

**Outer Banks, NC  
Short Sale Properties**

MLS #	Orig Price	Ask Price	Tax Value	% of TV	Address	Area	Beds	FBaths	PBaths	HtdSF	Price/SqFt	Annual Rent	GRI/AROI	HOA Fee	WtrfrntLoc	Year Blt	DOM
60443	\$595,000	\$369,000	\$394,400	93.56%	42004 Bartlik Lane	Avon Oceanside	4	2	0	1,344	\$274.55	\$29,715	8.05%	\$0	1 Lot-Oceanfront	1980	155
51090	\$695,000	\$495,000	\$511,700	96.74%	41594 Starboard Drive	Avon Soundside	5	4	0	2,330	\$212.45	\$28,870	5.83%	\$250	None	1998	761
57675	\$324,900	\$289,000	\$413,100	69.96%	42189 Shallow Point Drive	Avon Soundside	4	2	1	1,795	\$161.00	\$14,000	4.84%	\$0	Canalfront	1990	351
57904	\$375,000	\$299,000	\$337,800	88.51%	41187 Lakeside Drive	Avon Soundside	3	3	0	1,559	\$191.79	\$0	0.00%	\$550	Lakefront	1995	336
59175	\$239,000	\$199,500	\$251,500	79.32%	42196 Askins Creek Drive	Avon Soundside	4	2	0	1,120	\$178.13	\$0	0.00%	\$0	None	1983	234
59197	\$427,900	\$224,900	\$309,700	72.62%	1125 Harbour View Drive	Colington Harbour	3	3	0	2,086	\$107.81	\$0	0.00%	\$414	None	1996	229
59414	\$219,900	\$179,900	\$181,600	99.06%	232 E Sir Richard	Colington Harbour	3	2	0	1,008	\$178.47	\$0	0.00%	\$150	None	1985	216
61807	\$159,900	\$149,900	\$180,900	82.86%	235 Sir Chandler Drive	Colington Harbour	3	2	0	1,708	\$87.76	\$0	0.00%	\$215	None	1971	74
59660	\$475,000	\$389,000	\$557,592	69.76%	636 Myrtlewood Court	Corolla Oceanside	5	3	0	2,100	\$185.24	\$23,650	6.08%	\$750	None	1995	201
61589	\$479,999	\$479,999	\$495,124	96.95%	740 E Willet Court	Corolla Oceanside	5	3	0	2,136	\$224.72	\$26,880	5.60%	\$300	None	1987	84
60425	\$419,900	\$419,900	\$565,139	74.30%	745 Plover Court	Corolla Oceanside	5	3	0	2,203	\$190.60	\$28,845	6.87%	\$300	None	2001	176
51463	\$429,900	\$397,500	\$498,264	79.78%	774 Sunrise Court	Corolla Oceanside	5	4	0	1,920	\$207.03	\$20,100	5.06%	\$350	None	1997	741
62419	\$239,000	\$499,900	\$659,780	75.77%	720 Mainsail Arch	Corolla Oceanside	4	2	1	1,869	\$267.47	\$23,485	4.70%	\$350	4 Lots-Oceanfront	1989	31
60584	\$499,000	\$467,000	\$491,859	94.95%	547 Magnolia Court	Corolla Westside	3	3	0	1,740	\$268.39	\$27,571	5.90%	\$4,426	None	1998	148
56948	\$539,000	\$449,000	\$432,430	103.83%	1248 Fairwinds Lane	Corolla Westside	5	4	1	2,011	\$223.27	\$20,485	4.56%	\$1,500	None	1994	402
47010	\$295,000	\$199,500	\$192,500	103.64%	50015 Treacher Lane	Frisco Oceanside	3	3	0	1,816	\$109.86	\$0	0.00%	\$0	4 Lots-Oceanfront	1978	951
59061	\$397,500	\$375,000	\$399,700	93.82%	50822 Timber Trail	Frisco Soundside	3	2	1	3,338	\$112.34	\$0	0.00%	\$0	None	1988	250
62126	\$510,000	\$499,000	\$422,700	118.05%	58101 NC Highway 12	Hatteras Oceanside	3	1	1	1,200	\$415.83	\$12,000	2.40%	\$0	Pondfront	1885	52
59417	\$675,000	\$479,000	\$601,800	79.59%	58229 Dunes Drive	Hatteras Oceanside	5	4	0	2,500	\$191.60	\$44,975	9.39%	\$0	1 Lot-Oceanfront	1999	216
52180	\$210,000	\$134,900	\$193,800	69.61%	58822 Marina Way #204	Hatteras Soundside	1	1	0	540	\$249.81	\$9,625	7.13%	\$6,360	Canalfront	1996	698
55799	\$425,000	\$339,000	\$383,000	88.51%	56190 Austin Road	Hatteras Soundside	4	3	0	1,836	\$184.64	\$10,001	2.95%	\$0	3 Lots-Oceanfront	2001	481
60986	\$339,900	\$320,000	\$310,900	102.93%	103 E Arch Street	Kill Devil Hills b/w Hwys	3	2	0	1,000	\$320.00	\$8,800	2.75%	\$0	5 Lots-Oceanfront	1978	125
58772	\$389,500	\$345,000	\$318,300	108.39%	201 E Wilkinson Street	Kill Devil Hills b/w Hwys	3	2	0	1,190	\$289.92	\$16,255	4.71%	\$0	6 Lots-Oceanfront	1983	276
59477	\$369,000	\$299,000	\$274,700	108.85%	1401 S Virginia Dare Trail #11	Kill Devil Hills Oceanside	2	2	0	936	\$319.44	\$18,887	6.32%	\$5,000	Oceanfront	1981	213
58519	\$98,900	\$88,900	\$104,800	84.83%	1410 Hill Street	Kill Devil Hills Westside	3	2	0	670	\$132.69	\$5,000	5.62%	\$0	None	1965	300
60811	\$299,000	\$239,000	\$32,400	60.91%	1328 Devonshire Road #26	Kill Devil Hills Westside	3	2	1	1,998	\$119.62	\$18,000	7.53%	\$4,860	None	2006	140
60933	\$465,000	\$399,000	\$493,200	80.90%	813 Cedar Drive	Kill Devil Hills Westside	3	2	0	1,943	\$205.35	\$18,000	4.51%	\$200	Soundfront	1994	139
62765	\$199,000	\$199,000	\$215,000	92.56%	800 W Airstrip Road	Kill Devil Hills Westside	3	2	0	1,180	\$168.64	\$9,000	4.52%	\$0	None	2002	5
60790	\$459,000	\$390,000	\$366,400	106.44%	1807 Bay Drive	Kill Devil Hills Westside	4	3	0	2,116	\$184.31	\$24,000	6.15%	\$0	None	1999	137
59309	\$298,500	\$251,000	\$262,300	95.69%	300 W Helga Street	Kill Devil Hills Westside	3	2	0	1,326	\$189.29	\$14,400	5.74%	\$0	None	1999	222
62692	\$219,000	\$219,000	\$185,100	118.31%	2022 Yorktown Street	Kill Devil Hills Westside	2	1	0	768	\$285.16	\$0	0.00%	\$0	None	1979	9
55959	\$389,000	\$289,000	\$317,500	91.02%	900 Indian Drive	Kill Devil Hills Westside	3	2	1	2,376	\$121.63	\$0	0.00%	\$0	None	2004	470
57704	\$320,000	\$280,000	\$262,900	106.50%	2014 Phoebus Street	Kill Devil Hills Westside	3	2	1	2,015	\$138.96	\$0	0.00%	\$0	None	1989	348
59676	\$359,900	\$329,900	\$329,300	100.18%	3625 Goosander Street	Kitty Hawk between Hwys	4	2	0	1,220	\$270.41	\$11,785	3.57%	\$0	4 Lots-Oceanfront	1979	200
59042	\$299,000	\$220,000	\$295,400	74.48%	212 Woodard Road	Kitty Hawk Westside	3	2	0	1,941	\$113.34	\$0	0.00%	\$0	None	1983	252
60234	\$599,000	\$495,000	\$511,500	96.77%	4628 Seascape Drive	Kitty Hawk Westside	5	6	0	3,814	\$129.79	\$0	0.00%	\$0	None	1988	168
61730	\$180,000	\$180,000	\$191,900	93.80%	805 Angler Way	Kitty Hawk Westside	2	2	1	1,350	\$133.33	\$10,800	6.00%	\$2,940	None	1987	84
61291	\$239,900	\$239,900	\$210,400	114.02%	137 Twyne Lane	Manteo-S. of Airport Road	3	2	0	1,440	\$166.60	\$0	0.00%	\$0	None	1986	103
59750	\$174,900	\$174,900	\$292,500	59.79%	133 Twyne Lane	Manteo-S. of Airport Road	4	2	0	2,860	\$61.15	\$0	0.00%	\$0	None	1973	195
60972	\$549,900	\$469,500	\$526,900	89.11%	2910 S Virginia Dare Trail	Nags Head between hwys	4	3	1	2,386	\$196.77	\$26,785	5.71%	\$0	1 Lot-Oceanfront	1994	126
58112	\$399,000	\$399,000	\$333,700	119.57%	4709 Blue Marlin Way	Nags Head Westside	4	2	1	2,506	\$159.22	\$15,400	3.86%	\$143	None	1976	327
62637	\$385,000	\$385,000	\$430,100	89.51%	5321 W Captains Way	Nags Head Westside	4	3	0	1,755	\$219.37	\$0	0.00%	\$1,060	None	1995	14
52200	\$725,000	\$450,000	\$616,600	72.98%	119 W Seawatch Court	Nags Head Westside	3	2	1	2,287	\$196.76	\$0	0.00%	\$510	None	2000	697
60861	\$409,900	\$350,000	\$349,600	100.11%	4104 Sailfish Drive	Pirates Cove	3	2	0	1,532	\$228.46	\$14,400	4.11%	\$5,400	Harborfront	1998	136
60506	\$995,000	\$499,000	\$928,500	53.74%	24201 Caribbean Way	Rodanthe Oceanside	6	6	3	3,862	\$129.21	\$49,999	10.02%	\$600	None	2007	152
62761	\$356,000	\$356,000	\$335,300	106.17%	23215 E Corbina Drive	Rodanthe Oceanside	4	3	0	1,512	\$235.45	\$34,400	9.66%	\$0	Oceanfront	1989	4

August 18, 2009

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**Renee Robinson**  
**252.619.1052**  
la2obxre@aol.com  
www.lax2obx.net

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60277	\$424,900	\$430,000	\$494,000	87.04%	24240 Seashore Drive	Rodanthe Oceanside	4	3	1	1,838	\$233.95	\$26,533	6.17%	\$0	6 Lots-Oceanfront	1994	165
61187	\$434,900	\$398,500	\$258,100	154.40%	24269 Beulah ONeal Drive	Rodanthe Oceanside	3	2	0	986	\$404.16	\$25,000	6.27%	\$0	Oceanfront	1973	111
60528	\$499,000	\$399,000	\$530,000	75.28%	24259 Beulah ONeal Drive	Rodanthe Oceanside	4	2	1	1,800	\$221.67	\$43,080	10.80%	\$0	4 Lots-Oceanfront	2003	152
57985	\$425,000	\$299,000	\$348,700	85.75%	24246 Atlantic Drive	Rodanthe Oceanside	4	2	0	912	\$327.85	\$4,437	1.48%	\$0	4 Lots-Oceanfront	1979	333
62401	\$435,000	\$435,000	\$572,500	75.98%	26261 Wimble Shores Drive	Salvo Oceanside	4	2	1	1,606	\$270.86	\$22,031	5.06%	\$0	Oceanfront	1972	32
61930	\$439,000	\$439,000	\$554,000	79.24%	26227 Wimble Shores Drive	Salvo Oceanside	4	3	1	2,701	\$162.53	\$42,880	9.77%	\$0	None	2007	68
62593	\$499,900	\$499,900	\$707,000	70.71%	26163 Otter Way	Salvo Soundside	6	5	1	3,204	\$156.02	\$37,731	7.55%	\$440	None	2003	26
62272	\$255,000	\$239,900	\$276,200	86.86%	110 Landing Trail	Southern Shores Westside	3	2	1	1,802	\$133.13	\$0	0.00%	\$2,350	None	2006	40
59130	\$379,000	\$339,000	\$408,900	82.91%	37 Duck Woods Drive	Southern Shores Westside	3	2	0	1,674	\$202.51	\$0	0.00%	\$0	None	1988	244
59471	\$499,000	\$409,000	\$543,500	75.25%	175 Clam Shell Drive	Southern Shores Westside	4	2	1	2,450	\$166.94	\$20,000	4.89%	\$200	None	1997	214
61595	\$334,900	\$314,900	\$382,000	82.43%	110 Turtle Pond Court	Southern Shores Westside	3	2	0	2,100	\$149.95	\$0	0.00%	\$65	None	1987	84
61365	\$593,750	\$499,000	\$529,300	94.28%	25238 Mac Oca Drive	Waves Oceanside	5	4	1	3,456	\$144.39	\$37,237	7.46%	\$0	4 Lots-Oceanfront	2004	98

**RE/MAX Ocean Realty**  
2503 N. Croatan Hwy., Box 8  
Kill Devil Hills, NC 27948  
252.441.2450, ext. 205