

CMA Report

Listings as of 09/04/06 at 2:54pm

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RESIDENTIAL**ACTIVE Properties**

| Address | City | Map | Bd Bth | SqFt | LotSz | Year | Date | \$/SqFt | DOM | Orig Price | List Price |
|-------------------------|---------------|-----------------|-------------|---------|------------|---------|---------------|---------|-----|------------|------------|
| 6140 Monterey Rd #203 | Los Angeles | 595, D3 | 2 2 | 1003 | 802sf | 1989 | 09/03/06 | 387.84 | 1 | 389,000 | 389,000 |
| 6022 Piedmont Ave | Los Angeles | 595, D2 | 1 1 | 702 | 1400sf | 1923 | 09/01/06 | 562.68 | 3 | 395,000 | 395,000 |
| 4275 Via Arbolada #208 | Los Angeles | 595, D4 | 2 2 | 1136 | 6120sf | 1983 | 08/29/06 | 360.04 | 5 | 409,000 | 409,000 |
| 4589 Via Marisol #151 | Los Angeles | 595, D4 | 2 2 | 1038 | 1128sf | 1981 | 08/30/06 | 409.44 | 5 | 425,000 | 425,000 |
| 7251 N Figueroa St | Los Angeles | 565, D6 | 2 1 | 624 | 3237sf | 1946 | 09/01/06 | 721.15 | 3 | 450,000 | 450,000 |
| 801 N Avenue 51 | Los Angeles | 594, B2 | 2 1 | 971 | 2880sf | 1955 | 08/29/06 | 463.44 | 6 | 450,000 | 450,000 |
| 1153 Isabel St | Los Angeles | 594, J4 | 2 1 | 620 | 5600sf | 1921 | 09/01/06 | 774.03 | 3 | 479,900 | 479,900 |
| 4133 SOMERS Ave | Glassell Park | 564, H7 | 1 3 | 748 | 2720sf | 1948 | 08/28/06 | 733.96 | 7 | 549,000 | 549,000 |
| 3415 Isabel Dr | Los Angeles | 594, H3 | 2 1 | 1046 | 7000sf | 1941 | 09/01/06 | 543.98 | 3 | 569,000 | 569,000 |
| 5163 Shearin Ave | Los Angeles | 565, A5 | 2 1 | 1064 | 6194sf | 1922 | 08/30/06 | 572.37 | 5 | 609,000 | 609,000 |
| 720 Onarga Ave | Los Angeles | 565, D7 | 4 3 | 2444 | 4840sf | 1983 | 08/30/06 | 257.73 | 5 | 629,900 | 629,900 |
| 1510 N Avenue 55 | Los Angeles | 595, C1 | 3 2 | 1477 | 6300sf | 1924 | 08/29/06 | 429.93 | 6 | 635,000 | 635,000 |
| 4522 College View Ave | Los Angeles | 564, J7 | 2 1 | 1010 | 11151sf | 1950 | 09/01/06 | 643.56 | 4 | 650,000 | 650,000 |
| 4548 Jessica Dr | Mount Washing | 594, J2 | 3 3 | 2112 | 6250sf | 1990 | 08/30/06 | 340.44 | 5 | 719,000 | 719,000 |
| 5145 SAN RAFAEL Ave | Los Angeles | 595, B2 | 5 8 | 2300 | 4800sf | 2005 | 08/30/06 | 315.22 | 3 | 725,000 | 725,000 |
| 1411 Cedaredge Ave | Los Angeles | 565, C5 | 3 2 | 1534 | 7500sf | 1926 | 09/01/06 | 488.92 | 2 | 750,000 | 750,000 |
| 3616 Kinney Cir | Los Angeles | 594, G3 | 4 3 | 2307 | 5070sf | 2006 | 09/02/06 | 368.01 | 1 | 849,000 | 849,000 |
| 1241 Valrose Ct | Los Angeles | 565, C6 | 4 4 | 2684 | 5387sf | 2005 | 08/29/06 | 372.58 | 3 | 999,999 | 999,999 |
| Listing Count 18 | | Averages | | 1379 | | | | 485.85 | 4 | 593,489 | 593,489 |
| | | | High | 999,999 | Low | 389,000 | Median | 589,000 | | | |

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 |
|------------------------|---------------|------------------------|--------|-----------|------------|---------|---------------|---------|-----|------------|------------|
| 155 S Avenue 56 | Los Angeles | 595, C3 | 2 2 | 1330 | 8625sf | 1903 | 08/30/06 | 300.00 | 3 | 399,000 | 399,000 |
| 6025-6043 Hayes Ave | Highland Park | 595, D2 | 15 9 | 7420 | 20255sf | 1905 | 09/01/06 | 198.79 | 3 | 1,475,000 | 1,475,000 |
| Listing Count 2 | | Averages | | 4375 | | | | 249.40 | 3 | 937,000 | 937,000 |
| | | High | | 1,475,000 | Low | 399,000 | Median | 937,000 | | | |
| Report Count 20 | | Report Averages | | 1679 | | | | 462 | 4 | 627,840 | 627,840 |

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