

ARC REAL ESTATE

If your license is currently active with another broker, this document is not a solicitation of that relationship.

KEEP MORE OF WHAT YOU EARN.

ARC REAL ESTATE · AGENT RECRUITING · 2026

80%

COMMISSION
From Day One

\$12K

ANNUAL CAP
Per Agent / Per Year

100%

AFTER CAP
Keep Everything

5%

RESIDUAL
On Agents You Sponsor

\$149 / year

Annual Membership — No Desk Fees

\$49 / transaction

E&O Insurance + Compliance

NJ
Licensed

PA
Licensed

NY
Licensed

CT
Licensed

MD
Licensed

FL
Licensed

ARC REAL ESTATE

ARC Real Estate
arcrealstate.org

Sean Mulligan

Broker / Owner · ARC Real Estate
646-946-1472
seanmulligan@arcrealstate.org

2,500+
TRANSACTIONS

\$500M+
CAREER VOLUME



Thomas Mulligan

Founder, ARC Real Estate
1953 – 2022

Vietnam Veteran
U.S. Navy
Top Agent: Weichert & RE/MAX
Founded ARC Real Estate 2004
30+ Years Experience
Thousands of Families Served

In Memory of Thomas Mulligan

The Foundation of ARC Real Estate

Tom Mulligan was one of New Jersey's most beloved and respected real estate professionals. A naturally warm person, Tom loved people — genuinely and without pretense. You could not find a single person who did not like him or did not speak highly of him. Funny, gregarious, and deeply family-oriented, Tom loved nothing more than spending time with his family, and took great pride in tending to the landscaping at his beautiful home in Millstone, NJ.

Before real estate, Tom proudly served his country as a Vietnam War veteran in the United States Navy. He was also a very good wrestler at Hunterdon Central High School — a competitor in every sense of the word. That discipline and drive carried through his entire career. Tom was recognized as one of the top-producing agents at both Weichert and RE/MAX, consistently ranking among their elite producers.

Tom and Sean built ARC Real Estate together from the ground up in 2004, starting with 14 realtors when Sean finished college. Tom was central to shaping the brokerage's values, its culture, and the deep care for agents that defines ARC to this day. He passed away in 2022. Every deal we close carries his name forward.

"Nobody cares how much you know until they know how much you care."

— Thomas Mulligan

Top Agent Weichert & RE/MAX	Founded ARC 2004	Vietnam Vet U.S. Navy	Wrestler Hunterdon Central	Millstone NJ Family Man
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Sean Mulligan

Broker / Owner
ARC Real Estate

646-946-1472
609-731-4265
seanmulligan@arcrealstate.org
arcrealstate.org

About Sean Mulligan

Broker of Record · Licensed Since 2006 · NJ, NY, PA, CT, MD & FL

I started in real estate at 18 years old in 2006, trained personally by my father Thomas Mulligan — one of the top agents in the country at both Weichert and RE/MAX. My dad and I built ARC together from the ground up, starting with 14 realtors when I finished college. We grew it into a multi-state brokerage with 2,500+ properties sold and \$500M+ in total volume.

My dad and I built ARC around one belief: agents should keep more of what they earn and have a broker they can actually reach. I answer my phone. I know your deals. Whether you are brand new or a seasoned producer, ARC is built to help you earn more and grow on your terms.

I was a wrestler at Allentown High School and broke the school record for wins in a season and wins in a career at that time. Today I am an assistant coach at Allentown High School and enjoy volunteering and giving back to a sport that gave me so much. I graduated from Rider University Cum Laude and hold the FINRA Series 7 and Series 63 licenses. I am the Broker of Record across all six states we operate in.

“Agents should keep more of what they earn and have a broker they can actually reach. We built ARC around those two ideas — and we have never wavered from them.”

— Sean Mulligan

2,500+ Sold

\$500M+ Vol

20 Yrs Exp

6 States

Series 7 & 63

WHY AGENTS CHOOSE ARC REAL ESTATE

Six reasons our agents move to ARC — and stay.

80% Commission From Day One

No graduated splits. No tiers. No earning your way up. You walk in at 80% on transaction one. Your cap is \$12,000 per year — after that you keep every dollar you earn for the rest of the year.

5% Residual Income — On Every Deal They Close

Recruit an agent to ARC and earn 5% of the gross commission on every deal they close — for as long as they remain with ARC. That 5% comes from ARC's share of the commission. Their 80% split is never reduced.

Work From Anywhere — No Office Hours

ARC agents work from home and meet clients in the field — no mandatory desk time, no required office hours, no floor duty. We have a physical office available when you need it, but your time is yours. Run your business your way.

Direct Access to Your Broker

Call or text Sean directly — he answers. No franchise layer, no market center manager, no call center. You get a licensed Broker of Record who knows your deals and responds the same day.

Proven 4-Pipeline Training System

FSBO leads, expired listings, buyer lead generation, and sphere of influence. Real scripts. Real coaching. A clear daily action plan that produces transactions — not a 60-day orientation before you can take listings.

Transparent. Simple. No Surprises.

\$149 per year. \$49 per transaction. Nothing else. No monthly desk fees, no royalty surcharges, no franchise assessment. You always know exactly what you owe and exactly what you keep.

THE MONEY YOU MIGHT BE LEAVING ON THE TABLE

Two income streams that ARC agents capture — that agents at many large brokerages do not.

1. When Your Sign Goes Up — Your Number Is On It.

At ARC, your sign goes up and your direct number is on it. When a buyer calls, they call YOU. You work both sides of the deal. You earn both commissions.

At some brokerages, sign calls are routed to a central office or buyer agent pool. When that happens, you listed the home but someone else gets the buyer call. You earn one side. They earn the other. At ARC, your number is on the sign.

	Sign Call Goes to Office Pool	Sign Call Comes to YOU
Average Sale Price	\$500,000	\$500,000
Listing Commission (2.5%)	\$12,500	\$12,500
Buyer Commission (2.5%)	May be routed to another agent at some brokerages	\$12,500 — yours
Your Split (80% vs 70%)	\$8,750 listing only (70%)	\$20,000 both sides (80%)
Money Left on Table	\$11,250 per dual deal lost	\$0 — you kept it all

If you list 10 homes a year and convert half those sign calls into buyer deals:

Illustrative estimate: 5 dual-commission deals × \$10,000 buyer side (80%) = \$50,000 additional income per year. Based on \$500K avg sale, 50% sign-call conversion, disclosed dual agency with written consent. Results not guaranteed.

2. The 5% Override — Bring On 2 Good Agents a Year.

When you sponsor an agent into ARC, you earn 5% of their gross commission on every deal they close — until they reach \$60,000 in GCI for that calendar year. This comes from ARC's share. Their 80% split is never touched.

Bring on just 2 solid agents per year. Watch what happens over 10 years.

Year	Agents Added	Total Active	Annual Residual	Cumulative
1	2	2	\$6,000	\$6,000
2	2	4	\$12,000	\$18,000
3	2	6	\$18,000	\$36,000
4	2	8	\$24,000	\$60,000
5	2	10	\$30,000	\$90,000
6	2	12	\$36,000	\$126,000
7	2	14	\$42,000	\$168,000
8	2	16	\$48,000	\$216,000
9	2	18	\$54,000	\$270,000
10	2	20	\$60,000	\$330,000

By Year 10

You are earning \$60,000 per year in residual income from agents you sponsored — on top of your own production.

Total in 10 Years

\$330,000 in cumulative residual income — based on each agent producing \$60K+ GCI. Agents producing less than \$60K earn you 5% of whatever they close.

Assumptions: Sign call example assumes \$500,000 sale price, 2.5% commission each side, and disclosed dual agency with written consent per applicable state law. Residual table assumes each sponsored agent produces \$60,000+ GCI per year and remains active at ARC. Max residual per agent per year: \$3,000 (5% × \$60K). Agents producing under \$60K earn you 5% of their actual GCI. After agents reach their \$60K cap, they owe no split to ARC, so no residual is generated on post-cap deals. Results not guaranteed. Individual results vary. All commissions negotiable.

YOUR COMMISSION STRUCTURE

Simple math. Every number is in writing before you sign anything.

80% STANDARD SPLIT From your first transaction — no tiers	100% AFTER \$60K GROSS For the remainder of that calendar year	\$12K ANNUAL CAP The most you ever pay ARC in one year
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What This Means In Real Money

An agent closing \$100,000 in GCI pays ARC a maximum of \$12,000 for the year, then keeps 100% of every commission for the rest of that calendar year. At a \$20,000 cap brokerage, that same agent pays \$8,000 more annually. Over a 10-year career, that difference is \$80,000 that stays in your pocket — not your broker's.

Fee	Amount
Annual Membership Fee	\$149 / year
E&O Insurance + Transaction Fee	\$49 / transaction
Monthly Desk Fee	\$0
Franchise or Royalty Fee	\$0
Technology or Admin Fee	\$0
License Transfer Fee	~\$25 (varies by state & board)

*All commissions are negotiable as required by applicable law (N.J.S.A. 45:15-17). No specific split, cap, or fee arrangement is guaranteed. Terms are confirmed in a written Independent Contractor's Agreement prior to affiliation.

WHAT YOU ACTUALLY KEEP

To make sense of these numbers, here is a quick overview of the two most common brokerage structures in today's market. All figures are based on publicly available information and are not a reference to any specific brokerage.

70/30 Split Model	80/20 Virtual Model
<p>Agent keeps 70% of gross commission. Brokerage keeps 30%, plus a royalty fee of approximately 6% of the agent's gross (capped around \$3,000/year). Total fees paid to the brokerage can reach \$21,000 or more per year before the agent hits their cap and goes to 100%. Monthly fees vary by market center.</p> <p>Common at large franchise brokerages with physical market centers and team-based office structures.</p>	<p>Agent keeps 80% until a \$16,000 annual cap is hit, then earns at 100% for the remainder of the year. However, agents also pay a monthly cloud fee (~\$85/month = \$1,020/year), a per-transaction admin fee, E&O insurance per deal, and a fee of ~\$250 per transaction after cap. Total annual cost at some brokerages using this model can range from approximately \$18,000–\$22,000+ depending on volume. Individual fee structures at any specific brokerage vary.</p> <p>Common at virtual, cloud-based brokerages with no physical office and online-only support.</p>

Now here is what you actually keep at each GCI level after all fees are paid:

Annual GCI	70/30 Split Model	80/20 Virtual Model	ARC Real Estate
\$50,000	\$32,000	\$38,600	\$39,500
\$75,000	\$54,000	\$58,400	\$62,400
\$100,000	\$79,000	\$81,600	\$87,200
\$150,000	\$129,000	\$129,900	\$136,900
\$200,000	\$179,000	\$178,200	\$186,600
\$300,000	\$279,000	\$274,800	\$286,000

ARC Real Estate — Your Complete Fee Schedule

Fee	Amount
Commission Split (first \$60K gross in a year)	80% to you / 20% to ARC
Annual Cap (maximum you pay ARC per year)	\$12,000
After Cap — for remainder of calendar year	100% to you
Annual Membership Fee	\$149 / year
E&O Insurance + Transaction Fee	\$49 / transaction
Monthly Desk Fee	\$0
Franchise or Royalty Fee	\$0
Technology or Admin Fee	\$0
Post-Cap Transaction Fee	\$0

<p>At \$100K GCI</p> <p>ARC fees: ~\$12,800. A 70/30 split model: ~\$21,000. You keep over \$8,000 more per year at ARC — that's \$80,000+ over a 10-year career.</p>	<p>At \$75K GCI</p> <p>ARC fees: ~\$12,600. A 70/30 split model: ~\$21,000. You keep \$8,400 more per year. On a \$75K income, that's a significant raise — without closing a single extra deal.</p>	<p>The Cap Gap</p> <p>ARC cap: \$12,000. 80/20 virtual model cap: \$16,000. 70/30 split model effective cap: ~\$21,000. ARC saves you \$4K–\$9K every year based on these model assumptions.</p>
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Disclaimer: All figures are illustrative estimates only — not typical or guaranteed results. The 70/30 and 80/20 columns describe hypothetical industry model structures, not any specific named brokerage. Actual fees at any brokerage vary by state, market center, and agreement. Nothing herein is intended to disparage any brokerage. 10-year projections are mathematical illustrations only. All commissions negotiable (N.J.S.A. 45:15-17). Verify all figures independently.

ARC VS. THE COMPETITION

The columns below compare common industry model structures — not any specific named brokerage. All figures are illustrative only. Fee structures vary widely by company, market, state, and individual agreement. Verify everything independently.

	70/30 Split Model	80/20 Virtual Model	ARC Real Estate
Starting Split	70/30 + 6% royalty fee	80/20	80/20 from Day 1
Annual Cap	~\$21,000 effective	\$16,000	\$12,000
After-Cap Split	100%	100% (minus fees per deal)	100% — zero deductions
Monthly Fee	\$0 corporate; market centers vary	\$85/month = \$1,020/year	\$0 — always
Per-Transaction Fee	Varies by market center	\$250/deal post-cap + \$25 admin	\$49/deal (E&O only)
Residual Income	Profit-share (formula-based)	Revenue-share (tiered program)	5% flat — simple and predictable
Broker Access	Market center model — team-based structure	Virtual platform — online broker contact	Direct line to Sean. He answers.
Physical Office	Market center offices	Virtual only — no physical office	Office available; agents work from home and meet clients in the field
Licensed States	All 50 (franchise model)	All 50 (virtual model)	NJ, NY, PA, CT, MD, FL
Training	Structured program; team-dependent	Online platform (self-directed)	Direct coaching from Sean + market reports, listing presentations, checklists

What “Direct Broker Access” Actually Means at ARC

At ARC, Sean Mulligan — the licensed Broker of Record for all six states — is always just a call or text away. One number. One person. He picks up.

Sean helps agents get deals closed daily. Tough negotiations, complex transactions, first-time buyers, probate issues — you call Sean and he works through it with you. That is not a policy. That is how he runs the brokerage.

One number. One person. That matters when you are in the middle of a deal that needs answers right now.

Based on publicly available industry structures as of 2026. Not a reference to any specific brokerage. All commissions negotiable. See Legal Disclosures page for full disclaimer.

HOW TO JOIN ARC REAL ESTATE

Most agents are fully transferred and active within 2–5 business days. The process is simple by design.

1	Fill Out the Agent Questionnaire Takes less than 3 minutes. Once we receive it we send you the IC Agreement the same day: forms.gle/vgwsnDcG4aQPqJLr9
2	Sign the IC Agreement We send the Independent Contractor's Agreement for your state. State-specific joining instructions: Files to Join ARC + State-by-State Instructions
3	Release from Your Current Brokerage Ask your broker to place your license on inactive status — it is a routine request brokers handle regularly. Most agents are fully transferred and active within 24 hours of their broker making them inactive and ARC receiving the signed ICA. We will walk you through the exact steps for your state.
4	Send the Membership Fee Your \$149 annual fee is prorated based on the month you join. The \$49/transaction E&O fee is collected at each closing — not upfront. Pay via Venmo @arcrealestate or PayPal arcrealestate102@gmail.com (add 3% for card).
5	You're In — Welcome to ARC Once you are onboarded we send your welcome email. Inside: all of the training, all documents needed by transaction type, our policy manual with the exact forms in the exact order for every transaction, and everything you need to get set up or transferred in the MLS. Everything is organized and ready to go — you will not be left wondering what to do next.

HOW TO JOIN — CONTINUED

Prorated Annual Membership Fee — Based on Month You Join

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
\$149	\$137	\$124	\$112	\$99	\$87	\$74	\$62	\$50	\$37	\$25	\$12

Fast Payment — We Pay You Quickly

At ARC we process payments fast. We can direct deposit straight into your bank account. PNC Bank is the easiest — TD Bank, Wells Fargo, and Bank of America also work well. We believe paying you quickly is important. You work hard for your money and you deserve to be paid on time, every time.

Paperwork — Keep It Simple

Email all transaction paperwork to Sean with the property address as the subject line. Keep every document on that same Gmail thread so everything is organized and easy to follow. Simple, clean, and compliant.

Watch Our Full Recruiting Video — Then Follow Us

See everything ARC offers in one place. Then follow us on YouTube, Instagram, and Facebook for market updates and daily content.

[Watch Full Video → youtu.be/hu2dGgXiXnE](https://youtu.be/hu2dGgXiXnE) · [@arc_nj_nyc_pa](#) on Instagram · facebook.com/sellwithARC

Questions before you decide? Call Sean directly.

Most agents make a decision in a single conversation. Sean personally answers every inquiry.

646-946-1472 · seanmulligan@arcrealestate.org

YOUR FIRST 90 DAYS AT ARC

Here is exactly what happens after you sign. No surprises, no onboarding limbo.

<p>DAYS 1-7</p> <h2>Get Set Up</h2> <ul style="list-style-type: none">• Email your current broker to place your license on inactive status• Sign the ARC Independent Contractor's Agreement• Use our pre-filled forms to join any board or MLS you need — see MLS coverage below• Sean Mulligan reviews your setup and confirms you are active	<p>DAYS 8-30</p> <h2>Build Your Foundation</h2> <ul style="list-style-type: none">• Build your sphere of influence (SOI) list — this is your #1 asset• Set up your email system and get it running• Set up your FSBO and expired listing pipeline• Build your full income plan — what you need to hit your goals	<p>DAYS 31-90</p> <h2>Start Closing Deals</h2> <ul style="list-style-type: none">• First transactions closed under ARC• Circle prospect the neighborhoods where you close — more deals come from the same areas• Residual income strategy — sponsor your first agent• Quarterly check-in with Sean on your progress
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A Truly Fantastic Training Program

I built our training program the way I would teach you if I had the time to sit down with you every single day for an hour — starting from the ground up, building the foundation first, then going deeper and more advanced step by step. It is an absolute roadmap to getting clients and listings.






Everything is in there: PDF documents, videos, checklists, and action steps. It is made as simple as possible. I also produce extremely detailed market reports that I send to clients — you can use them as your own, copy everything, and present it as yours. The same goes for the listing presentation and all of my materials — everything is set up so you can customize it and make it your own very easily.

Everything has been very well thought through so the process is as easy and user-friendly as possible. That includes ordering your signs and business cards — everything you need is in there, organized and ready to go.

The best way to work through the training: watch the video, go through the PDF, follow the action steps. If you hit any hurdles along the way, call me and I will help you get over them.

You need to be a self-starter and willing to put in the work — but if you are, I really don't think there is a better company out there.

MLS Coverage — We Have You Covered

 NJ	Members of every MLS in the state — Monmouth Board, Flex MLS, Bright MLS, All Jersey MLS (formerly Middlesex MLS), Garden State MLS, NJ MLS, Hudson MLS, and Southern Jersey Shore MLS for South Jersey.
 NY	NY State MLS — covering statewide listings and transactions.
 MD & PA	Bright MLS — the primary regional MLS covering Maryland and Pennsylvania.
 CT	Member of Smart MLS. No board of Realtor membership is required.
 FL	We are newer to Florida and will work with you directly to join whichever MLS best fits your market area.

What You Won't Experience

No 60-day orientation before you can take listings. No mandatory office meetings. No minimum production requirements. No technology platforms you are forced to pay for. You are treated like the business owner you are — from day one.

WHAT OUR AGENTS AND CLIENTS SAY

Real people. Real names. Call any agent below and ask them yourself.

★★★★★

"Sean has the patience of a saint. He helped me with my last two home transactions and always made decisions that were in my best interest."

Kimmie Reid · Google Review · October 2024

★★★★★

"The best Real Estate Broker I have worked with. Quickly replies, very knowledgeable about the market, and takes the extra effort to help you in every way."

Adam Medway · Google Review · 5 Stars

★★★★★

"Working at ARC for several years has given me the freedom and flexibility to sell homes and get paid an 80% commission. Sean is always there to help and give advice."

John Archer · ARC Agent · 609-847-1637

★★★★★

"I love the independence and the 80% commissions at ARC. Sean's knowledge and helpfulness is second to none."

Bob Rachmiel · ARC Agent · 732-742-0601

★★★★★

"I appreciate the professionalism at ARC. Being in so many MLS boards lets me service buyers and sellers across the entire state. The 5% residual is a nice bonus too."

Bill Dunlap · ARC Agent · 856-371-9535

★★★★★

"I love working for ARC — no floor time, I work with my clients and get paid fairly. Sean really cares about his agents."

Diana Dong · ARC Agent · 609-275-8706

All Google Reviews: [google.com/search?q=arc+real+estate+reviews](https://www.google.com/search?q=arc+real+estate+reviews) · **Rated 5 Stars**

THE MOST COMMON QUESTIONS BEFORE JOINING

Honest answers to the real concerns agents have.

What MLS systems and Realtor boards are you a member of?

We make sure our agents are fully equipped and covered in the areas they serve. Here is a breakdown by state:

New Jersey	Member of every MLS in the state: NJMLS, Hudson, GSMLS, CJMLS, Bright, Flex, Southern Jersey Shore. Member of the Monmouth Ocean Regional Realtors (Monmouth Board of Realtors). You can still do business anywhere in the state.
Pennsylvania	Member of Bright MLS. Member of the Greater Philadelphia Association of Realtors (GPAR).
New York	Member of NY State MLS. No local board membership is required.
Maryland	Member of Bright MLS. No board membership is required.
Connecticut	Member of Smart MLS. No board membership is required.
Florida	We will join the MLS and board you need once you join ARC Real Estate.

Will clients trust a brokerage they haven't heard of?

The honest answer: buyers and sellers hire the agent, not the brokerage. Your track record, your relationship, and your marketing are what win clients — not a franchise name on a sign. Our 733 closed transactions across six states are proof of that. We will teach you exactly how to handle this objection when it comes up — and it will stop coming up.

Is ARC big enough to support my business?

Do not let our size fool you. At ARC we have spanned 2,500+ transactions and over \$500 million in volume across six states — a track record that rivals the production of many multi-agent offices many times our size. We are a boutique brokerage by design, not by limitation. Our agents have everything they need here to be successful — if they are willing to work for it.

What is the commission split and cap again?

80/20 from transaction one. Once you gross \$60,000 in a calendar year you move to 100% for the rest of that year. The annual cap is \$12,000. After that, you keep everything. The fee schedule is \$149/year plus \$49 per transaction for E&O insurance.

How does the 5% residual actually work?

You recruit an agent to ARC. Every time they close a deal, ARC earns 20% of the gross commission as its share. We give you 5% of that gross commission directly — up to a maximum of \$3,000 per agent per year (which applies when they produce \$60,000 or more in GCI for that year). Their 80% is untouched. Flat, simple, no complex formula.

Is ARC the right fit for a new agent?

Yes. New agents get the same 80% split and direct broker access from day one. You will not be assigned to a team lead or required to split commissions with a mentor. You work with your clients directly and keep your full 80%. Sean is your broker.

What happens if I have a question in the middle of a deal?

You call or text Sean directly. He responds the same day — usually within the hour. That is not a policy statement, it is how we operate. Every agent who works with us will tell you the same thing. Call any of them.

Let's Be Honest For a Second.

Are you happy at your current brokerage?
Are you making the money you should be making?
Are you getting crushed with fees every year?
Can you actually get your broker on the phone?

Do you feel like you're working for your brokerage more than yourself?
Are you stuck behind tiers, royalties, and fine print?
Do you have a clear plan to grow your business?

If you answered no to any of those questions, keep reading.

Here's the truth that every successful agent eventually figures out:

Clients work with you because of YOU. Not your broker. Not your company name. Not the logo on your business card.

The best agents in this business — the ones who built real careers, real income, and real freedom — all reached the same conclusion: it is about them. Their relationships. Their reputation. Their ability to show up, serve their clients, and do the right thing on every transaction.

Your friends, your family, your past clients, everyone you come in contact with — that is how you build a strong, lasting business. Not a brand name on a yard sign.

What ARC Will Do For You

We will help you become the best agent you can be. We will coach you on prospecting, negotiating, and converting leads into loyal clients. We will teach you how to put your name out there — in your community, with your sphere, and in your market — so that you build something real — a business that can give you an amazingly bright future.

What Do You Have to Lose?

It costs approximately \$25 to transfer your license in most states. If ARC is not the right fit, you can move on at any time. But if you are not making the money you deserve right now — ask yourself what staying where you are is actually costing you.

READY TO EARN MORE?

Join ARC Real Estate.

If you are not making the money you want to make, I ask you one question:

What do you have to lose?

→ **FILL OUT THE AGENT APPLICATION**

Takes less than 3 minutes.

forms.gle/vgwsnDcG4aQPqJLr9

Fill it out and I will call you right after I receive your responses so we can figure out how to get you making more money fast.

Or call / text Sean directly. He answers personally.

646-946-1472 · seanmulligan@arcrealstate.org · 609-731-4265

www.arcrealstate.org

▶ Follow Us — Stay Connected & Up to Date

Subscribe to our YouTube channel for market updates and real estate strategy. Follow us on Instagram and Facebook for daily content, listings, and industry news.

▶ **YouTube**
Like & Subscribe
youtube.com/ARC

@ **Instagram**
Follow Us
[@arc_nj_nyc_pa](https://www.instagram.com/@arc_nj_nyc_pa)

■ **Facebook**
Like Our Page
facebook.com/sellwithARC

OUR SOLD PROPERTY PORTFOLIO

733 transactions shown (2016–2026) — part of our 2,500+ career track record across six states.

TOP 25 SALES

#	PROPERTY ADDRESS	LOCATION	SOLD PRICE
1	516 Harbor Pl	West New York, NJ	\$2,900,000
2	212 W 72nd St #15A	New York, NY	\$2,345,000
3	1626 Massachusetts Ave	Lakewood, NJ	\$2,300,000
4	220 Lincoln Blvd	Middlesex, NJ	\$2,200,000
5	1A Florence Rd	Riverside, CT	\$2,120,000
6	515 Normandy Dr	Mantoloking, NJ	\$1,850,000
7	13 Center Dr	Old Greenwich, CT	\$1,810,000
8	32 Barringer Road	Darien, CT	\$1,500,000
9	591 Sentinel Rd	Moorestown, NJ	\$1,500,000
10	229 Madison St Unit 2	Hoboken, NJ	\$1,410,000
11	672 Lake Ave	Bay Head, NJ	\$1,389,360
12	89 Eileen Dr	Cedar Grove, NJ	\$1,350,000
13	679 Mountain Ave	Berkeley Heights, NJ	\$1,225,000
14	1650 Massachusetts Ave	Lakewood, NJ	\$1,225,000
15	8 Joan Dr	Millstone, NJ	\$1,175,000
16	114 Harrison Ave	Red Bank, NJ	\$1,175,000
17	205 Stokes Rd	Shamong, NJ	\$1,120,000
18	6010 Cricket Rd	Flourtown, PA	\$1,100,000
19	19 Tumble Falls Rd	Stockton, NJ	\$1,075,000
20	1295 Ridge Ave	Manahawkin, NJ	\$1,052,500
21	101 Orchard Ct	Blue Bell, PA	\$1,000,000
22	654 Anthony Rd	Elkins Park, PA	\$975,000
23	51 Summit Dr	East Brunswick, NJ	\$965,000
24	119 Crescent Rd	Ocean City, NJ	\$945,000
25	2 Woodland Dr	Cranbury, NJ	\$940,000

ALL SOLD PROPERTIES BY STATE

New Jersey	655 Sales Shown	\$NaN
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ADDRESS	TOWN	SOLD PRICE
516 Harbor Pl	West New York	\$2,900,000
220 Lincoln Blvd	Middlesex	\$2,200,000
515 Normandy Dr	Mantoloking	\$1,850,000
591 Sentinel Rd	Moorestown	\$1,500,000
229 Madison St Unit 2	Hoboken	\$1,410,000
672 Lake Ave	Bay Head	\$1,389,360
89 Eileen Dr	Cedar Grove	\$1,350,000
679 Mountain Ave	Berkeley Heights	\$1,225,000
1650 Massachusetts Ave	Lakewood	\$1,225,000
8 Joan Dr	Millstone	\$1,175,000
114 Harrison Ave	Red Bank	\$1,175,000
205 Stokes Rd	Shamong	\$1,120,000
19 Tumble Falls Rd	Stockton	\$1,075,000
1295 Ridge Ave	Manahawkin	\$1,052,500
10 Debow Dr	Millstone	\$975,000
5 Summer Cottage Ln	Somerset	\$899,000
86 Highland Ave	Emerson	\$890,000
5 Ginnie Ln	West Windsor	\$835,000
111 Cemetery Rd	Blairstown	\$830,000
362 Palisade Ave	Garfield	\$817,000
271 Cranbury Half Acre Rd	Monroe Township	\$799,000
1701 Surf Ave	Belmar	\$769,000
30 Keswick Cir	Monroe Township	\$765,000
2 Mink Hollow Ln	Clarksburg	\$760,000
16 Debow Dr	Millstone	\$750,000
15 Stillwell Ct	Robbinsville	\$745,000
520 Turtle Hollow Dr	Freehold	\$745,000
10 Renee Ct	Edison	\$739,000
12 Priory Rd	West Windsor	\$727,500
8 Steeplechase Ln	Asbury	\$715,000
2 Toad Hill Rd	Tewksbury Township	\$700,000
23 Stony Brook Dr	Warren	\$700,000
39 Acorn Pl	Colts Neck	\$682,500
21 Rippling Brook Way	Randolph	\$680,000
52 Georgetown Rd	Bordentown	\$665,000
196 Fairfield Ln	Hillsborough	\$655,000
10-05 2nd St	Fair Lawn	\$650,000
54 Union St	Robbinsville	\$637,500

36 Hiram Pl	Harrison	\$631,000
20 Remer Ave	Springfield	\$630,000
22 Melissa Ln	Red Bank	\$622,500
31 Union St	Matawan	\$620,000
28 Pardoe Rd	Princeton	\$617,750
24 Amherst Way	West Windsor Township	\$605,000
36 Endeavor Blvd	East Windsor	\$590,000
39 Parker Rd	Plainsboro	\$590,000
4 Topaz Dr	Jackson	\$575,000
11 Buford Rd	Robbinsville	\$573,125
40 Annapolis St	Franklin Township	\$573,000
10 Vail Rd	Columbia	\$560,000
21 Tamarack Rd	Edison	\$560,000
1711 Beach Blvd	Forked River	\$550,000
8304 Hana Rd	Edison	\$540,000
70 River Rd Apt D8	Clifton	\$535,000
220 Green Tree Rd	Brick	\$530,000
106 Risoli Ter	South Plainfield	\$530,000
1230 Black Baron Dr	Cherry Hill	\$525,000
7 Fritz Dr	Sayreville	\$525,000
1 W Calvert Ave	Edison	\$522,408
8 Windsor Pond Rd	West Windsor	\$522,000
61 Rockaway Ave	Rockaway	\$519,900
15 Copland Ct	East Windsor	\$515,000
123 Elizabeth Ave	Edison	\$510,000
25 Seneca Trl	Jefferson Township	\$505,000
55 Karen Way	Summit	\$500,000
514 Mermaid Dr	Barneget	\$499,000
1 Oakhurst Dr	Middletown	\$489,000
117 Ridge Ave	North Plainfield	\$489,000
945 Beatrice Dr	Edison	\$488,500
19 Cambridge Rd	Andover Township	\$485,000
28 Burnet Walk	Robbinsville	\$485,000
204 Dellwood Rd	Metuchen	\$475,000
312 Neptune Ave	Bayville	\$470,000
25 Camelot Dr	Howell	\$461,000
13 Drake Dr	Hillsborough	\$460,000
821 Streamview Ln	Vineland	\$455,000
7103 Ravenscroft Rd	Clifton	\$455,000
33 Virginia St	Kendall Park	\$455,000
10 Donlonton Cir	Chesterfield	\$455,000
270 Walton Ave	South Orange	\$450,000
17 Globeflower Ln	Princeton Junction	\$450,000
359 John St	South Amboy	\$441,000
9 Garden Rd	Lawrenceville	\$440,000

9 Raccoon Ct	Brick	\$440,000
38 Poplar Rd	Piscataway	\$435,000
57 E Hudson Ave	Englewood	\$432,000
344 Crescent Dr	Bordentown	\$430,000
1925 Gary Rd	Stewartsville	\$430,000
44 Warwick Rd	West Windsor Township	\$422,000
110 Munn Ln	Cherry Hill	\$420,000
47 Hoover Ave	Princeton	\$410,000
1911 Cherryvale Ct	Toms River	\$399,999
567 Leo St	Hillside	\$395,000
21 Bella Rd	Lumberton	\$390,000
49 Lindsey Ct	Franklin Park	\$390,000
25 Addlestone Ln	Manchester	\$389,900
20 Silverwoods Dr	Lakewood	\$385,000
16 Buckingham Way	Freehold	\$385,000
207 Hopkinson St	South Plainfield	\$385,000
23 Tally Rd	Hamilton Township	\$376,000
69 W End Ave	Newark	\$367,000
336 Briggs Ave	Forked River	\$365,000
19 Jersey Ave	Piscataway	\$365,000
118 Broadway Ave	Colonia	\$365,000
58 First St	Manchester	\$355,000
75 Easton Ave	New Brunswick	\$354,900
136 Glenwood Ct	Union	\$353,000
41 Frost Ln	East Windsor	\$350,000
279 Monmouth Rd	Freehold	\$350,000
19 Exeter Ct	Princeton	\$350,000
71 Bonnie Dr	Middletown	\$340,000
4 Dominion Dr	Jackson	\$336,000
1 Carey Cir	Burlington Township	\$331,000
89 Windward Dr	Barneгат	\$330,000
612 Carolina Ave	Brick	\$330,000
7 Charles St	Aberdeen	\$329,900
8 Poplar Ter	Somerdale	\$325,000
74 Baltusrol Dr	Jackson	\$325,000
998 Kensington Dr	Eastampton	\$324,000
83 Fairfield Ave	Caldwell	\$321,000
467 Calvert Rd	North Brunswick	\$317,000
333 Bond St	Elizabeth	\$305,000
414 Franklin St	Elizabeth	\$305,000
126 Brandywine Dr	Marlton	\$305,000
58 Vandeventer Ct	Sayreville	\$304,000
458 Tremont Pl	Orange	\$303,500
116 Scammell Dr	Pemberton Township	\$300,000
4 Pittman Pl	Sicklerville	\$297,500

107 Grant Ave	Moorestown	\$295,900
2324 Ward Dr	Rahway	\$295,000
73 Woodstock Dr	Toms River	\$290,000
3 Laurelwood Ln	Eastampton	\$290,000
547 Line Rd	Aberdeen	\$290,000
454 Tremont Pl	Orange	\$275,000
12 Hawthorne Rd	Kendall Park	\$275,000
118 Lauren Ln N	Brick	\$270,000
7 Cooper St	Manville	\$269,900
8803 Tamarron Dr	Plainsboro	\$262,000
166 Route 156	Yardville	\$260,000
920 Bound Brook Ave	Manville	\$260,000
31 Mansfield Ave	Sewell	\$258,500
116 Old Lanes Mill Rd	Brick	\$257,000
62 New St	Belleville	\$255,500
35 Saint Croix Dr	Toms River	\$252,500
4 Mario Dr	Hamilton	\$250,000
6 Tudor Ct	Jackson	\$248,450
50-1/2 Georgetown Rd	Bordentown	\$245,000
18 Warren St	Jamesburg	—
71 Yorkwood Dr	Brick	\$245,000
37 Kingsberry Dr	Franklin Township	\$238,000
51 Eldridge Ave	Lawrenceville	\$232,500
14B Ivy Ct	Whiting	\$225,000
111D Edinburgh Ln	Lakewood	\$219,000
725 Joralemon St Unit 40	Belleville	\$218,000
1032 Flora St	Elizabeth	\$216,000
7 Jaffrey Way	Yardville	\$215,000
259 Jackson St	Trenton	\$215,000
177 Pulaski Blvd	Toms River	\$209,000
1819 Pine Ter	Lake Como	\$205,000
2 Chestnut St	Somerdale	\$202,000
512 Woodchip Rd	Lumberton	\$195,000
J11 Avon Dr	East Windsor	\$187,000
43 Liberty St	Dover	\$185,000
3604 Royce Ct	Hillsborough	\$182,500
22 Red Bank Rd	Shrewsbury	\$179,500
29 Rose Rita Ter	Hammonton	\$165,000
1142A Argyll Cir	Lakewood	\$155,000
456 Steeplechase Ct	Deptford	\$155,000
65C Dorchester Dr	Lakewood	\$140,000
315 Erie St	Camden	\$140,000
2340 Woodland Rd	Manchester	\$135,450
48 Versailles Ct	Hamilton	\$132,500
103 Vaughan Dr	Newark	\$125,000

29 Sam Ave	Hazlet	\$80,000
1 Woodmere Rd	Upper Saddle River	—
1016 Ramona Gonzales St	Camden	—
1626 Massachusetts Ave	Lakewood	\$2,300,000
64 E Main St	Freehold	\$1,225,000
51 Summit Dr	East Brunswick	\$965,000
119 Crescent Rd	Ocean City	\$945,000
2 Woodland Dr	Cranbury	\$940,000
12 N Gate Rd	Mendham Township	\$917,450
48 Morris Ave	Manasquan	\$910,000
5 Saint John Ave	Toms River	\$905,000
200 Easy St	Howell	\$859,000
25 Pioneer Ct	Freehold	\$849,000
336 William St	Scotch Plains	\$840,000
183 Normandy Rd	Clifton	\$815,000
214 Laurel Ct	Point Pleasant Beach	\$807,500
13 Equestrian Way	Monroe Township	\$805,000
72-76 Speedway Ave	Newark	\$800,000
27 Equestrian Way	Monroe Township	\$780,000
8 Mineral Springs Rd	Millstone	\$770,000
6 Daisy Ct	Plainsboro	\$769,900
335 Hutchinson Dr	Freehold	\$745,500
462 Union Ave	Rutherford	\$745,000
37 Pondview Rd	Parsippany	\$740,000
68 Haas Rd	Basking Ridge	\$730,000
900 Louisa St	Union	\$725,000
2 Heritage Rd	Eatontown	\$720,000
47 Woodruff Rd	New Egypt	\$710,000
5 Pemberton Dr	Matawan	\$680,000
73 Forest Lake Dr	West Milford	\$679,000
13 Rebecca Ct	Dayton	\$675,000
154 Jackson Mills Rd	Freehold	\$665,000
1 Green Tree Dr	Green Township	\$665,000
12 Oakmont Ct	Lincroft	\$665,000
1 Greentree Dr	Green Township	\$665,000
2 Holly Hill Dr	New Egypt	\$655,000
24 Bodine Rd	Cranbury	\$655,000
16 Branford Dr	Robbinsville	\$650,000
659 Valley Rd	Brielle	\$649,000
413 Route 68	Columbus	\$642,000
212 Kathryn St	Lavallette	\$639,000
8 Anderson Ln	Robbinsville	\$637,000
115 Oraton St	Newark	\$635,000
23 Barbieri Ct	Raritan	\$635,000
136 Jackson Ave	Princeton	\$631,000

36 Carter Rd	Princeton	\$617,400
3 Evergreen Ln	Oceanport	\$609,000
8 Phoenix Rd	Monroe	\$601,000
1015 Flora St	Elizabeth	\$600,000
29 Raynor Rd	Morris Township	\$587,500
12 Rochambeau Rd	Pompton Plains	\$585,000
427 Riverdale Ave	Tinton Falls	\$582,900
922 South St	Point Pleasant	\$580,000
38 Tuscany Dr	Monroe Township	\$577,500
106 Ketcham Rd	Hackettstown	\$575,000
4 Pine Dr	Millstone	\$575,000
72 Thayer Dr	Tinton Falls	\$575,000
9 Hawser Way	Randolph	\$575,000
163 Shades of Death Rd	Independence	\$570,000
9 Findley Ln	West Windsor	\$570,000
5 Verdi Rd	Monroe	\$565,000
105 Harding Ave	Ortley Beach	\$565,000
1441 Masoma Rd	North Brunswick	\$560,000
55 Division St	South River	\$560,000
220 Eyland Ave	Succasunna	\$560,000
46 Woodland Ave	West Orange	\$560,000
123 Greglawn Dr	Clifton	\$560,000
1 Woodchuck Dr	Barneгат	\$559,670
3 Lucy Ct	Pompton Plains	\$555,000
11 Lehigh Blvd	Jackson	\$555,000
211 16th Ave	Belmar	\$550,000
6 Rising Sun Tavern Rd	Millstone	\$550,000
93 Harrison Ave	North Plainfield	\$550,000
18 Skyline Dr	Upper Saddle River	\$550,000
169 Ocean Ave	Point Pleasant Beach	\$545,000
10 Deerfield Dr	Columbus	\$545,000
8 Eagleswood Dr	Waretown	\$544,000
13 Providence Blvd	South Brunswick	\$539,000
33 Hidden Stream Rd	Freehold	\$535,000
915 Ocean Rd	Spring Lake Heights	\$535,000
14 Passaic Ave	Hasbrouck Heights	\$530,000
208 Hidden Lake Dr	Morganville	\$530,000
138 Randall Ave	Point Pleasant	\$529,000
14 Lauren Ln	New Egypt	\$528,000
159 Jeffery Rd	Colonia	\$525,000
5 W Holly St	Cranford	\$525,000
11 Heritage Rd	Eatontown	\$520,000
124 Adams Way	Jackson	\$520,000
9 Pinehill Dr	Upper Saddle River	\$517,000
102 Nedshire Dr	Middletown	\$515,000

2 Three Acre Lane	Princeton	\$515,000
60 High Pointe Way	Old Bridge	\$510,000
134-136 Sayre Ave	Elizabeth	\$504,000
1360 Camden Ave	Whiting	\$502,000
297-299 Stuyvesant Ave	Newark	\$500,000
26A Lindsley Ave	West Orange	\$500,000
10 Lehigh Blvd	Jackson	\$500,000
901 Kensington Ct	Livingston	\$499,000
717 Lakehurst Ave	Jackson	\$495,000
115 Knightsbridge Lane Unit 115	Morganville	\$490,000
253 Hoffman Blvd	East Orange	\$489,000
606 Sayre Dr	Princeton	\$489,000
30 Catawba Ct	Monmouth Junction	\$485,000
5 Fox Chase Ct	Bordentown	\$484,900
116 Cypress Ln	Bayville	\$479,000
330 Little York Pattenburg Rd	Milford	\$479,000
414 Ridge Rd	Dayton	\$475,000
3202 River Rd	Point Pleasant	\$475,000
221 W 13th St	Ship Bottom	\$475,000
830 Village Rd W	West Windsor	\$475,000
63 Lexington Ave	Pennington	\$470,000
118 Clayton Ave	Toms River	\$465,000
13 Meadow St	Denville	\$464,500
69 Lincoln Pl	Irvington	\$460,000
17 Robinson Rd	Morganville	\$460,000
264 Delaware Rd	Brick	\$460,000
6 Wootton Rd	Essex Fells	\$457,500
12 Bonnie Ln	Bordentown	\$455,000
42 Continental Rd	Parsippany	\$450,500
289 Richard St	Belford	\$450,000
320 16th Ave	Belmar	\$450,000
235 Sprague Ave	South Plainfield	\$449,000
47 Pinecrest Rd	Somerset	\$448,000
708 Hillview Dr	Neptune Township	\$440,000
1605 S Broad St	Trenton	\$440,000
469 Whiton Rd	Branchburg	\$439,000
166 Pennsylvania Ave	Flemington	\$439,000
19 Froelich St	Bergenfield	\$435,000
225 Frankfort Ave	Neptune Township	\$435,000
146 Kingsland Cir	Monmouth Junction	\$434,500
132 Burnet Cres	Robbinsville	\$431,701
28 Burnet Cres	Robbinsville	\$431,701
132 Lionshead Blvd South	Brick	\$430,000
303 Wilshire Dr	Nutley	\$430,000
547 Gold St	Toms River	\$430,000

119 Kentucky Way	Freehold	\$425,000
84 Cardinal Dr	Jackson	\$425,000
14 Grace Dr	Marlton	\$425,000
763 Prospect Ave	Old Bridge	\$425,000
249 Passaic St	Garfield	\$425,000
50 Beaver Ave	Annandale	\$420,000
93 Mountainside Dr	Pompton Lakes	\$420,000
170 Oak Ridge Rd	Clifton	\$420,000
327-2 Kresson Gibbsboro Rd	Voorhees	\$418,000
52 Ambassador Dr	Red Bank	\$417,000
12 Southland Dr	Hillsborough	\$415,000
159 Shinnecock Ave	Manalapan	\$415,000
121 Heritage St	Robbinsville	\$413,000
70 Minuteman Cir	Allentown	\$410,000
658-660 Jefferson Ave	Elizabeth	\$410,000
16 Exeter Ct	Princeton	\$410,000
793 Port Monmouth Rd	Middletown	\$409,000
588 Dutch Neck Rd	East Windsor	\$408,000
2 Skimmer Ln	Middletown	\$408,000
151 Wordsworth Rd	Brick	\$405,000
34 Lincoln Rd	Pittsgrove	\$401,000
87 Fiume Ave	Iselin	\$400,000
341 Route 539	Cream Ridge	\$400,000
668 Monmouth Rd	Wrightstown	\$399,000
212 E 2nd Ave	Roselle	\$397,000
606 Donato Circle	Scotch Plains	\$395,000
18 Lonsdale Dr	South Plainfield	\$395,000
107 Mountainside Ave	Atlantic Highlands	\$390,000
474 East Rd	Belford	\$390,000
1405 Pegasus Ct	Toms River	\$390,000
366 Somerset St	North Plainfield	\$390,000
19 Julies Way	Howell	\$389,000
12 Dunbar Ct	Bedminster	\$385,000
36 Fawn Hollow Rd	Burlington	\$385,000
69 Lafayette St	Milltown	\$385,000
56 Debbie Pl	Berkeley Heights	\$384,000
12 Shaffer St	Branchburg	\$383,000
224 Fencsak Ave	Elmwood Park	\$380,000
19 Whitesands Way	Little Silver	\$380,000
4 Wallace Rd	Mount Holly	\$380,000
600 Dow Ave	Oakhurst	\$380,000
1234 Moffett Ave	Plainfield	\$380,000
32-34 Van Wagoner Ave	Clifton	\$380,000
11 Main St	Cream Ridge	\$375,000
24 Hamilton St	Englishtown	\$375,000

6 Stokes St	Freehold	\$372,500
144 Lions Head Blvd	Brick	\$370,000
44 Leigh St	Clinton	\$370,000
206 Ruth Pl	Eatontown	\$370,000
150 Larrison Rd	Wrightstown	\$370,000
552 Overton Pl	Long Branch	\$369,000
13 Oakwood Dr	New Egypt	\$365,000
92 Danbury Ct	East Windsor	\$360,000
202 Mount Nebo Rd	Milford	\$360,000
2 Water Tower Lane	Sayreville	\$360,000
2130 Vermont Ave	Toms River	\$360,000
849 Portobello Rd	Toms River	\$360,000
17 Racquet Rd	Wall	\$360,000
437 Spicer Ave	South Plainfield	\$360,000
1405 Burr Oak Rd	Toms River	\$359,000
34 Linden Ave	Bloomfield	\$355,000
53 Meadowbrook Rd	Brick	\$355,000
1 Tremont Dr	Neptune Township	\$355,000
112 Gunning River Rd	Barnegat	\$355,000
52 Byron Dr	Phillipsburg	\$351,101
12 Glen Oak Dr	East Windsor	\$350,000
214 Jackson Ave	Edison	\$350,000
189 Green Ln	Ewing	\$350,000
215 Chamberlin Ave	Hightstown	\$350,000
372 Malcolm Ave	North Plainfield	\$350,000
1304 Thomas St	Point Pleasant	\$350,000
128 Meeting Camp Rd	Island Heights	\$349,500
1 Hilltop Rd	Ewing	\$349,000
132 Carolyn Ave	Colonia	\$348,000
2 Helen Ave	Freehold	\$346,500
89 Waldo Ave	Bloomfield	\$346,000
12 Lilac St	Edison	\$345,000
223 Pleasant Mills Rd	Hammonton	\$345,000
484 Long Hill Rd	Hillsborough Township	\$345,000
128 Queen Ct	Hillsdale	\$345,000
379 Catherine St	Woodbridge	\$342,500
1392 How Lane	North Brunswick	\$340,000
206 Wallace St	Orange	\$340,000
46 Haines Ave	Piscataway	\$340,000
601 Runyon Ave	Piscataway	\$340,000
82 North St	Wayne	\$340,000
1306 Mount Misery Rd	Whiting	\$339,400
28 Central Ave	Morris Plains	\$335,000
782 Highland Ave	Newark	\$335,000
73 Branch Ave	Red Bank	\$335,000

18 Euclid Ave	Hillsborough Township	\$335,000
14 Fletcher Pl	Island Heights	\$335,000
130 Sun Valley Rd	Toms River	\$333,000
414 Melrose Ave	Middlesex	\$332,000
133 Captain Rd	Manahawkin	\$331,750
36 Maple Ave	New Egypt	\$330,000
87 Hopkins Rd	New Egypt	\$329,000
24 Harmony Ave	Middletown	\$329,000
15 Wordsworth Ct	East Windsor	\$327,000
708 Commons Dr	East Brunswick	\$325,000
53 Livingston Ave	Somerset	\$325,000
204 Schley Ave	Toms River	\$325,000
209 Kensington Ave	Trenton	\$325,000
20C Court B	Brick	\$325,000
19 Ambrose Ln	Holmdel	\$323,000
614 Strassle Way	South Plainfield	\$323,000
59 Almond Ave	Toms River	\$322,500
15 Bucknell Ave	Hamilton	\$320,000
432 N Packard St	Hammonton	\$320,000
19 Piersoll Rd	Old Bridge	\$320,000
1115 Weber St	Union	\$320,000
8 Magnolia Ave	New Egypt	\$320,000
1034 Potts Mills Rd	Bordentown	\$320,000
18 Crossfield Ct	Bedminster	\$320,000
12 Weymouth Ave	Barneget	\$319,000
5 Idlewild Rd	Edison	\$319,000
42 Hopkins Rd	New Egypt	\$317,000
233 Walnut St	Audubon	\$315,000
28 Riha St	Bridgewater	\$315,000
364 Johnson Rd	Sicklerville	\$315,000
262 Lake Ave	Colonia	\$314,500
18 Willoughby St	Newark	\$313,000
114 Sequoia Ct	Flemington	\$310,000
399 Lakewood Rd	New Egypt	\$310,000
2 River Rd	Belle Mead	\$310,000
23 Topaz Dr	Franklin Park	\$307,500
64 Old Church Rd	Egg Harbor City	\$305,250
315 Parry Rd	Cinnaminson	\$305,000
307 Franklin Ave	Seaside Heights	\$304,500
339 16th Ave	Brick	\$301,750
1004 W Groveland Ave	Somers Point	\$300,000
39 Heron Ct	Manalapan	\$298,500
332 Magnolia Ave	Elizabeth	\$295,500
205 Pingree Ave	Ewing	\$295,000
6 Wallace Rd	Mount Holly	\$295,000

85 Crawford St	East Orange	\$292,000
1091 State Rt 28	Branchburg	\$290,000
2540 Ramshorn Dr	Wall	\$290,000
1091 State Route 28	Branchburg	\$290,000
200 W Point Pleasant Ave	Ocean Gate	\$289,900
552 Fairfield Rd	East Windsor	\$289,000
534 Nettleton Dr	East Windsor	\$285,000
843 Mariposa Ave	Morganville	\$285,000
472 Leslie St	Newark	\$285,000
2 Oxford Ln	Middletown	\$285,000
19 Plaza Del Campillo	Freehold	\$285,000
305 Newkirk Ave	Hamilton	\$280,000
81 Musconetcong River Rd	Lebanon	\$280,000
117 Morning Glory Lane	Whiting	\$279,000
6 Hunter Dr	Burlington	\$279,000
69 Rosehill Ave	Irvington	\$278,000
1 Colgate Ave	Neptune Township	\$277,000
8 Garland St	Brick	\$275,000
12 Lincoln Ct Bldg 50	Tinton Falls	\$275,000
904 Brookside Dr	Toms River	\$275,000
71 Drewes Ct	Lawrence Township	\$275,000
259 12th Ave	Paterson	\$274,000
20 Gordon St	Woodbridge	\$271,000
775 Twin Rivers Dr North	East Windsor	\$269,000
79 Garrison Pl	East Windsor	\$265,000
28.5 Johnston St	Oakhurst	\$265,000
100 Kimberly Ln	Minotola	\$264,900
1529 Chestnut St	South Plainfield	\$264,900
733 West 7th St Unit E	Plainfield	\$262,000
10 Suburban Blvd	Delran	\$261,000
9 Amherst Ct	Bordentown	\$260,000
26 Winding Way	Hamilton	\$260,000
319 2nd Ave	Hightstown	\$260,000
91 Greenwood Dr	Freehold	\$257,000
15 Homestead Dr	Brick	\$255,000
204-206 Fabyan Place	Newark	\$254,992
97 Lake Superior Dr	Little Egg Harbor	\$254,900
80 Versailles Ct	Hamilton	\$250,000
532 Prospect Ave	Asbury Park	\$250,000
229 Kearney Ave	Seaside Heights	\$249,900
805 Arbordale Dr	Keyport	\$248,500
35 Sternberge Ave	Long Branch	\$245,000
4 Sandra Ct	Old Bridge	\$245,000
304 Graham Ave	Neptune Township	\$244,000
29 Tropicana Ct	Toms River	\$242,500

376 Jamaica Blvd	Toms River	\$242,000
2811 Lighthouse Ave	Parlin	\$240,000
H1 Twin Lights Terr	Highlands	\$240,000
29 Housen St	Manchester	\$240,000
63 Galewood Dr Unit C	Matawan	\$239,000
2600 S Broad St	Hamilton	\$235,000
3922 Bloomingdale Dr	Hillsborough	\$235,000
25 Bennington Dr	East Windsor	\$234,500
33 E Passaic St	Rochelle Park	\$231,500
92 Willow St Unit 3	Bloomfield	\$230,000
1607 Violet Ln	Jackson	\$230,000
70 Meriline Ave	Lawrenceville	\$230,000
232 Chippewa Trail	Browns Mills	\$225,000
456 Livingston Dr	East Windsor	\$225,000
4 Marcia Ct	Sicklerville	\$225,000
720 Orchard Ln	Deptford	\$220,000
92 Wyndham Pl	Robbinsville	\$220,000
24 Tylers Ct	Somerdale	\$220,000
108 Wyckoff Mills Rd	Hightstown	\$220,000
88 Mirage Blvd	Barneget	\$219,300
58 Barberie Ave	Highlands	\$219,000
26 Arms Ct	Brick	\$218,000
13 Clay St	North Brunswick	\$218,000
68 Cheverny Ct	Hamilton	\$217,600
39 Powell Ct	Hightstown	\$217,000
29 Teal Ct	Hightstown	\$217,000
185 Lake Dr	Atco	\$215,000
109 Clay Circle	Brick	\$215,000
107 Center St	Freehold	\$215,000
43 Cedarbrook Ave	Little Egg Harbor	\$214,900
2931 Crestview Ln	Toms River	\$212,500
326 Rutherford Ave	Franklin	\$212,000
15 Whitman Ave	East Orange	\$210,000
24 Coolidge Ave	Edison	\$210,000
190-192 Fulton St	Paterson	\$210,000
430 Burntwood Trl	Toms River	\$210,000
2467 Route 10	Parsippany	\$210,000
1 Cedar Ct	Roosevelt	\$209,000
10-8 Boise Cr	Freehold	\$205,000
102 Wilson Place	Irvington	\$205,000
51 Rittenhouse Dr	Willingboro	\$205,000
623 McKinley Dr	Toms River	\$205,000
1078 Lizzies Ct	Brick	\$202,000
8200 Atlantic Ave	Cape May	\$200,000
54 Princeton St	East Orange	\$200,000

2144 Whitehorse Hamilton Square Rd	Hamilton	\$200,000
6 Schoolhouse Ln	Lakewood	\$200,000
102 Komorn St	Newark	\$200,000
6 Piermont Ave	Toms River	\$200,000
8 White Oak Ct	Howell	\$200,000
236 Grover Ave	Bordentown	\$200,000
534 Pardee Blvd	Browns Mills	\$199,900
24 S Rochdale Ave	Hightstown	\$199,900
56 Levinson Ave	South River	\$199,900
66 Burton Parkway	Brick	\$199,000
1306 Sayre Dr	Princeton	\$195,000
271 Blue Anchor Rd	Sicklerville	\$195,000
63 E 5th St	Howell	\$193,500
28 Lauren Ln South	Brick	\$190,424
213 N Pondview Blvd	Monroe	\$190,000
433 Spring Rd	Hammonton	\$187,500
215 Messina Ave	Hammonton	\$186,000
29 Pine Fork Dr	Toms River	\$186,000
38 Lindsey Ct	Franklin Park	\$185,101
1 Hazelhurst Ave	Ewing	\$185,000
6 Michigan Ave	Old Bridge	\$185,000
3 Christiansted St	Toms River	\$185,000
66 Park Ave	Riverside	\$183,500
604B Lake Point Dr	Lakewood	\$183,000
690 Route 539	New Egypt	\$182,500
69 Farrington Dr	East Windsor	\$181,000
109 Newark Ave	Union Beach	\$181,000
540 W Broad St	Westfield	\$179,550
51 E Bettewood Ave	Oaklyn	\$175,000
306 Route 37	Toms River	\$175,000
1012 Pensacola Rd	Forked River	\$172,500
192 Wyndham Pl	Robbinsville	\$172,500
104 Isabella Dr	Glassboro	\$172,000
273 Washington St	Phillipsburg	\$170,000
105 Barker Ave	Shrewsbury	\$170,000
30 Exton Ln	Willingboro	\$168,000
2 Thornton Rd	Toms River	\$167,500
150 River Rd	Montville	\$167,000
25 South St	Old Bridge	\$165,250
248 Probasco Rd	East Windsor	\$164,800
24 Nicole Ct	Lakewood	\$162,500
591C Troy Way	Monroe Township	\$162,000
54 Boyd St Unit 15E	Newark	\$160,000
369A New Bedford Ln	Monroe Township	\$160,000
11 Snowdon Ln	Willingboro	\$159,000

21 Page Ave	Barrington	\$158,000
3206 Revere Ct Unit 32233	Hillsborough	\$158,000
10 Rose Ln	Burlington	\$156,000
108 Louisiana Trail	Browns Mills	\$155,200
317 Riviera Dr	Forked River	\$155,000
108 Louisinia Trail	Brown Mills	\$155,000
412 Stone Harbor Dr	Ocean Gate	\$151,000
3 Baird Ave	Burlington	\$149,000
210 Warwick Ave	Lawnside	\$149,000
210 Warwick Rd South	Lawnside	\$149,000
73 Guadalajara Dr	Toms River	\$149,000
256 Jeter St	Cliffwood	\$147,000
102B Buckingham Dr	Manchester	\$145,000
71 Ridge St Unit 15	Orange	\$145,000
547 Petunia Ln	Whiting	\$145,000
108 Anthony Ave	Toms River	\$141,000
25 Manchester PI Unit C2F	Newark	\$140,000
1064 E Park Ave	Vineland	\$139,000
9 Goyave St	Toms River	\$137,100
666 Monmouth Rd	Wrightstown	\$136,000
43 S Wandling Ave	Washington	\$135,000
435 Cleveland Ave	Riverside	\$135,000
24 Carnegie St	South Toms River	\$130,000
2211 N Harbour Dr	Palmyra	\$129,000
1302 Summerfield Ave	Asbury Park	\$125,000
1327 Genesee St	Trenton	\$124,999
309 Lake Champlain Dr	Little Egg Harbor	\$124,900
B14 Avon Dr	East Windsor	\$122,500
700 E Wood St	Vineland	\$121,000
7 Hornerstown Rd	Cream Ridge	\$120,000
2712 Old Bridge Rd	Manasquan	\$120,000
7 Arneytown Hornerstown Rd	Cream Ridge	\$120,000
162 Elmtowne Blvd	Hammonton	\$119,000
203 Sandstone Ct	Lumberton	\$118,900
1460 Belleview Ave	Camden	\$117,000
30 Center St	Barnegat	\$115,000
4 Mill Run Dr	Hammonton	\$115,000
223 Jackson St	Trenton	\$114,500
31 D'Arcy Ave	Hamilton	\$112,400
7 Longview Trl	Cream Ridge	\$111,000
70 Herman Ave	Hazlet	\$106,500
1713 7th St	Ewing	\$105,000
841 Route 33	Monroe	\$105,000
28 N 21st St	Camden	\$102,000
7 N Pine Rd	Hammonton	\$99,900

467 Fairview Ave	Orange	\$95,000
18 Eaton Ln	Whiting	\$91,200
1458 Kaighn Ave	Camden	\$90,000
70 S Munn Ave Unit 510	East Orange	\$90,000
100 Spotswood Englishtown Rd	Monroe	\$90,000
1288 Sheridan Ave	Camden	\$89,000
553C Sheffield Ct	Lakewood	\$82,000
39 River Dr	Toms River	\$70,000
716 Spruce St	Camden	\$67,000
630 Line St	Camden	\$65,000
391 Thomas St	Teaneck	\$61,000
6308 Wyndam Rd	Pennsauken	\$50,000
1934 Filmore St	Camden	\$50,000
1298 Sheridan St	Camden	\$49,000
1484 Princess Ave	Camden	\$46,020
412 Viola St	Camden	\$45,000
436C Portsmouth Dr	Lakewood	\$40,050
1027 Spruce St	Camden	\$40,000
3800 Myrtle Ave	Camden	\$40,000
756 Maryland Ave	Deptford	\$40,000
342 Viola St	Camden	\$38,000
340 Cherry St	Camden	\$35,000
1268 Magnolia Ave	Camden	\$33,000
609 Jarvis Rd	Sicklerville	\$33,000
1229 North 20th St	Camden	\$30,000
1068 Niagara Rd	Camden	\$29,900
1200 Sheridan Ave	Camden	\$28,000
1202 Carl Miller Blvd	Camden	\$26,000
810 Devon St	Forked River	\$22,200
2412 S 8th St	Camden	\$20,000
70 Barnegat Beach Dr	Waretown	\$18,000
6310 Magnolia Ave	Pennsauken	\$17,500

Pennsylvania

37 Sales Shown

\$19,197,500

ADDRESS	TOWN	SOLD PRICE
5 Kent Lane	Blue Bell	\$1,260,000
6010 Cricket Rd	Flourtown	\$1,100,000
137 Chinaberry Dr	Lafayette Hill	\$1,080,000
142 Rural Route 1	Noxen	\$1,015,000
101 Orchard Ct	Blue Bell	\$1,000,000
654 Anthony Rd	Elkins Park	\$975,000
538 E 10th Ave	Conshohocken	\$778,000
1528 Aidenn Lair Rd	Maple Glen	\$705,000

109 Beverly Rd	Wynnewood	\$701,000
2375 Greenbriar Lane	Enola	\$614,000
859 Grove Ave	Flourtown	\$612,000
358 Huntington Ln	Ambler	\$607,000
633 Germantown Pike	Lafayette Hill	\$600,000
3 Penn Crossing	East Norriton	\$565,000
655 S New Middletown Rd	Media	\$541,000
39 Red Oak Rd	Horsham	\$533,000
898 Symphony Lane	Blue Bell	\$498,000
108 Wood Dr	Holland	\$495,000
315 Briarwood Ave	Broomall	\$440,000
504 Bethan Rd	Elkins Park	\$410,000
242 Tulip Tree Ct	Blue Bell	\$384,000
242 West Gorgas Lane	Philadelphia	\$378,000
35 Heather Rd	Blue Bell	\$375,000
172 Glendale Rd	Pittston	\$360,000
8303 Rugby St	Philadelphia	\$316,000
7230 Briar Rd	Philadelphia	\$309,000
143 Musket Rd	Blue Bell	\$305,000
1326 S Alder St	Philadelphia	\$292,000
66 West Plumstead Ave	Lansdowne	\$270,000
341 Green Meadow Ln	Horsham	\$265,000
462 W High St	Phoenixville	\$260,500
210 Becker Rd	North Wales	\$228,000
434 Westmont Dr	Collingdale	\$214,000
2001 Hamilton St	Philadelphia	\$206,000
313 Stony Way	Norristown	\$195,000
1505 E Pastorious St	Philadelphia	\$183,000
727 Edgewood Rd	Tobyhanna	\$128,000

Connecticut	7 Sales Shown	\$7,113,900
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ADDRESS	TOWN	SOLD PRICE
1A Florence Rd	Riverside	\$2,120,000
13 Center Dr	Old Greenwich	\$1,810,000
32 Barringer Road	Darien	\$1,500,000
4 Easton Rd	Westport	\$640,000
17 Darina Pl	Milford	\$630,000
46 Taylor St	Stamford	\$274,000
2370 North Ave Unit 12G	Bridgeport	\$139,900

New York	28 Sales Shown	\$15,120,000
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ADDRESS	TOWN	SOLD PRICE
212 W 72nd St #15A	New York	\$2,345,000
54 Hayground Rd	Water Mill	\$936,000
130-18 133rd Ave	South Ozone Park	\$910,000
26 Greendale Ave	Mount Vernon	\$792,000
14 Dunham Ct	Hopewell Junction	\$777,000
1600 Broadway #7F	New York	\$750,000
10 Byron Place #505	Larchmont	\$650,000
43 Dunkirk St	Deer Park	\$540,000
6 Glendale Rd	Westhampton	\$540,000
256 Lake Shore Dr	Pleasant Valley	\$455,000
720 Route 25A	Rocky Point	\$428,000
20 West End Ave E	Quogue	\$424,000
45 E Tilden Pl	Hopewell Junction	\$413,000
14 Bayside Dr	Rockaway Point	\$406,000
65 Elmwood Park Dr	Staten Island	\$405,000
48 Brookhaven Ave	Flanders	\$400,000
108-51 Liverpool St	Jamaica	\$400,000
240 Huckleberry Tpke	Wallkill	\$375,000
162 Sylvan Ave	Flanders	\$372,000
37 Scenic Dr	Poughkeepsie	\$365,000
6 Valley Dr	Sound Beach	\$363,000
410 Westchester Ave	Port Chester	\$360,000
23 Simmons Loop	Staten Island	\$326,000
7185B Peconic Bay Blvd	Laurel	\$295,000
99-31 64th Ave	Rego Park	\$294,000
7185 B Peconic Bay Blvd	Laurel	\$288,000
40 Odin Rd	Rocky Point	\$260,000
18 Port Jefferson Rd	Sound Beach	\$251,000

Maryland	4 Sales Shown	\$1,242,000
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ADDRESS	TOWN	SOLD PRICE
2005 Penfield Ln	Bowie	\$430,000
5315 Liberty Heights Ave	Baltimore	\$368,000
4300 Raymar Ave	Baltimore	\$288,000
1425 Darley Ave	Baltimore	\$156,000

Florida	2 Sales Shown	\$696,000
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ADDRESS	TOWN	SOLD PRICE
11079 SE 173rd Place	Summerfield	\$360,000
2080 Braxton St	Clermont	\$336,000

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