



QUINN'S OCEAN MANOR

OFFERING MEMORANDUM

- ✓ APPROVED FOR 16 LUXURY TOWNHOMES
- ✓ 1 BLOCK FROM THE ATLANTIC OCEAN, BOARDWALK & ENTERTAINMENT
- ✓ FULL APPROVED – SHOVEL READY

ORA

Otteau Realty Advisors

DEAL TEAM



CHRISTOPHER OTTEAU, MAI, AI-GRS

MANAGING PARTNER

Christopher Otteau, MAI, is a Partner at Otteau Group, and Otteau Realty Advisors, bringing more than 20 years of experience in real estate valuation and strategic advisory services across New Jersey and the region. A recognized expert to courts, municipalities, and regulatory agencies, he advises clients on complex valuation, litigation, and development assignments across a wide range of property types. Chris is especially well known for market and feasibility studies that help clients mitigate risk and drive informed investment decisions. He has been named one of NJBIZ's Most Influential Figures in New Jersey Real Estate and holds the MAI and AI-GRS designations from the Appraisal Institute.

christopher.otteau@otteau.com | 732.518.2580



CONNOR MONTFERRAT, MAI

SALES ASSOCIATE

Connor F. Montferrat, MAI, is a Sales Associate at Otteau Realty Advisors and Partner at Otteau Group, providing valuation-driven advisory services to developers, investors, and lenders throughout the Northeast. His experience spans all major property types, with a focus on development, redevelopment, and complex transactions. Connor is known for delivering clear, defensible analysis that supports negotiations, approvals, and investment decisions.

connor.montferrat@otteau.com | 732.812.4107



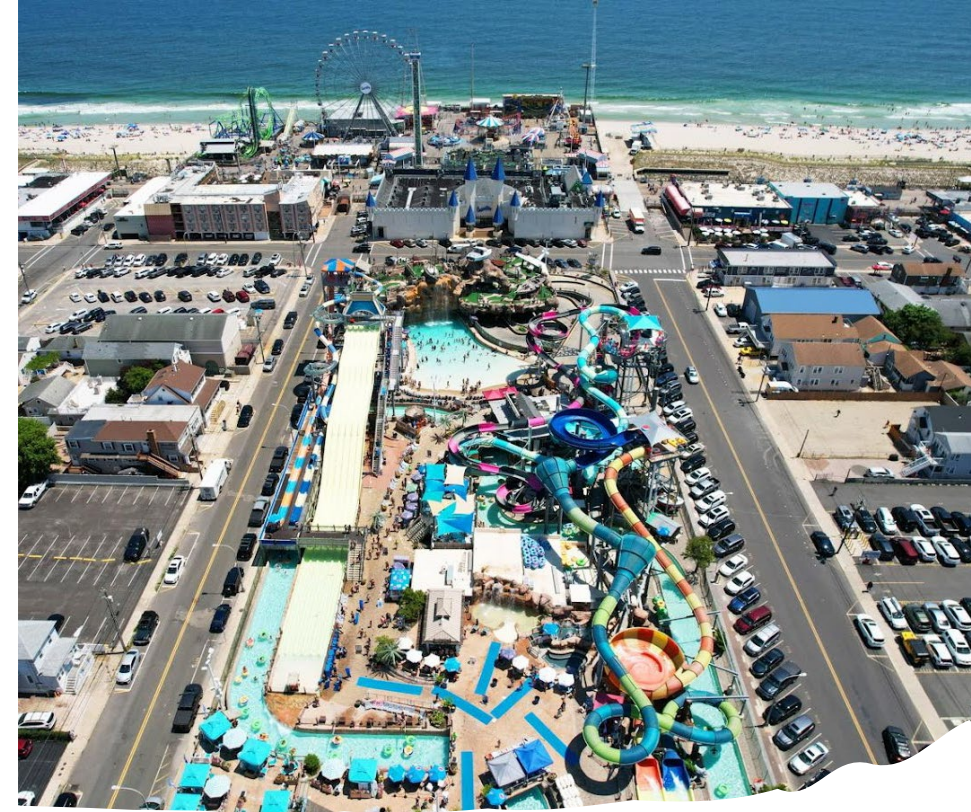
Otteau Realty Advisors



LOCATION, LOCATION, LOCATION

Seaside Heights is in Ocean County, the second largest county in New Jersey, located along the Atlantic Ocean in the east-central part of the state. The county boasts 45 miles of oceanfront and over 150 miles of Bay Shore and estuaries. It is easily accessible from major metropolitan areas via the Garden State Parkway and other major roadways, making it conveniently close to New York City, Philadelphia, and Atlantic City. With development typically concentrated along the coastal beaches and in urban and suburban areas along the Garden State Parkway and Route 9 corridor, the county's population increased from 576,549 in 2010 to 637,229 in 2020, marking a growth of 10.5%. In 2025, 77% of housing units in Ocean County are owner-occupied, compared to 61% in the state.

Located in the heart of Seaside Heights Borough, 1 block from Atlantic Ocean, this approved 16 luxury unit townhome property along Ocean Terrace is on the market. Seaside Heights offers proximity to a wide range of attractions including the boardwalk which includes a vibrant mix of restaurants, retail shops, games, Casino Pier Amusement Park, and the Ocean View Pool & Cabanas. Other attractions nearby include the sandy beaches of Island Beach State Park, a drive-through Safari Park 'Great Adventure', Six Flags, the country's first National Reserve, and Minor League Baseball. With quick access to major roadways for work or leisure, Seaside Heights offers exactly what residents and investors are looking for in today's market.



NEIGHBORHOOD HIGHLIGHTS

15 HAMILTON AVENUE – LOCATION MAPS



PROPERTY DETAILS

PROPERTY DESCRIPTION

ADDRESS	15 HAMILTON AVENUE SEASIDE HEIGHTS, NJ 08751
COUNTY	OCEAN
MUNICIPALITY	BOROUGH OF SEASIDE HEGHTS
LAND AREA	0.34 ACRES (15,000 SF)
BLOCK / LOT	4.01 / 13, 14, & 18
DESCRIPTION	FULLY APPROVED DEVELOPMENT SITE
# OF FLOORS	16 RESIDENTIAL & 1 RETAIL
# OF UNITS	29 GARAGE PARKING SPACES
PARKING	

UNIT MIX

<u>LAY OUT</u>	<u>#UNITS</u>	<u>SF AVERAGE</u>	<u>AVG MARKET PRICE</u>
3 BEDROOM (Lower)	8	1,973	\$1,100,000+
3 BEDROOM (Upper)	8	2,026	\$1,160,000+
RETAIL	1	1,156	\$400/Ft ²
TOTALS	17		

STRUCTURE

FOUNDATION	CONCRETE SLAB OVER PILING
EXTERIOR	VINYL SIDING
ROOFING	PITCHED ASPHALT
WINDOWS	VINYL INSULATED
ELEVATORS	ONE

MECHANICAL

HEATING/COOLING	FORCED AIR/CENTRAL
HOT WATER	NATURAL GAS
LAUNDRY	IN-UNIT

PROPERTY FEATURES



BUILDING DESIGN & AMENITIES

The building's Victorian design, private terraces, and garage parking add to its appeal. The 3-bedroom split floor townhome designs from 2,000-2,300 SF are in high demand in the 2nd home shore market.

- ✓ Rooftop Resident Lounge
- ✓ Community Bike Storage
- ✓ EV Charging Capabilities
- ✓ On-Site Retail
- ✓ Ocean and Bay Views for All Units
- ✓ Private Rooftop Terraces w/ Storage
- ✓ Direct Roof Terrace Access for 8 Upper Units
- ✓ Private Balconies (14 of 16 Units)

COMPARABLE SALE PROJECTS



The Hamilton

33 Hamilton Avenue
Seaside Heights, NJ 08751

Built: 2025 (New Construction)
Type: Flats & Stacked Townhomes

Total Units	7
Average GLA	1,423
Sale/List Price	\$874,000
Price Per SF	\$614



Coastal Edge

401 Boulevard
Seaside Heights, NJ 08751

Built: 2025 (New Construction)
Type: Low-Rise Mixed Use

Total Units	36
Average GLA	1,433
Sale/List Price	\$761,300
Price Per SF	\$531



Sheridan Crossings

64 Sheridan Avenue
Seaside Heights, NJ 08751

Built: 2023 (2 Years)
Type: Townhomes

Total Units	4
Average GLA	1,722
Sale/List Price	\$839,950
Price Per SF	\$488



Coral Sands

1010 Boulevard
Seaside Heights, NJ 08751

Built: 2025 (New Construction)
Type: Low-Rise Mixed Use

Total Units	15
Average GLA	1,250
Sale/List Price	\$724,675
Price Per SF	\$580

COMPARABLE LAND SALES



500 Ocean Terrace
Seaside Heights, NJ 08751

Built: 2025
Type: Land - Approved Townhomes

Total Units	10
Site Area	0.26
Sale Date	10/1/2024
Sale Price	\$3,250,000
Price Per Unit	\$325,000



1201 Boulevard
Seaside Heights, NJ 08751

Built: Proposed
Type: Land - Approved Townhomes

Total Units	10
Site Area	0.26
Sale Date	Active
Sale Price	\$3,999,000
Price Per Unit	\$399,900



24-28 Dupont Avenue
Seaside Heights, NJ 08751

Built: 2023
Type: Land - Approved Townhomes

Total Units	3
Site Area	0.14
Sale Date	6/6/2022-10/27/2022
Sale Price	\$1,225,000
Price Per Unit	\$408,333



202 8th Avenue
Asbury Park, NJ 07712

Built: Proposed
Type: Land - Approved Townhomes

Total Units	45
Site Area	1.90
Sale Date	4/21/2025
Sale Price	\$14,175,000
Price Per Unit	\$315,000

CONFIDENTIALITY & DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Otteau Realty Advisors, nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

©2026, Otteau Realty Advisors. All rights reserved.



For More Information on Our Services Visit [Otteau.com](https://otteau.com)

ORA OFFERING MEMORANDUM

