

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

Listings as of 09/14/09 at 4:14am

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**RESIDENTIAL  
SOLD Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP % LP
5101 Dartmouth Ave	Los Angeles	635, F1	1	1	692	5670sf	1924	09/09/09	209.54	77/0	139,900	139,900	145,000	103.65
860 E Montecito Dr	Los Angeles	595, B5	3	3	1,718	2744sf	1999	11/05/03	249.71	114/0	0	429,000	429,000	100.00
4836 Edison St	Los Angeles	595, E5	1	1	420	1398sf	1922	09/09/09	121.43	75/75	38,000	38,000	51,000	134.21
4744 Grey Dr	Los Angeles	595, D6	2	1	999	5706sf	1956	09/08/09	210.21	48/0	216,900	204,900	210,000	102.49
4007 Barrett Rd	Los Angeles	595, F5	4	3	1,420	7070sf	1988	09/08/09	242.96	7/0	339,000	339,000	345,000	101.77
2626 Granada St	Los Angeles	594, H5	2	1	910	4522sf	1913	08/28/09	269.78	48/48	239,000	239,000	245,500	102.72
2117 W Avenue 33	Glassell Park	594, H3	2	1	978	2500sf	1922	08/24/09	305.73	32/0	365,000	299,000	299,000	100.00
537 S Avenue 60	Los Angeles	595, D3	2	1	817	3996sf	1924	09/11/09	296.82	24/24	242,000	242,000	242,500	100.21
6044 La Prada St	Highland Park	565, D7	2	1	784	9196sf	1950	09/11/09	382.65	446/446	459,900	319,500	300,000	93.90
6148 Tipton Way	Los Angeles	565, D7	2	1	0	7170sf	1907	09/04/09	0.00	22/22	280,000	280,000	318,000	113.57
303 Stowe Ter	Los Angeles	595, D2	3	2	1,327	3890sf	1926	09/03/09	324.04	8/0	399,000	399,000	430,000	107.77
140 S Avenue 58	Los Angeles	595, C3	10	5	3,384	7013sf	1909	12/21/04	164.01	103/0	0	550,000	555,000	100.91
6044 La Prada St	Los Angeles	565, D7	2	1	784	9016sf	1950	09/11/09	382.65	446/0	459,900	319,500	300,000	93.90
5209 Range View Ave	Los Angeles	595, B1	2	1	784	5197sf	1920	08/11/06	625.00	173/0	528,995	499,900	490,000	98.02
4499 Via Marisol #233b	Los Angeles	595, E4	2	2	1,039	2735sf	1981	09/11/09	255.05	47/0	264,900	264,900	265,000	100.04
614 Quail Dr	Los Angeles	595, A3	2	1	488	6800sf	1925	09/04/09	553.28	61/0	250,000	350,000	270,000	77.14
4542 Jessica Dr	Los Angeles	594, J2	3	3	2,112	6250sf	1990	09/10/09	272.25	121/0	639,000	589,000	575,000	97.62
2615 Maceo St	Los Angeles	594, H5	2	1	625	2448sf	1922	09/12/09	192.00	87/0	215,000	175,000	120,000	68.57
4755 Templeton St #2122	Los Angeles	595, E6	3	2	1,222	1995	09/10/09	120.09	305/0	209,900	159,900	146,750	91.78	
4755 Templeton St #2223	Los Angeles	595, E6	2	3	1,243	1995	05/15/09	145.62	193/0	199,000	179,000	181,000	101.12	
1436 El Paso Dr	Los Angeles	594, J1	2	2	1,227	9380sf	1949	09/11/09	252.65	19/0	271,900	271,900	310,000	114.01
5150 Almaden Dr	Los Angeles	595, B1	3	2	816	5200sf	1921	08/28/09	427.70	181/0	589,000	349,000	349,000	100.00
<b>Listing Count 22</b>		<b>Averages</b>			<b>1,133</b>				<b>285.87</b>	<b>120/28</b>	<b>288,468</b>	<b>301,700</b>	<b>298,943</b>	<b>99.09</b>
					<b>High 575,000</b>					<b>Low 51,000</b>			<b>Median 299,500</b>	

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

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Listings as of 09/14/09 at 4:14am

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**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
5132 Templeton St	Los Angeles	595, F6	0 0	1,655	9496sf	1921	09/04/09	2	132.93	28/28	249,900	249,900	220,000	88.04	
4308 Guardia Ave	Los Angeles	595, F4	4 2	1,372	7606sf	1942	09/11/09	1	189.50	8/8	254,800	254,800	260,000	102.04	
4960 Gambier St	Los Angeles	595, E7	0 0	0	7850sf	1994	08/31/09	3	0.00	206/2809	630,000	529,000	530,000	100.19	
387 N Avenue 57	Los Angeles	595, C2	0 0	1,880	3489sf	1915	09/09/09	2	134.04	192/192	299,900	265,000	252,000	95.09	
2603 Lincoln Park Ave	Los Angeles	595, B7	11 4	2,644	7444sf	1885	09/08/09	3	139.18	148/148	399,000	399,000	368,000	92.23	
<b>Listing Count 5</b>		<b>Averages</b>		1,888					148.91	116/637	366,720	339,540	326,000	96.01	
				<b>High</b> 530,000					<b>Low</b> 220,000			<b>Median</b> 260,000			
<b>Report Count 27</b>		<b>Report Averages</b>		1,254					263.95	119/141	302,959	308,707	303,954		

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