

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

Listings as of 09/06/10 at 4:16am

Page 1

RESIDENTIAL

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP % LP
406 Terrill Ave	Los Angeles	595, D4	2 2	(2 0 0 0)	1,086	8407sf	1961	08/30/10	209.94	0	230,000	230,000	228,000	99.13
1901 Montiflora Ave	Eagle Rock	565, A6	3 1	(1 0 0 0)	1,075	4843sf	1951	09/03/10	369.30	47	397,000	397,000	397,000	100.00
4736 Townsend Ave	Los Angeles	565, B7	3 1	(1 0 0 0)	1,145	6450sf	1924	08/31/10	349.35	167	335,000	335,000	400,000	119.40
1329 N Avenue 45	Los Angeles	594, J1	2 1	(1 0 0 0)	1,040	0.120ac	1954	06/14/10	394.23	14	349,000	349,000	410,000	117.48
1212 El Paso Dr	Los Angeles	594, J2	1 1	(1 0 0 0)	810	7497sf	1926	08/27/10	339.51	109	199,000	275,000	275,000	100.00
4004 Guardia Ave	Los Angeles	595, F5	2 2	(2 0 0 0)	1,058	4661sf	1950	08/16/10	149.34	22	159,900	159,900	158,000	98.81
4535 E Rose Hill Dr	Los Angeles	595, C6	2 1	(1 0 0 0)	1,150	5750sf	1911	08/31/10	143.48	399	270,000	151,000	165,000	109.27
1474 W Avenue 43	Los Angeles	594, J1	4 4	(3 0 1 0)	3,156	0.120ac	1985	08/31/10	152.09	57	590,000	529,000	480,000	90.74
6144 York Blvd	Highland Park	595, D2	3 1	(1 0 0 0)	1,298	5009sf	1906	08/31/10	138.67	15	225,000	225,000	180,000	80.00
134 W Avenue 43	Los Angeles	595, A5	3 2	(1 0 1 0)	1,500	8700sf	1906	09/03/10	213.33	123	329,000	299,000	320,000	107.02
1016 Dexter St	Los Angeles	595, B2	6 3	(3 0 0 0)	1,879	6142sf	1913	08/30/10	183.61	90	375,000	360,000	345,000	95.83
1133 Toledo St	Los Angeles	595, D1	4 3	(2 0 1 0)	1,971	7500sf	1978	09/01/10	210.55	34	500,000	460,000	415,000	90.22
4918 Range View Ave	Los Angeles	595, B1	3 1	(1 0 0 0)	1,284	5200sf	1926	08/30/10	337.93	15	399,000	399,000	433,900	108.75
6165 Roy St	Los Angeles	595, D1	3 2	(2 0 0 0)	1,618	5166sf	1923	08/31/10	287.39	15	495,000	474,900	465,000	97.92
6140 Monterey Rd #223	Los Angeles	595, D3	2 2	(0 0 0 0)	958	801sf	1989	12/01/08	260.96	354	400,000	245,000	250,000	102.04
3301 Darwin Ave	Lincoln Heigh	635, B1	2 1	(1 0 0 0)	1,252	3080sf	1915	08/30/10	199.68	37	279,950	279,950	250,000	89.30
517 Clifton St	Los Angeles	595, B7	2 3	(2 0 0 1)	1,176	0.140ac	1924	08/30/10	232.14	36	259,900	259,900	273,000	105.04
2912 Hollister Ave	Los Angeles	535, G3	2 1	(1 0 0 0)	832		1925	09/03/10	276.44	70	220,000	220,000	230,000	104.55
5801 Meridian St	Los Angeles	595, C1	5 3	(3 0 0 0)	2,688	4791sf	1921	09/02/10	114.58	14	330,000	330,000	308,000	93.33
360 W Avenue 26 #411	Los Angeles	594, J7	0 1	(0 0 0 0)	630		2006	09/01/10	195.24	124	149,900	127,900	123,000	96.17
360 W Avenue 26 #445	Los Angeles	594, J7	2 2	(2 0 0 0)	990	69569sf	2006	09/02/10	189.90	25	181,900	181,900	188,000	103.35
419 E Avenue 43	Los Angeles	595, B5	2 1	(1 0 0 0)	862	0.060ac	1923	08/31/10	230.86	47	199,000	199,000	199,000	100.00
4209 Via Arbolada #131	Los Angeles	595, D4	3 2	(2 0 0 0)	1,299	1767sf	1981	08/30/10	246.34	121	339,000	339,000	320,000	94.40
355 Kirby St	Los Angeles	595, D1	2 1	(1 0 0 0)	676	2520sf	1922	08/31/10	500.74	50	342,000	342,000	338,500	98.98
414 N Avenue 61	Los Angeles	595, C2	3 1	(1 0 0 0)	1,000	4000sf	1904	08/31/10	280.00	178	350,000	320,000	280,000	87.50
1349 Avenue 46		595, A1	2 1	(1 0 0 0)	1,258	11151sf	1941	08/28/09	238.47	0	329,000	329,000	300,000	91.19
2039 Barnett Way		635, F1	3 2	(2 0 0 0)	1,200	18088sf	1966	05/30/08	308.33	0	465,000	382,000	370,000	96.86
1208 Nolden St		595, C1	3 2	(2 0 0 0)	1,290	7050sf	1957	05/14/08	360.47	0	539,900	480,000	465,000	96.88
1033 Adelante		565, F7	2 2	(1 0 1 0)	1,859	7200sf	1963	04/14/09	258.20	0	549,900	499,900	480,000	96.02
4131 Palmero Dr		594, J2	3 2	(2 0 0 0)	1,394	7536sf	1955	03/03/08	380.20	0	549,900	549,900	530,000	96.38
Listing Count 30		Averages			1,314				258.38	72	344,608	324,308	319,213	98.43
					High 530,000				Low 123,000				Median 314,000	

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 ©2010 Rapattoni Corporation. All rights reserved.

U.S. Patent 6,910,045

CMA Report

Listings as of 09/06/10 at 4:16am

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
3221 Pasadena Ave	Los Angeles	595, A6	0 0	(0 0 0 0)	2,584	5989sf	1922	09/01/10	3	79.72	10	205,216	205,216	206,000	100.38	
116 Sycamore Park Dr	Glassell Park	595, B4	4 4	(4 0 0 0)	4,320	5793sf	1913	09/02/10	3	92.59	1	425,000	425,000	400,000	94.12	
2712 Lincoln Park Ave	Los Angeles	595, B7	4 2	(2 0 0 0)	1,384	7492sf	1912	08/30/10	3	226.16	48	249,000	249,000	313,000	125.70	
Listing Count 3		Averages			2,763					132.82	20	293,072	293,072	306,333	104.52	
					High 400,000					Low 206,000				Median 313,000		
Report Count 33		Report Averages			1,446					246.96	67	339,923	321,469	318,042		

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.

U.S. Patent 6,910,045