

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

Listings as of 12/21/09 at 4:01am

Page 1

RESIDENTIAL
SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP % LP
980 Poppy St	Eagle Rock	565, C6	3 1	(1 0 0 0)	1,138	50835sf	1923	12/16/09	399.82	35	499,994	499,994	455,000	91.00
2054 Norwalk Ave	Los Angeles	565, A6	4 3	(3 0 0 0)	1,820	5201sf	1926	12/11/09	288.46	7	499,800	499,800	525,000	105.04
2325 Highbury Ave #63	Los Angeles	635, G1	2 2	(2 0 0 0)	813	3.829ac	1982	12/15/09	200.49	12	155,000	155,000	163,000	105.16
4731 Butterfly Ln	Los Angeles	595, E6	2 2	(2 0 0 0)	765	6499sf	1922	12/17/09	233.99	5	179,000	179,000	179,000	100.00
5241 Newtonia	Los Angeles	595, F4	2 1	(1 0 0 0)	960	2100sf	1959	12/11/09	208.33	187	229,900	219,900	200,000	90.95
3145 Warwick Ave	Los Angeles	595, F6	1 3	(0 0 0 0)	1,660	7666sf	1944	07/31/09	156.63	10	252,153	252,153	260,000	103.11
4553 Bedilion St	El Cerrito	595, D7	3 2	(0 0 0 0)	1,047	6142sf	1955	10/28/05	329.51	10	0	349,500	345,000	98.71
4755 Templeton St #2221	Los Angeles	595, E6	3 3	(0 0 0 0)	1,410	1258sf	1995	03/21/05	255.32	31	0	340,000	360,000	105.88
2926 Dorchester Ave	Los Angeles	595, G7	2 1	(0 0 0 0)	1,074	4800sf	1928	08/15/05	381.75	61	0	409,000	410,000	100.24
5225 Remstoy Dr	Los Angeles	595, F4	4 3	(3 0 0 0)	2,566	6534sf	2009	12/14/09	216.29	167	599,000	599,000	555,000	92.65
4249 York Blvd	Los Angeles	594, J1	2 1	(1 0 0 0)	1,253	6499sf	1937	12/15/09	351.16	54	445,000	445,000	440,000	98.88
316 Ulysses St	Los Angeles	595, A5	3 3	(0 0 0 0)	1,998	9330sf	1919	03/25/05	225.23	24	0	449,000	450,000	100.22
4945 Highland View Ave	Los Angeles	565, A6	3 1	(1 0 0 0)	1,096	6040sf	1924	12/10/09	278.28	20	238,900	221,000	305,000	138.01
1506 N Avenue 55	Highland Park	595, C1	3 1	(1 0 0 0)	938	6300sf	1905	12/15/09	341.15	253	319,999	319,999	319,999	100.00
348 S Avenue 57	Los Angeles	595, C3	4 2	(2 0 0 0)	1,700	5851sf	1922	12/17/09	205.88	170	469,000	347,000	350,000	100.86
5140 Stratford Rd	Los Angeles	595, G6	2 1	(1 0 0 0)	884	5199sf	1912	12/15/09	398.19	28	329,500	329,500	352,000	106.83
6037 Burwood Ave	Los Angeles	565, D7	3 1	(1 0 0 0)	1,224	3722sf	1912	12/16/09	339.05	167	449,000	415,000	415,000	100.00
4936 Range View Ave	Los Angeles	595, B1	4 2	(0 0 0 0)	1,677	5184sf	1923	07/11/05	365.83	598	590,000	590,000	613,500	103.98
5701 Monterey Rd	Los Angeles	595, D3	2 1	(1 0 0 0)	1,131	5294sf	1940	12/07/09	203.36	100	285,000	225,000	230,000	102.22
477 Quail Dr	Los Angeles	595, A4	1 1	(1 0 0 0)	483	3900sf	1946	12/15/09	465.84	13	220,000	220,000	225,000	102.27
4435 Portola Ave	Los Angeles	595, F4	2 1	(0 0 0 0)	725	6370sf	1937	12/15/09	181.76	80	142,500	127,775	131,775	103.13
4209 Via Arbolada #336	Los Angeles	595, D4	2 2	(2 0 0 0)	1,120	2030sf	1981	12/17/09	276.79	93	319,900	299,900	310,000	103.37
1312 El Paso Dr	Mount Washing	594, J1	3 3	(2 0 1 0)	1,580	5919sf	1991	12/18/09	241.14	20	359,000	359,000	381,000	106.13
150 N Avenue 61	Los Angeles	595, D2	3 2	(1 1 0 0)	1,226	4960sf	1921	11/12/09	371.13	51	399,000	399,000	455,000	114.04
Listing Count 24		Averages			1,262				288.14	92	290,902	343,772	351,261	102.18
					High 613,500				Low 131,775				Median 351,000	

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

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Page 2

RESIDENTIAL INCOME

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	#/Units	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP % LP
1566 Glen Aylsa Ave	Eagle Rock	565, B6	0 0	(0 0 0 0)	0	7013sf	1924	12/11/09	2	0.00	132	495,000	495,000	447,000	90.30
5135 Navarro St	Los Angeles	595, F6	4 2	(2 0 0 0)	2,413	6260sf	1941	12/14/09	2	107.75	58	276,210	276,210	260,000	94.13
3363 Isabel Dr	Los Angeles	594, H3	0 0	(0 0 0 0)	2,262	6664sf	1922	12/18/09	2	141.47	6	292,100	292,100	320,000	109.55
3130 Isabel Dr	Los Angeles	594, H4	0 0	(0 0 0 0)	1,808	29794sf	1924	12/15/09	2	232.30	9	399,000	399,000	420,000	105.26
Listing Count 4		Averages			2,161					160.51	51	365,578	365,578	361,750	98.95
					High 447,000					Low 260,000				Median 370,000	
Report Count 28		Report Averages			1,362					273.96	86	301,570	346,887	352,760	

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