large swimming pool and kiddie pool with that nice big sundeck all around it is a joy to the grownups and children alike. The water is always so crystal clear and refreshing. On our patio we have lots of lounges, chairs, benches, tables and beach umbrellas. The kiddie pool is just the place for the youngsters to splash and enjoy themselves in safety.

We also have a regulation size outdoor shuffleboard. There are numerous picnic tables and benches among the shady Oak trees.

In the courtyard for the smaller children, we have a nice safe playground with swings and a sandbox. There is also a basketball court on the grounds and horse-back riding is available at a near-by riding academy.

Every thought has been given to the comfort and convenience of our guests. You'll enjoy the informality and friendly atmosphere at our vacation resort and we're sure you will have a delightful stay.

RATES FOR SUMMER SEASON OF 1986

Poolfront Bedroom Apartments

No. 20 and 24 — Our most luxurious accommodations. All air conditioned, 2 bedrooms, one extra large with 2 double beds, large closets, kitchen and dinette, ceramic tile bathrooms and color television. The ultimate in fine living and comfort.

Accommodates 4 to 6 guests
4 guests Weekly \$495.00

Poolfront Efficiency Apartments

No. 21-22-23 — Equally nice, same features as above, living room, bedroom combination with 2 double beds, kitchen and bath, air conditioning and television.

Accommodates from 2 to 4 guests
2 guests Weekly \$390.00

All of our cottages are equipped with cable TV.

Double Cottages

Very attractive, 2 bedrooms, kitchen, bathroom and screened-in porch. All units have hot and cold water in kitchen and bathroom.

Accommodates 4 to 6 guests
4 guests in No. 1-2-15 Weekly \$425.00

Single Cottages

No. 3-4-6-7-8-9-10-11. These are equally attractive units containing one bedroom, kitchen, bathroom, and screened-in porch. Hot and cold water and ceramic tiled showers in most cottages.

Accommodates 2 to 4 guests
2 guests Weekly \$310.00
4 guests Weekly \$375.00

POOL IS OPEN 10 A.M. TO 10 P.M.

LAUNDRY ROOM ON PREMISES

FREE ICE

\$10.00 a day or 35.00 a week extra for each additional person in all units. Children are always welcome, however they also count as a full person, regardless of their age. In case you bring a pet (cat or dog) there will be a charge of \$15.00 per week.

Our weekly rentals run from Saturday to Saturday.

We will gladly reserve a unit for you at your request and 25% of the total rent will hold it for you.

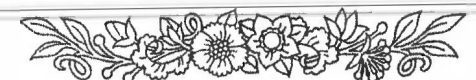
We look forward to having you with us this summer season and hope that we may hear from you soon. If you can, we urge you to drive down here to see our beautiful vacation colony. We believe that Wenke's Motel and Cottages, which is family owned and operated, will appeal to you as it has to so many other vacationists over the years.

We are also within easy driving distance to Atlantic City and Great Adventure Safari and Amusement Park in Jackson, N.J.

Yours for Fun and Relaxation,

Your hosts,

Ed and Jennie Durrus



SCHEDULE OF DISTRICT REGULATIONS
Borough of Point Pleasant, Ocean County, New Jersey
(Continued)

Zoning District and Permitted Use	Minimum Dimensions in Feet						Building Coverage	Maximum Allowed Building Height Principal			
	Lot Area (Sq. Ft.)	Lot Width	Front Yard	Side Yard	Rear Yard Principal	Accessory		Lot Coverage	(Ft.)	(Stories)	Accessory (Ft.)
<i>GC General Commercial</i> All uses	20,000	150	35	10	25	10	20%	20%	35	2	15
<i>CM Commercial and Multi- Family Mixed Use</i> All uses	7,500	75	35	5	15	5	20%	20%	35	2	15
<i>TC Town Center</i> All uses	15,000	100	35	15	50	50	20%	20%	35	2	15
<i>W Waterfront Commercial</i> All uses	10,000	100	25	25	20	10	35%	75%	35	2	15

(Ord. No. 2001-9; Ord. No. 2002-12)

- e. Sufficient information shall be provided in the submission for site plan approval to verify room capacity for the number of video game/automatic amusement device facilities, and for the number of people which can be accommodated in the establishment, including the location of points of ingress and egress. This information shall be provided in the form of drawings which shall be signed and sealed by a licensed engineer or registered architect.
- f. Satisfactory on-site parking is provided.
(Ord. #90-8, S 5)

19-13 GC GENERAL COMMERCIAL

19-13.1 General Purpose and Intent. The GC Districts are intended to provide for a wide range of commercial uses serving not only local needs but the traveling public as well. Lot sizes are considerably larger than in the other commercial districts in order to minimize the adverse impacts on traffic flow which can occur from frequent curb cuts. (Ord. #90-8, S 5)

19-13.2 Permitted Uses.

- a. All uses permitted in the NC District.
- b. Laundromats, machine laundry and dry cleaning, including accessory dyeing plant.
- c. Printing and publishing.
- d. Wholesale and retail storage and sale of lumber, plumbing materials and other products, including garden supplies; contractor's office and yards; moving and storage agencies; provided that all open storage of materials and equipment shall be screened on all sides and that the storage and sale of used materials and equipment shall only be permitted as a clearly subordinate use to the principal use on the lot.

- e. General repair and custom fabrication including carpentry, cabinet making, furniture or upholstery shop, electrician's shop, metal working, blacksmith, tinsmith, plumbing, refrigeration and gas, steam or hot-water fitting, paint and paperhanger's shop, provided all open storage of materials and equipment shall be screened on all sides, and that all repair or fabrication activities shall be carried on within an enclosed building.
- f. Automobile body or mechanical repairs, car washing and painting activities, but excluding vehicle storage, supply storage, or any other type of storage as a principal use for any such business or activity, provided that:
 - 1. All vehicles shall be stored off the street.
 - 2. All repair, paint or washing activities shall be carried on within an enclosed building.
 - 3. No used vehicles or parts thereof shall be offered for sale.
 - 4. No vehicles shall be abandoned or sold as junk or scrap.
 - 5. All open storage of materials and equipment shall be screened on all sides.
(Ord. #90-8, S 5)

19-13.3 Accessory Uses.

- a. Parking lots and loading areas.
- b. No more than two (2) video game/automatic amusement device facilities, as defined in this Chapter.
(Ord. #90-8, S 5)

19-13.4 Area and Bulk Regulations. See Schedule of District Regulations. (Ord. #90-8, S 5)

19-13.5 Conditional Uses.

- a. Video game/automatic amusement device facilities establishments under the conditions set forth in the NC District, with the exception that the limitation as to the number of video games shall be thirty (30) devices per establishment.
- b. Gas stations, provided that:
 - 1. No part of the storage or workshop shall be nearer than twenty-five (25') feet to any public street.
 - 2. All entrance driveways shall have an unobstructed width of at least fifteen (15') feet.
 - 3. No commercial repair work, shall be carried on out-of-doors.
 - 4. Sale or storage of automobiles or used parts thereof shall be prohibited on the premises.
 - 5. The renting or leasing of automobiles, travel trailers or other vehicles or equipment shall be prohibited on the premises.
 - 6. Vehicles serviced or to be serviced may be stored temporarily on the premises for up to thirty (30) days.
 - 7. No gasoline service station shall have an entrance or exit within two hundred (200') feet of a public or private school, playground, public library, or church.
- c. Commercial recreation such as bowling alleys, and miniature golf, provided that:
 - 1. The structures involved are permanent and meet Borough specifications.
 - 2. Satisfactory on-site parking is provided.
 - 3. All uses shall meet the setback requirements for this District as set forth for principal buildings in the Schedule of District Regulations.

- d. Animal hospital, which is defined as an establishment for the treatment, care or boarding of domestic animals, provided that runways and exercise pens, if any, shall be enclosed within the principal building.
- e. Duly franchised dealers of new motor vehicles, boats and equipment sales, in conjunction with which repairs and sale of used items shall be permitted. Show rooms in connection with these uses shall have minimum square footage of one thousand six hundred (1,600) square feet and at least two hundred (200) square feet of land area shall be provided for display of each vehicle or boat in order to provide sufficient room for adequate fire protection, and further provided that there be no stacking of any type above fifteen (15') feet.
- f. Motels and efficiency apartments, provided the efficiency apartments are in conjunction with the motels. One (1) efficiency apartment shall be permitted for every two (2) motel rooms. Minimum size of each efficiency apartment shall be three hundred fifty (350) square feet and the maximum size shall be five hundred (500) square feet. Minimum size for each motel unit or room shall be two hundred fifty (250) square feet. The minimum number of units overall shall be ten (10). Off-street parking shall be provided in accordance with the off-street parking requirements of this Chapter, with efficiency apartments meeting the standard for dwelling units.
- g. Nightclubs, as defined in this Chapter, subject to the off-street parking requirements of this Chapter, and subject further to the provisions of a stabilized and plated earth berm six (6') feet in height between the parking lot and any adjoining residential use.
(Ord. #90-8, S 5)

19-14 CM COMMERCIAL AND MULTIFAMILY MIXED USE.

19-14.1 General Purpose and Intent. The CM District is intended to encourage commercial uses of the type permitted in the NC Districts in combination with professional offices or multifamily uses. This mixed use concept is not intended to permit multifamily housing as the only use on a lot, nor shall residential uses be permitted on the first floor of a commercial building. (Ord. #90-8, S 5)

19-14.2 Permitted Uses.

- a. All uses permitted in the NC District.
- b. Professional offices as defined in this Chapter.
- c. Single or multifamily apartments above commercial establishments or professional offices.
(Ord. #90-8, S 5)

19-14.3 Accessory Uses.

- a. Parking lots and loading areas.
- b. No more than two (2) video game/automatic amusement device facilities, as defined in this Chapter.
(Ord. #90-8, S 5)

19-14.4 Area and Bulk Regulations. See Schedule of District Regulations. (Ord. #90-8, S 5)

19-14.5 Conditional Uses. Video game/automatic amusement device facilities establishments under the conditions set forth in the NC District. (Ord. #90-8, S 5)

19-15 TC TOWN CENTER.

19-15.1 General Purpose and Intent. The TC District is intended to provide centrally located professional and other non-retail commercial uses which benefit the community in