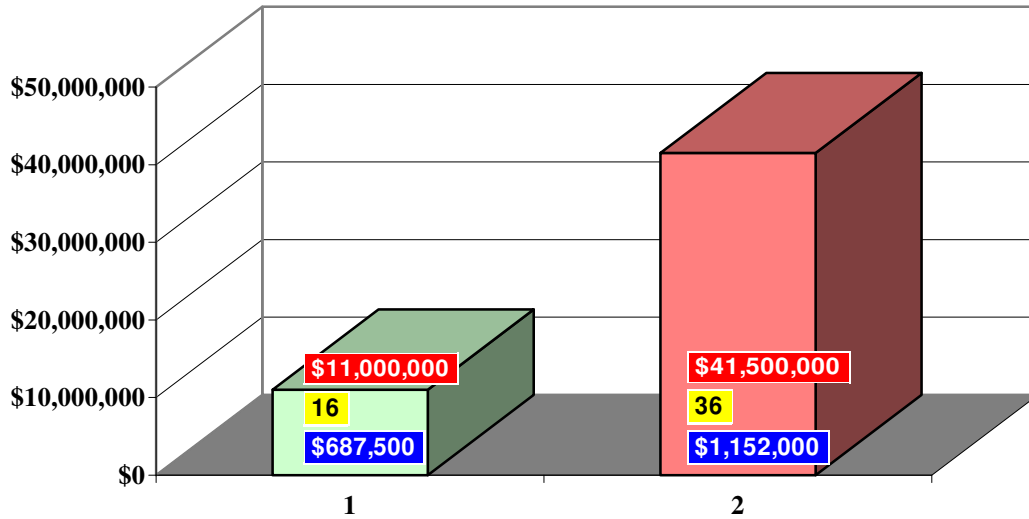
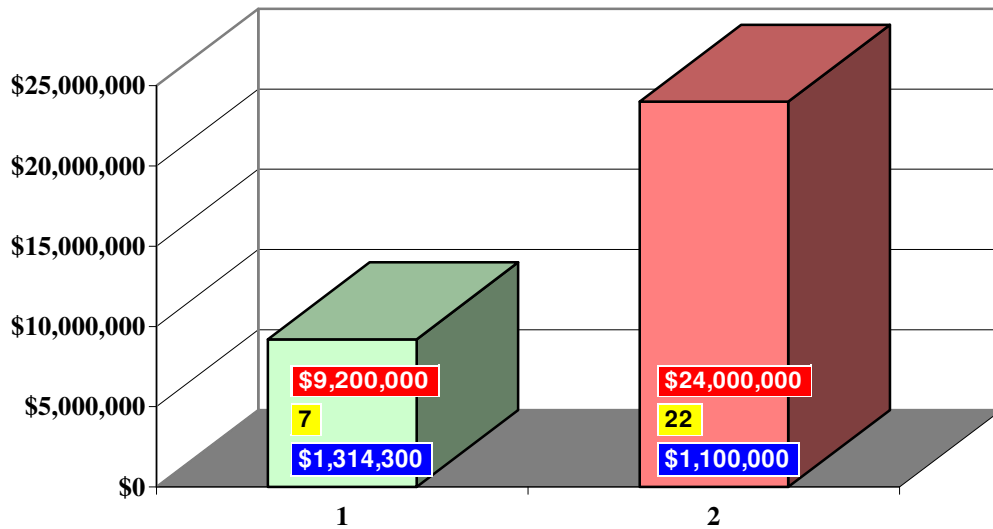


**OVERALL MARKET - 2009
1ST & 2ND QUARTERS**

AVALON



STONE HARBOR



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

TRENDS 2009 (vs) 2008 (SECOND QUARTER 2009)

SALES

AVALON

- > 31% decrease in number of transactions.
- > 54% decrease in total sales volume.
- > 34% decrease in average sale price.
- > .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

- > .5% decrease in number of transactions.
- > 37% decrease in total sales volume.
- > 34% decrease in average sale price.
- > 2.5% increase in the average % sale prices were discounted from listed prices.
- > Many buyers remain very interested in purchasing a second home at the shore.

SALE LISTINGS

AVALON

- > 25% increase in current listings.
- > 44% decrease in new listings.
- > There was a (1.44 to 1) ratio of new listings (52) to sale transactions (36) (vs) (1.77 to 1) - (92 to 52) ratio.

STONE HARBOR

- > .5% increase in current listings.
- > 48% decrease in new listings.
- > There was a (.95 to 1) ratio of new listings (21) to sale transactions (22) (vs) (1.74 to 1) - (40 to 23) ratio.

SUMMARY

There was a 51% decrease in the Total Sales Volume (\$65,500,000) (vs) (\$128,500,000) and an 23% decrease in the number of transactions (58 (vs) 75) for the Second Quarter of 2009 (vs) 2008 in the overall marketplace for Seven Mile Beach Island. The figures indicate the National Financial Problems continue to have a direct impact on 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.

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
(SECOND QUARTER 2009)**

	SECOND QUARTER - 2009		SECOND QUARTER - 2008	
SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	36	22	52	23
Total Sales Volume	\$ 41,500,000	\$ 24,000,000	\$ 90,500,000	\$ 38,000,000
Price Range	\$ 252,500 to \$ 2,850,000	\$ 150,000 to \$ 3,700,000	\$ 175,000 to \$ 6,500,000	\$ 199,000 to \$ 4,392,500
Average Sale Price	\$ 1,152,000	\$ 1,100,000	\$ 1,740,000	\$ 1,652,000
Average % Sale Prices Discounted From Listed Prices	8 %	10.5 %	7.5 %	8 %
SALE LISTINGS				
Current	421	212	337	202
New	52	21	92	40
TOTAL	473	233	429	242

YEAR TO DATE - 2009

SALES	AVALON	STONE HARBOR
Number	52	27
Total Sales Volume	\$ 52,500,000	\$ 33,000,000
Price Range	\$ 252,500 to \$ 2,850,000	\$ 150,000 to \$ 3,700,000
Average Sale Price	\$ 1,009,500	\$ 1,222,000
Average % Sale Prices Discounted From Listed Prices	7.5 %	10.5 %
SALE LISTINGS		
Current (*)	421	212
New (Cumulative)	105	53

(*) 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.

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

SALES	SECOND QUARTER - 2009		SECOND QUARTER - 2008	
	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	0	0	4	0
Total Sales Volume	\$ 0	\$ 0	\$ 20,600,000	\$ 0
Price Range	\$ 0	\$ 0	\$ 3,800,000 to \$ 6,500,000	\$ 0
Average Sale Price	\$ 0	\$ 0	\$ 5,150,000	\$ 0
Average % Sale Prices Discounted From Listed Prices	0 %	0 %	7.5 %	0 %
SALE LISTINGS				
Current	18	3	7	4
New	2	1	0	1
TOTAL	20	4	7	5

YEAR TO DATE - 2009

SALES	AVALON	STONE HARBOR
Number	0	0
Total Sales Volume	\$ 0	\$ 0
Price Range	\$ 0	\$ 0
Average Sale Price	\$ 0	\$ 0
Average % Sale Prices Discounted From Listed Prices	0 %	0 %
SALE LISTINGS		
Current (*)	18	3
New (Cumulative)	5	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:

The National Financial Problems continue to have 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
(SECOND QUARTER 2009)**

	SECOND QUARTER - 2009		SECOND QUARTER - 2008	
SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	1	1	4	0
Total Sales Volume	\$ 1,975,000	\$ 3,700,000	\$ 12,500,000	\$ 0
Price Range	\$ 1,975,000	\$ 3,700,000	\$ 1,800,000 to \$ 4,150,000	\$ 0
Average Sale Price	\$ 1,975,000	\$ 3,700,000	\$ 3,125,000	\$ 0
Average % Sale Prices Discounted From Listed Prices	1 %	29 %	8.5 %	0 %
SALE LISTINGS				
Current	48	16	31	14
New	2	3	12	3
TOTAL	50	19	43	17

YEAR TO DATE - 2009

SALES	AVALON	STONE HARBOR
Number	1	3
Total Sales Volume	\$ 1,975,000	\$ 8,000,000
Price Range	\$ 1,975,000	\$ 1,890,000 to \$ 3,700,000
Average Sale Price	\$ 1,975,000	\$ 2,666,500
Average % Sale Prices Discounted From Listed Prices	1 %	25.5 %
SALE LISTINGS		
Current (*)	48	16
New (Cumulative)	7	4

(*) 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:

The National Financial Problems continue to have 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
(SECOND QUARTER 2009)**

SECOND QUARTER - 2009

SECOND QUARTER - 2008

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	3	1	5	3
Total Sales Volume	\$ 6,500,000	\$ 2,125,000	\$ 12,500,000	\$ 8,775,000
Price Range	\$ 1,750,000 to \$ 2,400,000	\$ 2,125,000	\$ 1,750,000 to \$ 3,850,000	\$ 1,750,000 to \$ 3,625,000
Average Sale Price	\$ 2,166,500	\$ 2,125,000	\$ 2,500,000	\$ 2,925,000
Average % Sale Prices Discounted From Listed Prices	11.5 %	15 %	9.5 %	7 %
SALE LISTINGS				
Current	41	16	39	16
New	2	2	5	0
TOTAL	43	18	44	16

YEAR TO DATE - 2009

SALES	AVALON	STONE HARBOR
Number	4	1
Total Sales Volume	\$ 8,200,000	\$ 2,125,000
Price Range	\$ 1,700,000 to \$ 2,400,000	\$ 2,125,000
Average Sale Price	\$ 2,050,000	\$ 2,125,000
Average % Sale Prices Discounted From Listed Prices	12.5 %	15 %
SALE LISTINGS		
Current (*)	41	16
New (Cumulative)	8	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:

The National Financial Problems continue to have 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
(SECOND QUARTER 2009)**

	SECOND QUARTER - 2009		SECOND QUARTER - 2008	
SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	14	9	22	10
Total Sales Volume	\$ 19,200,000	\$ 11,750,000	\$ 31,000,000	\$ 20,000,000
Price Range	\$ 645,000 to \$ 2,275,000	\$ 508,000 to \$ 2,875,000	\$ 675,000 to \$ 2,791,550	\$ 847,500 to \$ 4,392,500
Average Sale Price	\$ 1,371,500	\$ 1,305,000	\$ 1,409,000	\$ 2,000,000
Average % Sale Prices Discounted From Listed Prices	7 %	11 %	8 %	8.5 %
SALE LISTINGS				
Current	113	79	112	71
New	18	8	24	12
TOTAL	131	87	136	83

YEAR TO DATE - 2009

SALES	AVALON	STONE HARBOR
Number	17	10
Total Sales Volume	\$ 23,000,000	\$ 14,500,000
Price Range	\$ 645,000 to \$ 2,275,000	\$ 508,000 to \$ 2,875,000
Average Sale Price	\$ 1,353,000	\$ 1,450,000
Average % Sale Prices Discounted From Listed Prices	6.5 %	11 %
SALE LISTINGS		
Current (*)	113	79
New (Cumulative)	35	18

(*) 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:

The National Financial Problems continue to have 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
(SECOND QUARTER 2009)**

SALES	SECOND QUARTER - 2009		SECOND QUARTER - 2008	
	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	16	8	16	6
Total Sales Volume	\$ 8,700,000	\$ 4,500,000	\$ 13,700,000	\$ 5,200,000
Price Range	\$ 252,500 to \$ 1,300,000	\$ 150,000 to \$ 965,000	\$ 395,000 to \$ 1,500,000	\$ 495,000 to \$ 1,412,000
Average Sale Price	\$ 543,000	\$ 562,500	\$ 856,000	\$ 866,500
Average % Sale Prices Discounted From Listed Prices	6.5 %	8 %	6.5 %	8 %
SALE LISTINGS				
Current	142	56	110	62
New	22	6	40	12
TOTAL	164	62	150	74

YEAR TO DATE - 2009

SALES	AVALON	STONE HARBOR
Number	28	11
Total Sales Volume	\$ 15,000,000	\$ 6,200,000
Price Range	\$ 252,500 to \$ 1,300,000	\$ 150,000 to \$ 965,000
Average Sale Price	\$ 535,500	\$ 563,500
Average % Sale Prices Discounted From Listed Prices	6.5 %	8 %
SALE LISTINGS		
Current (*)	142	56
New (Cumulative)	35	15

(*) 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:

The National Financial Problems continue to have 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.

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

SECOND QUARTER - 2009

SECOND QUARTER - 2008

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	0	2	0	2
Total Sales Volume	\$ 0	\$ 1,470,000	\$ 0	\$ 2,230,000
Price Range	\$ 0	\$ 520,000 to \$ 950,000	\$ 0	\$ 780,000 to \$ 1,450,000
Average Sale Price	\$ 0	\$ 735,000	\$ 0	\$ 1,115,000
Average % Sale Prices Discounted From Listed Prices	0 %	6 %	0 %	10.5 %
SALE LISTINGS				
Current	9	21	8	15
New	2	0	3	6
TOTAL	11	21	11	21

YEAR TO DATE - 2009

SALES	AVALON	STONE HARBOR
Number	0	3
Total Sales Volume	\$ 0	\$ 2,070,000
Price Range	\$ 0	\$ 520,000 to \$ 950,000
Average Sale Price	\$ 0	\$ 690,000
Average % Sale Prices Discounted From Listed Prices	0 %	12 %
SALE LISTINGS		
Current (*)	9	21
New (Cumulative)	2	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:

The National Financial Problems continue to have 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.

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

SALES	SECOND QUARTER - 2009		SECOND QUARTER - 2008	
	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	1	1	0	1
Total Sales Volume	\$ 2,850,000	\$ 520,000	\$ 0	\$ 1,510,000
Price Range	\$ 2,850,000	\$ 520,000	\$ 0	\$ 1,510,000
Average Sale Price	\$ 2,850,000	\$ 520,000	\$ 0	\$ 1,510,000
Average % Sale Prices Discounted From Listed Prices	8 %	7 %	0 %	5.5 %
SALE LISTINGS				
Current	28	8	20	10
New	3	0	8	4
TOTAL	31	8	28	14

YEAR TO DATE - 2009

SALES	AVALON	STONE HARBOR
Number	1	1
Total Sales Volume	\$ 2,850,000	\$ 520,000
Price Range	\$ 2,850,000	\$ 520,000
Average Sale Price	\$ 2,850,000	\$ 520,000
Average % Sale Prices Discounted From Listed Prices	8 %	7 %
SALE LISTINGS		
Current (*)	28	8
New (Cumulative)	8	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:

The National Financial Problems continue to have 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.

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

SALES	SECOND QUARTER - 2009		SECOND QUARTER - 2008	
	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	1	0	1	1
Total Sales Volume	\$ 2,182,500	\$ 0	\$ 175,000	\$ 199,000
Price Range	\$ 2,182,500	\$ 0	\$ 175,000	\$ 199,000
Average Sale Price	\$ 2,182,500	\$ 0	\$ 175,000	\$ 199,000
Average % Sale Prices Discounted From Listed Prices	30 %	0 %	12.5 %	0 %
SALE LISTINGS				
Current	22	13	10	10
New	1	1	0	2
TOTAL	23	14	10	12

YEAR TO DATE - 2009

SALES	AVALON	STONE HARBOR
Number	1	0
Total Sales Volume	\$ 2,182,500	\$ 0
Price Range	\$ 2,182,500	\$ 0
Average Sale Price	\$ 2,182,500	\$ 0
Average % Sale Prices Discounted From Listed Prices	30 %	0 %
SALE LISTINGS		
Current (*)	22	13
New (Cumulative)	5	4

(*) 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:

The National Financial Problems continue to have 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.