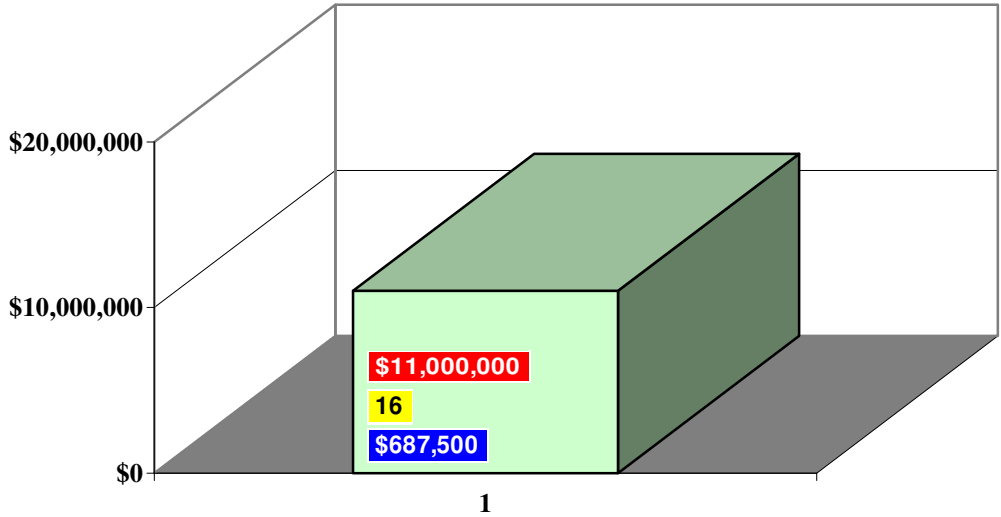
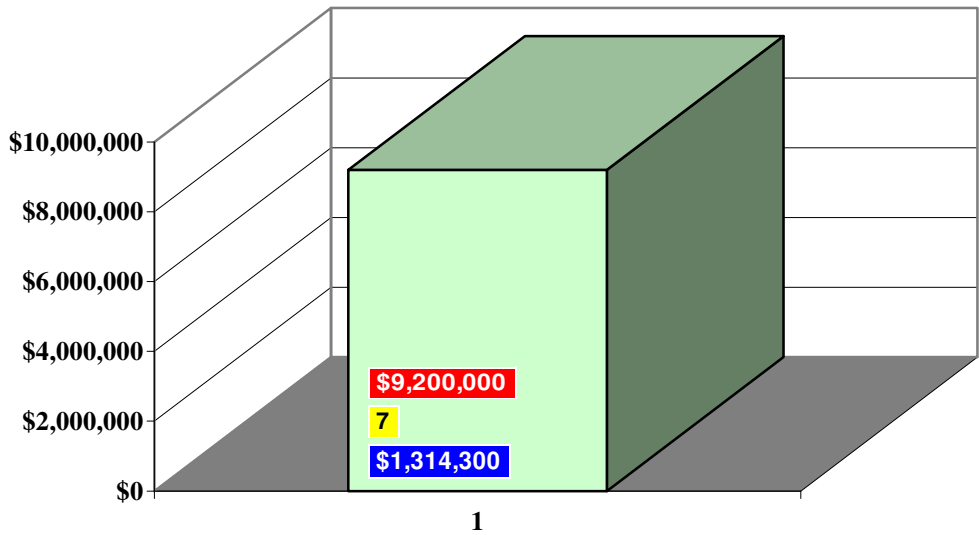


**OVERALL MARKET - 2009
1ST QUARTER**

AVALON



STONE HARBOR



 TOTAL SALES VOLUME

 TOTAL NUMBER OF SALES

 AVG SALE PRICE

TRENDS 2009 (vs) 2008 (FIRST QUARTER 2009)

SALES

AVALON

- > 58% decrease in number of transactions.
- > 80% decrease in total sales volume.
- > 52% decrease in average sale price.
- > 2.5% decrease in average % sale prices were discounted from listed prices.
- > Many buyers interested in purchasing a second home at the shore.

STONE HARBOR

- > 53.5% decrease in number of transactions.
- > 69% decrease in total sales volume.
- > 33% decrease in average sale price.
- > 4% increase in the average % sale prices were discounted from listed prices.
- > Many buyers interested in purchasing a second home at the shore.

SALE LISTINGS

AVALON

- > 11% increase in current listings.
- > 33% decrease in new listings.
- > There was a (3.31 to 1) ratio of new listings (53) to sale transactions (16) (vs) (2.08 to 1) - (79 to 38) ratio.

STONE HARBOR

- > .5% decrease in current listings.
- > 3% decrease in new listings.
- > There was a (4.57 to 1) ratio of new listings (32) to sale transactions (7) (vs) (2.2 to 1) - (33 to 15) ratio.

SUMMARY

There was a 76% decrease in the Total Sales Volume (\$20,200,000 (vs) \$84,000,000) and a 57% decrease in the number of transactions (23 (vs) 53) for the First Quarter 2009 (vs) 2008 in the overall marketplace for Seven Mile Beach Island. The figures indicate the National Financial Problems had a direct impact upon the marketplace. However, there are many buyers still interested in purchasing a second home at the shore and are waiting for the best buys in each market segment. The properties being sold are the same as last year where the owners have priced their property realistically and are willing to negotiate the current listed sale price.

Indicators show that Buyer activity is increasing as there are approximately 40 Pending Sales totalling \$50,000,000 (listing sale prices). The market conditions are excellent for Buyers to acquire a seashore property as the mortgage interest rates remain at an all time low and sale prices are substantially less than the peak years of 2004 and 2005. Sales on the island will increase as Buyers become more confident in the National Economy because Buyers recognize the long term benefits of acquiring seashore property for family enjoyment and as an investment.

**OVERALL MARKET SEGMENT
(FIRST QUARTER 2009)**

FIRST QUARTER - 2009

FIRST QUARTER - 2008

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	16	7	38	15
Total Sales Volume	\$ 11,000,000	\$ 9,200,000	\$ 54,500,000	\$ 29,500,000
Price Range	\$ 339,900 to \$ 1,700,000	\$ 351,120 to \$ 2,575,000	\$ 443,000 to \$ 4,200,000	\$ 380,000 to \$ 3,349,667
Average Sale Price	\$ 687,500	\$ 1,314,300	\$ 1,434,210	\$ 1,966,500
Average % Sale Prices Discounted From Listed Prices	6.5 %	11.5 %	9 %	7.5 %
SALE LISTINGS				
Current	399	207	360	208
New	53	32	79	33
TOTAL	452	239	439	241

This analysis is based upon statistics of the Greater Cape May County Multiple Listing Service and is subject to errors and omissions.

**OCEANFRONT HOMES MARKET SEGMENT
(FIRST QUARTER 2009)**

FIRST QUARTER - 2009

FIRST QUARTER - 2008

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	0	0	1	0
Total Sales Volume	\$ 0	\$ 0	\$ 4,200,000	\$ 0
Price Range	\$ 0	\$ 0	\$ 4,200,000	\$ 0
Average Sale Price	\$ 0	\$ 0	\$ 4,200,000	\$ 0
Average % Sale Prices Discounted From Listed Prices	0 %	0 %	11.5 %	0 %
SALE LISTINGS				
Current	13	4	8	4
New	3	0	3	0
TOTAL	16	4	11	0

This analysis is based upon statistics of the Greater Cape May County Multiple Listing Service and is subject to errors and omissions.

CONCLUSION:

The National Financial Problems had a direct impact upon the Marketplace. However, there are many buyers still interested in purchasing a second home at the shore and are looking for the best buys.

**BEACHBLOCK HOMES MARKET SEGMENT
(FIRST QUARTER 2009)**

	FIRST QUARTER - 2009		FIRST QUARTER - 2008	
SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	0	2	2	1
Total Sales Volume	\$ 0	\$ 4,290,000	\$ 4,700,000	\$ 3,349,667
Price Range	\$ 0	\$ 1,890,000 to \$ 2,400,000	\$ 1,700,000 to \$ 3,200,000	\$ 3,349,667
Average Sale Price	\$ 0	\$ 2,145,000	\$ 2,350,000	\$ 3,347,667
Average % Sale Prices Discounted From Listed Prices	0 %	11 %	5 %	12 %
SALE LISTINGS				
Current	38	15	29	14
New	5	1	7	3
TOTAL	43	16	36	17

This analysis is based upon statistics of the Greater Cape May County Multiple Listing Service and is subject to errors and omissions.

CONCLUSION:

The National Financial Problems had a direct impact upon the Marketplace. However, there are many buyers still interested in purchasing a second home at the shore and are looking for the best buys.

**BAYFRONT HOMES MARKET SEGMENT
(FIRST QUARTER 2009)**

FIRST QUARTER - 2009

FIRST QUARTER - 2008

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	1	0	2	3
Total Sales Volume	\$ 1,700,000	\$ 0	\$ 4,437,500	\$ 13,000,000
Price Range	\$ 1,700,000	\$ 0	\$ 2,000,000 to \$ 2,237,500	\$ 2,185,000 to \$ 8,500,000
Average Sale Price	\$ 1,700,000	\$ 0	\$ 2,218,750	\$ 4,333,500
Average % Sale Prices Discounted From Listed Prices	15 %	0 %	12.5 %	10.5 %
SALE LISTINGS				
Current	30	11	40	22
New	6	7	10	0
TOTAL	36	18	50	22

This analysis is based upon statistics of the Greater Cape May County Multiple Listing Service and is subject to errors and omissions.

CONCLUSION:

The National Financial Problems had a direct impact upon the Marketplace. However, there are many buyers still interested in purchasing a second home at the shore and are looking for the best buys.

**INSIDE HOMES MARKET SEGMENT
(FIRST QUARTER 2009)**

	FIRST QUARTER - 2009		FIRST QUARTER - 2008	
SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	3	1	20	5
Total Sales Volume	\$ 3,090,000	\$ 2,575,000	\$ 26,000,000	\$ 6,800,000
Price Range	\$ 735,000 to \$ 1,500,000	\$ 2,575,000	\$ 560,000 to \$ 2,400,000	\$ 898,000 to \$ 1,775,000
Average Sale Price	\$ 855,000	\$ 2,575,000	\$ 1,300,000	\$ 1,360,000
Average % Sale Prices Discounted From Listed Prices	4.5 %	9.5 %	10 %	5.5 %
SALE LISTINGS				
Current	123	77	114	58
New	17	10	27	13
TOTAL	140	87	141	71

This analysis is based upon statistics of the Greater Cape May County Multiple Listing Service and is subject to errors and omissions.

CONCLUSION:

The National Financial Problems had a direct impact upon the Marketplace. However, there are many buyers still interested in purchasing a second home at the shore and are looking for the best buys.

**CONDOMINIUMS/TOWNHOMES MARKET SEGMENT
(FIRST QUARTER 2009)**

	FIRST QUARTER - 2009		FIRST QUARTER - 2008	
SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	12	3	7	3
Total Sales Volume	\$ 6,100,000	\$ 1,696,000	\$ 7,400,000	\$ 1,375,000
Price Range	\$ 339,990 to \$ 890,000	\$ 351,120 to \$ 725,000	\$ 775,000 to \$ 1,500,000	\$ 380,000 to \$ 500,000
Average Sale Price	\$ 508,500	\$ 565,500	\$ 1,057,000	\$ 458,500
Average % Sale Prices Discounted From Listed Prices	6.5 %	8 %	8.5 %	7 %
SALE LISTINGS				
Current	143	57	133	68
New	13	9	25	10
TOTAL	156	66	158	78

This analysis is based upon statistics of the Greater Cape May County Multiple Listing Service and is subject to errors and omissions.

CONCLUSION:

This was the most active marketplace for this quarter. Also, there are still many buyers who are interested in purchasing at the shore and are looking for the best buys.

**MULTI-FAMILY MARKET SEGMENT
(FIRST QUARTER 2009)**

FIRST QUARTER - 2009

FIRST QUARTER - 2008

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	0	1	1	0
Total Sales Volume	\$ 0	\$ 600,000	\$ 750,000	\$ 0
Price Range	\$ 0	\$ 600,000	\$ 750,000	\$ 0
Average Sale Price	\$ 0	\$ 600,000	\$ 750,000	\$ 0
Average % Sale Prices Discounted From Listed Prices	0 %	24 %	8 %	0 %
SALE LISTINGS				
Current	5	22	9	20
New	0	1	2	2
TOTAL	5	23	11	22

This analysis is based upon statistics of the Greater Cape May County Multiple Listing Service and is subject to errors and omissions.

CONCLUSION:

The National Financial Problems had a direct impact upon the Marketplace and a strong buyers market continues. Also, there continues to be a minimum number of buyers for this market segment and they are looking for the best buys.

**LOTS MARKET SEGMENT
(FIRST QUARTER 2009)**

	FIRST QUARTER - 2009		FIRST QUARTER - 2008	
SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	0	0	5	2
Total Sales Volume	\$ 0	\$ 0	\$ 6,800,000	\$ 4,200,000
Price Range	\$ 0	\$ 0	\$ 443,000 to \$ 3,750,000	\$ 1,800,000 to \$ 2,400,000
Average Sale Price	\$ 0	\$ 0	\$ 1,360,000	\$ 2,100,000
Average % Sale Prices Discounted From Listed Prices	0 %	0 %	6.5 %	7.5 %
SALE LISTINGS				
Current	27	11	16	11
New	5	1	4	5
TOTAL	32	12	20	16

This analysis is based upon statistics of the Greater Cape May County Multiple Listing Service and is subject to errors and omissions.

CONCLUSION:

The National Financial Problems had a direct impact upon the Marketplace. However, there are many buyers still interested in purchasing a lot to build a new second home at the shore and are looking for the best buys.

**COMMERCIAL MARKET SEGMENT
(FIRST QUARTER 2009)**

FIRST QUARTER - 2009

FIRST QUARTER - 2008

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	0	0	0	1
Total Sales Volume	\$ 0	\$ 0	\$ 0	\$ 600,000
Price Range	\$ 0	\$ 0	\$ 0	\$ 600,000
Average Sale Price	\$ 0	\$ 0	\$ 0	\$ 600,000
Average % Sale Prices Discounted From Listed Prices	0 %	0 %	0 %	7.5 %
SALE LISTINGS				
Current	20	10	11	11
New	4	3	1	0
TOTAL	24	13	12	11

This analysis is based upon statistics of the Greater Cape May County Multiple Listing Service and is subject to errors and omissions.

CONCLUSION:

The National Financial Problems had a direct impact upon the Marketplace and a strong buyers market continues. Also, there continues to be a minimum number of buyers for this market segment and they are looking for the best buys.