

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

Listings as of 10/06/09 at 6:09pm

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
1869 Marney Ave	Los Angeles	635, E2	3	1	945	4399sf	1954	09/25/09	291.01	99/0	299,900	288,000	275,000	95.49
1471 Hepner Ave	Los Angeles	565, C7	3	1	1,157	8558sf	1940	09/29/09	324.11	51/51	375,000	375,000	375,000	100.00
4610 Mont Eagle Pl	Los Angeles	594, J1	3	2	1,374	13653sf	1926	10/05/09	312.95	58/58	430,000	430,000	430,000	100.00
911 La Loma Rd	Los Angeles	565, D6	4	2	2,235	6915sf	1947	10/01/09	219.24	34/387	489,900	489,900	490,000	100.02
5233 Live Oak View Ave	Eagle Rock	564, J5	3	1	1,200	7500sf	1922	09/16/09	415.83	74/0	437,000	437,000	499,000	114.19
3029 Eva Ter	Los Angeles	595, B7	2	1	720	6800sf	1921	09/30/09	97.22	84/0	139,900	79,900	70,000	87.61
3160 Farnsworth	Los Angeles	595, F6	2	1	616	8990sf		09/29/09	308.44	132/0	199,000	199,000	190,000	95.48
3907 Pueblo Ave	Los Angeles	595, E5	4	3	2,150	7521sf	2009	09/29/09	225.35	0/0	475,000	475,000	484,500	102.00
2050 Rome Dr	Glassell Park	594, H3	2	1	882	5775sf	1924	09/29/09	320.86	13/0	259,000	259,000	283,000	109.27
3195 Verdugo Pl	Los Angeles	594, G3	3	3	1,492	4181sf	2003	10/01/09	251.34	26/0	395,200	395,200	375,000	94.89
4671 Nob Hill Dr	Los Angeles	595, A2	3	2	1,416	4878sf	1925	10/05/09	296.61	12/0	425,888	425,888	420,000	98.62
3850 Wawona St	Los Angeles	564, G7	2	2	1,254	6848sf	1982	09/30/09	418.66	52/52	499,000	499,000	525,000	105.21
3339 Roseview Ave	Los Angeles	594, H5	5	3	1,582	5320sf	1913	06/19/06	366.62	191/0	0	580,000	580,000	100.00
351 Museum Dr	Los Angeles	595, B4	1	1	492	4670sf	1924	10/05/09	345.53	6/0	144,900	144,900	170,000	117.32
6310 Crescent St	Los Angeles	595, E1	2	1	836	5593sf	1899	09/29/09	238.04	52/52	202,900	202,900	199,000	98.08
3171 Carlyle St	Los Angeles	594, H3	1	2	712	14780sf	1924	10/04/09	294.94	29/0	206,000	206,000	210,000	101.94
4780 York Blvd	Highland Park	595, A1	2	2	1,190	5183sf	1924	10/02/09	214.29	2/0	281,000	281,000	255,000	90.75
5300 Aldama St	Los Angeles	595, B2	3	2	1,229	4700sf	1922	09/25/09	305.13	7/0	399,000	399,000	375,000	93.98
5930 El Mio Dr	Los Angeles	595, C2	3	2	1,428	5010sf	1923	09/30/09	325.63	131/131	439,000	499,000	465,000	93.19
2512 Sichel St	Los Angeles	595, A7	2	1	1,440	4290sf	1904	05/03/02	100.62	0/0	0	145,000	144,888	99.92
1525 El Paso Dr	Los Angeles	594, J1	2	1	1,246	3274sf	1955	09/24/09	319.42	178/178	417,000	398,000	398,000	100.00
4210 Via Arbolada #310	Los Angeles	595, D4	1	1	995	3841sf	1984	10/01/09	246.23	22/0	285,000	285,000	245,000	85.96
4130 Van Horne	Los Angeles	595, F5	5	2	2,176	7020sf	1926	09/30/09	160.85	48/0	324,900	324,900	350,000	107.73
2646 Thorpe Ave	Los Angeles	594, H5	1	1	854	4000sf	1921	10/02/09	108.31	30/0	109,900	109,900	92,500	84.17
730 E Avenue 43	Los Angeles	595, B5	2	1	1,088	4486sf	1910	09/30/09	142.46	101/0	195,000	93,950	155,000	164.98
2613 Pepper Ave	Los Angeles	594, H5	2	2	1,022	4008sf	1924	04/25/05	342.47	15/0	0	342,000	350,000	102.34
6140 Monterey Rd #332	Los Angeles	595, D3	2	2	1,177	1989	09/29/09	195.41	52/0	289,000	289,000	230,000	79.58	
805 Temple Ter #309	Los Angeles	595, D4	2	2	945	8,840ac	1980	09/30/09	322.75	30/30	299,000	299,000	305,000	102.01
819 Temple Ter	Los Angeles	595, D4	3	3	1,419	8,840ac	1980	10/01/09	292.46	21/21	408,800	408,800	415,000	101.52
6203 Meridian St	Los Angeles	595, D1	2	1	988	5502sf	1922	03/24/09	356.28	133/0	479,000	379,000	352,000	92.88
1368 Killarney Ave	Mount Washing	594, J4	3	2	1,624	5745sf	1952	09/30/09	323.28	83/261	548,000	525,000	525,000	100.00
1368 Killarney Ave	Mount Washing	594, J4	3	2	1,624	5700sf	1952	09/30/09	323.28	84/0	548,000	525,000	525,000	100.00
559 Milton Ct	Los Angeles	595, A3	3	2	1,520	3868sf	1965	09/30/09	407.24	83/83	649,000	649,000	619,000	95.38
4442 Verdemour Ave	Los Angeles	595, D7	3	1	780	3210sf	1952	10/05/09	115.38	471/0	234,900	89,900	90,000	100.11
2882 Round Dr	Los Angeles	595, F7	3	1	945	4982sf	1955	09/17/09	216.04	26/0	185,000	185,000	204,160	110.36
3733 Cazador St	Los Angeles	594, J3	3	2	1,200	5175sf	1976	09/29/09	354.17	13/0	399,900	399,900	425,000	106.28
346 Marie Ave	Los Angeles	595, E1	2	3	1,398	3150sf	1939	10/05/09	318.31	19/0	448,500	448,500	445,000	99.22
3547 Fletcher Dr	Los Angeles	594, G1	3	2	1,042	4356sf	1921	06/12/06	532.63	60/0	0	550,000	555,000	100.91
Listing Count 38		Averages			1,221				282.88	66/34	313,644	345,067	344,633	99.87
					High 619,000					Low 70,000			Median 363,500	

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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
401-403 Kendall Ave	Los Angeles	595, D4	2	2,100	4197sf	1927	10/02/09	1	199.91	98/98	260,000	219,900	219,900	100.00
5746 Aldama St	Los Angeles	595, C2	0	0	7927sf	1909	09/29/09	3	0.00	239/239	439,000	379,000	325,000	85.75
3433 Isabel Dr #2	Los Angeles	594, H3	0	1,739	6534sf	1923	09/28/09	2	201.27	567/567	500,000	399,000	350,000	87.72
4460 Ellenwood Dr	Los Angeles	564, J7	0	2,791	7492sf	1932	09/15/09	0	212.47	184/327	605,000	605,000	593,000	98.02
6433 Repton St	Los Angeles	595, E1	0	1,652	7187sf	1906	10/02/09	2	167.92	14/44	279,000	279,000	277,400	99.43
3235 Division St	Los Angeles	594, H3	0	0	7492sf	1925	09/29/09	3	0.00	238/238	330,900	314,900	280,000	88.92
Listing Count 6		Averages		1,821					195.39	223/252	402,317	366,133	340,883	93.10
				High 593,000					Low 219,900			Median 302,500		
Report Count 44		Report Averages		1,278					274.55	88/64	325,736	347,940	344,122	

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