

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

Listings as of 11/02/09 at 3:49am

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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
4762 Academy St	Los Angeles	595, E6	2	1	792	4050sf	1908	10/22/09	189.39	67/0	150,000	150,000	150,000	100.00
4953 Glen Iris Ave	Los Angeles	565, A6	3	3	1,435	6100sf	1920	10/27/09	208.54	40/0	332,000	279,900	299,250	106.91
4141 Verdugo View Dr	Eagle Rock	594, J1	1	1	1,428	4796sf	1937	10/30/09	210.08	0/0	320,000	320,000	300,000	93.75
1278 Upton Pl	Eagle Rock	565, C5	3	1	1,046	9980sf	1923	10/27/09	439.77	9/0	425,000	425,000	460,000	108.24
4363 York Blvd	Los Angeles	594, J1	3	1	1,654	6751sf	1948	01/01/00	377.87	10/0	0	649,000	625,000	96.30
5471 Martin St	Los Angeles	595, F7	2	1	680	4800sf	1924	10/21/09	249.85	8/0	169,900	169,900	169,900	100.00
3917 Lowell Ave	Los Angeles	595, G5	3	1	934	7753sf	1947	10/30/09	186.30	4/0	164,900	164,900	174,000	105.52
4559 Catalpa St	Los Angeles	635, D2	2	1	1,018	5544sf	1940	10/29/09	245.58	100/0	299,000	289,000	250,000	86.51
3225 Kenneth Dr	Los Angeles	595, D6	3	1	1,025	5707sf	1952	10/29/09	307.32	58/58	295,000	295,000	315,000	106.78
2034 Barnett Rd	Los Angeles	635, F1	3	3	1,965	5000sf	1990	10/30/09	203.56	27/0	379,900	379,900	400,000	105.29
2089 Barnett Rd	Los Angeles	635, F1	3	2	1,876	4795sf		03/26/04	213.22	8/0	0	409,000	400,000	97.80
2433 Altman St	Los Angeles	594, G5	3	2	1,149	4600sf	1926	10/29/09	282.85	285/285	399,000	345,000	325,000	94.20
3544 Division St	Los Angeles	594, J3	2	1	0	5460sf	1957	10/23/09	0.00	40/40	389,000	365,000	355,250	97.33
3544 Division St	Los Angeles	594, J3	2	1	720	5460sf	1957	10/23/09	493.40	28/0	389,000	365,000	355,250	97.33
5315 Coringa Dr	Los Angeles	595, B1	1	1	528	2470sf	1921	10/23/09	464.02	98/0	259,000	259,000	245,000	94.59
5118 Marmion Way	Highland Park	595, B3	3	3	1,404	2587sf	2004	10/25/09	195.87	22/0	300,000	250,000	275,000	110.00
4835 Buchanan St	Los Angeles	595, A1	3	3	1,482	4805sf	1924	10/27/09	215.92	227/227	399,000	265,000	320,000	120.75
5159 Lincoln Ave	Highland Park	595, B1	3	2	1,128	5400sf	1920	10/23/09	288.12	13/0	309,500	309,500	325,000	105.01
226 S Avenue 63	Los Angeles	595, D2	3	3	2,000	3226sf	2007	10/29/09	215.00	21/85	430,000	430,000	430,000	100.00
6365 Adelaide Pl	Los Angeles	595, E1	3	2	1,988	15000sf	1940	10/20/09	392.35	66/66	799,000	799,000	780,000	97.62
3668 Rolle St	Los Angeles	595, B6	2	1	930	4800sf	1912	10/26/09	172.04	138/0	220,000	159,000	160,000	100.63
2815 Elm	Los Angeles	594, H4	3	2	963	5000sf	1923	10/28/09	186.92	106/0	290,000	290,000	180,000	62.07
4710 Round Top Dr	Los Angeles	564, H6	4	4	2,803	4940sf	1993	10/22/09	196.22	247/0	599,000	550,000	550,000	100.00
2318 Coral	Los Angeles		1	1	582	3267sf	1950	10/27/09	221.48	30/0	129,900	129,900	128,900	99.23
5723 Eaton St	Los Angeles	595, C1	3	1	962	6375sf	1924	10/27/09	337.84	5/5	269,900	269,900	325,000	120.41
2810 Beryl St	Los Angeles	595, C7	3	2	1,600	2875sf	2009	10/15/09	225.63	22/0	359,950	359,950	361,000	100.29
624 Oleander Dr	Los Angeles	565, D7	3	2	1,200	8710sf	1957	10/23/09	377.50	7/0	399,999	399,999	453,000	113.25
4201 Via Marisol #237	Los Angeles	595, D4	2	2	1,348	4,962ac	1987	10/23/09	289.32	14/14	425,000	415,900	390,000	93.77
4835 Buchanan St	Los Angeles	595, A1	3	3	1,482	4800sf	1924	09/27/09	215.92	228/0	399,000	265,000	320,000	120.75
964 Terrace 49	Los Angeles	595, A2	2	1	956	7497sf	1950	10/29/09	444.56	58/58	399,000	399,000	425,000	106.52
1769 Sunny Heights Dr	Los Angeles	594, J3	5	3	2,261	8561sf	1965	10/27/09	218.84	18/0	494,800	494,800	494,800	100.00
1448 Randall Ct	Los Angeles	594, H4	3	3	3,246	15350sf	2008	10/23/09	252.62	408/0	1,400,000	995,000	820,000	82.41
5036 Echo St #24	Los Angeles	595, B3	1	2	992	1393sf	1984	10/15/09	178.43	116/0	169,900	169,900	177,000	104.18
3338-3332 Scarboro St	Los Angeles	594, H4	3	3	1,612	9566sf	1925	10/26/09	330.02	10/10	530,000	530,000	532,000	100.38
5473 Shelley St	Los Angeles	595, G5	2	1	901		1947	01/01/00	0.00	183/0	0	425,000		100.00
1320 Oak Grove	Los Angeles	565, C7	0	0	1,220	10500sf	1909	10/20/09	110.66	195/0	169,900	169,900	135,000	79.46
316 N Avenue 54	Los Angeles	595, C2	3	3	1,737	5074sf	1913	10/15/09	135.29	75/0	318,000	230,000	235,000	102.17
<b>Listing Count 37</b>		<b>Averages</b>			<b>1,362</b>				<b>257.56</b>	<b>81/23</b>	<b>345,501</b>	<b>356,009</b>	<b>353,118</b>	<b>99.19</b>
		<b>High</b>			<b>820,000</b>				<b>Low</b>	<b>128,900</b>			<b>Median</b>	<b>325,000</b>

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

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### CMA Report

Listings as of 11/02/09 at 3:49am

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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
5200 Navarro St	Los Angeles	595, F6	4	3,1328	5576sf	1924	10/27/09	3	124.25	109/109	169,900	169,900	165,000	97.12	
3416 N Figueroa St	Los Angeles	595, A6	0	0,2,111	4878sf	1919	10/26/09	4	125.53	87/87	199,999	199,999	265,000	132.50	
159 S Avenue 53	Los Angeles	595, C3	5	5,2,107	12883sf	1923	10/23/09	0	117.23	145/145	300,000	275,000	247,000	89.82	
241 S Ave 58	Los Angeles	595, D3	0	0	6229sf	1909	10/29/09	2	0.00	55/55	449,000	249,900	300,000	120.05	
121 W Avenue 43	Los Angeles	595, A5	0	0,1,800	7535sf	1923	10/23/09	0	151.67	15/0	251,900	251,900	273,000	108.38	
5423 Abbott Pl	Los Angeles	595, C2	0	0,1,732	7056sf	1923	10/29/09	0	187.64	17/0	290,000	290,000	325,000	112.07	
<b>Listing Count 6</b>		<b>Averages</b>		1,816					141.26	71/66	276,800	239,450	262,500	109.63	
				<b>High</b> 325,000					<b>Low</b> 165,000			<b>Median</b> 269,000			
<b>Report Count 43</b>		<b>Report Averages</b>		1,418					243.38	80/29	335,915	339,745	340,473		

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