



Market Analysis for
Samuel and Sally Seller
Southern Shores, NC
May 25, 2016

Current Market Conditions: Our real estate market is showing some good signs. Total residential sales are at about the same level as last year. In fact there has been same number of sales (4) in your area of Southern Shores as there was last year for the same time period (January through May 25). Last year was the best year for number of sales since 2005. Inventory is slightly down as well for this time of year. These are good signs but it still may be some time before we see quickly appreciating prices. There is still too much inventory.

Summary of information:

- Summary pages
- Subject tax assessment information
- Market Comparison Information
- Sold Comparable details and tax information
- Competition details and tax information

Subject Property Description: This property is in a good location. It has good water views and the beach access is just about as close as can be without being ocean front. The house has been well maintained and updated over the years. Some people will be disappointed with the paneled walls but that is not unusual for a home of this age in this area. The floor plan is fairly good but some folks will want a master bathroom on the main level. Dare County assessed this property for \$600,300.

Sold Comparables:

There are only three somewhat similar sales of properties in similar locations over the last six months. None of these have beach access as good as your house. Also none of them are exactly like your house. In this market these valuations are not an exact science and they get even more difficult with limited similar comparables. I believe this sales information is the best available for your house.

189 Ocean Front Drive: This house is very similar in size and age. It is inferior in beach access and views but some people will favor the Duck location over the Southern Shores location. The features like floor plan and updates are not as good as your home. This one sold for \$475,000 in December. Dare County assessed this house for \$427,100.

193 Ocean Boulevard: This house is similar in age but did not have the updates that your house has and the location is slightly inferior to your house. This house sold for \$520,000 last October. It was assessed by Dare County for \$512,300.

239 Ocean Boulevard: This house is considerably newer than your house and quite a bit larger. It also has some features that buyers will favor like more decks and sheetrock walls. It also has a pool. The location is inferior to your property. Both the beach access and the views are not as good as your home. It sold for \$546,000 in December and was assessed by Dare County for \$559,500.

Your Competition:

It's likely any buyer looking at your house would look at these two as well. The goal would be that a serious buyer would make an offer on your house before one of these.

8 Mockingbird Lane: This house is some what similar in size and location. It also has been updated similar to your house. The big turn off on this house is that it has two bedrooms on the ground floor and additional living space. This will be a red flag for many buyers today because the ground floor is below the current base flood zone. It is likely that flood insurance on that living space is costly. This one has been on the market since January without selling. Buyers have been rejecting the new \$475,000 price since mid-April. It is assessed by Dare County for \$506,100.

5 Sandfiddler Court: This house is considerably larger than your house and has a more desirable floor plan. On the other hand, it is not in as good condition as your house. The distance to the beach is also not as good. It is on a similarly quiet street. It has been on the market since mid-April for \$525,000 without selling. It was assessed by Dare County for \$500,500.

Summary: With this information I believe your home would need to be listed at no more than \$560,000 to receive an offer. You should expect to sell it for between \$525,000 and \$550,000.

This market analysis is not intended for lending purposes.

Parcel Number: 021633000

Print Date: 5/25/2016

County of Dare, North Carolina

*Owner and Parcel information is based on current data on file and was last updated on 5/20/2016

Owner Information:

LOOS, KARL D
17 GURNEY ST
CAMBRIDGE MA 02138



021633-000 20-986815-051 05/11

Parcel Information:

Parcel: 021633000 PIN: 986815537145
District: 20 - SOUTHERN SHORES
Subdivision: SO/SH AMENDED BLKS 34-37 SEC 3
LotBlkSect: LOT: 3 BLK: 34 SEC: 3
Multiple Lots: -
PlatCabSlide: PL: 2 SL: 98 Units: 1
Deed Date: 10/19/1998 BkPg: 1215/0260

Property Use: RESIDENTIAL**5 MOCKINGBIRD LN****BUILDING USE and FEATURES****Building Value: \$140,400**

Building Use:	TRADITIONAL	
Exterior Walls:	FRAME	Actual Year Built: 1984
Full Baths:	3 Half Baths: 0	
Bedrooms:	4	
Heat-Fuel:	3 - ELECTRIC	
Heat-Type:	2 - FORCED AIR	Finished sqft for building 1: 1575
Air Conditioning:	4 -CENTRAL W/AC	Total Finished SqFt for all bldgs: 1575

MISCELLANEOUS USE**Misc Value: \$1,600**

Misc Bldg a: (WD1) WOOD DECK OR RAMP Year Built: 2000 sqft: 144

LAND USE**Land Value: \$458,300**

Land Description : 20-Ocean Influence A

TOTAL LAND AREA: 19000 square feet**Total Value: \$600,300**

*Values shown are Next Year Values on file as of 5/20/2016

SUBJECT PROPERTY DETAIL



Address	5 Mockingbird Lane	HtdLvArSF	1,575
City	Southern Shores	Water Frontage	
State	NC	Subdivision	
Area	Southern Shores Oceanside	Lot Size/Dimensions	
Bedrooms	4		
Full Baths	3		
Partial Baths			
Year Built	1984		

COMPARABLE REPORT



MLS #	Subj Prop Temp-30197	89499	89174	89944
Address	5 Mockingbird Lane	189 Ocean Front Drive	193 Ocean Boulevard	239 Ocean Boulevard
Status	Subject Property	Sold CO OP by Member	Sold CO OP by Member	Sold In House
Bedrooms	4	4	4	5
Full Baths	3	3	2	4
Partial Baths		0	0	1
HtdLvArSF	1,575	1,800	1,400	2,309
Year Built	1984	1985	1983	1999
Closing Date		12/1/2015	10/14/2015	12/21/2015
Days On Market		81	60	66
Asking Price		\$499,000	\$525,000	\$559,900
Sold Price		\$475,000	\$520,000	\$546,000

Adjustments:

View	\$0	\$20,000	\$0	\$25,000
Distance to beach	\$0	\$20,000	\$10,000	\$20,000
HtdLvArSF	\$0	(\$10,000)	\$10,000	(\$30,000)
Full Baths	\$0	\$0	\$5,000	(\$5,000)
Condition	\$0	\$0	\$15,000	\$0
Bedrooms	\$0	\$0	\$0	(\$7,500)
Partial Baths	\$0	\$0	\$0	(\$2,500)
Pool	\$0	\$0	\$0	(\$20,000)
House Features	\$0	\$10,000	\$0	(\$10,000)
Adjusted Price	\$0	\$515,000	\$560,000	\$516,000

RESIDENTIAL Summary Statistics

	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$559,900	\$499,000	\$527,966	\$525,000
SP:	\$546,000	\$475,000	\$513,666	\$520,000

MAP OF PROPERTIES



Map No.	MLS#	Address	City/State/Zip	Price
1	Sub. Property	5 Mockingbird Lane	Southern Shores NC	
2	89499	189 Ocean Front Drive	Duck NC 27949	\$475,000
3	89174	193 Ocean Boulevard	SOUTHERN SHORES NC 27949	\$520,000
4	89944	239 Ocean Boulevard	Southern Shores NC 27949	\$546,000



MLS # 89499
Class RESIDENTIAL
Type Single Family - Detached
Area Duck Oceanside
Asking Price \$499,000
Address 189 Ocean Front Drive
Unit/Lot # Lot 18
City Duck
State NC
Zip 27949
Status Sold CO OP by Member

Bedrooms 4
Full Baths 3
Partial Baths 0
HtdLvArSF 1,800
Year Built 1985
Days On Market 81
Days On MLS 81
Waterfront Location 2 - lots from oceanfront (3rd row)
Approx.Lot SqFt 10500
Rental Performance 0.0495
Pool No
Bank Owned Y/N No
Potential Short Sale No



GENERAL

Associated Document Ct 10	Deed Book 1889
Deed Book Pg# 0447	Dining Room Level 3
Directions East onto Christopher Drive, Right onto Ocean Front Drive. House on the right.	General Date 12/1/2015
HotSheet Date 12/1/2015	Input Date 9/11/2015 3:31 PM
Kitchen Level 3	Listing Date 9/11/2015
Living Room Level 3	Lot Faces (N,E,W,S) E
Pin # 986913047017	Price Date 12/1/2015
Rental Co Twiddy and Company	Rental Cottage # B318T
Rental Cottage Name Morning Glory	Rental Phone # 2524571100
Rental Turnover Day Sunday	Section 1
Status Date 12/1/2015	Street Frontage 64
Update Date 12/1/2015	Zoning Res
Cumulative DOM 81	Cumulative DOMLS 81
Headline Pristine, 2 lots back!	Original Price \$499,000
Asking Price Per SqFt \$277.22	

FEATURES

LOT DESCRIPTION Level	ROADS Paved	SEWER/SEPTIC Private Septic	LEASE TERMS Weekly
VIEW DESCRIPTION Ocean	FLOOR COVERINGS Carpet	INTERIOR FEATURES Cathedral Ceiling(s)	ASSOCIATION AMENITIES Ocean Access
STYLE Reverse Floor Plan	APPLIANCES Vinyl	ICE MAKER CONNECTION Dryer Connection	FINANCING OPTIONS Cash
CONSTRUCTION Coastal	DISHWASHER Dishwasher	MASTER BATH Ice Maker Connection	CONVENTIONAL Conventional
FRAME Frame	DRYER Dryer	SOME WINDOWS TREATED Some Windows Treated	POSSESSION At Closing
WOOD Wood	MICROWAVE Microwave	WASHER CONNECTION Washer Connection	SHOWING INSTRUCTION Call Agent
EXTERIOR Shakes	RANGE/OVEN Range/Oven	EXTRAS Ceiling Fan(s)	EL LB-No CBS EL LB-No CBS
VINYL Vinyl	REFRIGERATOR w/Ice Maker Refrigerator w/Ice Maker	OUTSIDE LIGHTING Outside Lighting	COUNTER TOPS Granite
GARAGE Carport	WASHER Washer	OUTSIDE SHOWER Outside Shower	FLOOD ZONE AE
PARKING Paved	HEATING Heat Pump	SCREENED PORCH Screened Porch	
ROOF Asphalt/Fiber Shingle	ZONED Zoned	SMOKE DETECTOR(S) Smoke Detector(s)	
FOUNDATION Piling	AIR CONDITIONING Heat Pump	STORM DOORS Storm Doors	
	ZONED Zoned	SUN DECK Sun Deck	
	WATER Municipal	DRY ENTRY Dry Entry	
		OPTIONAL ROOMS Utility Room	

FINANCIAL

Estimated Annual Fee \$ \$0	Assoc. Fee Y/N/Voluntary No
Bill of Sale Amount \$ \$1	Furnishings Available Y/N Yes
Tax Year 2015	Taxes \$2,787.00
Gross Income 2013 \$ \$23,493	Yearly Income Act/Est Actual
Annual Rental Income \$ 23,493	Gross Rental Income 2014\$ \$21,627
Owner Rental Income 2014\$ \$18,939	Concessions: No
Owner Rental Income 2015\$ \$14,960	Gross Rental Income 2015\$ \$17,148

SOLD STATUS

Closing Date 12/1/2015	Contract Date 10/19/2015
How Sold Cash	Sold Price \$475,000

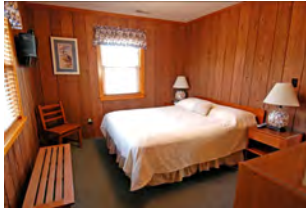
SOLD STATUS

Sold Price Per SqFt \$263.89

REMARKS

Immaculate with fantastic ocean views and only steps to the beach! Put this one on your must see list! Original owners have taken great care to maintain this much loved gem. New siding, windows and decks in 2008. New roof in 2011. Both HVAC units have been replaced in one in 2012 and the other in 2014. The kitchen was newly renovated by Cozy Kitchens in 2014 and features granite counter tops. Expansive sun decks on two levels. Mature live oak trees shade the private back yard. All of this while just 2 lots back from the ocean and only a short walk to the Village of Duck with shops, restaurants, town park, & sound side boardwalk!

ADDITIONAL PICTURES



DISCLAIMER

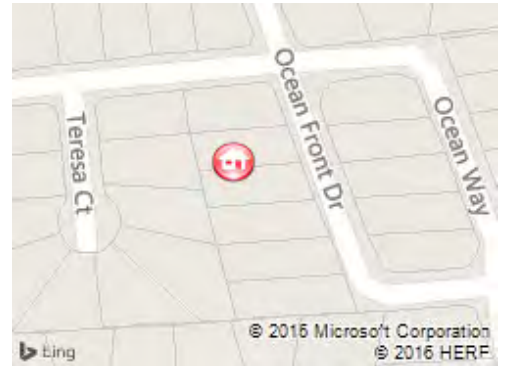
This information is deemed reliable but not guaranteed.

PROPERTY HISTORY DETAIL

Address

189 Ocean Front Drive
 Lot 18
 Duck, NC 27949

MLS #89499



MLS # 89499		Class RESIDENTIAL	List Date 9/11/2015	CDOM 81	DOM 81		
Chg Date	Chg Type	Status	Price	Pin #	Asking Price	Sold Price	Subdivision
12/01/2015 4:49:00 PM	Status, How Sold, Closing Date, Sold Price, Sellin...	Sold CO OP by Member	\$475,000	98691304701 7	\$499,000	\$475,000	Ocean Dunes
10/20/2015 10:40:00 AM	Status, Contract Date, Closing Date, Var Rate Comp...	Under Contract	\$499,000	98691304701 7	\$499,000		Ocean Dunes
09/17/2015 2:31:00 PM	Virtual Tour	Active	\$499,000	98691304701 7	\$499,000		Ocean Dunes
09/14/2015 12:06:00 PM	Owner Rental Income 2015\$, Gross Rental Income 201...	Active	\$499,000	98691304701 7	\$499,000		Ocean Dunes
09/14/2015 11:30:00 AM	Remarks	Active	\$499,000	98691304701 7	\$499,000		Ocean Dunes
09/14/2015 11:30:00 AM	Owner Rental Income 2014\$, Owner Rental Income 201...	Active	\$499,000	98691304701 7	\$499,000		Ocean Dunes
09/12/2015 6:02:00 PM	Remarks	Active	\$499,000	98691304701 7	\$499,000		Ocean Dunes
09/12/2015 6:00:00 PM	Remarks	Active	\$499,000	98691304701 7	\$499,000		Ocean Dunes
09/11/2015 5:14:00 PM	First Recorded Entry	Active	\$499,000	98691304701 7	\$499,000		Ocean Dunes

Full Report

Master

Pin Number	986913047017	Owner Last Name	FLYGE
Parcel Number	010137000	Owner First Name	WILLIAM F
Property Address	189 OCEAN FRONT DR	Owner Name 2	FLYGE, HEATHER A
Lot		Mailing Address 1	58 SARA DR
Block		Mailing Address 2	
Section		Mailing City	TRENTON
Subdivision	O150 OCEAN DUNES SEC 1	Mailing State	NJ
District	21	Mailing Zip	08691
Land Use	21-Ocean Influence C	Total Value	\$427,100.00

Ownership Information

Land Value	\$276,300.00	Deed Date	12/1/2015		
Building Value	\$150,800.00	Deed Book	2062		
Total Value	\$427,100.00	Deed Page	0351		
Book Page		Deed Date		County Doc Link	
2062/0351		12/1/2015		http://www.darenc.com/public/gis.asp	

Land Information

Land Use	21-Ocean Influence C-	Acres	
Square Feet		Plat Map	Click to view Dare County parcel map

Improvement Information

Building Use	0100-Residential	Act Year Built	1985
Bedroom	4	Front	
Bath		Depth	
Stories	2	Exterior Wall 1	
Square Feet	1800	Exterior Wall 2	VINYL / ALUM
Heated Fuel	3 - ELECTRIC	Roof Structure	
Heating	2 - FORCED AIR	Roof Cover	
Air Condition	4 -CENTRAL W/AC	Interior Wall 1	
Quality		Interior Wall 2	
Observed Code		Flooring 1	
Misc Value	\$0.00	Flooring 2	



MLS #	89174	Bedrooms	4
Class	RESIDENTIAL	Full Baths	2
Type	Single Family - Detached	Partial Baths	0
Area	Southern Shores Oceanside	HtdLvArSF	1,400
Asking Price	\$525,000	Year Built	1983
Address	193 Ocean Boulevard	Days On Market	60
Unit/Lot #	lot#23-24	Days On MLS	60
City	SOUTHERN SHORES	Waterfront Location	Semi-Oceanfront (2nd row)
State	NC	Rental Performance	0.0327
Zip	27949	Pool	No
Status	Sold CO OP by Member	Bank Owned Y/N	No
		Potential Short Sale	No



GENERAL

Associated Document Ct	8	Block	31
Co. File #	8354	Deed Book	1784
Deed Book Pg#	0193	Directions	Head North on Ocean Boulevard, through the flashing light, home on left at the corner of Pompano and Ocean Boulevard.
Full Subdivision Name	SOUTHERN SHORES AMENDED PLAT B SEC 3	General Date	10/14/2015
HotSheet Date	10/15/2015	Input Date	8/15/2015 12:12 PM
Listing Date	8/15/2015	Lot Size/Dimensions	100 x 212
Pin #	986819614137	Price Date	10/15/2015
Rental Co	Southern Shores Realty	Rental Cottage #	434
Rental Cottage Name	PELICAN PERCH	Rental Phone #	261-2000 EXT 2
Rental Turnover Day	SATURDAY	Section	3
Status Date	10/15/2015	Street Frontage	100
Update Date	10/15/2015	Zoning	RES
Cumulative DOM	60	Cumulative DOMLS	60
Headline	OCEANVIEW AND DIRECT ACCESS	Original Price	\$525,000
Asking Price Per SqFt	\$375.00		

FEATURES

LOT DESCRIPTION	FOUNDATION	AIR CONDITIONING	ASSOCIATION AMENITIES
Level	Piling	Central	Boat Ramp
VIEW DESCRIPTION	ROADS	Heat Pump	Boat Dock
Ocean	Paved	WATER	Ocean Access
STYLE	Public	Municipal	Park
Coastal	FLOOR COVERINGS	SEWER/SEPTIC	Playground
CONSTRUCTION	Carpet	Private Septic	Sound Access
Frame	Vinyl	INTERIOR FEATURES	ASSOCIATION FEE INCLUDES
Wood	APPLIANCES	Cathedral Ceiling(s)	Management
EXTERIOR	Dishwasher	Dryer Connection	Walkways
Lap Siding	Dryer	Washer Connection	FINANCING OPTIONS
Wood	Microwave	EXTRAS	Cash
Cement Fiber Board	Range/Oven	Beach Access	Conventional
GARAGE	Refrigerator w/Ice Maker	Boardwalk to Beach	POSSESSION
Attached	Washer	Ceiling Fan(s)	At Closing
1 Car	HEATING	Screened Porch	SHOWING INSTRUCTION
Carport	Central	Smoke Detector(s)	Appointment Required
PARKING	Electric	Storm Doors	Call Agent
Paved	Heat Pump	Sun Deck	EL LB-No CBS
Off Street		OPTIONAL ROOMS	Key
Under		Utility Room	COUNTER TOPS
ROOF		LEASE TERMS	Laminate
Asphalt/Fiber Shingle		Weekly	FLOOD ZONE
			AE

FINANCIAL

Estimated Annual Fee \$	\$50	Assoc. Fee Y/N/Voluntary	Yes
Bill of Sale Amount \$	\$1	Bill of Sale In \$ Y/N	Yes
Furnishings Available Y/N	Yes	Tax Year	2015
Taxes	\$3,368.00	Land Value	396,900
Total Assessed Value	512,300	Gross Income 2013 \$	\$18,300
Yearly Income Act/Est	Actual	Annual Rental Income \$	17,000
Gross Rental Income 2014\$	\$17,500	Owner Rental Income 2014\$	\$13,441

FINANCIAL

Concessions: No
Gross Rental Income 2015\$ \$17,000

Owner Rental Income 2015\$ \$13,263

SOLD STATUS

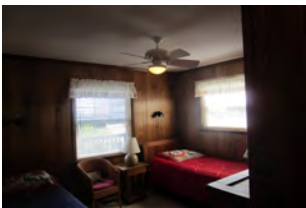
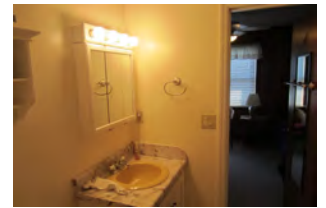
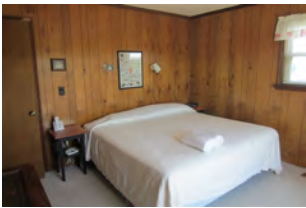
Closing Date 10/14/2015
How Sold Conventional
Sold Price Per SqFt \$371.43

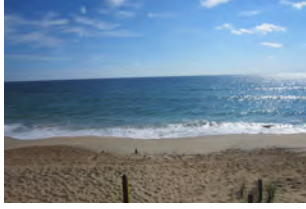
Contract Date 9/9/2015
Sold Price \$520,000

REMARKS

THIS SEMI OCEAN FRONT HOME HAS BEEN TAKEN CARE OF BY THE CURRENT OWNERS. THERE IS AN OCEAN VIEW FROM THE LIVING AREA AND A 8 X 50 FOOT FRONT DECK TO SIT AND ENJOY THE OCEAN BREEZES AND VIEW OF THE WATER. THERE IS A 10 X 16 SCREEN PORCH AT THE REAR OF THE HOME AND A 10 X 24 SUNDECK. THE HOME WAS REPAINTED IN 2012 AND NEW ROOF SHINGLES AND A SKYLIGHT HAVE BEEN INSTALLED IN 2015 THIS HOME IS READY FOR THE NEW OWNER TO ENJOY! THERE IS A WALKWAY TO THE BEACH, JUST STEPS FROM THE DRIVEWAY OF THE PROPERTY. OCEAN BLVD IS A SPECIAL STREET IN SOUTHERN SHORES WITH MINIMUM TRAFFIC EVEN IN THE SUMMER TIME. IF YOU ENJOY THE BEACH, THIS HOME IS A MUST SEE!

ADDITIONAL PICTURES





DISCLAIMER

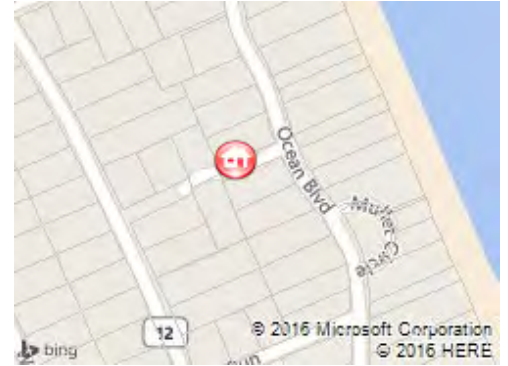
This information is deemed reliable but not guaranteed.

PROPERTY HISTORY DETAIL

Address

193 Ocean Boulevard
lot#23-24
SOUTHERN SHORES, NC 27949

MLS #89174



MLS # 89174		Class RESIDENTIAL	List Date 8/15/2015	CDOM 60	DOM 60		
Chg Date	Chg Type	Status	Price	Pin #	Asking Price	Sold Price	Subdivision
10/15/2015 12:59:00 PM	Status, How Sold, Closing Date, Sold Price, Sellin...	Sold CO OP by Member	\$520,000	98681961413 7	\$525,000	\$520,000	Southern Shores
09/09/2015 9:29:00 AM	Status, Contract Date, Closing Date	Under Contract	\$525,000	98681961413 7	\$525,000		Southern Shores
08/17/2015 11:19:00 AM	Lot Size/Dimensions	Active	\$525,000	98681961413 7	\$525,000		Southern Shores
08/17/2015 9:41:00 AM	Remarks	Active	\$525,000	98681961413 7	\$525,000		Southern Shores
08/15/2015 3:57:00 PM	Directions	Active	\$525,000	98681961413 7	\$525,000		Southern Shores
08/15/2015 3:30:00 PM	Remarks	Active	\$525,000	98681961413 7	\$525,000		Southern Shores
08/15/2015 3:24:00 PM	Remarks	Active	\$525,000	98681961413 7	\$525,000		Southern Shores
08/15/2015 2:15:00 PM	Owner 1, Owner 2	Active	\$525,000	98681961413 7	\$525,000		Southern Shores
08/15/2015 12:53:00 PM	Co. File #, Owner 1, Owner 2	Active	\$525,000	98681961413 7	\$525,000		Southern Shores
08/15/2015 12:21:00 PM	Owner 2	Active	\$525,000	98681961413 7	\$525,000		Southern Shores
08/15/2015 12:21:00 PM	First Recorded Entry	Active	\$525,000	98681961413 7	\$525,000		Southern Shores

Full Report

Master

Pin Number	986819614137	Owner Last Name	MYERS
Parcel Number	021936000	Owner First Name	CHRISTOPHER A
Property Address	193 OCEAN BLVD	Owner Name 2	MYERS, SARAH S
Lot		Mailing Address 1	225 GRAND ST APT 2A
Block		Mailing Address 2	
Section		Mailing City	HOBOKEN
Subdivision	S490 SO/SH AMENDED PLAT B SEC 3	Mailing State	NJ
District	20	Mailing Zip	07030
Land Use	20-Ocean Influence B	Total Value	\$512,300.00

Ownership Information

Land Value	\$396,900.00	Deed Date	10/14/2015		
Building Value	\$115,400.00	Deed Book	2052		
Total Value	\$512,300.00	Deed Page	0317		
Book Page		Deed Date		County Doc Link	
2052/0317		10/14/2015		http://www.darenc.com/public/gis.asp	

Land Information

Land Use	20-Ocean Influence B-	Acres	
Square Feet		Plat Map	Click to view Dare County parcel map

Improvement Information

Building Use	0100-Residential	Act Year Built	1983
Bedroom	4	Front	
Bath		Depth	
Stories	1	Exterior Wall 1	
Square Feet	1400	Exterior Wall 2	MODERN FRAME
Heated Fuel	3 - ELECTRIC	Roof Structure	
Heating	2 - FORCED AIR	Roof Cover	
Air Condition	4 -CENTRAL W/AC	Interior Wall 1	
Quality		Interior Wall 2	
Observed Code		Flooring 1	
Misc Value	\$0.00	Flooring 2	



MLS # 89944
Class RESIDENTIAL
Type Single Family - Detached
Area Southern Shores Oceanside
Asking Price \$559,900
Address 239 Ocean Boulevard
Unit/Lot # Lot 9
City Southern Shores
State NC
Zip 27949
Status Sold In House

Bedrooms 5
Full Baths 4
Partial Baths 1
HtdLvArSF 2,309
Year Built 1999
Days On Market 66
Days On MLS 66
Waterfront Location 4 - lots from oceanfront (5th row)
Approx.Lot SqFt 16957
Rental Performance 0.0790
Pool Yes
Bank Owned Y/N No
Potential Short Sale No



GENERAL

Associated Document Ct 10	Block 38
Co. File # 8377	Deed Book 1147
Deed Book Pg# 0316	Directions Go North on NC 12, bare right at the fork in the road, staying on Ocean Boulevard, home is on the left.
Full Subdivision Name SO/SH BEACH BLK 38 AMENDED	General Date 12/21/2015
HotSheet Date 12/22/2015	Input Date 10/16/2015 4:05 PM
Listing Date 10/16/2015	Lot Size/Dimensions 100X179X101X159
Pin # 986815532315	Price Date 12/22/2015
Rental Co Southern Shores Realty	Rental Cottage # 308
Rental Cottage Name Castle on a Cloud	Rental Phone # 252-261-2000
Rental Turnover Day Sunday	Status Date 12/22/2015
Street Frontage 100	Update Date 12/22/2015
Water Frontage 101	Zoning R1
Cumulative DOM 66	Cumulative DOMLS 66
Headline 5 BR 4.5 BA Steps to the Beach	Original Price \$559,900
Asking Price Per SqFt \$242.49	Builder Sreaner

FEATURES

VIEW DESCRIPTION Ocean	ROADS Paved Public	SEWER/SEPTIC Private Septic	ASSOCIATION AMENITIES Ocean Access Park Sound Access
STYLE Reverse Floor Plan	FLOOR COVERINGS Carpet Tile Vinyl	INTERIOR FEATURES Bay/Bow Window Cathedral Ceiling(s) Gas Fireplace Master Bath	ASSOCIATION FEE INCLUDES Management
CONSTRUCTION Frame	APPLIANCES Dishwasher Dryer Microwave Range/Oven Washer	EXTRAS Beach Access Ceiling Fan(s) Covered Decks Hot Tub Jet Tub Outside Lighting Outside Shower Screened Porch Sun Deck	FINANCING OPTIONS Cash Conventional
EXTERIOR Vinyl	HEATING Heat Pump	LEASE TERMS Weekly	POSSESSION At Closing
GARAGE Carport	AIR CONDITIONING Heat Pump		SHOWING INSTRUCTION Call Agent Combo-Lock Box
PARKING Paved Under	FOUNDATION Piling		POOL Outdoor Private
ROOF Asphalt/Fiber Shingle	FOUNDATION Piling		FLOOD ZONE AE

FINANCIAL

Estimated Annual Fee \$ \$50	Assoc. Fee Y/N/Voluntary Yes
Bill of Sale Amount \$ \$1	Bill of Sale In \$ Y/N Yes
Furnishings Available Y/N Yes	Tax Year 2015
Taxes \$3,723.07	Yearly Income Act/Est Actual
Annual Rental Income \$ 43,113	Concessions: No
Owner Rental Income 2015\$ \$38,102	Gross Rental Income 2015\$ \$43,113

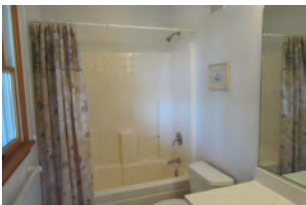
SOLD STATUS

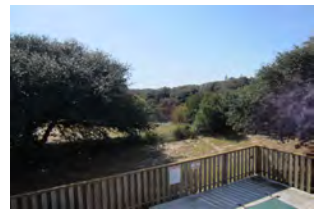
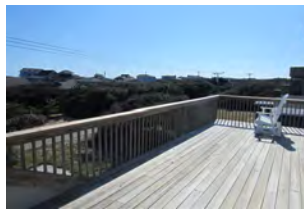
Closing Date 12/21/2015	Contract Date 10/19/2015
How Sold Conventional	Sold Price \$546,000
Sold Price Per SqFt \$236.47	

REMARKS

A beautiful home in a perfect location. Low traffic street. Only 120 yards to the beach! POOL, hot tub, crows nest deck with fantastic OCEAN VIEWS. 5 BR 4.5 BA. Just built in 1999 and in great shape. Plenty of decks. Sold furnished with just a couple of exceptions. Big, bright, open kitchen. Ocean views from the top floor master bedroom. Tiled master bath with shower and jet tub. Four bedrooms on the middle floor with two of those with their own bathrooms. Under house parking and convenient ground floor dry entry. Double outside shower. All set up for wireless internet. A great rental return doing \$43,113 this year in gross advertised return!!! Known as Castle on a Cloud #308 in the Southern Shores Realty Rental Program. A nice, big 12X28 pool with concrete deck. Anderson windows and sliders. A relaxing hammock on the middle deck. Low maintenance vinyl siding. This super lot backs up to a long beautiful pond. Look in Associated Docs for Aerial Photos, As Built Survey, Rental Printouts, RPD, MOG, Bill of Sale, VRA, Expenses etc. For \$50 per year the Southern Shores Civic Association lets you take advantage of three Sound side Marinas with boat launch and picnic and crabbing areas, Private Sound Beach with playground, thirty-four Private Ocean Beach accesses, parks, basketball court and soccer fields. Join the SSCA tennis for a small additional fee. EZ to show. Keyless entry.

ADDITIONAL PICTURES





DISCLAIMER

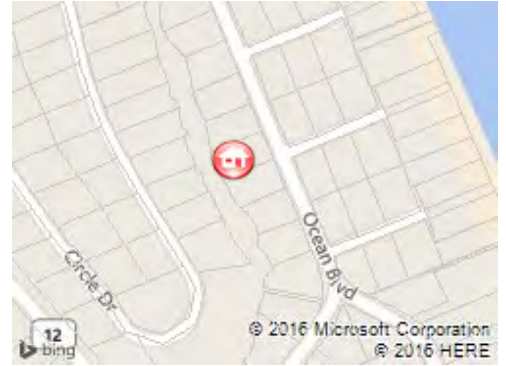
This information is deemed reliable but not guaranteed.

PROPERTY HISTORY DETAIL

Address

239 Ocean Boulevard
 Lot 9
 Southern Shores, NC 27949

MLS #89944



MLS # 89944		Class RESIDENTIAL	List Date 10/16/2015	CDOM 66	DOM 66		
Chg Date	Chg Type	Status	Price	Pin #	Asking Price	Sold Price	Subdivision
12/22/2015 11:49:00 AM	Closing Date	Sold In House	\$546,000	98681553231 5	\$559,900	\$546,000	Southern Shores
12/22/2015 11:46:00 AM	Status, How Sold, Sold Price, Selling Agent 1, Sel...	Sold In House	\$546,000	98681553231 5	\$559,900	\$546,000	Southern Shores
11/05/2015 4:51:00 PM	Owner Rental Income 2015\$, Gross Rental Income 201...	Under Contract	\$559,900	98681553231 5	\$559,900		Southern Shores
10/19/2015 10:13:00 AM	Status, Contract Date, Closing Date	Under Contract	\$559,900	98681553231 5	\$559,900		Southern Shores
10/16/2015 4:05:00 PM	First Recorded Entry	Active	\$559,900	98681553231 5	\$559,900		Southern Shores

Full Report

Master

Pin Number	986815532315	Owner Last Name	OCEAN BLVD LLC
Parcel Number	021577000	Owner First Name	
Property Address	239 OCEAN BLVD	Owner Name 2	
Lot		Mailing Address 1	215 BROOKE AVE STE 110
Block		Mailing Address 2	
Section		Mailing City	NORFOLK
Subdivision	S505 SO/SH BEACH BLK 38 AMENDED	Mailing State	VA
District	20	Mailing Zip	23510
Land Use	20-Ocean Influence C	Total Value	\$559,500.00

Ownership Information

Land Value	\$293,900.00	Deed Date	4/5/2016	
Building Value	\$245,800.00	Deed Book	2085	
Total Value	\$559,500.00	Deed Page	0008	
Book Page		Deed Date		County Doc Link
2085/0008		4/5/2016		http://www.darenc.com/public/gis.asp
2066/0167		12/21/2015		http://www.darenc.com/public/gis.asp

Land Information

Land Use	20-Ocean Influence C-	Acres	
Square Feet		Plat Map	Click to view Dare County parcel map

Improvement Information

Building Use	0100-Residential	Act Year Built	1999
Bedroom	5	Front	
Bath		Depth	
Stories	2	Exterior Wall 1	
Square Feet	2309	Exterior Wall 2	VINYL / ALUM
Heated Fuel	3 - ELECTRIC	Roof Structure	
Heating	2 - FORCED AIR	Roof Cover	
Air Condition	4 -CENTRAL W/AC	Interior Wall 1	
Quality		Interior Wall 2	
Observed Code		Flooring 1	
Misc Value	\$19,800.00	Flooring 2	
Misc Use			

CONCRETE POOL DECK



MLS # 90756
Class RESIDENTIAL
Type Single Family - Detached
Area Southern Shores Oceanside
Asking Price \$475,000
Address 8 Mockingbird Lane
Unit/Lot # Lot#2
City Southern Shores
State NC
Zip 27949
Status Active

Bedrooms 4
Full Baths 3
Partial Baths 0
HtdLvArSF 1,680
Year Built 1968
Days On Market 132
Waterfront Location 2 - lots from oceanfront (3rd row)
Approx.Lot SqFt 16000
Rental Performance 0.0000
Pool No
Bank Owned Y/N No
Potential Short Sale No



GENERAL

Associated Document Ct 9	Bedroom 1 Level 2
Bedroom 2 Level 2	Bedroom 3 Level 2
Bedroom 4 Level Ground	Bedroom 5 Level Ground
Block 35	Deed Book 1480
Deed Book Pg# 0048	Directions Ocean Boulevard to Right on Mockingbird. House on the left.
Family Room Level 2	Full Subdivision Name Southern Shores Amended BLKS 34-37 SEC 3
General Date 1/13/2016	HotSheet Date 4/8/2016
Input Date 1/13/2016 4:01 PM	Kitchen Level 2
Listing Date 1/13/2016	Living Room Level 2
Lot Size/Dimensions 101x161x101x161	Pin # 986815535258
Price Date 4/8/2016	Rental Co Carolina Shores
Rental Cottage # SS8	Rental Cottage Name SUMMER BREEZE
Rental Turnover Day Saturday	Section 3
Status Date 3/17/2016	Street Frontage 101
Update Date 5/4/2016	Zoning RES
Cumulative DOM 132	Headline Ocean Views!
Original Price \$490,000	Asking Price Per SqFt \$282.74

FEATURES

LOT DESCRIPTION Level	FLOOR COVERINGS Tile	SEWER/SEPTIC Private Septic	FINANCING OPTIONS Cash
VIEW DESCRIPTION Ocean	Wood Laminate	INTERIOR FEATURES Attic	Conventional
STYLE Beach Box	APPLIANCES Dryer	Master Bath	POSSESSION At Closing
CONSTRUCTION Block	Microwave	Wood Fireplace	SHOWING INSTRUCTION Call Agent
EXTERIOR Vinyl	Range/Oven	EXTRAS Beach Access	EL LB-CBS
GARAGE None	Refrigerator w/Ice Maker	Boardwalk to Beach	Vacant
PARKING Paved	Washer	Ceiling Fan(s)	See Add Show Inst
Off Street	HEATING Central	Outside Shower	Text to Show
ROOF Asphalt/Fiber Shingle	Forced Air	Patio	COUNTER TOPS Laminate
FOUNDATION Slab	Heat Pump	Sun Deck	FLOOD ZONE VE
ROADS Paved	AIR CONDITIONING Central	Roof Top Deck	
Public	Heat Pump	OPTIONAL ROOMS Game Room	
	WATER Municipal	ASSOCIATION AMENITIES Boat Ramp	
		Ocean Access	
		Outdoor-Comm. Tennis	
		Park	
		Playground	
		Sound Access	
		Common Area	

FINANCIAL

Estimated Annual Fee \$ \$75	Assoc. Fee Y/N/Voluntary Voluntary
Bill of Sale Amount \$ \$1	Bill of Sale In \$ Y/N Yes
Furnishings Available Y/N Yes	Insurance Expenses \$1,648
Tax Year 2015	Taxes \$3,325.60
Yearly Expense Act/Est Actual	Yr Cable TV Expense 1047
Yr Electric Expense 1558	Yr Water Expense 244
Yearly Income Act/Est Actual	Gross Rental Income 2014\$ \$14,635

FINANCIAL

Gross Rental Income 2016\$ 5,385

Gross Rental Income 2015\$ \$17,671

REMARKS

Sensational Location in Southern Shores just 2 homes from the ocean and direct access! Walk out the front door and there you are. Older home but lovingly updated with Open living plan, great room with brick fireplace and tons of big windows that let the light pour in. Bright open kitchen and dining area with breakfast bar. True master bedroom plus two bedrooms that share a hall bath on the main floor. On Ground level there are two bedrooms and a full bath that are heated and cooled, there is also large living area that is not heated and cooled used as storage and recreation room. Spacious decks that are ready to entertain and ships watch with lovely ocean views. Pest Control yearly expense: \$360. RENTAL PROJECTION INCLUDES THE ADDITION OF A POOL. According to Pete Kelly with Caribbean Pools & Spas ample space available and a pool could be placed on the lot.

BROKERS NOTES

PREVIOUSLY U/C- Buyer could not perform as per contract terms. HLA ground level original to house. Owner replaced septic a few years back and company only did a 4 bedroom Septic even though there are 5 bedrooms.

ADDITIONAL PICTURES



DISCLAIMER

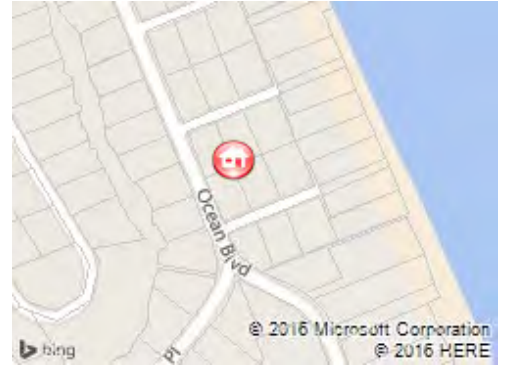
This information is deemed reliable but not guaranteed.

PROPERTY HISTORY DETAIL

Address

8 Mockingbird Lane
 Lot#2
 Southern Shores, NC 27949

MLS #90756



MLS # 90756		Class RESIDENTIAL	List Date 1/13/2016	CDOM 132	DOM 132		
Chg Date	Chg Type	Status	Price	Pin #	Asking Price	Sold Price	Subdivision
05/04/2016 9:37:00 AM	Additional Showing Info	Active	\$475,000	98681553525 8	\$475,000		So/Sh Amended
04/19/2016 1:43:00 PM	Additional Showing Info	Active	\$475,000	98681553525 8	\$475,000		So/Sh Amended
04/08/2016 3:28:00 PM	Asking Price, Asking Price Per SqFt	Active	\$475,000	98681553525 8	\$475,000		So/Sh Amended
03/23/2016 2:23:00 PM	Gross Rental Income 2016\$	Active	\$490,000	98681553525 8	\$490,000		So/Sh Amended
03/23/2016 8:53:00 AM	Additional Showing Info	Active	\$490,000	98681553525 8	\$490,000		So/Sh Amended
03/19/2016 5:35:00 PM	Remarks	Active	\$490,000	98681553525 8	\$490,000		So/Sh Amended
03/19/2016 5:34:00 PM	Yr Cable TV Expense	Active	\$490,000	98681553525 8	\$490,000		So/Sh Amended
03/19/2016 5:33:00 PM	Remarks	Active	\$490,000	98681553525 8	\$490,000		So/Sh Amended
03/17/2016 1:30:00 PM	Status, Contract Date, Closing Date	Active	\$490,000	98681553525 8	\$490,000		So/Sh Amended
03/10/2016 11:04:00 AM	Status, Contract Date, Closing Date	Under Contract	\$490,000	98681553525 8	\$490,000		So/Sh Amended
03/04/2016 12:09:00 PM	Remarks	Active	\$490,000	98681553525 8	\$490,000		So/Sh Amended
02/19/2016 9:33:00 AM	Gross Rental Income 2016\$	Active	\$490,000	98681553525 8	\$490,000		So/Sh Amended
02/11/2016 2:37:00 PM	Virtual Tour	Active	\$490,000	98681553525 8	\$490,000		So/Sh Amended
02/02/2016 2:43:00 PM	Gross Rental Income 2016\$	Active	\$490,000	98681553525 8	\$490,000		So/Sh Amended
01/25/2016 11:51:00 AM	Additional Showing Info	Active	\$490,000	98681553525 8	\$490,000		So/Sh Amended
01/22/2016 4:16:00 PM	Living Room Level, Family Room Level, Kitchen Leve...	Active	\$490,000	98681553525 8	\$490,000		So/Sh Amended
01/21/2016 2:00:00 PM	Yearly Income Act/Est, Gross Rental Income 2015\$	Active	\$490,000	98681553525 8	\$490,000		So/Sh Amended
01/14/2016 4:54:00 PM	Additional Showing Info	Active	\$490,000	98681553525 8	\$490,000		So/Sh Amended
01/13/2016 4:20:00 PM	Remarks	Active	\$490,000	98681553525 8	\$490,000		So/Sh Amended

MLS # 90756		Class RESIDENTIAL	List Date 1/13/2016	CDOM 132	DOM 132		
<u>Chg Date</u>	<u>Chg Type</u>	<u>Status</u>	<u>Price</u>	<u>Pin #</u>	<u>Asking Price</u>	<u>Sold Price</u>	<u>Subdivision</u>
01/13/2016 4:01:00 PM	First Recorded Entry	Active	\$490,000	98681553525 8	\$490,000		So/Sh Amended

Full Report

Master

Pin Number	986815535258	Owner Last Name	MCCOY
Parcel Number	021643000	Owner First Name	BARBARA J
Property Address	8 MOCKINGBIRD LN	Owner Name 2	MCCOY, FREDERICK J
Lot		Mailing Address 1	3749 CHAIN BRIDGE RD
Block		Mailing Address 2	
Section		Mailing City	FAIRFAX
Subdivision	S484 SO/SH AMENDED BLKS 34-37 SEC 3	Mailing State	VA
District	20	Mailing Zip	22030
Land Use	20-Ocean Influence A	Total Value	\$506,100.00

Ownership Information

Land Value	\$395,500.00	Deed Date	3/5/2003		
Building Value	\$110,600.00	Deed Book	1480		
Total Value	\$506,100.00	Deed Page	0048		
Book Page		Deed Date		County Doc Link	
1480/0048		3/5/2003		http://www.darenc.com/public/gis.asp	

Land Information

Land Use	20-Ocean Influence A-	Acres	
Square Feet		Plat Map	Click to view Dare County parcel map

Improvement Information

Building Use	0100-Residential	Act Year Built	1968
Bedroom	5	Front	
Bath		Depth	
Stories	1	Exterior Wall 1	
Square Feet	1904	Exterior Wall 2	VINYL / ALUM
Heated Fuel	3 - ELECTRIC	Roof Structure	
Heating	2 - FORCED AIR	Roof Cover	
Air Condition	4 -CENTRAL W/AC	Interior Wall 1	
Quality		Interior Wall 2	
Observed Code		Flooring 1	
Misc Value	\$0.00	Flooring 2	



MLS # 92006
Class RESIDENTIAL
Type Single Family - Detached
Area Southern Shores Oceanside
Asking Price \$525,000
Address 5 Sandfiddler Court
Unit/Lot # Lot 5
City Southern Shores
State NC
Zip 27949
Status Active

Bedrooms 5
Full Baths 3
Partial Baths 1
HtdLvArSF 2,228
Year Built 1993
Days On Market 50
Waterfront Location 2 - lots from oceanfront (3rd row)
Approx.Lot SqFt 20000
Rental Performance 0.0000
Pool No
Bank Owned Y/N No
Potential Short Sale No



GENERAL

Associated Document Ct 4	Deed Book WB 13E
Deed Book Pg# 0225	Directions Sandfiddler Court is the first right after Dogwood Trail, if traveling north towards Duck. The house is the last one on the right.
General Date 4/4/2016	HotSheet Date 4/13/2016
Input Date 4/13/2016 7:28 PM	Listing Date 4/4/2016
Pin # 986819526358	Price Date 4/13/2016
Rental Co None	Status Date 4/13/2016
Update Date 4/18/2016	Zoning 0100-Res
Cumulative DOM 50	Original Price \$525,000
Asking Price Per SqFt \$235.64	

FEATURES

LOT DESCRIPTION Cul-de-sac	ROOF Asphalt/Fiber Shingle	HEATING Electric	ASSOCIATION AMENITIES Ocean Access
VIEW DESCRIPTION Ocean	FOUNDATION Piling	AIR CONDITIONING Central	POSSESSION At Closing
STYLE Contemporary	ROADS Public	WATER Municipal	SHOWING INSTRUCTION EL LB-No CBS
CONSTRUCTION Frame	FLOOR COVERINGS Carpet	SEWER/SEPTIC Private Septic	COUNTER TOPS Laminate
EXTERIOR Shakes	Tile	INTERIOR FEATURES All Window Treatments	FLOOD ZONE AE
GARAGE Carport	Vinyl	Cathedral Ceiling(s)	
PARKING Off Street	APPLIANCES Dishwasher	Dryer Connection	
	Dryer	Gas Fireplace	
	Range/Oven	Ice Maker Connection	
	Refrigerator w/Ice Maker	Master Bath	
	Washer	Pantry	

FINANCIAL

Estimated Annual Fee \$ \$0	Assoc. Fee Y/N/Voluntary No
Bill of Sale Amount \$ \$1	Furnishings Available Y/N Yes
Tax Year 2016	Taxes \$3,253.00

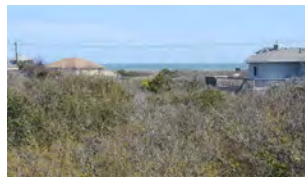
REMARKS

This 5 bedroom, 3.5 bath home has beautiful panoramic views of the Atlantic Ocean! This house is located in Southern Shores only two lots back from the oceanfront. This home sits at the end of a cul-de-sac with plenty of privacy. The ocean is just a short walk away down a private path and beach access. This home is located just 5 minutes from Duck and 5 minutes from Kitty Hawk so you can enjoy being close to Duck without fighting the weekend traffic. It has an alarm system and a fire sprinkler system to keep you safe. All the bedrooms have sliding glass doors that open out onto the spacious decks. Plenty of parking for all of your friends. There is an outside shower to keep the sand outside and a large storage room to keep all of your beach toys contained.

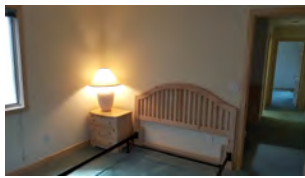
BROKERS NOTES

This house has been well maintained but it is in need of some updating inside. The outside is in good shape. There should be room for a pool but it will require clearing some trees and brush.

ADDITIONAL PICTURES



Living Room





DISCLAIMER

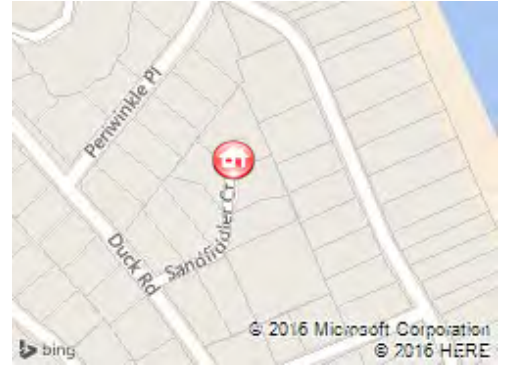
This information is deemed reliable but not guaranteed.

PROPERTY HISTORY DETAIL

Address

5 Sandfiddler Court
 Lot 5
 Southern Shores, NC 27949

MLS #92006



MLS # 92006		Class RESIDENTIAL	List Date 4/4/2016	CDOM 50	DOM 50		
Chg Date	Chg Type	Status	Price	Pin #	Asking Price	Sold Price	Subdivision
04/13/2016 7:28:00 PM	First Recorded Entry	Active	\$525,000	98681952635 8	\$525,000		Southern Shores

Full Report

Master

Pin Number	986819526358	Owner Last Name	GROSS
Parcel Number	022524005	Owner First Name	MARIANNE D
Property Address	5 SANDFIDDLER CT	Owner Name 2	
Lot		Mailing Address 1	4925 COUNTRY CLUB DR N
Block		Mailing Address 2	
Section		Mailing City	WILSON
Subdivision	S578 SO/SH BLK 44 A	Mailing State	NC
District	20	Mailing Zip	27896
Land Use	20-Ocean Influence D	Total Value	\$500,500.00

Ownership Information

Land Value	\$274,900.00	Deed Date	8/13/2013		
Building Value	\$225,600.00	Deed Book	WB 13E		
Total Value	\$500,500.00	Deed Page	0225		
Book Page		Deed Date		County Doc Link	
WB 13E/0225		8/13/2013		http://www.darenc.com/public/gis.asp	

Land Information

Land Use	20-Ocean Influence D-	Acres	
Square Feet		Plat Map	Click to view Dare County parcel map

Improvement Information

Building Use	0100-Residential	Act Year Built	1993
Bedroom	4	Front	
Bath		Depth	
Stories	2	Exterior Wall 1	
Square Feet	2228	Exterior Wall 2	MODERN FRAME
Heated Fuel	3 - ELECTRIC	Roof Structure	
Heating	2 - FORCED AIR	Roof Cover	
Air Condition	4 -CENTRAL W/AC	Interior Wall 1	
Quality		Interior Wall 2	
Observed Code		Flooring 1	
Misc Value	\$0.00	Flooring 2	