

CMA Report

Listings as of 09/04/06 at
2:58pm

Page 1

**RESIDENTIAL
SOLD Properties**

Address	City	Map	BdBth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP%LP
3015 Division St #103	Los Angeles	593, H3	2 2	985	1172sf	1981	08/31/06	375.63	26	379,000	379,000	370,000	97.60
5425 Ash St	Los Angeles	595, C2	4 3	1477	8000sf	1906	09/01/06	304.67	134	454,999	444,125	450,000	101.30
5055 Mount Helena Ave	Los Angeles	565, C6	2 1	783	6880sf	1952	08/31/06	632.18	124	725,000	522,000	495,000	94.80
5017 Range View Ave	Los Angeles	595, B1	3 2	1020	5200sf	1921	08/28/06	485.29	16	515,000	489,000	495,000	101.20
1712 N Avenue 55	Los Angeles	595, C1	2 1	0	6210sf	1910	08/28/06	0.00	8	499,900	499,900	499,900	100.00
1312 N Avenue 57	Los Angeles	595, C1	4 1	1646	9506sf	1911	08/28/06	333.54	16	549,000	549,000	549,000	100.00
3711 Ackerman Dr	Los Angeles	594, H2	3 3	1612	5260sf	1949	08/29/06	353.60	46	570,000	570,000	570,000	100.00
4262 Division St	Los Angeles	594, J2	3 3	2156	5050sf	1978	08/28/06	280.61	10	569,000	569,000	605,000	106.30
721 El Atajo St	Los Angeles	594, J3	3 3	1917	5102sf	1965	08/30/06	357.33	56	729,900	699,990	685,000	97.90
Listing Count 9	Averages			1450				390.36	48	554,644	524,668	524,322	99.93
	High	685,000	Low	370,000	Median	499,900							

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.
Copyright ©2006**

(RAP04 -0)

CMA Report

Listings as of 09/04/06 at
2:58pm

Page 2

RESIDENTIAL INCOME
SOLD Properties

Address	City	Map	BdBth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP%LP
1156 Oak Grove Dr	Los Angeles	565, C6	7 4	3362	10019sf	1923	09/01/06	178.47	45	679,900	679,900	600,000	88.20
4668 Verdugo Rd	Los Angeles	564, H6	4 2	1828	2178sf	1927	08/30/06	330.96	7	595,900	595,900	605,000	101.50
Listing Count 2		Averages		2595				254.72	26	637,900	637,900	602,500	94.45
				High 605,000		Low 600,000		Median 602,500					
Report Count 11		Report Averages		1679				363	44	569,782	545,256	538,536	

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.
Copyright ©2006

(RAP04 -0)