

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 10/12/09 at 4:36am

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RESIDENTIAL

ACTIVE Properties

| Address | City | Map | Bd | Bth | SqFt | LotSz | Year | Date | \$/SqFt | DOM/CDOM | Orig Price | List Price |
|---------------------------|---------------|-----------------|----|-----|---------------------|---------|------|----------|-------------------|--------------|-----------------------|----------------|
| 3335 Idell St | Los Angeles | 594, J6 | 3 | 1 | 920 | 3440sf | 1923 | 08/27/09 | 236.74 | 38/38 | 214,900 | 217,800 |
| 4437 Lynnfield St | Los Angeles | 595, D7 | 2 | 1 | 780 | 5401sf | 1948 | 09/23/09 | 242.31 | 18/3 | 201,000 | 189,000 |
| 422 Holland Ave | Highland Park | 595, B2 | 1 | 1 | 624 | 7500sf | 1919 | 08/21/09 | 366.99 | 52/2 | 249,900 | 229,000 |
| 4943 Hellman Ave | Los Angeles | 595, E3 | 5 | 3 | 3,311 | 15002sf | 1961 | 09/02/09 | 238.60 | 38/125 | 828,000 | 790,000 |
| 4760 E Templeton St #3321 | Los Angeles | 595, E6 | 3 | 3 | 1,190 | 1258sf | 1995 | 03/30/09 | 159.41 | 196/6 | 329,900 | 189,700 |
| 125 N Avenue 52 | Los Angeles | 595, B3 | 3 | 2 | 2,303 | 4880sf | 1903 | 03/14/09 | 99.83 | 202/2 | 259,900 | 229,900(V) |
| 3029 Johnston St | Los Angeles | 595, A7 | 2 | 1 | 668 | 5706sf | 1921 | 09/22/09 | 134.58 | 20/7 | 119,900 | 89,900 |
| 4040 Via Marisol #114 | Los Angeles | 595, D5 | 3 | 2 | 1,495 | | 1981 | 06/16/09 | 253.51 | 118/1 | 419,000 | 379,000 |
| 4201 Via Marisol #229 | Los Angeles | 595, D4 | 3 | 2 | 1,547 | 4.962ac | 1987 | 08/11/09 | 258.50 | 62/62 | 419,000 | 399,900 |
| 233 S Avenue 50 | Los Angeles | 595, B3 | 3 | 1 | 1,516 | 9150sf | 1946 | 09/12/09 | 230.21 | 30/1 | 375,000 | 349,000 |
| 300 W Avenue 45 | Los Angeles | 595, A4 | 2 | 1 | 0 | 5377sf | 1917 | 10/01/09 | 0.00 | 11/11 | 440,000 | 399,000 |
| 1811 Kemper St | Los Angeles | 594, H4 | 3 | 3 | 0 | 5314sf | 2008 | 03/26/09 | 0.00 | 200/4 | 999,999 | 994,995 |
| 6180 St Albans St | Los Angeles | 595, D1 | 4 | 3 | 2,267 | 5175sf | 1949 | 08/24/09 | 152.18 | 49/5 | 399,900 | 345,000 |
| 4760 W Templeton St #3222 | Los Angeles | 595, E6 | 3 | 3 | 1,194 | | 1995 | 09/21/09 | 167.50 | 21/5 | 215,000 | 200,000 |
| Listing Count 14 | | Averages | | | 1,485 | | | | 211.70 | 75/19 | 390,814 | 357,300 |
| | | | | | High 994,995 | | | | Low 89,900 | | Median 287,450 | |

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)

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RESIDENTIAL INCOME

ACTIVE Properties

| Address | City | Map | Bd Bth | SqFt | LotSz | Year | Date | #/Units | \$/SqFt | DOM/CDOM | Orig Price | List Price |
|------------------------|-------------|------------------------|--------|-----------------------|---------|------|----------|---------|--------------------|----------|-----------------------|------------|
| 2656 Merced St | Los Angeles | 594, J5 | 0 0 | 1,104 | 4007sf | 1924 | 06/24/09 | 0 | 194.66 | 110/549 | 269,900 | 214,900 |
| 3838-3842 W Avenue 41 | Los Angeles | 594, H1 | 2 2 | 1,264 | 4790sf | 1929 | 09/14/09 | 2 | 355.22 | 28/28 | 465,000 | 449,000 |
| 522 N Avenue 50 | Los Angeles | 595, B3 | 0 0 | 1,896 | 6665sf | 1907 | 09/14/09 | 3 | 197.78 | 28/28 | 450,000 | 375,000 |
| 517-517 1/2 Clifton St | Los Angeles | 595, B7 | 2 2 | 1,176 | 6000sf | 1924 | 09/02/09 | 1 | 137.76 | 38/38 | 174,900 | 162,000 |
| 316 W Avenue 38 | Los Angeles | 595, A5 | 0 0 | 15,464 | 13024sf | 1991 | 08/15/09 | 5 | 141.30 | 59/59 | 2,200,000 | 2,185,000 |
| Listing Count 5 | | Averages | | 4,181 | | | | | 205.34 | 53/140 | 711,960 | 677,180 |
| | | | | High 2,185,000 | | | | | Low 162,000 | | Median 375,000 | |
| Report Count 19 | | Report Averages | | 2,278 | | | | | 209.83 | 69/51 | 475,326 | 441,479 |

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