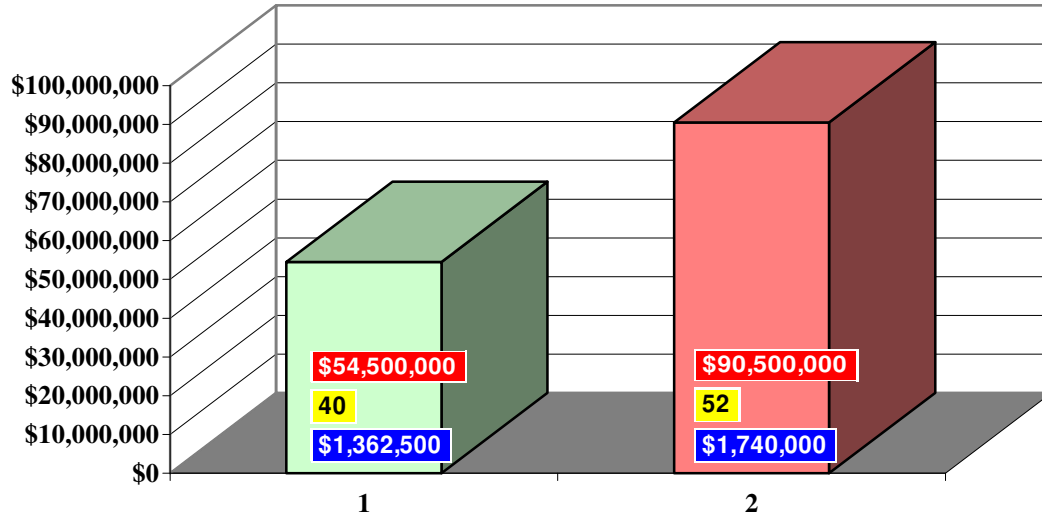
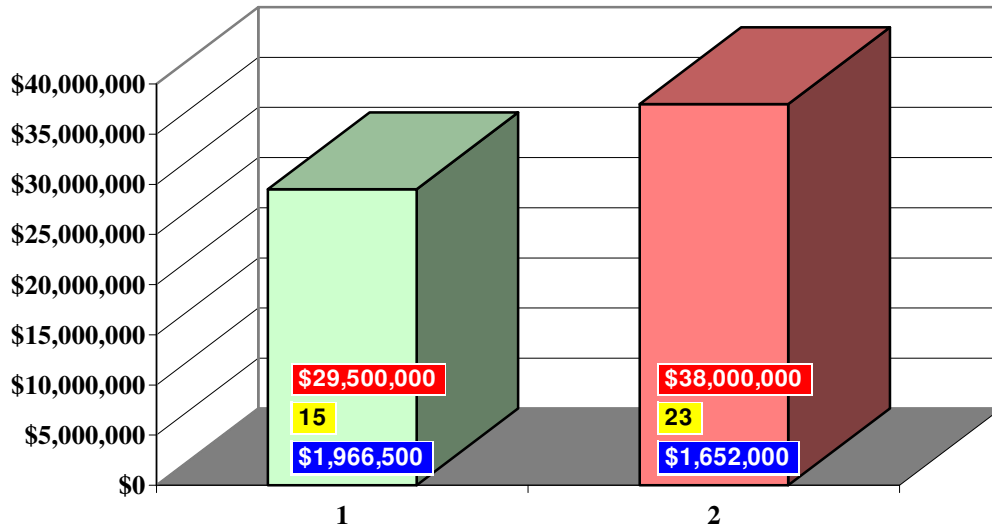


**OVERALL MARKET - 2008
1ST & 2ND QUARTERS**

AVALON



STONE HARBOR



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

OVERALL MARKET SEGMENT

(SECOND QUARTER 2008)

SECOND QUARTER - 2008

SECOND QUARTER - 2007

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	52	23	53	29
Total Sales Volume	\$ 90,500,000	\$ 38,000,000	\$ 95,500,000	\$ 44,500,000
Price Range	\$ 175,000 to \$ 6,500,000	\$ 199,000 to \$ 4,392,500	\$ 750,000 to \$ 5,100,000	\$ 324,000 to \$ 4,625,000
Average Sale Price	\$ 1,740,000	\$ 1,652,000	\$ 1,802,000	\$ 1,535,000
Average % Sale Prices Discounted From Listed Prices	7.5 %	8 %	6.5 %	8 %
SALE LISTINGS				
Current	337	202	286	164
New	92	40	141	76
TOTAL	429	242	427	240

YEAR TO DATE - 2008

SALES	AVALON	STONE HARBOR
Number	90	39
Total Sales Volume	\$ 145,000,000	\$ 71,000,000
Price Range	\$ 175,000 to \$ 6,500,000	\$ 199,000 to \$ 4,392,500
Average Sale Price	\$ 1,611,000	\$ 1,820,500
Average % Sale Prices Discounted From Listed Prices	8.5 %	8 %
SALE LISTINGS		
Current (*)	337	202
New (Cumulative)	171	73

(*) Total for current quarter.

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

TRENDS 2008 (vs) 2007 (SECOND QUARTER 2008)

SALES

AVALON

- > 2% decrease in number of transactions.
- > 5.5% decrease in total sales volume.
- > 3.5% 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

- > 20.5% decrease in number of transactions.
- > 14.5% decrease in total sales volume.
- > 7.5% increase in average sale price.
- > No change 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% increase in current listings.
- > 35% decrease in new listings.
- > There was a (1.77 to 1) ratio of new listings (92) to sale transactions (52) (vs) (2.66 to 1) - (141 to 53) ratio.

STONE HARBOR

- > 23% increase in current listings.
- > 47.5% decrease in new listings.
- > There was a (1.74 to 1) ratio of new listings (40) to sale transactions (23) (vs) (2.62 to 1) - (76 to 29) ratio.

SUMMARY

There was a 8% decrease in the Total Sales Volume (\$128,500,000) (vs) (\$140,000,000) and an 8.5% decrease in the number of transactions (75 (vs) 82) for the Second Quarter of 2008 (vs) 2007 in the overall marketplace for Seven Mile Beach Island. The figures indicate we remain in a very strong buyer's marketplace. However, there are still many buyers desirous of purchasing a property at the shore but they want the best buy available and are not willing to pay market value. The properties being sold are those where the owners have priced their property realistically and willing to negotiate the current listed sale price.

**OCEANFRONT HOMES MARKET SEGMENT
(SECOND QUARTER 2008)**

SECOND QUARTER - 2008

SECOND QUARTER - 2007

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	4	0	2	1
Total Sales Volume	\$ 20,600,000	\$ 0	\$ 17,700,000	\$ 4,495,000
Price Range	\$ 3,800,000 to \$ 6,500,000	\$ 0	\$ 4,450,000 to \$ 13,250,000	\$ 4,495,000
Average Sale Price	\$ 5,150,000	\$ 0	\$ 8,850,000	\$ 4,495,000
Average % Sale Prices Discounted From Listed Prices	7.5 %	0 %	4 %	0 %
SALE LISTINGS				
Current	7	4	3	2
New	0	1	4	1
TOTAL	7	5	7	3

YEAR TO DATE - 2008

SALES	AVALON	STONE HARBOR
Number	5	0
Total Sales Volume	\$ 16,700,000	\$ 0
Price Range	\$ 1,800,000 to \$ 4,150,000	\$ 0
Average Sale Price	\$ 3,340,000	\$ 0
Average % Sale Prices Discounted From Listed Prices	8.5 %	0 %
SALE LISTINGS		
Current (*)	7	4
New (Cumulative)	3	1

(*) Total for current quarter.

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

CONCLUSION:

There continues to be many buyers who want to purchase a property in this market segment. However, we remain in a very strong buyers marketplace and the properties being sold are those that are priced realistically and where the owners are willing to negotiate the sale price.

**BEACHBLOCK HOMES MARKET SEGMENT
(SECOND QUARTER 2008)**

SECOND QUARTER - 2008

SECOND QUARTER - 2007

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	4	0	8	1
Total Sales Volume	\$ 12,500,000	\$ 0	\$ 18,700,000	\$ 4,625,000
Price Range	\$ 1,800,000 to \$ 4,150,000	\$ 0	\$ 1,900,000 to \$ 3,250,000	\$ 4,625,000
Average Sale Price	\$ 3,125,000	\$ 0	\$ 2,337,500	\$ 4,625,000
Average % Sale Prices Discounted From Listed Prices	8.5 %	0 %	5 %	11 %
SALE LISTINGS				
Current	31	14	26	10
New	12	3	10	3
TOTAL	43	17	36	13

YEAR TO DATE - 2008

SALES	AVALON	STONE HARBOR
Number	6	1
Total Sales Volume	\$ 17,200,000	\$ 3,349,667
Price Range	\$ 1,700,000 to \$ 4,150,000	\$ 3,349,667
Average Sale Price	\$ 1,740,000	\$ 3,349,667
Average % Sale Prices Discounted From Listed Prices	7.5 %	12 %
SALE LISTINGS		
Current (*)	31	14
New (Cumulative)	19	3

(*) Total for current quarter.

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

CONCLUSION:

There continues to be many buyers who want to purchase a property in this market segment. However, we remain in a very strong buyers marketplace and the properties being sold are those that are priced realistically and where the owners are willing to negotiate the sale price.

**BAYFRONT HOMES MARKET SEGMENT
(SECOND QUARTER 2008)**

SECOND QUARTER - 2008

SECOND QUARTER - 2007

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	5	3	6	4
Total Sales Volume	\$ 12,500,000	\$ 8,775,000	\$ 15,800,000	\$ 7,600,000
Price Range	\$ 1,750,000 to \$ 3,850,000	\$ 1,750,000 to \$ 3,625,000	\$ 1,400,000 to \$ 5,100,000	\$ 995,000 to \$ 2,875,000
Average Sale Price	\$ 2,500,000	\$ 2,925,000	\$ 2,633,500	\$ 1,900,000
Average % Sale Prices Discounted From Listed Prices	9.5 %	7 %	6.5 %	12.5 %
SALE LISTINGS				
Current	39	16	24	15
New	5	0	15	5
TOTAL	44	16	39	20

YEAR TO DATE - 2008

SALES	AVALON	STONE HARBOR
Number	7	6
Total Sales Volume	\$ 17,000,000	\$ 21,800,000
Price Range	\$ 1,750,000 to \$ 3,850,000	\$ 1,750,000 to \$ 3,625,000
Average Sale Price	\$ 2,400,000	\$ 3,633,500
Average % Sale Prices Discounted From Listed Prices	10.5 %	8.5 %
SALE LISTINGS		
Current (*)	39	16
New (Cumulative)	15	0

(*) Total for current quarter.

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

CONCLUSION:

There continues to be many buyers who want to purchase a property in this market segment. However, we remain in a very strong buyers marketplace and the properties being sold are those that are priced realistically and where the owners are willing to negotiate the sale price.

**INSIDE HOMES MARKET SEGMENT
(SECOND QUARTER 2008)**

SECOND QUARTER - 2008

SECOND QUARTER - 2007

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	22	10	17	16
Total Sales Volume	\$ 31,000,000	\$ 20,000,000	\$ 26,500,000	\$ 23,500,000
Price Range	\$ 675,000 to \$ 2,791,550	\$ 847,500 to \$ 4,392,500	\$ 750,000 to \$ 3,720,000	\$ 535,000 to \$ 3,550,000
Average Sale Price	\$ 1,409,000	\$ 2,000,000	\$ 1,559,000	\$ 1,468,500
Average % Sale Prices Discounted From Listed Prices	8 %	8.5 %	6.5 %	7.5 %
SALE LISTINGS				
Current	112	71	106	59
New	24	12	46	26
TOTAL	136	83	152	85

YEAR TO DATE - 2008

SALES	AVALON	STONE HARBOR
Number	42	15
Total Sales Volume	\$ 57,000,000	\$ 27,000,000
Price Range	\$ 560,000 to \$ 2,791,500	\$ 847,500 to \$ 4,392,500
Average Sale Price	\$ 1,357,000	\$ 1,800,000
Average % Sale Prices Discounted From Listed Prices	9 %	7.5 %
SALE LISTINGS		
Current (*)	112	71
New (Cumulative)	51	25

(*) Total for current quarter.

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

CONCLUSION:

There continues to be many buyers who want to purchase a property in this market segment. However, we remain in a very strong buyers marketplace and the properties being sold are those that are priced realistically and where the owners are willing to negotiate the sale price.

**CONDOMINIUMS/TOWNHOMES MARKET SEGMENT
(SECOND QUARTER 2008)**

SECOND QUARTER - 2008

SECOND QUARTER - 2007

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	16	6	20	5
Total Sales Volume	\$ 13,700,000	\$ 5,200,000	\$ 17,000,000	\$ 2,600,000
Price Range	\$ 395,000 to \$ 1,500,000	\$ 495,000 to \$ 1,412,000	\$ 225,000 to \$ 1,800,000	\$ 324,000 to \$ 720,000
Average Sale Price	\$ 856,000	\$ 866,500	\$ 850,000	\$ 520,000
Average % Sale Prices Discounted From Listed Prices	6.5 %	8 %	7.5 %	4.5 %
SALE LISTINGS				
Current	110	62	105	49
New	40	12	42	30
TOTAL	150	74	147	79

YEAR TO DATE - 2008

SALES	AVALON	STONE HARBOR
Number	23	9
Total Sales Volume	\$ 21,000,000	\$ 6,600,000
Price Range	\$ 395,000 to \$ 1,500,000	\$ 380,000 to \$ 1,412,000
Average Sale Price	\$ 913,000	\$ 733,500
Average % Sale Prices Discounted From Listed Prices	7 %	7.5 %
SALE LISTINGS		
Current (*)	110	62
New (Cumulative)	65	22

(*) Total for current quarter.

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

CONCLUSION:

There continues to be many buyers who want to purchase a property in this market segment. However, we remain in a very strong buyers marketplace and the properties being sold are those that are priced realistically and where the owners are willing to negotiate the sale price.

**MULTI-FAMILY MARKET SEGMENT
(SECOND QUARTER 2008)**

SECOND QUARTER - 2008

SECOND QUARTER - 2007

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	0	2	0	1
Total Sales Volume	\$ 0	\$ 2,230,000	\$ 0	\$ 875,000
Price Range	\$ 0	\$ 780,000 to \$ 1,450,000	\$ 0	\$ 875,000
Average Sale Price	\$ 0	\$ 1,115,000	\$ 0	\$ 875,000
Average % Sale Prices Discounted From Listed Prices	0 %	10.5 %	0 %	2.5 %
SALE LISTINGS				
Current	8	15	7	16
New	3	6	4	5
TOTAL	11	21	11	21

YEAR TO DATE - 2008

SALES	AVALON	STONE HARBOR
Number	1	2
Total Sales Volume	\$ 750,000	\$ 2,230,000
Price Range	\$ 750,000	\$ 780,000 to \$ 1,450,000
Average Sale Price	\$ 750,000	\$ 1,115,000
Average % Sale Prices Discounted From Listed Prices	8 %	10 %
SALE LISTINGS		
Current (*)	8	15
New (Cumulative)	5	8

(*) Total for current quarter.

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

CONCLUSION:

There continues to be many buyers who want to purchase a property in this market segment. However, we remain in a very strong buyers marketplace and the properties being sold are those that are priced realistically and where the owners are willing to negotiate the sale price.

**LOTS MARKET SEGMENT
(SECOND QUARTER 2008)**

SECOND QUARTER - 2008

SECOND QUARTER - 2007

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	0	1	0	1
Total Sales Volume	\$ 0	\$ 1,510,000	\$ 0	\$ 995,000
Price Range	\$ 0	\$ 1,510,000	\$ 0	\$ 995,000
Average Sale Price	\$ 0	\$ 1,510,000	\$ 0	\$ 995,000
Average % Sale Prices Discounted From Listed Prices	0 %	5.5 %	0 %	20.5 %
SALE LISTINGS				
Current	20	10	15	9
New	8	4	9	6
TOTAL	28	14	24	15

YEAR TO DATE - 2008

SALES	AVALON	STONE HARBOR
Number	5	3
Total Sales Volume	\$ 6,800,000	\$ 5,700,000
Price Range	\$ 443,000 to \$ 3,750,000	\$ 1,510,000 to \$ 2,400,000
Average Sale Price	\$ 1,360,000	\$ 1,900,000
Average % Sale Prices Discounted From Listed Prices	6.5 %	7 %
SALE LISTINGS		
Current (*)	20	10
New (Cumulative)	12	9

(*) Total for current quarter.

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

CONCLUSION:

There continues to be many buyers who want to purchase a property in this market segment. However, we remain in a very strong buyers marketplace and the properties being sold are those that are priced realistically and where the owners are willing to negotiate the sale price.

**COMMERCIAL MARKET SEGMENT
(SECOND QUARTER 2008)**

SECOND QUARTER - 2008

SECOND QUARTER - 2007

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	1	1	0	0
Total Sales Volume	\$ 175,000	\$ 199,000	\$ 0	\$ 0
Price Range	\$ 175,000	\$ 199,000	\$ 0	\$ 0
Average Sale Price	\$ 175,000	\$ 199,000	\$ 0	\$ 0
Average % Sale Prices Discounted From Listed Prices	12.5 %	0 %	0 %	0 %
SALE LISTINGS				
Current	10	10	0	4
New	0	2	11	0
TOTAL	10	12	11	4

YEAR TO DATE - 2008

SALES	AVALON	STONE HARBOR
Number	1	2
Total Sales Volume	\$ 175,000	\$ 799,000
Price Range	\$ 175,000	\$ 199,000 to \$ 600,000
Average Sale Price	\$ 175,000	\$ 399,500
Average % Sale Prices Discounted From Listed Prices	12.5 %	3.5 %
SALE LISTINGS		
Current (*)	10	10
New (Cumulative)	1	2

(*) Total for current quarter.

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

CONCLUSION:

There continues to be a minimum number of buyers for this market segment. Also, we are in a very strong buyers marketplace. In order to sell a property, owners must be priced realistically and be willing to negotiate the sale price.