

CMA Pro Report

Prepared By: Egon Willy Kahl

Listings as of 03/13/17 at 1:37 pm

These pages give a general overview of the selected properties.

Closed Properties

1405 Central Avenue



JS MLS #4004295

MLS #:	4004295	Status:	C	Beds:	2	L Price:	\$300,000
County:	Ocean	Baths:	1/0	S Price:	\$270,000		
Prop Type:	RES	Ttl SF:	744	S Date:	2/27/2017		
Sub Type:	Single Family						

Rmks: 2 bedroom 1 bath fire-damaged cottage on a 40 X 80 lot. Tear down and build your own piece of Long Beach Island. *Variance and plans included in sale.* Please do not enter the structure. Feel free to walk the property. Attachments include the survey as well as a rendering of proposed structure.

234 W 13th Street



MLS #:	4013749	Status:	C	Beds:	5	L Price:	\$324,900
County:	Ocean	Baths:	2/0	S Price:	\$325,000		
Prop Type:	RES	Ttl SF:	2,100	S Date:	2/10/2017		
Sub Type:	Single Family						

Rmks: Builders wanted ! Prime location 3 blocks to the beach large 80x80 lot ready to build your dream home. Home is a tear down, was gutted because of Super storm Sandy. Being sold in As is condition with the buyers responsible for all test and township permits & requirements . Approximately 6000-8000 to tear down and to clear the lot to be ready for your new home. New construction loans are available, don't delay call today. This is a Short Sale.

362 N 4th Street



MLS #:	4018890	Status:	C	Beds:	4	L Price:	\$515,000
County:	Ocean	Baths:	2/0	S Price:	\$440,000		
Prop Type:	RES	Ttl SF:	1,377	S Date:	3/3/2017		
Sub Type:	Single Family						

Rmks: Traditional expanded cape cod home with aluminum siding, trex decking and vinyl rails making the exterior nearly maintenance free. Living room offers a brick gas fireplace to warm up after a brisk walk on the beach. Kitchen with style stone counters and stainless appliances redone in 2004. Off kitchen and running along the back of the house is a Florida Room with ceramic tiled floors, easy access from back yard and can be enjoyed most of the year. A total of four bedrooms, 2 full baths plus an extra sleeping area or den on the second floor. Gas hot water baseboard heat on 1st floor and electric on 2nd. Detached oversized garage for your car, water toys and more. Large back yard still has room for a pool. Located on one of the wider streets in Surf City and nearby is public access to the bay and a short walk gets you to town and the beach.

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1717 Barnegat Avenue



MLS #:	4013800	Status:	C	Beds:	3	L Price:	\$485,000
County:	Ocean	Baths:	3/0	S Price:	\$485,000		
Prop Type:	RES	Ttl SF:	1,670	S Date:	2/13/2017		
Sub Type:	Single Family						

Rmks: Located at the corner of Barnegat & 18th st in the heart of Ship Bottom rests this 3 Br Cape with loads of Charm. Cedar shake siding & grass yard awaken memories of old. Not far from causeway & Bay Beach Park. Home is an easy walk or bike to beach, shopping, Restaurants & more. Gas HW baseboard heat will keep the winter chill away & the wood burning fireplace can add ambiance. Master bedroom has its own bath & there is an additional 3/4 bath on 2nd floor. Kitchen is tiled & remainder of 1st floor has maple hardwood. Garage with direct entry all on a 60x80' corner lot. House to be conveyed with no furnishings & 'as is, where is'. Property is currently a short sale & all terms & conditions of contract are subject to approval by mortgage holder & or mortgage insurer. Owner occupied & has a dog so can be shown by appt only. 24hrs preferred but not necessary.

328 11th Street



MLS #:	4019047	Status:	C	Beds:	3	L Price:	\$524,900
County:	Ocean	Baths:	1/1	S Price:	\$510,000		
Prop Type:	RES	Ttl SF:	1,142	S Date:	1/27/2017		
Sub Type:	Single Family						

Rmks: This expanded ranch of over 1100 sq' of living rests on an over-sized 60 x 100 lot. Well appointed & meticulously maintained this home is ready to keep you cool on hot summer nights & warm on cold winter days. It has 3 good sized bedrooms including a master & another full bath. With separate living & dinning rooms there is plenty of space for family & friends. The sun filled kitchen comes complete with beautiful wood cabinets, stainless appliances & butcher block center island. The attached garage can keep all the beach toys ready for deployment & the additional large shed will handle any overflow. Plenty of room on the south-facing rear deck for sunbathing. Choice of easy access to the home as the large lot spans between 2 streets. Completely renovated in 2013. Roof is approx 7 yrs young. Easy on & off of LBI, walk to shops, Boat Ramp, Beach & many great recreation areas. However you decide to use this home just bring your toothbrush & ENJOY! A must see great value! Call to see today!

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113 6th Street



JS MLS #4008906

MLS #:	4008906	Status:	C	Beds:	3	L Price:	\$539,900
County:	Ocean	Baths:	2/0	S Price:	\$516,000		
Prop Type:	RES	Ttl SF:	1,920	S Date:	1/26/2017		
Sub Type:	Single Family						

Rmks: This RAISED 2-story home is LESS THAN 1 1/2 BLOCKS FROM THE BEACH with with LOTS AND LOTS OF OFF-STREET PARKING! Offering 3 bedrooms and 2 full baths with CENTRAL AC plus BONUS GROUND LEVEL REC ROOM and GARAGE plus 3 DECKS. Current FLOOD INSURANCE OF ONLY \$550! Almost everything inside is NEW IN THE LAST 2-3 YEARS, including the tile and laminate wood floors, kitchen appliances, Master Bath, Central AC and heat pump, window treatments, garage door, couches, and more! Sold fully furnished per inventory so all you have to do is move right in or rent it out!

1318 Central Avenue



MLS #:	4019378	Status:	C	Beds:	4	L Price:	\$549,999
County:	Ocean	Baths:	2/0	S Price:	\$520,000		
Prop Type:	RES	Ttl SF:	1,571	S Date:	2/10/2017		
Sub Type:	Single Family						

Rmks: 1318 Central Ave is a fully renovated 4 bedroom, 2 bathroom ranch in Ship Bottom on Long Beach Island. The property was stripped down to the studs and refinished with everything new! The spacious layout features a large living room with fireplace, an expanded eat-in-kitchen, a "bunk room" with custom built in beds, and a large master suite currently being used as an additional family room. Additional amenities include central air conditioning, a newer roof, a garage for storage, a private rear deck and a landscaped exterior. Adding to the appeal of this opportunity is an affordable flood insurance rate and a updated, maintenance free home! This expanded ranch offers the best of shore living with easy access on and off Long Beach Island.



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207 Division Avenue



JS MLS #4006907

MLS #:	4006907	Status:	C	Beds:	4	L Price:	\$569,000
County:	Ocean	Baths:	2/0	S Price:	\$550,000		
Prop Type:	RES	Ttl SF:	1,432	S Date:	1/20/2017		
Sub Type:	Single Family						

Rmks: This recently renovated cape has a lot to offer including a great location. Two blocks to the beach, one block to the town of Surf City. Down the street is a boat launch and on either side of the launch area is a public playground and basketball court. One block north and you can sit on a bay beach and watch the sun slip into the bay. This home was updated with new laminate flooring throughout the first floor, new kitchen cabinets with granite countertops. New tile floors in both full baths and new cabinets. New wall to wall carpeting on the second floor. Exterior is vinyl siding with double hung replacement windows. A detached garage is perfect for storing all your beach and water toys. Just pack you bags and begin to enjoy your new beach home the minute you enter the front door.

1301 Central Avenue Avenue



MLS #:	4020726	Status:	C	Beds:	3	L Price:	\$544,500
County:	Ocean	Baths:	2/0	S Price:	\$550,000		
Prop Type:	RES	Ttl SF:	1,232	S Date:	3/7/2017		
Sub Type:	Single Family						

Rmks: Hidden Treasure - This raised ranch style home sits on a wooded over-sized bayside corner lot. It offers 3 good size bedrooms and 2 full baths. The high ceilings, large East-facing windows and sliding glass doors fill the living, dining and kitchen area with light and lend to a feeling of openness. The private wrap around decks make it easy for summer entertaining, outdoor barbecues or simply relaxing. The master bedroom has its own deck for your morning coffee. One would drive by the property, if you didn't know it was there. A short walk to Barnegat Light's shopping and Viking Village. Both the bay and beach are easy to access down either direction of the road. This is a gem ready to be polished and enjoyed.

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249 N 3rd Street



MLS #:	4019050	Status:	C	Beds:	4	L Price:	\$569,900
County:	Ocean	Baths:	2/1	S Price:	\$575,000		
Prop Type:	RES	Ttl SF:	1,599	S Date:	3/6/2017		
Sub Type:	Single Family						

Rmks: Surf City- Leave Your Worries Behind and Your Flip Flops at the Door...this Turn Key Move in Ready Weekend Get Away in desirable Surf City Location is the One You have Been Searching All Summer For * Flood Insurance ONLY \$1,279/yr WOW! * Centrally Located - Short Walk to the Beach or Bay * Welcomed by Curb Appeal Galore, this Spacious Beach House boasts 4 Large Bedrooms * 2.5 Baths * HUGE Living Room with TONS of Room to Accommodate All * Let Your Inner Chef Soar in this Large Kitchen with Cabinet Space Galore * Open Dining Area Comfortably fits a Table for 6 or More * First Floor Half Bath features a Washer & Dryer * Sun Soaked Stairway with Vaulted Ceilings and Sky Lights lead to the Second Floor * 2 Guest Bedrooms Share a Full Bath Nearby for Added Convenience * HUGE Master Suite is the Perfect Space to Relax after a Day of Fun in the Sun featuring Double Closets, Attached Bath and Sliders leading to Private Covered Balcony * Outdoor Entertaining is a

1060A Long Beach Boulevard



MLS #:	4013423	Status:	C	Beds:	4	L Price:	\$689,000
County:	Ocean	Baths:	2/2	S Price:	\$660,000		
Prop Type:	RES	Ttl SF:	2,622	S Date:	1/26/2017		
Sub Type:	Single Family						

Rmks: North Beach Retreat. Bayside home featuring 4 bedrooms, 2.5 baths and 2622 square feet of living space situated on an oversized 100x100 lot. Conveniently located across the street from the beach and public tennis court plus deeded bay access. The light and bright living room has beautiful hardwood floors, a brick fireplace and a sliding door which opens onto a huge deck with tiki bar and a great place for entertaining guests. The spacious kitchen offers gas cooking, a tiled floor and ample cabinet and counter space with an adjoining dining room. On the east side of the property is a connected 720 square foot office space with a separate entrance, 7 approved parking spots, half bath and a multitude of uses. The residence offers energy efficient natural gas forced air heat and there is 2 zone central AC. The laundry room has full sized appliances and even more storage. Exterior amenities include maintenance free cedar impression vinyl siding, trex decking and (click down arrow)

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10410 Long Beach Boulevard



MLS #:	4004488	Status:	C	Beds:	4	L Price:	\$769,900
County:	Ocean	Baths:	2/1	S Price:	\$755,000		
Prop Type:	RES	Ttl SF:	2,291	S Date:	3/10/2017		
Sub Type:	Single Family						

Rmks: 10410 Long Beach Blvd offers top of the line new construction on LBI! This custom designed home features 2,291 sq. feet of living space spread over 4 bedrooms, 2.5 bathrooms, a family room and a large open concept reversed living great room. In addition there are nearly 300 sq. feet of sun-decks facing the bay. Top of the line finishes include 2-zone central A/C, hardwood floors, tile bathrooms, granite counter-tops, stainless steel appliances, Anderson windows, fireplace and custom trim details. The home was designed by Nilsen Architects and built by R&D builders, a local construction company who specializes in quality shore homes on LBI. There is still time to customize this home including the option to add an elevator or a second master suite!

4210 S Long Beach Boulevard



MLS #:	4019170	Status:	C	Beds:	4	L Price:	\$799,000
County:	Ocean	Baths:	2/1	S Price:	\$767,500		
Prop Type:	RES	Ttl SF:	1,794	S Date:	1/6/2017		
Sub Type:	Single Family						

Rmks: Step right into this open airy reverse living contemporary home located one off the ocean in Holgate! This home features 4 spacious bedrooms, 2.5 baths, kitchen with granite countertops, hardwood floors, large spacious 2 car garage that provides parking for 3 cars. This home has lovely ocean view from the upper deck. Nice furnishings and a solid rental history make for a great investment. Owner is a licensed Realtor.

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Closed Properties

6 W South 31st Street



MLS #:	4017045	Status:	C	Beds:	4	L Price:	\$850,000
County:	Ocean	Baths:	3/0	S Price:	\$800,000		
Prop Type:	RES	Ttl SF:	2,664	S Date:	1/31/2017		
Sub Type:	Single Family						

Rmks: LOVE A GRACIOUS SETTING? This elegant home speaks of the pride of ownership and located within walking distance to amusements, restaurants and the ocean! Your wicker furniture will feel right at home on the large wrap-around decking fit for summer day dreamin' while enjoying bayviews and cool summer breezes! Designed for generous space and flexibility for your furnishings, this custom-built home offers an open kitchen/dining/living area, along with a sun room and a family room with exterior access to decking. The family room can double as the 5th bedroom or Jr suite with closet and full bath. The spacious living/dining area is perfect for today's casual living while the sun room leads to decking overlooking the large backyard with flowering shrubs and trees that provide a peaceful relaxation. Experience the joy of cooking in this open kitchen/dining area with ample cabinetry and counter space, along with convenient access to garage and storage/rec room. (Click below to Continue)

266 N 7th Street



MLS #:	4018852	Status:	C	Beds:	4	L Price:	\$799,000
County:	Ocean	Baths:	2/1	S Price:	\$809,000		
Prop Type:	RES	Ttl SF:	1,734	S Date:	2/2/2017		
Sub Type:	Single Family						

Rmks: SURF'S UP AT THIS CONTEMPORARY, KEY WEST STYLE HOME. TWO STORY ENTRY FOYER WITH PALLADIUM WINDOWS, OPEN FLOOR PLAN, GREAT ROOM WITH VAULTED CEILINGS, GAS FIREPLACE & BEAUTIFUL LIGHTING THROUGHOUT. CUSTOM INTERIOR FEATURES INCLUDE: HARDWOOD FLOORS, PLANTATION STYLE SHUTTERS IN THE DINING ROOM; FARM SINK, GRANITE COUNTERS, BREAKFAST BAR WITH PENDANT LIGHTING & STAINLESS APPLIANCES IN THE KITCHEN. POWDER ROOM WITH MACKENZIE-CHILDS SINK & STACKABLE WASHER/DRYER. SPACIOUS, MASTER SUITE ON THE MAIN LEVEL WITH WALK-IN CLOSET. 4 BEDROOMS, 2.5 BATHS WITH INTERIOR STAIRS FROM THE HUGE OVERSIZED, 2+ CAR GARAGE WITH FRONT & REAR ACCESS DOORS, DOUBLE WORKSHOPS & ABUNDANT STORAGE, A FISHERMAN'S DREAM & A GARDENER'S DELIGHT! MAINTENANCE FREE TREX DECKING, VINYL RAILS & CEDAR IMPRESSIONS SIDING COMPLETE THIS TURNKEY HOME. RAISED ON PILINGS & COMPLETELY REBUILT IN 2008. PAVER DRIVE, PERENNIAL LANDSCAPING, RAISED GARDEN BEDS, REAR GROUND LEVEL PATIO & OUTDOOR SHOWER. LIFE IS GOOD, EVERY DAY, YEAR ROUND!

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14 W Indiana Avenue



MLS #:	4015873	Status:	C	Beds:	4	L Price:	\$899,000
County:	Ocean	Baths:	2/2	S Price:	\$875,000		
Prop Type:	RES	Ttl SF:	1,899	S Date:	2/21/2017		
Sub Type:	Single Family						

Rmks: HUGE PRICE REDUCTION! This exceptional property offers a private backyard oasis you need to see to appreciate! Multiple doors open onto a deck overlooking the in-ground pool, separate spa with wisteria screen, paver patio and extensive sprinklered landscaping. Experience the peace and seclusion of this magnificent backyard, and entertain in style - this is outdoor living at its best. Expanded ranch exhibits tasteful finishes throughout. Kitchen is a cook's dream with 36" Viking cooktop, double oven, island/breakfast bar, built-in desk, and high end cabinetry. Huge dining room can accommodate large parties for celebrations with friends and family, with views of the beautiful back yard and pool through the bay window. Master suite is extra spacious - over 580 sf! - with a double vanity, jetted tub, separate shower, and massive 17 x 6.5 walk-in closet. (Expand this section for more details!)

1004-F Long Beach Boulevard



MLS #:	4015626	Status:	C	Beds:	4	L Price:	\$899,000
County:	Ocean	Baths:	2/1	S Price:	\$885,000		
Prop Type:	RES	Ttl SF:	1,710	S Date:	3/10/2017		
Sub Type:	Single Family						

Rmks: PARADISE IN NORTH BEACH... Your Island Paradise awaits you in North Beach. Located just three homes from the bay on this tree-lined private lane, this sun splashed 4 bedroom 2.5 bath reverse living contemporary with soaring ceilings, newer kitchen, heated in-ground pool, and wonderful spa provides plenty of space for family and friends. Enjoy bay views from all three decks, including sky deck. An easy stroll to all the fine and fun shops and restaurants in Surf City, or retreat to the beach to work on that summer tan and surf lessons. Easy access to the ocean and deeded bay access make enjoying Paradise a breeze...

CMA Pro Report

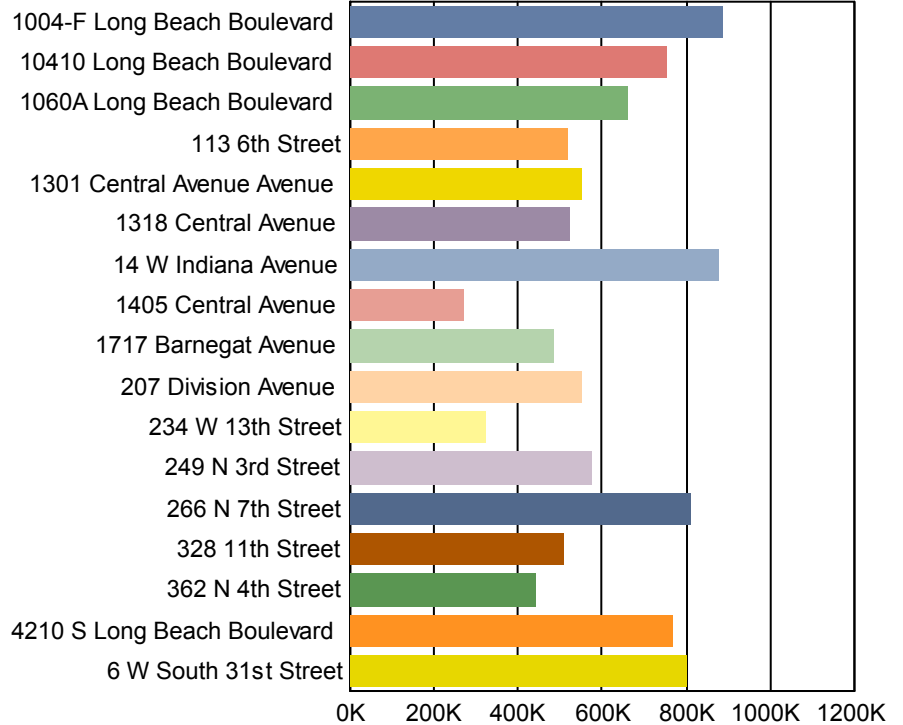
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Closed Properties

Total # of Listings	17
Lowest Price	\$270,000
Highest Price	\$885,000
Average Price	\$605,441
Avg. Price/SqFt	\$359.90
Avg DOM	228



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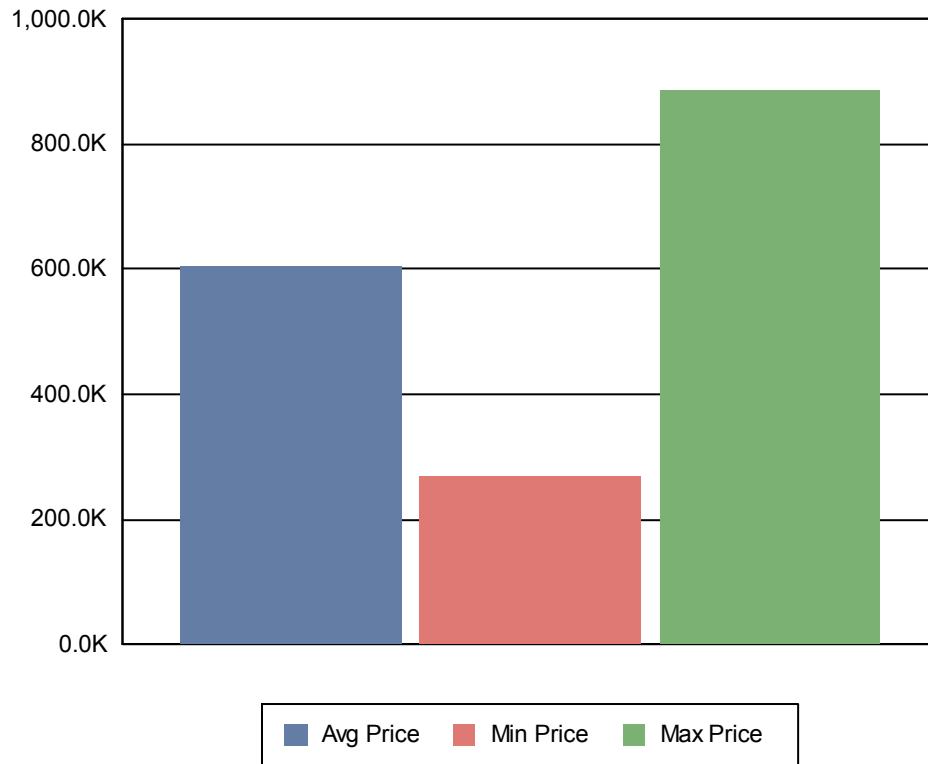
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Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Closed	\$270,000	\$885,000	\$605,441	\$359.90
Totals / Averages	\$270,000	\$885,000	\$605,441	\$359.90

Sold Property Analysis

Address	List Price	Closed Price	DOM	%SP/LP	SP/Sqft
1405 Central Avenue	\$300,000	\$270,000	518	%90.00	\$362.90
234 W 13th Street	\$324,900	\$325,000	273	%100.03	\$154.76
362 N 4th Street	\$515,000	\$440,000	119	%85.44	\$319.54
1717 Barnegat Avenue	\$485,000	\$485,000	250	%100.00	\$290.42
328 11th Street	\$524,900	\$510,000	77	%97.16	\$446.58
113 6th Street	\$539,900	\$516,000	427	%95.57	\$268.75
1318 Central Avenue	\$549,999	\$520,000	68	%94.55	\$331.00
207 Division Avenue	\$569,000	\$550,000	429	%96.66	\$384.08
1301 Central Avenue Avenue	\$544,500	\$550,000	48	%101.01	\$446.43

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249 N 3rd Street	\$569,900	\$575,000	118	%100.90	\$359.60
1060A Long Beach Boulevard	\$689,000	\$660,000	239	%95.79	\$251.72
10410 Long Beach Boulevard	\$769,900	\$755,000	592	%98.07	\$329.55
4210 S Long Beach Boulevard	\$799,000	\$767,500	101	%96.06	\$427.81
6 W South 31st Street	\$850,000	\$800,000	121	%94.12	\$300.30
266 N 7th Street	\$799,000	\$809,000	33	%101.25	\$466.55
14 W Indiana Avenue	\$899,000	\$875,000	246	%97.33	\$460.77
1004-F Long Beach Boulevard	\$899,000	\$885,000	213	%98.44	\$517.54
Total Averages	\$625,176	\$605,441	228	%96.61	\$359.90

Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	DOM
Closed								
C	1405 Central Avenue	2	1/0	744	\$300,000	\$270,000	02/27/2017	518
C	234 W 13th Street	5	2/0	2,100	\$324,900	\$325,000	02/10/2017	273
C	362 N 4th Street	4	2/0	1,377	\$515,000	\$440,000	03/03/2017	119
C	1717 Barnegat Avenue	3	3/0	1,670	\$485,000	\$485,000	02/13/2017	250
C	328 11th Street	3	1/1	1,142	\$524,900	\$510,000	01/27/2017	77
C	113 6th Street	3	2/0	1,920	\$539,900	\$516,000	01/26/2017	427
C	1318 Central Avenue	4	2/0	1,571	\$549,999	\$520,000	02/10/2017	68
C	207 Division Avenue	4	2/0	1,432	\$569,000	\$550,000	01/20/2017	429
C	1301 Central Avenue Avenue	3	2/0	1,232	\$544,500	\$550,000	03/07/2017	48
C	249 N 3rd Street	4	2/1	1,599	\$569,900	\$575,000	03/06/2017	118
C	1060A Long Beach Boulevard	4	2/2	2,622	\$689,000	\$660,000	01/26/2017	239
C	10410 Long Beach Boulevard	4	2/1	2,291	\$769,900	\$755,000	03/10/2017	592
C	4210 S Long Beach Boulevard	4	2/1	1,794	\$799,000	\$767,500	01/06/2017	101
C	6 W South 31st Street	4	3/0	2,664	\$850,000	\$800,000	01/31/2017	121
C	266 N 7th Street	4	2/1	1,734	\$799,000	\$809,000	02/02/2017	33
C	14 W Indiana Avenue	4	2/2	1,899	\$899,000	\$875,000	02/21/2017	246
C	1004-F Long Beach Boulevar	4	2/1	1,710	\$899,000	\$885,000	03/10/2017	213

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