

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

Listings as of 09/07/09 at 3:53am

Page 1

**RESIDENTIAL
SOLD Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP % LP
5505 Poplar Blvd	Los Angeles	595, G5	2	1	1,269	7511sf	1948	03/05/07	397.95	62/0	515,000	515,000	505,000	98.06
4674 Toland Way	Los Angeles	595, A1	2	2	1,651	7789sf	1937	09/04/09	205.94	37/271	319,900	319,900	340,000	106.28
6014 Hillandale Dr	Los Angeles	565, D7	3	2	1,587	7063sf	1960	09/03/09	323.88	14/0	499,000	499,000	514,000	103.01
4285 Trent Way	Los Angeles	564, H7	3	2	1,410	6600sf	1930	08/11/09	372.34	41/41	479,000	479,000	525,000	109.60
1650 Hill Dr	Los Angeles	565, B5	4	3	3,791	10699sf	1926	09/04/09	290.16	62/62	1,195,000	1,195,000	1,100,000	92.05
3507 Monterey Rd	Los Angeles	595, D6	4	3	1,520	2091sf	2005	08/28/09	154.61	14/0	209,900	209,900	235,000	111.96
2561 Mallory St	Los Angeles	595, E7	3	1	920	10800sf	1923	09/01/09	259.78	10/0	249,600	249,600	239,000	95.75
1915 Seigneur Ave	El Sereno	635, E2	1	1	0	4340sf	1938	08/31/09	0.00	109/0	279,000	269,000	250,000	92.94
1859 N Ditman	Los Angeles	635, D2	5	3	0	6146sf		06/16/03	0.00	16/0	0	360,000	350,000	97.22
5129 Chester St	Los Angeles	595, F7	4	3	1,347		1954	09/03/04	273.20	7/0	0	368,000	368,000	100.00
5505 Poplar Blvd	Los Angeles	595, G5	2	1	1,269	7511sf	1948	05/01/06	352.05	15/0	0	399,000	446,750	111.97
5175 Remstoy Dr	Los Angeles	595, F4	3	2	1,875		1956	06/25/07	277.33	70/0	539,900	519,999	520,000	100.00
2421 W Avenue 33	Los Angeles	635, B4	2	2	872	5267sf	1922	09/02/09	286.58	305/305	379,900	249,900	249,900	100.00
5078 Raphael St	Los Angeles	595, B2	3	2	864	4799sf	1922	09/01/09	225.69	15/15	159,000	159,000	195,000	122.64
112 N N Avenue 66 #8	Highland Park	595, E2	2	2	832	971sf	1982	08/17/09	239.78	34/0	179,000	179,000	199,500	111.45
6213 Burwood Ave	Los Angeles	565, D7	2	1	894	5680sf	1923	08/31/09	223.71	83/83	199,900	199,900	200,000	100.05
5214 San Rafael Ave	Los Angeles	595, B2	2	1	648	3600sf	1922	08/31/09	347.22	49/0	215,000	215,000	225,000	104.65
1512 Munson Ave	Highland Park	595, A1	2	1	700	8500sf	1922	08/20/09	371.43	147/0	279,900	279,900	260,000	92.89
6174 Outlook Ave	Los Angeles	595, D2	3	1	1,668	5488sf	1926	09/02/09	155.88	16/0	284,900	284,900	260,000	91.26
6146 Strickland Ave	Los Angeles	565, D7	2	1	1,000	5280sf	1925	09/02/09	427.50	115/0	450,000	425,000	427,500	100.59
3331 Fithian Ave	Los Angeles	595, E6	2	1	1,092	4800sf	1925	08/31/09	265.57	114/0	350,000	285,000(V)	290,000	101.75
4280 Via Arbolada #112	Los Angeles	595, D4	1	1	795	3841sf	1986	08/28/09	314.47	40/0	246,000	246,000	250,000	101.63
3517 Linda Vista Ter	Los Angeles	595, F6	2	1	741	6850sf	1922	08/30/09	175.44	4/0	110,000	110,000	130,000	118.18
129 E Avenue 36	Los Angeles	595, A6	2	1	928	4950sf	1914	08/27/09	210.13	135/0	219,900	209,900	195,000	92.90
6140 Monterey Rd #415	Los Angeles	595, D3	2	2	985	73626sf	1989	09/02/09	243.65	112/112	239,900	239,900	240,000	100.04
450 Del Norte St	Los Angeles	595, A5	2	1	1,147	9438sf	1906	08/31/09	209.24	4/0	229,800	229,800	240,000	104.44
4661 Palmero Dr	Los Angeles	595, A2	4	2	825	5880sf	1991	08/31/09	274.34	125/0	845,000	845,000	775,000	91.72
1814 N Eastern Ave	Los Angeles	635, E2	2	1	664	3258sf	1949	08/28/09	135.54	314/0	179,900	79,900	90,000	112.64
4534 Homer St	Los Angeles	595, B5	2	1	930	7405sf	1912	08/28/09	268.82	125/0	332,999	249,900	250,000	100.04
1856 Linda Rosa Ave	Los Angeles	565, A6	3	2	1,022	6969sf	1924	08/26/09	352.25	8/0	335,000	335,000	360,000	107.46
Listing Count 30		Averages			1,259				272.66	73/30	317,413	340,213	340,988	100.23
					High 1,100,000					Low 90,000			Median 255,000	

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 ©2009 Rapattoni Corporation. All rights reserved.

CMA Report

Listings as of 09/07/09 at 3:53am

Page 2

RESIDENTIAL INCOME

SOLD Properties

Address	City	Map	Bd Bth	SqFt	LotSz	Year	Date	#/Units	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP % LP
5688 Baltimore St	Los Angeles	595, C2	4	2,163	5590sf	Unkn	09/01/09	1	185.05	16/16	239,000	239,000	302,000	126.36
1908 Darwin Ave	Los Angeles	634, J1	0 0	0	9104sf	1939	09/01/09	2	0.00	38/38	469,000	410,000	400,000	97.56
3056 W Avenue 35	Los Angeles	594, G2	0	2,421		1930	08/28/09	3	156.36	151/155	434,900	377,000	378,550	100.41
Listing Count 3		Averages		2,027					170.71	68/70	380,967	342,000	360,183	105.32
				High 400,000					Low 302,000			Median 378,550		
Report Count 33		Report Averages		1,310					265.86	73/33	323,191	340,376	342,733	

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 ©2009 Rapattoni Corporation. All rights reserved.