

CMA Report
Sorted by Area (asc), Price (asc)

Listings as of 06/01/09 at 4:31am

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RESIDENTIAL

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP % LP
230 N Avenue 51	Los Angeles	595, B3	1	1	780	2090sf	1925	05/24/09	265.38	138/580	279,900	209,900	207,000	98.62
4750 Templeton St #1212	Los Angeles	595, E6	2	3	1,555	1258sf	1995	05/15/09	141.48	17/17	214,900	214,900	220,000	102.37
5034 Monte Vista St	Los Angeles	595, B3	2	1	1,471	6316sf	1923	05/15/09	265.13	681/711	558,500	410,500	390,000	95.01
4040 Berenice Pl	Los Angeles	595, C1	3	3	2,400		2009	05/10/09	245.42	23/63	598,000	598,000	589,000	98.49
1250 Valrose Ct	Los Angeles	565, C6	4	4	2,684	6360sf	2004	05/15/09	0.00	9/9	700,000	700,000		100.00
941 Pine Grove Ave	Los Angeles	565, D7	3	2	1,200	4589sf	1964	05/22/09	411.67	16/16	479,000	479,000	494,000	103.13
4542 Sunnycrest Dr	Los Angeles	564, G6	2	2	1,936	9019sf	1962	05/28/09	284.09	7/7	499,000	499,000	550,000	110.22
5036 Echo St #407	Los Angeles	595, B3	1	1	673		1984	05/23/09	156.02	69/69	145,900	109,900	105,000	95.54
4049 Via Marisol #217	Los Angeles	595, D4	2	2	1,500	3.859sf	1982	05/08/09	281.83	44/44	429,000	429,000	422,750	98.54
4000 Berenice Pl	Montecito Hei	595, B5	2	3	1,885	3500sf	2008	05/28/09	240.05	193/193	555,000	459,000	452,500	98.58
4028 Berenice Pl	Los Angeles	595, B1	3	3	1,700	4280sf	2008	05/26/09	266.18	127/127	490,000	449,000	452,500	100.78
3871 Latrobe St	Los Angeles	595, C6	3	2	1,426	4132sf	1964	05/28/09	319.07	123/123	499,000	499,000	455,000	91.18
3961 Via Marisol #227	Lennox	595, D5	1	1	0			06/24/03	0.00	0/0	165,000	165,000	166,000	100.61
4239 Glenmuir Ave	Mount Washing	595, A4	1	2	528	2380sf	1924	05/22/09	452.30	132/157	374,900	339,900	238,817	70.26
926 Terrace 49	Los Angeles	595, A2	2	1	896	7500sf	1923	05/26/09	379.46	300/300	399,000	335,000	340,000	101.49
926 Terrace 49	Los Angeles	595, A2	2	1	896	7499sf	1923	05/26/09	379.46	337/337	399,000	335,000	340,000	101.49
Listing Count 16		Averages			1,435				272.50	139/172	424,131	389,506	382,660	98.24
		High			700,000				Low	105,000			Median	365,000

Presented By: Cheryl Johnson / Bob Taylor Properties Inc.

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RESIDENTIAL INCOME

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	#/Units	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP % LP
6042 Hillandale Drive	Los Angeles	565, D7	0	0	3,614	6673sf	1954	05/27/09	0	143.88	426/23	619,000	539,000	520,000	96.47
Listing Count 1		Averages			3,614					143.88	426/23	619,000	539,000	520,000	96.47
					High 520,000					Low 520,000				Median 520,000	
Report Count 17		Report Averages			1,572					264.46	155/163	435,594	398,300	390,739	

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