

CMA Report

Listings as of 01/16/07 at 4:22am

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**RESIDENTIAL
SOLD Properties**

Address	City	Map	BdBth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP%LP
419 E Avenue 43	Los Angeles	595, B5	2 1	862	2396sf	1923	01/08/07	368.91	53/53	359,000	329,000(V)	318,000	96.70
898 Temple Ter #323	Los Angeles	595, E4	2 1	944	2736sf	1980	01/12/07	381.36	28/28	358,800	358,800	360,000	100.30
789 Portola Ter	Los Angeles	595, D4	2 2	1363	4735sf	1979	01/12/07	333.82	72/72	478,800	468,800	455,000	97.10
4442 Guardia Ave	El Sereno	595, F4	3 2	1463	6936sf	1956	01/10/07	331.19	168/260	525,000	490,000	484,536	98.90
1827 N Avenue 56	Los Angeles	565, C7	2 1	850	6900sf	1958	01/10/07	605.88	41/41	519,000	519,000	515,000	99.20
4225 Via Arbolada #530	Los Angeles	595, D4	3 2	1599	9413sf	1983	01/12/07	322.08	131/131	578,800	548,800	515,000	93.80
4257 W Avenue 41	Eagle Rock	564, H7	4 4	3282	7200sf	1937	01/08/07	265.08	48/48	899,999	899,999	870,000	96.70
Listing Count 7		Averages		1480				372.62	77/90	531,343	516,343	502,505	97.32
		High		870,000	Low	318,000		Median		484,536			

Presented By: Cheryl Johnson / Bob Taylor Properties Inc.

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(RAP04 -0)

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RESIDENTIAL INCOME

SOLD Properties

Address	City	Map	BdBth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP%LP
106-112 E Sycamore Park D	Highland Park	595, B4	10 10	6720	9017sf	1924	01/09/07	162.95	63/63	1,095,000	1,095,000	1,095,000	100.00
Listing Count	1	Averages		6720				162.95	63/63	1,095,000	1,095,000	1,095,000	100.00
		High		1,095,000	Low		1,095,000	Median		1,095,000			
Report Count	8	Report Averages		2135				346	76/87	601,800	588,675	576,567	

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