

CMA Report

Listings as of 06/19/06 at 4:05am

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**RESIDENTIAL
ACTIVE Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price
419 E Avenue 43	Los Angeles	595, B5	2	1	862	2396sf	1923	05/13/06	416.47	28	369,000	359,000
6140 Monterey Rd #328	Los Angeles	595, D3	2	2	1177		1989	10/25/05	339.00	216	435,000	399,000
149 S Avenue 54 #8	Highland Park	595, C3	2	3	1163	1228sf	1984	02/01/06	357.70	138	473,000	416,000
2937 Warwick Ave	Los Angeles	595, F7	2	2	920	4800sf	1947	03/24/06	467.39	87	449,900	430,000
6228 Bertha St	Los Angeles	595, D2	2	1	1200	4420sf	1912	03/31/06	399.17	77	500,000	479,000
5245 Coney Rd	El Sereno	635, F1	3	2	1060	5568sf	1940	05/19/06	457.55	31	499,000	485,000
348 S Avenue 57	Los Angeles	595, C3	4	2	1315	5850sf	1922	03/20/06	402.28	82	549,000	529,000
2652 Saxon Dr	Los Angeles	564, J7	4	2	0	3060sf	1924	04/04/06	0.00	76	589,000	560,000
5055 Mount Helena Ave	Los Angeles	565, C6	2	1	783	6880sf	1952	04/14/06	725.42	64	725,000	568,000
5260 Coney	Los Angeles	635, F1	3	3	0	4704sf	2006	05/10/06	0.00	39	650,000	589,000
5726 Fallston St	Los Angeles	595, C1	2	1	1085	9048sf	1954	05/25/06	552.07	25	649,000	599,000
4006 York Blvd	Los Angeles	594, H1	1	2	1498	5240sf	1931	05/05/06	433.58	35	679,500	649,500
4042 W Avenue 42	Glassell Park	594, J2	3	3	1400	7405sf	2006	05/11/06	492.14	39	724,000	689,000
4430 Vista Superba St	Los Angeles	564, G7	3	2	2061	5100sf	1962	04/20/06	337.21	60	849,000	695,000
3812 Brilliant Dr	Los Angeles	594, H2	3	2	1470	5720sf	1962	03/27/06	475.51	84	799,000	699,000
2107 Panamint Dr	Glassell Park	594, J3	3	2	1946	4820sf	1963	02/24/06	359.46	116	825,000	699,500
4000 Karelia St	Los Angeles	594, J3	5	3	2260	12470sf	1965	05/15/06	367.04	35	895,000	829,500
3979 Cazador St	Los Angeles	594, J2	4	5	3420	5000sf	1991	04/26/06	289.18	53	1,090,000	989,000
2539 Sundown Dr	Los Angeles	594, J2	5	4	4800	5400sf	1991	03/10/06	312.40	101	1,695,000	1,499,500
Listing Count 19			Averages		1672				422.56	73	707,600	640,158
			High	1,499,500				Low	359,000			Median 589,000

BACK UP OFFER Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price
1781 College View Pl	Los Angeles	564, J7	3	2	1496	24655sf	1923	06/16/06	500.67	41	762,000	749,000
Listing Count 1			Averages		1496				500.67	41	762,000	749,000
			High	749,000				Low	749,000			Median 749,000

Presented By: Cheryl Johnson / Bob Taylor Properties Inc.

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

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price
3329 Merced St	Los Angeles	594, J5	5	5	2703	5619sf	1921	03/13/06	183.13	96	519,000	495,000
4125 Shelburn Ct	Los Angeles	595, A5	3	2	1471	4779sf	1926	06/01/06	407.21	18	629,000	599,000
6219 ARROYO GLEN St	Los Angeles	595, D2	4	3	1952	4704sf	1924	05/02/06	307.38	48	670,000	600,000
3040 Chadwick Dr	Los Angeles	595, F6	4	2	3019	7492sf	1935	04/30/06	220.27	49	699,000	665,000
Listing Count 4			Averages		2286				279.50	53	629,250	589,750
			High		665,000			Low	495,000			Median 599,500

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**LOTS AND LAND
ACTIVE Properties**

Address	City	Map	Acre	SqFt	Year	Date	\$/Acre	DOM	Orig Price	List Price
Glenalbyn Dr	Mount Washing	595, A1	0.109	4731		06/13/06	1,422,018.35	6	15,500,000	155,000
5445 N Kincheloe Dr	Los Angeles	565, B4	0.117	5118		04/03/06	1,700,854.70	76	215,000	199,000
907 PINEGROVE Ave	Highland Park	565, D6	0.111	4830		03/03/06	2,252,252.25	107	299,900	250,000
3777 N Cazador St	Mount Washing	594, J3	0.118	5160		05/01/06	2,330,508.48	45	325,000	275,000
3918-3924 Rome Ct	Mount Washing	595, A4	0.269	11696		04/28/06	1,578,066.91	52	599,000	424,500
Listing Count 5	Averages			0.145					1,856,740.14	57 3,387,780 260,700
		High 424,500				Low 155,000				Median 250,000

Report Count 29	Report Averages			1776					422386.50	66 1,160,769 571,534
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