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CMA Pro Report

Prepared By: Egon Willy Kahl

Listings as of **03/13/17 at 10:37 am**

These pages give a general overview of the selected properties.

Closed Properties

4703 S Long Beach Boulevard



MLS #:	4020126	Status:	C	Beds:	4	L Price:	\$1,250,000
County:	Ocean	Baths:	3/0	S Price:	\$1,100,000		
Prop Type:	RES	Ttl SF:	1,975	S Date:	2/1/2017		
Sub Type:	Single Family						

Rmks: This oceanfront home offers oceanviews from every room in the house! Flooded with light from the many windows this non reverse living home boasts an open floor plan with a living room running the entire length of the house. Access to large partially covered deck sitting right on the dunes edge can be gained from the living room. A kitchen with a breakfast bar, a dining room, a laundry room with space for storage and a full bathroom round out the first floor. The first floor views are unobstructed! Four bedrooms including a master suite, all with oceanviews, a hall bathroom and a spacious deck encompass the second floor. Up another set of stairs to a bonus room surrounded by windows has amazing views all the way to Atlantic City. A roof top deck with southern exposure is an added feature. This home is being sold as is. The current footprint is 29.6 X 46. This is a great site for a new house! Open House Sunday November 20th 12pm to 3pm.

207 E 27th Street



MLS #:	4021258	Status:	C	Beds:	5	L Price:	\$1,299,000
County:	Ocean	Baths:	1/1	S Price:	\$1,250,000		
Prop Type:	RES	Ttl SF:	1,728	S Date:	2/24/2017		
Sub Type:	Single Family						

Rmks: Enjoy the Southern Track Oceanfront Location from this property's Northern Corner Lot! Featuring newer granite kitchen countertops and attractive cabinets & appliances, open living kitchen dining oceanfront area w fireplace, 5 bedrooms, and a second downstairs living area. Nicely renovated over the years, beautifully landscaped, composite waterproof boardwalk interlocking tile floors, extra fridge downstairs, a/c unit cover entire area per floor, laundry room w slop sink, plenty of storage with three sheds, parking for 9 cars, newer rubber roof, new 200 amp electric service, new plumbing. Perhaps enjoy for a few years before making plans for new construction on this nicely sized lot!

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Closed Properties

2007 N Ocean Avenue



MLS #:	4019624	Status:	C	Beds:	4	L Price:	\$1,999,000
County:	Ocean	Baths:	3/1	S Price:	\$1,825,000		
Prop Type:	RES	Ttl SF:	2,918	S Date:	2/24/2017		
Sub Type:	Single Family						

Rmks: Beautiful Oceanfront with private walk-over, on a lush well established dune near all town conveniences. This is a rare opportunity to own a Tilton built, Studio Tagland design, 2918 sq. ft. home on an oversized lot. Considered one of the best walking neighborhoods on the island with easy access to all the beach shops, eateries and entertainment. Open floor plan with a vaulted great room with window walls of glass to enjoy the ocean and beach vistas. 4 bedrooms, 3 1/2 baths, huge family room with screened porch, oversized laundry room and private walk over to beach. New HVAC, hot water heater, new AC, garage doors, freshly painted interior and exterior. Sold fully furnished and ready for your enjoyment.

161 F oceanfront Long Beach Boulevard



MLS #:	4018769	Status:	C	Beds:	4	L Price:	\$2,899,000
County:	Ocean	Baths:	4/0	S Price:	\$2,100,000		
Prop Type:	RES	Ttl SF:	2,143	S Date:	1/18/2017		
Sub Type:	Single Family						

Rmks: Once in a life time opportunity to be on this very private oceanfront site with the best views of any oceanfront in Loveladies. 125 feet of ocean frontage, on a high dune, with no visible oceanfront to the north or south. A must see to appreciate. Well established dune gives you the security you need, lots of vegetation and far distance to neighboring oceanfronts. This is your beach oasis. Close proximity to a full service marina where you may keep your boat. Private lane, private beach access. Just applied for CAFRA permits. A great opportunity to create a beautiful estate, a must see to appreciate.

5411- E Long Beach Boulevard



MLS #:	4020642	Status:	C	Beds:	5	L Price:	\$3,949,000
County:	Ocean	Baths:	5/1	S Price:	\$3,775,000		
Prop Type:	RES	Ttl SF:	3,900	S Date:	2/16/2017		
Sub Type:	Single Family						

Rmks: SONG OF THE SEA...Hear the enchanting song of the sea from every light-filled room of a five en suite bedroom home ready for Spring delivery. Decks and balconies open up the interior to all points of the compass. A hot tub/spa tempts at any time. The interior features two living areas with fantastic views, a family-sized kitchen, elevator, in 3900 sq. ft. of splendor. Seller is a Licensed New Jersey Real Estate Agent.

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Closed Properties

167 Long Beach Boulevard



MLS #: 4010850 **Status:** C

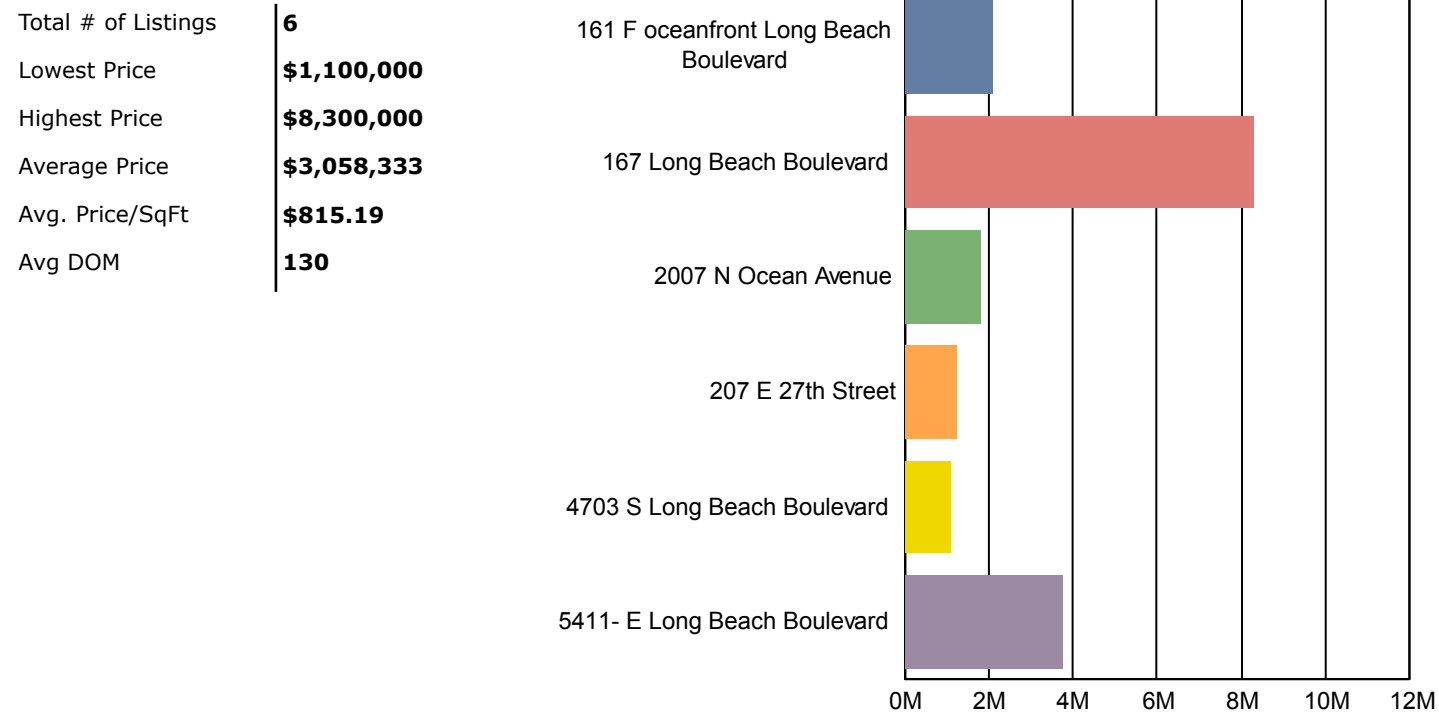
County: Ocean **Beds:** 8 **L Price:** \$9,990,000

Prop Type: RES **Baths:** 5/1 **S Price:** \$8,300,000

Sub Type: Single Family **Ttl SF:** 8,000 **S Date:** 1/6/2017

Rmks: Oceanfront Estate on 1.9 acres. This 3 story oceanfront home has the potential for the remaining land to be subdivided into additional lots. Features include approximately 8,000 sq. ft. of living area, 8 bedrooms, 5 1/2 baths, 4 car attached garage, multi-zoned heat & air conditioning, elevator, extensive storage, walk-in pantry and much more. Sold furnished. Buyer has 3 options: 1. Renovate existing home; 2. Subdivide property; 3. Build a new home. Owner will consider an Exchange. Owner financing available to Qualified Buyer.

Closed Properties



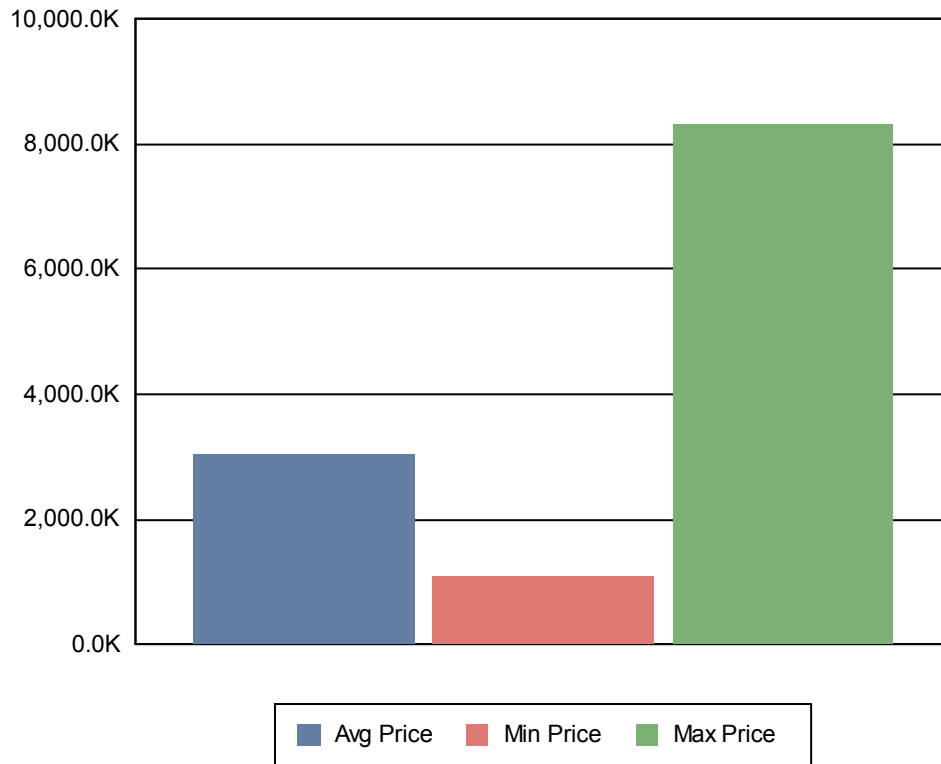
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Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Closed	\$1,100,000	\$8,300,000	\$3,058,333	\$815.19
Totals / Averages	\$1,100,000	\$8,300,000	\$3,058,333	\$815.19

Sold Property Analysis

Address	List Price	Closed Price	DOM	%SP/LP	SP/Sqft
4703 S Long Beach Boulevard	\$1,250,000	\$1,100,000	54	%88.00	\$556.96
207 E 27th Street	\$1,299,000	\$1,250,000	5	%96.23	\$723.38
2007 N Ocean Avenue	\$1,999,000	\$1,825,000	128	%91.30	\$625.43
161 F oceanfront Long Beach Boulevard	\$2,899,000	\$2,100,000	132	%72.44	\$979.93
5411- E Long Beach Boulevard	\$3,949,000	\$3,775,000	59	%95.59	\$967.95
167 Long Beach Boulevard	\$9,990,000	\$8,300,000	399	%83.08	\$1,037.50
Total Averages	\$3,564,333	\$3,058,333	130	%87.77	\$815.19

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Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	DOM
Closed								
C	4703 S Long Beach Boulevard	4	3/0	1,975	\$1,250,000	\$1,100,000	02/01/2017	54
C	207 E 27th Street	5	1/1	1,728	\$1,299,000	\$1,250,000	02/24/2017	5
C	2007 N Ocean Avenue	4	3/1	2,918	\$1,999,000	\$1,825,000	02/24/2017	128
C	161 F oceanfront Long Beach	4	4/0	2,143	\$2,899,000	\$2,100,000	01/18/2017	132
C	5411- E Long Beach Bouleva	5	5/1	3,900	\$3,949,000	\$3,775,000	02/16/2017	59
C	167 Long Beach Boulevard	8	5/1	8,000	\$9,990,000	\$8,300,000	01/06/2017	399

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