

CMA Report

Listings as of 08/07/06 at 4:41am

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**RESIDENTIAL
SOLD Properties**

Address	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP%LP	
3297 Arroyo Seco Ave	Los Angeles	594, J6	2	1	710	2730sf	1920	08/02/06	496.48	54	379,000	369,000	352,500	95.50
6140 Monterey Rd #415	Los Angeles	595, D3	2	2	985	802sf	1989	08/01/06	375.63	65	399,000	379,000	370,000	97.60
4280 Via Arbolada #202	Los Angeles	595, D4	2	2	1214		1986	08/02/06	345.14	22	419,000	419,000	419,000	100.00
4913 Meridian St	Los Angeles	595, A1	3	2	1180	5240sf	1925	08/01/06	406.78	81	460,000	460,000	480,000	104.30
3713 Roderick Rd	Los Angeles	594, G1	2	1	1248	5560sf	1926	08/02/06	479.97	125	629,000	599,000	599,000	100.00
4541 San Andreas Ave	Los Angeles	595, A3	3	3	1563	5500sf	1979	08/01/06	390.91	9	599,000	599,000	611,000	102.00
2342 Addison Way	Los Angeles	564, J6	3	2	1557	7200sf	2003	07/31/06	420.68	18	649,000	649,000	655,000	100.90
3957 Paige St	Los Angeles	595, C5	4	3	2400	11000sf	2006	08/03/06	347.92	201	979,000	849,000	835,000	98.40
Listing Count 8	Averages			1357				407.94	72	564,125	540,375	540,188	99.97	
	High			835,000				Low	352,500	Median	539,500			

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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**RESIDENTIAL INCOME
SOLD Properties**

Address	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP%LP	
2636 Huron St	Los Angeles	594, J6	4	5	7564	6490sf	2002	08/04/06	185.09	126	1,400,000	1,400,000	1,400,000	100.00
Listing Count 1	Averages			7564				185.09	126	1,400,000	1,400,000	1,400,000	100.00	
	High			1,400,000				Low	1,400,000	Median	1,400,000			
Report Count 9	Report Averages			2047				383	78	657,000	635,889	635,722		

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