

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 10/06/09 at 6:04pm

Page 1

RESIDENTIAL

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
4982 Mount Royal Dr	Eagle Rock	565, B6	3	42,100	6893sf	2005	07/10/09	280.48	88/6		629,000	589,000
2753 Ballard St	Los Angeles	595, E7	3	11,239	4704sf	1953	09/23/09	181.60	13/1		245,000	225,000
3559 Pueblo Ave	Los Angeles	595, E6	2	1,979	5488sf	1925	06/22/09	301.33	106/1		315,000	295,000
3319 Minto Ct	Los Angeles	595, E6	2	11,170	4719sf	1940	09/15/09	315.38	21/2		389,000	369,000
711 Bridewell St #1	Los Angeles	595, F2	2	11,060	2003	07/22/09	188.58	76/7			249,000	199,900
5003 Irvington Pl	Los Angeles	595, B2	4	11,408	5525sf	1947	09/04/09	182.46	32/32		264,900	256,900
6061 Roy St	Los Angeles	595, D1	3	21,018	4890sf	1923	08/08/09	255.40	58/0		289,000	260,000
5209 Range View Ave	Los Angeles	595, B1	2	1,784	5166sf	1920	09/08/09	373.09	26/26		297,900	292,500
4973 Lynnfield St	Los Angeles	595, E7	3	11,197	4486sf	1946	02/19/09	82.71	229/4		199,000	99,000
4760 E Templeton St #3321	Los Angeles	595, E6	3	31,190	1258sf	1995	03/30/09	159.41	190/0		329,900	189,700
3415 Isabel Dr	Los Angeles	594, H3	2	11,046	6996sf	1941	08/12/09	315.49	55/7		339,900	330,000
5620 Media Dr	Los Angeles	595, C3	2	1,809	2408sf	1917	05/16/09	339.80	140/140		325,000	274,900
3029 Johnston St	Los Angeles	595, A7	2	1,668	5706sf	1921	09/22/09	134.58	14/1		119,900	89,900
726 E Avenue 43	Los Angeles	595, B5	4	22,340	7855sf	1985	09/09/09	170.51	27/27		410,000	399,000
3961 Via Marisol #321	Los Angeles	595, D5	2	21,011	4.247ac	1982	09/16/09	341.25	20/20		349,000	345,000
4201 Via Marisol #229	Los Angeles	595, D4	3	21,547	4.962ac	1987	08/11/09	258.50	56/56		419,000	399,900
475 Museum Dr	Los Angeles	595, A4	2	2,743	2640sf	1926	01/30/09	504.71	249/7		529,000	375,000
575 Milton Ct	Los Angeles	595, A3	2	21,063	6100sf	1925	09/15/09	375.35	21/4		479,000	399,000
3634 Altamont St	Los Angeles	594, J5	3	31,820	6543sf	2009	07/24/09	318.68	74/1		629,000	580,000
Listing Count 19	Averages			1,221				267.33	79/18		358,289	314,142
				High 589,000				Low 89,900			Median 295,000	

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 10/06/09 at 6:04pm

Page 2

RESIDENTIAL INCOME

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	#/Units	\$/SqFt	DOM/CDOM	Orig Price	List Price
907 Cypress Ave	Los Angeles	594, J5	0	0	3,056	5009sf	1910	09/16/09	4	137.43	20/20	400,000	420,000
1101 Cypress Ave	Los Angeles	594, H5	0	0	785	2395sf	1921	09/17/09	0	190.96	19/19	199,999	149,900
2656 Merced St	Los Angeles	594, J5	0	0	1,104	4007sf	1924	06/24/09	0	194.66	104/543	269,900	214,900
159 S Avenue 53	Los Angeles	595, C3	5	5	2,107	12883sf	1923	04/28/09	0	130.52	144/144	300,000	275,000
5018 Echo St	Los Angeles	595, B3	6	6	4,700	10614sf	1954	12/15/08	6	148.51	294/294	789,000	698,000
517-517 1/2 Clifton St	Los Angeles	595, B7	2	2	1,176	6000sf	1924	09/02/09	1	137.76	32/32	174,900	162,000
4929 San Rafael Ave	Los Angeles	595, A2	0	0	1,026	7248sf	1950	05/11/09	1	258.28	148/1320	295,000	265,000
3031 W Avenue 34	Los Angeles	594, G2	0	0	1,654	7143sf	1926	06/15/09	2	163.49	79/79	299,900	270,410
2620 Idell St	Los Angeles	594, J6	0	0	1,116	7056sf	1917	11/03/08	4	554.66	337/337	680,000	619,000
Listing Count 9	Averages				1,858					212.92	131/310	378,744	341,579
					High 698,000							Low 149,900	Median 270,410
Report Count 28	Report Averages				1,426					249.84	95/112	364,864	322,961

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.