

CMA Report
Sorted by Area (asc), Price (asc)

Listings as of 01/25/10 at 6:31am

Page 1

RESIDENTIAL

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP % LP	
5811 Burwood Ave	Los Angeles	565, D5	2	1	1,000	942	5220sf	1950	01/22/10	255.84	11	219,000	219,000	241,000	110.05
2515 Ridgeview Ave	Eagle Rock	564, J7	2	1	1,000	1,100	4525sf	1949	01/09/10	390.91	6	359,900	359,900	430,000	119.48
5010 N Maywood Ave	Los Angeles	565, A6	3	3	1,020	1,815	10522sf	1935	01/15/10	247.93	4	450,000	450,000	450,000	100.00
2051 Ridgeview Ave	Los Angeles	565, A7	3	3	0,000	2,270	13090sf	1953	01/15/10	275.33	6	598,900	598,900	625,000	104.36
4725 College View Ave	Los Angeles	564, J6	4	3	0,000	1,926	9789sf	2004	01/21/10	340.08	90	750,000	699,000	655,000	93.71
4726 Twining St	Los Angeles	595, E6	3	2	0,000	1,288	8260sf	1962	09/24/04	239.13	30	0	308,000	308,000	100.00
5243 Remstoy Dr	Los Angeles	595, F4	4	3	0,000	2,388	4966sf	2009	01/19/10	232.41	180	599,000	569,000	555,000	97.54
3725 Ackerman Dr	Glassell Park	594, H2	3	2	1,100	1,201	5967sf	1949	01/20/10	320.57	41	349,000	349,000	385,000	110.32
5652 Meridian St	Los Angeles	595, C1	2	1	1,000	716	1607sf	1915	01/15/10	256.98	46	189,000	189,000	184,000	97.35
1012 N Avenue 57	Los Angeles	Out of Area,	3	1	1,000	1,696	6608sf	1912	01/13/10	162.15	60	305,000	274,900	275,000	100.04
128 N Avenue 51	Los Angeles	595, B3	3	2	0,110	1,308	5750sf	1908	01/20/10	210.24	237	349,500	299,500	275,000	91.82
443 Quail Dr	Los Angeles	595, A4	1	1	1,000	240	2520sf	1925	01/21/10	370.83	11	160,000	160,000	89,000	55.63
846 Montecito Dr	Los Angeles	595, B5	3	3	2,010	1,736	4636sf	2005	01/21/10	259.22	100	399,000	399,000	450,000	112.78
4200 Via Arbolada #105	Monterey Hill	595, D4	1	1	1,000	657	3841sf	1987	01/22/10	342.47	13	215,000	215,000	225,000	104.65
5918 Mesa Ave	Los Angeles	595, C2	3	2	0,000	2,016	3920sf	1923	01/19/10	186.01	43	380,000	380,000	375,000	98.68
4861 Glenalbyn Dr	Los Angeles	595, A3	3	2	2,010	1,650	3510sf	2009	01/21/10	338.18	98	575,000	495,000	558,000	112.73
821 Chestnut Ave	Los Angeles	595, F1	3	2	2,000	1,055	6000sf	1947	01/20/10	227.49	9	232,155	232,155	240,000	103.38
4325 Alpha St	Los Angeles	595, G4	2	1	1,000	960	5500sf	1926	01/21/10	276.04	135	399,000	299,000	265,000	88.63
3705 Division St	Los Angeles	594, J3	3	2	2,000	1,500	7650sf	2002	01/19/10	252.00	34	391,050	352,900	378,000	107.11
2344 Prince St	Los Angeles	635, C1	5	4	0,000	0	1969	08/31/06	0.00	84	0	499,500	510,000	102.10	
Listing Count 20		Averages			1,393				272.83	62	346,025	367,438	373,650	101.69	
					High 655,000				Low 89,000				Median 376,500		

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

Featured properties may not be listed by the office/agent presenting this brochure.

(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 ©2010 Rapattoni Corporation. All rights reserved.

CMA Report

Listings as of 01/25/10 at 6:31am

Page 2

RESIDENTIAL INCOME

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	#/Units	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP %	LP
1980 Addison Way	Eagle Rock	565, A6	0 0	(0 0 0 0)	3,232		1929	01/16/10	0	185.64	102	599,000	599,000	600,000	100.17	
2044 Hancock St	Los Angeles	635, B1	0 0	(0 0 0 0)	0	8189sf	1950	01/20/10	4	0.00	64	650,000	650,000	610,000	93.85	
Listing Count 2	Averages				3,232					185.64	83	624,500	624,500	605,000	96.88	
					High 610,000					Low 600,000				Median 605,000		
Report Count 22	Report Averages				1,485					268.47	64	371,341	390,807	394,682		

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 ©2010 Rapattoni Corporation. All rights reserved.