

## CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 02/22/10 at 3:28am

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**RESIDENTIAL**

**ACTIVE Properties**

| Address                 | City          | Map             | Bd | Bth | SqFt      | LotSz               | Year    | Date | \$/SqFt            | DOM    | Orig Price | List Price            |         |
|-------------------------|---------------|-----------------|----|-----|-----------|---------------------|---------|------|--------------------|--------|------------|-----------------------|---------|
| 1411 N Avenue 45        | Los Angeles   | 564, J1         | 2  | 1   | (1 0 0 0) | 792                 | 4617sf  | 1922 | 11/18/09           | 315.03 | 96         | 292,500               | 249,500 |
| 1947 Addison Way        | Los Angeles   | 565, A6         | 3  | 2   | (2 0 0 0) | 1,084               | 3960sf  | 1924 | 01/28/10           | 359.78 | 25         | 399,000               | 390,000 |
| 4432 Corliss St         | Los Angeles   | 564, J7         | 3  | 1   | (1 0 0 0) | 1,207               | 3746sf  | 1931 | 01/22/10           | 330.57 | 31         | 425,000               | 399,000 |
| 1956 Escarpa Dr         | Los Angeles   | 565, A7         | 2  | 2   | (0 0 0 0) | 1,348               | 6220sf  | 1950 | 02/19/10           | 399.85 | 3          | 777,000               | 539,000 |
| 2545 Medlow Ave         | Eagle Rock    | 564, J7         | 5  | 4   | (3 0 0 1) | 3,576               | 5184sf  | 1991 | 01/20/10           | 220.92 | 33         | 800,000               | 790,000 |
| 4427 W Rose Hill Dr     | Los Angeles   | 595, C7         | 2  | 3   | (3 0 0 0) | 1,000               | 6317sf  | 1921 | 08/13/09           | 199.00 | 193        | 275,000               | 199,000 |
| 5113 Bohlig Rd          | El Sereno     | 635, F1         | 3  | 1   | (1 0 0 0) | 1,114               | 5140sf  | 1952 | 02/04/10           | 215.44 | 18         | 270,000               | 240,000 |
| 4200 N Barrett          | Los Angeles   | 595, F5         | 4  | 4   | (2 1 1 0) | 2,326               | 15420sf | 2009 | 04/27/09           | 257.52 | 301        | 765,888               | 599,000 |
| 4345 Berkshire Ave      | Los Angeles   | 595, G4         | 5  | 3   | (3 0 0 0) | 2,677               | 5734sf  | 1906 | 05/13/09           | 235.34 | 285        | 750,000               | 630,000 |
| 3117 Estara Ave         | Los Angeles   | ,               | 2  | 1   | (1 0 0 0) | 1,533               | 6011sf  | 1949 | 10/08/09           | 228.31 | 137        | 399,900               | 350,000 |
| 2927 Jeffries Ave       | Los Angeles   | 594, J6         | 3  | 1   | (0 0 0 0) | 1,277               | 6340sf  | 1913 | 09/29/09           | 172.20 | 107        | 244,900               | 219,900 |
| 5506 Monterey Rd        | Los Angeles   | 595, D4         | 2  | 1   | (0 0 0 0) | 676                 | 5575sf  | 1922 | 07/09/09           | 384.62 | 131        | 260,000               | 260,000 |
| 1001 N Avenue 50        | Los Angeles   | 595, A2         | 4  | 3   | (3 0 0 0) | 2,510               | 11474sf | 2008 | 01/04/10           | 149.40 | 49         | 325,000               | 375,000 |
| 212 E Avenue 32         | Los Angeles   | 595, A6         | 1  | 1   | (1 0 0 0) | 0                   | 8264sf  | 1934 | 02/04/10           | 0.00   | 18         | 237,500               | 219,500 |
| 6227 Poppy Peak Dr      | Los Angeles   | 565, D7         | 2  | 1   | (1 0 0 0) | 1,052               | 4657sf  | 1924 | 01/14/10           | 417.78 | 37         | 450,000               | 439,500 |
| 2305 Lillyvale Ave #172 | Los Angeles   | 635, G1         | 2  | 2   | (2 0 0 0) | 813                 | 813sf   | 1983 | 02/01/09           | 227.55 | 170        | 1,350,000             | 185,000 |
| 3827 W Avenue 41 #9     | Los Angeles   | 594, H1         | 3  | 3   | (2 0 1 0) | 1,319               | 1995sf  | 1981 | 02/03/10           | 189.54 | 19         | 299,000               | 250,000 |
| 4530 San Andreas Ave    | Los Angeles   | 595, A3         | 3  | 2   | (1 1 0 0) | 1,100               | 5277sf  | 1949 | 10/11/09           | 271.82 | 133        | 489,000               | 299,000 |
| 880 El Paso Dr          | Los Angeles   | 595, A2         | 2  | 2   | (2 0 0 0) | 1,152               | 5183sf  | 1954 | 01/28/10           | 273.35 | 25         | 319,900               | 314,900 |
| 3600 Tacoma Ave         | Mount Washing | 594, J4         | 2  | 1   | (1 0 0 0) | 1,000               | 4270sf  | 1956 | 12/23/09           | 529.50 | 61         | 550,000               | 529,500 |
| 1902 N Avenue 51        | Los Angeles   | 565, B7         | 2  | 1   | (1 0 0 0) | 731                 | 5080sf  | 1925 | 02/02/10           | 451.44 | 20         | 349,000               | 330,000 |
| 4684 Cleland Ave        | Los Angeles   | 595, A2         | 5  | 4   | (1 2 1 0) | 2,123               | 5070sf  | 1963 | 05/04/09           | 216.20 | 294        | 599,000               | 459,000 |
| 4020 W Avenue 42        | Los Angeles   | 594, H1         | 3  | 3   | (1 1 1 0) | 2,505               | 4530sf  | 2004 | 11/23/09           | 249.10 | 89         | 649,000               | 624,000 |
| <b>Listing Count 23</b> |               | <b>Averages</b> |    |     |           | 1,496               |         |      | 286.10             | 99     | 490,286    | 386,557               |         |
|                         |               |                 |    |     |           | <b>High 790,000</b> |         |      | <b>Low 185,000</b> |        |            | <b>Median 350,000</b> |         |

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

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# CMA Report

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**RESIDENTIAL INCOME**

**ACTIVE Properties**

| Address                | City        | Map                    | Bd  | Bth       | SqFt                | LotSz   | Year | Date               | #/Units | \$/SqFt | DOM | Orig Price            | List Price |
|------------------------|-------------|------------------------|-----|-----------|---------------------|---------|------|--------------------|---------|---------|-----|-----------------------|------------|
| 1449 Hepner Ave        | Los Angeles | 565, C7                | 0 0 | (0 0 0 0) | 888                 | 7013sf  | 1948 | 01/26/10           | 2       | 438.96  | 27  | 399,800               | 389,800    |
| 2130 Brawley St        | Los Angeles | 635, E1                | 0 0 | (0 0 0 0) | 0                   | 5576sf  | 1953 | 02/03/10           | 2       | 0.00    | 19  | 368,000               | 360,000    |
| 2213 W Avenue 31       | Los Angeles | 593, H3                | 0 0 | (0 0 0 0) | 0                   | 12893sf | 1921 | 01/21/10           | 5       | 0.00    | 32  | 625,000               | 575,000    |
| <b>Listing Count 3</b> |             | <b>Averages</b>        |     |           | 888                 |         |      |                    |         | 438.96  | 26  | 464,267               | 441,600    |
|                        |             |                        |     |           | <b>High 575,000</b> |         |      | <b>Low 360,000</b> |         |         |     | <b>Median 389,800</b> |            |
| <b>Report Count 26</b> |             | <b>Report Averages</b> |     |           | 1,470               |         |      |                    |         | 292.75  | 91  | 487,284               | 392,908    |

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