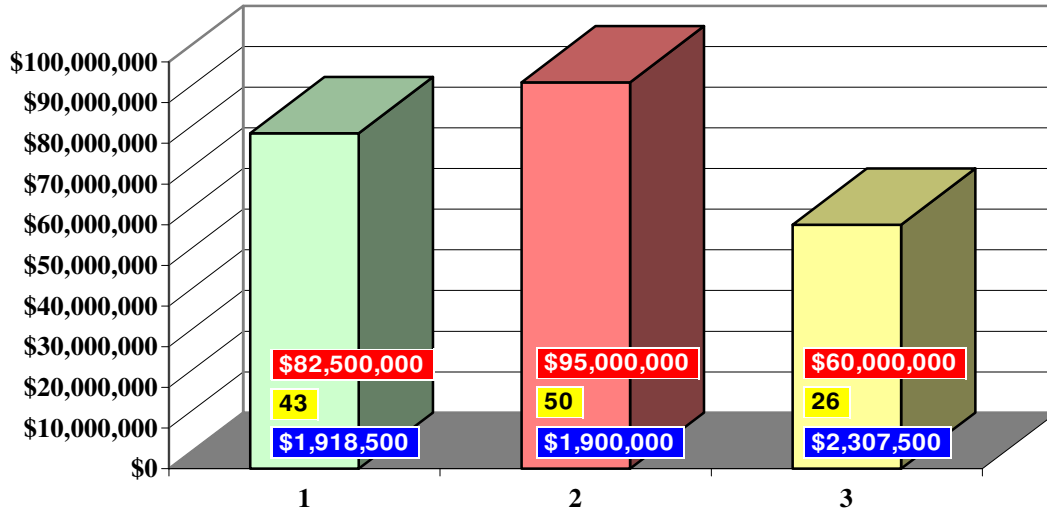
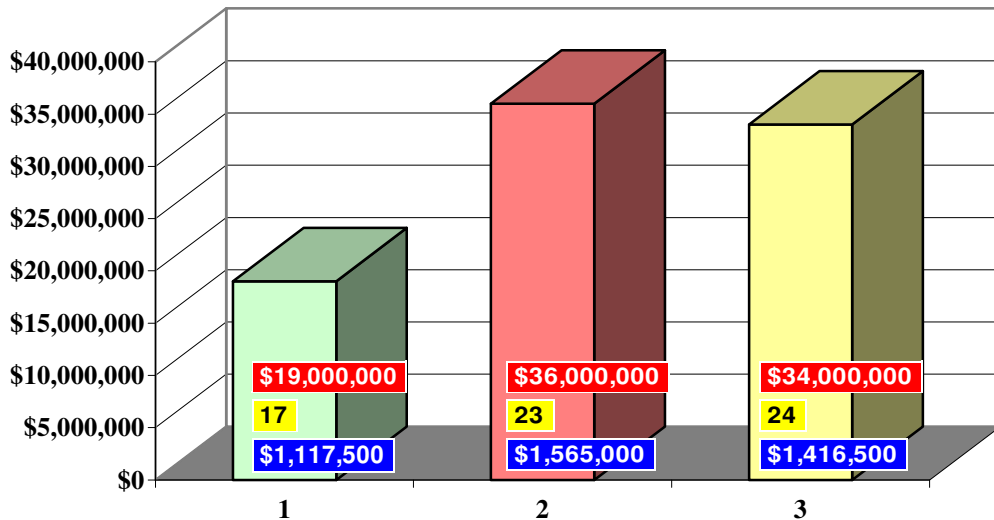


OVERALL MARKET - 2006
1ST, 2ND & 3RD QUARTERS

AVALON



STONE HARBOR



TOTAL SALES VOLUME
 TOTAL NUMBER OF SALES
 AVG SALE PRICE

OVERALL MARKET SEGMENT

(THIRD QUARTER 2006)

THIRD QUARTER - 2006 THIRD QUARTER - 2005

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	26	24	80	36
Total Sales Volume	\$ 60,000,000	\$ 34,000,000	\$120,000,000	\$ 55,000,000
Price Range	\$ 389,000 to \$ 8,000,000	\$ 690,000 to \$ 5,300,000	\$ 329,500 to \$ 4,100,000	\$ 259,000 to \$ 4,000,000
Average Sale Price	\$ 2,307,500	\$ 1,416,500	\$ 1,500,000	\$ 1,527,500
Average % Sale Prices Discounted From Listed Prices	6 %	6 %	3 %	3 %
SALE LISTINGS				
Current	290	164	140	103
New	90	52	150	86
TOTAL	380	216	290	189

YEAR TO DATE - 2006

SALES	AVALON	STONE HARBOR
Number	119	54
Total Sales Volume	\$ 237,500,000	\$ 89,000,000
Price Range	\$ 199,000 to \$ 8,000,000	\$ 210,000 to \$ 5,300,000
Average Sale Price	\$ 1,995,500	\$ 1,648,000
Average % Sale Prices Discounted From Listed Prices	5.5 %	5.5 %
SALE LISTINGS		
Current (*)	290	279
New (Cumulative)	90	146

(*) 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 2006 (vs) 2005 (THIRD QUARTER 2006)

SALES

AVALON

- > 67.5% decrease in number of transactions.
- > 50% decrease in total sales volume.
- > 54% increase in average sale price.
- > 3% 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

- > 33.5% decrease in number of transactions.
- > 38% decrease in total sales volume.
- > 7.5% decrease in average sale price.
- > 3% 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

- > 207% increase in current listings.
- > 40% decrease in new listings.
- > There was a (3.46 to 1) ratio of new listings (90) to sale transactions (26) (vs) (1.875 to 1) - (150 to 80) ratio.

STONE HARBOR

- > 159% increase in current listings.
- > 39.5% decrease in new listings.
- > There was a (2.16 to 1) ratio of new listings (52) to sale transactions (24) (vs) (2.39 to 1) - (86 to 36) ratio.

SUMMARY

There was a 46.5% decrease in the Total Sales Volume (\$94,000,000 (vs) \$175,000,000) and a 57% decrease in the number of transactions (50 (vs) 116) for the Third Quarter of 2006 (vs) 2005 in the overall marketplace for Seven Mile Beach Island. The figures indicate we are in a very strong buyers marketplace. 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 are willing to negotiate the current listed sale price.

OCEANFRONT HOMES MARKET SEGMENT

(THIRD QUARTER 2006)

THIRD QUARTER - 2006 THIRD QUARTER - 2005

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	2	1	1	0
Total Sales Volume	\$ 9,475,000	\$ 4,700,000	\$ 3,000,000	\$ 0
Price Range	\$ 3,900,000 to \$ 5,575,000	\$ 4,700,000	\$ 3,000,000	\$ 0
Average Sale Price	\$ 4,737,500	\$ 4,700,000	\$ 3,000,000	\$ 0
Average % Sale Prices Discounted From Listed Prices	10.5 %	5.5 %	19 %	0 %
SALE LISTINGS				
Current	3	3	8	0
New	2	0	3	1
TOTAL	5	3	11	1

YEAR TO DATE - 2006

SALES	AVALON	STONE HARBOR
Number	8	1
Total Sales Volume	\$ 41,500,000	\$ 4,700,000
Price Range	\$ 3,600,000 to \$ 9,000,000	\$ 4,700,000
Average Sale Price	\$ 5,187,500	\$ 4,700,000
Average % Sale Prices Discounted From Listed Prices	8 %	5.5 %
SALE LISTINGS		
Current (*)	3	3
New (Cumulative)	4	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 remains many buyers who want to purchase a property in this market segment. However, we are in a very strong buyers marketplace and the properties being sold are those where the owners are willing to negotiate the sale price.

BEACHBLOCK HOMES MARKET SEGMENT

(THIRD QUARTER 2006)

THIRD QUARTER - 2006 THIRD QUARTER - 2005

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	0	1	7	0
Total Sales Volume	\$ 0	\$ 3,300,000	\$ 20,000,000	\$ 0
Price Range	\$ 0	\$ 3,300,000	\$ 2,185,000 to \$ 3,795,000	\$ 0
Average Sale Price	\$ 0	\$ 3,300,000	\$ 2,857,000	\$ 0
Average % Sale Prices Discounted From Listed Prices	0 %	4.5 %	4 %	0 %
SALE LISTINGS				
Current	36	8	10	8
New	5	5	17	9
TOTAL	41	13	27	17

YEAR TO DATE - 2006

SALES	AVALON	STONE HARBOR
Number	6	4
Total Sales Volume	\$ 19,500,000	\$ 12,000,000
Price Range	\$ 2,150,000 to \$ 3,900,000	\$ 2,375,000 to \$ 3,300,000
Average Sale Price	\$ 3,250,000	\$ 3,300,000
Average % Sale Prices Discounted From Listed Prices	9 %	6.5 %
SALE LISTINGS		
Current (*)	36	8
New (Cumulative)	23	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 remains many buyers who want to purchase a property in this market segment. However, we are in a very strong buyers marketplace and the properties being sold are those where the owners are willing to negotiate the sale price.

BAYFRONT HOMES MARKET SEGMENT

(THIRD QUARTER 2006)

THIRD QUARTER - 2006 THIRD QUARTER - 2005

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	5	3	6	2
Total Sales Volume	\$ 22,900,000	\$ 10,500,000	\$ 17,000,000	\$ 4,895,000
Price Range	\$ 2,000,000 to \$ 8,000,000	\$ 1,760,000 to \$ 5,300,000	\$ 2,130,000 to \$ 3,900,000	\$ 2,100,000 to \$ 2,795,000
Average Sale Price	\$ 4,580,000	\$ 3,500,000	\$ 2,833,500	\$ 2,447,500
Average % Sale Prices Discounted From Listed Prices	4.5 %	7.5 %	6 %	4 %
SALE LISTINGS				
Current	20	13	11	5
New	7	3	16	5
TOTAL	27	16	27	10

YEAR TO DATE - 2006

SALES	AVALON	STONE HARBOR
Number	13	4
Total Sales Volume	\$ 52,000,000	\$ 13,000,000
Price Range	\$ 1,755,000 to \$ 8,000,000	\$ 1,760,000 to \$ 5,300,000
Average Sale Price	\$ 4,000,000	\$ 3,250,000
Average % Sale Prices Discounted From Listed Prices	4 %	8 %
SALE LISTINGS		
Current (*)	20	13
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 remains many buyers who want to purchase a property in this market segment. However, we are in a very strong buyers marketplace and the properties being sold are those where the owners are willing to negotiate the sale price.

INSIDE HOMES MARKET SEGMENT

(THIRD QUARTER 2006)

THIRD QUARTER - 2006 THIRD QUARTER - 2005

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	11	5	24	17
Total Sales Volume	\$ 19,500,000	\$ 6,000,000	\$ 42,000,000	\$ 35,000,000
Price Range	\$ 1,310,000 to \$ 2,525,000	\$ 690,000 to \$ 1,800,000	\$ 925,000 to \$ 3,645,000	\$ 550,000 to \$ 4,000,000
Average Sale Price	\$ 1,772,500	\$ 1,200,000	\$ 1,750,000	\$ 2,060,000
Average % Sale Prices Discounted From Listed Prices	8 %	7.5 %	3.5 %	2 %
SALE LISTINGS				
Current	106	60	49	37
New	32	22	67	29
TOTAL	138	82	116	66

YEAR TO DATE - 2006

SALES	AVALON	STONE HARBOR
Number	49	17
Total Sales Volume	\$ 83,000,000	\$ 29,500,000
Price Range	\$ 750,000 to \$ 2,880,000	\$ 460,000 to \$ 3,064,000
Average Sale Price	\$ 1,694,000	\$ 1,735,500
Average % Sale Prices Discounted From Listed Prices	5 %	6 %
SALE LISTINGS		
Current (*)	106	60
New (Cumulative)	96	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.

CONCLUSION:

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

CONDOMINIUMS/TOWNHOMES MARKET SEGMENT

(THIRD QUARTER 2006)

THIRD QUARTER - 2006 THIRD QUARTER - 2005

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	6	12	33	14
Total Sales Volume	\$ 6,800,000	\$ 6,900,000	\$ 23,500,000	\$ 10,000,000
Price Range	\$ 605,000 to \$ 1,770,000	\$ 172,000 to \$ 960,000	\$ 203,000 to \$ 1,350,000	\$ 259,000 to \$ 1,425,000
Average Sale Price	\$ 1,133,500	\$ 575,000	\$ 712,000	\$ 714,500
Average % Sale Prices Discounted From Listed Prices	3.5 %	5 %	1.5 %	3%
SALE LISTINGS				
Current	93	54	46	33
New	34	9	35	24
TOTAL	127	63	81	57

YEAR TO DATE - 2006

SALES	AVALON	STONE HARBOR
Number	33	26
Total Sales Volume	\$ 32,800,000	\$ 17,300,000
Price Range	\$ 270,000 to \$ 1,850,000	\$ 172,000 to \$ 2,095,000
Average Sale Price	\$ 994,000	\$ 665,500
Average % Sale Prices Discounted From Listed Prices	5 %	5 %
SALE LISTINGS		
Current (*)	93	54
New (Cumulative)	102	43

(*) 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 remains many buyers who want to purchase a property in this market segment. However, we are in a very strong buyers marketplace and the properties being sold are those where the owners are willing to negotiate the sale price.

MULTI-FAMILY MARKET SEGMENT

(THIRD QUARTER 2006)

THIRD QUARTER - 2006 THIRD QUARTER - 2005

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	1	2	2	1
Total Sales Volume	\$ 1,200,000	\$ 2,750,000	\$ 2,810,000	\$ 1,650,000
Price Range	\$ 1,200,000	\$ 1,250,000 to \$ 1,500,000	\$ 1,385,000 to \$ 1,425,000	\$ 1,650,000
Average Sale Price	\$ 1,200,000	\$ 1,375,000	\$ 1,405,000	\$ 1,650,000
Average % Sale Prices Discounted From Listed Prices	7.5 %	11 %	2 %	0 %
SALE LISTINGS				
Current	5	13	3	10
New	0	8	3	9
TOTAL	5	21	6	19

YEAR TO DATE - 2006

SALES	AVALON	STONE HARBOR
Number	3	8
Total Sales Volume	\$ 4,000,000	\$ 9,500,000
Price Range	\$ 1,200,000 to \$ 1,665,000	\$ 710,000 to \$ 2,075,000
Average Sale Price	\$ 1,333,500	\$ 1,187,500
Average % Sale Prices Discounted From Listed Prices	8.5 %	6 %
SALE LISTINGS		
Current (*)	5	13
New (Cumulative)	5	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:

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

LOTS MARKET SEGMENT

(THIRD QUARTER 2006)

THIRD QUARTER - 2006 THIRD QUARTER - 2005

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	0	0	6	1
Total Sales Volume	\$ 0	\$ 0	\$ 12,000,000	\$ 2,600,000
Price Range	\$ 0	\$ 0	\$ 1,385,000 to \$ 4,100,000	\$ 2,600,000
Average Sale Price	\$ 0	\$ 0	\$ 2,000,000	\$ 2,600,000
Average % Sale Prices Discounted From Listed Prices	0 %	0 %	3 %	3 %
SALE LISTINGS				
Current	14	11	5	9
New	9	4	7	3
TOTAL	23	15	12	12

YEAR TO DATE - 2006

SALES	AVALON	STONE HARBOR
Number	3	3
Total Sales Volume	\$ 3,800,000	\$ 2,900,000
Price Range	\$ 550,000 to \$ 2,000,000	\$ 925,000 to \$ 999,500
Average Sale Price	\$ 1,266,500	\$ 966,500
Average % Sale Prices Discounted From Listed Prices	5 %	2 %
SALE LISTINGS		
Current (*)	14	11
New (Cumulative)	18	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:

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

COMMERCIAL MARKET SEGMENT

(THIRD QUARTER 2006

THIRD QUARTER - 2006 THIRD QUARTER - 2005

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	1	0	1	1
Total Sales Volume	\$ 389,900	\$ 0	\$ 329,500	\$ 1,000,000
Price Range	\$ 389,900	\$ 0	\$ 329,500	\$ 1,000,000
Average Sale Price	\$ 389,900	\$ 0	\$ 329,500	\$ 1,000,000
Average % Sale Prices Discounted From Listed Prices	0 %	0 %	0 %	23 %
SALE LISTINGS				
Current	13	2	8	1
New	1	1	2	6
TOTAL	14	3	10	7

YEAR TO DATE - 2006

SALES	AVALON	STONE HARBOR
Number	4	1
Total Sales Volume	\$ 1,200,000	\$ 210,000
Price Range	\$ 199,000 to \$ 390,000	\$ 210,000
Average Sale Price	\$ 300,000	\$ 210,000
Average % Sale Prices Discounted From Listed Prices	5 %	8.5 %
SALE LISTINGS		
Current (*)	13	2
New (Cumulative)	13	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 limited buyer demand for this market segment. Also, we are in a very strong buyers marketplace. The owners must be willing to negotiate the current sale price in order to sell their properties.