

CMA Report

Listings as of 09/25/06 at 4:46am

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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
3827 W Avenue 41 #18	Los Angeles	673, D2	3	3	1319	1995sf	1981	09/22/06	314.63	62	419,000	419,000	415,000	99.00
5323 Atlas St	Los Angeles	595, G4	2	1	1007	5750sf	1927	09/20/06	427.01	30	468,000	449,000	430,000	95.80
4210 Via Arbolada #301	Los Angeles	595, D4	2	2	1075	2797sf	1984	09/19/06	418.60	26	459,000	459,000	450,000	98.00
1051 Farnam St	Los Angeles	595, A1	2	1	962	3570sf	1924	09/19/06	488.57	24	480,000	480,000	470,000	97.90
4200 Via Arbolada #120	Los Angeles	595, D4	2	2	1548	1712sf	1987	09/19/06	310.08	40	498,000	498,000	480,000	96.40
5309 Mount Royal Dr	Los Angeles	565, B5	2	2	1235	5227sf	1956	09/22/06	525.51	123	649,000	649,000	649,000	100.00
6301 Eunice Ave	Los Angeles	595, E1	2	2	0	13464sf	1964	09/20/06	0.00	19	689,000	689,000	689,000	100.00
4552 Jessica Dr	Los Angeles	594, J2	3	3	1812	6011sf	1990	09/18/06	380.79	95	719,000	699,000	690,000	98.70
6413-6415 Crescent St	Los Angeles	595, E2	5	2	2686	11500sf	1910	09/22/06	274.76	64	799,000	749,500	738,000	98.50
Listing Count 9		Averages			1456				392.49	54	575,556	565,722	556,778	98.42
		High			738,000	Low			415,000	Median			480,000	

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
6413-6415 Crescent St	Los Angeles	595, E2	5	2	2686	11500sf	1910	09/22/06	274.76	61	799,000	749,500	738,000	98.50
6420 York Blvd	Los Angeles	595, E2	8	7	3824	6970sf	1956	09/18/06	208.94	37	799,000	799,000	799,000	100.00
Listing Count 2					Averages	3255			241.85	49	799,000	774,250	768,500	99.26
					High	799,000	Low	738,000	Median	768,500				
Report Count 11					Report Averages	1815			362	53	616,182	603,636	595,273	

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