

## CMA Pro Report

Prepared By: Nathaniel Colmer

Listings as of 10/07/18 at 12:32 pm

These pages give a general overview of the selected properties.

### Closed Properties

#### 1402 Central Avenue



<b>MLS #:</b>	4043567	<b>Status:</b>	C	<b>Beds:</b>	2	<b>L Price:</b>	\$399,000
<b>County:</b>	Ocean	<b>Baths:</b>	1/0	<b>S Price:</b>	\$385,000		
<b>Prop Type:</b>	RES	<b>Ttl SF:</b>	1,360	<b>S Date:</b>	9/5/2018		
<b>Sub Type:</b>	Condo						

**Rmks:** This clean 2 bedroom 1 bath condo with TWO bonus rooms located in a 3 unit house. Only 10 houses from beach & two blocks from Ship Bottom Beach Pier park. Newly renovated in 2015. New bathroom, updated kitchen with granite counters, west facing deck, dishwasher, laundry, fenced in yard, two outdoor showers & off street parking. Walking distance to restaurants, shopping, mini golf, and so much more! Easy access on and off LBI. The unit also comes with a separate storage space. Wonderful opportunity to own on LBI.

#### 22 W 13th Street #East



<b>MLS #:</b>	4045558	<b>Status:</b>	C	<b>Beds:</b>	3	<b>L Price:</b>	\$525,000
<b>County:</b>	Ocean	<b>Baths:</b>	2/1	<b>S Price:</b>	\$500,000		
<b>Prop Type:</b>	RES	<b>Ttl SF:</b>	1,200	<b>S Date:</b>	9/25/2018		
<b>Sub Type:</b>	Condo						

**Rmks:** Fantastic Location close to Beach Haven Attractions! This 3 Bedroom, 2.5 Bath, townhouse style condo is within walking distance to all that Beach Haven has to offer. Central A/C and Forced Hot Air Gas Heat allows for year round use of this home. Currently on the rental market for \$3,000/week in the prime weeks. Unit will have plenty of parking on the east side of the property. A long driveway will fit several cars. There will be a designated storage area for bikes and beach gear. Whether you are looking for a rental property or a place to park your flip flops, this quality built unit is a must see!

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#### 329 Pearl Street #B



<b>MLS #:</b>	4050210	<b>Status:</b>	C	<b>Beds:</b>	3	<b>L Price:</b>	\$639,000
<b>County:</b>	Ocean	<b>Baths:</b>	2/0	<b>S Price:</b>	\$615,000		
<b>Prop Type:</b>	RES	<b>Ttl SF:</b>	1,144	<b>S Date:</b>	9/15/2018		
<b>Sub Type:</b>	Condo						

**Rmks:** Impressive and unobstructed panoramic views of the bay from this 3 bedroom and 2 bath condominium. Enjoy the bay breezes and sunsets from the deck. Entertain in the open and updated kitchen, dining room and living room. Just a few steps to town and 3 blocks to the beach. Only two units in the complex make this a great alternative to a single family home. Completely turn-key to stay or rent. Bonus of a private yard and attached garage. Most of the interior has been renovated in the past 12 years. The association just installed new siding, new stairs and railings. Consistent rental income of about \$25,000 per summer. Beach Haven is the hottest spot to own or rent. Walk to coffee and pancakes, bike to an amusement park, water park, or shopping, and finish the evening with any number of great restaurants. The space and location simply can't be beat!

#### 311 Stratford Avenue #2



<b>MLS #:</b>	4049841	<b>Status:</b>	C	<b>Beds:</b>	3	<b>L Price:</b>	\$699,000
<b>County:</b>	Ocean	<b>Baths:</b>	2/1	<b>S Price:</b>	\$695,000		
<b>Prop Type:</b>	RES	<b>Ttl SF:</b>	1,536	<b>S Date:</b>	9/14/2018		
<b>Sub Type:</b>	Condo						

**Rmks:** Located on the Bayside and just steps to West Ave. the beach & LEHYC, this tastefully furnished reverse living 3 bedroom, 2.5 bath side by side town home has a great summer vibe & is move-in ready. The open concept living area encompasses an inviting living room w/ a gas fireplace, a comfortable dining room, & a functional kitchen with a breakfast bar. With decks both in the front of the home off of the living room & the rear of the home off of the dining room, the additional outdoor living space is in abundance. In addition, a rooftop deck w/ panoramic island views has plenty of space for lounging & can be accessed from the rear deck. A spacious master ensuite with its own private covered deck, 2 guest bedrooms, a full hall bathroom & laundry area make up the middle floor. The ground level bonus space is ideal for "hanging out," while the garage has ample space for storage. The property is fully fenced, has attractive landscaping & a brick paver driveway, walkways & patio area.

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#### 40 W 4th Street #6



<b>MLS #:</b>	4045564	<b>Status:</b>	C	<b>Beds:</b>	3	<b>L Price:</b>	\$725,000
<b>County:</b>	Ocean	<b>Baths:</b>	2/1	<b>S Price:</b>	\$700,000	<b>S Date:</b>	9/7/2018
<b>Prop Type:</b>	RES	<b>Ttl SF:</b>	2,000				
<b>Sub Type:</b>	Condo						

**Rmks:** FLEET WATCH in the heart of Barnegat Light offers a ring side seat to gorgeous sunsets as the fleet comes in each evening. The townhouse reverse living unit is uniquely situated to afford South, West and North views of the waterway. A 2 car garage is inset to offer additional parking. A 3 stop elevator makes this perfect for all owners to enjoy. And the VIEWS! from 2 levels plus the roof deck. The awning shades the living room from the warm afternoon rays of Summer. Updated kitchen and baths plus decorative built-ins make it ready to move in. The master suite has double vanities , a generous shower and a walk in closet. A gas fireplace enhances the off season evenings. Facing West you can choose your deck chair and watch the birds, the boats, and the fishermen. Walk to the diner, deli, Daymark, Andy's, Poppies, the Lighthouse and the new miniature golf course. Take the tram to the beach. Park the car and enjoy it all just steps away.

#### 10 West Avenue #6



<b>MLS #:</b>	4047884	<b>Status:</b>	C	<b>Beds:</b>	4	<b>L Price:</b>	\$1,069,000
<b>County:</b>	Ocean	<b>Baths:</b>	3/0	<b>S Price:</b>	\$995,000	<b>S Date:</b>	9/28/2018
<b>Prop Type:</b>	RES	<b>Ttl SF:</b>	2,384				
<b>Sub Type:</b>	Condo						

**Rmks:** Perfectly located in downtown Beach Haven! FULLY FURNISHED, Luxurious 3 story townhouse with 4 bedrooms & 3 full baths. There are only 7 units in this complex. Sparkling & stunning views from this "Bayfront". Features include: A deeded boat slip with unit, ground level, oversized deep garage for all your summer toys & storage! Installed in 2013, flood vents, new garage door & window. Foyer has upgraded cement board submersible (waterproof) exterior grade B board & exterior doors are fiberglass. Roof replaced by association in 2002 w/skylight. Middle level offers an open/bright living room/dining area & gourmet kitchen w/pantry, breakfast bar (seats 4) stone countertops w/tumble tile backsplash & under counter lighting. Entertaining is part of the real joy of owning this home. Step onto an extended deck, newly resurfaced fiberglass & new railings. Enjoy sunsets, sunrises, relax & watch all the boats going by!

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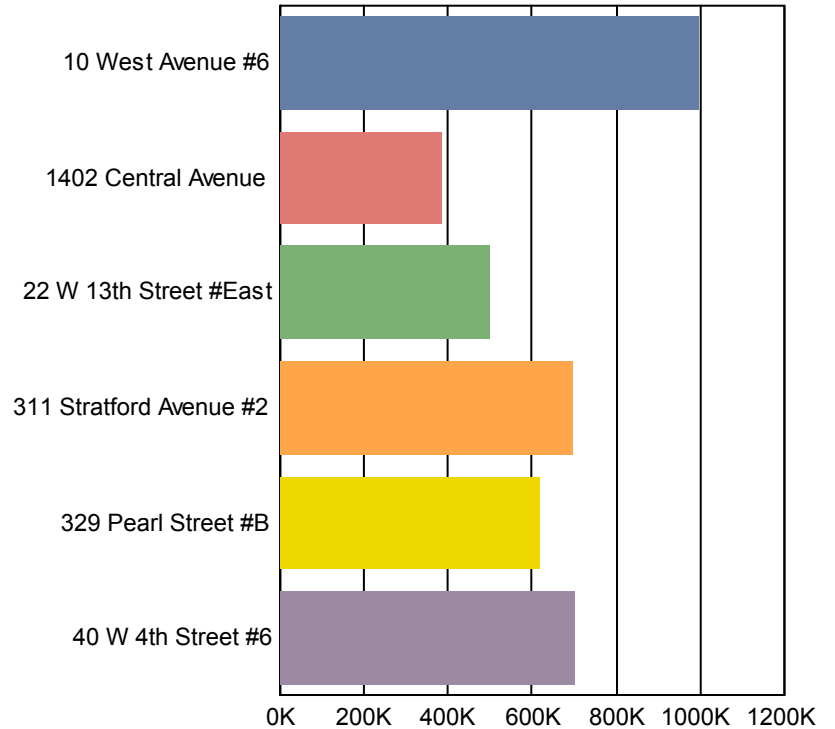
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### Closed Properties

Total # of Listings	<b>6</b>
Lowest Price	<b>\$385,000</b>
Highest Price	<b>\$995,000</b>
Average Price	<b>\$648,333</b>
Avg. Price/SqFt	<b>\$409.53</b>
Avg DOM	<b>106</b>



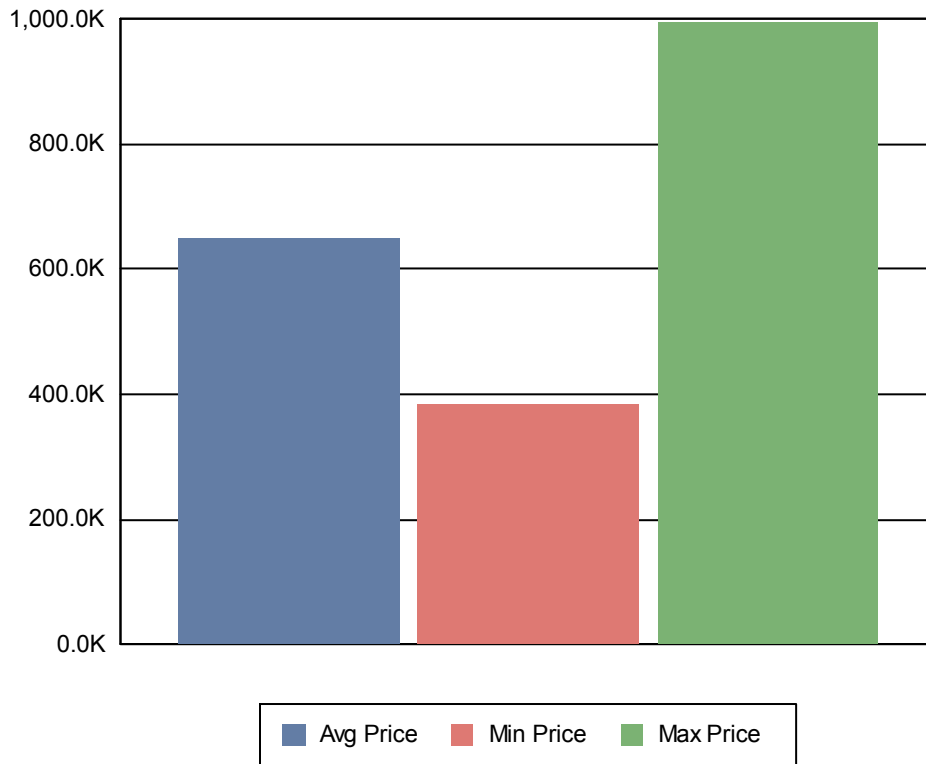
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### Summary Graph/Analysis



### Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Closed	\$385,000	\$995,000	\$648,333	\$409.53
<b>Totals / Averages</b>	<b>\$385,000</b>	<b>\$995,000</b>	<b>\$648,333</b>	<b>\$409.53</b>

### Sold Property Analysis

Address	List Price	Closed Price	DOM	%SP/LP	SP/Sqft
1402 Central Avenue	\$399,000	\$385,000	190	%96.49	\$283.09
22 W 13th Street #East	\$525,000	\$500,000	104	%95.24	\$416.67
329 Pearl Street #B	\$639,000	\$615,000	46	%96.24	\$537.59
311 Stratford Avenue #2	\$699,000	\$695,000	20	%99.43	\$452.47
40 W 4th Street #6	\$725,000	\$700,000	155	%96.55	\$350.00
10 West Avenue #6	\$1,069,000	\$995,000	118	%93.08	\$417.37
<b>Total Averages</b>	<b>\$676,000</b>	<b>\$648,333</b>	<b>106</b>	<b>%96.17</b>	<b>\$409.53</b>

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### Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	DOM
<b>Closed</b>								
C	1402 Central Avenue	2	1/0	1,360	\$399,000	\$385,000	09/05/2018	190
C	22 W 13th Street #East	3	2/1	1,200	\$525,000	\$500,000	09/25/2018	104
C	329 Pearl Street #B	3	2/0	1,144	\$639,000	\$615,000	09/15/2018	46
C	311 Stratford Avenue #2	3	2/1	1,536	\$699,000	\$695,000	09/14/2018	20
C	40 W 4th Street #6	3	2/1	2,000	\$725,000	\$700,000	09/07/2018	155
C	10 West Avenue #6	4	3/0	2,384	\$1,069,000	\$995,000	09/28/2018	118

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