

# CMA Report

Listings as of 09/25/06 at 4:43am

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**RESIDENTIAL  
ACTIVE Properties**

| Address                 | City          | Map             | Bd | Bth | SqFt      | LotSz      | Year    | Date          | \$/SqFt | DOM | Orig Price | List Price |
|-------------------------|---------------|-----------------|----|-----|-----------|------------|---------|---------------|---------|-----|------------|------------|
| 5850 Benner St #306     | Los Angeles   | 595, D3         | 2  | 2   | 753       | 2269sf     | 1979    | 09/18/06      | 397.08  | 7   | 299,000    | 299,000    |
| 5830 Benner St #103     | Los Angeles   | 595, D3         | 2  | 2   | 753       | 2269sf     | 1979    | 09/18/06      | 411.69  | 7   | 310,000    | 310,000    |
| 4200 Via Arbolada #305  | Monterey Hill | 595, D4         | 1  | 1   | 775       | 0.044ac    | 1984    | 09/24/06      | 434.71  | 1   | 336,900    | 336,900    |
| 1330 El Paso Dr         | Los Angeles   | 594, J2         | 2  | 1   | 901       | 6169sf     | 1926    | 09/18/06      | 520.53  | 5   | 469,000    | 469,000    |
| 1850 N Avenue 51        | Los Angeles   | 565, B7         | 3  | 2   | 975       | 5120sf     | 1922    | 09/18/06      | 487.18  | 7   | 475,000    | 475,000    |
| 4945 Buchanan St        | Highland Park | 595, A1         | 2  | 1   | 1176      | 5400sf     | 1924    | 09/22/06      | 420.92  | 3   | 495,000    | 495,000(V) |
| 812 N Avenue 65         | Los Angeles   | 595, E1         | 2  | 1   | 844       | 4000sf     | 1920    | 09/20/06      | 674.17  | 5   | 569,000    | 569,000    |
| 4225 Via Arbolada #511  | Monterey Hill | 595, D4         | 2  | 3   | 1675      | 0.044ac    | 1984    | 09/24/06      | 352.18  | 1   | 589,900    | 589,900    |
| 3610 Latrobe St         | Los Angeles   | 595, C5         | 2  | 2   | 1268      | 4900sf     | 1957    | 09/22/06      | 480.28  | 3   | 609,000    | 609,000    |
| 2622 Saxon Dr           | Eagle Rock    | 564, J7         | 3  | 2   | 1334      | 6970sf     | 1960    | 09/20/06      | 468.52  | 4   | 625,000    | 625,000    |
| 5221 Upton Ct           | Los Angeles   | 565, C5         | 3  | 2   | 2001      | 6810sf     | 1948    | 09/18/06      | 412.29  | 6   | 825,000    | 825,000    |
| 4501 Wawona St          | Los Angeles   | 564, H6         | 5  | 3   | 2434      | 8240sf     | 1963    | 09/19/06      | 352.10  | 6   | 857,000    | 857,000    |
| 4842 Algoma Ave         | Los Angeles   | 565, B6         | 5  | 4   | 2800      | 7920sf     | 1908    | 09/18/06      | 319.64  | 7   | 895,000    | 895,000    |
| 701 Rome Dr             | Mount Washing | 595, A4         | 2  | 1   | 0         | 36230sf    | 1954    | 09/18/06      | 0.00    | 7   | 920,000    | 920,000    |
| 5206 Dahlia Dr          | Los Angeles   | 565, B5         | 4  | 2   | 2227      | 15377sf    | 1937    | 09/19/06      | 448.14  | 6   | 998,000    | 998,000    |
| 5633 Huntington Dr N    | Los Angeles   | 595, G4         | 3  | 3   | 3024      | 14700sf    | 1912    | 09/23/06      | 391.87  | 2   | 1,185,000  | 1,185,000  |
| <b>Listing Count</b> 16 |               | <b>Averages</b> |    |     | 1529      |            |         |               | 438.09  | 5   | 653,613    | 653,613    |
|                         |               | <b>High</b>     |    |     | 1,185,000 | <b>Low</b> | 299,000 | <b>Median</b> | 599,450 |     |            |            |

*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 |
|----------------------|-------------|------------------------|---------|------------|---------|---------------|---------|----------|---------|-----|------------|------------|
| 3810 Portola Ave     | Los Angeles | 595, F5                | 3       | 2          | 1157    | 3920sf        | Unkn    | 09/19/06 | 380.29  | 6   | 440,000    | 440,000    |
| 501 Isabel St        | Los Angeles | 594, J5                | 5       | 4          | 2128    | 7144sf        | 1920    | 09/19/06 | 281.91  | 6   | 599,900    | 599,900    |
| <b>Listing Count</b> | 2           | <b>Averages</b>        |         |            | 1643    |               |         |          | 331.10  | 6   | 519,950    | 519,950    |
|                      |             | <b>High</b>            | 599,900 | <b>Low</b> | 440,000 | <b>Median</b> | 519,950 |          |         |     |            |            |
| <b>Report Count</b>  | 18          | <b>Report Averages</b> |         |            | 1543    |               |         |          | 426     | 5   | 638,761    | 638,761    |

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