

CMA Report

Listings as of 06/11/06 at 1:22pm

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RESIDENTIAL

ACTIVE Properties

Address	City	Map	Bd Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price
3984 Barrett Rd	Los Angeles	595, F5	2 1	1128	4760sf	1923	06/05/06	323.58	5	365,000	365,000
4925 Ithaca Ave	Los Angeles	635, E1	1 2	0	4247sf	1924	06/07/06	0.00	4	369,000	369,000
5229 Newtonia Dr	Los Angeles	595, F4	2 1	768	2100sf	1947	06/07/06	488.28	3	375,000	375,000
10142 Samoa Ave #27	Los Angeles	504, A4	2 3	1281	1734sf	1980	06/09/06	326.31	1	418,000	418,000
4210 Via Arbolada #116	Los Angeles	595, D4	2 2	1075	2797sf	1984	06/09/06	404.65	2	435,000	435,000
2323 Elmgrove St	Los Angeles	594, H6	2 0	936	5120sf	1923	06/06/06	469.02	4	439,000	439,000
4353 E Radium Dr	Los Angeles	595, C6	3 2	0		New	06/07/06	0.00	4	455,000	455,000
801 N Avenue 51	Los Angeles	595, B2	2 1	971	2880sf	1955	06/05/06	472.71	6	459,000	459,000
341 Fisher St	Los Angeles	595, D1	2 1	0	4000sf	1947	06/07/06	0.00	4	469,000	469,000
4200 Via Arbolada #206	Los Angeles	595, D4	2 2	1385	1712sf	1987	06/06/06	345.70	5	478,800	478,800
2245 Gates St	Los Angeles	635, B1	3 2	983	2750sf	1904	06/08/06	517.80	3	509,000	509,000(V)
502 Oleander Dr	Los Angeles	565, D7	2 1	1073	4518sf	1922	06/05/06	530.29	6	569,000	569,000
3711 Ackerman Dr	Los Angeles	594, H2	3 3	1612	5260sf	1949	06/09/06	353.60	2	570,000	570,000
5241 N Mount Helena Ave N	Los Angeles	565, C5	2 1	1481	7490sf	1933	06/06/06	388.25	5	575,000	575,000
1045 N Avenue 51	Los Angeles	595, B2	2 1	1371	4090sf	1930	06/07/06	436.91	2	599,000	599,000
1319 Las Flores Dr	Los Angeles	565, C5	2 1	925	7500sf	1920	06/07/06	675.68	3	625,000	625,000
2855 Palmer Dr	Los Angeles	564, H7	3 2	1460	5470sf	1954	06/07/06	430.82	4	629,000	629,000
1450 Oak Grove Dr	Los Angeles	565, C7	2 1	1200	8856sf	1955	06/06/06	525.00	5	630,000	630,000
1316 Linda Rosa Ave	Los Angeles	565, C6	2 1	933	6890sf	1948	06/05/06	688.10	3	642,000	642,000
833 N Avenue 67	Los Angeles	595, F1	3 2	1230	9148sf	1950	06/05/06	568.29	6	699,000	699,000
1342 Eagle Vista	Los Angeles	565, C5	3 1	1322	6848sf	1923	06/05/06	559.00	2	739,000	739,000
4459 Palmero Dr	Los Angeles	594, J2	4 3	2148	5320sf	1966	06/06/06	348.70	5	749,000	749,000
4849 Round Top Dr	Los Angeles	564, J6	3 2	1862	5940sf	1964	06/06/06	445.76	5	830,000	830,000
4915 Glenalbyn Dr	Mount Washing	595, A3	2 2	1600	8410sf	1924	06/08/06	549.38	3	879,000	879,000
1981 Escarpa Dr	Eagle Rock	565, A7	4 4	2600	5663sf	2006	06/05/06	392.31	6	1,020,000	1,020,000
Averages				1334				465.46	4	581,072	581,072
High				1,020,000				Low 365,000		Median 570,000	

Presented By: Cheryl Johnson / Bob Taylor Properties Inc.

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RESIDENTIAL INCOME

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price
5115-5117 Rockland Ave	Los Angeles	565, A5	2	2	1500	6880sf	1923	06/05/06	399.93	4	599,900	599,900
6616 N Figueroa St	Los Angeles	595, D1	4	2	1894	5009sf	1926	06/08/06	329.99	3	625,000	625,000
1759 Yosemite Dr	Los Angeles	565, B6	4	0	1920	4530sf	1964	06/05/06	369.17	6	708,800	708,800
223-225 S Avenue 57	Highland Park	595, C3	7	4	2633	10585sf	1918	06/07/06	280.86	4	739,500	739,500
616 S Avenue 60	Los Angeles	595, D3	6	3	1970	5576sf	1949	06/05/06	416.24	6	820,000	820,000
612 S Avenue 60	Los Angeles	595, D3	7	4	1970	5576sf	1949	06/05/06	446.70	6	880,000	880,000
Listing Count 6			Averages		1981				373.82	5	728,867	728,867
			High		880,000				Low 599,900		Median 724,150	

Report Count 31

Report Averages 1473 446 4 609,677 609,677

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