

CMA Report

Listings as of 07/04/06 at 12:55pm

Page 1

**RESIDENTIAL
SOLD Properties**

Address	City	Map	BdBth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP%LP
2230 Oros St	Los Angeles	594, H6	0 1	299	5120sf	1963	06/30/06	551.84	30	249,000	199,000	165,000	82.90
4917 Ithaca Ave	Los Angeles	635, E1	3 2	978	5445sf	1990	06/26/06	470.35	65	480,000	450,000	460,000	102.20
727 Vallejo Villas #727	Los Angeles	595, D4	2 2	1330	257sf	1981	06/26/06	349.62	58	470,000	470,000	465,000	98.90
5315 Coringa Dr	Los Angeles	595, C1	2 1	0	2470sf	1921	06/29/06	0.00	133	475,000	469,000	475,000	101.30
5919 Weaver St	Los Angeles	595, D1	3 2	1216	5619sf	1910	06/26/06	398.85	126	490,000	485,000	485,000	100.00
5947 Benner St	Los Angeles	595, D3	3 2	1300	5600sf	1977	06/28/06	410.77	74	559,000	537,000	534,000	99.40
4225 Via Arbolada #521	Los Angeles	595, D4	2 3	1460	9413sf	1983	06/30/06	368.49	21	558,800	558,800	538,000	96.30
1039 Lantana Dr	Los Angeles	565, E7	2 1	1120	5950sf	1948	06/28/06	519.64	118	575,000	575,000	582,000	101.20
2704 El Roble Dr	Los Angeles	564, J6	3 2	1427	5790sf	1949	06/28/06	409.95	61	628,000	599,000	585,000	97.70
442 Montecito Dr	Los Angeles	595, B5	3 2	1988	4443sf	1929	06/30/06	294.27	55	629,000	599,000	585,000	97.70
4107 Division St	Los Angeles	594, J2	2 1	1243	6098sf	1940	06/29/06	473.85	13	589,000	589,000	589,000	100.00
2477 Yosemite Dr	Eagle Rock	564, J6	3 2	1843	4210sf	1966	06/28/06	377.10	30	695,000	695,000	695,000	100.00
730 Lark Ct	Mount Washing	594, J2	3 3	2656	9210sf	2005	06/28/06	414.16	174	1,275,000	1,275,000	1,100,000	86.30
5241 Shearin Ave	Los Angeles	565, A5	4 4	2856	14669sf	1910	06/29/06	472.34	12	1,349,000	1,349,000	1,349,000	100.00
Listing Count 14	Averages							423.94	69	644,414	632,129	614,786	97.26
	High 1,349,000							Low 165,000		Median 560,000			

Presented By: Cheryl Johnson / Bob Taylor Properties Inc.

Featured properties may not be listed by the office/agent presenting this brochure.
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(RAP04 -0)

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Page 2

**RESIDENTIAL INCOME
SOLD Properties**

Address	City	Map	BdBth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP%LP
1327-1329 Colorado Blvd	Los Angeles	565, C6	2 2	1764	7013sf	1923	06/28/06	337.30	30	595,000	595,000	595,000	100.00
5221 Live Oak View Ave	Los Angeles	564, J5	4 2	1781	7500sf	1910	06/30/06	423.92	94	799,000	750,000	755,000	100.70
Listing Count 2	Averages							380.61	62	697,000	672,500	675,000	100.37
	High 755,000							Low 595,000		Median 675,000			
Report Count 16	Report Averages			1551				418	68	650,988	637,175	622,313	

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