

CMA Report

Listings as of 07/31/06 at 4:58pm

Page 1

RESIDENTIAL

ACTIVE 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	07/11/06	447.44	20	369,000	349,000
4210 Via Arbolada #116	Los Angeles	595, D4	2 2	1075	2797sf	1984	06/09/06	386.05	52	435,000	415,000
3921 Barrett Rd	Los Angeles	595, F5	2 2	993	7840sf	1947	05/21/06	453.17	70	489,000	450,000
5257 Hub St	Los Angeles	595, B2	3 1	796	5998sf	1924	03/08/06	565.33	143	485,000	450,000
3705 York Blvd	Los Angeles	564, G7	2 1	730	3790sf	1948	04/03/06	616.44	20	450,000	450,000
4200 Via Arbolada #206	Los Angeles	595, D4	2 2	1385	1712sf	1987	06/06/06	331.26	55	478,800	458,800
4209 Via Arbolada #234	Los Angeles	595, D4	3 2	1260	2030sf	1982	07/17/06	388.81	14	4,899,000	489,900
4110 Somers Ave	Los Angeles	564, H7	2 1	863	5480sf	1937	06/14/06	577.64	46	527,500	498,500
1224 N Avenue 45	Los Angeles	594, J1	2 1	784	4740sf	1927	06/13/06	636.48	48	524,000	499,000
5353 Atlas St	Los Angeles	595, G4	3 2	1230	11000sf	1948	05/31/06	405.69	60	529,000	499,000
4225 Via Arbolada #525	Los Angeles	595, D4	2 3	1469	9413sf	1983	07/14/06	339.69	17	559,000	499,000
3747 Latrobe St	Los Angeles	595, C5	2 1	768	3485sf	1962	05/30/06	675.78	61	539,000	519,000
329 Vista Pl	Los Angeles	595, E1	2 1	910	4800sf	1903	07/06/06	581.32	25	529,000	529,000
2652 Saxon Dr	Los Angeles	564, J7	4 2	0	3060sf	1924	04/04/06	0.00	118	589,000	529,500
1157 Kipling Ave	Los Angeles	565, C6	3 1	951	6060sf	1946	06/23/06	578.23	38	599,000	549,900
4412 Griffin Ave	Los Angeles	595, B5	4 2	1638	7500sf	1920	05/01/06	347.99	91	595,000	570,000
1045 N Avenue 51	Los Angeles	595, B2	2 1	1371	4090sf	1930	06/07/06	422.32	52	599,000	579,000
1215 Isabel St	Los Angeles	594, J4	2 1	696	5600sf	1924	04/28/06	854.89	69	695,000	595,000
5411 Ash St	Los Angeles	595, C2	3 2	1671	4617sf	1920	07/17/06	358.32	14	636,000	598,750
2810 W Avenue 30	Los Angeles	594, G2	4 3	1970	6600sf	1921	04/14/06	317.26	107	650,000	625,000
612 Coleman Ave	Los Angeles	595, D4	4 2	1850	5600sf	2005	05/25/06	351.08	62	699,000	649,500
5211 Coringa Dr	Los Angeles	565, B7	2 2	1014	6600sf	1922	07/10/06	669.63	20	690,000	679,000
1533 Fair Park Ave	Los Angeles	565, C6	4 2	1408	6578sf	1945	07/21/06	486.51	10	738,000	685,000
1326 Nolden St	Los Angeles	595, C1	3 2	1158	3180sf	1930	04/06/06	629.53	112	795,000	729,000
6413-6415 Crescent St	Los Angeles	595, E2	5 2	2686	11500sf	1910	06/21/06	279.04	38	799,000	749,500
3959 Paige St	Los Angeles	595, C5	3 3	2080	5710sf	2006	12/16/05	374.52	220	919,000	779,000
5616 Ash St	Highland Park	595, C2	5 3	2292	10498sf	1903	06/28/06	355.37	33	839,500	814,500
5236 El Rio Ave	Eagle Rock	565, A5	3 2	2144	6335sf	1921	04/24/06	419.77	93	998,000	899,990
Listing Count 28		Averages		1332				475.91	61	773,350	576,387
		High		899,990				Low	349,000		Median 539,700

BACK UP OFFER Properties

Address	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price
3815 Division St	Los Angeles	594, J2	3 2	1255	8319sf	1960	07/28/06	549.00	46	749,000	689,000
Listing Count 1		Averages		1255				549.00	46	749,000	689,000
		High		689,000				Low	689,000		Median 689,000

Presented By: Cheryl Johnson / Bob Taylor Properties Inc.

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Page 2

RESIDENTIAL INCOME

ACTIVE Properties

Address	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price
3500 Griffin Ave	Los Angeles	595, A6	2 2	728	5009sf	1909	06/13/06	501.37	48	385,000	365,000
3813 York Blvd	Los Angeles	594, G1	2 2	1636	5837sf	1925	04/25/06	354.52	97	600,000	580,000
6413-6415 Crescent St	Los Angeles	595, E2	5 2	2686	11500sf	1910	06/21/06	279.04	35	799,000	749,500
6425 Garvanza Ave	Highland Park	595, E2	8 4	2757	5619sf	1959	03/20/06	280.92	133	789,500	774,500
5817-21 Piedmont Ave	Highland Park	565, C2	16 16	6990	14200sf	1986	05/19/06	261.09	73	1,925,000	1,825,000
Listing Count 5		Averages		2959				335.39	77	899,700	858,800
		High		1,825,000				Low	365,000		Median 749,500
Report Count 34		Report Averages		1576				457	63	791,215	621,231

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