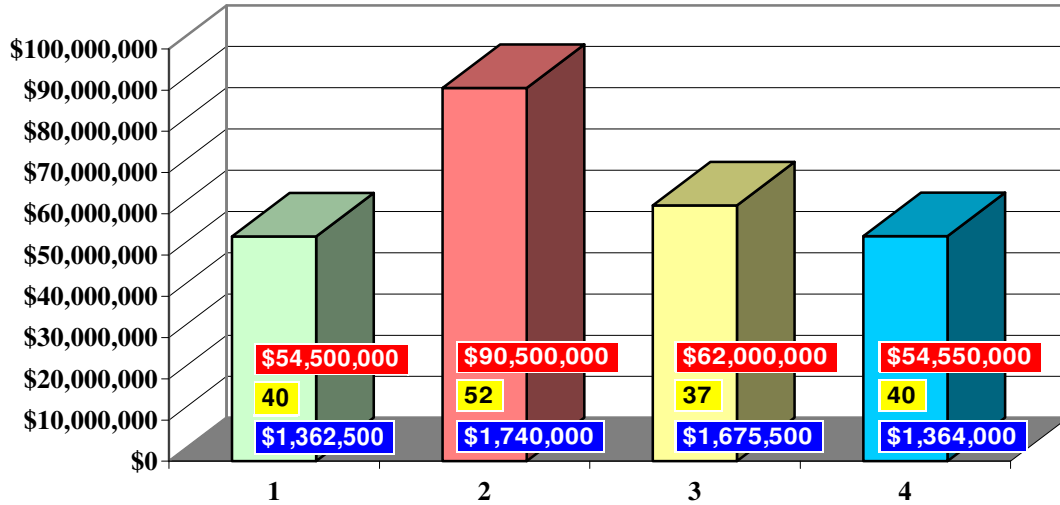
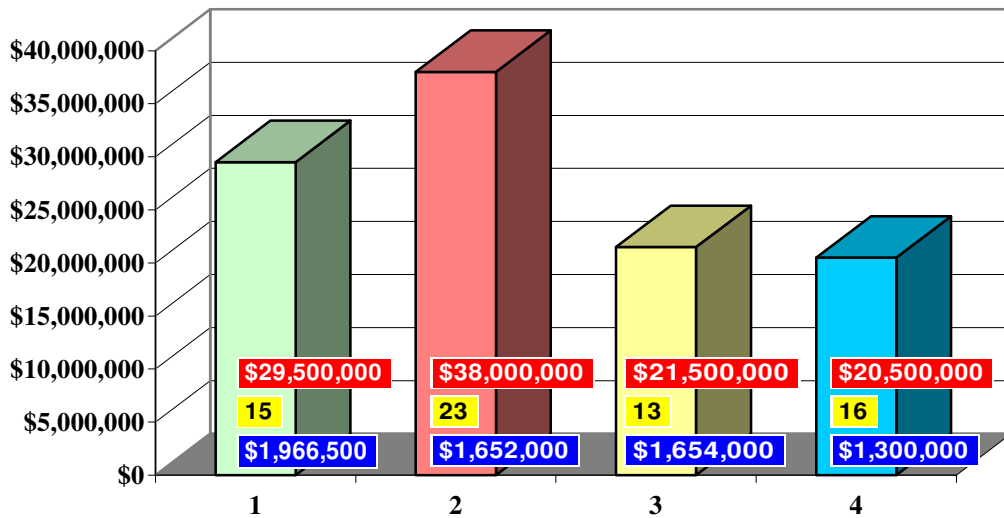


**OVERALL MARKET - 2008
1ST, 2ND, 3RD & 4TH QUARTERS**

AVALON



STONE HARBOR



TOTAL SALES VOLUME
 TOTAL NUMBER OF SALES
 AVG SALE PRICE

TRENDS 2008 (vs) 2007 (FOURTH QUARTER 2008)

SALES

AVALON

- > 14.5% increase in number of transactions.
- > 20% increase in total sales volume.
- > 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.

STONE HARBOR

- > 38.5% decrease in number of transactions.
- > 53.5% decrease in total sales volume.
- > 23% 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.

SALE LISTINGS

AVALON

- > 11.5% increase in current listings.
- > 29% increase in new listings.
- > There was a (1.29 to 1) ratio of new listings (53) to sale transactions (41) (vs) (1.17 to 1) - (41 to 35) ratio.

STONE HARBOR

- > 6% increase in current listings.
- > 40% decrease in new listings.
- > There was a (1.31 to 1) ratio of new listings (21) to sale transactions (16) (vs) (1.34 to 1) - (35 to 26) ratio.

SUMMARY

There was a 16% decrease in the Total Sales Volume (\$75,050,000 (vs) \$89,500,000) and a 8% decrease in the number of transactions (56 (vs) 61) for the Fourth 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 are willing to negotiate the current listed sale price.

**OVERALL MARKET SEGMENT
(FOURTH QUARTER 2008)**

FOURTH QUARTER - 2008

FOURTH QUARTER - 2007

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	40 (Note: #1)	16	35	26
Total Sales Volume	\$ 54,550,000	\$ 20,500,000	\$ 45,500,000	\$ 44,000,000
Price Range	\$ 324,940 to \$ 5,485,000	\$ 447,000 to \$ 3,000,000	\$ 457,500 to \$ 3,900,000	\$ 405,700 to \$ 5,450,000
Average Sale Price	\$ 1,364,000	\$ 1,300,000	\$ 1,300,000	\$ 1,692,500
Average % Sale Prices Discounted From Listed Prices	8.5 %	10.5 %	8.5 %	9.5 %
SALE LISTINGS				
Current	364	190	327	179
New	53	21	41	35
TOTAL	417	211	368	214

YEAR TO DATE - 2008

SALES	AVALON	STONE HARBOR
Number	167	68
Total Sales Volume	\$ 261,550,000	\$ 113,000,000
Price Range	\$ 175,000 to \$ 5,485,000	\$ 199,000 to \$ 4,392,500
Average Sale Price	\$ 1,566,000	\$ 1,660,000
Average % Sale Prices Discounted From Listed Prices	8.5 %	9 %
SALE LISTINGS		
Current (*)	364	190
New (Cumulative)	333	143

(*) 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.

NOTE #1: Not included in Fourth Quarter information is the sale of Avalon Inn for \$7,450,000 as it was sold for a condominium conversion and would distort all numbers which primarily relate to Residential Sales of Homes, Condominiums/Townhome, and Lots.

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

FOURTH QUARTER - 2008

FOURTH QUARTER - 2007

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	0	0	0	2
Total Sales Volume	\$ 0	\$ 0	\$ 0	\$ 8,950,000
Price Range	\$ 0	\$ 0	\$ 0	3,500,000 to \$ 5,450,000
Average Sale Price	\$ 0	\$ 0	\$ 0	\$ 4,475,000
Average % Sale Prices Discounted From Listed Prices	0 %	0 %	0 %	16 %
SALE LISTINGS				
Current	11	5	7	3
New	1	0	1	1
TOTAL	12	5	8	4

YEAR TO DATE - 2008

SALES	AVALON	STONE HARBOR
Number	5	0
Total Sales Volume	\$ 16,700,000	\$ 0
Price Range	\$ 1,800,000 to \$ 4,200,000	\$ 0
Average Sale Price	\$ 3,340,000	\$ 0
Average % Sale Prices Discounted From Listed Prices	8.5 %	0 %
SALE LISTINGS		
Current (*)	11	5
New (Cumulative)	10	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 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
(FOURTH QUARTER 2008)**

FOURTH QUARTER - 2008

FOURTH QUARTER - 2007

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	4	1	1	0
Total Sales Volume	\$ 9,000,000	\$ 2,000,000	\$ 3,900,000	\$ 0
Price Range	\$ 1,800,000 to \$ 2,600,000	\$ 2,000,000	\$ 3,900,000	\$ 0
Average Sale Price	\$ 2,225,000	\$ 2,000,000	\$ 3,900,000	\$ 0
Average % Sale Prices Discounted From Listed Prices	13 %	16.5 %	10 %	0 %
SALE LISTINGS				
Current	35	11	24	10
New	1	4	4	1
TOTAL	36	15	28	11

YEAR TO DATE - 2008

SALES	AVALON	STONE HARBOR
Number	15	2
Total Sales Volume	\$ 42,000,000	\$ 5,350,000
Price Range	\$ 1,700,000 to \$ 4,425,000	\$ 2,000,000 to \$ 3,349,667
Average Sale Price	\$ 2,800,000	\$ 2,675,000
Average % Sale Prices Discounted From Listed Prices	9.5 %	14 %
SALE LISTINGS		
Current (*)	35	11
New (Cumulative)	11	11

(*) 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
(FOURTH QUARTER 2008)**

FOURTH QUARTER - 2008

FOURTH QUARTER - 2007

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	5	4	3	3
Total Sales Volume	\$ 13,000,000	\$ 7,650,000	\$ 9,500,000	\$ 7,131,000
Price Range	\$ 1,200,000 to \$ 5,485,000	\$ 1,293,000 to \$ 3,000,000	\$ 1,475,000 to \$ 4,725,000	\$ 1,431,000 to \$ 3,350,000
Average Sale Price	\$ 2,600,000	\$ 1,912,500	\$ 3,166,500	\$ 2,377,000
Average % Sale Prices Discounted From Listed Prices	13 %	13 %	7 %	10.5 %
SALE LISTINGS				
Current	26	10	29	15
New	4	4	3	5
TOTAL	30	14	32	20

YEAR TO DATE - 2008

SALES	AVALON	STONE HARBOR
Number	15	13
Total Sales Volume	\$ 38,000,000	\$ 36,000,000
Price Range	\$ 1,200,000 to \$ 5,485,000	\$ 1,293,000 to \$ 8,500,000
Average Sale Price	\$ 2,500,000	\$ 2,750,000
Average % Sale Prices Discounted From Listed Prices	11.5 %	10 %
SALE LISTINGS		
Current (*)	26	10
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 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
(FOURTH QUARTER 2008)**

FOURTH QUARTER - 2008

FOURTH QUARTER - 2007

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	12	6	18	12
Total Sales Volume	\$ 15,000,000	\$ 7,500,000	\$ 23,000,000	\$ 21,300,000
Price Range	\$ 985,000 to \$ 1,925,000	\$ 447,000 to \$ 2,675,000	\$ 475,000 to \$ 2,000,000	\$ 405,700 to \$ 3,600,000
Average Sale Price	\$ 1,250,000	\$ 1,250,000	\$ 1,277,500	\$ 1,775,000
Average % Sale Prices Discounted From Listed Prices	7.5%	8.5 %	10.5 %	9 %
SALE LISTINGS				
Current	101	65	113	63
New	18	11	13	15
TOTAL	119	76	126	78

YEAR TO DATE - 2008

SALES	AVALON	STONE HARBOR
Number	66	29
Total Sales Volume	\$ 95,000,000	\$ 48,500,000
Price Range	\$ 560,000 to \$ 3,150,000	\$ 447,000 to \$ 4,392,500
Average Sale Price	\$ 1,450,000	\$ 1,675,000
Average % Sale Prices Discounted From Listed Prices	9 %	8.5 %
SALE LISTINGS		
Current (*)	101	65
New (Cumulative)	92	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 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
(FOURTH QUARTER 2008)**

	FOURTH QUARTER - 2008		FOURTH QUARTER - 2007	
SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	17	4	13	6
Total Sales Volume	\$ 13,000,000	\$ 2,750,000	\$ 9,000,000	\$ 4,000,000
Price Range	\$ 324,940 to \$ 1,800,000	\$ 460,000 to \$ 900,000	\$ 457,500 to \$ 940,000	\$ 580,000 to \$ 780,000
Average Sale Price	\$ 765,000	\$ 687,500	\$ 692,500	\$ 1,333,500
Average % Sale Prices Discounted From Listed Prices	6 %	9 %	5 %	7.5 %
SALE LISTINGS				
Current	142	57	118	51
New	23	2	16	8
TOTAL	165	59	134	59

YEAR TO DATE - 2008

SALES	AVALON	STONE HARBOR
Number	56	15
Total Sales Volume	\$ 48,000,000	\$ 9,900,000
Price Range	\$ 265,000 to \$ 1,800,000	\$ 287,500 to \$ 1,412,000
Average Sale Price	\$ 850,000	\$ 660,000
Average % Sale Prices Discounted From Listed Prices	6.5 %	8.5 %
SALE LISTINGS		
Current (*)	142	57
New (Cumulative)	137	44

(*) 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
(FOURTH QUARTER 2008)**

FOURTH QUARTER - 2008

FOURTH QUARTER - 2007

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	1	0	0	2
Total Sales Volume	\$ 1,260,000	\$ 0	\$ 0	\$ 1,965,000
Price Range	\$ 1,260,000	\$ 0	\$ 0	\$ 865,000 to \$ 1,100,000
Average Sale Price	\$ 1,260,000	\$ 0	\$ 0	\$ 982,500
Average % Sale Prices Discounted From Listed Prices	9.5 %	0 %	0 %	8.5 %
SALE LISTINGS				
Current	6	23	9	17
New	1	0	2	3
TOTAL	7	23	11	20

YEAR TO DATE - 2008

SALES	AVALON	STONE HARBOR
Number	2	2
Total Sales Volume	\$ 2,000,000	\$ 2,200,000
Price Range	\$ 750,000 to \$ 1,260,000	\$ 780,000 to \$ 1,450,000
Average Sale Price	\$ 1,000,000	\$ 1,100,000
Average % Sale Prices Discounted From Listed Prices	8.5 %	10.5 %
SALE LISTINGS		
Current (*)	6	23
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:

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
(FOURTH QUARTER 2008)**

FOURTH QUARTER - 2008

FOURTH QUARTER - 2007

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	1	0	0	1
Total Sales Volume	\$ 3,400,000	\$ 0	\$ 0	\$ 865,000
Price Range	\$ 3,400,000	\$ 0	\$ 0	\$ 865,000
Average Sale Price	\$ 3,400,000	\$ 0	\$ 0	\$ 865,000
Average % Sale Prices Discounted From Listed Prices	15 %	0 %	0 %	9 %
SALE LISTINGS				
Current	25	10	18	12
New	4	0	1	0
TOTAL	29	10	19	12

YEAR TO DATE - 2008

SALES	AVALON	STONE HARBOR
Number	7	3
Total Sales Volume	\$ 11,500,000	\$ 5,700,000
Price Range	\$ 443,000 to \$ 3,750,000	\$ 1,510,000 to \$ 2,400,000
Average Sale Price	\$ 1,650,000	\$ 1,900,000
Average % Sale Prices Discounted From Listed Prices	7.5 %	7 %
SALE LISTINGS		
Current (*)	25	10
New (Cumulative)	20	11

(*) 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 being priced realistically and where the owners are willing to negotiate the sale price.

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

FOURTH QUARTER - 2008

FOURTH QUARTER - 2007

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	1	1	0	0
Total Sales Volume	\$ 7,450,000	\$ 575,000	\$ 0	\$ 0
Price Range	\$ 7,450,000	\$ 575,000	\$ 0	\$ 0
Average Sale Price	\$ 7,450,000	\$ 575,000	\$ 0	\$ 0
Average % Sale Prices Discounted From Listed Prices	0 %	11.5 %	0 %	0 %
SALE LISTINGS				
Current	18	9	9	8
New	1	0	1	2
TOTAL	19	9	10	10

YEAR TO DATE - 2008

SALES	AVALON	STONE HARBOR
Number	2	3
Total Sales Volume	\$ 7,600,000	\$ 1,375,000
Price Range	\$ 175,000 to \$ 7,450,000	\$ 199,000 to \$ 600,000
Average Sale Price	\$ 3,800,000	\$ 458,500
Average % Sale Prices Discounted From Listed Prices	6.5 %	6.5 %
SALE LISTINGS		
Current (*)	18	9
New (Cumulative)	12	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:

There continues to be a minimum number of buyers 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.