

CMA Report

Listings as of 09/11/06 at 3:53am

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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 #301	Los Angeles	595, D3	2	2	753	2269sf	1979	09/05/06	427.62	31	325,000	325,000	322,000	99.10
4361 Latona Ave	Los Angeles	595, C5	3	1	1149	5532sf	1925	09/08/06	362.92	34	450,000	450,000	417,000	92.70
4953 Lincoln Ave	Los Angeles	595, A1	3	2	1398	5200sf	1923	09/08/06	329.04	17	495,000	495,000	460,000	92.90
3322 Linda Vista Ter	Los Angeles	595, F6	2	2	719	9348sf	1940	09/05/06	646.73	31	459,000	459,000	465,000	101.30
4850 Floristan Ave	Los Angeles	565, B6	2	1	962	3130sf	1925	09/07/06	514.55	69	495,000	495,000	495,000	100.00
271 Thorne St	Los Angeles	595, E2	2	1	1104	5590sf	1910	09/06/06	451.99	11	499,000	499,000	499,000	100.00
1729 N Avenue 46	Los Angeles	565, A7	3	1	1072	7410sf	1922	09/04/06	485.07	15	529,000	529,000	520,000	98.30
738 Fremont Villas #9	Los Angeles	595, D4	3	3	1703	6695sf	1981	09/06/06	343.51	18	579,000	579,000	585,000	101.00
5241 Ellenwood Pl	Eagle Rock	564, J5	3	2	2050	6944sf	1910	09/07/06	432.10	176	925,000	889,000	885,800	99.60
5328 Mount Royal Dr	Los Angeles	565, B5	5	4	2589	12610sf	1928	09/07/06	378.14	38	1,149,000	995,000	979,000	98.40
Listing Count 10					Averages	1350			437.17	44	590,500	571,500	562,780	98.47
					High	979,000	Low	322,000	Median	497,000				

Presented By: Cheryl Johnson / Bob Taylor Properties Inc.

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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
4869 Templeton St	Los Angeles	595, E6	4 4	2421	8407sf	1908	09/08/06	256.09	68	635,000	620,000	620,000	100.00
Listing Count				Averages									
1				2421				256.09	68	635,000	620,000	620,000	100.00
				High	620,000	Low	620,000	Median	620,000				

Report Count	11	Report Averages	1447					421	46	594,545	575,909	567,982	
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