

## CMA Report

Listings as of 06/19/06 at 3:55am

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**RESIDENTIAL  
ACTIVE Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price
4239 Via Arbolada #306	Los Angeles	595, D5	2	2	1023	5401sf	1982	06/14/06	409.58	5	419,000	419,000
1929 Ronda Dr	Los Angeles	635, D2	2	2	1026	5723sf	1949	06/15/06	427.88	4	439,000	439,000
1831 Albion St	Los Angeles	634, J1	3	1	1222	4487sf	1900	06/18/06	383.80	1	469,000	469,000
3408 Linda Vista Ter	Los Angeles	595, F6	2	2	1236	9152sf	1921	06/17/06	393.20	2	486,000	486,000
521 Quail Dr	Los Angeles	595, A4	2	1	656	4970sf	1923	06/15/06	745.43	4	489,000	489,000
4294 Division St	Los Angeles	594, J2	2	1	644	5619sf	1938	06/12/06	776.40	6	499,999	499,999
1224 N Avenue 45	Los Angeles	594, J1	2	1	784	4740sf	1927	06/13/06	668.37	6	524,000	524,000
4110 Somers Ave	Los Angeles	564, H7	2	1	863	5480sf	1937	06/14/06	611.24	4	527,500	527,500
329 N Avenue 66	Los Angeles	595, E2	3	2	1637	4704sf	1946	06/14/06	335.68	3	549,500	549,500
5313 Monterey Rd	Los Angeles	595, D4	4	3	1204	7275sf	1956	06/16/06	489.20	3	589,000	589,000
736 Portola Ter	Los Angeles	595, D4	3	3	1649	4735sf	1979	06/16/06	363.25	3	599,000	599,000
2942 Delor Dr	El Sereno	595, F7	3	3	1840	5000sf	2006	06/16/06	347.55	3	639,500	639,500
5471-5471-1/2 Eagle Rock	Los Angeles	565, D5	3	3	1698	7864sf	1939	06/14/06	411.66	4	699,000	699,000
306 W Avenue 45	Los Angeles	595, A4	3	2	1704	5420sf	1961	06/17/06	410.21	2	699,000	699,000
557 Terrill Ave	Los Angeles	595, D4	4	2	1317	4120sf	1930	06/14/06	550.49	4	725,000	725,000
4541 Round Top Dr	Los Angeles	564, H6	3	2	1954	6520sf	1930	06/12/06	424.26	7	829,000	829,000
1426 Hill Dr	Los Angeles	565, C5	4	3	2440	7470sf	1982	06/13/06	409.67	4	999,590	999,590
<b>Listing Count</b> 17			<b>Averages</b>		1347				479.87	4	598,946	598,946
			<b>High</b>		999,590				<b>Low</b> 419,000			<b>Median</b> 549,500

Presented By: Cheryl Johnson / Bob Taylor Properties Inc.

**Featured properties may not be listed by the office/agent presenting this brochure.  
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**RESIDENTIAL INCOME**  
**ACTIVE Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price
3500 Griffin Ave	Los Angeles	595, A6	2	2	728	5009sf	1909	06/13/06	528.85	6	385,000	385,000
2435-2437 Hancock St	Los Angeles	635, B1	3	2	1660	9888sf	Unkn	06/12/06	349.40	7	580,000	580,000
146 W Avenue 29	Los Angeles	595, A7	3	3	1472	4008sf	1922	06/16/06	400.14	3	589,000	589,000
5149 Range View Ave	Los Angeles	595, B1	4	2	1348	5200sf	1925	06/16/06	463.65	3	625,000	625,000
1735 N Ave 46	Eagle Rock	565, A7	2	2	1380	7492sf	1926	06/18/06	454.35	1	627,000	627,000
5471 Eagle Rock View Dr	Los Angeles	565, D5	3	3	1698	7864sf	1948	06/15/06	411.66	4	699,000	699,000
2318 Ridgeview Ave	Los Angeles	565, A7	4	4	2184	7013sf	1952	06/13/06	365.84	4	799,000	799,000
1546 Yosemite Dr	Los Angeles	565, B6	8	6	3812	23522sf	1950	06/13/06	314.80	4	1,200,000	1,200,000
<b>Listing Count</b> 8			<b>Averages</b>		1785				411.09	4	688,000	688,000
			<b>High</b>	1,200,000				<b>Low</b>	385,000		<b>Median</b>	626,000
<b>Report Count</b> 25			<b>Report Averages</b>		1487				458	4	627,444	627,444

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