

## CMA Report

Sorted by Price (asc), Area (asc)

Listings as of 06/22/09 at 4:26am

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**RESIDENTIAL**

**PENDING Properties**

Address	City	Map	Bd Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
5820 Benner St #103	Los Angeles	595, D3	2 2	753	2269sf	1979	06/17/09	132.80	0/0	100,000	100,000
2944 Haven St	Los Angeles	595, F7	1 1	724	4996sf	1950	06/19/09	151.93	8/9	110,000	110,000
4021 Guardia Ave	Los Angeles	595, F5	2 1	800	3876sf	1996	06/17/09	156.13	14/14	124,900	124,900
4211 Mercury Ave	Los Angeles	595, C6	2 1	911	4660sf	1923	06/15/09	153.57	12/12	139,900	139,900
5678 Aldama St	Los Angeles	595, C2	2 1	877	3441sf	1906	06/16/09	181.30	8/8	159,000	159,000
4750 Templeton St #1202	Los Angeles	595, E6	3 3	1,192		1995	06/15/09	144.93	52/52	172,755	172,755
4208 Stillwell Ave	Los Angeles	595, G5	2 1	819	4560sf	1927	06/18/09	219.66	386/386	299,000	179,900
4755 Templeton St #2122	Los Angeles	595, E6	3 2	1,222		1995	06/16/09	147.22	256/256	209,900	179,900
4755 Templeton #2217	Los Angeles	595, E6	2 3	1,558	1258sf	1995	06/15/09	127.73	80/173	199,000	199,000
6140 Monterey Rd #316	Los Angeles	595, D3	2 2	985	801sf	1989	06/17/09	202.54	36/36	199,500	199,500
5245 Coney Rd	Los Angeles	635, F1	3 1	1,060	5488sf	1940	06/18/09	235.85	127/3140	261,900	250,000
4424 Portola Ave	Los Angeles	595, F4	4 2	1,360	6630sf	1965	06/15/09	189.71	463/463	479,000	258,000
334 N Avenue 61	Los Angeles	595, D2	2 1	920	4000sf	1923	06/17/09	298.91	122/122	298,000	275,000
4938 Range View Ave	Los Angeles	595, B1	3 2	1,320	5200sf	1922	06/16/09	238.56	43/43	339,900	314,900
1316 El Paso Dr	Los Angeles	594, J1	3 3	1,564	7180sf	1991	06/16/09	207.74	12/12	324,900	324,900
614 Quail Dr	Los Angeles	595, A3	2 1	488	6800sf	1925	06/15/09	696.72	31/31	250,000	340,000
1018 Toledo St	Los Angeles	595, D1	3 2	982	5300sf	1920	06/18/09	355.40	27/27	349,000	349,000
4323 Yosemite Way	Los Angeles	564, H7	3 1	1,284	5880sf	1925	06/19/09	292.06	211/211	399,000	375,000
4280 Via Arbolada #338	Los Angeles	595, D4	2 2	1,192		1986	06/16/09	314.60	15/15	375,000	375,000
357 Canyon Vista Dr	Los Angeles	595, A3	2 1	849	4950sf	1950	06/19/09	469.96	13/13	399,000	399,000
4331 N Portola Ave	El Sereno	595, F4	3 3	2,448	19689sf	2006	06/18/09	171.57	0/121	420,000	420,000
1531 Oak Grove Dr	Eagle Rock	565, B7	3 2	1,509	6050sf	1925	06/15/09	298.21	46/228	450,000	450,000
5850 Buena Vista Ter	Los Angeles	565, C7	1 1	1,120	7106sf	2008	06/15/09	445.54	144/144	499,000	499,000
4445 Caledonia Way	Los Angeles	564, G7	3 2	1,248	5930sf	1963	06/17/09	408.65	114/114	539,000	509,999
2507 Kerwin Pl	Los Angeles	564, J6	3 2	1,694	6123sf	1964	06/15/09	347.70	88/453	699,000	589,000
<b>Listing Count 25</b>	<b>Averages</b>			<b>1,155</b>				<b>263.56</b>	<b>92/243</b>	<b>311,866</b>	<b>291,746</b>
				<b>High 589,000</b>				<b>Low 100,000</b>		<b>Median 275,000</b>	

*Presented By: Cheryl Johnson / Bob Taylor Properties Inc.*

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

(RAP04 -0)

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Listings as of 06/22/09 at 4:26am

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**RESIDENTIAL INCOME**

**PENDING Properties**

Address	City	Map	Bd Bth	SqFt	LotSz	Year	Date	#/Units	\$/SqFt	DOM/CDOM	Orig Price	List Price
3121 Arvia St	Los Angeles	594, H4	4	22,062	5246sf	1913	06/18/09	1	127.23	9/9	262,350	262,350
5120 Martin	Los Angeles	595, F7	0	0 1,383	7623sf	1924	06/16/09	0	197.04	113/113	289,900	272,500
2011 W Avenue 33	Los Angeles	594, H3	5	3 2,242	6836sf	1927	06/18/09	3	147.15	45/228	349,900	329,900
<b>Listing Count</b> 3	<b>Averages</b>			1,896					157.14	56/117	300,717	288,250
				<b>High</b> 329,900				<b>Low</b> 262,350			<b>Median</b> 272,500	
<b>Report Count</b> 28	<b>Report Averages</b>			1,235					252.16	88/230	310,672	291,372

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