

## CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 10/12/09 at 4:30am

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**RESIDENTIAL**

**ACTIVE Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
4317 Raynol St	Los Angeles	595, C6	4		4,220	6500sf	2009	10/09/09	403.64	3/2	888,000	888,000
2646 Thorpe Ave	Los Angeles	594, H5	1	1	854	4000sf	1921	10/11/09	228.34	1/1	195,000	195,000
1454 N Avenue 46	Los Angeles	595, A1	3		2,105	4640sf	1922	10/06/09	161.35	6/6	169,900	169,900
3834 W Avenue 43 #16	Los Angeles	594, J1	3		2,115	1498sf	1984	10/10/09	336.32	1/1	375,000	375,000
1319 Las Flores Dr	Los Angeles	565, C5	2	1	925	7500sf	1920	10/07/09	474.59	4/3	439,000	439,000
2628 Medlow Ave	Los Angeles	564, J7	2	1	0	6185sf	1931	10/08/09	0.00	4/2	499,000	499,000
1500 Silverwood Dr	Eagle Rock	565, B7	2	1	1,040	48874sf	1950	10/06/09	777.88	6/3	809,000	809,000
4957 Renovo St	Los Angeles	595, E5	2	1	982	7201sf	1908	10/05/09	229.12	6/6	225,000	225,000
4614 Zane St	Los Angeles	595, D6	2		2,240	4940sf	1953	10/09/09	192.65	2/2	238,888	238,888
2810 W Avenue 30	Los Angeles	597, G3	4		3,197	6600sf	1921	10/06/09	152.23	6/6	299,900	299,900
4145 Palmero Dr	Los Angeles	594, J2	2		3,144	9157sf	1954	10/08/09	276.32	4/4	399,000	399,000
3737 Cazador St	Los Angeles	594, H3	3		2,200	5085sf	1949	10/09/09	201.82	2/2	444,000	444,000
3730 Toland Way	Los Angeles	594, H2	4		3,071	5911sf	2006	10/09/09	301.79	2/700	625,000	625,000
3464 Verdugo Vista Ter Ter	Los Angeles	594, J2	3		2,207	5304sf	1959	10/03/09	301.93	7/7	625,000	625,000
1428 Cliff Dr	Los Angeles	594, G4	4		3,240	5930sf	2009	10/06/09	275.00	5/3	660,000	660,000
4920 York	Los Angeles	595, E2	2		1,204	5183sf	1912	09/28/09	303.16	13/3	365,000	365,000
6312 Tipton Way	Los Angeles	565, D7	2	1	936	5667sf	1925	10/06/09	426.28	6/6	399,000	399,000
937 N 66 Ave	Los Angeles	,	4		3,231	7062sf		10/10/09	322.37	2/1	745,000	745,000
2723 Ballard St	Los Angeles	595, E7	3		2,148	6264sf	1955	10/07/09	202.41	5/5	285,000	285,000
3966 Drysdale Ave	County - Los	595, E5	2	1	560	7497sf	1909	10/05/09	312.50	6/3	175,000	175,000
3726 Monterey Rd	Los Angeles	595, D5	3		2,152	7492sf	1944	10/05/09	182.29	7/4	210,000	210,000
2414 Metzler Dr	Los Angeles	595, C7	3	1	959	11000sf	1921	10/06/09	234.62	5/3	225,000	225,000
477 Quail	Los Angeles	595, A4	1	1	488	3900sf	1946	10/06/09	633.20	6/4	309,000	309,000
4100 Mercury Ave	Los Angeles	595, C6	4		3,168	5450sf	1922	10/05/09	127.98	6/3	215,000	215,000
846 Montecito Dr	Los Angeles	595, B5	3		3,173	4636sf	2005	10/07/09	229.84	6/6	399,000	399,000
3966 Drysdale Ave	Los Angeles	595, E5	2	1	560	7500sf	1909	09/04/09	312.50	38/3	175,000	175,000
4210 Via Arbolada #125	Los Angeles	595, D4	1	1	626		1984	10/04/09	431.15	8/1	269,900	269,900
5304 Monterey Rd	Los Angeles	595, D4	2	1	916	7980sf	1960	10/05/09	382.10	7/4	350,000	350,000
4209 Via Arbolada #131	Los Angeles	595, D4	3		2,299	4.057ac	1981	10/08/09	284.06	3/3	369,000	369,000
4225 Via Arbolada #559	Highland Park	595, D4	2		3,169	9413sf	1983	10/06/09	261.76	5/2	442,900	442,900
404 Museum Dr	Los Angeles	595, A4	2	1	576	3389sf	1922	10/09/09	390.63	3/231	225,000	225,000
3348 Scarboro St	Los Angeles	594, H4	2		1,024	6669sf	1924	10/07/09	437.01	5/5	447,500	447,500
1716 Burnell Dr	Los Angeles	594, H4	2	1	961	7361sf	1947	10/07/09	532.78	4/3	512,000	512,000
4545 San Andreas Ave	Los Angeles	594, J3	3		3,156	5640sf	1979	10/05/09	348.69	7/4	545,000	545,000
4613 Jessica Dr	Los Angeles	594, J2	3		2,206	6032sf	1925	10/07/09	468.49	5/5	565,000	565,000
4104 Sea View Dr	Los Angeles	595, A3	3	2		0.22130sf	1927	10/08/09	0.00	4/4	1,078,000	1,078,000
130 W Avenue 41	Los Angeles	595, A5	2	1	720	3330sf	1926	10/03/09	347.22	6/4	250,000	250,000
128 W Avenue 41	Los Angeles	595, A5	2	1	720	2220sf	1926	10/03/09	347.22	6/4	250,000	250,000
615 Cabrillo Villas	Los Angeles	595, D4	2		3,141	3646sf	1979	10/06/09	274.52	6/4	389,000	389,000
3705 Division St	Los Angeles	594, J3	3		2,150	7650sf	2002	10/06/09	260.70	5/2	391,050	391,050
624 Isabel St	Los Angeles	594, J5	4		3,193	10389sf	1925	10/09/09	241.89	2/2	469,988	469,988
3117 Estara Ave	Los Angeles	,	2		1,533	6011sf	1949	10/08/09	260.86	3/3	399,900	399,900
6140 Monterey Rd #311	Los Angeles	595, D3	2	2	985		1989	10/05/09	252.79	6/3	249,000	249,000
<b>Listing Count 43</b>		<b>Averages</b>			<b>1,299</b>				<b>320.05</b>	<b>6/25</b>	<b>409,231</b>	<b>409,231</b>
					<b>High 1,078,000</b>				<b>Low 169,900</b>			<b>Median 389,000</b>

Presented By: Cheryl Johnson Lic: 00843761 / Bob Taylor Properties Inc.Lic:

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### CMA Report

Listings as of 10/12/09 at 4:30am

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**RESIDENTIAL INCOME**

**ACTIVE Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	#/Units	\$/SqFt	DOM/CDOM	Orig Price	List Price
5068 Ithaca Ave	Los Angeles	595, E7	4	1	1,920	4946sf	1953	10/05/09	4	171.88	7/7	330,000	330,000
4141 Abner St	Los Angeles	635, C2	0	0	0	8059sf	1952	10/10/09	3	0.00	2/12	589,000	589,000
3172 Verdugo Pl	Glassell Park	594, G3	0	0	3,150	7095sf	1988	10/08/09	0	139.68	4/4	415,000	440,000
3330 Chapman St	Los Angeles	594, F1	0	0	7,428	9583sf	1963	10/05/09	5	141.22	7/99	1,049,000	1,049,000
5149 Range View Ave	Los Angeles	595, B1	0	0	560	5200sf	1925	10/08/09	2	598.21	4/4	335,000	335,000
914 N Avenue 49	Los Angeles	595, A2	4	2	1,616	5930sf	1960	10/07/09	1	216.52	3/3	349,900	349,900
213 S Avenue 59	Los Angeles	595, D3	8	8	3,744	5593sf	1965	10/09/09	4	146.63	3/3	549,000	549,000
206 E Avenue 40	Los Angeles	595, A5	0	0	560	7492sf	1921	10/05/09	4	1,069.64	7/1071	599,000	599,000
118 E Avenue 38	Los Angeles	595, A5	0	0	6,000	12009sf	1991	10/07/09	0	191.67	4/4	1,150,000	1,150,000
3304 Sierra St	Montecito Hei	595, B7	0	0	0	5619sf	1956	09/13/09	0	0.00	28/28	299,000	299,000
5039 Meridian St	Los Angeles	595, B1	0	0	1,285	5227sf	1924	10/01/09	0	302.72	11/11	389,000	389,000
<b>Listing Count 11</b>		<b>Averages</b>			2,918					330.91	7/113	550,355	552,627
					<b>High</b>	1,150,000				<b>Low</b>	299,000		<b>Median</b> 440,000
<b>Report Count 54</b>		<b>Report Averages</b>			1,590					322.00	6/43	437,978	438,441

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