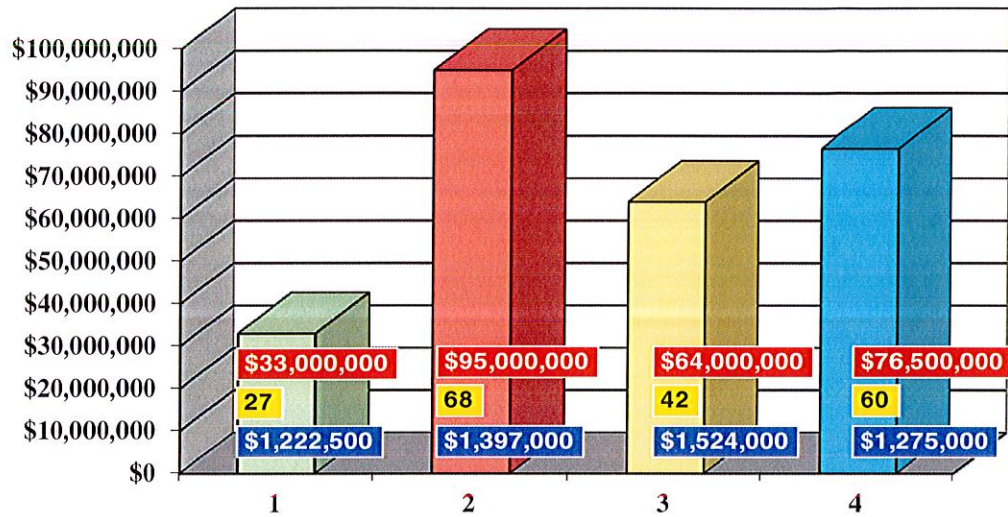
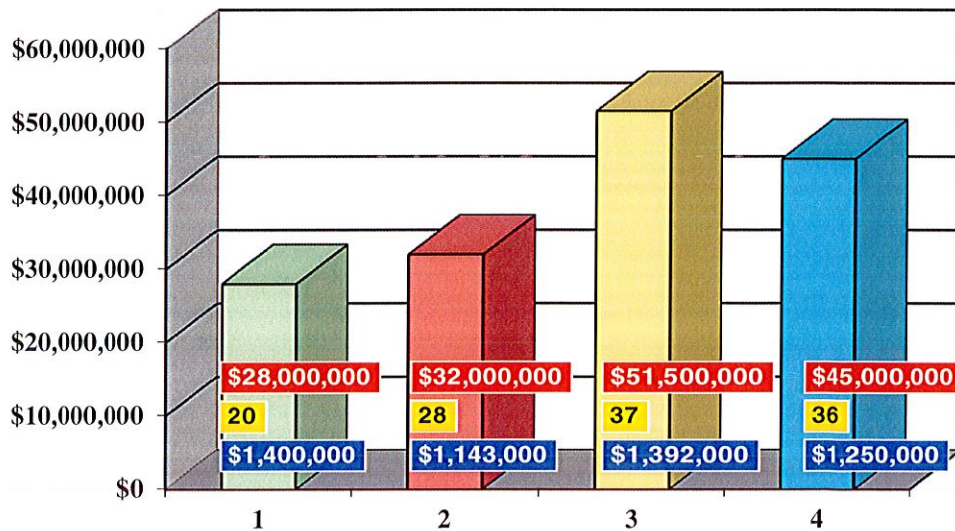


**OVERALL MARKET - 2014
1ST, 2ND, 3RD & 4TH QUARTERS**

AVALON



STONE HARBOR



TOTAL SALES VOLUME

TOTAL NUMBER OF SALES

AVG SALE PRICE

TRENDS 2014 (vs) 2013
(FOURTH QUARTER 2014)

SALES

Avalon

- > 15% increase in number of transactions.
- > 13.5% increase in total sales volume.
- > 2% decrease in average sale price.
- > 1% increase in the average % sale prices were discounted from listed prices.
- > Many buyers remain very interested in purchasing a second home at the shore.

Stone Harbor

- > 6% increase in number of transactions.
- > 12.5% increase in total sales volume.
- > 6% increase in average sale price.
- > 5% decrease in the average % sale prices were discounted from listed prices.
- > Many buyers remain very interested in purchasing a second home at the shore.

SALE LISTINGS

Avalon

- > 4.5% decrease in current listings.
- > 2% increase in new listings.
- > There was a (.75 to 1) ratio of new listings (45) to sale transactions (60) (vs) (.85 to 1) - (44 to 52) ratio.

Stone Harbor

- > 7% decrease in current listings.
- > 22.5% decrease in new listings.
- > There was a (.67 to 1) ratio of new listings (24) to sale transactions (36) (vs) (.91 to 1) - (31 to 34) ratio.

SUMMARY

There was a 13% increase in the Total Sales Volume (\$121,500,000 (vs) \$107,500,000) and an 11.5% increase in the number of transactions (96 (vs) 86) for the Fourth Quarter of 2014 (vs) 2013 in the overall marketplace for Seven Mile Beach Island. For the Entire 2014 Year there was a 7.5% increase in Total Sales Volume (\$425,000,000 (vs) \$394,500,000) and a 1.5% decrease in the number of transactions (318 (vs) 323).

The increase in Total Sales Volume and the minimum decrease in number of transactions for 2014 (vs) 2013 indicates the market has stabilized. We anticipate Sales Activity to increase in 2015 especially since mortgage rates remain low.

**OVERALL MARKET SEGMENT
(FOURTH QUARTER 2014)**

FOURTH QUARTER—2014

FOURTH QUARTER—2013

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	60	36	52	34
Total Sales Volume	\$76,500,000	\$45,000,000	\$67,500,000	\$40,000,000
Price Range	\$356,500 To \$3,425,000	\$400,000 To \$4,500,000	\$320,000 To \$5,500,000	\$290,250 To \$3,600,000
Average Sale Price	\$1,275,000	\$1,250,000	\$1,298,000	\$1,176,500
Average % Sale Prices Discounted From Listed Prices	6.5%	7.5%	5.5%	8%
SALE LISTINGS				
Current	221	132	231	142
New	45	24	44	31
TOTAL	266	156	275	173

YEAR TO DATE—2014

SALES	AVALON	STONE HARBOR
Number	197	121
Total Sales Volume	\$269,000,000	\$156,500,000
Price Range	\$250,000 To \$7,000,000	\$250,000 To \$4,500,000
Average Sale Price	\$1,365,500	\$1,293,500
Average % Sale Prices Discounted From Listed Prices	6.5%	7.5%
SALE LISTINGS		
Current (*)	221	132
New (Cumulative)	241	127

(*) Total for current quarter

This Analysis is based upon statistics of the Cape May Count Multiple Listing Service and is subject to errors and omissions.

**OCEANFRONT HOMES MARKET SEGMENT
(FOURTH QUARTER 2014)**

FOURTH QUARTER—2014

FOURTH QUARTER—2013

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	0	1	2	2
Total Sales Volume	\$0	\$4,500,000	\$7,150,000	\$7,100,000
Price Range	\$0	\$4,500,000	\$1,650,000 To \$5,500,000	\$3,500,000 To \$3,600,000
Average Sale Price	\$0	\$4,500,000	\$3,575,000	\$3,550,000
Average % Sale Prices Discounted From Listed Prices	0%	24%	17%	12.5%
SALE LISTINGS				
Current	10	3	17	3
New	1	1	1	0
TOTAL	11	4	18	3

YEAR TO DATE—2014

SALES	AVALON	STONE HARBOR
Number	2	2
Total Sales Volume	\$10,950,000	\$8,616,667
Price Range	\$3,950,000 To \$7,000,000	\$4,116,667 To \$4,500,000
Average Sale Price	\$5,475,000	\$4,308,000
Average % Sale Prices Discounted From Listed Prices	11.5%	20.5%
SALE LISTINGS		
Current (*)	10	3
New (Cumulative)	6	5

(*) Total for current quarter

This Analysis is based upon statistics of the Cape May Count Multiple Listing Service and is subject to errors and omissions.

CONCLUSION:

Even though there has been minimum activity in this marketplace this quarter, there are many buyers interested in purchasing an oceanfront home at the shore. We expect an increase in Sale Activity in 2015 as there is an increase in Buyer activity in the higher priced marketplace, many opportunities are still available and the mortgage rates remain low with many excellent mortgage programs available.

**BEACHBLOCK HOMES MARKET SEGMENT
(FOURTH QUARTER 2014)**

	FOURTH QUARTER—2014		FOURTH QUARTER—2013	
SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	5	0	4	3
Total Sales Volume	\$13,900,000	\$0	\$9,600,000	\$6,300,000
Price Range	\$1,895,000 To \$3,425,000	\$0	\$2,100,000 To \$2,600,000	\$1,600,000 To \$2,620,000
Average Sale Price	\$1,544,500	\$0	\$2,400,000	\$2,100,000
Average % Sale Prices Discounted From Listed Prices	8%	0%	2.5%	5.5%
SALE LISTINGS				
Current	23	12	18	15
New	3	3	4	2
TOTAL	26	15	22	17

YEAR TO DATE—2014

SALES	AVALON	STONE HARBOR
Number	18	10
Total Sales Volume	\$43,500,000	\$18,500,000
Price Range	\$1,325,000 To \$3,700,000	\$1,425,000 To \$2,575,000
Average Sale Price	\$2,416,500	\$1,850,000
Average % Sale Prices Discounted From Listed Prices	7.5%	9.5%
SALE LISTINGS		
Current (*)	23	12
New (Cumulative)	21	8

(*) Total for current quarter

This Analysis is based upon statistics of the Cape May Count Multiple Listing Service and is subject to errors and omissions.

CONCLUSION:

Even though there has been minimum activity in this marketplace this quarter, there are many buyers interested in purchasing a beachblock home at the shore. We expect an increase in Sale Activity in 2015 as there is an increase in Buyer activity in the higher priced marketplace, many opportunities are still available and the mortgage rates remain low with many excellent mortgage programs available.

**BAYFRONT HOMES MARKET SEGMENT
(FOURTH QUARTER 2014)**

	FOURTH QUARTER—2014		FOURTH QUARTER—2013	
SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	7	1	7	2
Total Sales Volume	\$15,300,000	\$2,650,000	\$14,200,000	\$2,550,000
Price Range	\$1,350,000 To \$3,500,000	\$2,650,000	\$1,250,000 To \$3,305,000	\$925,000 To \$1,625,000
Average Sale Price	\$2,185,500	\$2,650,000	\$2,000,000	\$1,275,000
Average % Sale Prices Discounted From Listed Prices	7.5%	8.5%	9.5%	8%
SALE LISTINGS				
Current	27	15	25	17
New	5	1	3	5
TOTAL	32	16	28	22

YEAR TO DATE—2014

SALES	AVALON	STONE HARBOR
Number	18	9
Total Sales Volume	\$36,650,000	\$16,200,000
Price Range	\$960,000 To \$3,500,000	\$950,000 To \$2,800,000
Average Sale Price	\$2,036,000	\$1,800,000
Average % Sale Prices Discounted From Listed Prices	10.5%	9.5%
SALE LISTINGS		
Current (*)	27	15
New (Cumulative)	22	8

(*) Total for current quarter

This Analysis is based upon statistics of the Cape May Count Multiple Listing Service and is subject to errors and omissions.

CONCLUSION:

Even though there has been minimum activity in this marketplace this quarter, there are many buyers interested in purchasing a bayfront home at the shore. We expect an increase in Sale Activity in 2015 as there is an increase in Buyer activity in the higher priced marketplace, many opportunities are still available and the mortgage rates remain low with many excellent mortgage programs available.

**MID-ISLAND HOMES MARKET SEGMENT
(FOURTH QUARTER 2014)**

FOURTH QUARTER—2014

FOURTH QUARTER—2013

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	23	18	17	9
Total Sales Volume	\$28,500,000	\$25,500,000	\$19,000,000	\$12,000,000
Price Range	\$575,000 To \$2,574,000	\$499,000 To \$2,975,000	\$800,000 To \$2,450,000	\$750,000 To \$3,100,000
Average Sale Price	\$1,239,000	\$1,416,500	\$1,117,500	\$1,333,500
Average % Sale Prices Discounted From Listed Prices	6.5%	6%	3.5%	7.5%
SALE LISTINGS				
Current	68	40	75	42
New	14	8	23	9
TOTAL	82	48	98	51

YEAR TO DATE—2014

SALES	AVALON	STONE HARBOR
Number	87	51
Total Sales Volume	\$109,500,000	\$79,500,000
Price Range	\$400,000 To \$2,574,000	\$499,000 To \$3,195,000
Average Sale Price	\$1,258,500	\$1,559,000
Average % Sale Prices Discounted From Listed Prices	6.5%	6.5%
SALE LISTINGS		
Current (*)	68	40
New (Cumulative)	84	46

(*) Total for current quarter

This Analysis is based upon statistics of the Cape May Count Multiple Listing Service and is subject to errors and omissions.

CONCLUSION:

There has been consistent Buyer activity in this marketplace this quarter and many buyers remain interested in purchasing a second home at the shore. We expect an increase in sale activity in 2015 as many opportunities are still available and mortgage rates remain low with many excellent mortgage programs available.

**CONDOMINIUMS/TOWNHOMES MARKET SEGMENT
(FOURTH QUARTER 2014)**

SALES	FOURTH QUARTER—2014		FOURTH QUARTER—2013	
	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	18	14	17	10
Total Sales Volume	\$10,900,000	\$10,000,000	\$12,800,000	\$6,200,000
Price Range	\$356,500 To \$999,000	\$400,000 To \$1,275,000	\$350,000 To \$1,525,000	\$155,000 To \$1,775,000
Average Sale Price	\$600,000	\$555,555	\$753,000	\$620,000
Average % Sale Prices Discounted From Listed Prices	4%	5.5%	4.5%	6.5%
SALE LISTINGS				
Current	66	44	66	54
New	14	9	5	10
TOTAL	80	53	71	64

YEAR TO DATE—2014

SALES	AVALON	STONE HARBOR
Number	52	42
Total Sales Volume	\$36,500,000	\$27,000,000
Price Range	\$356,500 To \$1,325,000	\$252,000 To \$1,300,000
Average Sale Price	\$702,000	\$643,000
Average % Sale Prices Discounted From Listed Prices	5%	5.5%
SALE LISTINGS		
Current (*)	66	44
New (Cumulative)	81	42

(*) Total for current quarter

This Analysis is based upon statistics of the Cape May Count Multiple Listing Service and is subject to errors and omissions.

CONCLUSION:

There has been consistent Buyer activity in this marketplace this quarter and many buyers remain interested in purchasing a second home at the shore. We expect an increase in sale activity in 2015 as many opportunities are still available and mortgage rates remain low with many excellent mortgage programs available.

**MULTI-FAMILY MARKET SEGMENT
(FOURTH QUARTER 2014)**

FOURTH QUARTER—2014

FOURTH QUARTER—2013

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	3	0	0	4
Total Sales Volume	\$2,600,000	\$0	\$0	\$3,500,000
Price Range	\$590,000 To \$1,000,000	\$0	\$0	\$800,000 To \$999,000
Average Sale Price	\$866,500	\$0	\$0	\$875,000
Average % Sale Prices Discounted From Listed Prices	15%	0%	0%	8.5%
SALE LISTINGS				
Current	8	5	6	2
New	2	1	1	2
TOTAL	10	6	7	4

YEAR TO DATE—2014

SALES	AVALON	STONE HARBOR
Number	6	2
Total Sales Volume	\$6,532,500	\$1,962,500
Price Range	\$590,000 To \$1,700,000	\$925,000 To \$1,037,500
Average Sale Price	\$1,088,750	\$981,250
Average % Sale Prices Discounted From Listed Prices	10.5%	8.5%
SALE LISTINGS		
Current (*)	8	5
New (Cumulative)	8	4

(*) Total for current quarter

This Analysis is based upon statistics of the Cape May Count Multiple Listing Service and is subject to errors and omissions.

CONCLUSION:

There has been minimum activity in this marketplace this quarter as there is a limited supply of properties for sale. We expect an increase in sale activity in 2015 especially since mortgage rates remain low with many excellent mortgage programs available.

**LOTS MARKET SEGMENT
(FOURTH QUARTER 2014)**

	FOURTH QUARTER—2014		FOURTH QUARTER—2013	
SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	4	2	4	1
Total Sales Volume	\$5,250,000	\$2,280,000	\$4,300,000	\$875,000
Price Range	\$1,100,000 To \$1,600,000	\$950,000 To \$1,330,000	\$1,045,000 To \$1,500,000	\$875,000
Average Sale Price	\$1,750,000	\$1,140,000	\$1,075,000	\$875,000
Average % Sale Prices Discounted From Listed Prices	2.5%	19%	8.5%	8%
SALE LISTINGS				
Current	14	9	17	6
New	6	0	6	1
TOTAL	20	9	23	7

YEAR TO DATE—2014

SALES	AVALON	STONE HARBOR
Number	14	3
Total Sales Volume	\$25,000,000	\$3,700,000
Price Range	\$950,000 To \$3,250,000	\$950,000 To \$1,400,000
Average Sale Price	\$1,785,500	\$1,233,500
Average % Sale Prices Discounted From Listed Prices	6.5%	16.5%
SALE LISTINGS		
Current (*)	14	9
New (Cumulative)	17	6

(*) Total for current quarter

This Analysis is based upon statistics of the Cape May Count Multiple Listing Service and is subject to errors and omissions.

CONCLUSION:

There has been minimum activity in this marketplace this quarter; however, there are many buyers interested in purchasing a lot and building a new home. We expect an increase in sale activity in 2015 especially since mortgage rates remain low with many excellent mortgage programs available.

**COMMERCIAL MARKET SEGMENT
(FOURTH QUARTER 2014)**

	FOURTH QUARTER—2014		FOURTH QUARTER—2013	
SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	0	0	1	3
Total Sales Volume	\$0	\$0	\$320,000	\$1,400,000
Price Range	\$0	\$0	\$320,000	\$290,250 To \$790,000
Average Sale Price	\$0	\$0	\$320,000	\$466,500
Average % Sale Prices Discounted From Listed Prices	0%	0%	8.5%	14%
SALE LISTINGS				
Current	5	4	7	3
New	0	1	1	2
TOTAL	5	5	8	5

YEAR TO DATE—2014

SALES	AVALON	STONE HARBOR
Number	0	2
Total Sales Volume	\$0	\$875,000
Price Range	\$0	\$250,000 To \$625,000
Average Sale Price	\$0	\$437,500
Average % Sale Prices Discounted From Listed Prices	0%	16%
SALE LISTINGS		
Current (*)	5	4
New (Cumulative)	2	7

(*) Total for current quarter

This Analysis is based upon statistics of the Cape May Count Multiple Listing Service and is subject to errors and omissions.

CONCLUSION:

There has been minimum activity in this marketplace this quarter as there is a limited supply of properties for sale. We expect an increase in sale activity in 2015 especially since mortgage rates remain low with many excellent mortgage programs available.