

## CMA Pro Report

Prepared By: Egon Willy Kahl

Listings as of 03/13/17 at 11:10 am

These pages give a general overview of the selected properties.

### Closed Properties

#### 6506 & 6508 N Holly Avenue



<b>MLS #:</b>	4020280	<b>Status:</b>	C	<b>Beds:</b>	5	<b>L Price:</b>	\$699,000
<b>County:</b>	Ocean	<b>Baths:</b>	2/0	<b>S Price:</b>	\$701,000		
<b>Prop Type:</b>	RES	<b>Ttl SF:</b>	1,436	<b>S Date:</b>	2/23/2017		
<b>Sub Type:</b>	Single Family						

**Rmks:** Here's your affordable opportunity for waterfront living in desirable Harvey Cedars. This expanded ranch style home is large enough to accommodate the entire family plus more! The house offers 5 large bedrooms and two full bathrooms. Kitchen and open dining and living room areas, as well as a large mud room that also acts as the laundry area and holds an extra fridge. Enjoy beautiful sunsets and catch a glimpse of the LBI Causeway from the southerly facing decks. The two lots combined offer a total of approx. 100 of waterfrontage! Enjoy launching your kayak or jet skis from the dock. Note: no boat usage from this location due to the Camden Ave. bridge. The oversized, almost 9000 square foot, lot would be an excellent location for a beautiful new home. Very easy to preview. Waterfront LBI living begins at 6806 & 6508 N Holly Avenue in Harvey Cedars!

#### 9322 Mark Drive



<b>MLS #:</b>	4019232	<b>Status:</b>	C	<b>Beds:</b>	3	<b>L Price:</b>	\$899,000
<b>County:</b>	Ocean	<b>Baths:</b>	2/1	<b>S Price:</b>	\$840,000		
<b>Prop Type:</b>	RES	<b>Ttl SF:</b>	1,696	<b>S Date:</b>	2/16/2017		
<b>Sub Type:</b>	Single Family						

**Rmks:** Amazing Bay front location in Peahala Park LBI - Long Beach Island - over sized lot with riparian grant (you own the land below the water. ) Close to food market, amusement park, shopping, restaurants. Secluded and quiet street, relax in your new Bay front backyard and enjoy sunset views of a lifetime. Ample room for boat slip / pier. Priced based upon land value. The pipes in this home burst about a year ago, could be repaired or a new home built. Home is being sold "as is".

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#### 22 Meadow Lane



<b>MLS #:</b>	4020581	<b>Status:</b>	C	<b>Beds:</b>	4	<b>L Price:</b>	\$859,000
<b>County:</b>	Ocean	<b>Baths:</b>	3/0	<b>S Price:</b>	\$860,000		
<b>Prop Type:</b>	RES	<b>Ttl SF:</b>	2,000	<b>S Date:</b>	2/27/2017		
<b>Sub Type:</b>	Single Family						

**Rmks:** This is an immaculate reversed living, 4 bedroom, 3 full bath home positioned on 84' of lagoon frontage. With 2 levels of decking there is plenty of outside space, both screened-in and open air. Relax in the hot tub on the open deck while enjoying picturesque views of the lagoon and bay. Gas fireplace centered in the open great room and beautiful bay views make this a perfect home for your year-round enjoyment. Dock your boat along the 84' newer vinyl bulkhead. Master suite is privately located on the 2nd level. Your guest will also enjoy their privacy in the first level bedrooms. A perfect home to enjoy all that LBI has to offer. Build your family memories and entertain your friends in this easy-living home.

#### 6512 N Holly Avenue



<b>MLS #:</b>	4013384	<b>Status:</b>	C	<b>Beds:</b>	4	<b>L Price:</b>	\$1,049,000
<b>County:</b>	Ocean	<b>Baths:</b>	3/0	<b>S Price:</b>	\$975,000		
<b>Prop Type:</b>	RES	<b>Ttl SF:</b>	2,748	<b>S Date:</b>	1/13/2017		
<b>Sub Type:</b>	Single Family						

**Rmks:** Price Just Reduced \$50K! Custom designed and built on North Harvest Cove in 2009, attention to detail abounds in moldings, window treatments, beadboard, amenities and overall design. The 4 bedrooms and 3 full baths are just the start in this well thought-out home designed for low maintenance and lots of FUN! The oversized lot offers a spacious backyard with sunny patio and 60 feet on Harvest Cove for launching your kayaks, or similar water toys. A quality, comfortable and beachy floorplan with elevator plus a huge 3 season family room overlooking the yard and water for dining, games, or just relaxing with coffee, a drink or a good book. Above this, the sumptuous Mater Suite includes its own private deck. The oversized 2-car garage includes a "mud room" for beach towels and flipflops, as well as an entry to a shaded patio area opening into the backyard. One of the bedrooms is purposefully oversized to accommodate a crowd of kids in multiple beds (if desired!). More...



**Willy Kahl**  
**Broker-Associate**  
1415 Long Beach Blvd., Ship Bottom, NJ 08008

**609-709-1020 Direct**  
**willykahl@gmail.com**  
**LBIsales.com**

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#### 310 N 15th Street



<b>MLS #:</b>	4018999	<b>Status:</b>	C	<b>Beds:</b>	4	<b>L Price:</b>	\$999,000
<b>County:</b>	Ocean	<b>Baths:</b>	3/1	<b>S Price:</b>	\$999,000		
<b>Prop Type:</b>	RES	<b>Ttl SF:</b>	2,153	<b>S Date:</b>	2/1/2017		
<b>Sub Type:</b>	Single Family						

**Rmks:** Hip Nautic...HOLIDAY SPECIAL!! Reduced from \$1,299,000. to \$999,000. A commanding view across the crystal-clear water to the Bridge of Pearls from this well designed two-level home, topped with a sky deck with stars as a canopy. Four bedrooms, including a master suite with handsome reclaimed heart pine floors, and a luxe en-suite bathroom complete with soaking tub. The living spaces and kitchen happily accommodate the entire family and guests, with stunning perspectives up and down the coast. Gas fireplace for those chilly autumn evenings. Two deeded deep-water boat slips are adjacent, giving you an endless array of water sports to enjoy. The bay bathing beach lies just to the North.

#### 36 Arnold Boulevard



<b>MLS #:</b>	4019292	<b>Status:</b>	C	<b>Beds:</b>	5	<b>L Price:</b>	\$1,195,000
<b>County:</b>	Ocean	<b>Baths:</b>	4/1	<b>S Price:</b>	\$1,125,000		
<b>Prop Type:</b>	RES	<b>Ttl SF:</b>	2,839	<b>S Date:</b>	1/27/2017		
<b>Sub Type:</b>	Single Family						

**Rmks:** Beautiful custom home built in 2007 with an endless list of upgrades plus views, views and more views. 5 bedroom, 4 1/2 bath, elevator, security system, Amtica custom flooring with custom inlays, Anderson hurricane windows, home theater, washer and dryer on 1st floor and garage, decks galore including 2 screened in decks and roof top deck, gourmet kitchen with granite, self closing drawers and high end appliances, custom built single slab dining room table, beautifully furnished, 2 outdoor showers, 2 zone HVAC, and wide open bay views and views of Old Barney. Located on the water and across from a beautiful park. This is truly a one of a kind home. Just bring your water toys!

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#### 27 W Lillie Avenue



<b>MLS #:</b>	4021018	<b>Status:</b>	C	<b>Beds:</b>	4	<b>L Price:</b>	\$1,195,000
<b>County:</b>	Ocean	<b>Baths:</b>	3/1	<b>S Price:</b>	\$1,200,000		
<b>Prop Type:</b>	RES	<b>Ttl SF:</b>	3,061	<b>S Date:</b>	3/6/2017		
<b>Sub Type:</b>	Single Family						

**Rmks:** This Beach Haven Park custom built bayfront home is located in desirable Harris Harbor and offers an abundance of bayviews. Features of this spacious oasis include 4 bedrooms, 3.5 baths, master suite, guest suite, family room, living room with gas fireplace, vaulted ceilings, dining room, large eat in kitchen and hardwood floors throughout. The exterior of the home has cedar shake siding, a brick paver circular driveway and an attached two car garage. The backyard overlooking the harbor boasts 65 feet on the water with bulkhead, dock and boat ramp. Additionally, the outdoor space has endless potential for spending many carefree days on the water and relaxing nights enjoying the magnificent LBI sunset. The dock & bulkhead are being sold As Is.

#### 17 Robert Drive



<b>MLS #:</b>	4018827	<b>Status:</b>	C	<b>Beds:</b>	4	<b>L Price:</b>	\$1,475,000
<b>County:</b>	Ocean	<b>Baths:</b>	3/0	<b>S Price:</b>	\$1,365,000		
<b>Prop Type:</b>	RES	<b>Ttl SF:</b>	3,070	<b>S Date:</b>	1/13/2017		
<b>Sub Type:</b>	Single Family						

**Rmks:** Spectacular bay front. Great design with an open living area overlooking an in ground swimming pool and L shaped dock creating a resort like setting. Completely remodeled with coffered ceiling in the living area, stunning kitchen with commercial grade appliances. Watch the sunset from the wall of glass while enjoying the gas fireplace. Walk out from the living area to a protected outdoor deck and then down steps to the back yard where the heated pool is framed by lush landscaping with a wrap around paver patio. The dock can accommodate a variety of water craft including a jet ski lift. The master bedroom has a brand new tiled bath with spa tub and separate shower all with a view of the water and the bridge brilliantly lighted in the evenings. Situated on a quiet cul-de-sac and just a few short blocks to the beach. It just does not get much better than this!

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### Closed Properties

#### 4410 Gloucester Drive



<b>MLS #:</b>	4019169	<b>Status:</b>	C	<b>Beds:</b>	4	<b>L Price:</b>	\$1,499,000
<b>County:</b>	Ocean	<b>Baths:</b>	2/1	<b>S Price:</b>	\$1,435,000		
<b>Prop Type:</b>	RES	<b>Ttl SF:</b>	2,247	<b>S Date:</b>	2/24/2017		
<b>Sub Type:</b>	Single Family						

**Rmks:** "A Water World Retreat." This one of a kind home highlights the best water features that LBI has to offer. Waterfront, protected lagoon, 7 houses from the open bay and even more impressively, 6 houses from the beach! It cannot be matched anywhere else on LBI. After a day of fishing on the boat or lounging on the replenished beach, bring the family together to relax and watch the sunset over the barnegat bay from your crystal clear heated inground pool. The soothing sounds of the built in coy pond can accompany you in your discussions of what fun filled water sports are planned for tomorrow. 50 feet of water frontage and an expansive riparian grant allow for all the water toys you need. Multiple boats, jet skis, and kayaks all have plenty of space. The floating dock helps make sure that they are all safe in any type of weather conditions. Make sure you enjoy a cup of coffee and the sunrise over the atlantic from your front porch before your 2 minute walk to the beach.

#### 12106 Sunset Terrace



<b>MLS #:</b>	4015778	<b>Status:</b>	C	<b>Beds:</b>	4	<b>L Price:</b>	\$1,650,000
<b>County:</b>	Ocean	<b>Baths:</b>	3/1	<b>S Price:</b>	\$1,550,000		
<b>Prop Type:</b>	RES	<b>Ttl SF:</b>	3,067	<b>S Date:</b>	2/15/2017		
<b>Sub Type:</b>	Single Family						

**Rmks:** This stunning bay front home is located in a unique cul-de-sac of Sunset Terrace in Long Beach Island. Unobstructed bay views and 60 feet of bay frontage! There is a great sense of openness walking through this 3,067 sq ft house filled with light, amazing water views, high ceilings, wide stairs and decks. Immaculate four bedrooms (two en-suites), 3.5 baths. First floor: gourmet kitchen, granite countertops, open floor plan, hardwood floors, fireplace, sliding door to a wide deck with awnings. Spacious laundry room. One master bedroom on the first floor. Second floor: a spacious family room with sliding door that leads to an additional deck with retractable awnings, a junior suite and two more spacious bedrooms. Breathtaking views from every room. Two car garage. Beautifully landscaped. Paved backyard with an extra large (5ft wide) dock (composite decking). Boat lift included!



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### Closed Properties

#### 516 Leeward Avenue



<b>MLS #:</b>	4017658	<b>Status:</b>	C	<b>Beds:</b>	3	<b>L Price:</b>	\$1,650,000
<b>County:</b>	Ocean	<b>Baths:</b>	3/0	<b>S Price:</b>	\$1,560,000		
<b>Prop Type:</b>	RES	<b>Ttl SF:</b>	2,362	<b>S Date:</b>	1/27/2017		
<b>Sub Type:</b>	Single Family						

**Rmks:** Under Contract.

#### 3 W North Carolina Avenue



<b>MLS #:</b>	4014369	<b>Status:</b>	C	<b>Beds:</b>	6	<b>L Price:</b>	\$1,699,000
<b>County:</b>	Ocean	<b>Baths:</b>	6/1	<b>S Price:</b>	\$1,615,000		
<b>Prop Type:</b>	RES	<b>Ttl SF:</b>	5,227	<b>S Date:</b>	2/21/2017		
<b>Sub Type:</b>	Single Family						

**Rmks:** 5,200 sq. ft. like-new Bayfront home located in the desirable Haven Beach section of Long Beach Township. Custom designed with 6 bedrooms (all en-suites), 6.5 baths, fabulous gourmet kitchen, family room, game room, 125 ft. dock w/boat lift, wet bar, roof deck, 4 zone gas heat & a/c, high end Thermador & Fischer-Paykel appliances, 2 utility rooms, 2 car garage, paved drive, central vacuum and 2 x 6 frame construction. Bay views and sunsets are spectacular. Haven Beach club located 2 blocks away with automatic membership available.

#### 83 Bayview Drive



<b>MLS #:</b>	4009168	<b>Status:</b>	C	<b>Beds:</b>	3	<b>L Price:</b>	\$2,195,000
<b>County:</b>	Ocean	<b>Baths:</b>	2/0	<b>S Price:</b>	\$2,000,000		
<b>Prop Type:</b>	RES	<b>Ttl SF:</b>	1,100	<b>S Date:</b>	2/27/2017		
<b>Sub Type:</b>	Single Family						

**Rmks:** 14,800+/- square foot bayfront site on sought after Bayview Avenue with new vinyl bulkhead, riparian grant, and outstanding bay and sunset views! Great opportunity to build estate style home in a neighborhood with supporting integrity. House is incidental to the sale and being conveyed in "as is" condition. Resale CO responsibility of the purchaser if desired.

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Closed Properties

3 W South Carolina Avenue



**MLS #:** 4013634      **Status:** C

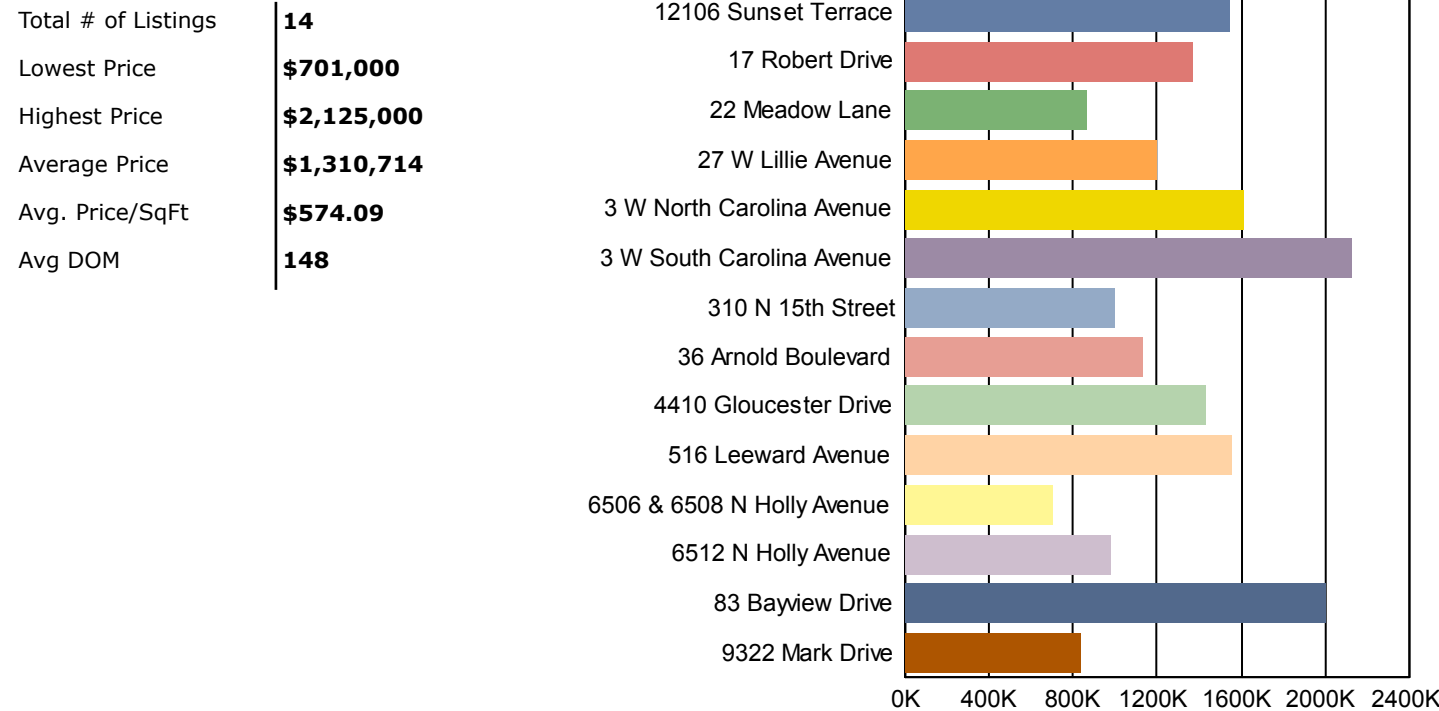
**County:** Ocean      **Beds:** 5      **L Price:** \$2,399,000

**Prop Type:** RES      **Baths:** 3/1      **S Price:** \$2,125,000

**Sub Type:** Single Family      **Ttl SF:** 3,318      **S Date:** 2/6/2017

**Rmks:** This magnificent, impeccably maintained custom built 3,318 square foot bayfront home is situated on a generous 50 X 150 foot lot in desirable Haven Beach. The 5 bedrooms and 3.5 baths are spaced for privacy and comfort. The first floor offers an open concept floor plan with a gourmet kitchen, dining room, and sunken living room with a gas fireplace and access to a covered porch all overlooking the bay. Two additional bedrooms with private decks are on this floor tucked away from the living area. The second floor takes advantage of the stunning bayviews with a generous master-suite with sitting area and a custom master bath. A family room overlooking the bay and two additional bedrooms, each with a private deck are situated on the second floor. The spectacular outdoor living space boasts a covered porch, an in-ground pool with brick paver patio, dock with boat lift and wave runner lift, a deep water dock that can accommodate a 52 foot boat and a roof top deck with a hot tub.

Closed Properties



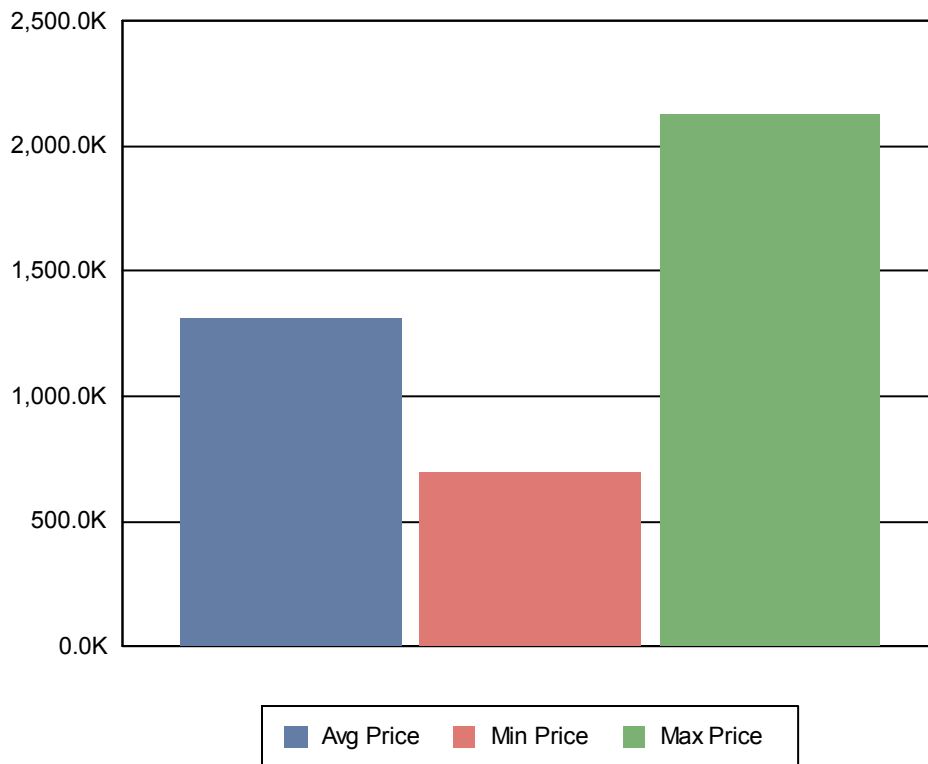
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### Summary Graph/Analysis



### Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Closed	\$701,000	\$2,125,000	\$1,310,714	\$574.09
<b>Totals / Averages</b>	<b>\$701,000</b>	<b>\$2,125,000</b>	<b>\$1,310,714</b>	<b>\$574.09</b>

### Sold Property Analysis

Address	List Price	Closed Price	DOM	%SP/LP	SP/Sqft
6506 & 6508 N Holly Avenue	\$699,000	\$701,000	30	%100.29	\$488.16
9322 Mark Drive	\$899,000	\$840,000	138	%93.44	\$495.28
22 Meadow Lane	\$859,000	\$860,000	51	%100.12	\$430.00
6512 N Holly Avenue	\$1,049,000	\$975,000	282	%92.95	\$354.80
310 N 15th Street	\$999,000	\$999,000	97	%100.00	\$464.00
36 Arnold Boulevard	\$1,195,000	\$1,125,000	107	%94.14	\$396.27
27 W Lillie Avenue	\$1,195,000	\$1,200,000	22	%100.42	\$392.03
17 Robert Drive	\$1,475,000	\$1,365,000	96	%92.54	\$444.63

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4410 Gloucester Drive	\$1,499,000	\$1,435,000	112	%95.73	\$638.63
12106 Sunset Terrace	\$1,650,000	\$1,550,000	203	%93.94	\$505.38
516 Leeward Avenue	\$1,650,000	\$1,560,000	0	%94.55	\$660.46
3 W North Carolina Avenue	\$1,699,000	\$1,615,000	274	%95.06	\$308.97
83 Bayview Drive	\$2,195,000	\$2,000,000	391	%91.12	\$1,818.18
3 W South Carolina Avenue	\$2,399,000	\$2,125,000	265	%88.58	\$640.45
<b>Total Averages</b>	<b>\$1,390,143</b>	<b>\$1,310,714</b>	<b>161</b>	<b>%95.20</b>	<b>\$574.09</b>

## Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	DOM
<b>Closed</b>								
C	6506 & 6508 N Holly Avenue	5	2/0	1,436	\$699,000	\$701,000	02/23/2017	30
C	9322 Mark Drive	3	2/1	1,696	\$899,000	\$840,000	02/16/2017	138
C	22 Meadow Lane	4	3/0	2,000	\$859,000	\$860,000	02/27/2017	51
C	6512 N Holly Avenue	4	3/0	2,748	\$1,049,000	\$975,000	01/13/2017	282
C	310 N 15th Street	4	3/1	2,153	\$999,000	\$999,000	02/01/2017	97
C	36 Arnold Boulevard	5	4/1	2,839	\$1,195,000	\$1,125,000	01/27/2017	107
C	27 W Lillie Avenue	4	3/1	3,061	\$1,195,000	\$1,200,000	03/06/2017	22
C	17 Robert Drive	4	3/0	3,070	\$1,475,000	\$1,365,000	01/13/2017	96
C	4410 Gloucester Drive	4	2/1	2,247	\$1,499,000	\$1,435,000	02/24/2017	112
C	12106 Sunset Terrace	4	3/1	3,067	\$1,650,000	\$1,550,000	02/15/2017	203
C	516 Leeward Avenue	3	3/0	2,362	\$1,650,000	\$1,560,000	01/27/2017	0
C	3 W North Carolina Avenue	6	6/1	5,227	\$1,699,000	\$1,615,000	02/21/2017	274
C	83 Bayview Drive	3	2/0	1,100	\$2,195,000	\$2,000,000	02/27/2017	391
C	3 W South Carolina Avenue	5	3/1	3,318	\$2,399,000	\$2,125,000	02/06/2017	265

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