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CMA Pro Report

Prepared By: Nathaniel Colmer

Listings as of 01/06/18 at 5:57 pm

These pages give a general overview of the selected properties.

Closed Properties

204 S Atlantic Avenue #201



MLS #:	4037646	Status:	C	Beds:	2	L Price:	\$299,550
County:	Ocean	Baths:	2/0	S Price:	\$277,500		
Prop Type:	RES	Ttl SF:	660	S Date:	12/26/2017		
Sub Type:	Condo						

Rmks: Beautifully renovated second floor, ocean side condo only steps from the beach in the heart of Beach haven. Just a short walk to everything Down Town Beach haven has to offer. Perfect for a family weekend get away or summer investment property. Unlike most similar condos, these are allowed to stay open all year round. With 2 Bedrooms and 2 full baths, this is perfect for 2 couples or a large family. Rental history \$2,000 prime weeks. Gleaming Hardwood floors, granite counter tops, stainless appliances and full tile bathrooms make this one of the most updated condos on the market. Common laundry on site. Most units do not have a range, electric cooking appliances available.

7301 Long Beach Boulevard #B006



MLS #:	4034618	Status:	C	Beds:	2	L Price:	\$439,000
County:	Ocean	Baths:	2/0	S Price:	\$405,000		
Prop Type:	RES	Ttl SF:	1,296	S Date:	12/21/2017		
Sub Type:	Condo						

Rmks: Welcome to Unit B6 at the Ocean Club. From the moment you step inside, you will start to relax and enjoy all the wonders of living simply on LBI. A bright and inviting unit with a new kitchen including granite counters, soft close cabinets, new flooring and new appliances. The floor plan allows for gathering together or taking some time to relax in your own space. The outdoor deck off the main living room faces south for that enjoyable afternoon sun. Just a short walk to the beach or shorter walk to the complex pool, you will have your feet in the water before you can even unpack! This unit is not a rental but would command a very nice weekly rate. Don't miss your opportunity to own a little slice of LBI!!

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2801 Long Beach Boulevard #C4



MLS #:	4026252	Status:	C	Beds:	2	L Price:	\$429,000
County:	Ocean	Baths:	1/0	S Price:	\$425,000	S Date:	12/15/2017
Prop Type:	RES	Ttl SF:	506				
Sub Type:	Condo						

Rmks: Location! Location Location! This two bedroom, 1 bath condo sits right on the dune over looking the beach. The carefree condo boasts a comfy open floor plan and amazing views of the ocean. The private deck and rooftop add to the attraction of being right on the Atlantic in this very affordable piece of the Jersey Shore. Additional amenities include designated parking, carport and outside shower. Excellent Rental History. Rental potential \$30,000 per season. Owners keep some prime weeks for their own use.

1100 N Bay Avenue #3



MLS #:	4028228	Status:	C	Beds:	2	L Price:	\$449,900
County:	Ocean	Baths:	2/0	S Price:	\$435,000	S Date:	12/26/2017
Prop Type:	RES	Ttl SF:	772				
Sub Type:	Condo						

Rmks: Jersey Shore living at its finest! Enjoy the spectacular water views from this totally renovated bayfront unit featuring 2 bedrooms with 2 new full baths. Some of the amenities & upgrades include new eat-in-kitchen with full appliance package & granite countertops; ceiling fans; Andersen windows and ceramic tiled flooring. Enjoy an active waterfront lifestyle with the bay & community pool at your footsteps. Shelter Harbor is one of Beach Haven's premier address and convenient to all area shopping, restaurants, recreation, reserved parking & the best beaches of Long Beach Island. Won't last long....Start your family memories today!

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Closed Properties

901 Ocean Avenue #1ST/914

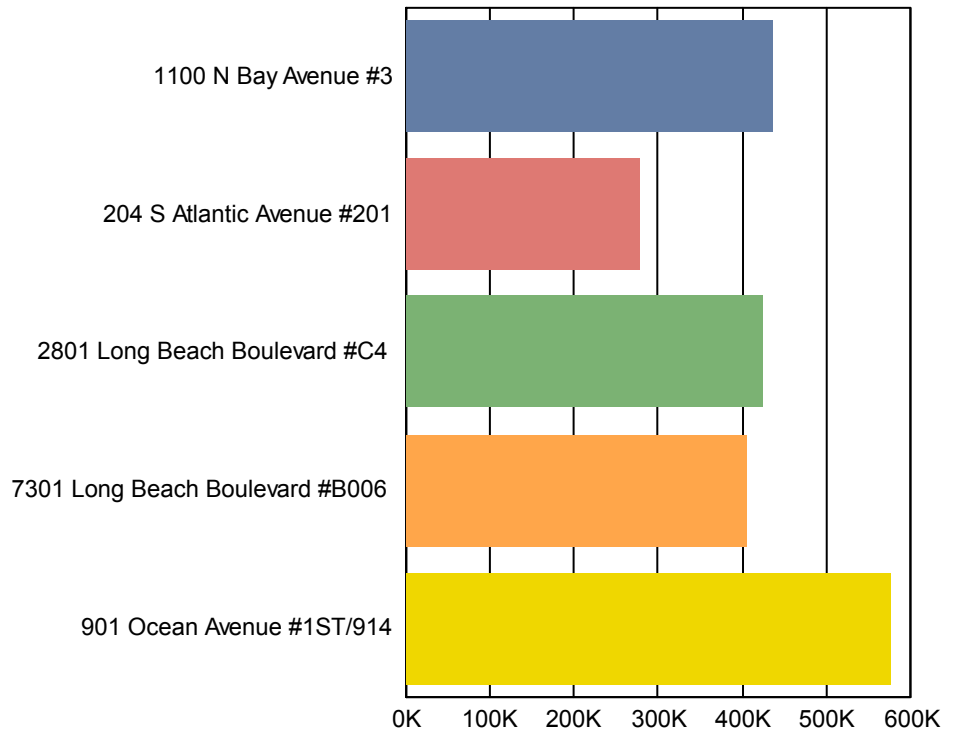


MLS #:	4028652	Status:	C	Beds:	3	L Price:	\$599,999
County:	Ocean	Baths:	2/0	S Price:	\$575,000	S Date:	12/7/2017
Prop Type:	RES	Ttl SF:	1,271				
Sub Type:	Condo						

Rmks: Sought after Beach side corner unit in the center of this beautifully landscaped complex at the Fishery Oceanfront Condominiums. Two wall of windows come together to offer panoramic views North and East. Views East from dining and living area, as well as from the master bedroom. 3 welcoming outdoor shaded decks for enjoying the salt-air breezes or relaxing with a good book. Remodeled kitchen and upgraded HVAC system recently installed. This unit offers 3 bedrooms and 2 full baths, 1271 square feet of open floor plan. Walls of windows facing North and East wash this unit in natural light. This is a superior location, as the Fishery is located on the beach 1 block from the entrance to LBI. Although never rented, this unit is estimated to create \$40,000+ of seasonal income if you are so inclined. Park and walk to everything including the beach, the bay, the pool, many restaurants and eateries, ice cream and all that Ship Bottom and Surf City offer.

Closed Properties

Total # of Listings	5
Lowest Price	\$277,500
Highest Price	\$575,000
Average Price	\$423,500
Avg. Price/SqFt	\$517.75
Avg DOM	107



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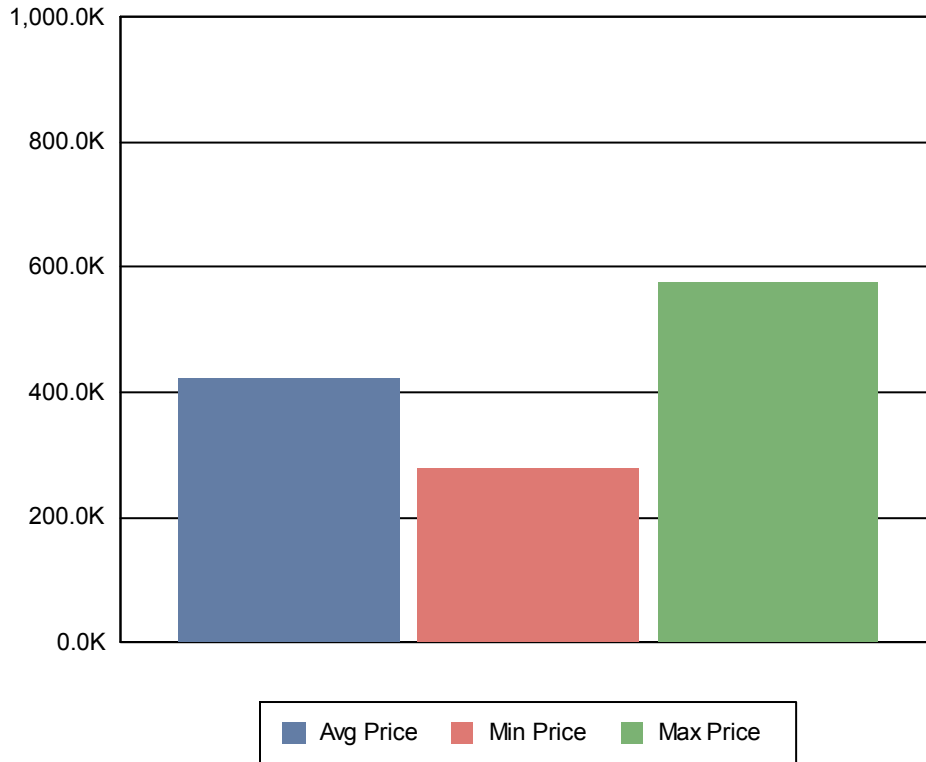
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Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Closed	\$277,500	\$575,000	\$423,500	\$517.75
Totals / Averages	\$277,500	\$575,000	\$423,500	\$517.75

Sold Property Analysis

Address	List Price	Closed Price	DOM	%SP/LP	SP/Sqft
204 S Atlantic Avenue #201	\$299,550	\$277,500	0	%92.64	\$420.45
7301 Long Beach Boulevard #B006	\$439,000	\$405,000	66	%92.26	\$312.50
2801 Long Beach Boulevard #C4	\$429,000	\$425,000	231	%99.07	\$839.92
1100 N Bay Avenue #3	\$449,900	\$435,000	56	%96.69	\$563.47
901 Ocean Avenue #1ST/914	\$599,999	\$575,000	181	%95.83	\$452.40
Total Averages	\$443,490	\$423,500	155	%95.30	\$517.75

Property Summary

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S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	DOM
Closed								
C	204 S Atlantic Avenue #201	2	2/0	660	\$299,550	\$277,500	12/26/2017	0
C	7301 Long Beach Boulevard #	2	2/0	1,296	\$439,000	\$405,000	12/21/2017	66
C	2801 Long Beach Boulevard #	2	1/0	506	\$429,000	\$425,000	12/15/2017	231
C	1100 N Bay Avenue #3	2	2/0	772	\$449,900	\$435,000	12/26/2017	56
C	901 Ocean Avenue #1ST/914	3	2/0	1,271	\$599,999	\$575,000	12/07/2017	181

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