

## CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 10/26/09 at 4:39am

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**RESIDENTIAL**

**ACTIVE Properties**

| Address                 | City          | Map     | Bd | Bth | SqFt            | LotSz   | Year | Date     | \$/SqFt    | DOM/CDOM | Orig Price    | List Price |
|-------------------------|---------------|---------|----|-----|-----------------|---------|------|----------|------------|----------|---------------|------------|
| 3006 Cazador St         | Los Angeles   | 594, G3 | 2  | 2   | 1,574           | 4722sf  | 1938 | 02/25/09 | 147.84     | 156/396  | 324,900       | 232,700    |
| 2872 Delevan Dr         | Los Angeles   | 564, H1 | 3  | 2   | 1,210           | 6359sf  | 1924 | 06/01/09 | 376.03     | 147/5    | 476,350       | 455,000    |
| 5467 Dahlia Dr          | Eagle Rock    | 565, B5 | 4  | 3   | 2,946           | 12196sf | 1928 | 09/20/09 | 271.22     | 36/2     | 849,000       | 799,000    |
| 3026 Budau Ave #1       | Los Angeles   | 595, E7 | 3  | 1   | 1,114           | 7143sf  | 1927 | 10/16/09 | 254.94     | 10/3     | 290,000       | 284,000    |
| 3115 Isabel Dr          | Glassell Park | 594, G4 | 3  | 3   | 1,727           | 3528sf  | 2008 | 07/30/09 | 257.09     | 88/7     | 499,000       | 444,000    |
| 2244 Maricopa Dr        | Glassell Park | 595, J3 | 3  | 4   | 3,240           | 5998sf  | 1990 | 04/27/09 | 228.40     | 182/182  | 856,000       | 740,000    |
| 2244 Maricopa Dr        | Los Angeles   | 594, J3 | 3  | 4   | 3,240           | 6336sf  | 1990 | 04/27/09 | 228.40     | 182/0    | 856,000       | 740,000    |
| 241 S Avenue 57 #133    | Los Angeles   | 595, C3 | 2  | 2   | 927             |         | 1962 | 06/22/09 | 140.13     | 125/3    | 194,900       | 129,900    |
| 3400 Smith St           | Los Angeles   | 595, A6 | 2  | 1   | 791             | 2962sf  | 1890 | 09/22/09 | 120.10     | 34/3     | 175,000       | 95,000     |
| 3619 Armour Ave #1      | Los Angeles   | 595, D6 | 3  | 3   | 1,367           | 4878sf  | 1985 | 06/21/09 | 179.22     | 127/5    | 320,000       | 245,000    |
| 4309 W Avenue 41        | Los Angeles   | 564, H7 | 3  | 2   | 2,348           | 7200sf  | 1930 | 09/14/09 | 191.65     | 42/6     | 525,000       | 450,000    |
| 477 Quail               | Los Angeles   | 595, A4 | 1  | 1   | 488             | 3900sf  | 1946 | 10/06/09 | 551.23     | 20/5     | 309,000       | 269,000    |
| 2452 Gates St           | Los Angeles   | 595, B7 | 3  | 2   | 2,000           | 9900sf  | 1905 | 10/13/09 | 199.50     | 12/3     | 499,000       | 399,000    |
| 4435 Portola Ave        | Los Angeles   | 595, F4 | 2  | 1   | 725             | 6370sf  | 1937 | 08/11/09 | 176.24     | 76/8     | 142,500       | 127,775    |
| 4209 Via Arbolada #336  | Los Angeles   | 595, D4 | 2  | 2   | 1,120           | 2030sf  | 1981 | 09/14/09 | 267.77     | 42/42    | 319,900       | 299,900    |
| 3348 Scarboro St        | Los Angeles   | 594, H4 | 2  | 1   | 1,024           | 6669sf  | 1924 | 10/07/09 | 418.95     | 19/19    | 447,500       | 429,000    |
| 3348 Scarboro St        | Los Angeles   | 594, H4 | 2  | 1   | 1,024           | 6650sf  | 1924 | 09/25/09 | 418.95     | 30/3     | 447,500       | 429,000    |
| 5718 Monte Vista St     | Los Angeles   | 595, C2 | 3  | 1   | 1,056           | 2688sf  | 1905 | 09/15/09 | 265.06     | 41/7     | 299,000       | 279,900    |
| <b>Listing Count</b> 18 |               |         |    |     | <b>Averages</b> | 1,551   |      |          | 260.71     | 76/39    | 435,031       | 380,454    |
|                         |               |         |    |     | <b>High</b>     | 799,000 |      |          | <b>Low</b> | 95,000   | <b>Median</b> | 349,450    |

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

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# CMA Report

Listings as of 10/26/09 at 4:39am

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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 |
|------------------------|------------------------|---------|-----------------------|-----|-------|--------|------|----------|-------------------|---------|----------|-----------------------|------------|
| 4120 Supreme Ct        | Los Angeles            | 595, C7 | 0                     | 0   | 0     | 3876sf | 1924 | 09/03/09 | 2                 | 0.00    | 53/53    | 103,950               | 98,750     |
| 3330 Chapman St        | Los Angeles            | 594, F1 | 0                     | 0   | 7,428 | 9583sf | 1963 | 10/05/09 | 5                 | 137.18  | 20/112   | 1,049,000             | 1,019,000  |
| 6253 Strickland Ave    | Los Angeles            | 565, D7 | 0                     | 0   | 0     | 4660sf | 1924 | 09/23/09 | 2                 | 0.00    | 33/33    | 237,500               | 225,150    |
| <b>Listing Count</b> 3 | <b>Averages</b>        |         | 7,428                 |     |       |        |      |          |                   | 137.18  | 35/66    | 463,483               | 447,633    |
|                        | <b>Report Averages</b> |         | <b>High</b> 1,019,000 |     |       |        |      |          | <b>Low</b> 98,750 |         |          | <b>Median</b> 225,150 |            |
| <b>Report Count</b> 21 |                        |         | 1,860                 |     |       |        |      |          |                   | 254.21  | 70/43    | 439,095               | 390,051    |

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