

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 08/31/09 at 4:21am

Page 1

RESIDENTIAL

PENDING Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
4429 Moonstone Dr	Los Angeles	595, C7	2	1	768	5227sf	1923	08/24/09	167.97	88/0	189,000	129,000
420 James St	Los Angeles	595, A5	1	2	750	3400sf	1927	08/25/09	200.00	15/0	150,000	150,000
6148 Garrison Dr	Los Angeles	595, D2	2	1	812	5184sf	1924	07/28/09	307.88	76/0	250,000	250,000
4674 Toland Way	Los Angeles	595, A1	2	2	1,651	7789sf	1937	08/26/09	193.76	37/271	319,900	319,900
4501 Gateside Dr	Los Angeles	635, D1	3	2	1,679	8102sf	1942	08/10/09	178.68	18/0	300,000	300,000
3155 Budau Ave	El Sereno	595, E7	3	2	1,056	8015sf	1930	08/27/09	241.48	117/0	299,000	255,000
4016 Portola Ave	Los Angeles	595, F5	5	3	1,664	7101sf	1908	08/28/09	159.13	9/9	264,800	264,800
3743 Oak Hill Ave	El Sereno	595, D5	3	3	1,680	9500sf	1963	08/27/09	166.61	7/0	279,900	279,900
3170 Carlyle St	Los Angeles	594, H3	3	1	1,099	4180sf	1930	08/25/09	409.46	34/34	450,000	450,000
5830 Benner St #103	Los Angeles	595, D3	2	2	753		1979	08/29/09	192.56	199/199	229,000	145,000
5078 Raphael St	Los Angeles	595, B2	3	2	864	4799sf	1922	08/24/09	184.03	15/15	159,000	159,000
6213 Burwood Ave	Los Angeles	565, D7	2	1	894	5680sf	1923	08/26/09	223.60	83/83	199,900	199,900
537 S Avenue 60	Los Angeles	595, D3	2	1	817	3996sf	1924	08/28/09	296.21	24/24	242,000	242,000
4835 Buchanan St	Los Angeles	595, A1	3	3	1,482	4805sf	1924	08/25/09	178.81	227/227	399,000	265,000
823 N Avenue 53	Los Angeles	595, B1	2	1	750	3863sf	1924	08/25/09	399.33	3/3	299,500	299,500
6190 Roy St	Los Angeles	595, D1	2	1	832	5181sf	1922	08/25/09	359.98	0/0	299,500	299,500
303 Stowe Ter	Los Angeles	595, D2	3	2	1,327	3890sf	1926	08/25/09	300.68	8/0	399,000	399,000
6146 Strickland Ave	Los Angeles	565, D7	2	1	1,000	5280sf	1925	07/17/09	425.00	115/0	450,000	425,000
5114 S Chester St	Los Angeles	595, F7	2	1	1,519	5445sf	1890	07/24/09	164.58	131/0	150,000	250,000
2302 Addison Way	Los Angeles	564, J6	3	2	1,050	3855sf	1921	08/24/09	320.57	5/5	336,600	336,600
3726 Richardson Dr	Los Angeles	594, H3	2	1	954	4810sf	1950	08/22/09	212.79	7/0	203,000	203,000
4835 Buchanan St	Los Angeles	595, A1	3	3	1,482	4800sf	1924	08/25/09	178.81	228/0	399,000	265,000
3338 Scarboro St	Los Angeles	594, H4	3	3	1,612	9566sf	1925	08/17/09	328.78	4/0	530,000	530,000
1436 El Paso Dr	Los Angeles	594, J1	2	2	1,227	9380sf	1949	08/12/09	221.60	33/0	271,900	271,900
3338-3332 Scarboro St	Los Angeles	594, H4	3	3	1,612	9566sf	1925	08/24/09	328.78	10/10	530,000	530,000
2411 Gatewood St	Los Angeles	594, H5	2	1	768	5760sf	1927	08/27/09	272.14	6/0	209,000	209,000
Listing Count 26		Averages			1,158				254.35	58/34	300,346	285,692
					High 530,000				Low 129,000			Median 265,000

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

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

(RAP04 -0)

Information is provided as a courtesy by the i-Tech MLS, has not been verified, is not guaranteed, and is subject to change. The method and manner of calculating Days On Market (DOM) may not reflect the total number of days a property has been made available for sale.

Copyright ©2009 Rapattoni Corporation. All rights reserved.

CMA Report

Listings as of 08/31/09 at 4:21am

Page 2

RESIDENTIAL INCOME

PENDING Properties

Address	City	Map	Bd Bth	SqFt	LotSz	Year	Date	#/Units	\$/SqFt	DOM/CDOM	Orig Price	List Price
4526 Ellenwood Dr	Los Angeles	564, J7	0 0	3,031	5600sf	1925	08/26/09	2	123.47	6/2907	374,244	374,244
3329 Merced St	Los Angeles	594, J5	5 5	2,703	5599sf	1921	08/26/09	1	138.73	225/225	550,000	375,000
2603 Lincoln Park Ave	Los Angeles	595, B7	11 11	4,644	7444sf	1885	08/25/09	3	150.91	148/148	399,000	399,000
5002 Navarro St	Los Angeles	595, F6	0 0	924	7710sf	1933	08/28/09	2	183.87	109/260	259,900	169,900
232 E Avenue 40	Los Angeles	595, A5	0 0	1,008	7492sf	1905	08/25/09	1	184.52	11/11	186,000	186,000
Listing Count 5	Averages			2,062					156.30	100/710	353,829	300,829
				High 399,000				Low 169,900			Median 374,244	
Report Count 31	Report Averages			1,304					238.54	64/143	308,972	288,134

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

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

(RAP04 -0)

Information is provided as a courtesy by the i-Tech MLS, has not been verified, is not guaranteed, and is subject to change. The method and manner of calculating Days On Market (DOM) may not reflect the total number of days a property has been made available for sale.

Copyright ©2009 Rapattoni Corporation. All rights reserved.