

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 10/06/09 at 6:06pm

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RESIDENTIAL

PENDING Properties

| Address | City | Map | Bd | Bth | SqFt | LotSz | Year | Date | \$/SqFt | DOM/CDOM | Orig Price | List Price |
|-------------------------|---------------|-----------------|----|-----|---------------------|---------|------|----------|--------------------|----------|------------|-----------------------|
| 3136 Minnesota St | Los Angeles | 595, B7 | 3 | 3 | 3,032 | 3833sf | 2006 | 10/02/09 | 120.35 | 79/0 | 394,900 | 364,900 |
| 1830 Chickasaw Ave | Los Angeles | 565, A5 | 4 | 2 | 1,900 | 7000sf | 1923 | 09/30/09 | 184.16 | 85/0 | 448,900 | 349,900 |
| 1210 Glen Arbor Ave | Los Angeles | 565, D6 | 3 | 2 | 1,516 | 5392sf | 1940 | 09/30/09 | 379.29 | 7/7 | 575,000 | 575,000 |
| 5027 Mount Royal Dr | Los Angeles | 565, B5 | 3 | 2 | 1,715 | 6936sf | 1939 | 10/02/09 | 344.02 | 4/4 | 590,000 | 590,000 |
| 3201 Kenneth Dr | Los Angeles | 595, D6 | 3 | 2 | 1,318 | 4680sf | 1894 | 09/30/09 | 226.10 | 15/0 | 298,000 | 298,000 |
| 3917 Lowell Ave | Los Angeles | 595, G5 | 3 | 1 | 934 | 7753sf | 1947 | 09/29/09 | 176.55 | 4/0 | 164,900 | 164,900 |
| 3544 Division St | Los Angeles | 594, J3 | 2 | 1 | 720 | 5460sf | 1957 | 09/30/09 | 506.94 | 28/0 | 389,000 | 365,000 |
| 4000 York Blvd | Los Angeles | 594, H1 | 2 | 1 | 1,040 | 3330sf | 1951 | 09/30/09 | 379.81 | 46/0 | 429,999 | 395,000 |
| 6331 Arroyo Glen St | Los Angeles | 595, D2 | 2 | 1 | 942 | 4680sf | 1891 | 09/29/09 | 201.59 | 21/0 | 189,900 | 189,900 |
| 5900 Fayette St | Los Angeles | 595, C1 | 2 | 1 | 660 | 2328sf | 1920 | 09/29/09 | 371.21 | 157/157 | 245,000 | 245,000 |
| 4946 Baltimore St | Los Angeles | 595, B1 | 3 | 1 | 780 | 2230sf | 1922 | 09/17/09 | 320.51 | 122/0 | 265,000 | 250,000 |
| 237 S Avenue 56 | Los Angeles | 595, C2 | 3 | 2 | 1,104 | 6210sf | 1923 | 08/21/09 | 226.45 | 210/0 | 300,000 | 250,000 |
| 5315 Coringa Dr | Los Angeles | 595, B1 | 1 | 1 | 528 | 2470sf | 1921 | 10/02/09 | 490.53 | 112/0 | 259,000 | 259,000 |
| 348 S Avenue 57 | Los Angeles | 595, C3 | 4 | 2 | 1,700 | 5851sf | 1922 | 10/02/09 | 204.12 | 94/94 | 469,000 | 347,000 |
| 4323 Yosemite Way | Los Angeles | 564, H7 | 3 | 1 | 1,284 | 5880sf | 1925 | 09/29/09 | 232.87 | 313/0 | 399,000 | 299,000 |
| 2318 Coral | Los Angeles | , | 1 | 1 | 582 | 3267sf | 1950 | 09/09/09 | 223.20 | 28/0 | 129,900 | 129,900 |
| 4521 Mosher Ave | Los Angeles | 595, B5 | 3 | 1 | 1,164 | 5052sf | 1928 | 09/29/09 | 193.49 | 6/0 | 225,225 | 225,225 |
| 4499 Via Marisol ## 230 | Los Angeles | 595, D4 | 1 | 1 | 795 | 5.105ac | 1981 | 09/29/09 | 301.76 | 28/54 | 239,900 | 239,900 |
| 673 Romulo St | Los Angeles | 594, J5 | 2 | 1 | 1,233 | 5183sf | 1925 | 09/30/09 | 169.91 | 49/0 | 209,500 | 209,500 |
| 4536 Bend Dr | Los Angeles | 594, J2 | 3 | 3 | 1,091 | 5950sf | 1924 | 10/02/09 | 302.38 | 46/0 | 314,900 | 329,900 |
| 434 W Avenue 45 | Los Angeles | 565, C4 | 2 | 1 | 1,112 | 4921sf | 1921 | 09/25/09 | 529.68 | 32/32 | 589,000 | 589,000 |
| 924 Oneonta Dr | Mount Washing | 594, B3 | 3 | 3 | 2,500 | 4799sf | New | 10/02/09 | 259.96 | 14/14 | 649,900 | 649,900 |
| 228 N Avenue 59 | Los Angeles | 595, C2 | 3 | 2 | 939 | 3250sf | 1906 | 09/29/09 | 202.34 | 8/0 | 190,000 | 190,000 |
| 2915 Pyrites St | Los Angeles | 595, C7 | 2 | 2 | 1,212 | 3615sf | 1904 | 10/05/09 | 226.90 | 39/0 | 275,000 | 275,000 |
| 948 Dexter St | Los Angeles | 595, A2 | 2 | 1 | 1,240 | 17100sf | 1954 | 10/03/09 | 262.10 | 9/0 | 325,000 | 325,000 |
| 5921 Mesa Ave | Los Angeles | 595, C2 | 2 | 2 | 1,150 | 5000sf | 1920 | 10/01/09 | 286.96 | 36/0 | 260,000 | 330,000 |
| Listing Count 26 | | Averages | | | 1,238 | | | | 281.66 | 61/14 | 339,459 | 324,459 |
| | | | | | High 649,900 | | | | Low 129,900 | | | Median 298,500 |

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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CMA Report

Listings as of 10/06/09 at 6:06pm

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RESIDENTIAL INCOME

PENDING Properties

| Address | City | Map | Bd | Bth | SqFt | LotSz | Year | Date | #/Units | \$/SqFt | DOM/CDOM | Orig Price | List Price |
|------------------------|-------------|------------------------|----|-----|---------------------|--------|------|----------|--------------------|---------|----------|-----------------------|------------|
| 1980 Addison Way | Eagle Rock | 565, A6 | 0 | 0 | 3,232 | | 1929 | 09/29/09 | 0 | 185.33 | 20/20 | 599,000 | 599,000 |
| 6253 Strickland Ave | Los Angeles | 565, D7 | 0 | 0 | 0 | 4660sf | 1924 | 10/01/09 | 2 | 0.00 | 8/8 | 237,500 | 237,500 |
| 2605 Barranca St | Los Angeles | 595, A7 | 3 | 3 | 1,893 | 3940sf | 1928 | 09/29/09 | 1 | 116.16 | 145/145 | 299,900 | 219,900 |
| 121 W Avenue 43 | Los Angeles | 595, A5 | 0 | 0 | 1,800 | 7535sf | 1923 | 09/30/09 | 0 | 139.94 | 70/0 | 251,900 | 251,900 |
| 123 San Pascual | Los Angeles | 565, E2 | 0 | 0 | 2,232 | | 1960 | 10/02/09 | 0 | 154.57 | 224/224 | 345,000 | 345,000 |
| 232 E Avenue 40 | Los Angeles | 595, A5 | 0 | 0 | 1,008 | 7492sf | 1905 | 09/30/09 | 1 | 184.52 | 32/31 | 186,000 | 186,000 |
| 1016 N Avenue 49 | Los Angeles | 595, A1 | 0 | 0 | 1,440 | 5140sf | 1922 | 10/05/09 | 0 | 177.08 | 3/0 | 255,000 | 255,000 |
| Listing Count 7 | | Averages | | | 1,934 | | | | | 159.60 | 72/61 | 310,614 | 299,186 |
| | | | | | High 599,000 | | | | Low 186,000 | | | Median 251,900 | |
| Report Count 33 | | Report Averages | | | 1,369 | | | | | 258.77 | 63/24 | 333,340 | 319,098 |

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