

CMA Report

Listings as of 01/16/07 at
4:24am

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**RESIDENTIAL
ACTIVE Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
1003 N Avenue 49	Los Angeles	595, A2	2	1	882	5200sf	1923	09/25/06	458.05	113/113	462,500	404,000
4075 Glenalbyn Dr	Mount Washing	595, A5	2	1	812	5100sf	1923	07/12/06	522.78	180/180	499,500	424,500
5041 Aldama St	Los Angeles	595, B2	3	1	1200	4356sf	1906	12/21/06	429.17	26/26	530,000	515,000
812 N Avenue 65	Los Angeles	595, E1	2	1	844	4000sf	1920	09/20/06	638.03	118/118	569,000	538,500
5931 Mesa Ave	Los Angeles	595, C2	3	2	1663	7500sf	1914	11/29/06	354.18	47/47	619,500	589,000
1012 Rockdale Ave	Los Angeles	565, D6	3	3	2052	5940sf	1991	12/23/06	321.15	24/24	699,000	659,000
1533 Fair Park Ave	Los Angeles	565, C6	4	2	1408	6578sf	1945	07/21/06	468.68	175/175	738,000	659,900
3944 CAZADOR St	Los Angeles	593, H2	3	3	2000	4830sf	New	08/16/06	414.50	145/145	874,000	829,000
4265 Via Arbolada	Los Angeles	595, D4	3	3	1661		2001	12/22/06	511.14	25/25	900,876	849,000
5132 El Rio Ave	Eagle Rock	565, A5	8	7	5100	6649sf	1990	10/18/06	182.16	90/90	999,000	929,000
422 Crane Blvd	Mount Washing	595, A3	3	3	2170	4340sf	Unde	03/02/06	428.11	151/151	1,100,000	929,000
4828 Nob Hill Dr	Mount Washing	594, B3	3	3	2448	5052sf	New	09/14/06	379.49	124/124	998,000	929,000
4919 Coringa Dr	Los Angeles	565, B7	3	2	2048	13320sf	1968	10/09/06	462.40	99/99	993,000	947,000
Listing Count 13		Averages			1868				428.45	101/101	767,875	707,838
			High	947,000	Low	404,000	Median	659,900				

BACK UP OFFER Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
261 Terrace 52	Los Angeles	595, C3	2	1	944	5009sf	1908	01/14/07	422.67	74/74	449,000	399,000
Listing Count 1		Averages			944				422.67	74/74	449,000	399,000
			High	399,000	Low	399,000	Median	399,000				

Presented By: Cheryl Johnson / Bob Taylor Properties Inc.

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

(RAP04 -0)

Information is provided as a courtesy by the i-Tech MLS, has not been verified, is not guaranteed, and is subject to change. The method and manner of calculating Days On Market (DOM) may not reflect the total number of days a property has been made available for sale.

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**RESIDENTIAL INCOME
ACTIVE Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
1530-1532 N Avenue 47	Los Angeles	595, A1	2	2	960	2222sf	1924	10/16/06	415.63	90/90	425,000	399,000
3108-3110 1/2 Carlyle St	Glassell Park	594, G3	5	3	1900	11064sf	1925	11/29/06	402.63	42/42	799,900	765,000
Listing Count 2		Averages			1430				409.13	66/66	612,450	582,000
		High			765,000	Low	399,000	Median	582,000			
Report Count 16		Report Averages			1756				426	95/95	728,517	672,806

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