

CMA Report

Listings as of 08/07/06 at 4:39am

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**RESIDENTIAL
PENDING Properties**

Address	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price	
4532 Amber Pl	Los Angeles	595, D6	1	1	780	3200sf	1923	08/03/06	447.44	23	369,000	349,000
5509 Eaton St	Los Angeles	595, C1	1	1	576	2200sf	1922	07/31/06	692.71	41	399,000	399,000
4849 Lynn St	Los Angeles	595, B3	2	1	1164	5740sf	1931	08/01/06	365.12	19	425,000	425,000
3322 Linda Vista Ter	Los Angeles	595, F6	2	2	719	9348sf	1940	08/01/06	638.39	31	459,000	459,000
3415 Stockbridge Ave	Los Angeles	595, G6	3	2	1430	5000sf	1926	07/31/06	348.95	20	499,000	499,000
4446 Catalpa St	Los Angeles	635, D2	3	2	1287	6500sf	1940	07/31/06	412.49	39	530,876	530,876(V)
4955 Meridian St	Los Angeles	595, A1	2	1	1050	3600sf	1930	07/31/06	513.81	40	565,000	539,500
4225 Via Arbolada #549	Los Angeles	595, D4	3	3	1692	9413sf	1983	08/01/06	329.79	71	558,000	558,000
4148 Sea View Dr	Mount Washing	595, A3	2	2	1843	5860sf	1967	08/03/06	409.12	44	754,000	754,000
5207 Argus Dr	Los Angeles	565, B5	5	2	2148	8750sf	1921	08/01/06	384.08	133	825,000	825,000
870 Rome Dr	Los Angeles	594, J3	3	2	1479	16988sf	1941	08/01/06	607.84	35	975,000	899,000
Listing Count 11	Averages			1288				468.16	45	578,080	567,034	
	High			899,000				Low	349,000	Median	530,876	

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

Address	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price	
3134 Verdugo Rd	Los Angeles	594, G3	2	2	1012	6360sf	1954	08/02/06	439.72	215	475,000	445,000
Listing Count 1	Averages			1012				439.72	215	475,000	445,000	
	High			445,000				Low	445,000	Median	445,000	
Report Count 12	Report Averages			1265				466	59	569,490	556,865	

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