

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

Listings as of 03/15/10 at 4:51am

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**RESIDENTIAL**  
**SOLD Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP %	LP
4902 Wiota St	Los Angeles	565, C6	2	1	(0 0 0 0)	864	6480sf	1924	03/12/10	488.19	30	429,000	429,000	421,800	98.32
1534 Waldran Ave	Eagle Rock	565, B6	3	2	(2 0 0 0)	1,374	7000sf	1922	03/11/10	338.43	64	500,000	475,000	465,000	97.89
1942 Yosemite Dr	Los Angeles	565, A6	3	2	(0 0 0 0)	1,240	4810sf	1920	03/12/10	395.16	43	449,500	469,000	490,000	104.48
1541 Wildwood Dr	Los Angeles	565, B7	2	2	(0 0 0 0)	1,109	6430sf	1960	03/10/10	461.68	21	527,900	527,900	512,000	96.99
2132 Ridgeview Ave	Eagle Rock	565, A7	3	3	(2 0 1 0)	1,611	7275sf	1922	02/12/10	356.92	18	600,000	600,000(V)	575,000	95.83
176 French Ave	Los Angeles	595, A6	3	1	(0 0 0 0)	814	4480sf	1922	03/12/10	307.13	7	258,000	258,000	250,000	96.90
2290 Moss Ave	Glassell Park	594, H3	3	2	(1 1 0 0)	1,318	9500sf	1963	02/25/10	330.05	44	450,000	440,000	435,000	98.86
3115 Isabel Dr	Glassell Park	594, G4	3	3	(0 0 0 0)	1,727	3528sf	2008	03/03/10	257.67	216	499,000	469,000	445,000	94.88
241 S Avenue 57 Ave #133	Los Angeles	595, C3	2	2	(0 0 0 0)	927		1962	03/05/10	194.17	65	195,000	189,900	180,000	94.79
623 Bridewell St	Los Angeles	595, F2	2	1	(0 0 0 0)	1,000	5000sf	1923	03/12/10	290.00	36	299,000	289,000	290,000	100.35
2347 Prince St	Los Angeles	635, C1	2	1	(1 0 0 0)	832	5500sf	1908	03/10/10	247.60	88	239,800	214,000	206,000	96.26
1859 N Ditman Ave	Los Angeles	635, D1	5	4	(4 0 0 0)	2,517	6146sf	1940	03/12/10	131.11	75	300,000	300,000	330,000	110.00
3961 Via Marisol #321	Los Angeles	595, D5	2	2	(1 1 0 0)	1,011	4.247ac	1982	03/10/10	321.46	50	329,900	329,900	325,000	98.51
4499 Via Marisol #144	Los Angeles	595, D4	2	2	(2 0 0 0)	1,047	1sf	1981	03/08/10	311.37	44	335,000	335,000	326,000	97.31
1016 Terrace 49	Los Angeles	595, A2	2	1	(1 0 0 0)	832	2919sf	1921	03/08/10	294.47	9	228,000	228,000	245,000	107.46
323 Leslie Way	Los Angeles	595, C3	3	2	(2 0 0 0)	1,396	5640sf	1923	03/09/10	132.52	24	249,000	219,000	185,000	84.47
<b>Listing Count 16</b>		<b>Averages</b>				1,226				303.62	52	368,069	360,794	355,050	98.41
						<b>High 575,000</b>				<b>Low 180,000</b>				<b>Median 328,000</b>	

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

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

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### CMA Report

Listings as of 03/15/10 at 4:51am

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**RESIDENTIAL INCOME**

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	#/Units	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP %	LP
3219 N Griffin Ave	Los Angeles	595, A6	0 0	(0 0 0 0)	3,672	8220sf	1959	03/09/10	5	159.59	97	645,000	645,000	586,000	90.85	
410 Lewis St	Los Angeles	595, E1	0 0	(0 0 0 0)	1,607	2482sf	1926	02/23/10	2	155.57	7	260,000	260,000	250,000	96.15	
<b>Listing Count 2</b>	<b>Averages</b>				2,640					157.58	52	452,500	452,500	418,000	92.38	
				<b>High</b>	586,000					<b>Low</b>	250,000			<b>Median</b>	418,000	
<b>Report Count 18</b>	<b>Report Averages</b>				1,383					287.39	52	377,450	370,983	362,044		

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