

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

Listings as of 09/21/09 at 3:19am

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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
2764 Delevan Dr	Los Angeles	564, H1	2	2	940	4215sf	1924	09/15/09	361.70	18/18	340,000	340,000	340,000	100.00
6128 Buena Vista Ter	Eagle Rock	565, D6	2	2	1,000	13010sf	1908	09/15/09	495.00	19/0	499,000	499,000	495,000	99.20
2314 Las Colinas Ave	Los Angeles	564, J7	3	2	1,630	7350sf	1923	09/17/09	317.18	13/0	499,000	499,000	517,000	103.61
5231 Ellenwood Pl	Los Angeles	564, J5	4	3	2,180	6944sf	1913	09/14/09	311.93	40/0	599,000	599,000	680,000	113.52
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
3939 Guardia Ave	Los Angeles	595, F5	3	1	735	4955sf	1924	09/14/09	233.33	18/18	171,000	171,000	171,500	100.29
5400 S Huntington Dr	Los Angeles	595, G5	3	2	1,149	4704sf	1940	09/14/09	174.06	4/0	183,700	183,700	200,000	108.87
3155 Budau Ave	El Sereno	595, E7	3	2	1,056	8015sf	1930	09/15/09	227.27	117/0	299,000	255,000	240,000	94.12
5510 Poplar Blvd	Los Angeles	595, G5	2	1	1,457	4790sf		09/15/09	238.85	69/0	359,000	359,000	348,000	96.94
3502 Chadwick Dr #2	Los Angeles	595, F6	2	2	1,343	7100sf	1921	01/11/07	341.03	65/0	468,000	468,000	458,000	97.86
176 French Ave	Los Angeles	595, A6	1	1	814	4499sf	1922	09/11/09	83.54	25/25	115,000	109,900	68,000	61.87
1101 Cypress Ave	Los Angeles	594, J5	2	1	0	2395sf	1921	04/14/04	0.00	42/0	0	239,000	239,000	100.00
3006 Tillie St	Los Angeles	594, H4	2	1	815	4950sf	1924	09/17/09	363.19	44/0	285,000	285,000	296,000	103.86
481 E Avenue 28	Los Angeles	595, B7	3	2	2,500	3833sf	1910	09/08/09	38.00	15/0	99,225	99,225	95,000	95.74
5701 Via Marisol	Highland Park	595, C3	1	1	816	3347sf	1946	09/18/09	226.72	91/0	199,000	199,000	185,000	92.96
5739 Baltimore St	Los Angeles	595, C2	3	1	1,388	5600sf	1921	09/15/09	226.95	9/0	299,900	299,900	315,000	105.04
1071 N Avenue 51	Highland Park	595, B2	6	3	2,197	10541sf	1936	10/24/03	179.79	59/0	0	399,900	395,000	98.77
109 E Avenue 32	Los Angeles	595, A6	2	1	1,080	2242sf	1907	09/10/09	168.08	170/170	229,900	174,900	181,525	103.79
5210 Granada St	Los Angeles	595, B2	2	1	711	2550sf	1922	09/15/09	182.84	621/0	399,900	129,900	130,000	100.08
5018 Shipley Glen Dr	Los Angeles	595, B3	2	1	792	5532sf	1906	09/01/09	252.53	193/0	255,000	214,999	200,000	93.02
2530 Lombardy Blvd	Los Angeles	595, E7	2	1	1,112	5357sf	1956	09/15/09	140.20	11/0	134,900	134,900	155,900	115.57
3341 Edloft Ave	Los Angeles	595, D6	3	2	1,387	6000sf	1948	09/01/09	209.08	5/0	330,000	280,000	290,000	103.57
3541 Amethyst St	Los Angeles	595, C6	3	3	1,783	5488sf	2002	08/31/09	154.23	38/0	375,000	375,000	275,000	73.33
4215 Portola Ave	Los Angeles	595, F5	4	3	2,000	4922sf	2009	09/17/09	197.50	83/0	384,900	389,900	395,000	101.31
4589 Via Marisol #269	Highland Park	595, E4	2	2	1,042	2735sf	1981	09/11/09	259.12	6/0	250,000	250,000	270,000	108.00
4210 Via Arbolada #116	Los Angeles	595, D4	2	2	1,075			10/31/06	393.49	11/0	0	415,000	423,000	101.93
1012 Terrace 49	Los Angeles	595, A2	2	1	712	3126sf	1921	09/16/09	429.78	6/6	199,900	199,900	306,000	153.08
4211 Division St	Los Angeles	594, J2	2	1	965	4900sf	1941	09/18/09	465.29	430/0	499,000	459,000	449,000	97.82
681 Mount Washington Dr	Los Angeles	595, A4	2	2	1,382	4878sf	1952	09/18/09	383.50	9/0	375,000	375,000	530,000	141.33
4620 San Andreas Ave	Los Angeles	595, A3	2	2	2,058	4822sf	1964	09/17/09	308.55	77/77	676,990	629,000	635,000	100.95
1491 N Avenue 57	Los Angeles	565, C7	2	1	757	5367sf		02/14/07	528.40	87/0	0	479,950	400,000	83.34
<b>Listing Count 31</b>		<b>Averages</b>			<b>1,286</b>				<b>271.36</b>	<b>81/10</b>	<b>275,042</b>	<b>320,712</b>	<b>326,191</b>	<b>101.71</b>
					<b>High 680,000</b>				<b>Low 68,000</b>				<b>Median 306,000</b>	

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

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### CMA Report

Listings as of 09/21/09 at 3:19am

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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
3567 Verdugo Rd	Los Angeles	594, H2	0 0	1,088	6359sf	1921	09/17/09	3	266.54	9/9	269,900	269,900	290,000	107.45
2733-2735 W Avenue 30	Los Angeles	594, G3	2 2	1,700	7501sf	1924	08/27/09	1	205.88	120/291	430,000	430,000	350,000	81.40
<b>Listing Count</b> 2		<b>Averages</b>		1,394					236.21	65/150	349,950	349,950	320,000	91.44
				<b>High</b> 350,000					<b>Low</b> 290,000				<b>Median</b> 320,000	
<b>Report Count</b> 33		<b>Report Averages</b>		1,293					269.16	80/19	279,582	322,484	325,816	

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