

### CMA Report

Listings as of 06/05/06 at 4:23am

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**RESIDENTIAL  
SOLD Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP%LP
5830 Benner St #304	Los Angeles	595, D3	2	2	753	2269sf	1979	06/01/06	418.33	39	310,000	310,000	315,000	101.60
5702 Buena Vista Ter	Los Angeles	565, C7	1	1	0	24770sf	1926	05/31/06	0.00	185	449,000	349,000	340,000	97.40
615 Pheasant Dr	Los Angeles	595, A3	1	1	0		1924	06/01/06	0.00	54	399,900	399,900	350,000	87.50
4280 Division St	Los Angeles	594, J2	2	1	1213	5009sf	1945	05/31/06	445.18	73	589,000	550,000	540,000	98.20
1956 Kemper Cir	Los Angeles	594, H4	3	2	1413	4820sf	1981	06/01/06	389.24	104	599,000	550,000	550,000	100.00
4938 LA RODA Ave	Los Angeles	565, B6	2	2	928	4617sf	1938	06/01/06	613.15	48	569,000	569,000	569,000	100.00
415 N Avenue 56	Los Angeles	595, C2	4	2	1560	6360sf	1904	06/02/06	397.44	16	639,000	639,000	620,000	97.00
700 Cross Ave	Mount Washing	595, A3	1	1	0	15026sf	1936	05/31/06	0.00	37	639,000	639,000	629,900	98.60
5216 Townsend Ave	Los Angeles	565, B5	2	1	1060	7550sf	1924	06/01/06	643.40	21	659,000	659,000	682,000	103.50
4438 San Andreas Ave	Los Angeles	594, J3	3	3	2368	5148sf	1991	06/02/06	329.39	81	848,000	799,000	780,000	97.60
<b>Listing Count</b> 10			<b>Averages</b>		1328				462.30	66	570,090	546,390	537,590	98.39
			<b>High</b>		780,000				<b>Low</b> 315,000			<b>Median</b> 559,500		

**Report Count** 10

**Report Averages** 1328 462 66 570,090 546,390 537,590

*Presented By: Cheryl Johnson / Bob Taylor Properties Inc.*

Featured properties may not be listed by the office/agent presenting this brochure.  
Information has not been verified, is not guaranteed, and is subject to change.

(RAP04 -0)