

CMA Report

Listings as of 07/10/06 at 4:44am

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**RESIDENTIAL
ACTIVE Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price			
898 Temple Ter #319	Los Angeles	595, E4	2	2	945	2736sf	1980	05/15/06	406.88	56	394,500	384,500			
5306 York Blvd	Los Angeles	595, E2	2	1	856	5009sf	1919	05/25/06	496.50	46	449,000	425,000			
4210 Via Arbolada #116	Los Angeles	595, D4	2	2	1075	2797sf	1984	06/09/06	399.91	31	435,000	429,900			
1831 Albion St	Lincoln Heigh	634, J1	3	2	1222	4487sf	1900	06/18/06	364.16	22	469,000	445,000			
4147 Via Marisol #207	Los Angeles	595, D4	3	2	1299	2030sf	1981	03/30/06	346.04	102	454,000	449,500			
1917 Lansdowne Ave	Los Angeles	635, F2	2	1	992	4403sf	1952	03/20/06	468.75	112	485,000	465,000			
4200 Via Arbolada #206	Los Angeles	595, D4	2	2	1385	1712sf	1987	06/06/06	338.48	34	478,800	468,800			
5204 Hub St	Los Angeles	595, B2	2	2	858	5840sf	1924	05/24/06	547.79	46	515,000	470,000			
1311 El Paso Dr	Los Angeles	594, J2	3	1	1098	4792sf	1952	06/26/06	472.68	13	549,000	519,000			
1409 W Avenue 43	Los Angeles	594, J1	2	1	878	5401sf	1950	04/29/06	597.95	72	549,000	525,000			
4955 Meridian St	Los Angeles	595, A1	2	1	1050	3600sf	1930	06/21/06	513.81	19	565,000	539,500			
3653 Roseview Ave	Los Angeles	594, J4	2	1	972	7581sf	1921	06/11/06	564.81	29	615,000	549,000			
464 Ulysses St	Los Angeles	595, A5	4	2	1032	3930sf	1906	05/24/06	552.33	46	590,000	570,000			
1319 Las Flores Dr	Los Angeles	565, C5	2	1	0	7500sf	1920	06/07/06	0.00	32	625,000	585,000			
1930 Kemper St	Los Angeles	594, H4	3	2	1695	3980sf	1985	05/19/06	353.39	52	650,000	599,000			
2439 W Avenue 30	Los Angeles	594, G3	3	3	1589	7492sf	1922	06/26/06	396.41	14	650,000	629,900			
4820 Vincent Ave	Los Angeles	565, B6	4	2	1255	4500sf	1923	03/06/06	525.10	72	675,000	659,000			
2328 Las Colinas Ave	Los Angeles	564, J7	2	3	1290	7830sf	1921	05/26/06	541.86	38	749,000	699,000			
4552 Jessica Dr	Los Angeles	594, J2	3	3	1812	6011sf	1990	05/17/06	385.76	52	719,000	699,000			
1856 Phillips Way	Highland Park	565, B7	2	3	2018	10880sf	1922	05/09/06	385.28	62	794,500	777,500			
3925 N Figueroa St	Los Angeles	595, A5	2	2	3450	10019sf	1905	01/21/06	231.59	170	899,000	799,000			
870 Rome Dr	Los Angeles	594, J3	3	2	1479	16988sf	1941	06/27/06	607.84	13	975,000	899,000			
3630 Tacoma Ave	Los Angeles	594, J4	2	2	2219	26600sf	1924	05/15/06	495.72	27	1,150,000	1,100,000			
4828 NOB HILL Dr	Los Angeles	594, B3	3	3	2448	5052sf	New	06/25/06	488.15	13	1,200,000	1,195,000			
Listing Count 24									Averages	455.70	49	651,450	620,067		
									High	1,195,000		Low	384,500	Median	559,500

Presented By: Cheryl Johnson / Bob Taylor Properties Inc.

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**RESIDENTIAL INCOME
ACTIVE Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price			
4869 Templeton St	Los Angeles	595, E6	4	4	2421	8407sf	1908	05/31/06	256.09	40	635,000	620,000			
4820 Vincent Ave	Los Angeles	565, B6	4	2	1255	4500sf	1923	03/12/06	525.10	68	675,000	659,000			
1759 Yosemite Dr	Los Angeles	565, B6	4	0	1920	4530sf	1964	06/05/06	363.96	35	708,800	698,800			
3018 Division St	Los Angeles	594, H3	4	4	2329	8146sf	1921	05/22/06	375.70	48	900,000	875,000			
Listing Count 4									Averages	380.21	48	729,700	713,200		
									High	875,000		Low	620,000	Median	678,900
Report Count 28	Report Averages								1513	445	49	662,629	633,371		

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