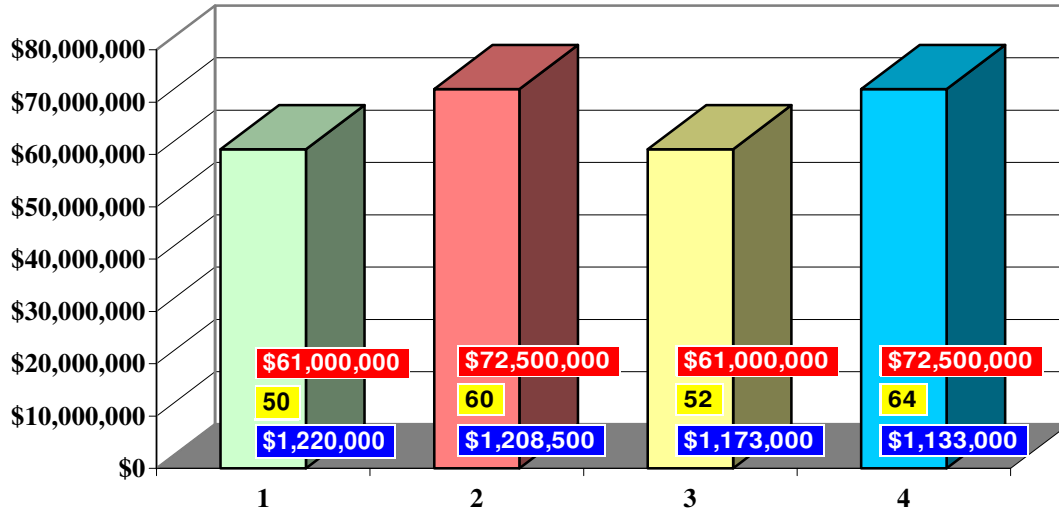


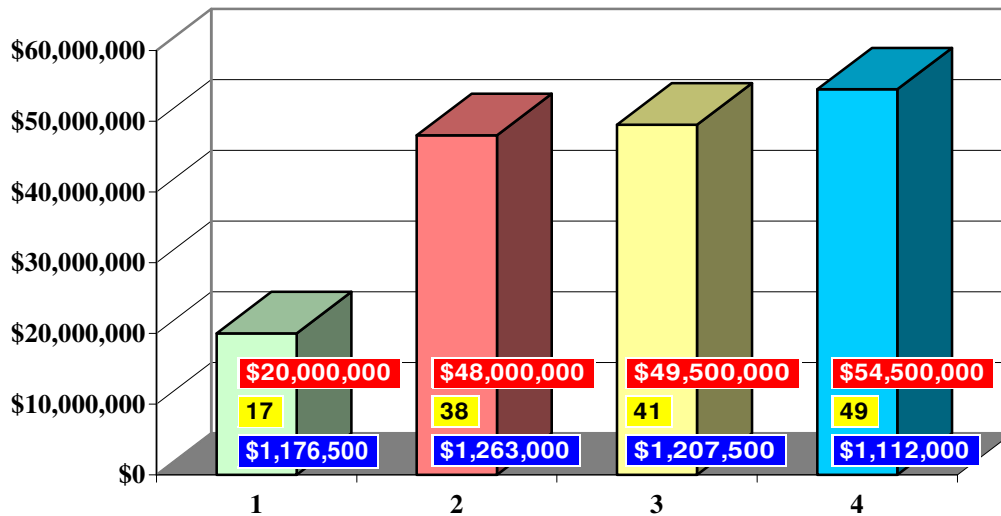


**OVERALL MARKET - 2012
1ST, 2ND, 3RD & 4TH QUARTERS**

AVALON



STONE HARBOR



█ TOTAL SALES VOLUME
 █ TOTAL NUMBER OF SALES
 █ AVG SALE PRICE

TRENDS 2012 (vs) 2011
(FOURTH QUARTER 2012)

SALES

Avalon

- > 39% increase in number of transactions.
- > 57.5% increase in total sales volume.
- > 13.5% increase in average sale price.
- > 3% decrease 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

- > 96% increase in number of transactions.
- > 110% increase in total sales volume.
- > 7% increase in average sale price.
- > 4% 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

- > 18.5% decrease in current listings.
- > 18.5% decrease in new listings.
- > There was a (.55 to 1) ratio of new listings (35) to sale transactions (64) (vs) (.93 to 1) - (43 to 46) ratio.

Stone Harbor

- > 20.5% decrease in current listings.
- > No change in new listings.
- > There was a (.51 to 1) ratio of new listings (25) to sale transactions (49) (vs) (1 to 1) - (25 to 25) ratio.

SUMMARY

There was a 76.5% increase in the Total Sales Volume (\$127,000,000 (vs) \$72,000,000) and a 59% increase in the number of transactions (113 (vs) 71) for the Fourth Quarter of 2012 (vs) 2011 in the overall marketplace for Seven Mile Beach Island. However, for the Entire 2012 Year there was a 29% increase in Total Sales Volume (\$439,000,000 (vs) \$340,000,000) and a 38.5% increase in the number of transactions (371 (vs) 268).

The increase in Total Sales Volume for 2012 indicates the market is reaching its bottom. The Buying Momentum is increasing and we expect this Trend to continue throughout 2013.

**OVERALL MARKET SEGMENT
(FOURTH QUARTER 2012)**

	FOURTH QUARTER—2012		FOURTH QUARTER—2011	
SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	64	49	46	25
Total Sales Volume	\$72,500,000	\$54,500,000	\$46,000,000	\$26,000,000
Price Range	\$280,000 To \$5,850,000	\$360,000 To \$2,638,500	\$310,000 To \$4,600,000	\$325,000 To \$3,150,000
Average Sale Price	\$1,133,000	\$1,112,000	\$1,000,000	\$1,040,000
Average % Sale Prices Discounted From Listed Prices	6.5%	9.5%	9.5%	13.5%
SALE LISTINGS				
Current	219	165	269	207
New	35	25	43	25
TOTAL	254	190	312	232

YEAR TO DATE—2012

SALES	AVALON	STONE HARBOR
Number	226	145
Total Sales Volume	\$267,000,000	\$172,000,000
Price Range	\$165,000 To \$5,850,000	\$349,000 To \$5,325,000
Average Sale Price	\$1,181,500	\$1,186,000
Average % Sale Prices Discounted From Listed Prices	7%	9.5%
SALE LISTINGS		
Current (*)	219	190
New (Cumulative)	278	178

(*) 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 2012)**

	FOURTH QUARTER—2012		FOURTH QUARTER—2011	
SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	0	0	0	0
Total Sales Volume	\$0	\$0	\$0	\$0
Price Range	\$0	\$0	\$0	\$0
Average Sale Price	\$0	\$0	\$0	\$0
Average % Sale Prices Discounted From Listed Prices	0%	0%	0%	0%
SALE LISTINGS				
Current	17	4	17	1
New	1	0	1	5
TOTAL	18	4	18	6

YEAR TO DATE—2012

SALES	AVALON	STONE HARBOR
Number	2	6
Total Sales Volume	\$6,225,000	\$28,000,000
Price Range	\$2,250,000 To \$3,975,000	\$3,255,000 To \$6,600,000
Average Sale Price	\$3,112,500	\$4,666,500
Average % Sale Prices Discounted From Listed Prices	6.5%	12%
SALE LISTINGS		
Current (*)	17	4
New (Cumulative)	8	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 no activity in this marketplace this quarter, there are many buyers interested in purchasing a second home at the shore. We expect an increase in Buyer activity during 2013 as there are many opportunities available and the mortgage rates remain low with many excellent mortgage programs available.

**BEACHBLOCK HOMES MARKET SEGMENT
(FOURTH QUARTER 2012)**

	FOURTH QUARTER—2012		FOURTH QUARTER—2011	
SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	7	5	4	2
Total Sales Volume	\$12,500,000	\$10,500,000	\$7,300,000	\$2,700,000
Price Range	\$1,350,000 To \$2,625,000	\$1,665,000 To \$2,600,000	\$1,542,500 To \$2,183,000	\$1,175,000 To \$1,525,000
Average Sale Price	\$1,785,500	\$2,100,000	\$1,825,000	\$1,350,000
Average % Sale Prices Discounted From Listed Prices	9%	8%	9%	11%
SALE LISTINGS				
Current	20	19	25	27
New	3	0	4	1
TOTAL	23	19	29	28

YEAR TO DATE—2012

SALES	AVALON	STONE HARBOR
Number	23	12
Total Sales Volume	\$42,500,000	\$23,500,000
Price Range	\$1,230,000 To \$2,625,000	\$1,150,000 To \$2,600,000
Average Sale Price	\$1,850,000	\$1,960,000
Average % Sale Prices Discounted From Listed Prices	7.5%	12%
SALE LISTINGS		
Current (*)	20	19
New (Cumulative)	25	12

(*) 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 good activity in this marketplace this quarter and many buyers remain interested in purchasing a second home at the shore. We expect an increase in Buyer activity during 2013 as there are many opportunities available and mortgage rates remain low with many excellent mortgage programs available.

**BAYFRONT HOMES MARKET SEGMENT
(FOURTH QUARTER 2012)**

	FOURTH QUARTER—2012		FOURTH QUARTER—2011	
SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	6	7	2	1
Total Sales Volume	\$14,300,000	\$8,812,000	\$6,550,000	\$925,000
Price Range	\$950,000 To \$5,850,000	\$553,927 To \$2,358,234	\$1,950,000 To \$4,600,000	\$925,000
Average Sale Price	\$2,283,500	\$1,259,000	\$3,275,000	\$925,000
Average % Sale Prices Discounted From Listed Prices	12.5%	12%	2.5%	61.5%
SALE LISTINGS				
Current	33	13	35	17
New	2	0	3	2
TOTAL	35	13	38	19

YEAR TO DATE—2012

SALES	AVALON	STONE HARBOR
Number	20	18
Total Sales Volume	\$25,500,000	\$27,000,000
Price Range	\$950,000 To \$5,850,000	\$553,927 To \$3,025,000
Average Sale Price	\$1,275,000	\$1,500,000
Average % Sale Prices Discounted From Listed Prices	12%	14.5%
SALE LISTINGS		
Current (*)	33	13
New (Cumulative)	29	12

(*) 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 good activity in this marketplace this quarter and many buyers remain interested in purchasing a second home at the shore. We expect an increase in Buyer activity during 2013 as there are many opportunities available and mortgage rates remain low with many excellent mortgage programs available.

**MID-ISLAND HOMES MARKET SEGMENT
(FOURTH QUARTER 2012)**

FOURTH QUARTER—2012

FOURTH QUARTER—2011

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	26	20	16	12
Total Sales Volume	\$27,500,000	\$25,000,000	\$16,700,000	\$15,500,000
Price Range	\$417,500 To \$1,995,000	\$425,000 To \$2,638,500	\$430,000 To \$2,100,000	\$615,000 To \$3,150,000
Average Sale Price	\$1,057,700	\$1,250,000	\$1,044,000	\$1,291,500
Average % Sale Prices Discounted From Listed Prices	6.5%	9%	9.5%	14.5%
SALE LISTINGS				
Current	66	49	83	65
New	11	12	10	8
TOTAL	77	61	93	73

YEAR TO DATE—2012

SALES	AVALON	STONE HARBOR
Number	85	52
Total Sales Volume	\$98,500,000	\$59,500,000
Price Range	\$417,500 To \$2,600,000	\$425,000 To \$2,747,000
Average Sale Price	\$1,159,000	\$1,144,000
Average % Sale Prices Discounted From Listed Prices	6%	8.5%
SALE LISTINGS		
Current (*)	66	49
New (Cumulative)	88	63

(*) 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 good activity in this marketplace this quarter and many buyers remain interested in purchasing a second home at the shore. We expect an increase in Buyer activity during 2013 as there are many opportunities available and mortgage rates remain low with many excellent mortgage programs available.

**CONDOMINIUMS/TOWNHOMES MARKET SEGMENT
(FOURTH QUARTER 2012)**

	FOURTH QUARTER—2012		FOURTH QUARTER—2011	
SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	20	10	20	6
Total Sales Volume	\$12,768,000	\$5,765,000	\$13,000,000	\$3,300,000
Price Range	\$280,000 To \$1,070,000	\$360,000 To \$880,000	\$310,000 To \$1,285,000	\$325,000 To \$675,000
Average Sale Price	\$638,500	\$576,500	\$650,000	\$550,000
Average % Sale Prices Discounted From Listed Prices	3.5%	9%	7%	4%
SALE LISTINGS				
Current	56	58	76	67
New	16	8	23	6
TOTAL	72	66	99	73

YEAR TO DATE—2012

SALES	AVALON	STONE HARBOR
Number	79	42
Total Sales Volume	\$52,000,000	\$24,000,000
Price Range	\$165,900 To \$1,275,000	\$349,000 To \$880,000
Average Sale Price	\$658,000	\$571,500
Average % Sale Prices Discounted From Listed Prices	5%	8%
SALE LISTINGS		
Current (*)	56	58
New (Cumulative)	96	63

(*) 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 good activity in this marketplace this quarter and many buyers remain interested in purchasing a second home at the shore. We expect an increase in Buyer activity during 2013 as there are many opportunities available and mortgage rates remain low with many excellent mortgage programs available.

**MULTI-FAMILY MARKET SEGMENT
(FOURTH QUARTER 2012)**

	FOURTH QUARTER—2012		FOURTH QUARTER—2011	
SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	1	7	1	1
Total Sales Volume	\$850,000	\$4,668,000	\$507,500	\$680,000
Price Range	\$850,000	\$525,000 To \$968,000	\$507,500	\$680,000
Average Sale Price	\$850,000	\$667,000	\$507,500	\$680,000
Average % Sale Prices Discounted From Listed Prices	3%	10.5%	7.5%	15%
SALE LISTINGS				
Current	6	10	6	16
New	0	3	1	1
TOTAL	6	13	7	17

YEAR TO DATE—2012

SALES	AVALON	STONE HARBOR
Number	3	12
Total Sales Volume	\$2,400,000	\$8,200,000
Price Range	\$565,000 To \$999,999	\$525,000 To \$968,000
Average Sale Price	\$800,000	\$683,500
Average % Sale Prices Discounted From Listed Prices	22.5%	10.5%
SALE LISTINGS		
Current (*)	6	10
New (Cumulative)	3	15

(*) 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 good activity in this marketplace this quarter and many buyers remain interested in purchasing a second home at the shore. We expect an increase in Buyer activity during 2013 as there are many opportunities available and mortgage rates remain low with many excellent mortgage programs available.

**LOTS MARKET SEGMENT
(FOURTH QUARTER 2012)**

	FOURTH QUARTER—2012		FOURTH QUARTER—2011	
SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	4	0	1	2
Total Sales Volume	\$4,800,000	\$0	\$1,750,000	\$2,075,000
Price Range	\$675,000 To \$2,137,500	\$0	\$1,750,000	\$850,000 TO \$1,225,000
Average Sale Price	\$1,200,000	\$0	\$1,750,000	\$1,037,500
Average % Sale Prices Discounted From Listed Prices	6%	0%	7.5%	13%
SALE LISTINGS				
Current	16	6	21	6
New	2	2	1	1
TOTAL	18	8	22	7

YEAR TO DATE—2012

SALES	AVALON	STONE HARBOR
Number	12	0
Total Sales Volume	\$13,000,000	\$0
Price Range	\$550,000 To \$2,212,500	\$0
Average Sale Price	\$1,083,500	\$0
Average % Sale Prices Discounted From Listed Prices	11%	0%
SALE LISTINGS		
Current (*)	16	6
New (Cumulative)	24	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 limited activity in this marketplace, there are many buyers interested in purchasing a lot and building a new home. We expect an increase in Buyer activity during 2013 as there are many opportunities available and mortgage rates remain low with many excellent mortgage programs available.

**COMMERCIAL MARKET SEGMENT
(FOURTH QUARTER 2012)**

	FOURTH QUARTER—2012		FOURTH QUARTER—2011	
SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	0	0	2	1
Total Sales Volume	\$0	\$0	\$587,500	\$853,000
Price Range	\$0	\$0	\$275,000 To \$312,500	\$853,000
Average Sale Price	\$0	\$0	\$293,750	\$853,000
Average % Sale Prices Discounted From Listed Prices	0%	0%	18.5%	12.5%
SALE LISTINGS				
Current	5	6	6	8
New	0	0	0	1
TOTAL	5	6	6	9

YEAR TO DATE—2012

SALES	AVALON	STONE HARBOR
Number	2	3
Total Sales Volume	\$3,216,000	\$2,800,000
Price Range	\$1,150,000 To \$2,066,000	\$485,000 To \$1,800,000
Average Sale Price	\$1,608,000	\$933,500
Average % Sale Prices Discounted From Listed Prices	33%	9%
SALE LISTINGS		
Current (*)	5	6
New (Cumulative)	5	3

(*) 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 no activity in this marketplace this quarter, there are buyers interested in purchasing a business property at the shore. We expect an increase in Buyer activity during 2013 because the mortgage rates remain low with many excellent mortgage programs available.