

CMA Report

Listings as of 06/19/06 at 3:59am

Page 1

**RESIDENTIAL
PENDING 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 | 06/12/06 | 323.58 | 6 | 365,000 | 365,000 |
| 4589 Via Marisol #252 | Los Angeles | 595, D4 | 2 | 2 | 1038 | 2736sf | 1981 | 06/18/06 | 399.81 | 46 | 415,000 | 415,000 |
| 2348 Warwick Ave | Los Angeles | 635, F1 | 2 | 1 | 850 | 5500sf | 1937 | 06/16/06 | 500.00 | 74 | 425,000 | 425,000 |
| 241 Terrace 52 | Los Angeles | 595, C3 | 4 | 1 | 920 | 4443sf | 1905 | 06/15/06 | 477.17 | 108 | 499,000 | 439,000 |
| 2323 Elmgrove St | Los Angeles | 594, H6 | 2 | 0 | 936 | 5120sf | 1923 | 06/13/06 | 469.02 | 6 | 439,000 | 439,000 |
| 5025 Los Robles St | Los Angeles | 565, C6 | 2 | 1 | 672 | 4800sf | 1924 | 06/16/06 | 712.80 | 86 | 559,000 | 479,000 |
| 6550 Elder St | Highland Park | 595, E1 | 2 | 1 | 616 | 6790sf | 1905 | 06/15/06 | 851.46 | 49 | 524,500 | 524,500 |
| 5947 Benner St | Los Angeles | 595, D3 | 3 | 2 | 1300 | 5600sf | 1977 | 06/12/06 | 413.08 | 74 | 559,000 | 537,000 |
| 5000 GLEN IRIS Ave | Eagle Rock | 565, A6 | 3 | 2 | 1076 | 5040sf | 1948 | 06/14/06 | 556.69 | 29 | 649,000 | 599,000 |
| 4925 Hartwick St | Los Angeles | 565, C6 | 3 | 2 | 1760 | 6190sf | 1928 | 06/12/06 | 397.16 | 11 | 699,000 | 699,000 |
| 5434 Mt. Helena Ave | Los Angeles | 565, C5 | 2 | 2 | 1898 | 7950sf | 1957 | 06/14/06 | 381.98 | 56 | 725,000 | 725,000 |
| 590 Crane Blvd | Los Angeles | 595, A3 | 2 | 2 | 2417 | 6500sf | 1958 | 06/13/06 | 355.81 | 22 | 860,000 | 860,000 |
| Listing Count 12 | | | Averages | | 1218 | | | | 486.55 | 47 | 559,875 | 542,208 |
| | | | High | | 860,000 | | | Low | 365,000 | | | Median 501,750 |

Presented By: Cheryl Johnson / Bob Taylor Properties Inc.

**Featured properties may not be listed by the office/agent presenting this brochure.
Information has not been verified, is not guaranteed, and is subject to change.**

(RAP04 -0)

CMA Report

Listings as of 06/19/06 at 3:59am

Page 2

RESIDENTIAL INCOME
PENDING Properties

| Address | City | Map | Bd | Bth | SqFt | LotSz | Year | Date | \$/SqFt | DOM | Orig Price | List Price |
|-------------------------|-------------|---------|-----------------|-----|---------|--------|------|----------|--------------------|-----|------------|-----------------------|
| 3394-3396 Isabel Dr | Los Angeles | 594, H3 | 4 | 2 | 1000 | 4530sf | 1922 | 06/12/06 | 398.00 | 37 | 398,000 | 398,000 |
| 5249 Alhambra Ave | Los Angeles | 635, F1 | 4 | 3 | 1536 | 2483sf | 1982 | 06/12/06 | 318.36 | 111 | 495,000 | 489,000 |
| 1909 Workman St | Los Angeles | 635, A2 | 5 | 0 | 2142 | 4617sf | 1895 | 06/16/06 | 256.77 | 164 | 550,000 | 550,000 |
| 145 E Avenue 44 | Los Angeles | 595, B5 | 5 | 5 | 3669 | 6547sf | 1992 | 06/12/06 | 156.72 | 9 | 575,000 | 575,000 |
| 1327-1329 Colorado Blvd | Los Angeles | 565, C6 | 2 | 2 | 1764 | 7013sf | 1923 | 06/16/06 | 337.30 | 30 | 595,000 | 595,000 |
| 1025 N Avenue 50 | Los Angeles | 595, B2 | 4 | 3 | 2152 | 5445sf | 1963 | 06/14/06 | 278.35 | 25 | 599,000 | 599,000 |
| 2105 Barclay St | Los Angeles | 594, H6 | 3 | 3 | 0 | 5009sf | 1949 | 06/16/06 | 0.00 | 54 | 599,900 | 599,900 |
| 311 S Ave 18 | Los Angeles | 634, J1 | 10 | 4 | 3000 | 8233sf | 2006 | 06/12/06 | 283.00 | 53 | 849,000 | 849,000 |
| Listing Count 8 | | | Averages | | 2180 | | | | 289.79 | 60 | 582,613 | 581,863 |
| | | | High | | 849,000 | | | | Low 398,000 | | | Median 585,000 |

Report Count 20

| Report Averages | 1572 | 414 | 53 | 568,970 | 558,070 |
|------------------------|------|-----|----|---------|---------|
|------------------------|------|-----|----|---------|---------|

Presented By: Cheryl Johnson / Bob Taylor Properties Inc.
 Featured properties may not be listed by the office/agent presenting this brochure.
 Information has not been verified, is not guaranteed, and is subject to change.

(RAP04 -0)