

CMA Pro Report

Prepared By: Egon Willy Kahl

Listings as of 03/13/17 at 11:18 am

These pages give a general overview of the selected properties.

Closed Properties

218 Second Street



MLS #:	4016049	Status:	C	Beds:	4	L Price:	\$488,000
County:	Ocean	Baths:	4/0	S Price:	\$425,000		
Prop Type:	RES	Ttl SF:	3,004	S Date:	1/26/2017		
Sub Type:	Single Family						

Rmks: \$488,000 is for land and a completed architectural plan (4 Bedroom 4 Bath, 3004 sq. ft. home) in Historic Beach Haven. NOTE - building not included. Lot 3.03 offers a 133.25 X 46.66 foot property for a 3004 sq. ft. dwelling. This spectacular home offers an elegant architectural design, reminiscent in its exterior presentation of Historic Beach Haven. The interior plan offers a spacious 4 bedroom 4 bath with 1st and 2nd floor master suites. This well planned accommodation has a variety of interior and exterior entertainment spaces. You can be a part of this beautiful seaside community, close enough to enjoy the sophisticated or action packed events of downtown. A short trip to the east welcomes you with a refreshing swim in the ocean, to the west a breathtaking sunset, or choose to dwell in your private exquisitely styled dwelling nestled amidst seaside breezes. Go to www.MLS-VirtualTour.com for a detailed description of 218 Second Street in Beach Haven.

215 Coral Street



MLS #:	4012133	Status:	C	Beds:	4	L Price:	\$599,000
County:	Ocean	Baths:	1/1	S Price:	\$575,000		
Prop Type:	RES	Ttl SF:	1,520	S Date:	1/27/2017		
Sub Type:	Single Family						

Rmks: Turn of the century four-plus bedroom Victorian on the most beautiful and historic street in Beach Haven. Ocean side location, was originally used as a rooming house. No water in the house from Sandy, with many newer windows, new electric, and new boiler. Perfect for those that want a livable structure that they can renovate and make their own. Three bedrooms on the second floor, and three rooms on the top floor for lots of storage or spill over sleeping. Large free standing garage built in the 1980's. Beautiful gardens and grounds surround a lovely and large wooden porch. Perfect location, just far enough away from the activity of the commercial district, but close enough to walk to just about everything. If you have always dreamed of owning a vintage house at the beach for a reasonable entry price, look no further.

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118 E South 32nd Street



MLS #:	4017537	Status:	C	Beds:	2	L Price:	\$679,000
County:	Ocean	Baths:	2/0	S Price:	\$685,000		
Prop Type:	RES	Ttl SF:	1,197	S Date:	1/4/2017		
Sub Type:	Single Family						

Rmks: Cute vintage cottage on a quiet street just 5 house from the ocean. Pecky Cypress paneling in the living room with a brick gas fireplace. 3 bedrooms and 2 full baths including a master bedroom with private bath featuring the most amazing round stall shower. Central Air conditioning. Living room plus a family room. The eat in kitchen has laundry facilities and a sliding glass door to the back yard. Front yard with pickett fence and window boxes add to the charm. Fenced in rear yard has concrete patio and lovely landscaping and the requisite LBI outdoor shower. Quiet east west street surrounded by newer homes.

20 3rd Street



MLS #:	4018928	Status:	C	Beds:	5	L Price:	\$1,199,900
County:	Ocean	Baths:	3/1	S Price:	\$998,000		
Prop Type:	RES	Ttl SF:	2,371	S Date:	2/23/2017		
Sub Type:	Single Family						

Rmks: Fabulous 5 bedroom 3.5 bathroom reversed living contemporary just fourth from the ocean with great views! Custom kitchen equipped with granite countertops, stainless steel appliances, and high quality cabinetry. Wide open floor plan for large gatherings and entertainment. Hardwood floors throughout the main living area and kitchen. Two en suites (one with jetted tub), and two living areas. Comes fully furnished and ready for your enjoyment. Great deck space with ocean views. The rooftop deck is hot tub ready! Currently 3 rentals in place for the 2017 season. Yearly flood insurance premium is \$663. Professional photos to be added on 9/22.

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11 E 29th Street



MLS #:	4015641	Status:	C	Beds:	5	L Price:	\$1,099,000
County:	Ocean	Baths:	3/1	S Price:	\$999,500		
Prop Type:	RES	Ttl SF:	2,271	S Date:	2/21/2017		
Sub Type:	Single Family						

Rmks: New Construction ocean side. Luxurious reversed living features a great room with vaulted ceiling, gas fireplace and adjoining deck. Gourmet kitchen with 36" six top Monogram range, stainless steel hood plus a wine cooler and stainless farm sink. The master bedroom is on the main living level and is fully tiled with a double vanity and large stall shower with a rain shower head plus a hand held. The lower level includes a junior master bedroom with private bath plus 3 more bedrooms for a total of 5 and a covered deck. The 5th bedroom can also be used as a family room. The ground floor includes a deep garage, entry foyer and storage room with access door to the back yard, making it a great place for a pool table or other games! 3 stop elevator. Quality Tom Keller Construction and ready for immediate delivery.

109 E 19th Street



MLS #:	4017274	Status:	C	Beds:	4	L Price:	\$1,199,000
County:	Ocean	Baths:	3/0	S Price:	\$1,075,000		
Prop Type:	RES	Ttl SF:	2,409	S Date:	1/12/2017		
Sub Type:	Single Family						

Rmks: This immaculate, well kept and spacious oceanside beach house encompasses over 2,400 square feet of well thought out space. The first floor offers a large entry foyer, a family room with glass French doors and a gas fireplace, a powder room, a large living room and an open gourmet kitchen with a raised breakfast bar, stainless appliances, granite countertops and a separate spacious dining room that is surrounded by windows and offers access to a large rear deck. The second floor boasts a master suite with a luxurious master bathroom, a grand walk-in closet and an oceanview! Three very generous guest bedrooms, a full bathroom and a laundry area round out the top floor. Additional features include maple hardwood floors, custom bathrooms with marble floors and showers, 9 foot ceilings, security system and two zone gas heat and central air.



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Closed Properties

10 E Kentucky (113th) Avenue



MLS #:	4019188	Status:	C	Beds:	4	L Price:	\$1,199,900
County:	Ocean	Baths:	3/1	S Price:	\$1,128,102		
Prop Type:	RES	Ttl SF:	2,328	S Date:	2/17/2017		
Sub Type:	Single Family						

Rmks: Oceanside four bedroom, three full baths and one half bath home situated in the desirable Haven Beach section. The home's many amenities include a spacious, light, bright and airy floor plan, One upper level master suite as well as one lower level junior suite, beautiful hard wood floors and a family room with "bump out" area perfect for an in-home office. The upper level features a spacious great room with cathedral ceilings, built-in gas fireplace, upgraded kitchen with custom cabinetry, lovely granite counter tops and wonderful bay views throughout. The home has five decks to enjoy the sun, fun and LBI breezes or enjoy the expansive outside paver patio area complete with in-ground pool. The home has never been a rental property, but could command an excellent rental income. Close to the beach and Haven Beach Yacht Club with all they both have to offer. Please call for an appointment today!

127 E 13th Street



MLS #:	4015024	Status:	C	Beds:	4	L Price:	\$1,199,000
County:	Ocean	Baths:	3/1	S Price:	\$1,140,000		
Prop Type:	RES	Ttl SF:	2,100	S Date:	1/10/2017		
Sub Type:	Single Family						

Rmks: Great location...Ocean Views...corner lot...Atlantic Avenue and 13th Street...5 houses from the Beach in North Beach Haven. This 4 bedroom 3.5 bath home shows better than new. The large foyer and open staircase lead to the family room with sliders to a private deck with retractable awning...there is a Jr. Master, and 2 additional bedrooms...full bath...and washer and dryer on the first floor. The second floor opens to a living room with fireplace, picture window, and deck with retractable awning, dining room, and a gourmet kitchen with breakfast bar...there is a half bath and master suite with extra large tiled shower. The rooftop deck affords panoramic view of the Ocean...Bay...and Beach Haven. The yard is fenced... hardscaped and landscaped for low maintenance, and great for entertaining.

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Closed Properties

109 E 14 Street



MLS #:	4019775	Status:	C	Beds:	5	L Price:	\$1,189,500
County:	Ocean	Baths:	3/1	S Price:	\$1,160,000		
Prop Type:	RES	Ttl SF:	2,390	S Date:	2/27/2017		
Sub Type:	Single Family						

Rmks: OCEANSIDE CUSTOM CONTEMPORARY WITH OCEAN VIEWS AND AN OPTIONAL IN-GROUND POOL AND PATIO INCLUDED IN THE LISTING PRICE. USE AS EITHER A FOUR BEDROOM WITH A FAMILY ROOM OR AS A FIVE BEDROOM HOME. THIS EXCEPTIONAL HOME OFFER ALMOST 2400 SQ. FT OF LIVING SPACE AND AN EXTENSIVE LIST FEATURES INCLUDING A THREE STOP ELEVATOR, UPGRADED GRANITE KITCHEN COUNTER TOPS AND A TILE BACKSPLASH, UNDER COUNTER LIGHTING, KITCHENAID ARCHITECT SERIES APPLIANCES IN THE KITCHEN, HARDWOOD FLOORS IN THE LIVING AREAS AND MASTER BEDROOM, SOLID OAK STAIRS, CROWN MOLDING, WAINSCOTING IN THE ENTRANCE FOYER AND MUCH MORE. SHOULD YOU NOT WANT A POOL, THE BUILDER WILL CREDIT THE COST FROM THE LISTING PRICE - UP UNTIL THE POOL INSTALLATION BEGINS. THIS IS NEW CONSTRUCTION, NO IMPROVEMENT ASSESSMENT IS AVAILABLE. TAX AMOUNT IS FOR THE LAND ONLY. SOME PICTURES ARE OF A SIMILAR MODELS. SELLER IS A NJ LICENSED REAL ESTATE AGENT

15 E Lavenia Avenue



MLS #:	4019322	Status:	C	Beds:	6	L Price:	\$2,100,000
County:	Ocean	Baths:	5/2	S Price:	\$2,100,000		
Prop Type:	RES	Ttl SF:	4,003	S Date:	2/10/2017		
Sub Type:	Single Family						

Rmks: This stunning custom-built home on the oceanside in Beach Haven Crest showcases interior design touches that would proudly hug the pages of Home and Design Magazine. This architectural gem features 4000 SF of living space and includes 6 bedrooms, 5 bathrooms and one eye catching room leading to another. As you enter, dark walnut floors and plantation shutters set the tone of a seaside villa. Crystal-drop chandeliers adorn the dining room and kitchen. Granite counter tops and premium appliances are featured. The great room has a corner fireplace that leads to a spacious deck facing the ocean. The home is beautifully proportioned and includes an in-ground pool and Jacuzzi surrounded by seasonal gardens and a private cabana area. Casual elegance captures your experience in viewing this property.

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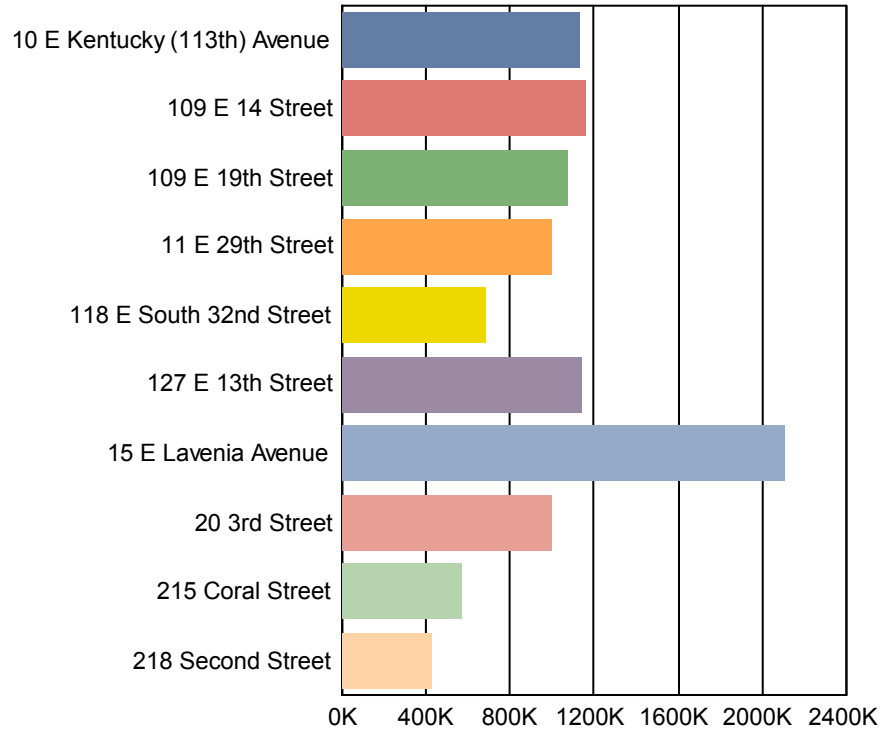
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Total # of Listings	10
Lowest Price	\$425,000
Highest Price	\$2,100,000
Average Price	\$1,028,560
Avg. Price/SqFt	\$443.67
Avg DOM	148



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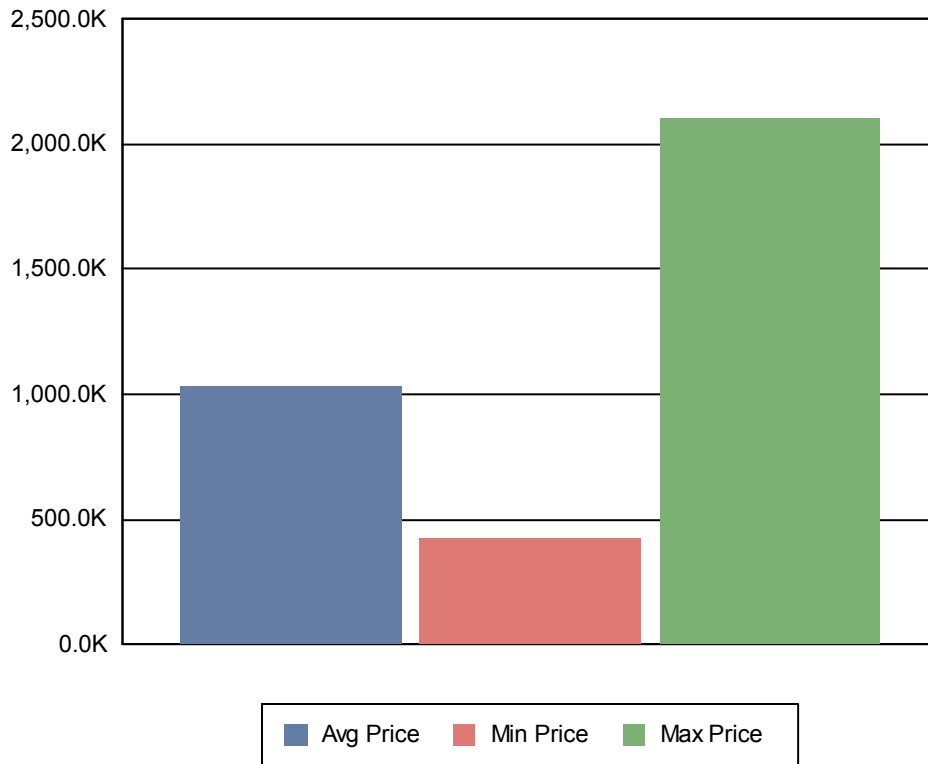
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Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Closed	\$425,000	\$2,100,000	\$1,028,560	\$443.67
Totals / Averages	\$425,000	\$2,100,000	\$1,028,560	\$443.67

Sold Property Analysis

Address	List Price	Closed Price	DOM	%SP/LP	SP/Sqft
218 Second Street	\$488,000	\$425,000	213	%87.09	\$141.48
215 Coral Street	\$599,000	\$575,000	266	%95.99	\$378.29
118 E South 32nd Street	\$679,000	\$685,000	45	%100.88	\$572.26
20 3rd Street	\$1,199,900	\$998,000	123	%83.17	\$420.92
11 E 29th Street	\$1,099,000	\$999,500	223	%90.95	\$440.11
109 E 19th Street	\$1,199,000	\$1,075,000	101	%89.66	\$446.24
10 E Kentucky (113th) Avenue	\$1,199,900	\$1,128,102	113	%94.02	\$484.58
127 E 13th Street	\$1,199,000	\$1,140,000	222	%95.08	\$542.86
109 E 14 Street	\$1,189,500	\$1,160,000	92	%97.52	\$485.36

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15 E Lavenia Avenue	\$2,100,000	\$2,100,000	78	%100.00	\$524.61
Total Averages	\$1,095,230	\$1,028,560	148	%93.44	\$443.67

Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	DOM
Closed								
C	218 Second Street	4	4/0	3,004	\$488,000	\$425,000	01/26/2017	213
C	215 Coral Street	4	1/1	1,520	\$599,000	\$575,000	01/27/2017	266
C	118 E South 32nd Street	2	2/0	1,197	\$679,000	\$685,000	01/04/2017	45
C	20 3rd Street	5	3/1	2,371	\$1,199,900	\$998,000	02/23/2017	123
C	11 E 29th Street	5	3/1	2,271	\$1,099,000	\$999,500	02/21/2017	223
C	109 E 19th Street	4	3/0	2,409	\$1,199,000	\$1,075,000	01/12/2017	101
C	10 E Kentucky (113th) Avenu	4	3/1	2,328	\$1,199,900	\$1,128,102	02/17/2017	113
C	127 E 13th Street	4	3/1	2,100	\$1,199,000	\$1,140,000	01/10/2017	222
C	109 E 14 Street	5	3/1	2,390	\$1,189,500	\$1,160,000	02/27/2017	92
C	15 E Lavenia Avenue	6	5/2	4,003	\$2,100,000	\$2,100,000	02/10/2017	78

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