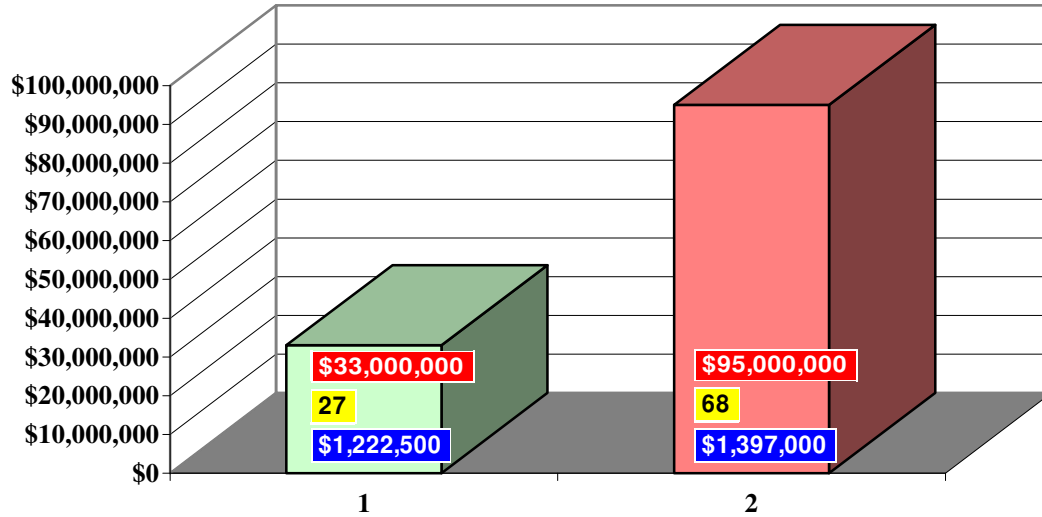


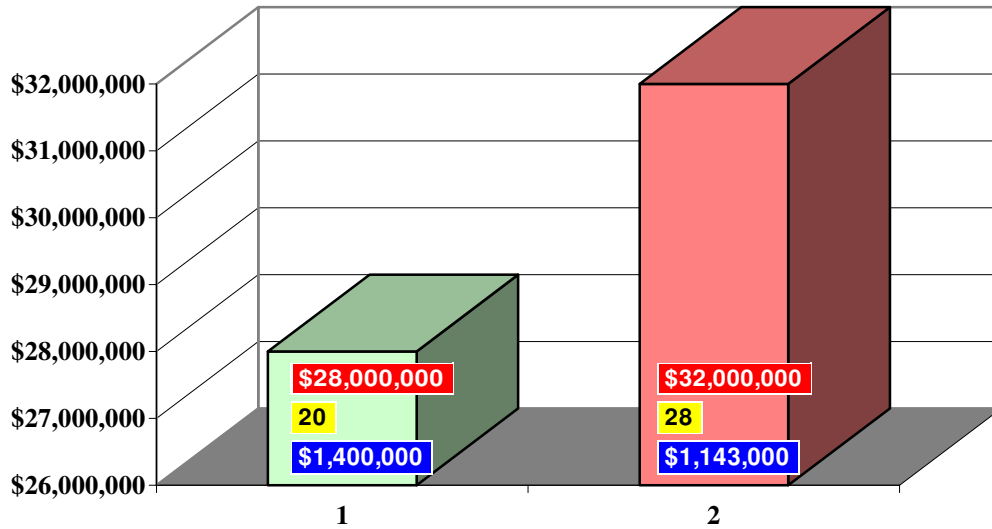


**OVERALL MARKET - 2014
1ST & 2ND QUARTERS**

AVALON



STONE HARBOR



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

TRENDS 2014 (vs) 2013
(SECOND QUARTER 2014)

SALES

Avalon

- > 30.5% increase in number of transactions.
- > 74% increase in total sales volume.
- > 33% increase in average sale price.
- > 1.5% 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

- > 24.5% decrease in number of transactions.
- > 32% decrease in total sales volume.
- > 10% decrease in average sale price.
- > 1% 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

- > No change in current listings.
- > 57% increase in new listings.
- > There was a (1.01 to 1) ratio of new listings (69) to sale transactions (68) (vs) (.85 to 1) - (44 to 52) ratio.

Stone Harbor

- > 3% decrease in current listings.
- > .5% increase in new listings.
- > There was a (1.5 to 1) ratio of new listings (42) to sale transactions (28) (vs) (1.08 to 1) - (40 to 37) ratio.

SUMMARY

There was a 25% increase in the Total Sales Volume (\$127,000,000 (vs) \$101,500,000) and an 8% increase in the number of transactions (96 (vs) 89) for the Second Quarter of 2014 (vs) 2013 in the overall marketplace for Seven Mile Beach Island.

There was a substantial increase in closed sales for the Second Quarter. We expect this strong activity to continue throughout the remainder of the year due to the pent up Buyer demand to purchase a Second Home at the shore and the extremely low mortgage interest rates available and excellent mortgage programs. Buyers are still looking for the Best Buy in each market segment and they understand the long term benefits of acquiring seashore property for family enjoyment and as an investment.

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

SECOND QUARTER—2014

SECOND QUARTER—2013

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	68	28	52	37
Total Sales Volume	\$95,000,000	\$32,000,000	\$54,500,000	\$47,000,000
Price Range	\$250,000 To \$7,000,000	\$252,000 To \$2,750,000	\$155,000 To \$4,000,000	\$215,000 To \$3,800,000
Average Sale Price	\$1,397,000	\$1,143,000	\$1,050,000	\$1,270,000
Average % Sale Prices Discounted From Listed Prices	7.5%	7%	6%	8%
SALE LISTINGS				
Current	220	161	220	166
New	69	42	44	40
TOTAL	289	203	264	206

YEAR TO DATE—2014

SALES	AVALON	STONE HARBOR
Number	95	48
Total Sales Volume	\$128,000,000	\$60,000,000
Price Range	\$250,000 To \$7,000,000	\$250,000 To \$4,116,667
Average Sale Price	\$1,347,500	\$1,250,000
Average % Sale Prices Discounted From Listed Prices	7%	8%
SALE LISTINGS		
Current (*)	220	161
New (Cumulative)	119	67

(*) 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
(SECOND QUARTER 2014)**

	SECOND QUARTER—2014		SECOND QUARTER—2013	
SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	2	0	0	0
Total Sales Volume	\$10,950,000	\$0	\$0	\$0
Price Range	\$3,950,000 To \$7,000,000	\$0	\$0	\$0
Average Sale Price	\$5,475,000	\$0	\$0	\$0
Average % Sale Prices Discounted From Listed Prices	11.5%	0%	0%	0%
SALE LISTINGS				
Current	15	4	15	6
New	1	0	0	2
TOTAL	16	4	15	8

YEAR TO DATE—2014

SALES	AVALON	STONE HARBOR
Number	2	1
Total Sales Volume	\$10,950,000	\$4,116,667
Price Range	\$3,950,000 To \$7,000,000	\$4,116,667
Average Sale Price	\$5,475,000	\$4,116,667
Average % Sale Prices Discounted From Listed Prices	11.5%	17.5%
SALE LISTINGS		
Current (*)	15	4
New (Cumulative)	5	1

(*) 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 Buyer resistance in this marketplace primarily relating to the Federal Income Tax Increase and uncertainty in other financial policies. However, there remains many Buyers in a strong financial position who are interested in buying in this marketplace and deciding when is the best time to do so.

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

	SECOND QUARTER—2014		SECOND QUARTER—2013	
SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	8	3	3	4
Total Sales Volume	\$17,000,000	\$4,900,000	\$6,000,000	\$11,000,000
Price Range	\$1,675,000 To \$3,300,000	\$1,560,000 To \$1,687,500	\$1,650,000 To \$2,825,000	\$1,275,000 To \$3,800,000
Average Sale Price	\$2,125,000	\$1,633,500	\$2,000,000	\$2,750,000
Average % Sale Prices Discounted From Listed Prices	8%	9.5%	3.5%	6.5%
SALE LISTINGS				
Current	24	15	20	16
New	12	5	5	2
TOTAL	36	20	25	18

YEAR TO DATE—2014

SALES	AVALON	STONE HARBOR
Number	8	4
Total Sales Volume	\$17,000,000	\$6,500,000
Price Range	\$1,675,000 To \$3,300,000	\$1,560,000 To \$1,687,500
Average Sale Price	\$2,125,000	\$1,625,000
Average % Sale Prices Discounted From Listed Prices	8%	9.5%
SALE LISTINGS		
Current (*)	24	15
New (Cumulative)	14	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:

Buyer activity continues to increase in this marketplace. There are many buyers interested in purchasing a second home at the shore and the mortgage rates work to their advantage as they remain low with many excellent mortgage programs available. The overall marketplace continues moving in a positive direction and we expect this to continue for the remainder of the year.

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

	SECOND QUARTER—2014		SECOND QUARTER—2013	
SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	5	2	2	3
Total Sales Volume	\$9,700,000	\$2,850,000	\$6,500,000	\$4,000,000
Price Range	\$999,000 To \$3,035,000	\$950,000 To \$1,900,000	\$2,500,000 To \$4,000,000	\$999,000 To \$1,699,000
Average Sale Price	\$1,940,000	\$1,425,000	\$3,250,000	\$1,333,500
Average % Sale Prices Discounted From Listed Prices	10%	9.5%	7.5%	15.5%
SALE LISTINGS				
Current	27	19	32	17
New	5	2	1	5
TOTAL	32	21	33	22

YEAR TO DATE—2014

SALES	AVALON	STONE HARBOR
Number	8	5
Total Sales Volume	\$16,500,000	\$6,850,000
Price Range	\$999,000 To \$3,035,000	\$950,000 To \$1,900,000
Average Sale Price	\$2,062,500	\$1,370,000
Average % Sale Prices Discounted From Listed Prices	10%	11%
SALE LISTINGS		
Current (*)	27	19
New (Cumulative)	7	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:

Buyer activity continues to increase in this marketplace. There are many buyers interested in purchasing a second home at the shore and the mortgage rates work to their advantage as they remain low with many excellent mortgage programs available. The overall marketplace continues moving in a positive direction and we expect this to continue for the remainder of the year.

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

FOURTH QUARTER—2014

FOURTH QUARTER—2013

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	28	11	23	14
Total Sales Volume	\$33,000,000	\$16,500,000	\$28,000,000	\$23,000,000
Price Range	\$505,000 To \$2,299,000	\$655,000 To \$2,750,000	\$439,000 To \$2,800,000	\$655,000 To \$2,886,000
Average Sale Price	\$1,178,500	\$1,500,000	\$1,217,500	\$1,643,000
Average % Sale Prices Discounted From Listed Prices	6.5%	5.5%	7.5%	8.5%
SALE LISTINGS				
Current	75	38	68	43
New	13	17	16	13
TOTAL	88	55	84	56

YEAR TO DATE—2014

SALES	AVALON	STONE HARBOR
Number	43	19
Total Sales Volume	\$50,000,000	\$31,000,000
Price Range	\$400,000 To \$2,299,000	\$655,000 To \$2,750,000
Average Sale Price	\$1,163,000	\$1,631,000
Average % Sale Prices Discounted From Listed Prices	6%	7.5%
SALE LISTINGS		
Current (*)	75	38
New (Cumulative)	36	23

(*) 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:

Buyer activity continues to increase in this marketplace. There are many buyers interested in purchasing a second home at the shore and the mortgage rates work to their advantage as they remain low with many excellent mortgage programs available. The overall marketplace continues moving in a positive direction and we expect this to continue for the remainder of the year.

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

	SECOND QUARTER—2014		SECOND QUARTER—2013	
SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	19	9	24	16
Total Sales Volume	\$14,200,000	\$4,300,000	\$14,000,000	\$9,000,000
Price Range	\$250,000 To \$1,325,000	\$252,000 To \$950,000	\$155,000 To \$1,390,000	\$215,000 To \$815,000
Average Sale Price	\$747,368	\$477,500	\$583,500	\$562,500
Average % Sale Prices Discounted From Listed Prices	6%	6.5%	5%	6.5%
SALE LISTINGS				
Current	54	58	59	52
New	28	13	17	15
TOTAL	82	71	76	67

YEAR TO DATE—2014

SALES	AVALON	STONE HARBOR
Number	26	14
Total Sales Volume	\$20,000,000	\$7,300,000
Price Range	\$250,000 To \$1,325,000	\$252,000 To \$950,000
Average Sale Price	\$769,000	\$521,500
Average % Sale Prices Discounted From Listed Prices	6%	5%
SALE LISTINGS		
Current (*)	54	58
New (Cumulative)	43	21

(*) 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:

Buyer activity continues to increase in this marketplace. There are many buyers interested in purchasing a second home at the shore and the mortgage rates work to their advantage as they remain low with many excellent mortgage programs available. The overall marketplace continues moving in a positive direction and we expect this to continue for the remainder of the year.

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

SECOND QUARTER—2014

SECOND QUARTER—2013

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	2	2	0	0
Total Sales Volume	\$2,932,500	\$1,962,500	\$0	\$0
Price Range	\$1,232,500 To \$1,700,000	\$925,000 To \$1,037,500	\$0	\$0
Average Sale Price	\$1,466,250	\$981,250	\$0	\$0
Average % Sale Prices Discounted From Listed Prices	4.5%	8.5%	0%	0%
SALE LISTINGS				
Current	6	2	6	12
New	4	2	1	1
TOTAL	10	4	7	13

YEAR TO DATE—2014

SALES	AVALON	STONE HARBOR
Number	3	2
Total Sales Volume	\$4,032,500	\$1,692,500
Price Range	\$1,100,000 To \$1,700,000	\$925,000 To \$1,037,500
Average Sale Price	\$1,344,000	\$981,250
Average % Sale Prices Discounted From Listed Prices	5.5%	8.5%
SALE LISTINGS		
Current (*)	6	2
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:

There is limited buyer activity in this market segment. However, the overall marketplace continues moving in a positive direction and we expect this to continue for the remainder of the year.

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

SECOND QUARTER—2014

SECOND QUARTER—2013

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	4	1	0	0
Total Sales Volume	\$7,600,000	\$1,400,000	\$0	\$0
Price Range	\$950,000 To \$2,450,000	\$1,400,000	\$0	\$0
Average Sale Price	\$1,900,000	\$1,400,000	\$0	\$0
Average % Sale Prices Discounted From Listed Prices	11.5%	12.5%	0%	0%
SALE LISTINGS				
Current	11	9	17	6
New	6	1	3	4
TOTAL	17	10	20	10

YEAR TO DATE—2014

SALES	AVALON	STONE HARBOR
Number	5	1
Total Sales Volume	\$10,000,000	\$1,400,000
Price Range	\$950,000 To \$2,450,000	\$1,400,000
Average Sale Price	\$2,000,000	\$1,400,000
Average % Sale Prices Discounted From Listed Prices	12%	12.5%
SALE LISTINGS		
Current (*)	11	9
New (Cumulative)	7	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 is limited buyer activity in this market segment. However, the overall marketplace continues moving in a positive direction and we expect this to continue for the remainder of the year.

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

SECOND QUARTER—2014

SECOND QUARTER—2013

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	8	5	3	5
New	0	1	1	0
TOTAL	8	6	4	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 (*)	8	5
New (Cumulative)	2	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:

There is limited activity in this marketplace even though activity has increased in the residential marketplace.