own

A PIECE OF
THE SUITE LIFE
IN **AVALON** WITH
A CONDOMINIUM
PURCHASE AT THE
CONCORD SUITES

concord suites

enjoy the suite life in Avalon!™

reside or rent—it's your choice!

Besides being a great place to vacation, the Concord Suites is a condo-motel that is jointly owned and operated, and professionally managed. All unit interiors include an efficiency kitchen, one bedroom, living room/dinette, and full bath.

Fully renovated and updated in 2010 & 2015 with seashore chic designer furnishings and exterior renovations completed just prior to the 2023 summer season.

AN EXCELLENT OPPORTUNITY TO BUY VACATION PROPERTY IN AVALON THAT'S PRICED WELL BELOW SINGLE-FAMILY HOMES

2 LARGE POOLS & 4 SUN DECKS
ONE BLOCK TO THE BEACH

SOLID HISTORY OF PRODUCING REVENUE - **ANNUAL REVENUE OVER $20,000 PER YEAR** FOR OWNERS IN THE RENTAL POOL

Annual Expenses $7,970 (approx)

- Condo fees $5,820 (approx)
  (Condo fees include all utilities, maintenance, flood, fire, personal property & liability insurance)
- Property taxes $1,600 (approx)
- Liability Insurance $500 (approx)
  recommended add'l coverage

FOR CURRENT LISTINGS, INQUIRE IN THE OFFICE.

OWNER USE OPTIONS

Condos are open April through Thanksgiving

RENTAL POOL PARTICIPATION:

For those owners renting their units as part of the Concord Suites:

- All rental income for the month is pooled
- Expenses are paid out of the pool
- Net income is distributed equally to those owners participating in the Rental Pool for the month

PRIVATE USE:

Unit owners may remove their unit from the Rental Pool permanently, and may make the decision to do so on an annual basis.

PART TIME RENTAL POOL/PRIVATE USE:

Unit Owners may choose Rental Pool or Private Use on a monthly basis. For example, a unit could be placed in the Rental Pool for May through July, and owners can enjoy Private Use August through October.

SALES REPRESENTATIVE:

Crystal Reynolds 609.368.7800
www.concordsuites.com/Avalon-condo-sales

Professionally managed, hands-off ownership...just lock the door and drive home.

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7800 Dune Drive, Avalon, NJ 08202

1-609-368-7800 • concordsuites.com