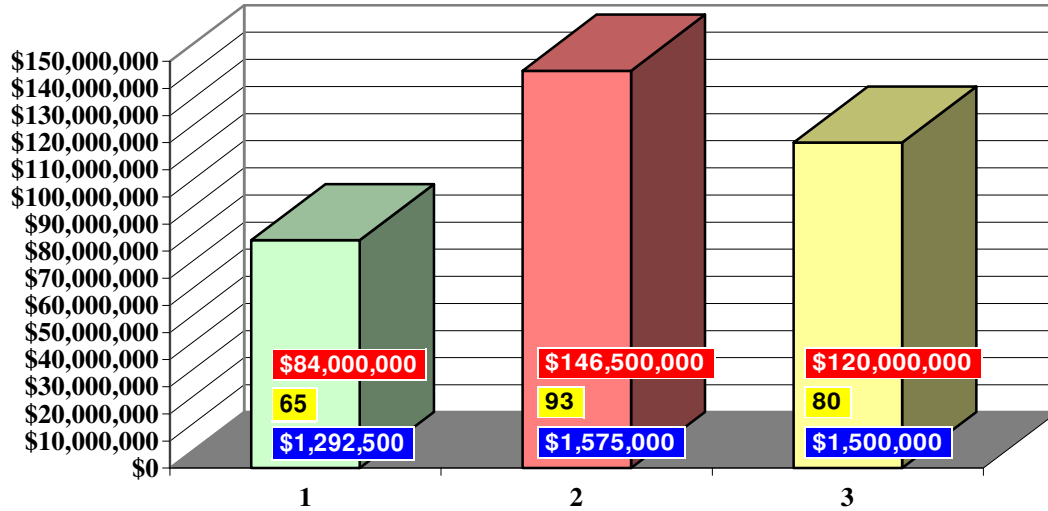
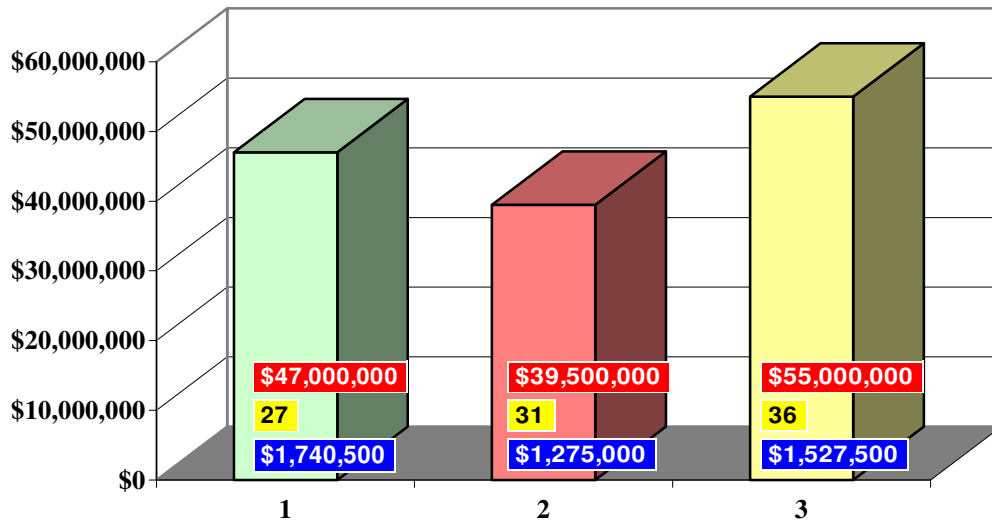


OVERALL MARKET - 2005
1ST, 2ND & 3RD QUARTERS

AVALON



STONE HARBOR



TOTAL SALES VOLUME
 TOTAL NUMBER OF SALES
 AVG SALE PRICE

TRENDS 2005 (vs) 2004 (THIRD QUARTER 2004)

SALES

AVALON

- > 12% decrease in number of transactions.
- > 6.5% decrease in total sales volume.
- > 6.5% increase 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

- > 35% decrease in number of transactions.
- > 38% decrease in total sales volume.
- > 5.5% decrease 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

- > 73% increase in current listings.
- > 34% increase in new listings.
- > There was a (1.87 to 1) ratio of new listings (150) to sale transactions (80) (vs) (1.23 to 1) - (112 to 91) ratio.

STONE HARBOR

- > 74.5% increase in current listings.
- > 36.5% increase in new listings.
- > There was a (2.39 to 1) ratio of new listings (86) to sale transactions (36) (vs) (1.15 to 1) - (63 to 55) ratio.

SUMMARY

There was a 19.5% decrease in the Total Sales Volume (\$175,000,000 (vs) \$217,000,000) and a 20.5% decrease in the number of transactions (116 (vs) 146) for the Third Quarter of 2005 (vs) 2004 in the overall marketplace for Seven Mile Beach Island. A very strong buyer demand for a second home at the shore continues in this seller's market. However, the higher sale prices continue to limit the number of transactions.

OVERALL MARKET SEGMENT

(THIRD QUARTER 2005)

THIRD QUARTER - 2005 THIRD QUARTER - 2004

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	80	36	91	55
Total Sales Volume	\$120,000,000	\$ 55,000,000	\$128,000,000	\$ 89,000,000
Price Range	\$ 329,500 to \$ 4,100,000	\$ 259,000 to \$ 4,000,000	\$ 46,500 to \$ 6,300,000	\$ 172,000 to \$ 5,210,000
Average Sale Price	\$ 1,500,000	\$ 1,527,500	\$ 1,406,500	\$ 1,618,500
Average % Sale Prices Discounted From Listed Prices	3 %	3 %	2.5 %	3 %
SALE LISTINGS				
Current	140	103	81	59
New	150	86	112	63
TOTAL	290	189	193	122

YEAR TO DATE - 2005

SALES	AVALON	STONE HARBOR
Number	238	94
Total Sales Volume	\$ 350,500,000	\$ 141,500,000
Price Range	\$ 178,000 to \$ 4,100,000	\$ 129,000 to \$ 4,200,000
Average Sale Price	\$ 1,472,500	\$ 1,500,000
Average % Sale Prices Discounted From Listed Prices	3 %	3 %
SALE LISTINGS		
Current (*)	140	103
New (Cumulative)	365	233

(*) 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

(THIRD QUARTER 2005)

THIRD QUARTER - 2005 THIRD QUARTER - 2004

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	1	0	4	3
Total Sales Volume	\$ 3,000,000	\$ 0	\$ 18,100,000	\$ 13,400,000
Price Range	\$ 3,000,000	\$ 0	\$ 3,659,000 to \$ 6,300,000	\$ 3,975,000 to \$ 5,210,000
Average Sale Price	\$ 3,000,000	\$ 0	\$ 4,525,000	\$ 4,466,600
Average % Sale Prices Discounted From Listed Prices	19 %	0 %	6 %	4.5 %
SALE LISTINGS				
Current	8	0	5	1
New	3	1	3	2
TOTAL	11	1	8	3

YEAR TO DATE - 2005

SALES	AVALON	STONE HARBOR
Number	7	1
Total Sales Volume	\$ 33,000,000	\$ 4,200,000
Price Range	\$ 3,000,000 to \$ 7,480,000	\$ 4,200,000
Average Sale Price	\$ 4,700,000	\$ 4,200,000
Average % Sale Prices Discounted From Listed Prices	9.5 %	0 %
SALE LISTINGS		
Current (*)	8	0
New (Cumulative)	15	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:

Buyers continue to be very interested in this market segment. However, higher sale prices have limited the number of transactions.

BEACHBLOCK HOMES MARKET SEGMENT

(THIRD QUARTER 2005)

THIRD QUARTER - 2005 THIRD QUARTER - 2004

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	7	0	7	7
Total Sales Volume	\$ 20,000,000	\$ 0	\$ 17,700,000	\$ 17,300,000
Price Range	\$ 2,185,000 to \$ 3,795,000	\$ 0	\$ 1,600,000 to \$ 5,200,000	\$ 2,100,000 to \$ 3,145,000
Average Sale Price	\$ 2,857,000	\$ 0	\$ 2,500,000	\$ 2,450,000
Average % Sale Prices Discounted From Listed Prices	4 %	0 %	5 %	5 %
SALE LISTINGS				
Current	10	8	14	8
New	17	9	15	4
TOTAL	27	17	29	12

YEAR TO DATE - 2005

SALES	AVALON	STONE HARBOR
Number	20	6
Total Sales Volume	\$ 55,000,000	\$ 16,700,000
Price Range	\$ 2,085,000 to \$ 3,995,000	\$ 2,000,000 to \$ 3,175,000
Average Sale Price	\$ 2,750,000	\$ 2,783,500
Average % Sale Prices Discounted From Listed Prices	3.5 %	7.5 %
SALE LISTINGS		
Current (*)	10	8
New (Cumulative)	33	13

(*) 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:

Buyers continue to be very interested in this market segment. However, higher sale prices have limited the number of transactions.

BAYFRONT HOMES MARKET SEGMENT

(THIRD QUARTER 2005)

THIRD QUARTER - 2005 THIRD QUARTER - 2004

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	6	2	8	4
Total Sales Volume	\$ 17,000,000	\$ 4,895,000	\$ 18,350,000	\$ 8,300,000
Price Range	\$ 2,130,000 to \$ 3,900,000	\$ 2,100,000 to \$ 2,795,000	\$ 1,595,000 to \$ 4,150,000	\$ 865,000 to \$ 3,500,000
Average Sale Price	\$ 2,833,500	\$ 2,447,500	\$ 2,300,000	\$ 2,075,000
Average % Sale Prices Discounted From Listed Prices	6 %	4 %	3 %	5 %
SALE LISTINGS				
Current	11	5	7	1
New	16	5	7	2
TOTAL	27	10	14	3

YEAR TO DATE - 2005

SALES	AVALON	STONE HARBOR
Number	13	5
Total Sales Volume	\$ 35,000,000	\$ 13,900,000
Price Range	\$ 1,500,000 to \$ 3,900,000	\$ 2,100,000 to \$ 3,200,000
Average Sale Price	\$ 2,700,000	\$ 2,800,000
Average % Sale Prices Discounted From Listed Prices	4.5 %	2.5 %
SALE LISTINGS		
Current (*)	11	5
New (Cumulative)	28	13

(*) 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:

Buyers continue to be very interested in this market segment. However, higher sale prices have limited the number of transactions.

INSIDE HOMES MARKET SEGMENT

(THIRD QUARTER 2005)

THIRD QUARTER - 2005 THIRD QUARTER - 2004

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	24	17	34	18
Total Sales Volume	\$ 42,000,000	\$ 35,000,000	\$ 45,500,000	\$ 28,300,000
Price Range	\$ 925,000 to \$ 3,645,000	\$ 550,000 to \$ 4,000,000	\$ 660,000 to \$ 2,320,000	\$ 512,000 to \$ 2,710,000
Average Sale Price	\$ 1,750,000	\$ 2,060,000	\$ 1,350,000	\$ 1,550,000
Average % Sale Prices Discounted From Listed Prices	3.5 %	2 %	1.5 %	2.5 %
SALE LISTINGS				
Current	49	37	30	25
New	67	29	38	25
TOTAL	116	66	68	50

YEAR TO DATE - 2005

SALES	AVALON	STONE HARBOR
Number	88	37
Total Sales Volume	\$ 136,500,000	\$ 68,500,000
Price Range	\$ 785,000 to \$ 3,645,000	\$ 495,000 to \$ 4,000,000
Average Sale Price	\$ 1,500,000	\$ 1,800,000
Average % Sale Prices Discounted From Listed Prices	3.5 %	2.5 %
SALE LISTINGS		
Current (*)	49	37
New (Cumulative)	134	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.

CONCLUSION:

Buyers continue to be very interested in this market segment. However, higher sale prices have limited the number of transactions.

CONDOMINIUMS/TOWNHOMES MARKET SEGMENT

(THIRD QUARTER 2005)

THIRD QUARTER - 2005 THIRD QUARTER - 2004

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	33	14	32	19
Total Sales Volume	\$ 23,500,000	\$ 10,000,000	\$ 23,300,000	\$ 13,300,000
Price Range	\$ 203,000 to \$ 1,350,000	\$ 259,000 to \$ 1,425,000	\$ 161,900 to \$ 1,400,000	\$ 172,000 to \$ 859,000
Average Sale Price	\$ 712,000	\$ 714,500	\$ 728,000	\$ 700,000
Average % Sale Prices Discounted From Listed Prices	1.5 %	3 %	1.5 %	2 %
SALE LISTINGS				
Current	46	33	20	11
New	35	24	29	22
TOTAL	81	57	49	33

YEAR TO DATE - 2005

SALES	AVALON	STONE HARBOR
Number	91	35
Total Sales Volume	\$ 65,000,000	\$ 25,000,000
Price Range	\$ 178,000 to \$ 1,700,000	\$ 235,000 to \$ 1,485,000
Average Sale Price	\$ 714,500	\$ 714,500
Average % Sale Prices Discounted From Listed Prices	2 %	3 %
SALE LISTINGS		
Current (*)	46	33
New (Cumulative)	117	72

(*) 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:

Buyers continue to be very interested in this market segment. However, higher sale prices have limited the number of transactions.

MULTI-FAMILY MARKET SEGMENT

(THIRD QUARTER 2005)

THIRD QUARTER - 2005 THIRD QUARTER - 2004

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	2	1	2	2
Total Sales Volume	\$ 2,810,000	\$ 1,650,000	\$ 1,875,000	\$ 2,569,000
Price Range	\$ 1,385,000 to \$ 1,425,000	\$ 1,650,000	\$ 900,000 to \$ 975,000	\$ 1,199,000 to \$ 1,370,000
Average Sale Price	\$ 1,405,000	\$ 1,650,000	\$ 937,500	\$ 1,284,500
Average % Sale Prices Discounted From Listed Prices	2 %	0 %	8 %	1 %
SALE LISTINGS				
Current	3	10	0	5
New	3	9	6	4
TOTAL	6	19	6	9

YEAR TO DATE - 2005

SALES	AVALON	STONE HARBOR
Number	6	3
Total Sales Volume	\$ 7,700,000	\$ 5,600,000
Price Range	\$ 1,085,000 to \$ 1,425,000	\$ 1,600,000 to \$ 2,350,000
Average Sale Price	\$ 1,283,500	\$ 1,866,500
Average % Sale Prices Discounted From Listed Prices	2.5 %	0 %
SALE LISTINGS		
Current (*)	3	10
New (Cumulative)	5	20

(*) 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 and higher sale prices have limited the number of transactions.

LOTS MARKET SEGMENT

(THIRD QUARTER 2005)

THIRD QUARTER - 2005 THIRD QUARTER - 2004

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	6	1	3	2
Total Sales Volume	\$ 12,000,000	\$ 2,600,000	\$ 3,200,000	\$ 5,900,000
Price Range	\$ 1,385,000 to \$ 4,100,000	\$ 2,600,000	\$ 850,000 to \$ 1,350,000	\$ 1,400,000 to \$ 4,500,000
Average Sale Price	\$ 2,000,000	\$ 2,600,000	\$ 1,066,666	\$ 2,950,000
Average % Sale Prices Discounted From Listed Prices	3 %	3 %	3.5 %	4 %
SALE LISTINGS				
Current	5	9	2	4
New	7	3	12	3
TOTAL	12	12	14	7

YEAR TO DATE - 2005

SALES	AVALON	STONE HARBOR
Number	8	2
Total Sales Volume	\$ 16,000,000	\$ 4,600,000
Price Range	\$ 1,385,000 to \$ 4,100,000	\$ 1,975,000 to \$ 2,600,000
Average Sale Price	\$ 2,000,000	\$ 2,300,000
Average % Sale Prices Discounted From Listed Prices	3 %	2 %
SALE LISTINGS		
Current (*)	5	9
New (Cumulative)	24	12

(*) 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:

Buyer demand remains strong for this market segment because of the interest in building new homes; however, due to the limited inventory of lots, many buyers are purchasing existing homes which are demolished and new homes constructed. Also, higher sale prices have limited the number of transactions.

COMMERCIAL MARKET SEGMENT

(THIRD QUARTER 2005)

THIRD QUARTER - 2005 THIRD QUARTER - 2004

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	1	1	1	0
Total Sales Volume	\$ 329,500	\$ 1,000,000	\$ 46,500	\$ 0
Price Range	\$ 329,500	\$ 1,000,000	\$ 46,500	\$ 0
Average Sale Price	\$ 329,500	\$ 1,000,000	\$ 46,500	\$ 0
Average % Sale Prices Discounted From Listed Prices	0 %	23 %	22.5 %	0 %
SALE LISTINGS				
Current	8	1	3	4
New	2	6	2	1
TOTAL	10	7	5	5

YEAR TO DATE - 2005

SALES	AVALON	STONE HARBOR
Number	5	5
Total Sales Volume	\$ 2,800,000	\$ 2,600,000
Price Range	\$ 225,000 to \$ 1,800,000	\$ 129,000 to \$ 1,000,000
Average Sale Price	\$ 560,000	\$ 520,000
Average % Sale Prices Discounted From Listed Prices	.5 %	6 %
SALE LISTINGS		
Current (*)	8	1
New (Cumulative)	9	29

(*) 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 limited buyer demand for this market segment.