

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 11/16/09 at 3:48am

Page 1

RESIDENTIAL

ACTIVE Properties

Address	City	Map	Bd Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
1966 Barnett Way	Los Angeles	635, F1	3 2	1,079	4792sf	1948	11/11/09	222.43	5/4	240,000	240,000
1201 Neola St	Los Angeles	565, C6	2 1	1,008	7120sf	1923	10/29/07	352.08	749/3	354,900	354,900
5058 Vincent Ave	Los Angeles	565, B6	2 1	1,048	6250sf	1912	11/09/09	409.35	7/3	429,000	429,000
4654 Toland Way	Los Angeles	595, A1	3 1	830	8640sf	1921	11/10/09	563.86	6/6	468,000	468,000
1942 Yosemite Dr	Los Angeles	565, A6	3 2	1,240	4810sf	1920	11/13/09	378.23	3/2	449,500	469,000
2132 Ridgeview Ave	Eagle Rock	565, A7	3 3	1,611	7275sf	1922	11/12/09	372.44	3/3	600,000	600,000(V)
3424 Pueblo Ave #6	Los Angeles	595, E6	2 1	807		1981	11/09/09	185.87	7/1	150,000	150,000
2721 Commodore St	Los Angeles	595, C7	3 2	1,668	4500sf	1922	11/11/09	185.19	5/4	308,900	308,900
3225 Weldon Ave	Los Angeles	594, G1	2 1	1,278	10200sf	1923	11/10/09	219.09	6/6	280,000	280,000
1808 Winmar	Glassell Park	594, H4	2 2	816	7903sf	1924	11/11/09	606.62	5/3	495,000	495,000
5652 Meridian St	Los Angeles	595, C1	2 1	716	1607sf	1915	11/13/09	263.97	3/3	189,000	189,000
729 Milo Ter Ter	Los Angeles	595, B2	2 1	1,075	4800sf	1940	11/12/09	371.16	4/4	399,000	399,000
5820 Burwood Ave	Los Angeles	565, C7	2 1	816	6100sf	1923	11/13/09	502.45	3/3	410,000	410,000
5135 Navarro St	Los Angeles	595, F6	4 2	2,413	6260sf	1941	11/09/09	114.47	7/7	276,210	276,210
3123 Budau Ave	Los Angeles	595, F7	2 1	1,098	9016sf	1929	11/13/09	305.10	3/3	335,000	335,000
3782 Latrobe St	Los Angeles	595, C6	3 2	1,739	7623sf	1966	11/13/09	304.20	3/3	529,000	529,000
4049 Via Marisol #327	Los Angeles	595, D4	2 2	1,461		1982	11/09/09	245.72	7/7	359,000	359,000
1009 Adelante Ave	Los Angeles	595, F1	3 2	1,575	6185sf	1961	11/01/09	206.35	15/1	325,000	325,000
710 Sunnyhill Dr	Los Angeles	595, A3	3 3	1,750	3807sf	1992	11/10/09	185.71	6/6	325,000	325,000
710 Sunnyhill Dr	Los Angeles	595, A3	3 3	1,750	3810sf	1992	11/09/09	185.71	7/5	325,000	325,000
1312 El Paso Dr	Mount Washing	594, J1	3 3	1,580	5919sf	1991	11/12/09	227.22	4/4	359,000	359,000
637 N Cross Ave	Los Angeles	595, A3	2 3	1,400	3600sf	2009	11/13/09	353.57	3/2	495,000	495,000
641 N Cross Ave	Los Angeles	595, A3	3 3	1,500	4000sf	2009	11/13/09	332.67	3/2	499,000	499,000
4312 Palmero Dr	Los Angeles	594, J2	3 2	1,450	13329sf	1955	11/13/09	364.83	2/2	529,000	529,000
2625 N Main St	Los Angeles	635, A2	1 1	480	2090sf	1911	11/10/09	268.75	6/6	129,000	129,000
2625-1/2 N Main St	Los Angeles	635, A2	1 1	480	1960sf	1911	11/10/09	268.75	6/6	129,000	129,000
3548 Tacoma Ave	Los Angeles	594, J4	3 3	1,548	3150sf	1924	11/08/09	258.33	6/3	399,900	399,900
1570 Blake Ave	Los Angeles	594, G5	2 2	792	2552sf	1924	11/12/09	191.92	4/3	152,000	152,000
Listing Count 28		Averages		1,250				301.64	32/4	354,979	355,675
				High 600,000				Low 129,000		Median 356,950	

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

Featured properties may not be listed by the office/agent presenting this brochure.

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Page 2

RESIDENTIAL INCOME

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	#/Units	\$/SqFt	DOM/CDOM	Orig Price	List Price
3400 Roseview Ave	Cypress Park	594, J5	7	3	1,962	4792sf	1907	11/10/09	2	178.34	6/168	349,900	349,900
208 S Avenue 58	Highland Park	595, D3	10	10	4,800	7013sf	1965	11/13/09	2	114.17	3/586	548,000	548,000
366 N Avenue 51	Los Angeles	595, B3	0	0	6,268	9016sf	1962	11/10/09	0	151.40	6/432	949,000	949,000
3450 Pasadena Ave	Los Angeles	595, A6	0	0	0	10542sf	1923	11/11/09	10	0.00	5/5	1,200,000	1,200,000
1307-1309 Montecito Dr	Los Angeles	595, C6	4	2	1,730	11377sf	1925	11/13/09	1	317.34	3/3	549,000	549,000
4121 Marmion Way	Los Angeles	595, A5	0	0	11,984	17249sf	1965	11/10/09	0	156.46	6/6	1,875,000	1,875,000
375 Leslie Way	Los Angeles	595, C3	0	0	5,364	8973sf	1965	11/09/09	6	135.16	4/4	725,000	725,000
2261 Elmgrove St	Los Angeles	594, H6	0	0	0	5140sf	1915	11/14/09	2	0.00	2/2	430,000	430,000
Listing Count 8		Averages			5,351					175.48	4/151	828,238	828,238
					High 1,875,000				Low 349,900			Median 637,000	
Report Count 36		Report Averages			1,974					279.38	26/36	460,148	460,689

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