

CMA Report

Listings as of 07/17/06 at 4:21am

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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	
4080 Via Marisol #338	Los Angeles	595, D4	2 2	1128	5036sf	1981	07/12/06	367.91	61	429,800	429,800	415,000	96.60	
4231 Portola Ave	Los Angeles	595, F5	2 1	1104	6732sf	1926	07/10/06	430.25	17	475,000	475,000	475,000	100.00	
5911 El Mio Dr	Los Angeles	595, C2	3 1	1064	3450sf	1927	07/12/06	497.18	10	529,000	529,000	529,000	100.00	
3205 Stockbridge Ave	Los Angeles	595, G6	3 2	1330	5000sf	1926	07/13/06	398.50	30	529,000	539,000	530,000	98.30	
1314 Montecito Dr	Los Angeles	595, C6	2 1	932	6142sf	1941	07/11/06	642.70	30	599,000	599,000	599,000	100.00	
1591 Silverwood Dr	Eagle Rock	565, B7	2 3	1797	3970sf	2001	07/13/06	411.80	80	775,000	749,000	740,000	98.80	
Listing Count 6								Averages						
				High 740,000				Low 458.06	38	556,133	553,467	548,000	99.01	
										Median 529,500				

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.**

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**RESIDENTIAL INCOME
SOLD Properties**

Address	City	Map	Bd Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP%LP
3040 Chadwick Dr	Los Angeles	595, F6	4 2	3019	7492sf	1935	07/10/06	205.37	49	699,000	665,000	620,000	93.20
145 E Avenue 44	Los Angeles	595, B5	5 5	3669	6547sf	1992	07/14/06	186.70	9	575,000	575,000	685,000	119.10
Listing Count 2								Averages					
				High 685,000				Low 196.04	29	637,000	620,000	652,500	105.24
										Median 652,500			
Report Count 8	Report Averages			1755				393	36	576,350	570,100	574,125	

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